



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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December 20, 2012

## CHAIR AND PLANNING COMMISSIONERS

City of Long Beach  
California

### RECOMMENDATION:

Approve a Site Plan Review for the construction of a new 70,873-square-foot industrial building located at 3645 Lakewood Boulevard in the Douglas Park South Planned Development District (PD-32). (District 5)

APPLICANT: Sares/Regis Group  
c/o Patrick Russell  
18802 Bardeen Avenue  
Irvine, CA 92612  
(Application No.1208-12)

### DISCUSSION

The project site is located at the southwest corner of Lakewood Boulevard and Conant Street, just north of the Long Beach Airport. It is the southeastern most parcel in the Douglas Park South Planned Development District (PD-32) (Exhibit A – Location Map), with an area of 205,833 square feet, or 4.73 acres.

Douglas Park is bounded on the south by the Long Beach Municipal Airport, on the west by Lakewood Country Club, on the north by Carson Street and on the east by Lakewood Boulevard. It comprises 238 acres of a former McDonnell-Douglas aircraft manufacturing facility that was approved for a phased mixed-use, master planned community that would consist of up to 3.3 million square feet of commercial and industrial floor area, including office, research and development, light industrial, manufacturing and aviation-related uses. The proposed project is located within Subarea 7 of Douglas Park. This Subarea is intended to include light industrial, research and development, and certain aviation-related uses south of Conant Street.

The project consists of a new industrial building located on the parcel that fronts Lakewood Boulevard and Conant Street, which will provide an edge to the eastern portion of the entire Block 5 development of PD-32 South. The proposed industrial building will be the final one constructed on Block 5 (Exhibit B – Plans & Photos), with a

size of 70,873 square feet. The project will also consist of 130 parking spaces. Current code standards require a total of 113 parking spaces for the proposed building, which results in a surplus of 17 stalls.

Development within PD-32 must be consistent with the Douglas Park Design Guidelines. Elements such as façade articulation, use of appropriate accent materials, pedestrian, bicycle, and transit connectivity, proper screening, outdoor space and vehicular circulation are taken into consideration within Douglas Park. This proposed industrial building will be located along Lakewood Boulevard and Conant Street. Each elevation fronting these streets features key elements such as appropriate variations in color, effective use of glazing, a pronounced entrance along Lakewood Boulevard, facade articulation and the use of accent materials such as metal eyebrow canopy frames. The incorporation of vertical and horizontal elements effectively minimizes the scale of the industrial building, preventing a structure with too much mass. While the project is in keeping with previously approved buildings on Block 5, the applicant has provided variation through the use of color and additional accents.

As the use of adequate outdoor open space is an important requirement within the PD-32 Design Guidelines, the project incorporates two outdoor patios along the South portion of the building, allowing more connectivity to Lakewood Boulevard and the approved industrial building to the immediate west of the project site. The outdoor patio spaces enhance the overall landscape elements of the site by incorporating trees, shrubs, screen hedging, decorative paving and outdoor furniture to minimize the visual impacts of the parking lot. Further, staff believes the layout of the parking lot offers the best option of vehicular circulation considering the orientation and location of the property.

As the southeast entrance to the site will have a driveway in excess of 40 feet in width, a Standards Variance will be required prior to any building permit approvals. A condition of approval is included for this requirement (Exhibit C – Finding & Conditions). The width of the driveway is justified to satisfy the proper turning radius for trucks entering the site at the given angle. Site orientation is also maximized through the proper placement and screening of the loading area. As Conant Street is a major thoroughfare within Douglas Park, buildings are located to create strong visual edges along the public right-of-way, while minimizing the visual impact of loading areas. The loading area is properly shielded from public view as it is located at the southern portion of the lot, along the airport.

The proposed project will provide the southeastern edge of Douglas Park and will serve as its southern gateway. The PD-32 South Design Guidelines require a commercial gateway at the corner of Lakewood Boulevard and Conant Street. The gateway is required to feature elements such as aviation-themed art pieces to provide entry identification, trees that frame the gateway, and layers of low-lying shrubs. Completion of the corner gateway will be required prior to the issuance of any Certificates of Occupancy. The applicants have continued to work with staff to provide the most appropriate design for gateway elements.

The proposed project will complete development along Block 5 and provide an anchor for the south border of Douglas Park along the airport. Staff recommends the Planning

Commission approve the Site Plan Review for the construction of the new industrial building, subject to Conditions of Approval.

