



Legislation Text

File #: 11-1000, **Version:** 2

Recommendation to declare ordinance amending and restating the Douglas Aircraft Planned Development District (PD-19), read and adopted as read. (District 5)

In January 2008, the City Council adopted an amended Ordinance to allow interim uses within the Douglas Aircraft Planned Development District (PD-19). The uses specified within the amended Ordinance were to be based on a 10 year, temporary basis. The uses referenced on the interim basis were applicable to the portion of PD-19 east of Lakewood Boulevard, at the site of the former 717 Aircraft manufacturing facility. They included indoor storage, communication services, indoor manufacturing uses, outdoor storage, portrelated uses and entertainment production uses, such as movie and television studios.

On November 3, 2011, the Planning Commission considered an updated text amendment request to implement changes in the language of the PD-19 Ordinance to replace the allowance of some of the interim uses to permanent uses (Exhibit A - Planning Commission Staff Report). After brief consideration, the Planning Commission unanimously voted to recommend approval of the request to City Council.

The subject subarea is located on the east side of Lakewood Boulevard, just south of Carson Street, and also includes the area directly west of the airport. It is the site of the former 717 Aircraft manufacturing facility, and also includes the adjacent parking lot directly to the south of Conant Street. While PD-19 also includes the area of the C17 west airport facility, no changes are proposed at the C17 site, or that subarea (Exhibit B Location Map).

The Boeing Company is proposing the amendment to eliminate the uncertainty associated with interim uses within PD-19. An updated Ordinance allowing permanent uses for the 717 site is expected to solidify the market for long-term economic interests with potential tenants. As the most recent amendment was adopted in 2008, the interim period is in its third year. The current PD-19 Ordinance references manufacturing use standards that are correspondence with the use standards of the IG zone, the amended document shall include definitive language that clarifies specifically which of those standards will also be applicable within PD-19. As the IG zone includes some of the most intensive uses allowed within the City, attention has been given to the exclusion of certain trucking, storage and manufacturing uses that are less appropriate within PD-19. As indicated in the redline version of the amended Ordinance, uses that require an Administrative Use Permit or Conditional Use Permit within the IG zone will require the same within the PD-19 district.

In addition to the changes in use standards, the amended Ordinance also addresses the language regarding trip reduction and traffic mitigations. Previous iterations of the PD-19 Ordinance have required several intersection and public right-of-way improvements to be accomplished. These tasks have been fulfilled, and therefore, language relating to traffic mitigations is no longer applicable.

The original PD-19 Ordinance was adopted in 1986, when the 717 manufacturing facility was in full

production. In order for the Boeing Company to maintain retroactive credit for trip caps based on square footage of previous uses, staff has used certain averaging methodologies to determine that PD-19 generated 5,503 peak hour trips in 1986. Amended language has been updated accordingly. The Planning Commission has determined that the proposed PD-19 Ordinance amendment would create the framework to establish long-term continual uses corresponding to the industrial zoning districts, while also restricting the most intensive uses of the IG zone. Therefore, staff recommends that the City Council concur with the request to amend the PD-19 Ordinance to replace the allowance of interim uses with permanent uses.

This matter was reviewed by Assistant City Attorney Michael Mais on November 15, 2011 and by Budget Management Officer Victoria Bell on November 14, 2011.

The Municipal Code requires City Council action within 60 days of positive action by the Planning Commission, which took place on November 3, 2011.

There is no fiscal impact and no local job impact as a result of the recommended action.

Approve recommendation.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING AND
RESTATING THE DOUGLAS AIRCRAFT PLANNED DEVELOPMENT DISTRICT (PD-19)

AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:

PATRICK H. WEST
CITY MANAGER