

March 3, 2022

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach California

RECOMMENDATION:

Determine that the project is within the scope of the project analyzed as part of the previously certified Douglas Park Environmental Impact Report, (then called PacifiCenter @ Long Beach) (State Clearinghouse No. 2001051048) and the Addendum to the Douglas Park Environmental Impact Report and warrants no further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162; and,

Approve Site Plan Review SPR21-056 to construct two new two-story creative office buildings of 26,472 square-feet (Building 1) and 31,528 square-feet (Building 2); and,

Approve a Tentative Tract Map TTM21-007 to allow to the subdivision of up to 14 commercial condominium suites for individual ownership at 3810 Stineman Court in the Douglas Park North Planned Development District (PD-32 North) (District 5)

APPLICANT: Richard Lewis for Urbana Development
425 E. 4th Street, Unit C
Long Beach, CA 90802
(Application No. 2109-21)

DISCUSSION

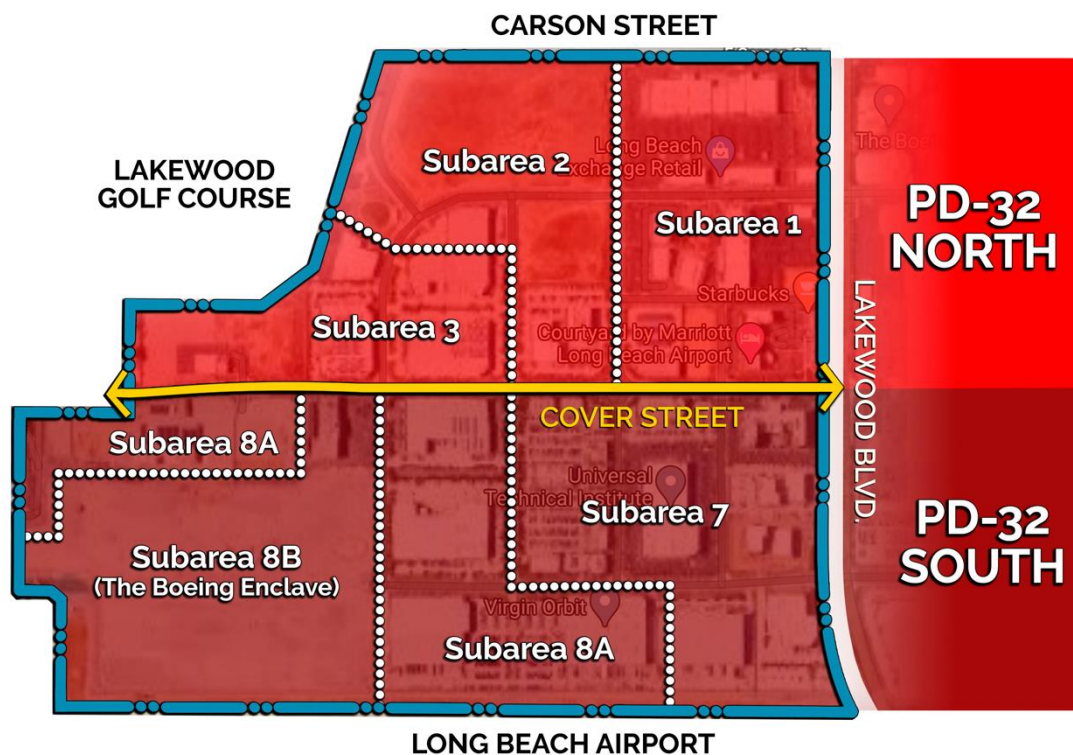
Background

The site is located at 3810 Stineman Court, within the Douglas Park North Planned Development District (PD-32 North) (Attachment A - Vicinity Map). PD-32 is bounded on the north by Carson Street, on the south by the Long Beach Municipal Airport, on the east by Lakewood Boulevard, and on the west by the Lakewood Country Club Golf Course. Within Long Beach, it comprises 238 acres (261 acres including Douglas Park Lakewood) of a former McDonnell-Douglas aircraft manufacturing facility that was approved for a phased mixed-use, master planned development that would consist of up to 3.3 million square feet of commercial/retail and industrial floor area, including office, research and development, light industrial, manufacturing and aviation-related



uses, in addition to hotel uses. The proposed project is located within Subarea 3 of PD-32 North. Figure 1 is a map of PD-32 delineated by its Subareas.

