

FINDINGS

Douglas Park Zoning Code Amendment Application No. 2004-28 (ZCA 20-011) June 18, 2020

The Long Beach Municipal Code does not require specific findings for the adoption of a Zoning Code Amendment. The proposed Zoning Code Amendments, however, are consistent with state law and guidelines, consistent with other elements of the General Plan, will not adversely affect the character, livability or appropriate development of the City, and is in conformity with public necessity, convenience, general welfare, and good planning practice. The City of Long Beach makes these findings in support of its adoption of the Douglas Park Planned Development District (PD-32) Zoning Code Amendments.

The PD-32 Zoning Code Amendments are consistent with objectives, principles, and standards of the General Plan. The Zoning Code Amendments (ZCA) would not conflict with the City's General Plan, the 2010 Strategic Plan, or any other applicable land use plans and policies. The ZCA involves amendments to portions of PD-32 North and South pertaining to manufacturing uses, warehouse and distribution allocation, courier services and clarity of general uses permitted within the PD-32 Ordinances. These amendments reflect the evolution in the nature of uses and technologies since the last PD-32 amendments in 2008. The amendments also reflect the changes in the market and the demand of production for certain industries. The ZCA is consistent with goals, policies and strategies in the existing Land Use Element (LUE) of the General Plan.

Specifically, the ZCA will implement the following changes: eliminate the restriction placed on warehouse and distribution floor space allocation for businesses; introduce a new definition for Fulfillment Centers; modify Table 2 of the PD-32 Ordinances to expand allowable and discretionary uses including research and development uses and light industrial uses in Subareas 2 and 3; categorize UPS, FedEx, or similar facilities as courier services (instead of third-party logistics); and add language establishing a process by which the Zoning Administrator may determine whether a use not specified is compatible with the intent and purpose of PD-32.

The proposed amendments to PD-32 North and South are consistent with the goals and policies of the General Plan's Land Use Element (LUE). The project site has a General Plan Land Use PlaceType designation of Regional-Serving Facility (RSF). Areas in Long Beach that serve a unique role or population reaching beyond local concerns have been designated with this PlaceType. The RSF PlaceType recognizes and allows for the highly specialized needs of regional public and private facilities, while simultaneously ensuring substantial public benefits. Preferred land uses in RSF-designated areas are regional-serving medical and social services, education, goods movement, people movement, energy production and distribution, public utilities, and uses of a similar nature.

Douglas Park has become a valuable hub for the creation and maintenance of one of the city's most economically vibrant areas, offering a variety of uses and jobs that serve both the local community and region at large. The diversity of office, research and

development, light industrial, medical office, retail, hotel, and other highly-specialized technical uses play an exceptional role in both benefitting the local community and serving beyond the boundaries of Long Beach. While Douglas Park has been a significant hub for job creation and maintenance, it has seen more interest from a variety of tenants (many of which look to set up their headquarters in Douglas Park) than it is able to accommodate. This is due largely to the limits placed on certain uses within particular subareas of Douglas Park.

One of the citywide goals identified in the LUE is to strengthen the City's fiscal health by stimulating continuous economic development and job growth (**Goal No. 2** of the LUE). In particular, LU Policy 3-1 and LU Policy 3-4 set forth specific objectives to accomplish this goal. LU Policy 3-1 looks to "accommodate a mix of industries in Long Beach, including high technology, telecommunications, aerospace, green technology, renewable energy, healthcare, higher education, manufacturing, port and shipping, professional services, restaurants, entertainment and the film industry." LU Policy 3-4 looks to "promote and attract a mix of commercial and industrial uses by emphasizing the flexibility of the PlaceType designations."

