

CITY OF LONG BEACH

H-2

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 4th Floor Long Beach, CA 90802 Phone: 570.6615 Fax: 570.6215

October 6, 2009

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing, declare the ordinance amending the Douglas Park Planned Development (PD-32) read for the first time and laid over to the next regular meeting of the City Council for final reading;

Adopt a resolution amending the Land Use, Noise, and Transportation Elements of the General Plan and the Bicycle Master Plan for Douglas Park;

Declare ordinance amending the Noise District Map read the first time and laid over to the next regular meeting of the City Council for final reading; and

Declare the ordinance approving the Amended and Restated Development Agreement and authorizing the City Manager to execute it in substantially the same form as attached, read the first time and laid over to the next regular meeting of the City Council for final reading. (District 5)

DISCUSSION

The 238-acre Douglas Park site is located at 3855 Lakewood Boulevard. See attached Location Map (Exhibit A).

The Boeing Company is requesting a change to the 2004 Development Agreement and associated Site Plan. The change essentially converts the planned uses in the northern section of the project (north of Cover Street) from residential to commercial. While the proposed change requires updates to the General Plan and Douglas Park Planned Development (PD-32) to allow for the new uses, staff and Boeing are also updating the Development Agreement to appropriately address the changes.

The proposed revisions to PD-32 (Exhibit B) would allow up to 3.75 million square feet of commercial/light industrial uses, up to 250,000 square feet of retail uses and up to 400 hotel rooms. The attached Site Plan (Exhibit C) shows retail uses in the northeastern portion of the site and office uses located to the west and south of this area. Approximately 10 acres of open space, which would consist of several plaza areas, bike paths, enhanced pedestrian connections, street gateways, and landscape buffers, would be provided on-site.

Land Use	Approved Project (2004)	Proposed Project (2009)
Commercial/Industrial	3.1 million sq. ft.	3.75 million sq. ft.
Retail	200,000 sq. ft.	250,000 sq. ft.
Open Space	13 acres	10 acres
Hotel	400 rooms	400 rooms
Residential	1,400 units	0 unit

Replacing the housing component with additional commercial and light industrial uses north of Cover Street provides more compatible land uses with the development surrounding the project site. The proposed project will facilitate the implementation of the General Plan in terms of maintaining and enhancing a major employment center; developing a well-balanced community offering well-planned commercial districts, and a coordinated circulation system for safe and efficient movement of people and commodities.

The project will provide thousands of jobs with an annual direct and indirect payroll of over \$1.2 billion making this project an economic engine in the region.

Employment Type	Total GSF	No. of Employees	Annual Payroll Per Job
Office	1,761,000	7,333	\$72,000
Industrial/R&D	1,629,000	4,941	\$61,000
Retail	250,000	500	\$24,000
Hotel	400 rooms	440	\$28,000
Total-Douglas Park	4,000,000	13,214	\$64,000
Total Los Angeles County- Average Annual Payroll			\$48,000

On September 3, 2009, the Planning Commission certified an Environmental Impact Report Addendum (Exhibit D) for the project, approved revised design guidelines for PD-32, and approved a Vesting Tentative Tract Map for the project. In addition, the Planning Commission forwarded recommendations of approval to the City Council for the Development Agreement, the revised PD-32, and amendments to the General Plan (Exhibit E-Findings and Conditions of Approval).

Development Agreement

In order to effectuate development of the revised project, staff and Boeing have negotiated terms of a Restated and Amended Development Agreement (Exhibit F –Revised Development Agreement). To appropriately offset potential impacts of the Revised Project as well as provide for a balanced and beneficial development, the Revised Development Agreement includes several major deal points listed below:

- On-site and off-site infrastructure improvements (\$8.25 million).
- Housing and job training (\$650,000).

- Contribution of \$2.6 million in fees.
- Approximately 10 acres of community open space (\$12.6 million).
- Carson Street and Lakewood Boulevard landscape improvements (\$1.5 million).
- Donate land for Airport Safety Zone (\$211,000).

In accordance with the legislative findings set forth in section 65864 of the Development Agreement Act, the City wishes to achieve certain public objectives that will be advanced by this Revised Development Agreement, including the timely development of the property in accordance with the City's land use regulations. Moreover, the Revised Development Agreement will guarantee implementation of necessary improvements and attain a high level of sustainable design. The City Council is requested to adopt an ordinance to authorize the execution of the Revised Development Agreement by the City Manager.