Figure 1 – PD-32 Subarea Map

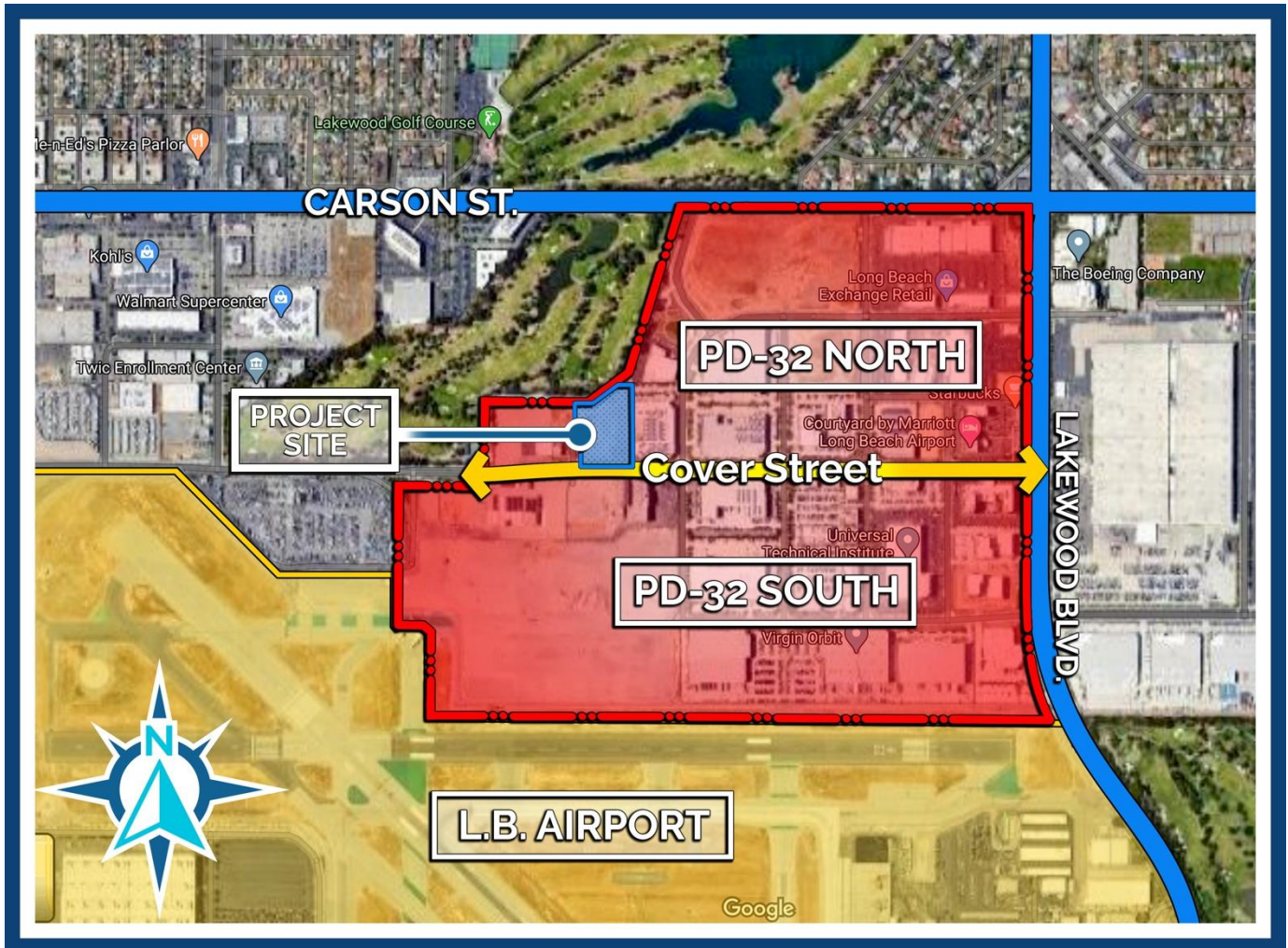


The project site is located along the north side of Cover Street, between McGowen Avenue and Stineman Court, which is a cul-de-sac. It is currently vacant and has a lot size of approximately 160,621 square-feet (3.69 acres). It has a General Plan PlaceType designation of Regional-Serving Facilities (RSF). Surrounding zoning and land uses are identified in Table 1 and Figure 2 shows the location of the project site, in relation to all of PD-32.

