



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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November 3, 2011

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Recommend City Council approve an amendment to the Douglas Aircraft Planned Development District (PD-19) to replace the allowance of interim uses to permanent use. (District 5)

APPLICANT: The Boeing Company
 c/o Deborah Stanley
 2201 Seal Beach Boulevard
 Seal Beach, CA 90740
 (Application No. 1105-12)

DISCUSSION

On August 4, 2011, the Planning Commission considered an updated text amendment request to implement changes in the language of the PD-19 Ordinance to replace the allowance of interim uses to permanent uses (Exhibit A – Planning Commission Staff Report). After brief consideration, the Planning Commission unanimously voted to recommend approval of the request to City Council.

Since that time, upon further consideration by staff, it has been determined that more changes to the PD-19 Ordinance are appropriate. In keeping with the goals of establishing permanent uses to replace interim uses, solidifying the market for long-term economic interests is a major goal of the proposed amendments. As the current PD-19 Ordinance references indoor and outdoor storage uses, staff has considered the viability of these uses as economic stimulants. As Douglas Park and the PD-19 Planned Development District are considered one of the city's major business and economic centers, staff has determined that storage uses are not conducive to job creation opportunities and economic vitality. The Douglas Park and PD-19 areas are envisioned with long term uses that will offer more opportunities for jobs, such as business parks and retail and commercial uses.

Therefore, staff is proposing to further amend the current PD-19 Ordinance to omit indoor and outdoor storage as allowable or discretionarily permitted uses. This would create the framework to allow PD-19 to be marketed and used as a viable long-term economic commodity, in addition to prohibiting the most intensive industrial uses allowable in other

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areas of the city. Staff requests that the Commission recommend City Council adopt this amendment to the PD-19 Ordinance.

Respectfully submitted,

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DEREK BURNHAM
PLANNING ADMINISTRATOR

Handwritten signature of Amy J. Bodek in black ink, featuring a stylized 'A' and 'B' followed by 'for'.

AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:CJ

P:\Planning\PC Staff Reports (Pending)\2011\2011-11-03\3855 Lakewood PD-19 – Staff Report – 1105-12(2)

Attachment: Exhibit A – August 4, 2011 Planning Commission Staff Report