

May 18, 2023

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Receive the Program Environmental Impact Report (PEIR) Compliance Checklist (PECC-04-22), determine that the project is within the scope of the project previously analyzed as part of the Globemaster Corridor Specific Plan (GCSP) PEIR (SCH No. 2018091021) and will not result in any new significant impacts, or impacts more severe than those studied in the PEIR, and warrants no further environmental review pursuant to California Environmental Quality Act Guidelines Section 15162; and approve Site Plan Review for a Master Plan (SPR22-083) in the GCSP Business Park District (SP-3-BP) for development of two industrial buildings totaling 582,595 sq. ft. on a 28.32-acre site located at 2019–2401 E. Wardlow Rd. (District 5)

APPLICANT: Jim Cottrell for Goodman Co.
18201 Von Karman Avenue, Suite 1170
Irvine, CA 92612
(Application No. 2208-18)

DISCUSSION

The applicant requests approval of Site Plan Review for a Master Plan to allow development of two industrial buildings totaling 582,595 sq. ft. on a 28.32-acre site. The Master Plan is a requirement of the Globemaster Corridor Specific Plan (GCSP) Business Park district (SP-3-BP), in which the project site is located, and the Master Plan sets the overall development size, scope, site planning, and architectural design for the project. Following approval of the Master Plan, each individual building in the Master Plan must be submitted to the Site Plan Review Committee for entitlement approval.

The proposed project is located at 2401, 2131, and 2019 East Wardlow Road on several parcels (Assessor Parcel Numbers [APN] 7149-003-017, -018 and 7149-008-004, -007, -015), totaling approximately 28.32 acres in land area (Attachment A – Location Map). The project site is located within the GCSP area, which is in the central portion of Long Beach. The project site currently contains a vacant approximately 450,000-square-foot



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aerospace manufacturing building and associated ancillary structures and surface parking lot, tennis courts, a sand volleyball court, undeveloped land, three monitoring wells, a portion of the former Union Pacific Railroad right-of-way, and a portion of the parking area associated with Long Beach Fire Department (LBFD) Temporary Station 9. LBFD Temporary Station 9 is currently leased to the building located at 2019 East Wardlow Road, which is part of the property owned by the applicant (Goodman). The large existing aerospace manufacturing building (2401 East Wardlow Road) was Building 52 of the McDonnell-Douglas/Boeing C-17 Long Beach manufacturing plant. The McDonnell-Douglas Corporation developed the building in 1967 as a final assembly plant for the popular DC-10 luxury jetliner. The building was expanded and improved in 1989 for assembly of the C-17 Globemaster III military transport aircraft.

This project site comprises the northern portion of the former McDonnell-Douglas/Boeing C-17 manufacturing complex (now owned by Goodman), consisting of the portion of the complex located on the north side of Wardlow Rd. The larger approximately 868,000-sq. ft. aerospace manufacturing building located on the south side of Wardlow Road is currently occupied by Relativity Space, a private aerospace company. This southern portion of the site, while part of the overall Goodman property, is not included in the Master Plan, as no development is planned on the Relativity Space portion of the Goodman property that would require a Master Plan under the GCSP.

The proposed project includes demolition of the existing 450,000-sq. ft. aerospace manufacturing building and associated ancillary structures. Additional demolition/reconfiguration would occur at 2019 East Wardlow Road, including the demolition of the existing tennis courts, sand volleyball court, and a portion of the parking area associated with LBFD Temporary Station 9. The developer will then construct two new industrial buildings, Buildings 1 and 2 (Attachment B – Plans). In addition, the proposed project would include surface parking lot improvements, new landscaping, and off-site improvements to the Wardlow Road right-of-way.

Building 1 will be located at 2401 East Wardlow Road and will have a proposed total building area of approximately 505,043 square feet, including approximately 10,000 square feet of office space, approximately 10,000 square feet of mezzanine space, and approximately 485,043 square feet of warehouse or manufacturing space. The proposed building will be approximately 48 feet in height. The entrances to the office space will include architectural corner elements, reaching a maximum height of 58 feet. Building 1 will include 61 dock doors along the building's northern side. Potential office spaces will be located within the southeastern and southwestern portions of the building.

Figure 1. Existing Conditions and Project Site.



Building 2 will be located at 2019 East Wardlow Road and will have a total building area of approximately 77,552 square feet, including approximately 5,000 square feet of office space, approximately 5,000 square feet of mezzanine space, and approximately 67,552 square feet of warehouse or manufacturing space. The proposed building will be approximately 37 feet in height. Building 2 will include 14 dock doors along the building's eastern side. The potential office space will be located within the southwestern portion of the building.

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The proposed Buildings 1 and 2 include two buildout options. One option is a warehousing/logistics option with accessory office, which includes less automobile parking, with large truck courts and up to 61 dock high truck doors for Building 1, and 14 dock high truck doors for Building 2. The second buildout option is a manufacturing option with accessory office, which includes more automobile parking and reduced truck courts and a reduced number of dock high truck doors. These configuration options are detailed in the following Table 1. Tenants for the project buildings have not yet been selected and the developer may choose either buildout option as the project progresses. The number of parking stalls provided for each case meets the requirements of the GCSP and the Zoning Regulations.

Table 1. Proposed building, parking, and loading summary.

	Building 1	Building 2
Building floor area	485,043 sq. ft.	67,552 sq. ft.
Office/mezzanine area	20,000 sq. ft.	10,000 sq. ft.
Total building area	505,043 sq. ft.	77,552 sq. ft.
Dock high truck doors	61	14
Auto parking		
Warehouse/logistics option	506	125
Manufacturing option	1,012	158
Truck trailer parking		
Warehouse/logistics option	89	8
Manufacturing option	0	0

The project buildings are tilt-up concrete buildings designed in a contemporary industrial architectural style. The design includes patterned geometric score lines in the concrete walls, metal awnings, architectural accent materials, tall glass corner elements on the building corners facing Wardlow Road, and a color palette consisting of white, shades of gray, and a green accent. The design is consistent across the project buildings and creates a district identity for the project site, as required by the GCSP.

