

**C-17**

January 21, 2020

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**RECOMMENDATION:**

Find that all requirements of the final subdivision map for the construction of four new industrial buildings, ranging in size from 70,000 square feet to 134,000 square feet (totaling approximately 379,000 square feet), and ranging in height from 42 feet to 50 feet, creating four parcels ranging from 4.39 acres to 7.24 acres, in the Douglas Park Planned Development District (PD-32) have been met; approve the final map for Parcel No. 75037, located at 3855 Lakewood Boulevard; authorize the City Manager, or designee, to execute subdivision agreements; and,

Accept State Clearing House Number 2001051048. (District 5)

**DISCUSSION**

In accordance with Long Beach Municipal Code, Chapter 20.16, State of California Government Code, Section 66458, and applicable local subdivision ordinances and subsequent rulings, a final subdivision map conforming to State Subdivision Map Act requirements shall be approved by the City Council. The developer, Sares Regis Group, has submitted a duly certified final map of Parcel No. 75037, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on September 10, 2019.

Sares Regis Group requests to subdivide the 918,288-square-foot parcel, located at 3855 Lakewood Boulevard (Attachment A), to construct four new industrial buildings ranging in size from 70,000 square feet to 134,000 square feet (totaling approximately 379,000 square feet), and ranging in height from 42 feet to 50 feet, to create four parcels ranging from 4.39 acres to 7.24 acres in the Douglas Park Planned Development District.

The Developer has submitted a duly certified final map of Parcel Map Number 75037 in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on October 19, 2017 (Attachment B).

Subdivision agreements providing for the offsite improvements, conditioned on this development, have been prepared. In accordance with the California Environmental Quality Act (CEQA), State Clearing House Number 2001051048 was issued for the project.

This matter was reviewed by Deputy City Attorney Amy R. Webber on January 6, 2020 and by Budget Management Officer Rhutu Amin Gharib on January 2, 2020.

HONORABLE MAYOR AND CITY COUNCIL

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TIMING CONSIDERATIONS

City Council action is requested on January 21, 2020, to allow the developer to complete the tract development.

FISCAL IMPACT

A subdivision processing fee of \$5,740 was deposited in the General Fund Group in the Public Works Department. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council Priorities. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

  
CRAIG A BECK  
DIRECTOR OF PUBLIC WORKS

APPROVED:

  
THOMAS B. MODICA  
ACTING CITY MANAGER

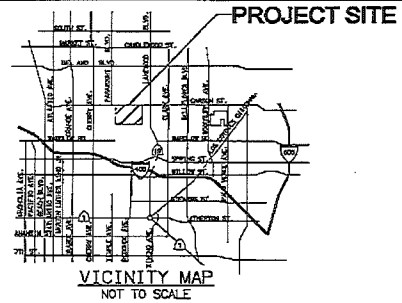
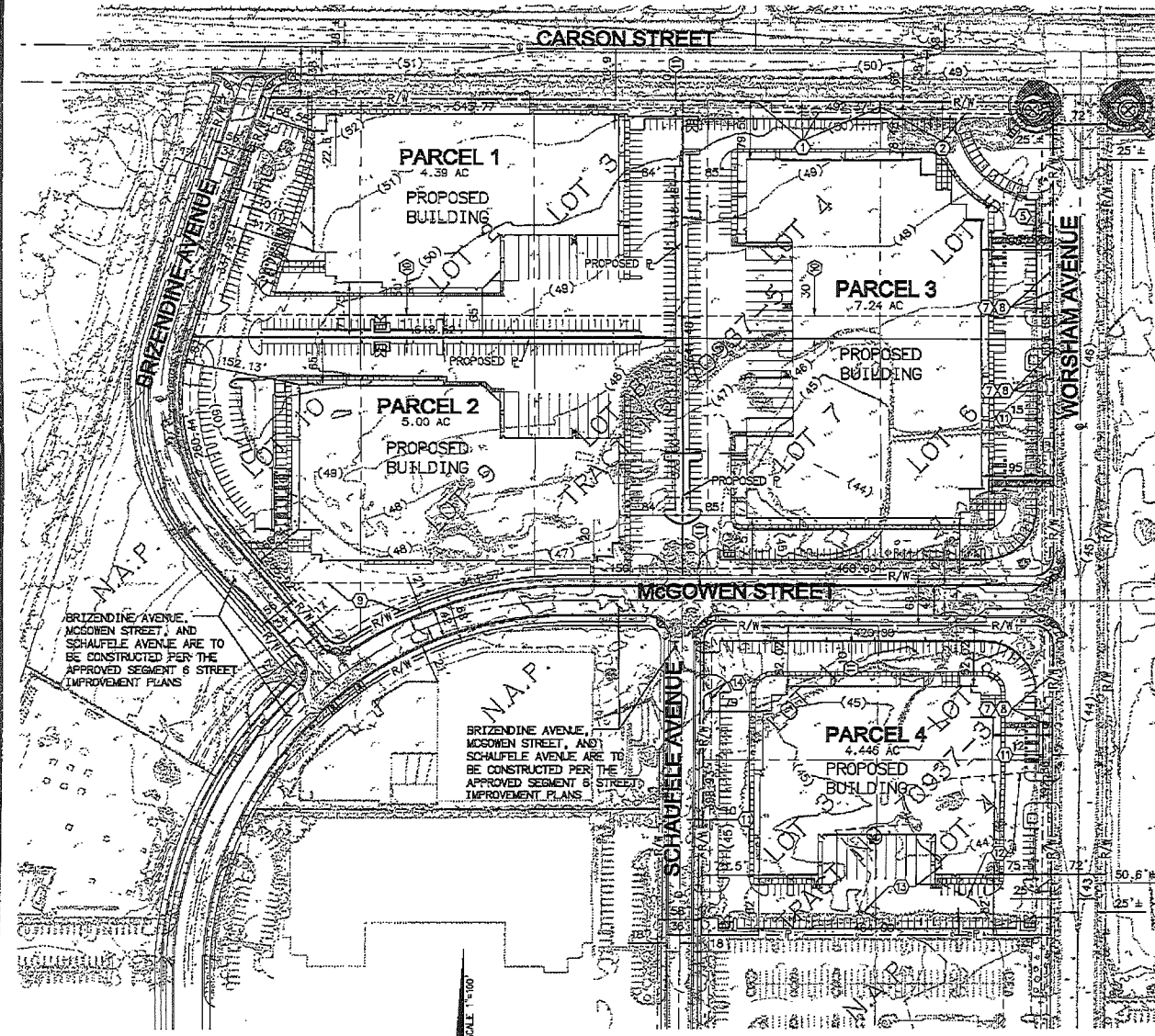
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ATTACHMENTS: A – VICINITY MAP

ATTACHMENTS: B – PLANNING COMMISSION APPROVAL

# ATTACHMENT A

## TENTATIVE PARCEL MAP NO. 70937



### LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LONG BEACH, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED BELOW AS FOLLOWS:

LOTS 1 THROUGH 10, INCLUSIVE, OF TRACT NO. 70937-5, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1368, PAGES 69 THROUGH 72, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

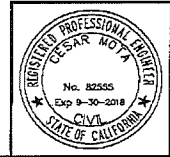
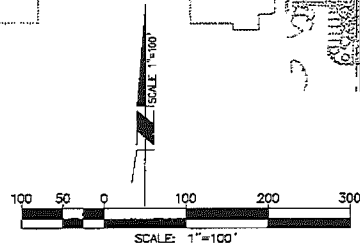
LOTS 1 THROUGH 4, INCLUSIVE, OF TRACT NO. 70937-3, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1368, PAGES 75, 76, AND 77, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APNs 7149-017-025 THRU 034, 7149-017-037 THRU 039, & 7149-017-046