General Plan Amendments

Boeing is requesting the City Council adopt amendments to Land Use, Noise and Transportation Elements of the General Plan and Bicycle Master Plan. California State law requires each city to adopt a General Plan for their long-term physical development consisting of a series of development policies and objectives. A summary of the proposed map and text amendments are provided below:

- *Land Use Element* - Delete all statements pertaining to residential use within Planned Development District PD-32 and Long Beach Airport Activity Center.
- *Transportation Element* - A component of the Transportation Element is a provision for bicycle and pedestrian movement throughout the City. The project currently provides a Class I bike path through the project site. The revised project would provide additional Class II bike routes throughout the project site, thus, helping to connect one of the City's east to west bike path connections as identified in the Bicycle Master Plan's long-range goals. As a result, the Bicycle Facilities Map is proposed to be updated to reflect the new proposed bicycle routes in the Transportation Element and the companion Bicycle Master Plan.
- *Noise Element* - Amend Noise District Map to show District 2 north of Cover Street.

This letter was reviewed by Assistant City Attorney Michael Mais on September 2, 2009 and by Budget and Performance Management Bureau Manager David Wodynski on September 2, 2009.

SUSTAINABILITY

Green building development standards will be addressed and included in the development standards for the overall project.

TIMING CONSIDERATIONS

State law requires an action to approve or disapprove a project to be taken by the City Council within 180 days from the date of certification by the lead agency of the EIR. The Planning

Commission certified the project EIR on September 3, 2009 (Exhibit D). A one-time extension of no more than 90 days may be granted if requested in writing and agreed to by both the City and applicant.

FISCAL IMPACT

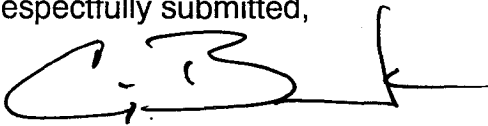
At full build-out, the project is expected to provide:

- On-site and off-site project infrastructure improvements.
- Temporary employment estimated up to 3,800 persons and long term employment estimated up to 13,300 persons with an annual direct and indirect payroll of over \$1.2 billion.
- Contribution of \$2.6 million in fees.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

CB:AB:DB:sr

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- Attachments:
- City Council Ordinances
 - City Council Resolution
 - Exhibit A - Location Map
 - Exhibit B- Douglas Park Planned Development (PD-32)
 - Exhibit C - Site Plan
 - Exhibit D - EIR 36-02 and EIR Addendum (CD Format)
 - Exhibit E – Findings and Conditions of Approval
 - Exhibit F – Draft Development Agreement (CD Format)

APPROVED:



PATRICK H. WEST
CITY MANAGER

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH ADOPTING, AFTER PUBLIC
HEARING, AMENDMENTS TO THE LAND USE, NOISE,
AND TRANSPORTATION ELEMENTS OF THE GENERAL
PLAN OF THE CITY OF LONG BEACH

WHEREAS, the City Council of the City of Long Beach has adopted,
pursuant to Section 65302 of the California Government Code, a Land Use Element,
Noise Element, and Transportation Element (including the Bicycle Master Plan which is a
component of the City's Transportation Element) all of which are elements of the City's
General Plan; and

WHEREAS, the City Council desires to amend the Land Use, Noise, and
Transportation Elements of the General Plan of the City of Long Beach as set forth in this
resolution; and

WHEREAS, the Planning Commission held a public hearing on September
3, 2009, on amendments to the Land Use, Noise, and Transportation Elements of the
General Plan of the City of Long Beach; and

WHEREAS, at that hearing, the Planning Commission gave full
consideration to all pertinent facts, information, proposals, environmental documentation
and recommendations respecting all parts of the amendments to the General Plan of the
City of Long Beach as to the amendments to the text and map of the Land Use Element,
amendments to the text and map of the Noise Element, and amendments to the text and
map of the Transportation Element, and to the views expressed at the public hearing, and
afforded full opportunity for public input and participation; and

WHEREAS, on September 3, 2009, following a duly noticed public hearing,
the Planning Commission approved and certified an Addendum to Environmental Impact

1 Report 06-08 with respect to the Douglas Park project which included proposed
2 amendments to the Land Use, Noise, and Transportation Elements of the General Plan
3 of the City of Long Beach; and

4 WHEREAS, following receipt of all appropriate environmental
5 documentation, full hearings and deliberation, the City Planning Commission
6 recommended approval of the amendments to the Land Use, Noise, and Transportation
7 Elements of the General Plan of the City of Long Beach and further directed that said
8 recommendation be forwarded to the City Council for consideration; and

9 WHEREAS, that on October 6, 2009, the City Council conducted a duly
10 noticed public hearing at which it gave full consideration to all pertinent facts, information,
11 proposals, environmental documentation and recommendations respecting all parts of
12 the amendments to the Land Use, Noise, and Transportation Elements of the General
13 Plan of the City of Long Beach and the views expressed at the public hearing and
14 afforded full opportunity for public input and participation; and

15 WHEREAS, following receipt of all appropriate environmental
16 documentation, full hearings and deliberation, the City Council concurs with the
17 recommendations of the Planning Commission and approves and adopts the
18 environmental documentation and the amendments to the Land Use, Noise, and
19 Transportation Elements of the General Plan of the City of Long Beach for that certain
20 property located in the vicinity of Lakewood Boulevard and Carson Street, in the City of
21 Long Beach, commonly known as the Douglas Park Planned Development.

