



# **2401 E. Wardlow Rd – Goodman Commerce Center Master Plan**

## **Planning Commission, May 18, 2023**

Site Plan Review, Program EIR Compliance Checklist  
Application No. 2208-18 (SPR22-083, PECC-04-22)

## Globemaster Corridor Specific Plan

- Zoning Amendment and Zone Change
- GCSP Program Environmental Impact Report (PEIR)

Adopted May 2021

## Project-level Master Plan for Goodman Commerce Center

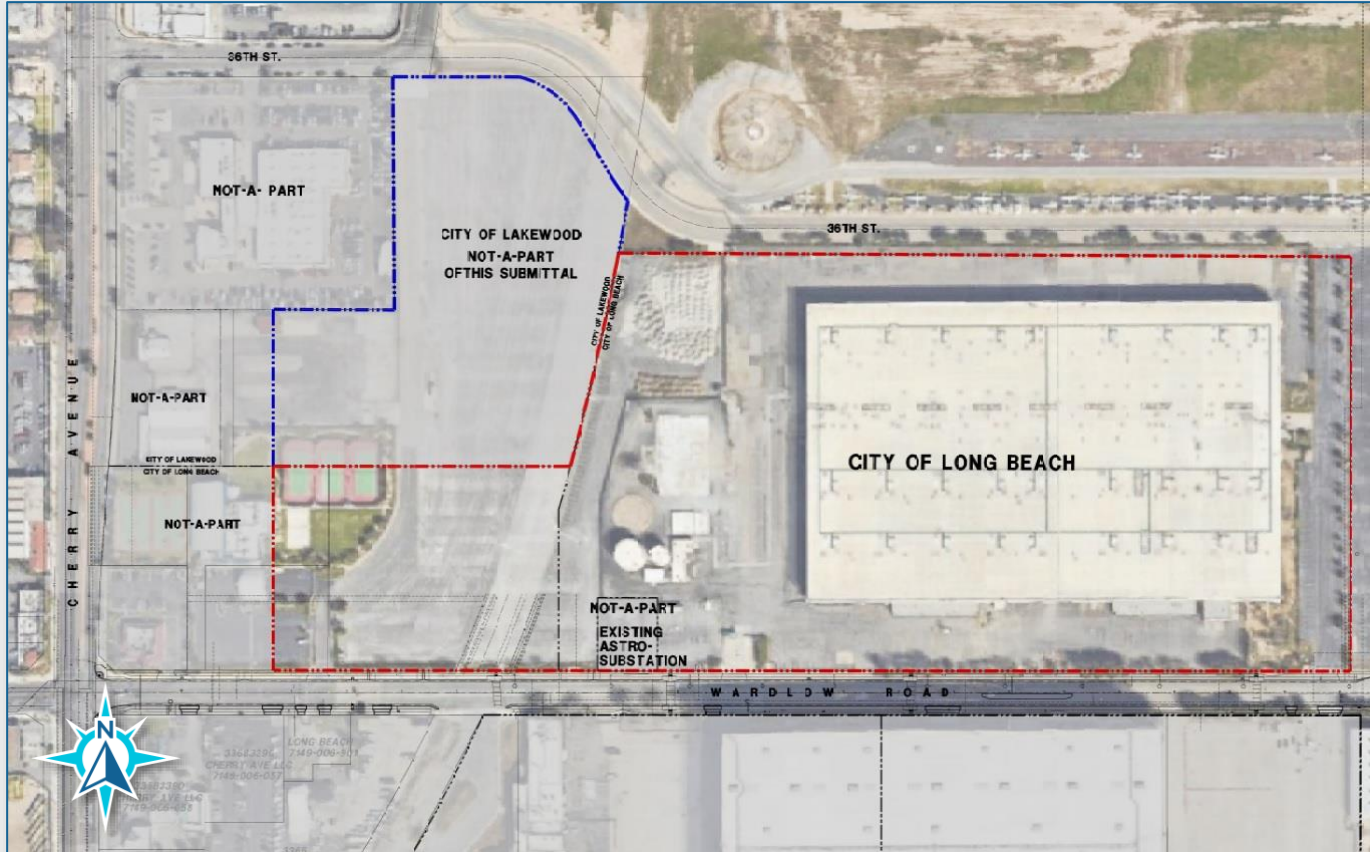
- Site Plan Review – Planning Commission
- Compliance Checklist with GCSP PEIR

