

June 17, 2021

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach

California

RECOMMENDATION:

Determine that the project is within the scope of the project previously analyzed as part of the Globemaster Corridor Specific Plan Program Environmental Impact Report/Environmental Impact Statement (SCH No. 2018091021) and warrants no further environmental review pursuant to California Environmental Quality Act Guidelines Section 15162; and

Approve Tentative Parcel Map No. 83393 subdividing an existing 30.6-acre site into five parcels (TPM21-004) within the Globemaster Corridor Specific Plan (SP-3). (District 5)

APPLICANT: Ward Mace for Goodman
18201 Von Karman Avenue, Suite 1170
Irvine, CA 92612
(Application No. 2012-02, TPM21-004)

DISCUSSION

The proposed project is located at 2401 E. Wardlow Road, on a 30.6-acre site that was formerly part of the Boeing C-17 aircraft manufacturing facility. The site contains a large aerospace manufacturing building, with a footprint of approximately 450,000 square feet, a customer-owned electrical substation approximately one-third of an acre in area, and the former Boeing Fitness Center, which is currently leased to the City as the location of Fire Station No. 9 (Attachment A - Vicinity Map). The project site is located within the recently approved Globemaster Corridor Specific Plan (SP-3), which is a specific plan for the reuse and enhancement of the former Boeing facility and surrounding area.

The applicant, Goodman, which is the owner and developer of the former Boeing property, has applied for a Tentative Parcel Map. The proposed Tentative Parcel Map (Attachment B - Tentative Parcel Map No. 83393) will subdivide the existing site to better align the property for reuse following the enactment of the Globemaster Corridor Specific Plan. In preparation of this particular map, the City and Goodman consulted with Southern California Edison (SCE) to



resolve specific issues related to parcel boundaries for the on-site electrical substation. The details of the proposed sizes and uses of each of the five parcels are as follows:

- **Parcel 1** will contain the large former aerospace manufacturing building (approximately 450,000 sq. ft. in building footprint) and related parking located at 2401 E. Wardlow Road. This parcel will be 27.48 acres in area and will have 1,255 feet of frontage on Wardlow Road.
- **Parcel 2** will contain the existing customer-owned electrical substation (as opposed to a substation owned by the electrical utility, SCE), located on the north side of Wardlow Road. The substation formerly powered both the manufacturing building at 2401 E. Wardlow Road and the larger aerospace manufacturing building on the south side of Wardlow Road located at 2400 E. Wardlow Road. This substation will be reconfigured to power only the building at 2400 E. Wardlow Road, on the south side of Wardlow Road. The building on Parcel 1 (2401 E. Wardlow Road) will be connected to the SCE electrical grid. This parcel will be 0.33 acres in area and will have 108 feet of frontage on Wardlow Road.
- **Parcel 3**, which currently is part of the former Boeing Fitness Center site, will contain only open space area (tennis courts) and will be positioned for potential future development fronting on Cherry Avenue. This parcel will be 0.62 acres in area, with 180 feet of frontage on Cherry Avenue.
- **Parcel 4** will contain the former Boeing Fitness Center building and adjacent open space area, which is currently leased to the City as Fire Station No. 9. Parcel 4 may be a potential future development site following conclusion of its lease by the City. This parcel will be a flag lot, 1.20 acres in area, with a 34-foot-wide frontage on Wardlow Road. with a 190-foot-deep access way to reach the 255-foot by 180-foot main area of the parcel.
- **Parcel 5** will contain the parking lot of the former Boeing Fitness Center. This area currently leased to the City for Fire Station No. 9. This parcel will be 0.97 acres in area and will have 221 feet of frontage on Wardlow Road.

Title 20 (Subdivisions) of the Long Beach Municipal Code (LBMC), hereafter referred to as the Subdivision Regulations, in concert with California Government Code Sections 66410–66499.38 (the Subdivision Map Act), govern the subdivision of land within the City. Tentative Maps specifically are regulated in Chapter 20.12 of the Subdivision Ordinance, which sets the following requirements for the Planning Commission to approve a Tentative Map:

- A. The proposed map is consistent with applicable general and specific plans;
- B. The design or improvements of the proposed subdivision is consistent with applicable general or specific plans;
- C. The site is physically suitable for the type of development;
- D. The site is physically suitable for the proposed density of development;
- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish and wildlife or their habitat;
- F. The design of the subdivision or the type of improvement is not likely to cause serious public health or safety problems; and

- G. 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.

Because this project complies with the General Plan, the applicable Specific Plan, and the design of the subdivision is not likely to cause substantial environmental damage or serious public health and safety problems, and will not conflict with public easements, staff has made positive findings (Attachment C - Findings) and recommends that the Planning Commission approve this Tentative Parcel Map subject to conditions of approval (Attachment D - Conditions of Approval). Approval of this Tentative Map will not approve any specific development project; as any development project utilizing the parcels created by this Tentative Map will require separate land use approvals.

PUBLIC HEARING NOTICE

A total of 436 notices of public hearing were distributed on Tuesday June 1, 2021, in accordance with the requirements of Section 20.12.080 of the Subdivision Regulations. The project site also was posted with public hearing notice posters as required by Section 20.12.080. No public comments were received at the time this report was prepared. Any comments received following the preparation and publication of this report will be forwarded to the Planning Commission as they are received.

ENVIRONMENTAL REVIEW

This subdivision action is preliminary to the adaptive reuse and remodeling of the former Boeing C-17 manufacturing facility buildings and sites, and the scope of work of this project falls within the scope of the Program Environmental Impact Report/Environmental Impact Statement (EIR/EIS) prepared for the Globemaster Corridor Specific Plan, EIR-03-17, SCH No. 2018091021 (Attachment E – Links to Globemaster Corridor Specific Plan Program EIR/EIS). As such, no further environmental review is required pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162, and a CEQA Statement of Support/Environmental Compliance Determination has been prepared to this effect (Attachment F – CEQA Statement of Support/Environmental Compliance Determination). Additionally, the proposed subdivision is required to comply with the Mitigation Monitoring and Reporting Program adopted with the Program EIR/EIS; this is included as a condition of approval.

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Respectfully submitted,



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Attachments: Attachment A – Vicinity Map
 Attachment B – Tentative Parcel Map No. 83393
 Attachment C – Findings
 Attachment D – Conditions of Approval
 Attachment E – Links to Globemaster Corridor Specific Plan Program EIR/EIS
 Attachment F - CEQA Statement of Support/Environmental Compliance
 Determination