22
23 NOW, THEREFORE, the City Council of the City of Long Beach resolves as
24 follows:

25 Section 1. The City Council of the City of Long Beach hereby formally
26 approves and adopts the amendment to the maps and/or text of the Land Use Element,
27 Noise Element, and Transportation Element of the General Plan of the City of Long
28 Beach as recommended by the Planning Commission of the City of Long Beach as

1 follows:

2 A. Amend the Land Use Element of the General Plan to reflect the
3 deletion of the residential uses by amending the discussion regarding Long Beach Airport
4 Activity Center at Page 207 as follows:

5 This sizable activity center generates significant employment, at
6 the Long Beach Municipal Airport and in businesses adjacent thereto.
7 A mix of uses including commercial office, research and development,
8 manufacturing, and light industrial endeavors, commercial and private
9 flying aviation activities, hotels, retail and recreational opportunities are
10 all allowed. While the Airport occupies the greatest amount of land in
11 this activity center, The Boeing Company is also a major landholder
12 and significant employer herein. However, with the downsizing of
13 airplane manufacturing in the United States in recent years, much of
14 the area owned by The Boeing Company has become available for
15 redevelopment. Such redevelopment must provide a mix of uses that
16 not only support existing viable uses but also reinforces and contribute
17 to the positive image and economic health of the Long Beach
18 community.

19 Due to the great distances between the many parts of this activity
20 center, vehicular circulation is a necessity. However, any redevelopment
21 within this center must provide opportunities for visitors and workers to
22 walk, skate, bicycle or use transit to get around within the center.
23 Reducing automobile dependency will provide a more healthy and
24 amenable lifestyle for residents and will lessen the demand on the
25 transportation infrastructure in the area as well.

26 POLICIES

27 Continue to expand high tech, research and development uses,
28 hotels, restaurants and offices. Retain the airport orientation and aviation-

1 related uses as much as possible. Do not permit local retail or services
2 into the center, or regional shopping uses without solving the mixed-use
3 traffic problems which would result. Require architectural and design
4 compatibility with the newer structures. Emphasize visual compatibility,
5 good design and landscaping, appropriate traffic generation and traffic
6 management.

7 Implement recommendations of area-wide traffic analysis.

8
9 B. Amend the Land Use Element of the General Plan to reflect deletion
10 of the residential uses by amending the Long Beach Airport Activity Center Area D text
11 description on Page 208 of the Land Use Element, a copy of which is attached hereto
12 and incorporated herein by this reference as Exhibit "A."

13
14 C. Amend the Land Use Element of the General Plan to delete
15 residential use in Planned Development District 32 by amending the text of LUD No. 7 at
16 Page 66 of the Land Use Element as follows:

17 However, this is not to preclude the assignment of this district
18 designation to areas which have as their base industrial/manufacturing/
19 warehousing uses. In these cases, the appropriate accompanying land
20 uses include offices, visitor-serving uses, retail and restaurants, and
21 services, all for the purpose of supporting the working population within
22 the district complex. Along major thoroughfares in this district, large scale
23 wholesale and retail uses may be appropriate, as permitted by the
24 respective planned development ordinances. Residential uses are not
25 permitted in these cases.

26
27 D. Amend the Noise Element of the General Plan to include commercial
28 use by amending the Long Beach Airport Adjacent Land Use, Figure 16, a copy of which

1 is attached hereto and incorporated herein by this reference as Exhibit "B."

2 E. Amend the Noise Element of the General Plan to remove the
3 designation of land use from the northeastern portion of the site by amending Industrial
4 Land Use, Figure 20, Page 87, a copy of which is attached hereto and incorporated
5 herein by this reference as Exhibit "C."

6
7 F. Amend the text of the Transportation Element of the General Plan to
8 revise the discussion regarding the Airport Activity Center by amending the third full
9 paragraph on Page 70, as follows:

10 Another fast growing area is at the Airport Activity Center. It is
11 anticipated that over one million square feet of additional commercial
12 floor space, 800 more motel rooms and over 700 residential units will
13 be developed in this area. This additional growth will generate an
14 additional 12,000 vehicular trips. In addition, the Douglas Park project
15 will add up to 400 hotel rooms and 4.0 million square feet of non-
16 residential floor space.