The project also includes major off-site improvements, which are proposed to be constructed in two phases: Phase I and Phase II. Phase I would consist of sidewalk, parkway, and bike lane improvements on the south side of East Wardlow Road, extending from the easterly edge of the site's property line to 30 feet before the East Wardlow Road and Cherry Avenue intersection. Phase II would consist of all roadway improvements as well as all sidewalk, parkway, and bike lane improvements on the north side of East Wardlow Road, extending from the easterly edge of the site's property line to the East Wardlow Road and Cherry Avenue intersection, as well as encompassing the 30-foot portion of the south sidewalk work not previously completed in Phase I. The Phase I and II off-site improvements will result in the buildout of the "complete street" cross-section specified for Wardlow Road in the GCSP. Additional off-site improvements would include connections to an existing 12-inch potable water line and 8-inch sewer main adjacent to the project site in East Wardlow Road.

The project applicant also is likely to pursue a separate project to construct two related industrial buildings (Buildings 3 and 4) on two parcels of land (APNs 7149-008-012 and -016) north of the project site within the jurisdiction of the City of Lakewood. The proposed Building 3 (approximately 77,996 square feet) and Building 4 (approximately 39,538 square feet) are subject to a separate land use approval and environmental review process with the City of Lakewood, and are not included within this Master Plan.

Open Space and Landscaping

The project will provide all-new landscaping for the subject site, including various drought tolerant trees, shrubs, and groundcover along the northern, southern, and western boundaries of the site; along the eastern, southern, and western sides of Building 1; along the southern and western sides of Building 2; and along the eastern and western sides of the existing “Astro” electrical substation (which is on a separate parcel and is not included in the Master Plan). The existing 76 trees on site will be removed and will be replaced by 309 trees including Chinese flame, magnolia, olive, Chinese pistache, African sumac, Brisbane box, and coast live oak trees. The project’s landscaping is designed to comply with the standards of the GCSP and Chapter 21.42 (Landscaping Standards) of the Zoning Regulations. The project provides landscape areas along the site’s northern and southern boundaries, three underground storage systems within the southern portion of the project site, three Wetlands Modular Units along the southern boundary, and/or catch basin filters throughout the project site.

The GCSP requires that at least twenty-five percent of the cumulative site area to be provided as outdoor open space areas. Building 1 is provided with 274,331 square feet of outdoor open space and 14,334 square feet of landscaped areas, and Building 2 is provided with 46,719 square feet of outdoor open space and 22,159 square feet of landscaped areas. Two common open space areas are provided adjacent to northwestern and southwestern corners of Building 1 and include tables, concrete benches, and shade sails. In addition, four common open space areas are provided along East Wardlow Road and include benches and custom shade canopies. Three pedestrian walkways, one along the eastern edge of Building 1, one along the project site’s northern boundary, and one along the western edge of Building 1, are provided to increase walkability of the site and connect the project site to surrounding uses.

Conclusion

Staff finds that the project complies with the requirements of the GCSP and the Zoning Regulations, is consistent with the General Plan, and forwards the City’s planning goals by accomplishing and implementing major policies of the GCSP, Land Use Element, Mobility Element, and Urban Design Element. The project will create a new intensive employment center on unused industrial land with a walkable environment and “complete streets” improvements to the public right-of-way. Additionally, the project is compliant with the Climate Action Plan, as demonstrated in the project’s California Environmental Quality

Act (CEQA) compliance documentation. Staff has made positive findings (Attachment C – Findings) and has included appropriate conditions of approval to ensure the project's and City's goals are met, and standards are maintained (Attachment D – Conditions of Approval).

PUBLIC HEARING NOTICE

A total of 349 notices of public hearing were distributed within a 1,000-foot radius from the project site on May 2, 2023, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. Any public comments received in response to these notices will be provided to the Planning Commission prior to or at the public hearing.

ENVIRONMENTAL REVIEW

Pursuant to CEQA and the State CEQA Guidelines, this project was analyzed as part of the previously-certified GCSP Program Environmental Impact Review (PEIR), EIR-03-17, SCH No. 2018091021 (Attachment E – Links to Globemaster Corridor Specific Plan Program EIR). A PEIR Compliance Checklist was prepared for this project and determined that the project will not result in any new significant impacts, or any significant impacts that exceed those analyzed in the GCSP PEIR, with mitigation measures included (Attachment F – PEIR Compliance Checklist PECC-04-22). Additionally, the project is required to comply with the Mitigation Monitoring and Reporting Program (MMRP) adopted with the PEIR, and these are discussed in the checklist and included in the conditions of approval. The MMRP is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the PEIR that applies to the applicant's proposal, specifications are made that identify the action required and the monitoring that must occur. In addition, the party for verifying compliance with individual mitigation measures is identified. This completes the City's obligations under CEQA as the lead agency.

Respectfully submitted,



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PROJECT PLANNER



ALEXIS OROPEZA
CURRENT PLANNING OFFICER



ALISON SPINDLER-RUIZ, AICP
PLANNING BUREAU MANAGER



CHRISTOPHER KOONTZ, AICP
DIRECTOR OF DEVELOPMENT SERVICES

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Attachments:

- Attachment A – Location Map
- Attachment B – Plans
- Attachment C – Findings
- Attachment D – Conditions of Approval
- Attachment E – Links to Globemaster Corridor Specific Plan Program EIR
- Attachment F – PEIR Compliance Checklist PECC-04-22