



# CITY OF LONG BEACH

## DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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November 6, 2014

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

### RECOMMENDATION:

Approve a Waived Parcel Map request to subdivide a single parcel into two separate parcels of 28,857 square feet and 33,332 square feet, located at 3801 Lakewood Boulevard in the Douglas Park Planned Development North District (PD-32). (District 5)

APPLICANT: Walden & Associates  
c/o Jeff Walden  
2552 White Road, Suite B  
Irvine, CA 92614  
(Application No. 1408-12)

### DISCUSSION

The 1.43-acre project site is located at 3801-3821 Lakewood Boulevard on the northwest corner of Cover Street and Lakewood Boulevard (Exhibit A – Location Map). It is within Sub area 1 of the Douglas Park North Planned Development District (PD-32). The site is developed with two separate retail/restaurant buildings of approximately 5,000 square feet.

Douglas Park is bounded on the south by the Long Beach Municipal Airport, on the west by Lakewood Country Club, on the north by Carson Street and on the east by Lakewood Boulevard. It comprises 238 acres of a former McDonnell-Douglas aircraft manufacturing facility that was approved for a phased mixed-use, master planned community that would consist of up to 3.3 million square feet of commercial and industrial floor area, including office, research and development, light industrial, manufacturing and aviation-related uses. The proposed subdivision is located within Sub area 1 of Douglas Park.

This sub area is intended to serve as a commercial district of office, retail, entertainment, restaurant and hotel uses. The retail zone of Sub area 1 consists of a Main Street Overlay Zone and the southern-most portion of Sub area 1 is the location of the proposed project. The applicant is proposing to subdivide the project site into two parcels, for the purpose of having each retail/restaurant building on a separate parcel, and allowing the sale of each individually (Exhibit B – Plans & Photos).

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November 6, 2014

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The subject property is a portion of the larger Courtyard Marriott Hotel site, which was approved on June 2, 2011. The proposed project is consistent with the Douglas Park Development Standards and Design Guidelines and continues to be maintained at the highest level, as anticipated. As the proposed subdivision does not include any new development, the Planning Commission need only make findings related to Parcel Maps, in reference to General Plan and Specific Plan compliance. The proposed subdivision is consistent with the requirements of the General Plan and is not anticipated to cause any serious public health, safety, or welfare concerns. Furthermore, Conditions of Approval addressing cross-lot drainage and reciprocal access agreements have been addressed (Exhibit C – Findings & Conditions).

Staff is pleased with the level of maintenance and vitality of the subject site and the proposed subdivision is not anticipated to disrupt the success of the new Courtyard Marriott Hotel site. The PD-32 Development Standards and Design Guidelines have been sufficiently met during the development phase and approval of the overall project. Staff recommends the Planning Commission approve the Waived Parcel Map to subdivide the subject site into two parcels, subject to the Conditions of Approval.

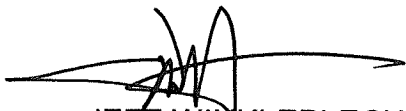
**PUBLIC HEARING NOTICE**

Public hearing notices were distributed on October 21, 2014, as required by the Long Beach Municipal Code. No responses have been received as of the date of preparation of this report.

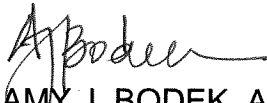
**ENVIRONMENTAL REVIEW**

Projects within PD-32 have been previously assessed and are consistent with the Addendum to EIR No. 2001051048.