17
18 G. Amend the Transportation Element of the General Plan to delete the
19 previously proposed routes to reflect the proposed bikeway route by amending the
20 Proposed Short-Term Bicycle Route by amending Figure 24a, Page 130a of the
21 Transportation Element, a copy of which is attached hereto and incorporated herein by
22 this reference as Exhibit "D."

23
24 H. Amend the Transportation Element of the General Plan to reflect the
25 proposed bikeways, including the correct route and classification by amending the
26 Proposed Bicycle Facilities Short-Term map by amending Figure 8, Page 51 of the
27 Transportation Element, a copy of which is attached hereto and incorporated herein by
28 this reference as Exhibit "E."

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Section 2. This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting this resolution.

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of _____, 20__ by the following vote:

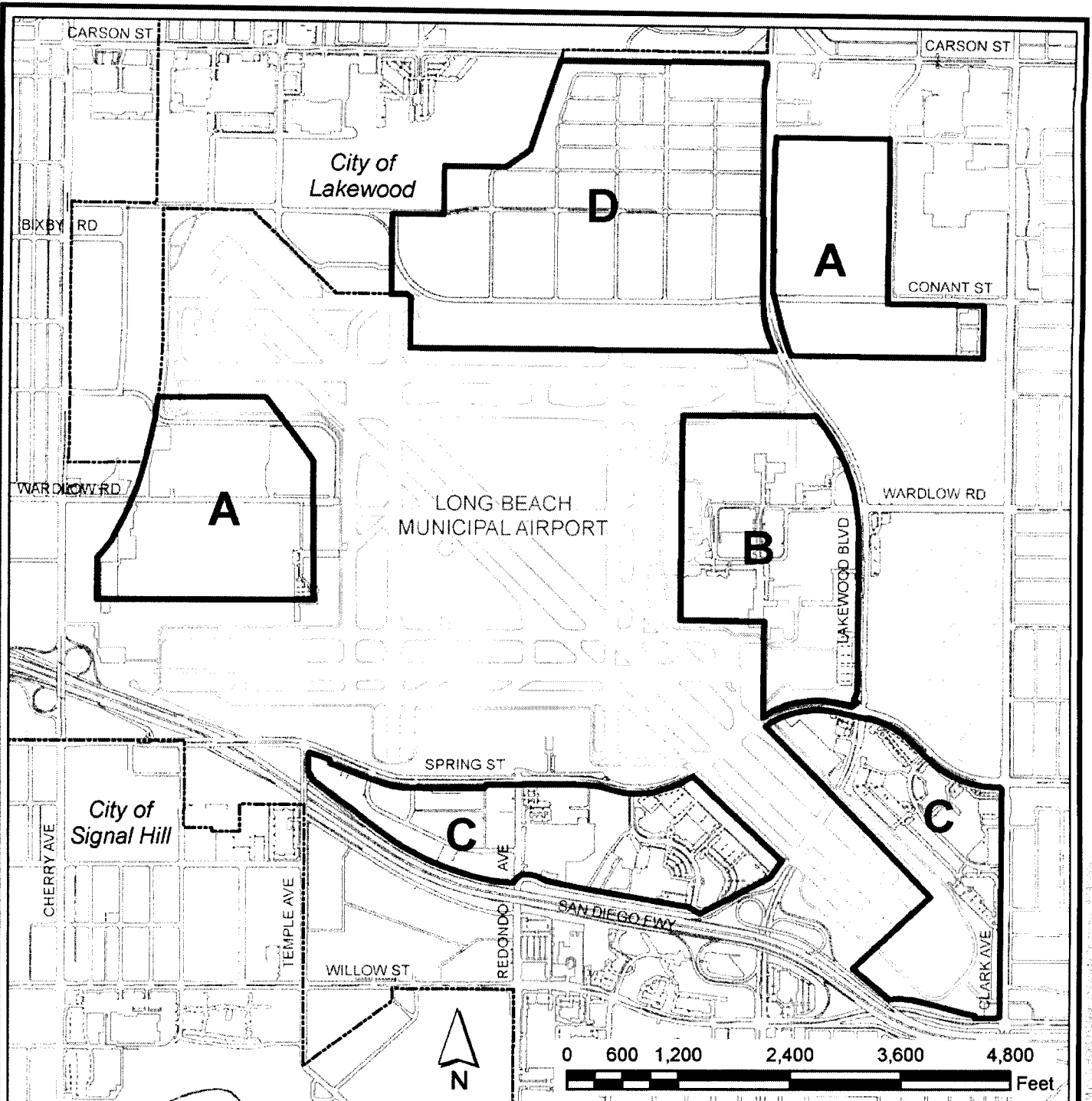
Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

