



Legislation Text

File #: 08-1131, **Version:** 2

Recommendation to declare ordinance amending the Use District Map of the City of Long Beach as said Map has been established and amended by amending portions of Part 17 of said Map from Douglas Aircraft District (PD-19) to Light Industrial (IL), read and adopted as read. (District 5)

The four-acre subject site is located near the southwest corner of Conant Street and Clark Avenue. Two vacant buildings occupy the site that were previously used in relation to the nearby McDonnell Douglas/Boeing Aircraft manufacturing facilities that have since ceased operations. Boeing wishes to sell these properties and seeks the zone change and subdivision in order to market the properties for office or light industrial uses (Zoning Map, Exhibit A).

The proposed project consists of a subdivision dividing one lot into two, a lot line adjustment to accommodate 61 additional parking spaces and a Zone Change from Douglas Aircraft (PD-19) to Light Industrial (IL). The applicant is requesting the zone change to light industrial to allow uses not limited to aircraft manufacturing or aircraft related uses. The Light Industrial district allows a wide range of industries whose primary operations occur entirely within enclosed structures and which pose limited potential for environmental impacts on neighboring uses. The emphasis is on manufacturing and smallscale office and commercial.

In summary, staff believes the proposed zone change will have a positive effect on the community by allowing the highest and best use for the site.

On October 16, 2008, the Planning Commission approved, with conditions, requests for a Lot Line Adjustment and Subdivision Map, certified Negative Declaration 12-08 and recommended that the City Council approve a Zone Change from Douglas Aircraft District (PD-19) to Light Industrial District (IL) (Findings and Conditions, Exhibit B).

This letter was reviewed by Assistant City Attorney Mike Mais on October 20, 2008 and by Budget Management Officer Victoria Bell on October 20, 2008.

The Long Beach Municipal Code requires a hearing within 60 days following positive Planning Commission action.

There will be no fiscal impact as a result of the recommended action.

Approve recommendation.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE USE DISTRICT MAP OF THE CITY OF LONG BEACH AS SAID MAP HAS BEEN ESTABLISHED AND AMENDED BY AMENDING PORTIONS OF PART 17 OF SAID MAP FROM DOUGLAS AIRCRAFT DISTRICT (PD-19) TO LIGHT INDUSTRIAL DISTRICT (IL)

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APPROVED:

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CITY MANAGER