

ORDINANCE NO. C-

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2  
3 AN ORDINANCE OF THE CITY COUNCIL OF THE  
4 CITY OF LONG BEACH APPROVING APPLICATION FOR A  
5 DEVELOPMENT AGREEMENT IN THE VICINITY OF  
6 LAKEWOOD BOULEVARD AND CARSON STREET  
7 PURSUANT TO CHAPTER 21.29 OF THE LONG BEACH  
8 MUNICIPAL CODE, DIRECTING THE CITY ATTORNEY TO  
9 PREPARE A DEVELOPMENT AGREEMENT EMBODYING  
10 THE APPLICATION AND AUTHORIZING AND DIRECTING  
11 THE CITY MANAGER TO EXECUTE, ON BEHALF OF THE  
12 CITY, A DEVELOPMENT AGREEMENT WITH MCDONNELL  
13 DOUGLAS CORPORATION FOR THE DOUGLAS PARK  
14 PROJECT

15  
16 The City Council of the City of Long Beach ordains as follows:

17  
18 Section 1. Recitals

19 A. In response to requirements of State law, the City Council has enacted  
20 Chapter 21.29 of the Long Beach Municipal Code to establish procedures and  
21 requirements for the consideration of development agreements upon application of  
22 persons having a legal or equitable interest in property proposed to be subject to such an  
23 agreement.

24 B. The City has conducted discussions initiated by property interest-  
25 holders in that development commonly known as Douglas Park in the vicinity of Lakewood  
26 Boulevard and Carson Street relating to their application for a development agreement.

27 C. This application having been deemed complete by the Director of  
28 Planning and Building, and environmental review having been prepared as required by law,

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1 the Long Beach Planning Commission conducted a public hearing on this matter on  
2 \_\_\_\_\_ . Following that hearing, the Commission recommended to  
3 the City Council that it approve the application for said development agreement.

4 D. Following receipt of a written report of such action by the Planning  
5 Commission, and notice having been duly given by the City Clerk, the City Council  
6 conducted a public hearing on this matter on \_\_\_\_\_ . At such  
7 public hearing, all persons were given a full and fair opportunity to be heard and to present  
8 written or oral testimony.

9 E. Following such public hearing, the City Council deliberated, considered  
10 and acted upon the application in accordance with provisions of law and as set forth in this  
11 ordinance.

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13 Sec. 2. Development Agreement Incorporated by Reference

14 A. An application for a Development Agreement has been filed with the  
15 Director of Planning and Building by McDonnell Douglas Corporation, a Maryland  
16 corporation, and a wholly owned subsidiary of The Boeing Company, a Delaware  
17 corporation.

18 B. The application, along with the draft of the proposed terms and  
19 conditions for a development agreement and relevant exhibits relating to the application,  
20 is hereby incorporated into this ordinance as Exhibit "A".

21  
22 Sec. 3. Findings

23 A. Based on facts supporting such findings as set forth in the record of  
24 the public hearing conducted by the City Council on \_\_\_\_\_ , and  
25 incorporated herein by reference, relating to the Development Agreement listed and  
26 incorporated in Section 2 of this ordinance, the City Council hereby finds:

27 1. That the Development Agreement is consistent with the Long  
28 Beach General Plan and any and all applicable specific plans, and

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1                   2.     That the Agreement will promote the general welfare and public  
2 interest of the City of Long Beach.

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4                   Sec. 4. Application Approval

5                   A.     Based upon such findings and upon recommendation of the Long  
6 Beach Planning Commission, and after a full, fair and duly noticed public hearing as  
7 required by law, the City Council hereby approves the application for Development  
8 Agreement as such application is incorporated into this ordinance by reference in the form  
9 of Development Agreement as set forth in Subsection 2.B of this ordinance.

10                  B.     Accordingly, the City Attorney is directed to prepare the Development  
11 Agreement on the condition that such Development Agreement and its exhibits shall be in  
12 substantially that form and content as is as set forth in Exhibit "A" to this ordinance.

13                  C.     As thus prepared, and when approved as to form by the City Attorney,  
14 the City Manager is hereby authorized and directed to execute the Development  
15 Agreement on behalf of the City in accordance with the provisions set forth in Long Beach  
16 Municipal Code 21.29.050.

17                  D.     The City Clerk shall cause a copy of said Development Agreement to be  
18 recorded in the office of the Registrar/Recorder of the County of Los Angeles no later than  
19 ten days after its execution.

20  
21                  Sec. 5. As provided in Subsection 21.29.030.F of the Long Beach Municipal  
22 Code, this ordinance may be subjected to referendum in the manner provided by law.

23  
24                  Sec. 6. The City Clerk shall certify to the passage of this ordinance by the  
25 City Council and cause it to be posted in three conspicuous places in the City of Long  
26 Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

27                  I hereby certify that the foregoing ordinance was adopted by the City  
28 Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2004, by

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the following vote:

Ayes: Councilmembers: \_\_\_\_\_

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Noes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

Absent: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
City Clerk

Approved: \_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Mayor)