



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

May 17, 2012

## CHAIR AND PLANNING COMMISSIONERS

City of Long Beach  
California

### RECOMMENDATION:

Recommend City Council approve a General Plan Amendment to change the land use designation from Open Space & Parks (LUD 11) to Mixed Use (LUD 7) for a 25-acre parcel at 3860 N. Lakewood Boulevard in the Douglas Aircraft Planned Development District (PD-19). (District 5)

APPLICANT:           The Boeing Company  
                              c/o Deborah Stanley  
                              2201 Seal Beach Boulevard  
                              Seal Beach, CA 90740  
                              (Application No. 1203-02)

### DISCUSSION

The Boeing Company is requesting a General Plan Amendment for 25 acres of land known as Lot D of the Douglas Aircraft Planned Development District Ordinance (PD-19). Lot D is located on the east side of Lakewood Boulevard, just south of Conant Street (Exhibit A – Location Map). This parcel, situated to the south of the former Boeing 717 aircraft manufacturing facility, has been used exclusively for surface lot parking for nearby buildings for several years. The current General Plan land use designation for the subject property is Open Space & Parks (LUD 11). This designation was applied in 1989 due to the open nature of the land as a parking lot. It was common practice at that time to designate large parking lots with an open space designation; this practice is no longer acceptable.

On December 13, 2011, the PD-19 Zoning Ordinance was amended and adopted to allow interim uses as permanent long-term uses. The ordinance amendment also specified certain uses that would not be allowed within PD-19, such as trucking-related and general warehousing uses. One of the main goals of these changes was to solidify the market for long-term economic interests by eliminating uncertainties regarding the feasibility of desired long-term uses, and also by allowing uses that are more conducive to job creation. The ambiguity associated with the previous interim standards of PD-19 had created difficulties in attracting long-term tenants that will stimulate the economy within Long Beach. By omitting language related to interim uses and prohibiting certain industrial uses, it is anticipated that synergy with the neighboring community will be created and a framework established to promote long-term economic vitality.

In keeping with these objectives, the Boeing Company requests that the land use designation of these 25 acres (Lot D) be changed from Open Space & Parks (LUD 11) to Mixed Uses (LUD 7), as it is anticipated to further boost the marketability of PD-19 as a whole, and shape how this parcel is used in the future. A land use designation change will be consistent with the goals of creating development in which allowable uses create jobs and economic stability. As mentioned, Lot D is just south of the former Boeing 717 hangars, both of which make up a good portion of the PD-19 zoning district. The former 717 complex consists of large hangar buildings that have been vacant for most of the time since the manufacturing of aircraft ceased.

With the adoption of the amended language in the PD-19 Ordinance, conceptual planning for the future of the former 717 complex and Lot D has commenced. The property owners and staff have had initial discussions about the possible design scenarios forecasted for the sites. These design scenarios are consistent with the applicant's request to designate Lot D as a mixed-use parcel.

All Planned Development Districts (PD's) within the City have General Plan designations of LUD 7 to allow the consistency of a general mix of different land uses and place types. Since the majority of PD-19 has a General Plan designation of LUD 7, it is prudent to allow overall consistency throughout by having a uniform General Plan designation. Staff believes that allowing a General Plan amendment to change Lot D from LUD 11 to LUD 7 would help solidify the market for long term uses and contribute to the development of more compatible uses within PD-19 and the surrounding area. It will also bring into consistency the overall land use designation and the underlying zoning. Staff therefore requests that the Commission recommend City Council adopt this General Plan Amendment to Lot D of the PD-19 zoning district.

### **PUBLIC HEARING NOTICE**

Public hearing notices were distributed on April 30, 2012, as required by the Long Beach Municipal Code. No responses have been received as of the date of preparation of this report. A legal notice was also published in the Press Telegram on May 3, 2012.

### **ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption (CE 12-029) was issued for the proposed project on April 9, 2012.