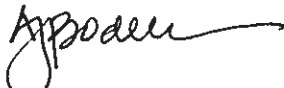
**PUBLIC HEARING NOTICE**

Public hearing notices were distributed on October 30 2012, as required by the Long Beach Municipal Code. No responses have been received as of the date of this report.

Respectfully submitted,



DEREK BURNHAM  
PLANNING ADMINISTRATOR

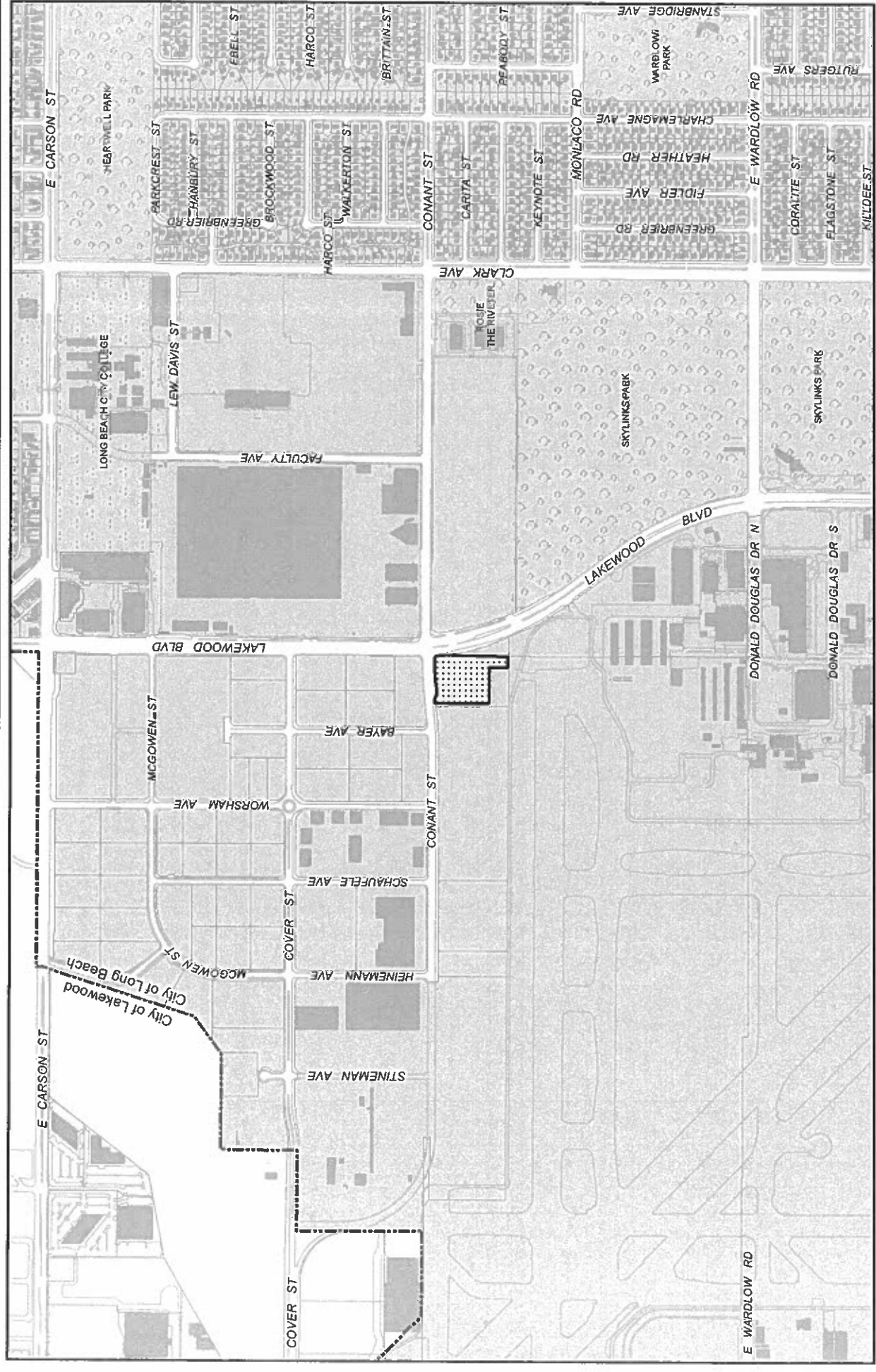


AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:PG:CJ

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- Exhibits:
- A. Location Map
  - B. Plans & Photos
  - C. Findings & Conditions

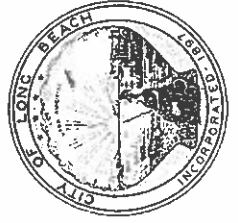


# Exhibit A



## Subject Property:

3645 Lakewood Blvd  
 Application No. 1208-12  
 Council District 5  
 Zoning Code : PD-32 (SubArea : 7)



## **SITE PLAN REVIEW FINDINGS**

**App. No. 1208-12**

**Date: December 6, 2012**

Pursuant to Chapter 21.25, Division V of the Long Beach Municipal Code, the Site Plan Review Committee or City Planning Commission shall not approve a Site Plan Review unless positive findings are made consistent with the criteria set fourth in the Site Plan Review regulations.

