



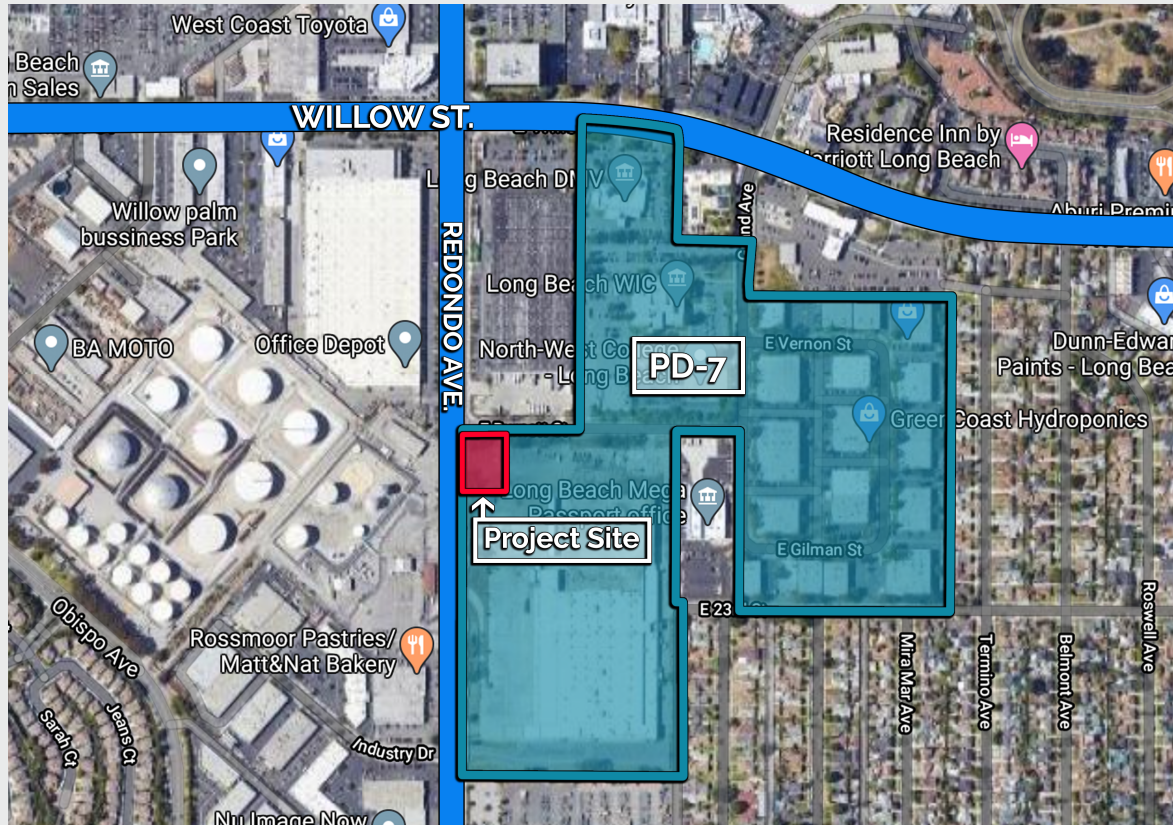
# Planning Commission

June 18, 2020

Relativity Space Outdoor Operations  
Conditional Use Permit  
Application No. 2003-25

# Relativity Outdoor Operations

## Location & Site Info



- **Location** – 3500 E. Burnett Street
- **Zoning** – Long Beach Business Center (PD-7, Subarea 4)
- **Site Area** – 238,125 square feet (5.46 acres)
- **Current Development** – Developed with a 113,000 s.f. light industrial building
- **Surrounding Land Uses**
  - **North** – Light Industrial
  - **South** – Light Industrial
  - **East** – Business Park
  - **West** - Shell Oil Treatment Facility

