



# Planning Commission

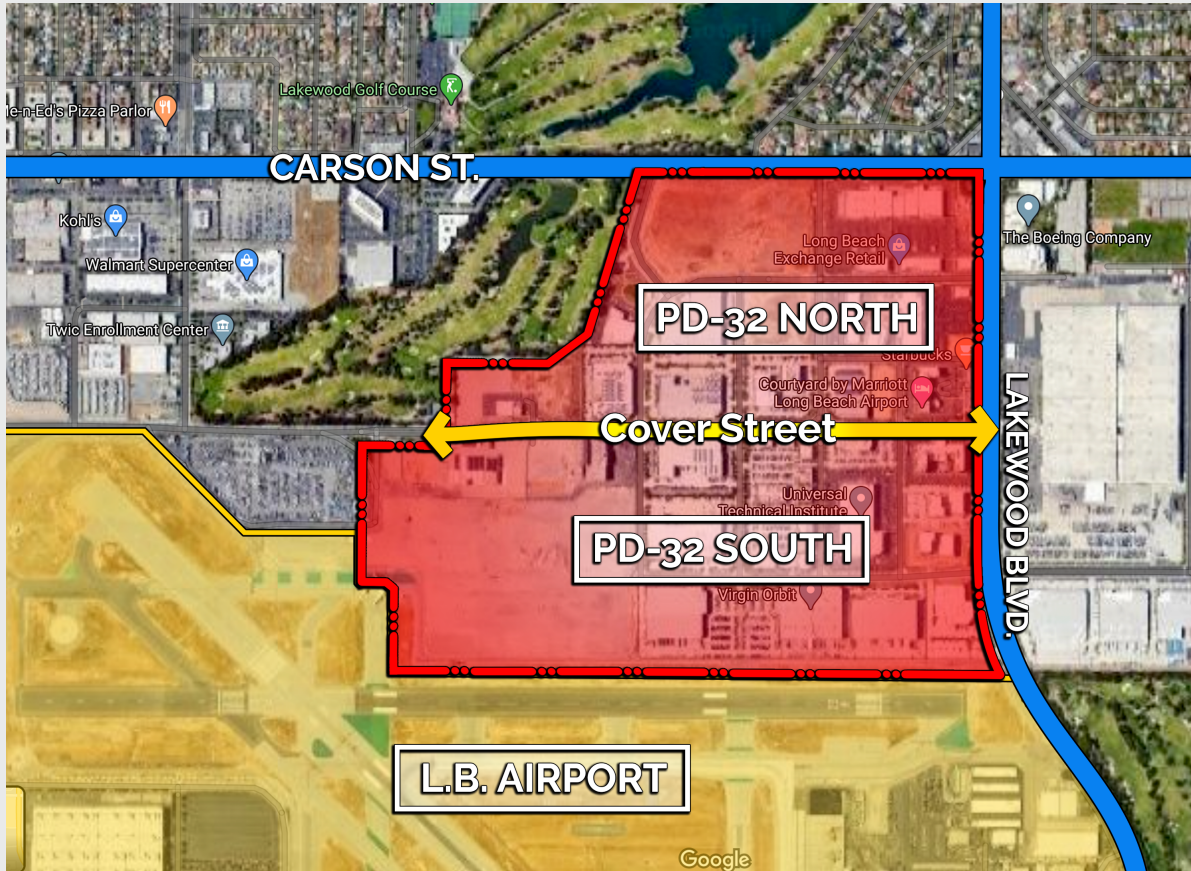
**June 18, 2020**

**Douglas Park (PD-32) Code Amendment  
Zoning Code Amendment  
Application No. 2004-28**



# Douglas Park (PD-32) Code Amendment

## Douglas Park Location & Site Info



### Location

- Located at the southwest quadrant of Lakewood Boulevard and Carson Street.

### Size

- 238 Acres (Long Beach's portion) former aircraft production site.