CHAIR AND PLANNING COMMISSIONERS

May 17, 2012

Page 3 of 3

Respectfully submitted,



for

DEREK BURNHAM  
PLANNING ADMINISTRATOR

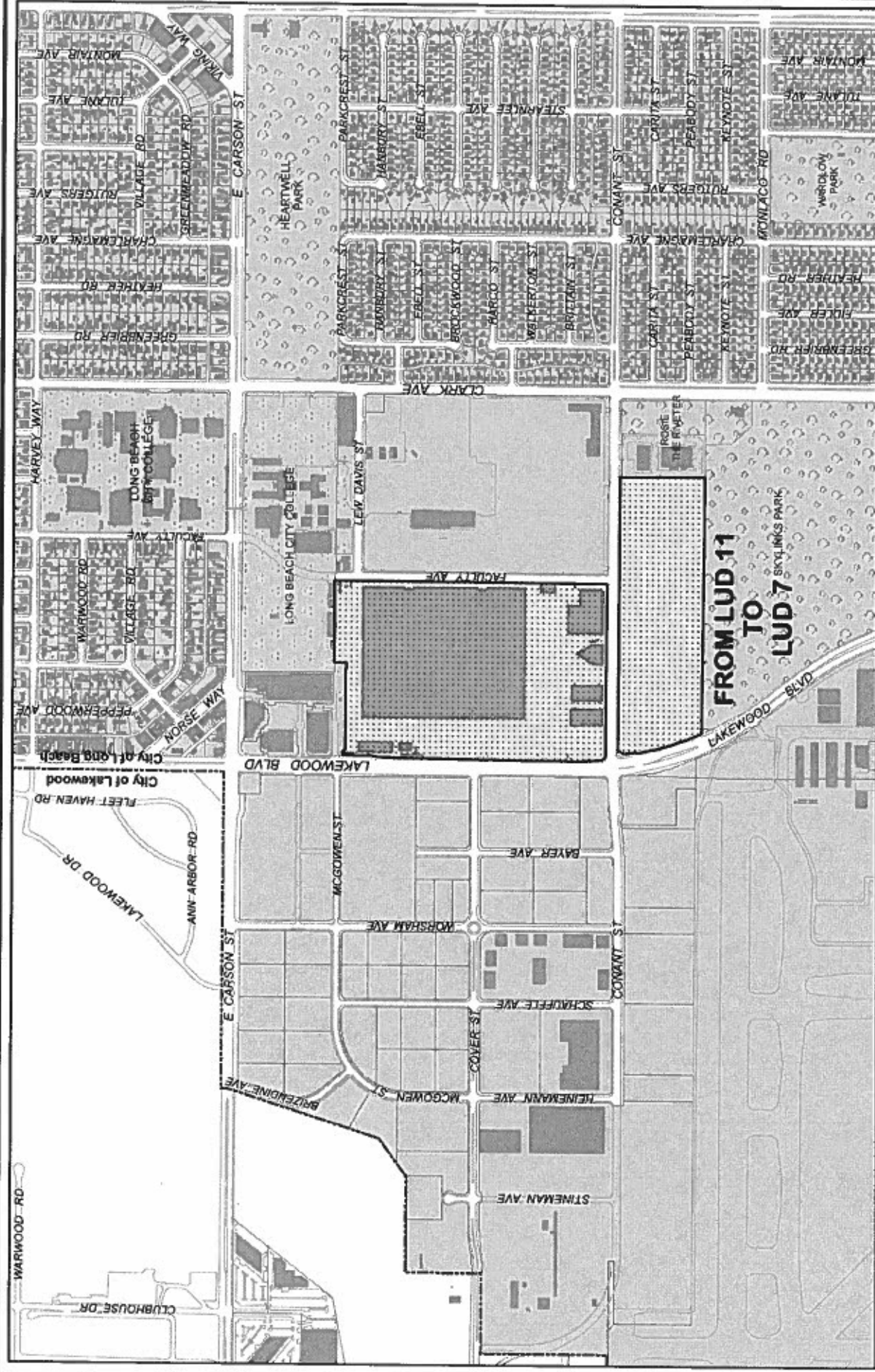


AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:PG:CJ

P:\Planning\PC Staff Reports (Pending)\2012\2012-05-17\3855 Lakewood PD-19 General Plan Amendment-  
Staff Report - 1203-02

Attachments:            Exhibit A - Location Map



# Exhibit A



**Subject Property:**  
 3860 Lakewood Blvd  
 Application No. 1203-02  
 Council District 5