# Relativity Outdoor Operations

## Project Proposal – Rocket Manufacturing with Outdoor Operations

- Indoor Activities to Include:

- Manufacture of Rocket Tanks (mainly 3D printing)
- Cleaning of Smaller Rocket Components
- Machining of Smaller Rocket Components
- Assembly of Smaller Rocket Components
- Assembly & Testing of Electronic Components
- Research & Development

Interior space with initial occupancy



# Relativity Outdoor Operations

## Project Proposal – Rocket Manufacturing with Outdoor Operations

- Outdoor Activities to Include:
  - Structural Testing of Rocket Tanks
  - Pressure Testing of Rocket Tanks

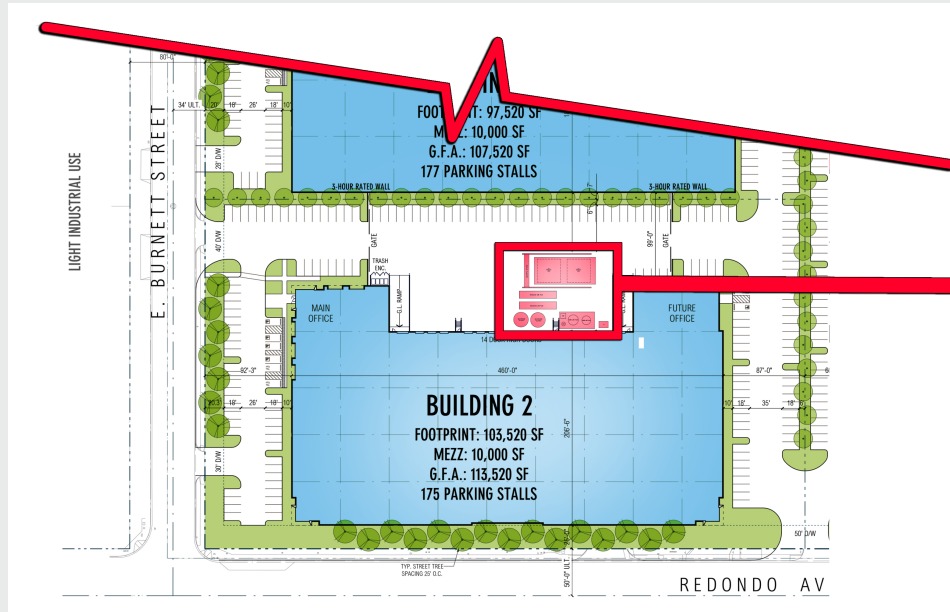
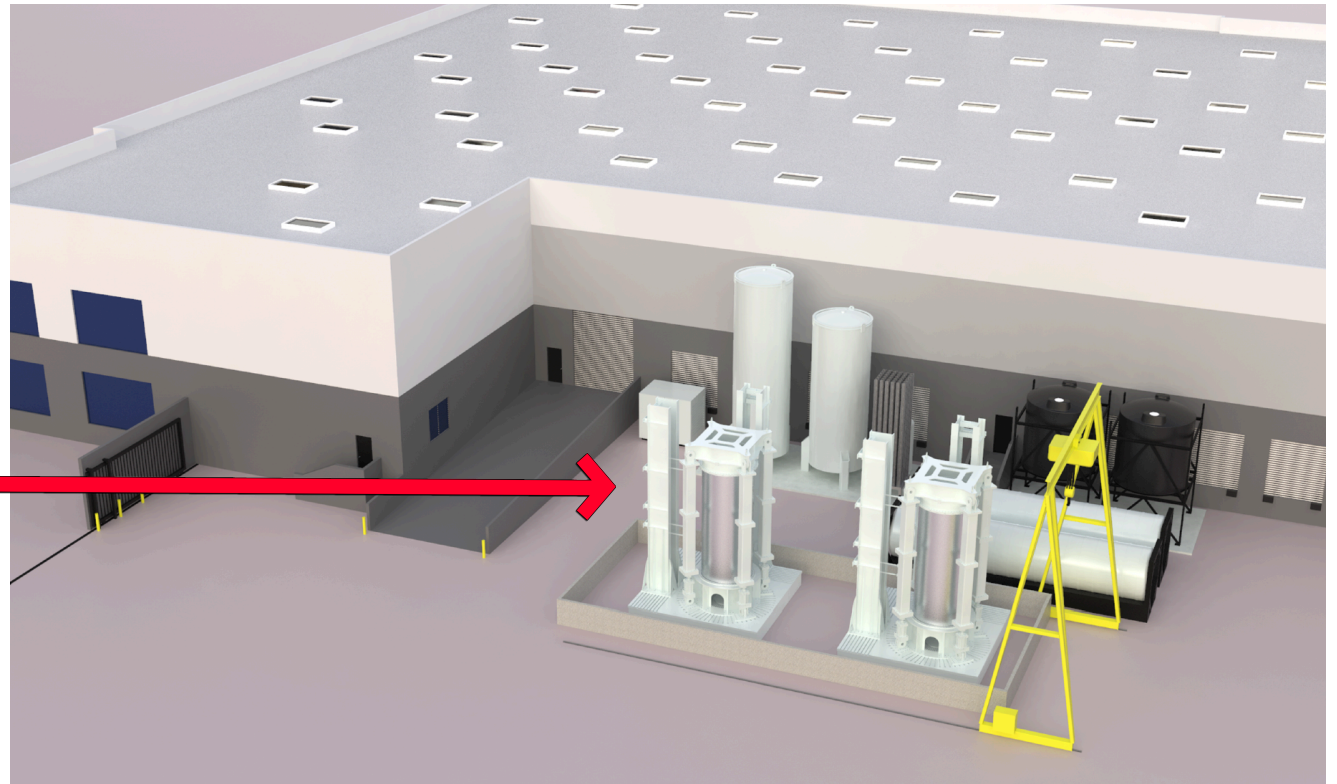