### Original Vision

- Mixed-used development including:
  - Light Industrial
  - Office
  - Retail
  - Hotels
  - Residences



# Douglas Park (PD-32) Code Amendment

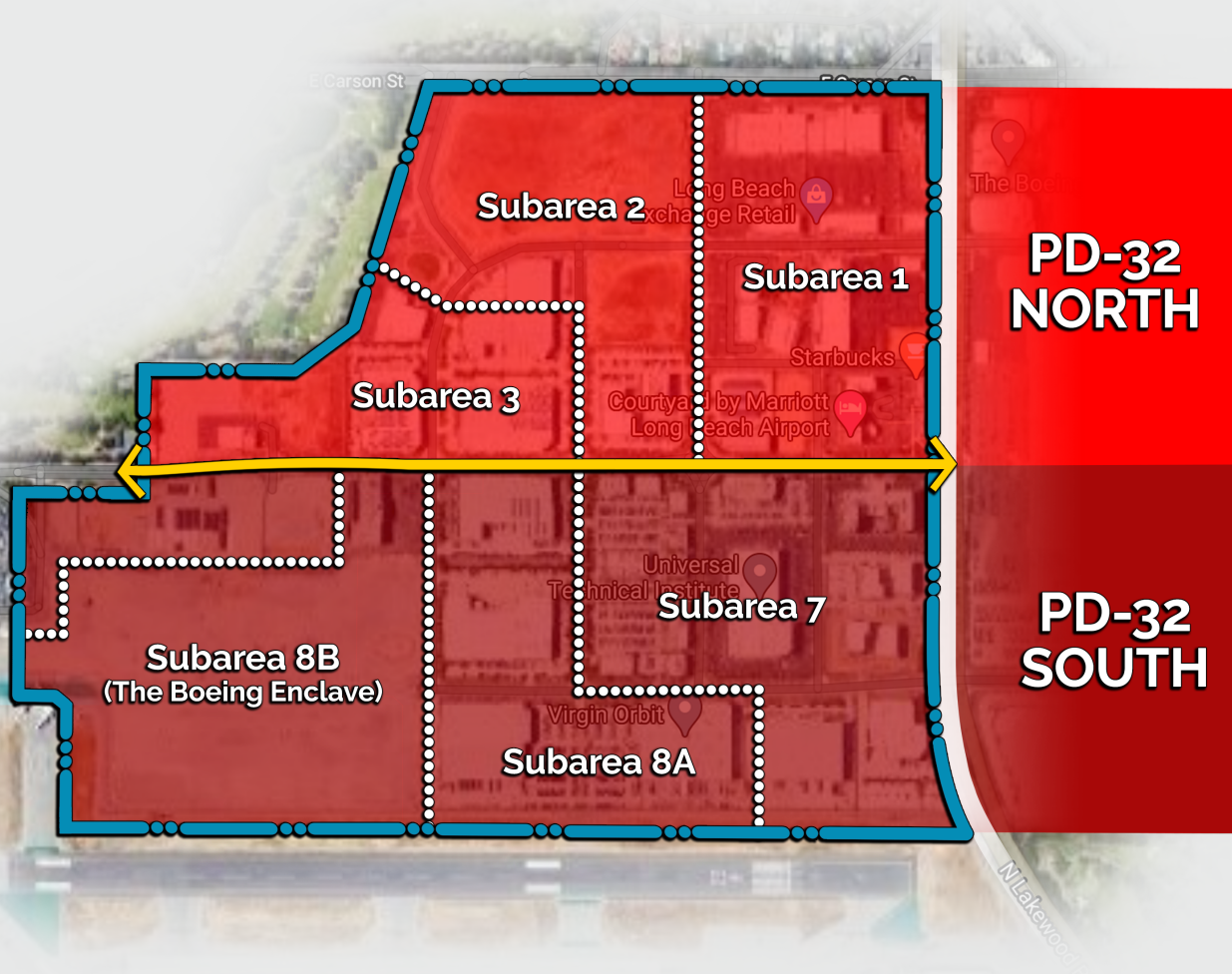
## Background

- **December 2004** – City Council approved the establishment of the Douglas Park Planned Development District (PD-32):
  - PD-32 Development Standards
  - PD-32 Design Guidelines
  - PD-32 Development Agreement
- **October 2008** – City Council amended PD-32: PD-32 Development Standards
  - Douglas Park split into North and South segments
  - Plan for 1400 residential units abandoned for more office, light industrial and retail uses



# Douglas Park (PD-32) Code Amendment

## Background - Douglas Park Subareas



<u>Subarea</u>	<u>General Use Classification</u>
Subarea 1	Mixed-Use: Office; Hotel; “Main Street” Commercial & Retail; Community Open Space
Subarea 2	Office; Retail (expansion); Community Open Space
Subarea 3	Office; Research & Development; Light Industrial; Community Open Space
Subarea 7	Office & “Main Street” Commercial, Hotel, Light Industrial, Aviation-related Uses
Subarea 8A	Office, Commercial, Light Industrial, Aviation-Related Uses
Subarea 8B	Continued Aircraft Manufacturing Support, Light Industrial



