



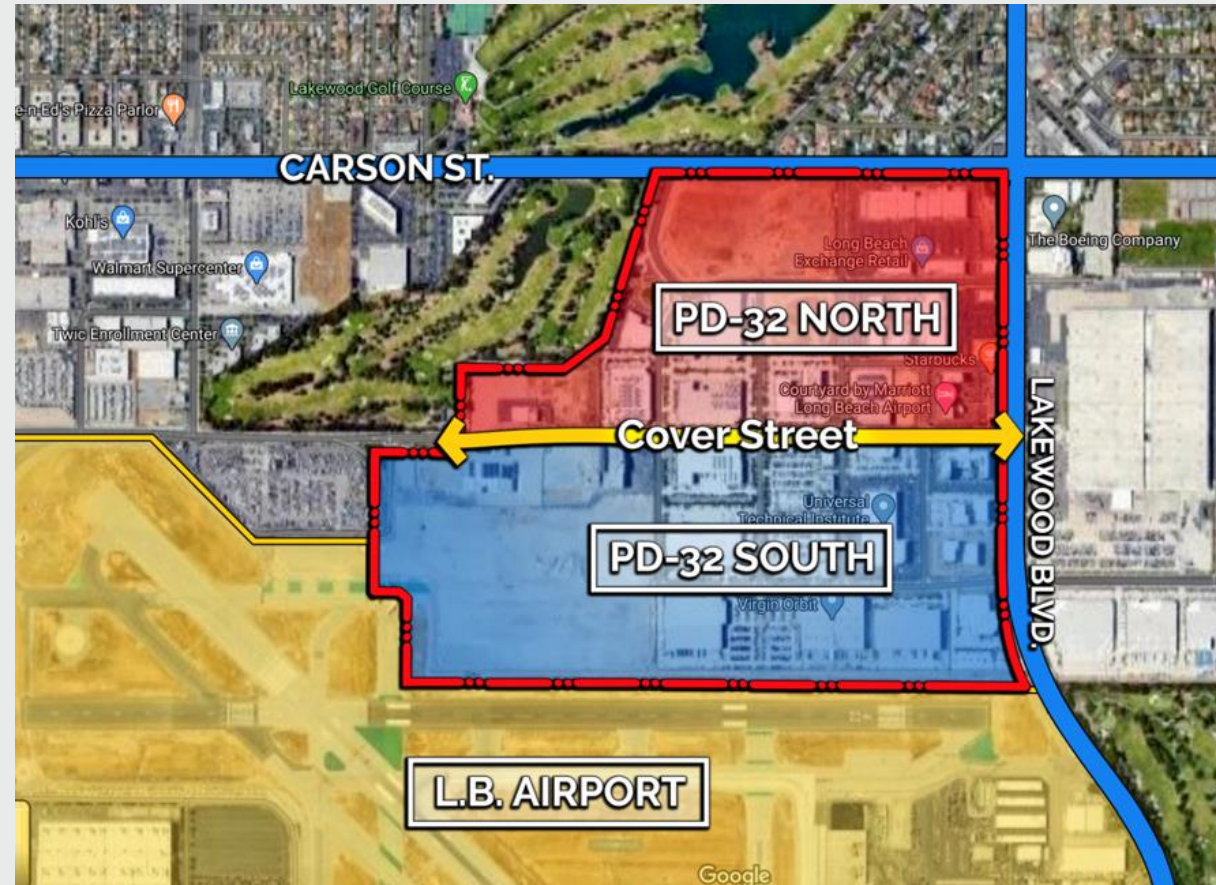
PD-32 Amendment (Douglas Park)

