

1 **DOUGLAS AIRCRAFT PLANNED DEVELOPMENT DISTRICT**
2 **PLANNED DEVELOPMENT PLAN (PD-19)**

3
4 The intent of this Planned Development Plan is to establish guidelines for
5 the use and development of the Douglas Aircraft facility and for the protection of the Long
6 Beach Environment.

7 This Planned Development Plan shall consist of the Land Use Plan as
8 designated by the Use District Maps, Use and Development Standards set forth herein
9 and by reference made a part hereof. All development proposals shall be reviewed by the
10 Development Services Department Site Plan Review Committee or by the Planning
11 Commission for Site Plan Review to assure consistency with this Planned Development
12 Plan and to assure high quality design and site planning. No deviation from these
13 development standards shall be permitted unless it is found to be consistent with the
14 intent of this plan.

15 **DEVELOPMENT REVIEW PROCEDURES**

16 A. The property owner shall submit a Master Site Plan for Planning
17 Commission approval prior to approval of the first phase or, for projects where the first
18 phase of a new development has already begun, prior to the approval of the building
19 permits for the next building. Such Master Site Plan shall identify the location of each
20 building to be built on the site, the area of the building and the use of each building. The
21 Master Site Plan shall also indicate the overall design character of the site, including
22 unifying architectural and landscape design themes.

23 B. Each development increment shall be reviewed for Site Plan Review
24 by the Site Plan Review Committee. No building permit shall be issued for any building
25 on the site until a Site Plan Review has been approved, or conditionally approved, and all
26 conditions satisfied. Site Plan Review shall review each building project for consistency
27 with the PD requirements and the Master Site Plan, functionality of building layout,
28 consistency with detailed zoning standards and architectural and landscape architectural

1 quality.

2 C. In addition to the required plot plan, floor plan, elevations and
3 landscape plan, the application for Site Plan Review shall contain an estimate of the
4 peak-hour trips to be generated by the proportion of the full development requested with
5 the application and identification of the Transportation Demand Management (TDM)
6 measures to be taken to reduce the peak-hour trips.

7 D. In the submission of individual buildings for Site Plan Review, it is
8 recognized that the building sizes may be changed, building locations redistributed or the
9 mix of uses adjusted to meet changing user demands. However, the architectural
10 landscaping and overall design character of the site shall be in substantial conformance
11 to the original Master Site Plan and the intensity of development as measured in trips
12 shall not be changed except by the procedure described later in this PD. Substantial
13 conformance shall be determined by Site Plan Review.

14 GENERAL USE STANDARDS

15 1. Uses.

16 a. The use of the Douglas Aircraft Planned Development District
17 shall include those uses listed below. Further, new development of the site shall be
18 limited to such intensity of development as is equal to no more than 5503 vehicle trips to
19 and from the site in the peak hour between 4:00 p.m. and 6:00 p.m. and implementation
20 of a Transportation Demand Management Plan that has the goal of reducing exiting work
21 trips in the evening peak hour by twenty percent.

22 Purpose: To establish allowable uses in accordance with the following
23 principles:

24 Property owners should receive a fair economic return on their properties
25 during the continual use period.

26 Allowable uses should not have significant impacts on adjacent residential
27 neighborhoods or on adjoining uses.

28 Uses should not have significant visual impacts.

1 Allowable uses should not have significant security and safety impacts and
2 should not encourage criminal activity, nor create areas of potentially significant criminal
3 activity.

4 Landscaping: The applicant/property owner shall maintain vines or other
5 landscaping for screening purposes along the south property line of the subject site
6 adjacent to Conant Street to the satisfaction of the Director of Development Services.

7 New Construction: Allowable uses are as set forth below and are limited to
8 the reuse of the existing buildings, aircraft hangars and modular buildings except for
9 equipment buildings necessary for operation of the allowable uses as approved by the
10 Director of Development Services. No demolition of existing permanent aircraft hanger
11 buildings will be allowed prior to appropriate environmental review and clearance.
12 Demolition and replacement of modular buildings and auxiliary buildings with the same
13 square footage and permitted uses will be allowed. The potentially historic resource, the
14 "Fly DC Jets" sign, shall be retained in place, protected and maintained as is. Except as
15 provided above, no new construction rights have been granted or approved under this
16 ordinance unless undertaken pursuant to the development review procedures set forth
17 herein.

18 Procedures: Uses are permitted in accordance with the following list which
19 indicates uses permitted (Y), not permitted (N), permitted as an Administrative Use
20 Permit (AP), permitted as a Conditional Use Permit (CUP), subject to all development
21 review and other procedures and conditions set forth for such uses in this ordinance.