### EASEMENT NOTES

1. EASEMENT FOR ELECTRICAL SUBSTATION, ELECTRIC LINE & FACILITIES PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MAY 17, 1957 AS INST. NO. 4245 IN BOOK 54539, PAGE 172, O.R. (PORTIONS QUITCLAIMED BY INST. NO. 87-878467 & INST. NO. 04-2028351 QUITCLAIMS THE "SUB SITE")
2. EASEMENT FOR PUBLIC UTILITIES PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JANUARY 5, 1986 AS INST. NO. 88-4332, O.R.
3. EASEMENT FOR AIRSPACE & AVIGATION PURPOSES IN FAVOR OF THE CITY OF LONG BEACH RECORDED JUNE 2, 2005 AS INST. NO. 05-1290504, O.R. (BLANKET IN NATURE)
4. AIRCRAFT OPERATIONS OF LONG BEACH AIRPORT-DAUGHERTY FIELD NOTE AS SHOWN ON TR 70937-5 (BLANKET IN NATURE)
5. EASEMENT FOR COVERED STORM DRAIN, APPURTENANCE STRUCTURES & INGRESS & EGRESS PURPOSES IN FAVOR OF THE CITY OF LONG BEACH RECORDED SEPTEMBER 12, 2005 AS INST. NO. 06-2029373, O.R.
6. EASEMENT PER INST. NO. 05-2827718 IS BLANKET IN NATURE AND/OR NOT PLOTTABLE FROM RECORD. MONUMENT/SIGN EASEMENTS PER INST. NO. 2011070719 NOT PLOTTABLE FROM RECORD.
7. EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS & COMMUNICATION SYSTEMS, CONSISTING OF WIRES, CONDUITS, VAULTS AND OTHER FACILITIES PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED OCTOBER 16, 2007 AS INST. NO. 2007-2353819, O.R.
8. EASEMENT FOR TRANSMISSION OF ELECTRIC OR OTHER FORMS OF ENERGY FOR COMMUNICATIONS, TELECOMMUNICATIONS, VIDEO PURPOSES IN FAVOR OF VERIZON CALIFORNIA RECORDED MARCH 28, 2011 AS INST. NO. 2011-458728, O.R.
9. EASEMENT FOR LANDSCAPE PURPOSES DEDICATED TO THE CITY OF LONG BEACH ON TR 70937-5
10. EASEMENT FOR PRIVATE DRIVEWAY & FIRE ACCESS LANE DEDICATED ON TR 70937-5
11. EASEMENT FOR ENVIRONMENTAL PURPOSES IN FAVOR OF BOEING COMPANY RECORDED AS OCTOBER 4, 2012 AS INST. NO. 2012-1485701, O.R.
12. COVENANT FOR ENVIRONMENTAL RESTRICTION PURPOSES RECORDED MARCH 18, 2008 AS INST. NO. 2008-459982, O.R.
13. COVENANT FOR ENVIRONMENTAL RESTRICTION PURPOSES RECORDED DECEMBER 1, 2009 AS INST. NO. 2009-1811220, O.R.
14. EASEMENT FOR PUBLIC STREET & STORM DRAIN PURPOSES IN FAVOR OF CITY OF LONG BEACH RECORDED JANUARY 31, 2012 AS INST. NO. 2012-169230, O.R.

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**Michael Baker INTERNATIONAL**

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Santa Ana, CA 92707  
Phone: (949) 472-3325  
MSBA@BENTL.COM

*[Signature]*  
CESAR MOTA, R.C.E. NO. 82555

6/5/2017  
DATE

**OWNER/DEVELOPER**  
DOUGLAS PARK ASSOCIATES III, LLC  
18802 BARDEN AVENUE  
IRVINE, CA 92612

**TENTATIVE PARCEL MAP NO. 70937**

SHEET 1 OF 1 SHEETS



AGENDA ITEM No. |

ATTACHMENT B

## CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor Long Beach, CA 90802 (562) 670-6194 FAX (562) 670-8068

October 5, 2017

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

### RECOMMENDATION:

Find the project previously assessed under the Addendum to the PacificCenter @ Long Beach Environmental Impact Report (State Clearinghouse No. 2001051048) and approve a Tentative Parcel Map (TPM17-003) to create four parcels, and a Site Plan Review (SPR17-061) for the construction of four new industrial buildings on a 21.1-acre site located at 3855 Lakewood Boulevard in the Douglas Park North Planned Development District (PD-32). (District 5)

APPLICANT: Sares/Regis Group  
c/o Patrick Russell  
18802 Bardeen Avenue  
Irvine, CA 92612  
(Application No.1706-19)

### DISCUSSION

The project site is located along the north and south side of McGowen Street, between Worsham Avenue and Brizendine Avenue in the Douglas Park North Planned Development District (PD-32) (Exhibit A – Location Map). The project consists of a Tentative Parcel Map to create four separate parcels (4.39 acres, 5.00 acres, 7.24 acres, and 4.45 acres) and a Site Plan Review for the construction of four industrial buildings ranging in size from approximately 70,000 square feet to 134,00 square feet (Exhibit B – Plans & Photos).

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 project is located within Subarea 2 of Douglas Park. This Subarea is intended primarily for office, retail and open space uses.

The Tentative Parcel Map is proposed to accommodate a single industrial building for each of the four new parcels (Exhibit C – Tentative Parcel Map). Building 12 will have an area of 83,823 square feet and will be located in the northwesternmost portion of Douglas Park. Building 13 will have an area of 90,657 square feet and be located on the north side of McGowen Street by Jansen Green Park. Building 14 will have an area of 134,109 square

CHAIR AND PLANNING COMMISSIONERS

October 5, 2017

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feet and Building 15 will have an area of 70,701 square feet and both will be located on the south site of McGowen Street.

