



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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February 15, 2018

## CHAIR AND PLANNING COMMISSIONERS

City of Long Beach

California

## RECOMMENDATION:

Recommend that the City Council find the project within the scope of the PacificCenter Environmental Impact Report Addendum (State Clearinghouse No. 2001051048) and approve a Zoning Code Amendment (ZCA18-001) to revise Table 2 of the PD-32 North Development Standards relating to the regulation of off-premises alcohol sales uses. (District 5)

**APPLICANT:** City of Long Beach, Department of Development Services  
333 West Ocean Boulevard  
Long Beach, CA 90802  
(Application No. 1801-11)

## DISCUSSION

In December 2004, the Long Beach City Council approved the establishment of the Douglas Park Planned Development District (PD-32), which included PD-32 Development Standards, Design Guidelines, and a Development Agreement, for the build-out of the 261-acre former aircraft production site centered at Lakewood Boulevard and Cover Street, north of the Long Beach Airport (Exhibit A – Location Map). PD-32 aimed to integrate a variety of land uses including light industrial, office, retail, hotel and residences. Amendments sought by the Boeing Company to the Development Standards, Design Guidelines, and the Development Agreement were approved by the City Council in October 2008. The amendments split PD-32 into North and South segments, and converted the planned uses in the North segment – the area north of Cover Street – from residential to office, light industrial, and retail uses. Specifically, the 1,400 residential units originally approved in this area were eliminated in exchange for an additional 650,000 square feet of commercial-light industrial use and 50,000 additional square feet of retail use. Three subareas were created in PD-32 North to optimize land use locations, with Subarea 1, located in the northeast corner of Douglas Park, intended as PD-32's retail-commercial hub (Exhibit B – PD-32 North Development Standards). The implementation of commercial zoning in PD-32 North established the framework for future development and uses without knowing which specific uses, and in what sized spaces, would ultimately be developed.



Per Table 2: Uses by Subarea of the PD-32 North Development Standards, off-premises alcohol sales were prohibited in all subareas. With the majority of PD-32 North build-out to date being office-light industrial in nature, the off-premises alcohol sales prohibition posed no issue. However, in October 2016, the Planning Commission approved entitlements for the Long Beach Exchange (LBX) project, a 266,000-square-foot retail-commercial development in Subarea 1. Currently under construction, the shopping center features a mixture of primarily retail and restaurant tenant spaces ranging from 3,000 square feet – 40,000 square feet in size (Exhibit C – LBX Site Plan). The largest of the center's tenant spaces have been designed for retail occupancy, including a full-service grocery store. The current off-premises alcohol sales prohibition in Subarea 1 would thus apply to the future grocery store, a use that typically includes alcoholic beverages among their inventory. The proposed amendment would eliminate the prohibition of off-site alcohol sales uses in PD-32 North, Subarea 1 and require off-premises alcohol sales uses in the subarea to obtain a Conditional Use Permit (Exhibit D – Redlined Ordinance). Language in the Table 2's CUPEX footnote would remain unchanged and remain applicable to specific on- and off-premises alcohol sales uses in Subarea 1.

Aside from the Commercial Storage (CS) District, there is no commercially-zoned area of the City that outright prohibits off-premises alcohol sales uses. In all such districts there exists the right for these uses to apply for a Conditional Use Permit. This discretionary review process allows staff and the Planning Commission to evaluate requests on a case-by-case basis and impose development and operational conditions of approval that would limit the potential for negative impacts on surrounding uses. For alcohol sales-related requests, consideration is based on a number of factors, including whether the site is located within a State Alcoholic Beverage Control Board reporting district with more than the recommended maximum concentration of applicable sales uses, whether the Long Beach Police Department identifies the site as having a high crime rate, and the provision of code-compliant on-site parking. Adoption of the proposed ordinance would result in the application of these same criteria to future off-premises alcohol sales requests in PD-32 North, Subarea 1 and the establishment of a consistent, citywide process for off-premises alcohol sales uses. Additionally, the amendment would eliminate a conflict between the PD-32 North Development Standards and the Development Agreement, which specifically excludes "traditional full-service or specialty grocery store" uses from their otherwise blanket off-premises alcohol sales prohibition.

The Municipal Code does not set forth required findings for approval of a Zoning Code Amendment. The requested amendment, however, given its retail nature, aligns with the Land Use Element's stated goals for the area encompassing PD-32 North, which includes the establishment of "large activity centers allowing employment centers, retail, offices, high density residential, visitor serving facilities and professional service" land uses. Following Planning Commission action, the proposed amendment will be presented to the City Council for adoption consideration.

**PUBLIC HEARING NOTICE**

The required public hearing notice was provided in accordance with the Municipal Code. A public hearing notice was published in the Long Beach Press-Telegram, public hearing notices were mailed to all City libraries, and three public hearing notices were posted in public places within the City. As of the preparation of this report, no comments or written testimony has been received.

**ENVIRONMENTAL REVIEW**

An Environmental Impact Report for the Douglas Park Project (then called PacifiCenter) was certified in 2004, and an Addendum was certified in 2009 (State Clearinghouse No. 2001051048). The addendum was prepared in response to a number of proposed modifications to the project analyzed in the 2004 EIR, among them an increase in allowable retail square footage. Because the proposed amendment relates to retail use allowances, the project is within the scope of development anticipated and analyzed as part of this EIR. No additional environmental review is required for this project.

Respectfully submitted,



LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER



TOM MODICA  
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

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Attachments:      Exhibit A – Location Map  
                         Exhibit B – PD-32 North Development Standards  
                         Exhibit C – LBX Site Plan  
                         Exhibit D – Redlined Ordinance