22 For uses requiring a CUP or an AUP, approval must be obtained in
23 accordance with the CUP/AUP procedure of the Zoning Regulations as set forth in
24 Section 21.25 of the Long Beach Municipal Code.

25 A. Uses consistent with the General Industrial (IG) zoning district –
26 Y/CUP (i.e. if a use requires a CUP/AUP under the IG zone, then it would require a
27 CUP/AUP), with the following exceptions, which shall not be allowed:

28 Manufacturing Uses:

- 1 1. 261 – Pulp Mills
- 2 2. 262 – Paper Mills
- 3 3. 263 – Paperboard Mills
- 4 4. 281 – Industrial Inorganic Chemicals
- 5 5. 285 – Paints, Varnishes, Lacquers, Enamels, and Allied
- 6 Products
- 7 6. 286 – Industrial Organic Chemicals
- 8 7. 287 - Agricultural Chemicals
- 9 8. 289 – Miscellaneous Chemical Products
- 10 9. 291 – Petroleum Refining
- 11 10. 295 – Asphalt Paving and Roofing Materials
- 12 11. 299 – Miscellaneous Products of Petroleum and Coal (SIC
- 13 Codes 2992 & 2999)
- 14 12. 492 – Gas Production and Distribution
- 15 13. Major Groups 40-47, 49 – Transportation, Electric, Gas, and
- 16 Sanitary Services.
- 17 14. Trucking.
- 18 15. General Warehouse and Storage.
- 19 B. Communications services (i.e. SIC Codes 4812, 4813, 4822, 4841) –
- 20 Y. Communications services such as Radio and Television broadcasting stations (Group
- 21 483) and Freestanding cellular and personal communication services shall require a
- 22 CUP.
- 23 C. Indoor recreation uses – CUP.
- 24 D. Entertainment production uses (e.g., movie studio, including
- 25 production, distribution, education and other related movie and entertainment uses), with
- 26 accessory food, cafeteria and retail uses (such accessory uses not exceeding 20,000
- 27 square feet in the aggregate) – Y.
- 28 b. The type and intensity of development indicated above is

1 determined by a specified number of trips per hour in the period of 4:00 p.m. to 6:00 p.m.
2 This number is calculated by multiplying the area in each use by the traffic generation
3 rates as established in the most current edition of the Trip Generation Manual of the
4 Institute of Traffic Engineering. The number of trips generated by this calculation shall be
5 reduced by the Traffic Demand Management Plan's trip reduction. The resulting figure is
6 then compared to the permitted peak-hour trips.

7 c. Other combinations or amounts of the uses permitted in this
8 PD, which generate an equal or lesser number of trips per hour in the peak hours, may
9 be substituted for this use allocation, provided that a revised Master Site Plan is
10 approved by the Planning Commission. In calculating the number of trips utilized, all new
11 development within this PD after January 1, 1986, shall be included.

12 d. Changes in the number of trips allocated may be
13 accomplished in the following ways:

14 (1) Increased development intensity through transfer of
15 trips.

16 Trips may be transferred between the Airport Area Planned Development
17 District PD-19: Douglas Aircraft; PD-23: Douglas Center; PD-12: Long Beach Airport
18 Terminal Area; PD-13: Atlantic Aviation; PD-18: Kilroy Airport Center; PD-9: Airport
19 Business Park; PD-15: Long Beach Business Park; PD-27: Willow Street Center; and
20 PD-28: Pacific Theaters) provided that:

21 (a) Not more than twenty percent (20%) of the originally
22 authorized trips are added to the receiving PD;

23 (b) The Director of Public Works finds that the transfer will
24 have no significant detrimental effect upon traffic operations in the Airport Area;

25 (c) The transfer is implemented by approval by the
26 Planning Commission of an amendment to both Master Site Plans to reallocate and
27 document the revised number of trips;

28 (d) Notice of the Planning Commission hearing for the

1 amendment to the Master Site Plans is sent to all owners and lessees, with an interest
2 recorded on the Tax Assessor's rolls, in the Airport Area Planned Developments.

3 2. Road Improvements.

4 a. Based upon detailed traffic studies and analyses of existing
5 and projected future growth in the Long Beach Airport Area, the City has determined that
6 existing development as of 1986 was adequately served by the existing road system in
7 the area generally at level of service "D" or better. The City has further determined that
8 development since 1986 and projected to full build-out of the area will not generate traffic
9 which cannot be accommodated on the existing road system while maintaining level of
10 service "D".

11 b. A periodic re-evaluation of the Airport Area Planned
12 Development District for the traffic situation may be deemed necessary by the Director of
13 Public Works to ensure that the roadway system is accommodating the trips generated
14 by the PD-19.