- 1. THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATABLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;**

The project design is harmonious, internally consistent and well integrated into the project site. The project design includes colors, style and façade articulations that are complementary, provide variety and provide a contemporary architectural style that is compatible with the existing industrial structures within the Douglas Park Planned District.

- 2. THE DESIGN CONFORMS TO THE “DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE “DOWNTOWN DESIGN GUIDELINES”, THE GENERAL PLAN, AND ANY OTHER DESIGN GUIDELINES OR SPECIFIC PLANS WHICH MAY BE APPLICABLE TO THE PROJECT;**

The project site is located in General Plan Land Use Designation (LUD) No. 7, the Mixed Use District. This district is intended for large, vital activity centers rather than strips along major arterials. The project proposal meets the intent of this land use designation by providing the mixed-use components of the Douglas Park Master Plan with respect to the light industrial/research & development uses that anchor Subarea 7 of Douglas Park. The project is consistent with the Douglas Park Design Guideline requirements that apply to the specific office/research & development/light industrial development standards in terms of scale and architectural design, materials and color, site orientation, parking access and landscaping.

- 3. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE DESIGN IS FEASIBLE;**

The existing corner gateway element on Lakewood Boulevard and Conant Street contains mature heritage trees that will remain. The applicant will make significant landscaping improvements to the interior parking and outdoor areas as well as street trees along the public rights-of-way.

**4. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND**

The necessary nexus for the imposition of conditions requiring public improvements has been established through the previous approval of the Douglas Park Master Plan, which has required the Master Developer (The Boeing Company) to comply with several on and off-site improvements such as bicycle paths, roads, public right-of-way landscaping bus stops and parks, on a continual basis. The approval of the PD-32 Development Standards and the PD-32 Design Guidelines have ensured that project land uses, building design and massing, on-site parking provisions, landscaping and right-of-way improvements are consistent with Douglas Park approvals.

**5. THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT)**

Conditions of approval will be incorporated that requires full compliance with all transportation demand management and trip reduction measures. The applicant will be required to establish a program informing tenants about public transit, rideshare programs, and bike facilities. Specific requirements of the Douglas Park Master CC&R's require full compliance with the requirements of the Transportation Demand Management Coordinator at Douglas Park.

# **SITE PLAN REVIEW CONDITIONS OF APPROVAL**

**3645 Lakewood Boulevard**

**Application No. 1208-12**

**Date: December 20, 2012**

1. This Site Plan Review approval is to allow the construction of a new industrial building of 70,873 square feet with 130 parking spaces located at 3645 Lakewood Boulevard in the PD-32 South Planned Development District.
2. The proposed development shall comply with the requirements of: PD-32 South Development Standards & Design Guidelines; Tract Map Conditions, EIR Mitigation Measures; the Development Agreement between The Boeing Company and the City of Long Beach; and the Conditions of Approval listed below.
3. This permit and all development rights hereunder shall terminate one year from the effective date of this permit unless construction is commenced or time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
4. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgement Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
5. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
6. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
7. The site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
8. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.