The proposed ZCA supports the objectives of LU Policy 3-1 and LU Policy 3-4 by expanding the range of uses allowed in certain parts of Douglas Park, while safeguarding that employment density remains at a high level. PD-32 currently places limits on the percentage of floor area that a business can allocate to warehouse or distribution functionality (currently a 50% threshold). This has presented challenges to some tenants who would usually have more than 50% of their floor area designated as warehouse space, but also had other components to their business model such as manufacturing, assembly, order fulfillment and other functions where employees are needed. Eliminating the limits placed on warehouse and distribution allocation will further expand the mix of tenants that can locate in Douglas Park.

Also, expanding the range of allowable uses (mostly in Subarea 2 of PD-32 North) will contribute to the goal of accommodating a greater mix of industries in Long Beach. Certain manufacturing uses that are currently allowed by right (or discretionarily) in Subarea 7 of PD-32 South would now also be allowed in Subareas 2 or 3. Recent city-initiated code changes to allow aircraft manufacturing in industrially-zoned properties and the Planned Development Districts surrounding the Long Beach Airport (Douglas Park included) are now followed by the proposal to expand a variety of other manufacturing uses in Douglas Park, less intense than aircraft manufacture.

LU Policy 9-1 looks to "protect neighborhoods from the encroachment of incompatible activities or land uses that may have negative impacts on residential living environments." While the proposed ZCA will implement changes (Table 2) to allow PD-32 North to more closely align with PD-32 South in terms of allowable uses, appropriate discretion is still applicable. PD-32 North consists of Subareas 1, 2, and 3 and PD-32 South consists of Subareas 7, 8A, and 8B. Since PD-32 North is located along Carson Street and Lakewood Boulevard, the original intent was for less intense uses (Subarea 1 – retail, Subareas 2 and 3 – office, light industrial, research and development). PD-32 South's location next to the Long Beach Airport warranted more intense uses such as manufacturing of certain products.

PD-32 North is located directly across Carson Street from a residential neighborhood to the north, in the City of Lakewood. Although many of the same industrial uses that are allowed in PD-32 South are now anticipated for PD-32 North, most of those uses will require discretionary review in Subareas 2 and 3, and will remain prohibited in Subarea 1. Conditional Use Permits (CUP) are required for uses such as the manufacture of rubber and plastics, fabricated metal, paper products, lumber, stone, clay, glass and concrete products and industrial and commercial machinery. The CUP process is put in place to ensure that when the uses are permitted, they operate in a manner compatible with the surrounding area. Issues such as noise, odor, traffic, and cleanliness can be closely monitored and enforced with conditions of approval in place. Any deviations from the operating standards imposed via the CUP process can result in permit revocation of nuisance businesses. Therefore, the establishment of certain industrial uses in PD-32 North on a discretionary basis is consistent with the intent of LU Policy 9-1 to protect neighborhoods from incompatible activities and land uses.

The PD-32 Zoning Code Amendments will not adversely affect the character, livability or appropriate development of the City, and is in conformity with public necessity convenience, general welfare, and good planning practice. The most recent code amendments to PD-32 North and South were adopted in 2008. Since that time, changes in the market have affected the demand of production for certain industries. In particular, Douglas Park has recently become a place of interest for the location of industries such as aerospace and aircraft manufacturing. The City of Long Beach has recognized this trend and recent comprehensive changes to the Long Beach Municipal Code have been implemented to accommodate the changing nature of industries. The recent allowance of aircraft manufacturing in PD-32 has been a catalyst for further changes that are now being proposed. These changes, which include the allowance (by right and discretionarily) of additional manufacturing uses that are less intense than aircraft manufacturing, are meant to promote more flexibility in the variety uses offered in the Long Beach Airport area.

The intent of the proposed ZCA is to allow PD-32 North to more closely align with PD-32 South. PD-32 North and South are currently built out with similar building types and architecture shared between the two sections. Building design, site layout, open space, bike paths, and landscape buffering is consistent throughout all of PD-32. With the expansion of certain uses in PD-32 North to align with the uses of PD-32 South, the integrity of the planned district as a whole will not be affected.