# Douglas Park (PD-32) Code Amendment

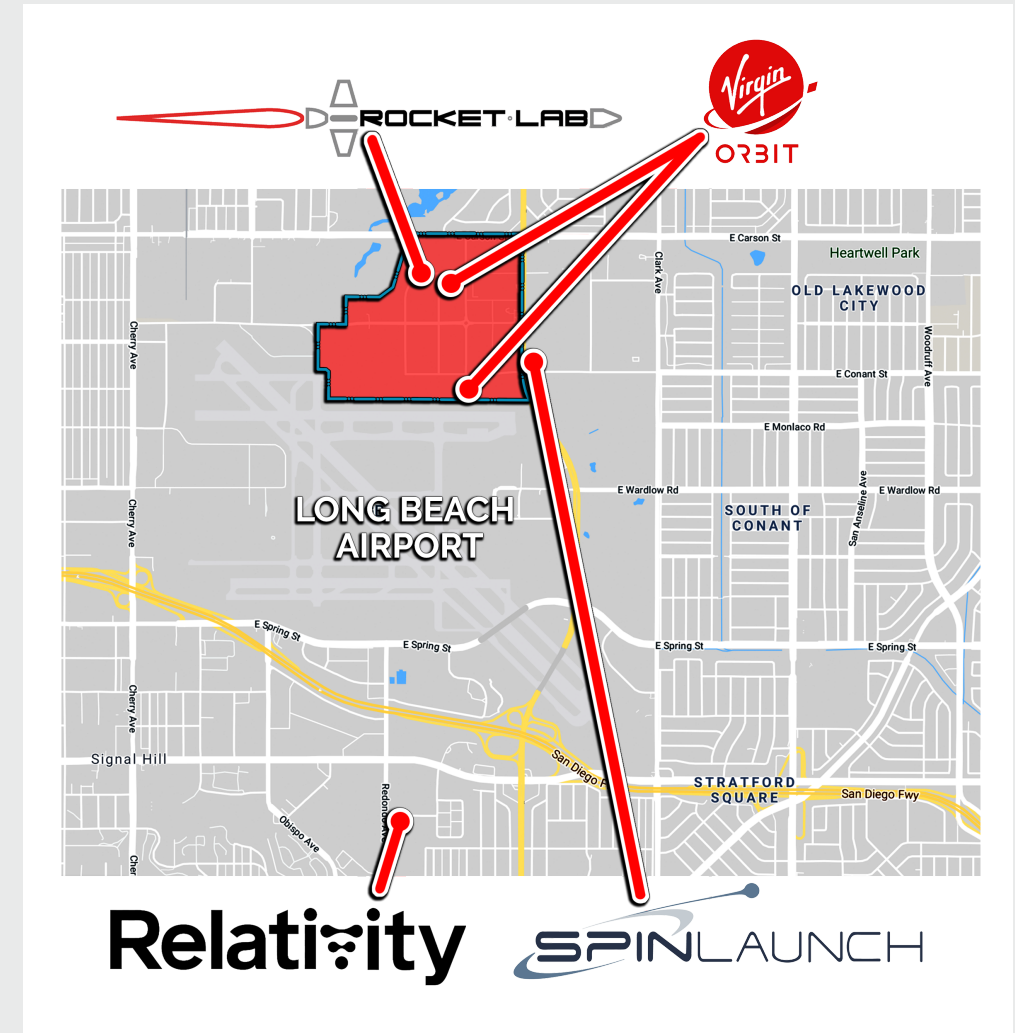
## Intro to Proposed Changes

- **Changes Triggered By:**

- Renewed interest in Long Beach for the aerospace industry and aircraft manufacturing.
- PD-32 has been at the forefront of the city's renewed interest, naturally linking the area to its previous roots as an aircraft manufacturing hub
- Several rocket manufacturing companies have recently established locations in PD-32

- **City-Initiated Code Changes (May 12, 2020):**

- Changes to Title 21 of the LBMC & PD-32 North/South to alleviate restriction in aircraft manufacturing uses.