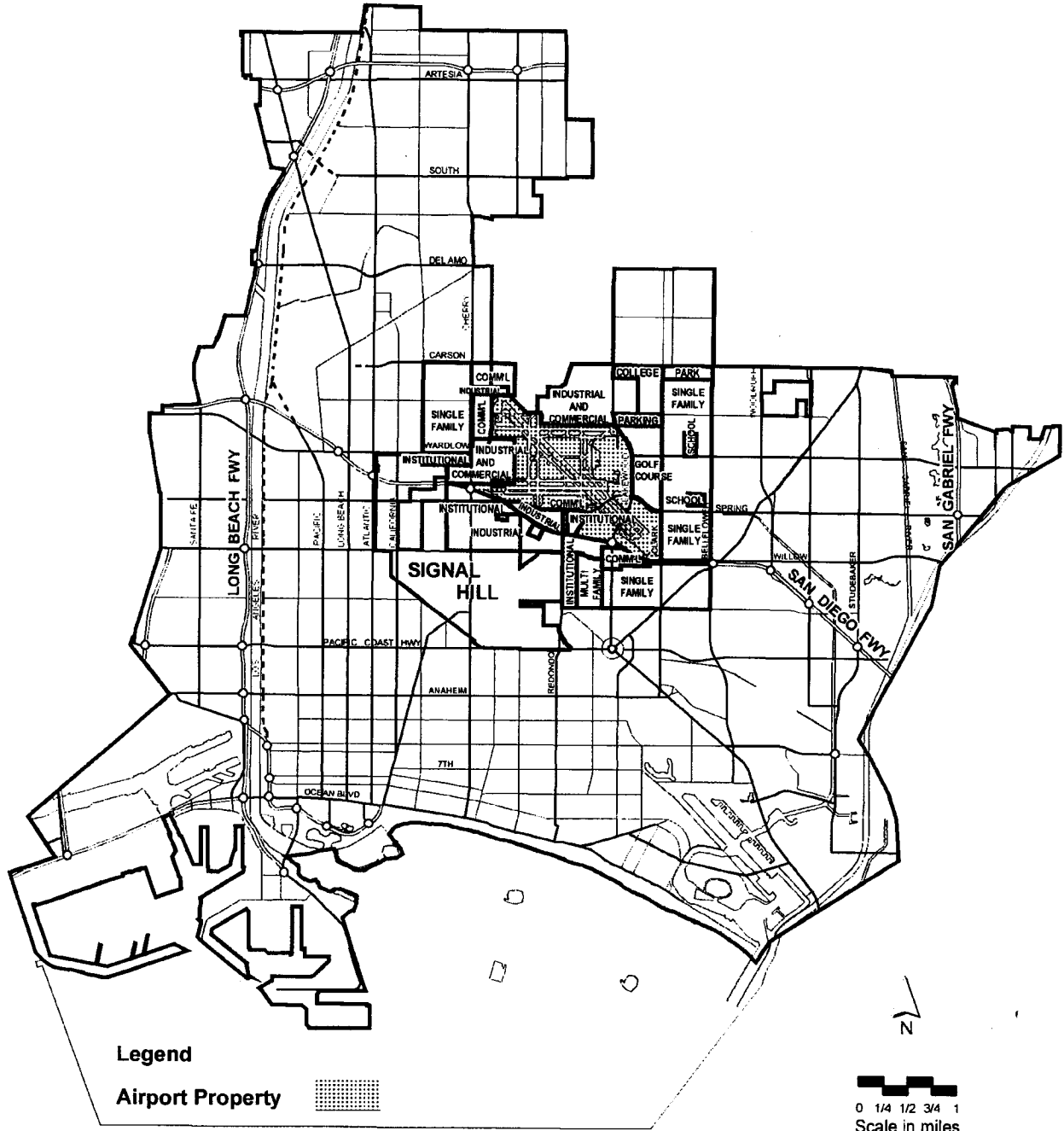


LAND USE CONTROLS

- Area A Douglas Aircraft Planned Development Plan and Ordinance (aerospace/airframe manufacturing, offices, supporting facilities).
- Area B Airport Planned Development Plan and Ordinance (airport-related commercial uses, offices, restaurants, terminal facilities, hotels, supporting uses).
- Area C Airport Business Park Planned Development Plan and Ordinance (airport-related R/D, offices, fixed base operations, hotels, related developments).
- Area D Douglas Park Planned Development Ordinance - 32 North and South (office, research and development, retail, hotel, light industrial, aviation-related and ancillary uses).