**City Council Public Hearing
Miscellaneous Zoning Text Amendments
September 15, 2020**

Douglas Park (PD-32) Code Amendment

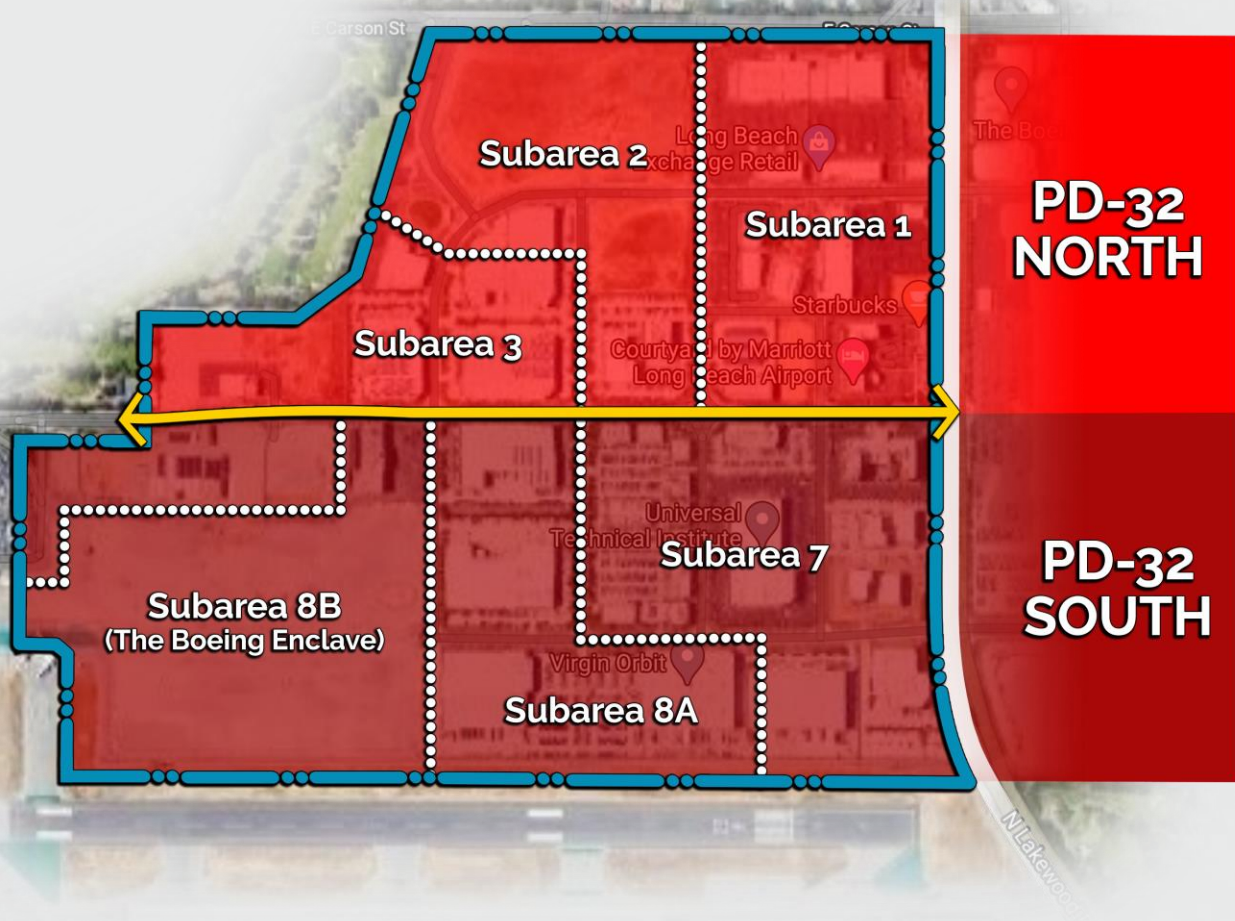
Douglas Park Background

- **December 2004** – City Council approved the establishment of the Douglas Park Planned Development District (PD-32):
 - PD-32 Development Standards
 - PD-32 Design Guidelines
 - PD-32 Development Agreement
- **October 2008** – City Council amended PD-32: PD-32 Development Standards
 - Douglas Park split into North and South segments
 - Plan for 1400 residential units abandoned for more office, light industrial and retail uses