Respectfully submitted,



JEFF WINKLEPLECK  
ACTING PLANNING ADMINISTRATOR

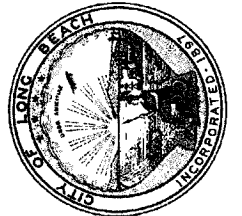
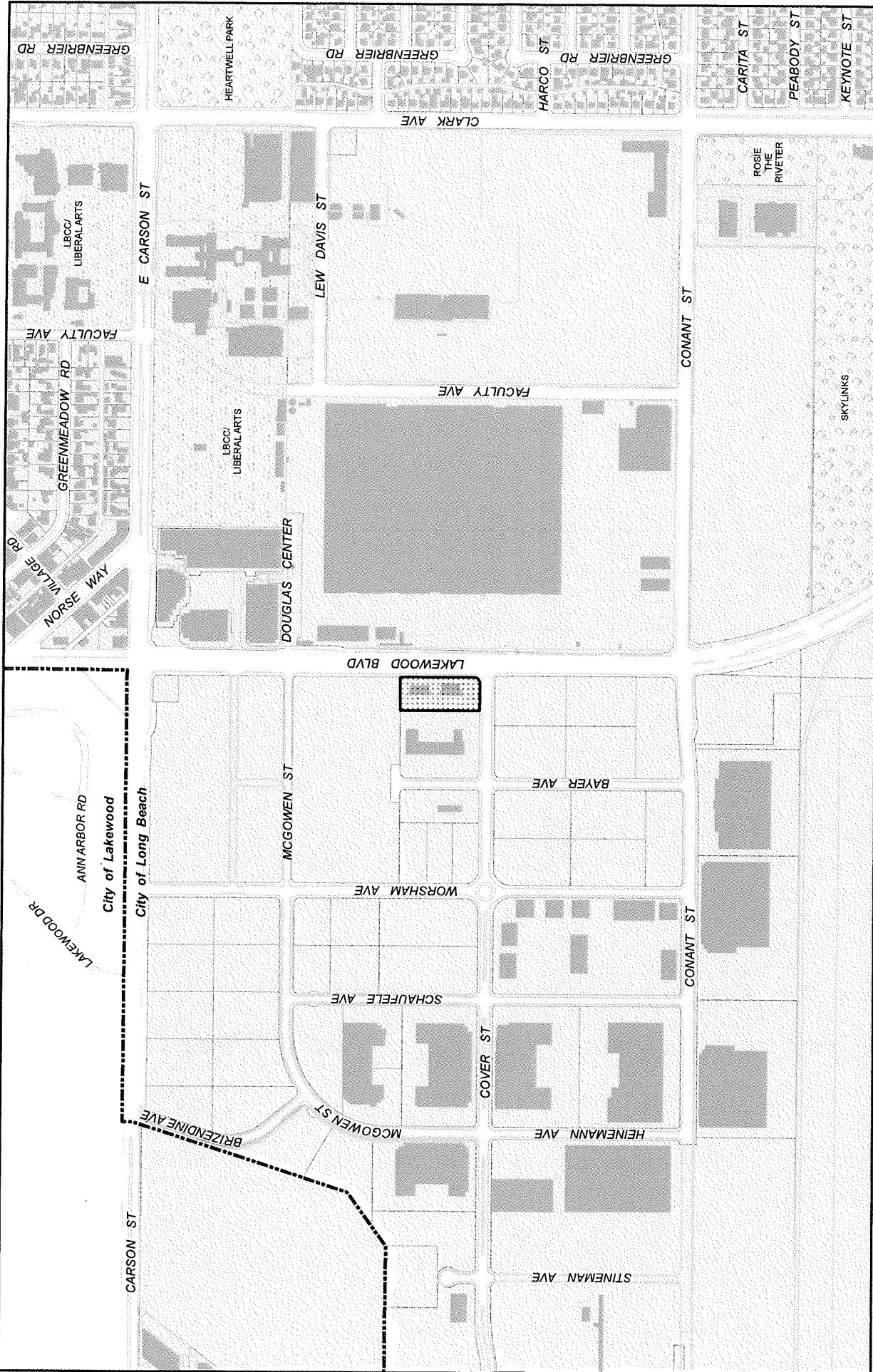


AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:JW:CJ

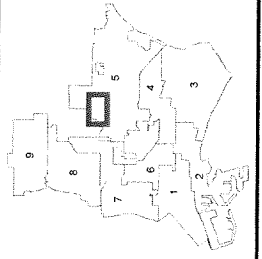
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- Exhibits:
- A. Location Map
  - B. Plans & Photos
  - C. Findings & Conditions



**Subject Property:**  
3801 Lakewood Blvd  
Application No. 1408-12  
Council District 5  
Zoning Code : PD-32 SubArea 1

## Exhibit A



## **WAIVED PARCEL MAP FINDINGS**

**Case No. 1408-12**

**Date: November 6, 2014**

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, the Planning Commission shall approve a tentative map if it complies with State and Local regulations. The tentative map can be granted only when positive findings are made consistent with the following criteria set forth in the Subdivision regulations.