LONG BEACH AIRPORT ACTIVITY CENTER

EXHIBIT A



Legend

Airport Property



0 1/4 1/2 3/4 1
Scale in miles

FIGURE 16

LONG BEACH AIRPORT ADJACENT LAND USE

Amendment to Figure 16 of the Noise Element

EXHIBIT B

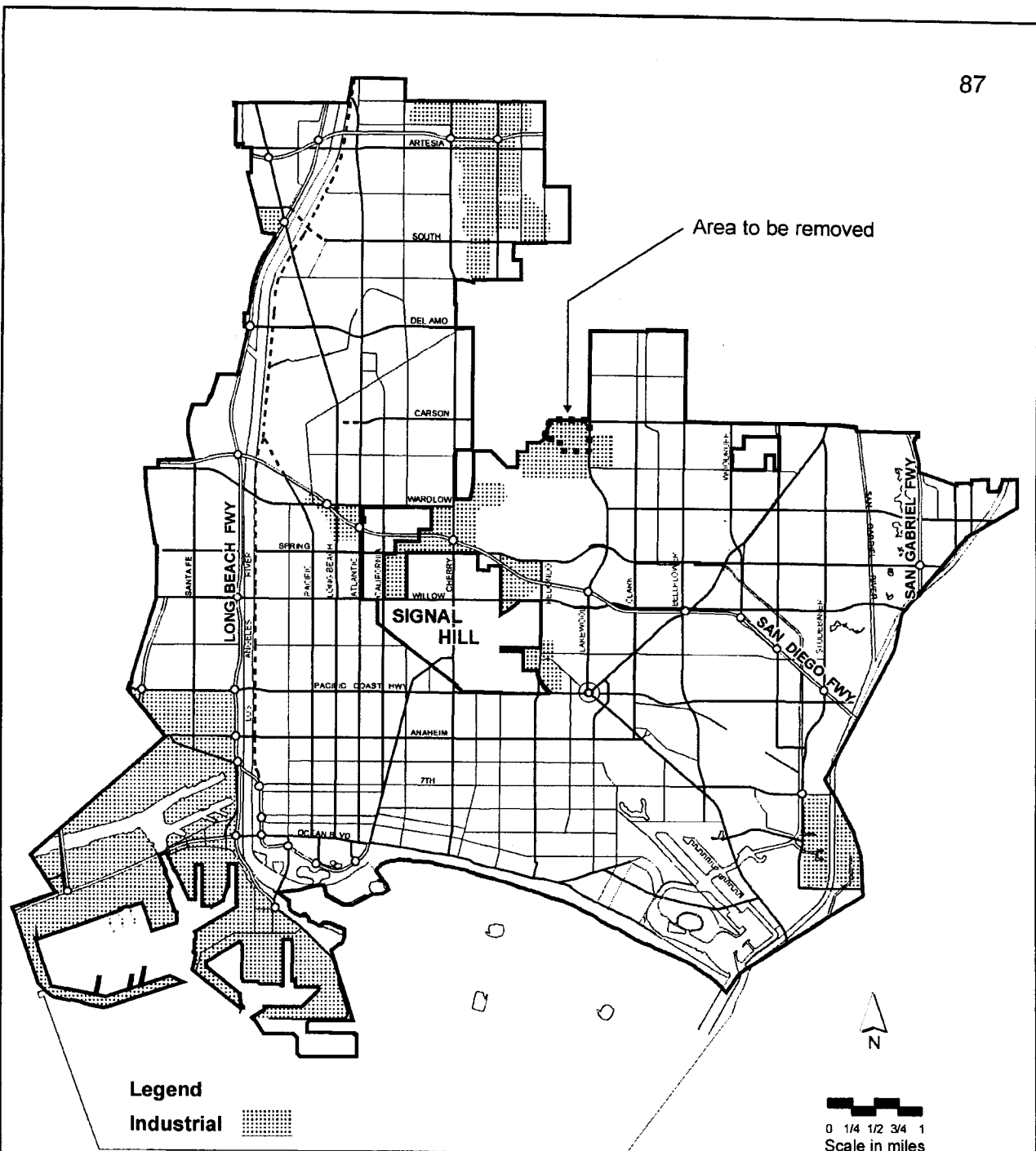


FIGURE 20
INDUSTRIAL LAND USE

Source: Long Beach Community Analysis Program,
 Gruen Associates. p. 1:8. Long Beach,
 1972.