Table 1 – Adjacent Zoning and Land Uses

DIRECTION	ZONING	RIGHT-OF-WAY BOUNDARY	LAND USES
North	N/A	Carson Street	City of Lakewood Single-Family Residential
South	PD-32 South	Cover Street	Vacant Land
East	PD-32 North	N/A	Light Industrial
West	N/A	N/A	Lakewood Golf Course

Figure 2 – Project Site and PD-32 Map

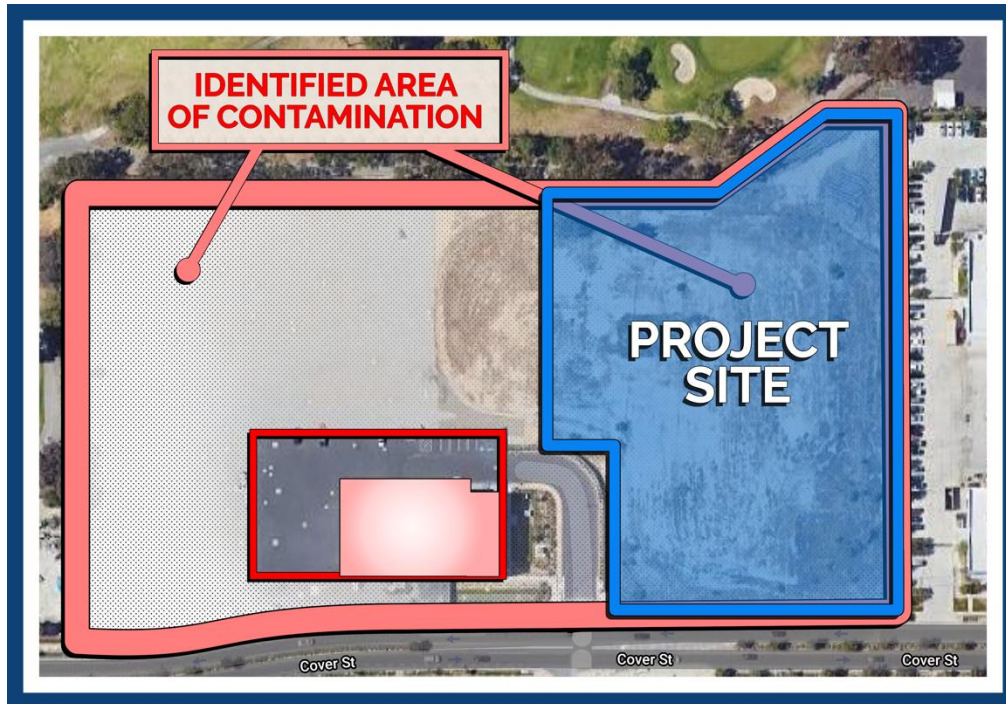


Subarea 3 of PD-32 North is intended primarily for office, research and development, and light industrial uses. The PD-32 North Development Standards directs professional office uses to the areas between McGowen Street and Schaufele Avenue. This restriction relates in part to the previous industrial and aircraft manufacturing activities that contaminated the subject site and the desire to maintain a mix of uses within PD-32. The project site is a portion of a larger piece of land that has recently gone through extensive soil remediation due to contamination from previous industrial and aircraft manufacturing activities. Figure 3 shows the project site in context of the larger area of identified contamination, including the location of an existing soil remediation/vapor extraction building (non-habitable).

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 dating back to 2006, confirming that sufficient soil remediation has been achieved at the project site (Attachment B - No Further Action Letter). In light of the property having been sufficiently remediated, the site may now be developed, and

professional office uses may be permitted within this area. Given the resurgence of aerospace industries and in particular satellite companies in the greater Douglas Park area, professional office uses would be appropriate at this site

Figure 3– Project Site and Identified Area of Contamination Area



Project Proposal and Entitlements

The Applicant, Urbana Development, is proposing to construct two new creative office buildings as follows:

- Building 1 – 26,472 square-feet, two stories
- Building 2 – 31,528 square-feet, two stories

Building 1 will have up to eight individual tenant spaces (four on the 1st floor and four on the 2nd floor) and Building 2 will have up to six individual tenant spaces (three on the 1st floor and three on the 2nd floor). The project will also include an exterior courtyard in the middle of the two buildings and incorporate 230 total parking stalls (Attachment C – Plans). The Planning entitlements required for the proposed project include a Site Plan Review (SPR), Master Sign Program (MSP), and Tentative Tract Map (TTM). In accordance with Long Beach Municipal (LBMC) Code Section 21.44.035.C.4, the SPR Committee is the decision maker on the MSP, which is being considered under a separate application and is pending review.

Site Plan Review

Pursuant to Section 21.25.502 of the LBMC, new commercial buildings exceeding 50,000 square-feet require a SPR with approval by the Planning Commission. On October 27, 2021, the SPR

Committee reviewed and recommended that the project move forward to the Planning Commission for consideration, having found that positive SPR findings could be made for the project on the basis that the proposed design is considered harmonious and consistent within itself and its surrounding area (Attachment D – SPR Findings). Development within PD-32 must be consistent with the Douglas Park Design Guidelines. The Douglas Park Planned Development District contains development standards regulating façade articulation, outdoor space, pedestrian connectivity (to the extent feasible), adequate accent color and material, appropriate scale and massing, and vehicular circulation, and the project has been found to be consistent with applicable requirements. As encouraged within the PD-32 Design Guidelines, each building incorporates architectural design features such as aluminum metal panels, canopies and roof extensions, wing wall accents with cutouts, decorative paint graphics to highlight the project's brand, glass roll-up doors to connect interior and exterior spaces and various other means to break up large building facades, including a varied color palette to help add visual interest throughout the site.

