



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

H-1

333 West Ocean Blvd., 4th Floor Long Beach, CA 90802 (562) 570-6428 Fax: (562) 570-6205

June 19, 2012

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing and adopt a Resolution amending the General Plan from Land Use District (LUD) 11 – Open Space and Parks to Land Use District (LUD) 7 – Mixed Use for a 25-acre parcel at 3860 North Lakewood Boulevard. (District 5)

DISCUSSION

The Boeing Company is requesting a General Plan Amendment for a 25-acre parcel of land located within the Douglas Aircraft Planned Development District (PD-19). This parcel, commonly known as Lot D, is located at the southeast intersection of Lakewood Boulevard and Conant Street (Exhibit A – Location Map). The site is now being used as a parking lot for nearby buildings. It currently has a land use designation of LUD 11 – Open Space and Parks. This designation was applied in 1989 due to the open nature of the land as a parking lot.

On December 13, 2011, the City Council adopted an amended Ordinance to allow the replacement of interim uses with permanent uses within the Douglas Aircraft Planned Development District (PD-19). These interim uses were based on a 10-year time period, and they included indoor storage, communication services, indoor manufacturing uses, outdoor storage, port-related uses and entertainment production uses, such as movie and television studios. The amendment also specified certain uses that would not be allowed in the future, including heavy manufacturing, trucking, and storage and warehouse uses.

On May 17, 2012, the Planning Commission considered an updated General Plan Amendment request to change the land use district of Lot D from LUD 11 to LUD 7. This request correlates with the PD-19 text amendment adopted in December of 2011, to provide consistency and clarity regarding both short-term and long-term goals within PD-19 (Exhibit B – Planning Commission Staff Report). After brief consideration, the Planning Commission unanimously voted to recommend approval of the request to the City Council.

The Boeing Company is requesting the amendment in order to have a single land use designation (Mixed Use) throughout PD-19 to accurately reflect and implement the goals of the PD-19 Ordinance. Furthermore, the amendment is anticipated to solidify the market for long-term economic interests with potential tenants, as it will enable development on Lot D.

The Planning Commission has determined that the proposed General Plan Amendment would allow consistency throughout PD-19 and allow the framework to establish long-term economically stimulating uses. Therefore, staff recommends that the City Council concur with the request to amend the General Plan to change Lot D from LUD 11 – Open Space and Parks to LUD 7 – Mixed Use.

This matter was reviewed by Assistant City Attorney Michael Mais on June 4, 2012 and by Budget Management Officer Victoria Bell on May 31, 2012.

TIMING CONSIDERATIONS

The Municipal Code requires City Council action within 60 days of positive action by the Planning Commission, which took place on May 17, 2012.

FISCAL IMPACT

There is no fiscal impact and no local job impact as a result of the recommended action.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:

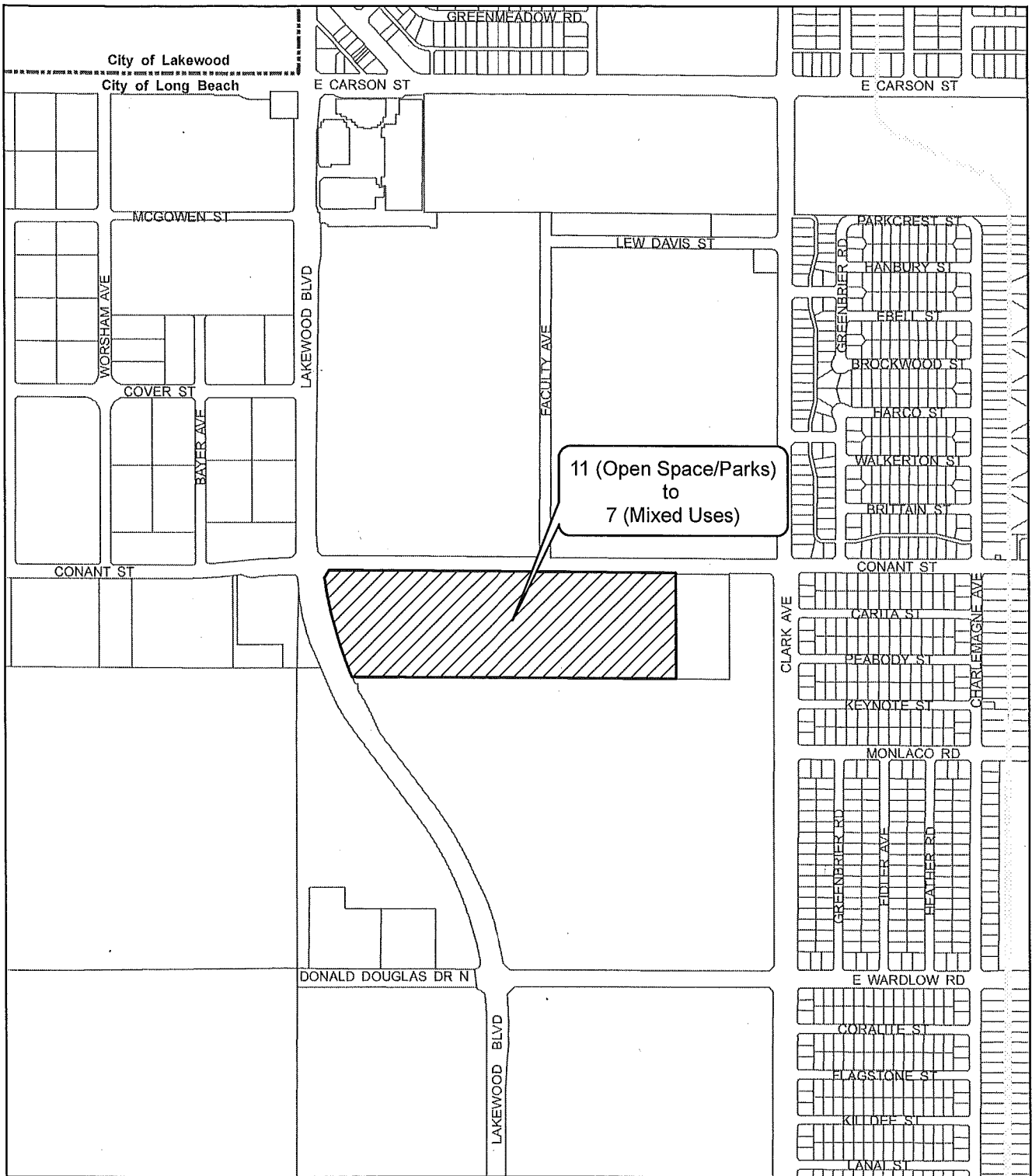


PATRICK H. WEST
CITY MANAGER

AJB:DB:PG:CJ

P:\Planning\City Council Items (Pending)\Council Letters\2012-06-19\CouncilLetter 1203-02 for 6-19-2012.doc

Attachments: EXHIBIT A- Location Map
EXHIBIT B- May 17, 2012 Planning Commission Staff Report
City Council General Plan Resolution



 Area to be modified from LUD # 11 to LUD # 7



PROPOSED
AMENDMENT TO A PORTION OF PART 17
OF THE LANDUSE DISTRICT MAP

LUE Amd 04-12



AGENT ITEM No. |

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th 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.

Respectfully submitted,

Gill Griffiths

for

DEREK BURNHAM
PLANNING ADMINISTRATOR

Amy J. Bodek

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

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH ADOPTING, AFTER PUBLIC
HEARING, AMENDMENTS TO THE LAND USE ELEMENT
OF THE GENERAL PLAN OF THE CITY OF LONG BEACH
RELATING TO THE DOUGLAS AIRCRAFT PLANNED
DEVELOPMENT DISTRICT (PD-19)

The City Council of the City of Long Beach resolves as follows:

Section 1. The City Council does hereby find, determine and declare:

A. The City Council of the City of Long Beach has adopted, pursuant to
Section 65302 of the California Government Code, a Land Use Element as part of the
City's General Plan.

B. The City Council desires to amend the Land Use Element of the
General Plan of the City of Long Beach as set forth in this resolution.

C. The Planning Commission held a public hearing on May 17, 2012, on
the proposed amendment to the Land Use Element of the General Plan of the City of
Long Beach.

D. At that hearing, the Planning Commission gave full consideration to
all pertinent facts, information, proposals and recommendations respecting all parts of the
proposed amendments to the Land Use Plan of the General Plan of the City of Long
Beach and considered the views expressed at the public hearing and afforded full
opportunity for public input and participation. After due deliberation, the Planning
Commission voted on May 17, 2012, to recommend to the City Council that the Land Use
Plan of the City's General Plan be amended as proposed.

E. That on _____, 2012, the City Council conducted a

1 duly noticed public hearing at which time it gave full consideration to all pertinent facts,
2 information, proposals and recommendations respecting all parts of the proposed
3 amendments to the Land Use Element of the General Plan and the views expressed at
4 the public hearing and afforded full opportunity for public input and participation.

5 F. Following receipt of all appropriate documentation, full hearings and
6 deliberation, the City Council did concur with the recommendations of the Planning
7 Commission and did approve the amendment to the Land Use Element of the General
8 Plan from Open Space & Parks (LUD 11) to Mixed Use (LUD 7) for the property within the
9 Douglas Aircraft Planned Development District (PD-19) area, as indicated on Exhibit "A",
10 which is attached hereto and incorporated herein by this reference.