Image of Outdoor Equipment in Loading Area



# Relativity Outdoor Operations

## Conditional Use Permit Requirements

- **Per the PD-7 Ordinance:** PD-7 uses shall be consistent with the Light Industrial (IL) Zoning District
- **Section 21.33.080 of LBMC:** The IL Zoning District requires a Conditional Use Permit for manufacturing businesses with outdoor operations.
- **CUP Findings**
  - The use shall not be detrimental to the surrounding community
  - The use shall carry out the intent of the General Plan
  - The use shall comply with Special Development Standards of Chapter 21.52

# Relativity Outdoor Operations

## CUP Findings

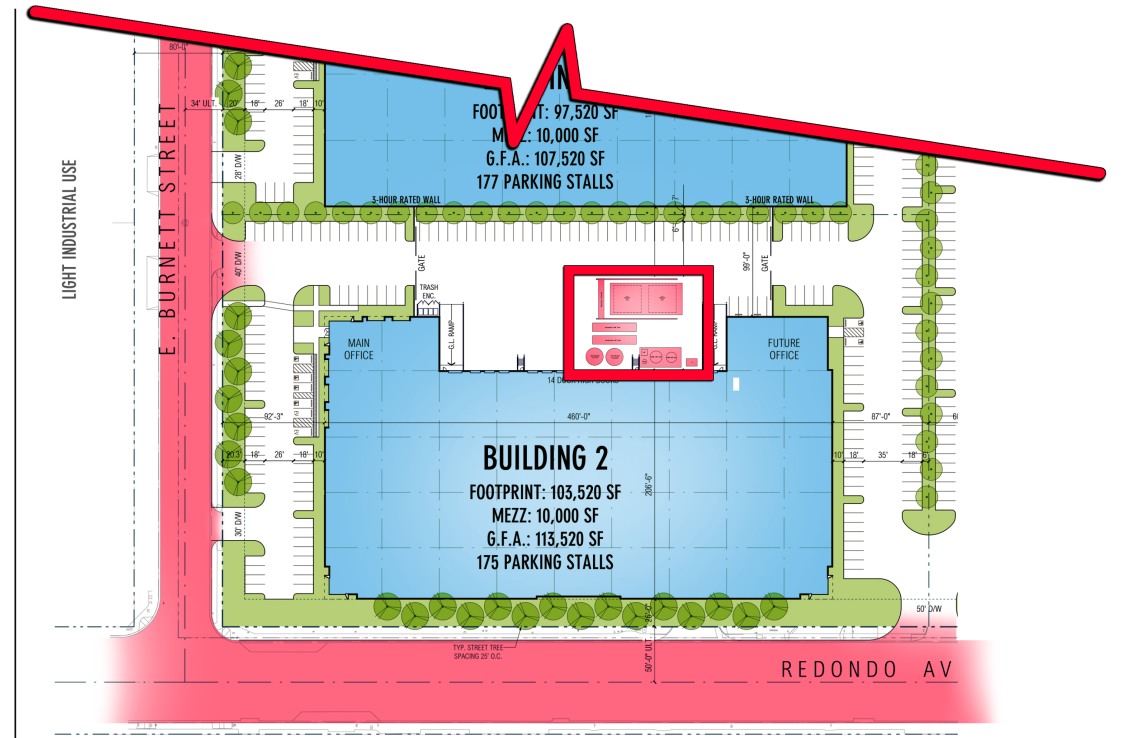
- **Effect on Surrounding Community**

- Location of outdoor activity tucked away from public right-of-way.
- Effectively buffered by site orientation and building placement

- **Special Development Standards for Industrial Uses**

- Compliance with Noise Ordinance
- Hours of Operation
- Proper Storage/Disposal of Hazardous Materials

### Outdoor Equipment in Relation to Buildings/Streets



# Relativity Outdoor Operations

## Special Development Standards

### • Noise

- Compliance with Chapter 8.80 required.
- Project site is within District 1 of the Noise District Map.
- Maximum noise levels allowed:
  - 7:00 a.m. – 10:00 p.m. – 50 decibels
  - 10:00 p.m. – 7:00 a.m. – 45 decibels

### • Acoustical Analysis Conducted

- Equipment found to exceed maximum noise levels.
- Sound attenuation measures recommended:
  - Screen enclosure with acoustical absorption.
  - Incorporation of mufflers for rocket tank vents.

### Noise Ordinance Standards for District 1

Daytime DB Level	Nighttime DB Level	Duration of Time to Exceed DB Level
50 decibels	45 decibels	30 minutes in any 1-hr period
55 decibels	50 decibels	15 minutes in any 1-hr period
60 decibels	55 decibels	5 minutes in any 1-hr period
65 decibels	60 decibels	1 minute in any 1-hr period
70 decibels	65 decibels	Not permitted for any duration

# Relativity Outdoor Operations

## Special Development Standards

- **Production of Hazardous Wastes**

- Outdoor activities will not result in the production of any hazardous waste.
- Limited amount of hazardous waste produced indoors as a result of rocket manufacturing.
- Hazardous waste to be properly contained and disposed with a licensed hazardous waste vendor.
- Conditions of Approval reinforce requirements.



# Relativity Outdoor Operations

## General Plan Consistency / Conclusion

- **Land Use Element PlaceType**

- Regional-Serving Facility (RSF) – Areas in the city that serve a unique role or population beyond local concerns.
- Preferred land uses include regional-serving businesses.
- Rocket manufacturing with outdoor operations serves a unique role on a regional level with the creation of high-quality jobs.

- **Conclusion/Recommendation**

- Outdoor operations crucial to the rocket manufacturing facility that is allowed by right in PD-7
- Recommend that Planning Commission approve the Conditional Use Permit for outdoor operations.