# Douglas Park (PD-32) Code Amendment

## Intro to Proposed Changes

- **Following the Trend:**
  - Master Developer requests changes to accommodate a wider variety of industrial uses.
  - Requested changes are for uses that are less intense than aircraft manufacturing.
- **Changes Include and Address:**
  - Warehouse/Distribution/Fulfillment Centers
  - Manufacturing Uses
  - Aviation-Related / Courier-Delivery / Miscellaneous Uses
  - Clarity of General Uses Permitted

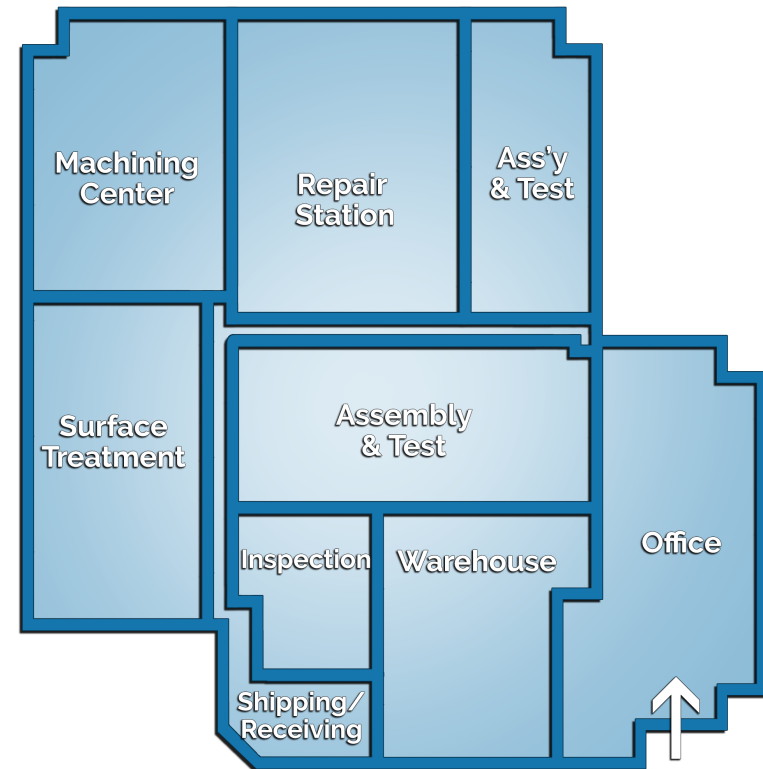


# Douglas Park (PD-32) Code Amendment

## Warehouse/Distribution/Fulfillment Center

- **Existing North & South Ordinances**
  - Maximum 50% floor area for warehouse/distribution space.
- **Proposed Amendment**
  - Eliminate the 50% cap on warehouse or distribution space and introduce a “job/acre” standard.
- **New Definition – “Fulfillment Center”**
  - Defined as having warehouse, distribution, order processing, returns, packaging, and marketing components with larger office areas.

Common Floor Plan in  
PD-32 North & South



# Douglas Park (PD-32) Code Amendment

## Manufacturing Uses

- Proposed changes aimed more at PD-32 North (Table 2).
- Meant to allow similar flexibility to the less restrictive Subarea 8A.
- Proposed Amendment targets manufacturing uses such as:
  - Furniture and fixtures
  - Paper and allied products
  - Lumber and wood products
  - Fabricated metal products
  - Tobacco products

PD-32 North



PD-32 South





# Douglas Park (PD-32) Code Amendment

## Other Changes

- **Aviation-related Uses**

- Currently prohibited in PD-32 North
- Amended to require a CUP in Subarea 3

- **Parcel Delivery Service Uses**

- Currently classified with 3<sup>rd</sup>-Party Logistics uses
- Amended to be classified under “Courier Service Except by Air”, requiring a CUP in applicable Subareas

- **Miscellaneous Uses**

- Allowing Wholesale of Alcohol in Subarea 3
- Allowing Communications uses in Subarea 3

- **Clarity of General Uses Permitted**

- Include an “Intent Paragraph” to acknowledge that certain uses may need additional interpretation
- Mimics the introductory language in Section 21.33.010 of the Long Beach Municipal Code.

# Douglas Park (PD-32) Code Amendment

## Conclusion / Recommendation

- **General Plan**

- Proposed changes consistent with the Land Use Element of the General Plan

- **Purpose of Proposed Changes**

- Allow more flexibility in the uses in PD-32 North
- Bridge the gap between PD-32 North and PD-32 South while still including certain discretion

- **Recommendation**

- Planning Commission recommend to City Council that they approve Zoning Code Amendment ZCA 20-011