9. The plans submitted for plan check review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Planning Commission. No substantial changes shall be made without the prior written approval of the Site Plan Review Committee and/or Planning Commission.
10. The Director of Development Services is authorized to make minor modifications to the approval design plans or the any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
11. All required yards and setback areas not developed with permitted use shall be attractively landscaped primarily with California native and drought tolerant plants. Ninety percent (90%) of landscape area shall be planted with low to very low water usage plantings. This percentage calculation shall be noted on the plans. Landscape plans not meeting the 90% requirement shall submit plans complying with the State's Model Water Efficient Landscape Ordinance.
12. All rooftop mechanical equipment shall be fully screened on all sides to a height not less than that of the tallest item screened. Rooftop mechanical equipment shall be grouped together to minimize visual impact from the adjacent buildings. Screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Long Beach Development Services prior to the issuance of a building permit.
13. Adequately sized trash enclosures shall be designed and provided for this project as per Section 21.45.167 of the Long Beach Municipal Code. The designated trash area shall not abut a street or public walkway and shall be placed at an inconspicuous location on the property. Trash enclosures shall be designed to complement the building architecture, screened on all sides and provided for easy access. Prior to the issuance of a building permit, detailed drawings of these enclosures shall be submitted to the Director of Long Beach Development Services for review and approval of the enclosure designs and materials. Trash enclosures require a separate permit. The trash enclosure should be placed in a location that is easily accessible to trash collection trucks.
14. Prior to the issuance of a building permit, the applicant shall depict all utility apparatus such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. This plan shall be submitted after receiving approval from utility providers. These devices shall not be located in any front, side, or rear yard setback area that is adjacent to a public street. Furthermore, landscaping shall properly screen all transformers and utility connections or any other screening method approved by the Director of Long Beach



Development Services. All transformers and utility connections shall be located in areas least visible from the public rights-of-way. In addition to the Director of Development Services, applicants shall seek approval from applicable departments for specific screening requirements.

15. In accordance with the Department of Public Works, any curb cut with a width greater than 30' shall require Standards Variance approval from the Planning Bureau, prior to the issuance of a building permit.
16. Prior to the issuance of a building permit, a Lot Merger must be obtained to consolidate the separate lots at the project site.
17. As required by the PD-32 South Design Guidelines (pages 11-12), low mounding shrubs shall be required along the edges of the gateway to provide more prominence to the corner. Plans should be included to show details of the corner gateway element and proposed shrubs/landscaping additions. The shrubs must be planted prior to the issuance of a Certificate of Occupancy.
18. The use of Arbutus trees shall be prohibited with this development.
19. The applicant shall provide for public refuse collection accessibility to the satisfaction of the Director of Public Works.
20. Prior to issuance of a building permit, the applicant must submit complete landscape and irrigation plans. The landscape plan shall be in full compliance with the PD-32 landscaping requirements and shall include pedestrian paths connecting parking areas and public rights of way to buildings. The pedestrian paths shall consist of walkways and decorative paving, of different color and texture from the remainder of the parking lot.
21. All loading areas shall be screened through a combination of fencing and landscaping.
22. All landscape areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The Department strongly recommends use of drip irrigation systems. The irrigation system shall not cause water to spray or flow across a public sidewalk. Reclaimed water shall be used for all landscaped areas.
23. Prior to the issuance of a building permit, a landscape diagram showing shade coverage ratio of the parking lot shall be submitted. Provide canopy trees that provide shade on at least 40% of the total area dedicated to parking stalls and associated vehicular circulation, after five years of growth, and/or use paving materials with a Solar Reflectance Index of at least twenty-nine (29) on a minimum of fifty percent (50%) of paving surfaces dedicated to parking stalls and associated circulation.

24. All landscape areas must be maintained in a neat and healthy condition, including public parkways and street trees. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and the landscaping is in good healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.
25. The applicant shall fully comply with all applicable provisions of the City's Interim Green Building Policy and the Commercial Development LEED Mandate for Douglas Park to the satisfaction of the Director of Long Beach Development Services. Prior to the issuance of a building permit, the applicant shall submit proof of registration with USGBC and a password allowing staff access to said registration, prior to the issuance of any building permits.
26. To comply with the sustainability standards of Division V of the PD-32 South Standards, preferential parking shall be provided for carpools and vanpools at the rate of not less than 10 percent of the total employee parking. This preferential carpool/vanpool parking area shall be identified on the site plan.
27. Energy conserving equipment, lighting and construction features shall be utilized on the buildings as feasible.
28. All parking areas serving the site shall provide appropriate security lighting with light and glare shields so as to avoid any light intrusion onto adjacent properties.
29. Prior to the issuance of a building permit, the applicant shall provide outdoor lighting plan details subject to review and approval of the Long Beach Airport, Police Department and the Director of Development Services. Include pedestrian path lighting on the plan.
30. Prior to issuance of a building permit, design details and materials of outdoor furnishings shall be submitted for review and approval of the Director of Development Services. All outdoor seating areas on the site shall be depicted on the site plan and shall include furnishings and exterior lighting that complement the building architectural design.
31. Use glass with less than 25% reflectivity on the exterior of all commercial buildings. All glazing (with the exception of spandrel glass) shall have a minimum visible light transmittance of 65% subject to review and approval of the Director of Long Beach Development Services.
32. No cross-lot drainage shall be permitted without the appropriate easements over adjoining lots.

