




**Date:** May 1, 2014  
**To:** Chair and Members of the Planning Commissioners  
**From:** Amy J. Bodek, Director of Development Services   
**Subject:** **Study Session for the Proposed Pacific Pointe East Development Project (District 5)**

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The proposed Pacific Pointe East project is located on an unaddressed, approximately 25-acre parcel at the southeast corner of Lakewood Boulevard and Conant Street near the Long Beach Airport.

The project involves construction of three industrial buildings on a site currently improved as a paved parking lot. The buildings would have an open floor plan and are intended for light industrial, light manufacturing, warehouse, office, and/or research and development land uses. These three buildings would have a maximum height of 41 feet with a total floor area of 494,000 square feet and 722 on-site parking spaces, broken down as follows:

- Building 9 – 144,000 square feet with 221 parking spaces
- Building 10 – 118,000 square feet with 156 parking spaces
- Building 11 – 232,000 square feet with 345 parking spaces

The project site is located in the Douglas Aircraft Planned Development District (PD-19). Properties within the PD-19 district are subject to regulations governing development as contained in City Ordinance No. 11-0029. The proposed project would require Site Plan Review approval to ensure compliance with the requirements of the PD-19 district and compatibility with the surrounding properties. The project site is located in a highly industrialized area and the proposed project buildings are similar in height and scale to existing industrial structures in the project vicinity.

A Draft Environmental Impact Report (EIR) has been prepared for this project and is currently available for public review and comment. The 45-day public review period for this DEIR started on April 15, 2014, and will end on May 29, 2014. Figures 4.1-2 through 4.1-4 show the exterior elevations for the three proposed industrial buildings.