**1. THAT THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;**

The subject site is currently located in an area of the General Plan designated as LUD #7 – Mixed Uses, which is intended for large activity centers allowing employment centers, retail, offices, high density residential, visitor serving facilities and professional services. The subject site consists of a new hotel and retail/restaurant buildings, which is consistent with activity centers. The proposed map is requested to allow the separation of the two existing retail/restaurants buildings on two distinct parcels, which will allow the separate sale of each building in the future.

**2. THAT THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;**

The improvement of the proposed subdivision has been determined to be consistent with the Land Use Element and General Plan at the time when the development project was approved. No new development is proposed.

**3. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT;**

This site was developed in accordance to the design guidelines and development standards of the Douglas Park Planned Development District (PD-32), and meets all applicable standards. No new development is proposed.

**4. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT;**

There are no density standards provided for in subarea 1 of PD-32, as residential uses are not allowed within this planned development district. With regard to this parcel map, no new development is proposed.

**5. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND**

This site was developed in accordance to the design guidelines and development standards of the Douglas Park Planned Development District (PD-32), and meets all applicable standards. At the time of project approval in June 2011, Conditions of Approval were incorporated to ensure that it did not cause serious public health or safety problems. To date, no issues have resulted from the development of this project. No new development is proposed at this time.

**6. THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.**

No new development is proposed at this time. Conditions of approval are incorporated to require compliance with all other applicable city departments.

## **WAIVED PARCEL MAP CONDITIONS OF APPROVAL**

**3801 Lakewood Boulevard**

**Application No. 1408-12**

**Date: November 6, 2014**

1. This approval allows for the subdivision of a single parcel into two separate parcels of 28,857 square feet and 33,332 square feet located at 3801 Lakewood Boulevard.
2. All Conditions of Approval from Application No. 1102-09, as approved by the Planning Commission on June 2, 2011, and Application No. 1205-03, as approved by the Planning Commission on June 21, 2012 shall remain in effect unless otherwise specified herein.
3. This permit and all development rights hereunder shall terminate one year from the effective date of this permit unless construction is commenced or time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
4. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgement Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
5. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
6. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
7. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of City officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
8. The applicant shall fully comply with all applicable provisions of the City's Interim Green Building Policy to the satisfaction of the Director of Long Beach Development Services.

9. Energy conserving equipment, lighting and construction features shall be utilized on the buildings as feasible.
10. All parking areas serving the site shall maintain appropriate security lighting with light and glare shields so as to avoid any light intrusion onto adjacent properties.
11. Upon sale of one of the individual parcels, a reciprocal easement agreement shall be recorded between property owners.
12. No cross-lot drainage shall be permitted without the appropriate easements over adjoining lots.
13. The applicant shall be required to comply with all standards of the Long Beach Fire Department and Department of Public Works.
14. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
15. The final map is to be prepared in accordance with the approved tentative map and shall be recorded with the L.A. County Recorder's Office within thirty-six (36) months from the date of the Planning Commission's approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of the tentative map. If the final map cannot be recorded within the thirty-six (36) month period, the subdivider can request a time extension. The time extension request shall be submitted to the Zoning Administrator for review and approval as per Section 21.21.406 of the Long Beach Municipal Code.
16. Unless specifically waived by the Planning Commission, the final map shall be prepared to conform to all conditions, exceptions and requirements of Title 20 (Subdivision Ordinance) of the City of Long Beach. The content and form of the final map, including all proposed property lines, shall be based upon criteria established by the Director of Public Works.
17. Prior to approval of the final map, the subdivider shall deposit sufficient funds with the City to cover the cost of processing the final map through the Department of Public Works. Furthermore, the subdivider shall pay the associated Planning processing fees of the final map.
18. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.