15 c. As the number of trips utilized in the analysis assumes a
16 twenty percent (20%) reduction in the standard number of trips per square foot of use,
17 that if found through evaluation that the roadway system is not accommodating the traffic
18 demand, the Director of Public Works could require the development to participate in the
19 Long Beach Airport Area Traffic Reduction Association or similar Transportation Demand
20 Management (TDM) program or organization, which is designated to reduce exiting work
21 vehicular traffic generation during the evening peak hour by at least twenty percent
22 (20%). The TDM program must contain provisions that mandate the implementation of
23 the TDM program by all subsequent owners and tenants of the improvements.

24 d. The program must include specific measures, which in the
25 judgment of the Director of Public Works, are likely to meet the twenty percent reduction
26 goal, and a monitoring program with an annual report on the success of the program
27 which will be filed with the City by the developer or any successor-in-interest. This
28 monitoring program shall include the submittal of total employment figures and first shift

1 employment figures for Douglas Aircraft on a quarterly basis; it shall also include an
2 annual report on exiting vehicle trips during the peak-hour period.

3 e. As a further consideration of Site Plan Review approval, for
4 each building, prior to issuance of a building permit, each development shall be required
5 to provide for all on- and off-site improvements necessary to access and serve that
6 development, including repairing or replacing damaged, deteriorated or missing curbs,
7 gutters, sidewalks, street trees, street lights and roadways, and providing all other
8 improvements necessary as required through Site Plan Review, to provide access to the
9 site.

10 **GENERAL DEVELOPMENT STANDARDS**

11 1. Building Height.

12 No height limits shall apply except those mandated by the Federal Aviation
13 Administration. Buildings shall be limited to a height that is necessary to meet production
14 demands. Where production demands dictate the construction of tall buildings adjacent to
15 public rights-of-way, such buildings shall be designed not to be visually imposing on
16 adjacent properties. The design shall be controlled through the use of building materials,
17 facade treatments, finish, and landscaping.

18 2. Building Setbacks and Other Standards Not Specified By This
19 Planned Development Ordinance.

20 The minimum setbacks shall be as specified by the IG (General Industrial)
21 zoning districts of the Long Beach Zoning Regulations.

22 3. Accessory and Temporary Structures.

23 No portable buildings, trailers, or other similar structures shall be permitted
24 without prior written approval of the Department of Development Services. Temporary
25 structures as construction trailers and temporary offices may be approved by the Director
26 of Development Services during construction only.

27 4. Signs.

28 No off-premises signs shall be constructed, installed or maintained. Any

1 signs, banners or like displays which may be placed in or upon any building or structure
2 so that they are visible from the outside, except those approved by the Department of
3 Development Services according to the Zoning Regulations, shall be permitted.

4 5. Landscaping.

5 The landscape plan shall emphasize the use of trees and berms in the
6 setback area where new development is adjacent to a minor, secondary, or major
7 highway. Where tall buildings front such rights-of-way, care shall be taken in choosing
8 tree species to mitigate impacts on adjacent properties.

9 6. Screening.

10 Areas used for parking, storage, trash or loading shall be screened,
11 modulated or interrupted from view from the streets or adjacent properties to the
12 satisfaction of the Director of Development Services. All screening shall be designed and
13 maintained to allow security surveillance.

14 7. Sidewalks.

15 Sidewalks shall be provided in locations and lengths satisfactory to the City
16 Engineer as specified during Site Plan Review. An interior walkway system shall be
17 provided throughout the development to encourage access to and from public
18 transportation. Sidewalks shall be a minimum of five feet (5') in width except adjoining the
19 curb where they shall be a minimum of six feet (6') in width.

20 8. Architectural Standards.

21 The architecture shall be coordinated in style and use of materials. Where
22 large buildings face public right-of-way, care shall be taken through the use of building
23 materials and color to mitigate impacts on adjacent properties.

24 Buildings designed with reflective glass having a reflection gradient of .15 or
25 more shall submit reflection studies showing sun and reflection glare patterns and their
26 effect on ground and air transportation. Such studies shall be submitted with each
27 proposed structure to be processed for Site Plan Review. Mirrored reflective glass shall
28 not be used as a major facade element.

1 9. The developer shall provide any on-and-off-site improvements
2 necessary to service the development as specified by the Director of Public Works.
3 Offsite improvements necessary to serve each development shall be installed or provided
4 for with each development prior to the issuance of a Certificate of Occupancy. The
5 developer shall replace any public improvement damaged as a result of development of
6 the site.

7 10. Parking.
8 Parking standards shall be those specified by the Zoning Regulations of the
9 Long Beach Municipal Code.

10 11. Notice of Site Plan Review.
11 Notice of any Site Plan Review given pursuant to the requirements of the
12 Douglas Aircraft Planned Development District (PD-19) procedures and standards shall
13 be given by mailing a notice of the time and place of such review to all property owners
14 within three hundred feet of the property included within the project for the Site Plan
15 Review.

