

## SITE PLAN REVIEW FINDINGS

3810 Stineman Court

Application No. 2109-21 (SPR21-056)

March 3, 2022

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, the Site Plan Review Committee or the Planning Commission shall not approve a Site Plan Review unless the following findings are made. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

- 1. THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATIBLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;**

Positive Finding: The proposed project consists of the construction of two new creative office buildings as follows: Building 1 – 26,472 square-feet; Building 2 – 31,528 square-feet. The project will also include an exterior courtyard situated between the two-story office buildings and 230 parking spaces. The project site is approximately 3.69 acres (160,621 square-feet) and is bounded by the Long Beach Airport to the south, within the westernmost portion of the Douglas Park Planned Development District (PD-32). Access to the site is taken from Cover Street, the central road that bisects PD-32 North and PD-32 South. (See plans and project description for Application No. 2109-21 for additional details).

The project is designed in a modern architectural style, with tilt-up concrete walls as the primary building material. With the widest facades of the buildings measuring approximately 200 feet and 154 feet, respectively, the building architecture incorporates forms and materials that effectively break up the large expanses of building facades and minimizes scale. This is accomplished with architectural features including canopies and roof extensions, glass roll-up doors to create synergy between indoor and outdoor spaces, window glazing to allow for proper fenestration, wing wall accents with cutouts, paint graphics where appropriate, incorporation of aluminum metal panels as an accent material, and various other means to break up large expanses of building facades.

The proposed office buildings are appropriately scaled in relation to surrounding uses and the size of the project site. The smaller-scaled office buildings complement the surrounding industrial and hotels buildings that are common throughout the remainder of Douglas Park. To the extent feasible, pedestrian connectivity is accomplished with the inclusion of an inviting pedestrian entrance into the site from Cover Street, leading to both buildings and the central exterior courtyard located between both buildings.

The project respects the surrounding neighborhood in terms of:

- Overall quality – the project will result in the development of a site that has been abandoned and vacant for several years due to soil remediation activity to clean up its contamination;
- Compatibility within Douglas Park: PD-32 is comprised of a mixture of different building sizes and uses, including hotels, retail and restaurants hubs, medical offices, existing commercial office condominiums, corporate headquarters, research and development facilities, and light industrial and manufacturing uses. The addition of two new creative office buildings adds the potential for a variety of businesses to locate in the existing business park, reinforcing the area as employment center and a growing hub for aerospace industries.

**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 General Plan's Land Use Element (LUE), 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 LUE 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 LUE is to accommodate strategic growth and change (Goal No. 3 of the LUE). Under this goal, the City encourages growth within strategic locations while preserving existing neighborhoods. The LUE identifies areas of change with a focus of achieving one of eight primary goals; the subject site is specifically identified as an area of change (per Map LU-20 of the LUE) in which the focus is to "Promote regional-serving uses". Under this land use concept, PD-32 is recognized as a significant business park and employment center 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 LUE is to "implement the major areas of change identified in this Land Use Plan (Map LU-20)." In particular, LUE 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 PacificCenter 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 proposed project will revitalize the vacant site with several upgrades including landscaping, high-quality architecture, new paving, off-site roadway improvements and a use 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 project offers smaller-scaled creative office buildings 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 high-quality architectural style and appropriate scaling of the proposed buildings promotes consistency with Policy UD 15-2 and Policy UD 14-3.

**3. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE DESIGN IS POSSIBLE;**

Positive Finding: The project site currently doesn’t have any mature trees. The proposed project will result in the planting of 121 new trees throughout the site. Furthermore, as a part of PD-32’s master street tree plan, compliance with all street tree regulations have been met throughout Douglas Park, including the areas adjacent to the project site. Conditions of Approval are in place to ensure

continued compliance with any applicable regulations of the Department of Public Works Street Tree Division. These regulations include the requirement for parkway trees to provide and maintain shade cover at a minimum of 50 percent of the total area of public right-of-way after 5 years.

**4. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND**

Positive Finding: Since the project site is within PD-32, most required public right-of-way improvements have already been completed, including the construction of roadways and sidewalks, implementation of bike paths, and the planting of required street trees. Per the requirements of the PD-32 Development Agreement, Stineman Court will require full buildout in accordance with the plans submitted and filed under this project. A condition of approval is in place to ensure compliance with the Stineman Court cul-de-sac, prior to the issuance of a Certificate of Occupancy.

**5. THE PROJECT CONFORMS WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT), WHICH REQUIREMENTS ARE SUMMARIZED IN TABLE 25-1 AS FOLLOWS:**

Table 25-1  
 Transportation Demand Management Ordinance Requirements

TDM Requirements	New Nonresidential Development		
	25,000+ Square Feet	50,000+ Square Feet	100,000+ Square Feet
Transportation Information Area	◆	◆	◆
Preferential carpool/vanpool parking		◆	◆
Parking designed to admit vanpools		◆	◆
Bicycle parking		◆	◆
Carpool/vanpool loading zones			◆
Efficient pedestrian access			◆
Bus stop improvements			◆

Safe bike access from street to bike parking			◆
Transit review	For all residential and nonresidential projects subject to EIR		

Positive Finding: The proposed development contains approximately 51,000 square feet. Therefore, the project is subject to the requirements of the Transportation Demand Ordinance and will include a transportation information display area, preferential carpool/vanpool parking, parking designed to admit vanpools, and bicycle parking, as required. Furthermore, the project includes efficient pedestrian access in the form of an entry stairway and ramp leading from Cover Street onto a pedestrian walkway that provides access to the two office buildings, the outdoor courtyard between the buildings, and all parking spaces. All applicable TDM regulations will apply to the project and will be implemented as conditions of approval.

**6. THE APPROVAL IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400.**

Positive Finding: Per Section 21.45.400, for a new nonresidential building of 50,000 sq. ft. or more, the project will be required to meet the intent of LEED at the Certified level. This can be achieved either through registering the project with the US Green Building Council and obtaining LEED certification, or by providing a third-party certification that the project meets the requirements of the LEED Certified level. As the requirements of Section 21.45.400 are now implemented in Chapter 18.47 (Green Building Standards Code) of Title 18 (Long Beach Building Standards Code) of the LBMC, this will be a requirement for issuance of building permits for the project and will be enforced by the Building & Safety Bureau of the Department of Development Services. Furthermore, proof of LEED certification shall be required prior to the issuance of a Certificate of Occupancy.

**7. THE PROJECT IS IN COMPLIANCE WITH THE HOUSING REPLACEMENT REQUIREMENTS OF SECTION 21.11.050 OF CHAPTER 21.11 (NO NET LOSS) OR SECTION 21.68.040.E OF THIS TITLE, AS APPLICABLE, AND WILL RESULT IN THE SAME OR GREATER NUMBER OF DWELLING UNITS; AND IN THE CASE OF EXISTING AFFORDABLE DWELLING UNITS, THAT THE DWELLING UNITS WILL BE REPLACED AT THE SAME OR DEEPER AFFORDABILITY LEVELS, AND THAT APPLICABLE TENANT PROTECTIONS OF THE LONG BEACH MUNICIPAL CODE WILL BE MET.**

The proposed project consists of the construction of two new office buildings on an existing vacant lot within a planned commercial/industrial business park. The project will not result in the loss of any housing.