33. Provide information on fixtures and mounting heights and locations for building lighting, landscape lighting, parking area and pedestrian lighting to be approved by the Director of Development Services.
34. Prior to issuance of a Temporary or Final Certificate of Occupancy, whichever comes first, the applicant shall fully comply with all applicable Transportation Demand Management and Trip Reduction measures. The applicant shall establish a program informing tenants about public transit, rideshare programs, and bike facilities. Per the requirements of the Master CC&R, the applicant shall comply with the requirements of the Transportation Demand Management Coordinator at Douglas Park.
35. Prior to issuance of a building permit, the applicant shall file a separate plan check submittal to Long Beach Fire Department, Public Works, Building Bureau, Long Beach Airport and Police Department for their review and approval (see attachments for Police and Building comments).
36. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
37. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
38. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
  - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.:
  - b. Saturday: 9:00 a.m. – 6:00 p.m.; and
  - c. Sundays: not allowed.
39. Prior to the issuance of a building permit, the applicant must obtain written FAA approval on all applicable regulations.
40. The applicant shall provide the following to the satisfaction of the **Director of Public Works**:

#### **GENERAL REQUIREMENTS**

- a. Prior to the start of any on-site/off-site construction, the Developer shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).

**PUBLIC RIGHT-OF-WAY**

- b. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.

**ENGINEERING BUREAU**

- c. The Developer shall be responsible for the maintenance of the off-site improvements during construction of the on-site improvements. All off-site improvements found damaged as a result of construction activities shall be reconstructed or replaced by the Developer to the satisfaction of the Director of Public Works.
- d. Street trees requiring removal shall be relocated or replace to a location to the satisfaction of the Director of Public Works. All required street trees and any other landscaping required in connection with this project shall be privately maintained and irrigated by the developer or successors. The Developer shall contact the Street Tree Division of the Department of Public Works at (562) 570-2770 to request a "Permit To Plant Street Tree(s)". At a minimum, parkway trees shall provide shade coverage, after five years of growth, of 40% of the total area dedicated for public right of way.
- e. The Developer shall submit grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes for review and approval by the Director of Planning and Building Services and the Director of Public Works prior to approval of the map and/or release of any building permit.
- f. Prior to approving an engineering plan, all projects greater than 1 acre in size must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the applicant must submit a copy of the letter from the State Water Resource Control Board acknowledging receipt of the Notice of Intent (NOI) and a certification from the developer or engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit or wish to obtain an application, please call the State Regional Board Office at (213) 266-7500 or visit their website for complete instructions at [www.waterboards.ca.gov/stormwtr/construction.html](http://www.waterboards.ca.gov/stormwtr/construction.html) Left-click on the Construction General Permit 99-08-DWQ link.
- g. The Developer shall submit a drainage plan for approval by Public Works prior to issuance of a building permit.
- h. Public improvements shall be constructed in accordance with approved plans. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.

**TRAFFIC & TRANSPORTATION BUREAU**

- i. The size and configuration of all proposed driveways serving the project site shall be

subject to review and approval of the City Traffic Engineer. Driveways greater than 28 feet requires a variance; contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.

- j. Due to the close proximity of the two driveways located on the northwest side of building 8 of the project site, Left turns may be prohibited onto Conant Street in the event that traffic collisions develop.
- k. The Developer shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
- l. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- m. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- n. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the current Manual On Uniform Traffic Control Devices (MUTCD), (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).
- o. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the site.

#### **AIRPORT**

- p. The Developer shall provide, to the satisfaction of the Director of Public Works, proof that a "No Determination of hazard" to air navigation has been received from the FAA prior to construction.
  - q. Proposed building and parking lot lighting shall be shielded and pointing downward in such a manner as to avoid distractions to piloted aircraft.
  - r. All proposed parking stalls adjacent to the Airport security fence shall be set back a minimum distance of 10 feet from security fence.
  - s. No trees, shrubs, or landscaping plants that can obstruct the airfields clear view to vehicles parked in the proposed parking lot is allowed. Vines, hedges or climbers' plants are prohibited on or adjacent to the Airport security fence. All proposed landscaping that could obstruct the airports clear view of the proposed parking lot shall be omitted or removed.
39. Prior to the issuance of a building permit, the applicant must obtain final written approval from the Boeing Design Review Committee, on revised plans that have been approved through the entitlements herein.
40. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the

City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.