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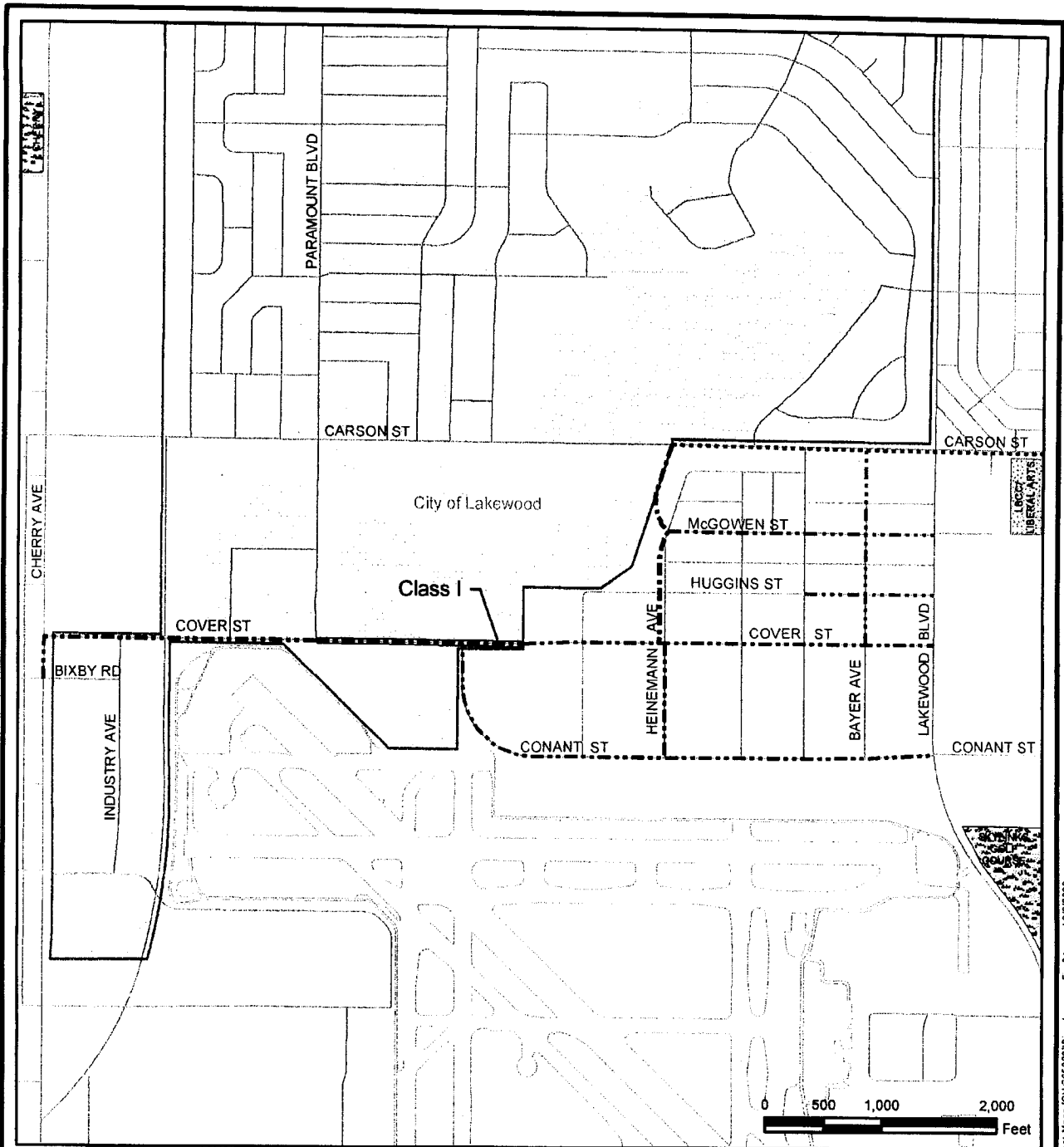
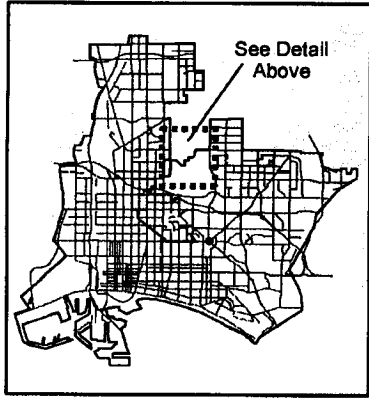


Figure 24a
SHORT-TERM BICYCLE ROUTE SYSTEM
DOUGLAS PARK PROJECT AREA
 City of Long Beach, California



