



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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June 2, 2011

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Receive and file the report from The Boeing Company and concur with staff's recommendation that they complied with the terms and conditions required under the Douglas Park Development Agreement, and fulfilled the requirements for the reporting period of January 2010 through December 2010. (District 5)

APPLICANT: Boeing Realty Corporation
4501 E. Conant Street
Long Beach, CA 90808
(Application No.1103-25)

DISCUSSION

In 2005, the City of Long Beach and the McDonnell Douglas Corporation, a wholly-owned subsidiary of The Boeing Company (Boeing), entered into a Development Agreement (Agreement) to allow for a mixed-use master planned community at 3855 Lakewood Boulevard, called Douglas Park (Exhibit A – Location Map). The Agreement was subsequently revised to address the rezone north of Cover Street which eliminated the residential land use and expanded the office, retail and light industrial land uses, rerouted bike paths, reconfigured and relocated open spaces, and restructured the financial contributions of Boeing. The Restated and Amended Development Agreement (DA) was approved in 2009 and recorded in May 2010.

2010 REPORTING PERIOD

Pursuant to Section 5.1 of the DA, an annual review is required to determine good faith compliance with the provisions of the DA. Boeing has submitted the annual report and staff has conducted its review (Exhibit B – Development Review Status Matrix). Major project activities that have occurred in 2010, include:

- Transportation Demand Management Program: Adaptive Traffic Control System (DA 8.27 & 8.28) - Construction completed and operational October 2010.
- Infrastructure Plans: Park A – Douglas Plaza (DA 8.25.1) – Approval completed in 2010 and City construction began in March 2011. Boeing's park construction

will follow immediately upon City completion. Costs associated with the grading of Douglas Plaza have been paid.

- Rubbercraft project entitlement approved May 19, 2010. Project consists of a 130,000-square-foot industrial building with 268 parking spaces. Construction started and completion is expected in mid 2011.
- LD Products project entitlement approved October 28, 2010. Project consists of a 106,844-square-foot industrial building with 214 parking spaces. Construction documents submitted December 2010 and permit issuance expected in June 2011.
- Rezone Review and Approval – Final Maps 1,2 & 4 approved and in signature process.
- Conditions, Covenant's & Restriction's (CC&R's) (DA 2.4.3) – Recorded amended CC&R's submitted in 2010 and recorded 1/20/2011

Staff has reviewed the submitted materials from Boeing and determined that all activity described in Exhibit B is substantial and the applicant is in compliance with the terms of the Agreement and recommends Planning Commission approval.

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:cj

Exhibits: A. Location Map
B. Development Review Status Matrix