

## TENTATIVE TRACT MAP FINDINGS

3810 Stineman Court  
Application No. 2109-21 (TTM21-007)  
March 3, 2022

### Tentative Tract Map Findings

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, the Planning Commission shall approve a tentative map if the map complies with State and local regulations and if all of the following findings are made:

**1. THAT THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;**

Positive Finding: The proposed Map complies with goals of the General Plan and the applicable provisions of the PD-32 North Planned Development District in which it is located, including all use, design and development standards.

The General Plan's Land Use Element, adopted in December 2019, designates the project site as the Regional-Serving Facility (RSF) PlaceType. The RSF PlaceType is applicable to areas within the City of Long Beach that serve a unique role or population that reaches beyond local concerns. The land uses envisioned for this PlaceType include uses that serve a regional need for medical and social services, education, goods movement, people movement, energy production and distribution, public utilities, and uses of a similar nature. The Land Use Element recognizes PD-32 as one of the areas within the RSF PlaceType that has its own approved master plan that offers a variety of allowable commercial and industrial uses serving the regional community.

One of the citywide goals identified in the Land Use Element of the General Plan is to accommodate strategic growth and change (Goal No. 3 of the Land Use Element). Under this goal, the City encourages growth within strategic locations while preserving existing neighborhoods. The Land Use Element identifies the subject site as a target for one of the eight major areas of change (per Map LU-20 of the Land Use Element) that are the focus of the land use concept: "Promote regional-serving uses". Under this concept, PD-32 is recognized as a significant business park in proximity to the Long Beach Airport, contributing to high-quality jobs that serve regional and larger audiences. Based on the project site's location within PD-32, and its proximity to the Long Beach Airport, the 405 Freeway, and major automobile corridors, development within Douglas Park contributes to growth on a regional scale.

Strategy No. 7 of the Land Use Element is to "implement the major areas of change identified in this Land Use Plan (Map LU-20)." In particular, the Land Use Element Policy 7-4 looks to encourage degraded and abandoned buildings and properties to transition to more productive uses through adaptive reuse or new development.

The project site has been abandoned for several years due soil remediation activity that has been necessary based on previous industrial activities from aircraft manufacturing facilities. Although Douglas Park has experienced a high volume of high-quality development in recent years, the project site has remained vacant and is one of two vacant pieces of land that remain in PD-32. In accordance with Mitigation Measure V.E-1 of the PacifiCenter Environmental Impact Report (EIR), prior to construction of new buildings on the project site, confirmation must be obtained from the Los Angeles Regional Water Quality Control Board (LARWQCB) that the site is suitable for redevelopment and that no further remediation action is required. The applicant has submitted a “No Further Action” letter from LARWQCB that the site is now suitable for redevelopment. The Map has been designed to accommodate including landscaping, high-quality architecture, new paving, off-site roadway improvements and accommodate uses that will increase its vitality above and beyond its current status.

The Urban Design Element of the General Plan sets forth several goals aimed at improving blighted or vacant properties in Long Beach. Strategy No. 15 within the Urban Design Element correlates to the proposed project as it is meant to “consider vacant parcels as infill opportunities.” Specifically, Policy UD 15-2 aims to “promote infill projects that support the designated PlaceType and be appropriate in their use, scale, compactness of development, and design character with adjacent sites and nearby existing development.” The proposed Map will accommodate smaller-scaled creative office buildings and related amenities that complement the larger industrial buildings seen throughout Douglas Park. It is a project that fits the scale of the site itself and adds a diversity of uses within PD-32.

Strategy No. 14 of the Urban Design Element specifies that “building types and forms should contribute to the PlaceType they are sited within and should address potential conflicts between neighboring PlaceTypes by implementing buffering measures and thoughtful design patterns.” Policy UD 14-3 sets out to “allow new development projects to respond to their particular context and experiment with alternative development patterns while complementing their PlaceTypes.” The Map has been designed to provide vehicular and pedestrian access, required parking and structures with a resulting high-quality architectural style, and appropriate scaling of the proposed buildings promotes consistency with Policy UD 15-2 and Policy UD 14-3.