Douglas Park (PD-32) Code Amendment

Background - Douglas Park Subareas

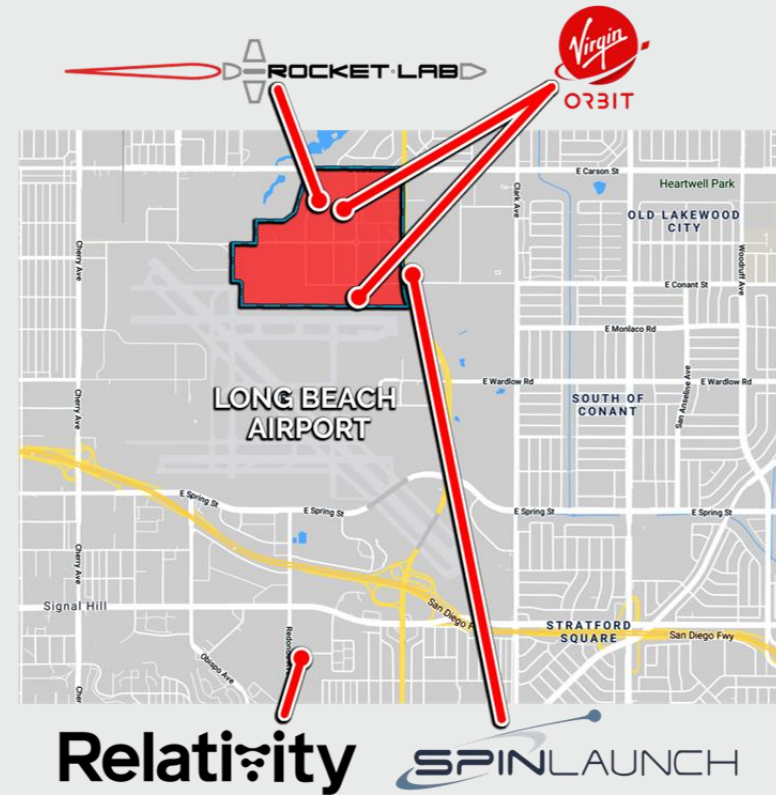


Subarea	General Use Classification
Subarea 1	Mixed-Use: Office; Hotel; "Main Street" Commercial & Retail; Community Open Space
Subarea 2	Office; Retail (expansion); Community Open Space
Subarea 3	Office; Research & Development; Light Industrial; Community Open Space
Subarea 7	Office & "Main Street" Commercial, Hotel, Light Industrial, Aviation-related Uses
Subarea 8A	Office, Commercial, Light Industrial, Aviation-Related Uses
Subarea 8B	Continued Aircraft Manufacturing Support, Light Industrial

Douglas Park (PD-32) Code Amendment

Proposed Changes

- City-Initiated Code Changes (May 12, 2020):
 - Changes to Title 21 of the LBMC & PD-32 North/South to alleviate restriction in aircraft manufacturing uses.
- Following the Trend:
 - Master Developer requests changes to accommodate a wider variety of industrial uses.
 - Requested changes are for uses that are less intense than aircraft manufacturing.
- Changes Include and Address:
 - Warehouse/Distribution/Fulfillment Centers
 - Manufacturing Uses
 - Aviation-Related / Courier-Delivery / Miscellaneous Uses
 - More Clarity Given to General Uses Permitted



Douglas Park (PD-32) Code Amendment

Manufacturing Uses

- Proposed changes aimed more at PD-32 North (Table 2).
- Meant to allow similar flexibility to the less restrictive Subarea 8A.
- Proposed Amendment targets manufacturing uses such as:
 - Furniture and fixtures
 - Paper and allied products
 - Lumber and wood products
 - Fabricated metal products
 - Tobacco products

PD-32 North



PD-32 South



Other Changes

- Aviation-related Uses
 - Currently prohibited in PD-32 North
 - Amended to require a CUP in Subarea 3
- Parcel Delivery Service Uses
 - Currently classified with 3rd-Party Logistics uses
 - Amended to be classified under “Courier Service Except by Air”, requiring a CUP in applicable Subareas
- Miscellaneous Uses
 - Allowing Wholesale of Alcohol in Subarea 3
 - Allowing Communications uses in Subarea 3
- Clarity of General Uses Permitted
 - Include an “Intent Paragraph” to acknowledge that certain uses may need additional interpretation
 - Mimics the introductory language in Section 21.33.010 of the Long Beach Municipal Code

Conclusion

- Recommendation – City Council adopt Ordinance approving Zoning Code Amendment ZCA20-011 pertaining to PD-32 North and South to:
 - Remove the floor area limitations imposed on warehouse and distribution space within facilities;
 - Create a definition for Fulfillment Center;
 - Modify Table 2 to expand allowable and discretionary uses including research and development uses and light industrial uses in Subareas 2 and 3;
 - Add a use intent paragraph establishing a process by which the Zoning Administrator may determine whether a use not specified is compatible with the intent and purpose of PD-32 and may be allowed



Thank you

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