16 Section 3. The City Clerk shall certify to the passage of this ordinance by
17 the City Council and cause it to be posted in three (3) conspicuous places in the City of
18 Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the
19 Mayor.

20 //
21 //

22
23
24
25
26
27
28

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of December 13, 2011 by the following vote:

Ayes: Councilmembers: Lowenthal, DeLong, O'Donnell,
Schipske, Andrews, Johnson,
Gabelich, Neal.

Noes: Councilmembers: None.

Absent: Councilmembers: Garcia.



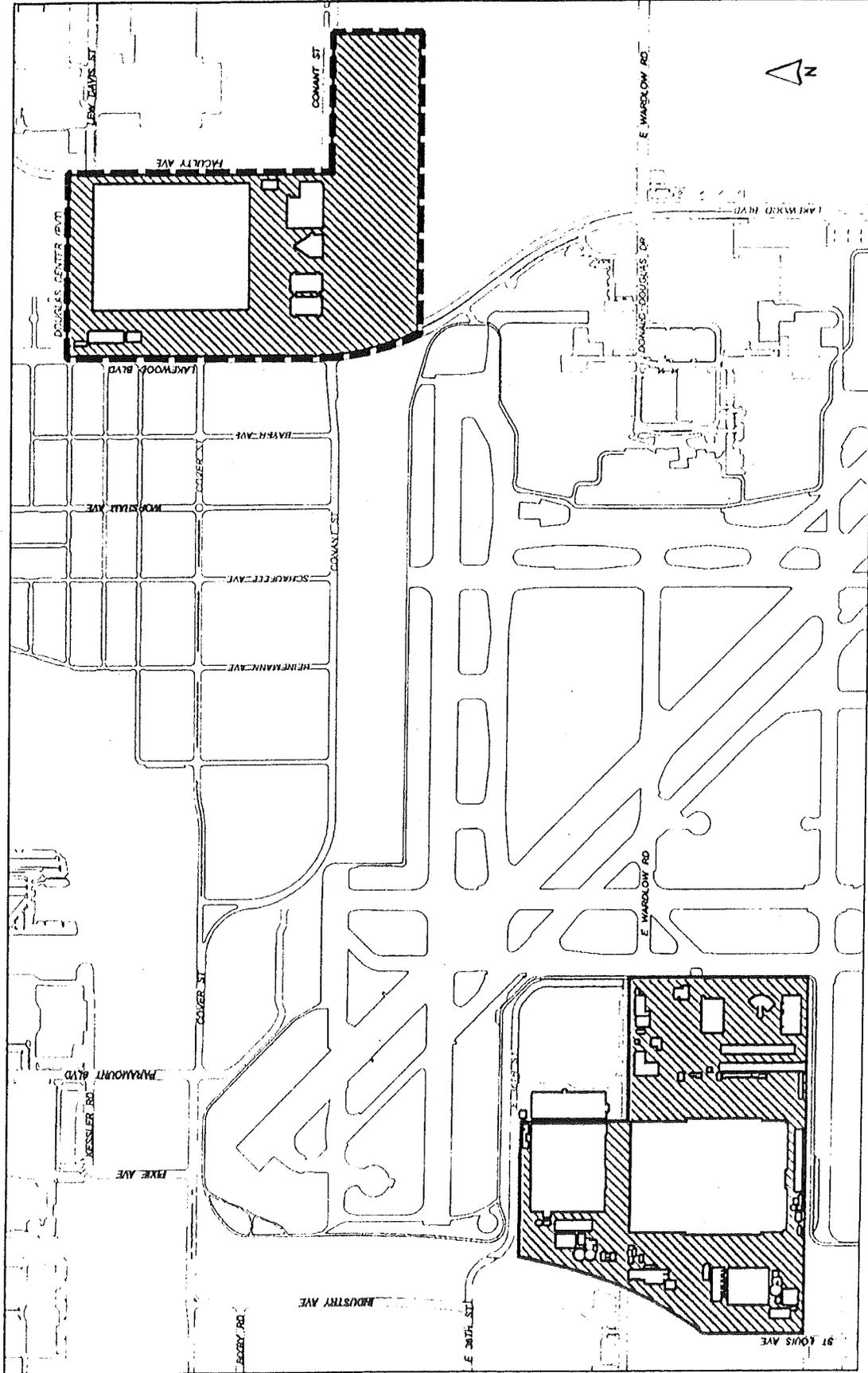
City Clerk

Approved: 12/14/11
(Date)



Mayor

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



PD - 19

AMENDMENT TO A PORTION OF PART 16, 17, & 24
OF THE USE DISTRICT MAP