As Worsham Avenue, Carson Street and McGowen Street are three of the major thoroughfares in Douglas Park, buildings are located to create strong visual edges along each of these streets, while minimizing the visual impact of parking areas. Parking for the overall project is calculated at a ratio of 2 spaces per every 1,000 square feet of manufacturing area and 1 space per every 1,000 square feet of warehouse floor area. Building 12 has a parking requirement of 145 spaces. Likewise, Building 13 has a parking requirement of 151 spaces. Building 14 has a parking requirement of 229 spaces and 229 spaces are provided. Finally, Building 15 has a parking requirement of 138 parking spaces and 144 spaces are provided. All required parking is provided within the respective parcels. Loading areas for each building are properly shielded from public view with site configurations that allow for loading areas to face each other, and not public rights-of-way. Site orientation is maximized through the proper placement of loading areas, and parking, to the extent feasible.

Development within the PD-32 zoning district must be consistent with the Douglas Park Design Guidelines. Criteria such as façade articulation, outdoor space, pedestrian connectivity, adequate accent material, appropriate scaling, and vehicular circulation are taken into consideration within Douglas Park. As required within the PD-32 Guidelines, each building incorporates architectural design features such as metal entry canopies, metal canopies over window areas, wing wall accents, variable roof heights and various other means to break up the large building facades. These elements all work together to enhance the aesthetics of the proposed structures, deviating from the typical industrial building. The use of accent material and color, especially along Worsham Avenue and McGowen Street, provides an inviting appearance from public right-of-way areas. Pedestrian connectivity among the project will be accomplished through the incorporation of outdoor spaces at each building, pedestrian pathways through the sites, and the location of Building 12 along the setback line on Carson Street. Douglas Park is designed to provide several community open spaces and the proposed project meets the obligation of maintaining a required view corridor along McGowen Street. The required view corridor includes landscaping and walkways to create a transition to Jansen Green Park to the east.

In addition to Site Plan Review, the applicant is also requesting approval of Tentative Parcel Map No. 70937. The proposed Tentative Parcel Map would create four legal lots, with each new lot being occupied by one of the industrial buildings. Tentative Maps can be approved by the Planning Commission, when positive findings can be made, with respect to General Plan and Specific Plan compliance (Exhibit D – Findings & Conditions). The proposed development is consistent with the requirements of the General Plan as the site is within Land Use Designation (LUD) #7-Mixed Uses. The project will contribute to the continued diversity of PD-32 North, which also features an approved retail and commercial center directly to the east of the project site. It will serve to anchor the northwestern portion of Douglas Park along Carson Street.

The applicant has offered a high quality architectural design that fits the style of the existing buildings in Douglas Park. Each new project meshes well with the existing architecture, yet provides a distinctive look in and of itself. Some of the key design elements incorporated

into each elevation are blue reflective glazing, metal canopies, window frames, and siding, various pop-outs and vertical elements, varied roof heights, and the use of compatible and appropriate colors. The effort to create the most visually pleasing edges along Carson Street and McGowen Street will enhance Douglas Park. Furthermore, Conditions of Approval will ensure that all regulations of the Douglas Park Design Guidelines and Development Standards are met and maintained. Staff recommends the Planning Commission approve the Tentative Parcel Map to create four parcels and the Site Plan Review for the construction of four new industrial buildings, all subject to Conditions of Approval.

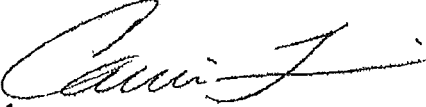
### PUBLIC HEARING NOTICE

Public hearing notices were distributed on September 18, 2017, as required by the Long Beach Municipal Code. No responses have been received as of the date of this report.

### ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) for the Douglas Park Project (then called PacificCenter @ Long Beach) 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 Douglas Park's light industrial square footage (to 3.75 million square feet, from 3.1 million square feet). This project is within the scope of development anticipated and analyzed as part of the Addendum. No additional environmental review is required for this project. Compliance with all applicable Mitigation Measures identified in the Mitigation Monitoring and Reporting Program for EIR State Clearinghouse No. 2001051048 and its Addendum will be required, as conditioned.

Respectfully submitted,

  
for LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER

  
AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:CT:CJ

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