Current Action

## Individual Building Entitlement(s) under Master Plan

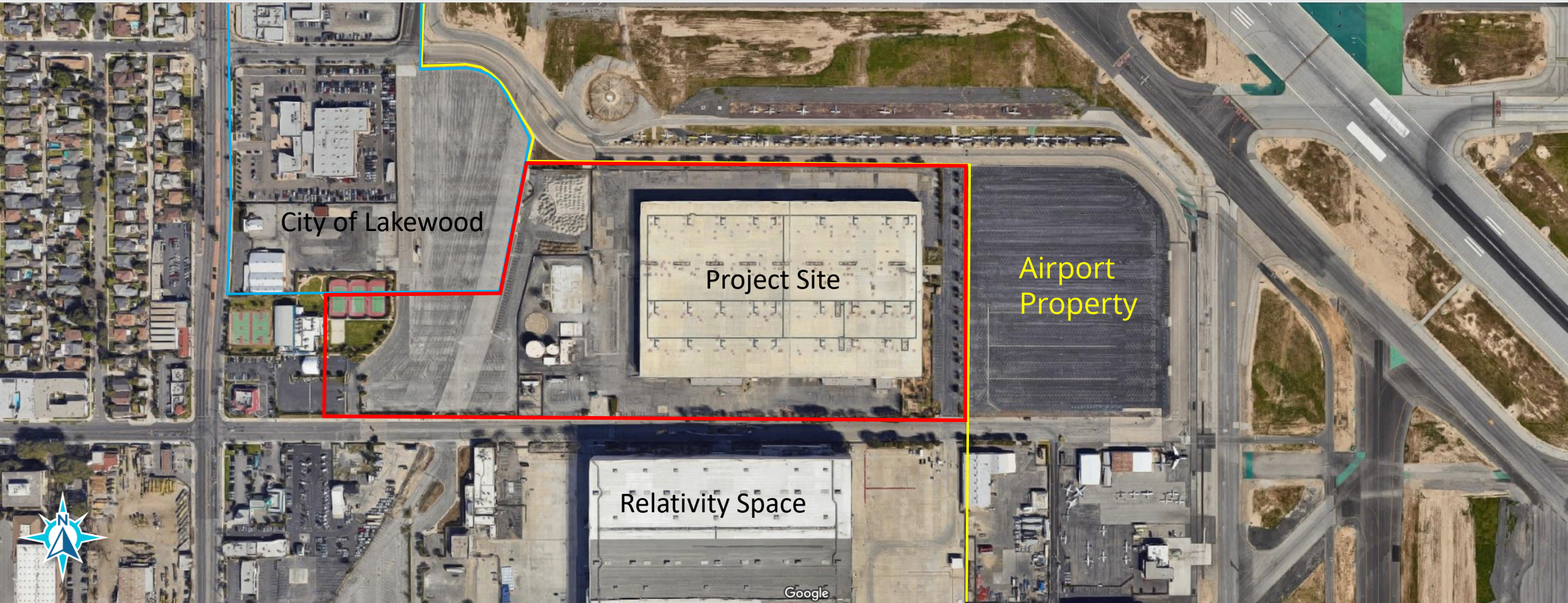
- Site Plan Review – SPR Committee
- Must conform to Master Plan
- CEQA complete if conforms

Future Approval



- **Location** – 2401 E. Wardlow Rd.
- **Zoning** – SP-3-BP and SP-3-IG
- **General Plan PlaceType** – RSF and I
- **Site Area** – 28.32 acres
- **Current Improvements** – 646,874-sq. ft. former Boeing building
- **Surrounding Land Uses**
  - **North** – Airport
  - **South** – Goodman property – Relativity
  - **East** – Airport
  - **West** – Commercial on Cherry Ave., temporary Fire Station No. 9