Current Proposed Bicycle Routes

- Class I
- Class II
- Class III
- City Boundary
- Existing Bike Routes

Department of Development Services



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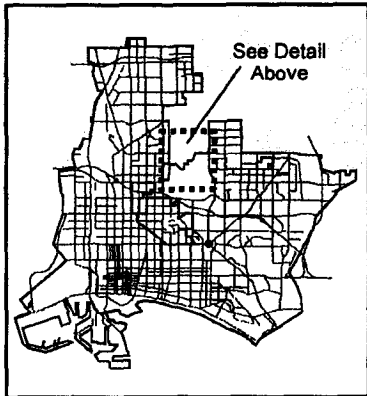
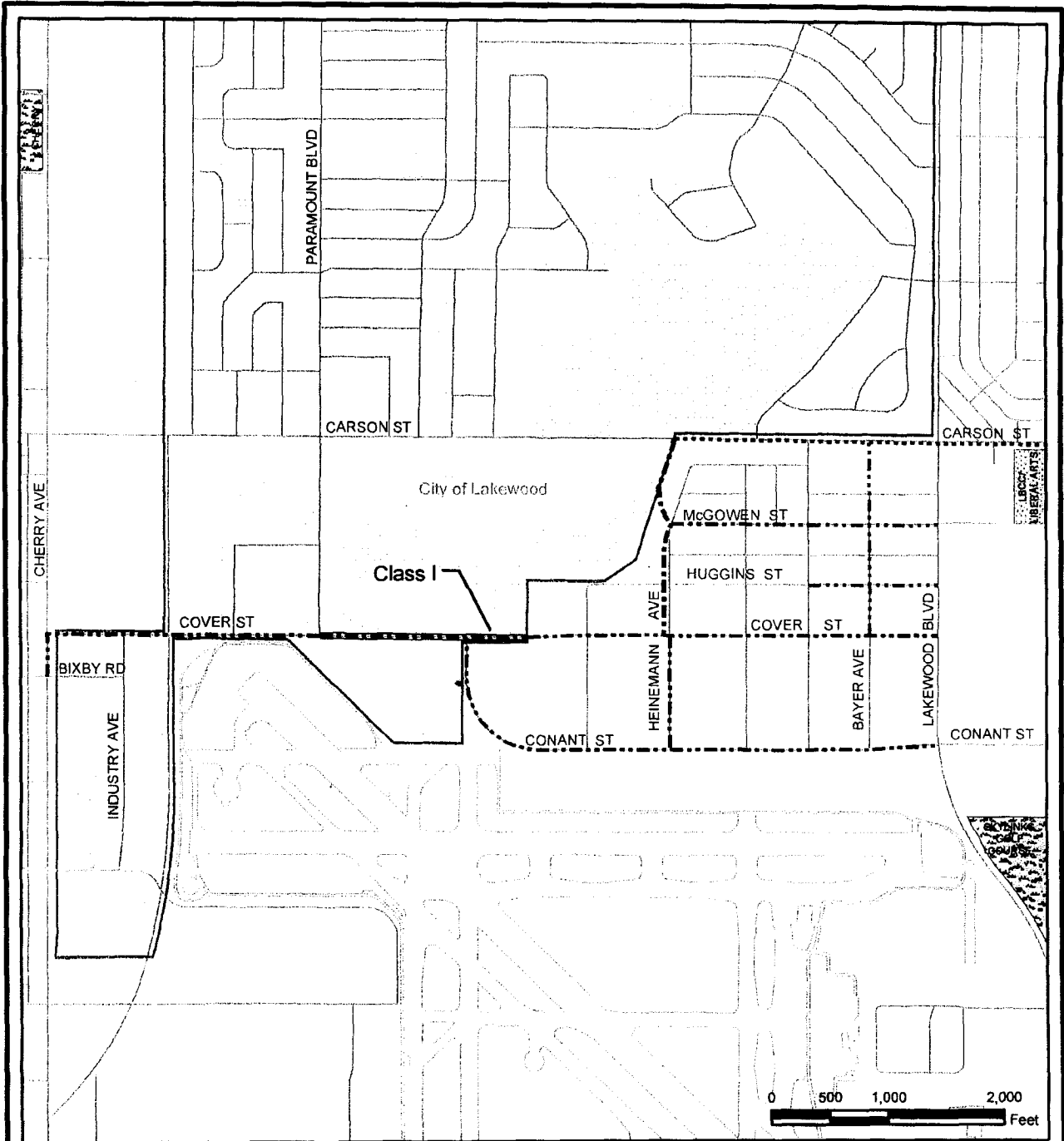


Figure 8
PROPOSED BICYCLE FACILITIES -- SHORT TERM
DOUGLAS PARK PROJECT AREA
 Long Beach Bicycle Master Plan

Current Proposed Bicycle Routes

- Class I
- - - - Class II
- · - · - Class III
- City Boundary
- · · · Existing Bike Routes

Department of Development Services



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