These elements all work together to enhance the aesthetics of the proposed structures. Pedestrian connectivity among the project buildings and features will be accomplished through the incorporation of a “central” courtyard located between Buildings 1 and 2 and an inviting entry way along Cover Street (a major vehicular thoroughfare serving the Douglas Park area) leading to both buildings (as shown in Figure 4). The proposed project is not only compatible and consistent between each building, but it introduces the same high-quality architecture and exterior design characteristic of Douglas Park as a whole.

Figure 4 – Pedestrian Entrance Along Cover Street



One of the citywide goals identified in the Land Use Element (LUE) of the General Plan is to accommodate strategic growth and change (Goal No. 3 of the Land Use Element). Under this goal, the City aims to encourage this 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, 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 as a whole has been abandoned for several years due to remediation efforts resulting from previous manufacturing and industrial activities. While Douglas Park as a whole has seen accelerated, 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. 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 also 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 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 scale of the proposed buildings promote consistency with Policy UD 15-2 and Policy UD 14-3.

Tentative Tract Map

The applicant is proposing to establish ownership rights with individual commercial condominiums, which requires approval of a TTM. The proposed TTM would establish up to fourteen individual commercial condominiums as follows: Building 1 – up to eight commercial condominiums; Building 2 – up to six commercial condominiums (Attachment E – TTM 83662). Furthermore, the proposed TTM would consolidate the two parcels that comprise the subject site into a single lot for development. Tentative Maps can be approved by the Planning Commission when positive findings can be made, with respect to General Plan and Specific Plan compliance (Attachment F – TTM Findings).

The 2019 General Plan's Land Use Element designates the project site as the Regional-Serving Facility (RSF) PlaceType. The RSF PlaceType has been applied to sites and areas in the City that serve a unique role, or population reaching beyond local concerns. The preferred land uses in these areas 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 proposed project is envisioned as creative office spaces focused on collaboration and open spaces that offers unique leasing and ownership opportunities that reinforce Douglas Park's function as an employment center as well as a shopping and dining destination locally and regionally. Such a development has the potential to sustain a number of high-quality jobs and businesses that contribute to the economic growth and vitality of the City and the region. The Land Use Element recognizes the PD-32 District as one of the many areas within the RSF PlaceType (and surrounding the Long Beach Airport) that has its own approved master plan, offering a variety of allowable commercial and industrial uses that serve the regional community.

Other findings related to Tentative Map approval include the requirement that the site is physically suitable for the type and proposed density of development. The project site is approximately 3.69 acres and is located between a soil remediation building and a two-story industrial building of 87,112 square-feet. The project will have a Floor Area Ratio of 0.36 and include an outdoor courtyard located between both buildings. The proposed development is appropriate given the site's location within the existing industrial park.

PUBLIC HEARING NOTICE

A total of 8 Public Hearing Notices were distributed on February 17, 2022 in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. At the time of writing this report, no public comment was received.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, projects within PD-32 have been previously analyzed as part of the previously-certified PacificCenter Program Environmental Impact Report (PEIR) Addendum (State Clearinghouse No. 2001051048). Under the existing PEIR Addendum, the maximum allowable build-out of Douglas Park is 4 million square-feet. The proposed project falls within the total square feet and anticipated levels of development and thus no additional environmental review is required. With the addition of the proposed project (58,000 square-feet), total buildout in Douglas Park would be approximately 2.58 million square-feet. All mitigation measures under the PEIR would be incorporated as conditions of approval as applicable.

Conclusion

The project site has been vacant for several years due to site remediation efforts concerning contaminated land, which has since been remediated. The proposed project offers the opportunity to put a long-standing vacant site to productive use by developing it with commercial/office condominiums that will provide office space for businesses, bring high-paying jobs to the City and

Page 8 of 8

Respectfully submitted,

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CURRENT PLANNING OFFICER

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DEPUTY DIRECTOR OF DEVELOPMENT
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Attachments: Attachment A – Vicinity Map
Attachment B – No Further Action Letter
Attachment C – Plans
Attachment D – SPR Findings
Attachment E – TTM 83662
Attachment F – TTM Findings
Attachment G – Conditions of Approval