- 2. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES ADOPTED BY THE PLANNING COMMISSION OR SPECIFIC PLAN REQUIREMENTS, SUCH AS THE DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PD GUIDELINES OR THE GENERAL PLAN;**

Positive Finding: The project site is located in the Douglas Park North Planned Development District (PD-32 North). PD-32 provides a framework for the development and improvement of a 238-acre area just north of the Long Beach Airport. It establishes a land use plan and regulations, infrastructure requirements, design guidelines, and implementation strategies necessary to achieve the goal of creating a successful business park with a variety of uses. Design guidelines that are applicable to the project site include requirements for Building Design, Facades, Open Space, Circulation and Parking, and Landscaping:

- Building Design – The project complies with the PD-32 building design standards with its massing and scale, façade variation, varied roof heights, and building colors and materials. The applicant proposes to develop two creative office buildings of 26,472 square-feet and 31,528 square-feet respectively. Each building will be two stories and comprised of several tenant suites. Complementary to some of the larger light-industrial buildings and hotels within Douglas Park, the proposed creative office buildings provide a smaller scale commercial development with multi-tenant frontages and glass roll-up doors that helps connect interior and exterior spaces. The scale of the proposed project is similar to the Terminal project in PD-32 South, a similar development with multi-tenant commercial ownership. Roof standards are addressed with the incorporation of varied roof heights, with corners having more pronunciation to break the monotony of a continuous height. Regarding building colors and materials, the project is designed in a contemporary architectural style that uses high-quality materials and contrasting colors. Materials include the glass roll-up doors, aluminum metal panels and canopies, while the color palette includes twelve different colors, including accents like light blue, orange and green.
- Facades – The project is designed to limit large expanses of blank walls. This is achieved with pop-outs and recessions, window glazing and fenestration, wing wall features with cutouts and paint graphics, and the strategic placement of the aforementioned materials and colors.
- Open Space – Open space is provided in the form of a “centrally-located” courtyard in between the two creative office buildings. The courtyard provides an outdoor area that tenants can quickly access and utilize throughout the day. It includes outdoor furniture, gravel pathways, boulder and cobble dry stream bed, enhanced concrete paving, wood bridges, beach fencing for aesthetic appeal, artificial turf for leisure activities, fabric shade canopies with lighting, raised wood seating and planters, a firepit, a ping pong table and landscaping.
- Circulation and Parking – To the extent feasible, vehicular access and circulation on the project site is designed to minimize conflicts between pedestrians and vehicles. The site’s only vehicular access point is located

at the tip of the proposed Stineman Court cul-de-sac, a substantial distance from the proposed buildings. Vehicular circulation is functionally efficient with several drive aisles and no dead-end spaces. Access into the adjacent property to the east is achieved with an adjoining driveway. Pedestrian access onto the site is taken from an entry stairway and/or ramp leading from Cover Street. The entry way is connected to a north/south pedestrian path. The project is designed to minimize issues associated with vehicular and pedestrian incompatibility.

- Landscaping - The project site is currently a vacant dirt lot with seven trees on-site. As shown on the submitted site plan, this project will result in the inclusion of 121 new trees on-site including parking lot and perimeter trees. The project will also include ground cover and shrubs throughout the property to meet or exceed applicable landscaping standards. Conditions of Approval are included to require compliance with all applicable landscape standards set forth in Title 21 of the Long Beach Municipal Code (L BMC). Conditions will also require compliance with the any applicable regulations of the Department of Public Works Street Tree Division. These regulations include the requirement for parkway trees to provide shade cover at a minimum of 50% of the total area of public right-of-way after 5 years.

**3. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT;**

Positive Finding: The project site consists of a vacant dirt lot, with a relatively flat topography. It is approximately 160,621 square-feet or 3.69 acres in area (comprised of two parcels of approximately 1.32 acres and 2.37 acres) and capable of accommodating the subject project and related improvements. The proposed project includes two new creative office buildings (both two stories) of 26,472 square-feet and 31,528 square-feet, an outdoor courtyard between the buildings, 230 parking spaces, pedestrian paths and driveway aisles on the 3.69-acre site. The two creative office buildings will have up to fourteen commercial condominium tenant suites for individual ownership. In recording the Tentative Map for condominium ownership, the two separate lots would also be consolidated into a single parcel. The merged lots exceed the minimum required lot size of 20,000 square feet for lots located within Subarea 3 of PD-32 North. Furthermore, buildings in Subarea 3 are subject to a maximum height of 50'-0" and three stories and are not subject to any Floor Area Ratio (FAR) limitations. The proposed project is in full compliance with these standards, as well as all other requirements such as setbacks, parking and landscaping. The project will be developed in a manner that is consistent with the standards of PD-32 and compatible with the existing properties in the business park. Therefore, the development of two new creative office buildings is suitable for the project site.