11 Section 2. The City Council of the City of Long Beach hereby formally
12 approves and adopts the amendments to the map of the Land Use Element of the
13 General Plan of the City of Long Beach relating to those certain areas located in the
14 Douglas Aircraft Planned Development District (PD-19), as certified and recommended
15 by the Planning Commission and which are is depicted on Exhibit "A" which is attached
16 hereto and incorporated herein by this reference.

17 Section 3. This resolution shall take effect immediately upon its adoption
18 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

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I hereby certify that the foregoing resolution was adopted by the City Council of the
City of Long Beach at its meeting of _____, 2012, by the following vote:

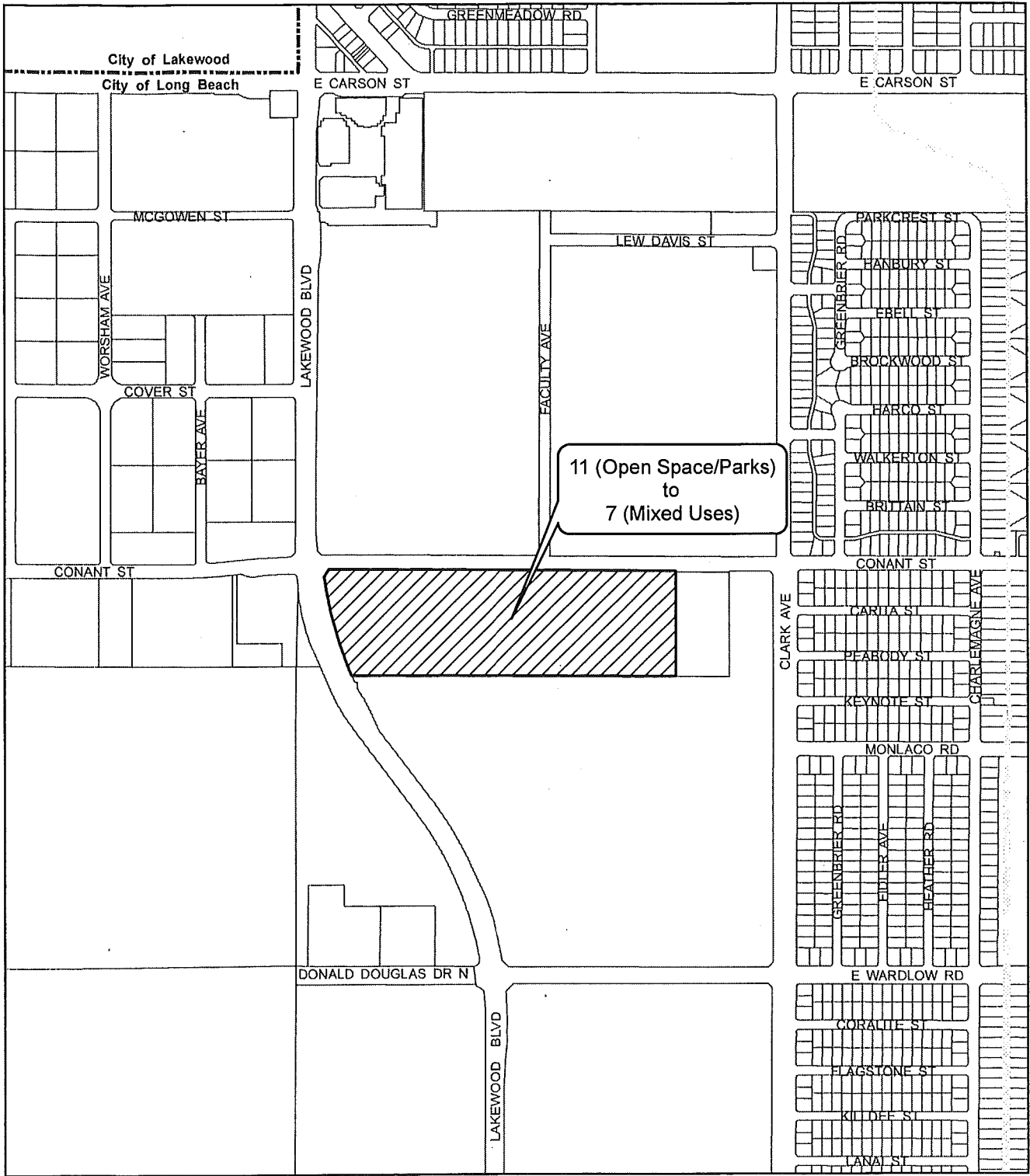
Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664



Area to be modified from LUD # 11 to LUD # 7



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