# Site History

# Goodman Master Plan

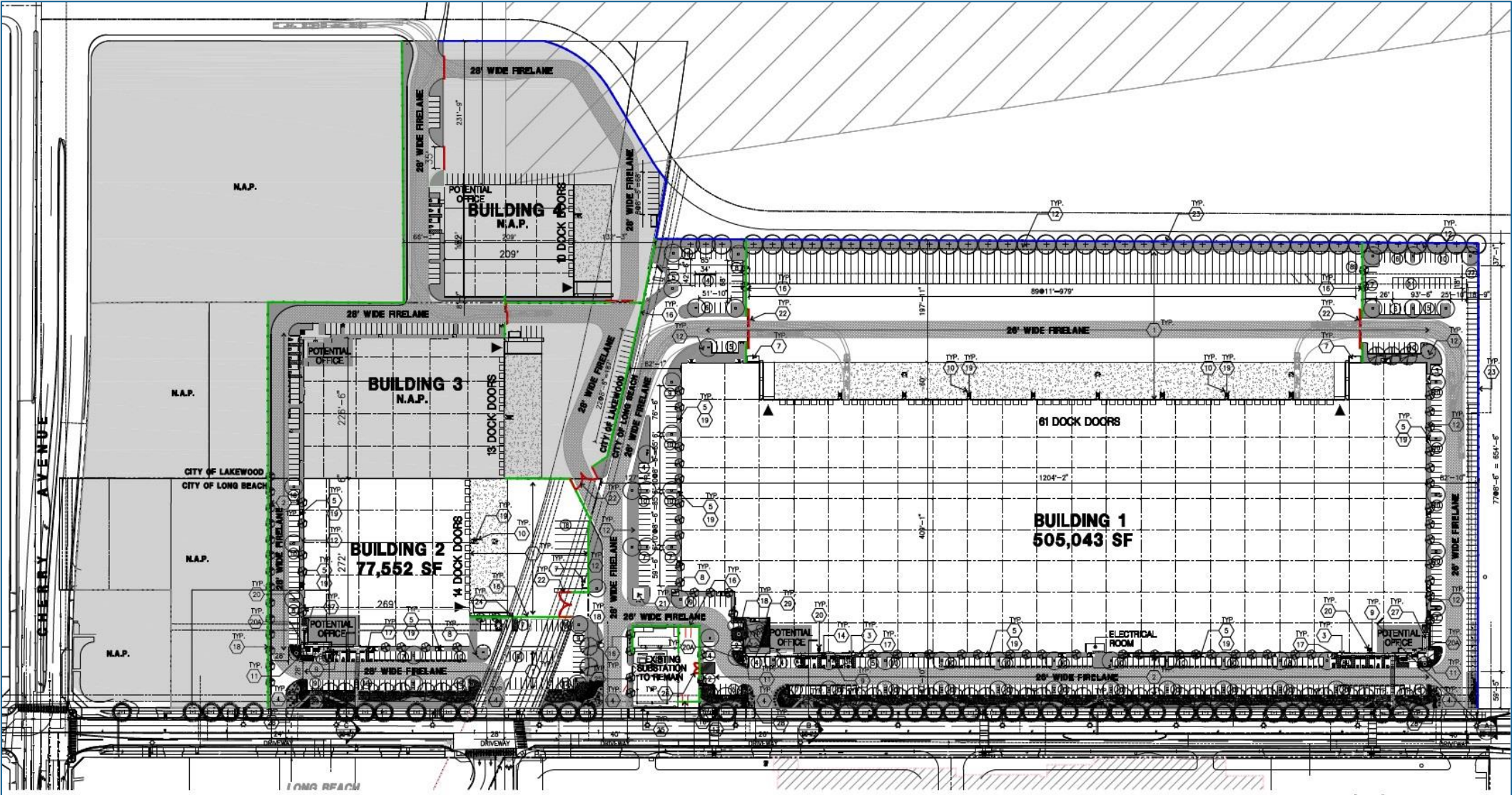


- Main building on site today was McDonnell-Douglas Building 52.
- Built in 1967 for final assembly of DC-10 airliner.
- Remodeled in 1989 for C-17 Globemaster III assembly.
- McDonnell-Douglas acquired by Boeing in 1997; C-17 production ended 2015.
- Globemaster Corridor Specific Plan kicked off in 2016, adopted 2021.
- Goodman acquired the property from Boeing in 2019.
- Relativity Space approved in larger Building 54 on south side of Wardlow Rd. in February 2022.