**4. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT;**

Positive Finding: Subarea 3 of PD-32 North does not have any density requirements, as residential uses are not allowed within the planned development district. The proposed Tentative Map would permit the subdivision of the two office buildings into up to 14 for-sale commercial suites, and the map would also consolidate the two parcels that comprise the subject site into a single lot. The proposed project is of suitable intensity for the subject site in that it complies with all applicable development standards, height limits and is in conformance with the parking required to support the project. The proposed project includes 230 parking spaces, which satisfies the requirements of Title 21 of the Long Beach Municipal Code.

**5. THAT THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE HABITAT;**

Positive Finding: The proposed subdivision is for the purpose of allowing individual ownership of up to 14 commercial condominium tenant suites within two creative office buildings (both two stories) of 26,472 square-feet and 31,528 square-feet that meet all of the applicable development standards of PD-32. The project is consistent and compatible with the various land uses and building structures throughout Douglas Park in terms of size, scale and massing, use, outdoor space, vehicular and pedestrian circulation, signage, parking and architectural quality. The proposed project is similar to a previously-approved project in PD-32 South, which also features two-story office buildings with commercial condominium suites. Other development throughout PD-32 includes hotels, light-industrial buildings, retail/restaurant uses, other offices and corporate headquarters, aircraft manufacturing, and research and development facilities. The Douglas Park ordinance, which was amended in 2008, included a Program Environmental Impact Report (PEIR). The PEIR analyzed the potential environmental impacts associated with a plan area buildout of up to 4 million square feet of commercial, retail, light industrial, research and development, and hotel uses. The PEIR identified any “potentially significant” environmental impacts and identified feasible mitigation measures to minimize impacts, which have been applied to the subject project. The project is in compliance with the development standards and design guidelines stipulated in the Douglas Park ordinance, and therefore falls under the scope of the previously certified EIR. The recordation of the subdivision map will not introduce additional impacts that have not already been identified and analyzed in the EIR. The project site is within an urbanized area in which no natural fish or wildlife habitats have been identified.

**6. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENT IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND**

Positive Finding: The proposed subdivision is for the purpose of allowing individual ownership of up to 14 commercial condominium tenant suites within two creative office buildings (both two stories) of 26,472 square-feet and 31,528 square-feet that meet all of the applicable development standards of PD-32. The project is consistent with and compatible with the various land uses and building structures throughout Douglas Park in terms of size, scale and massing, use, outdoor space, vehicular and pedestrian circulation, signage, parking and architectural quality. The proposed project is similar to a previously-approved project in PD-32 South, which also features two-story office buildings with commercial condominium suites. Other development throughout PD-32 includes hotels, light-industrial buildings, retail/restaurant uses, other offices and corporate headquarters, aircraft manufacturing, and research and development facilities. The Douglas Park ordinance, which was amended in 2008, included a Program Environmental Impact Report (PEIR). The PEIR analyzed the potential environmental impacts associated with a plan area buildout of up to 4 million square feet of commercial, retail, light industrial, research and development, and hotel uses. The PEIR identified any “potentially significant” environmental impacts and identified feasible mitigation measures to minimize impacts, which have been applied to the subject project. The project is in compliance with the development standards and design guidelines stipulated in the Douglas Park ordinance and therefore falls under the scope of the previously certified EIR. The recordation of the subdivision map will not introduce additional impacts that have not already been identified and analyzed in the EIR. The project site is within an urbanized area and surrounding by similar compatible uses. Therefore, recordation of the proposed subdivision map is not anticipated to cause serious public health or safety problems.

**7. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.**

Positive Finding: The proposed subdivision has been reviewed by the City of Long Beach Department of Public Works. As acknowledged by Public Works, the proposed plans show the construction of the adjacent Stineman Court cul-de-sac, which is required to be built out in conjunction with the development of the adjacent private property. Public Works has included a condition of approval requiring the buildout. The proposed project will not interfere with interior site access of any kind.