- Complete abatement and demolition of site including 646,874-sq. ft. former Boeing building and parking.
- Construction of two new concrete tilt-up industrial buildings:
  - Building 1: 505,043 sq. ft.
  - Building 2: 77,552 sq. ft.
- Warehousing/logistics or manufacturing options for both buildings.
  - Building 1: Warehousing – 506 parking stalls / Manufacturing – 1,012 parking stalls
  - Building 2: Warehousing – 125 parking stalls / Manufacturing – 158 parking stalls
- All-new parking, landscaping, and open space.









## On-Site Improvements

- All-new on-site landscaping with pedestrian paths.
- Outdoor gathering areas for employees and visitors.
- Repaved parking field with new landscaping.
- Decorative paver pedestrian circulation throughout site.
- Bike infrastructure including racks, lockers, and showers for employees.
- Green buildings including LB-CAP compliance.

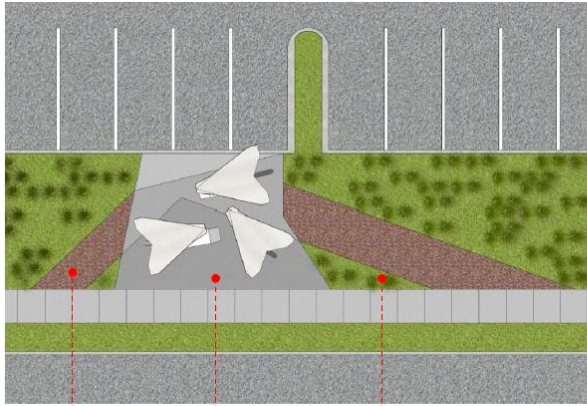




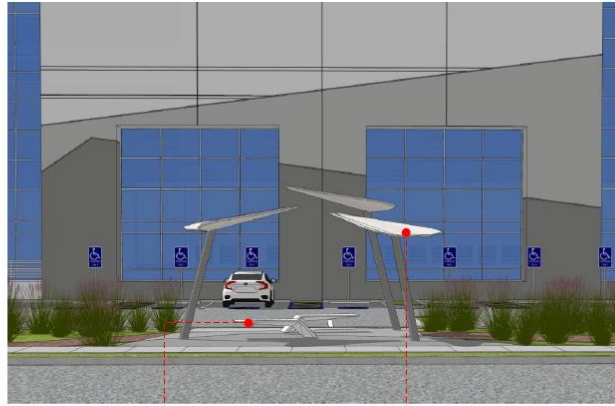


# Open Space Renderings

# Goodman Master Plan



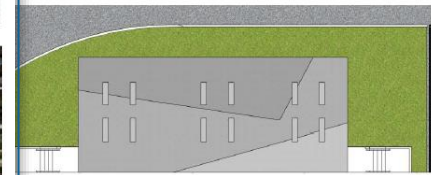
DG GRAVEL      MULTI-TONE CONCRETE      NATIVE GRASS LANDSCAPING



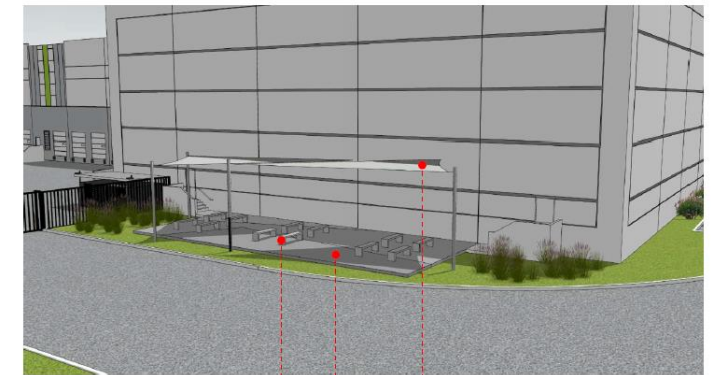
WING UTC BENCH BY BELLITALIA (OR EQUAL)      CUSTOM SHADE CANOPY

- Integrates with landscaping improvements
- Connects to ROW improvements on Wardlow Rd.
- Decorative paver pedestrian circulation throughout site.

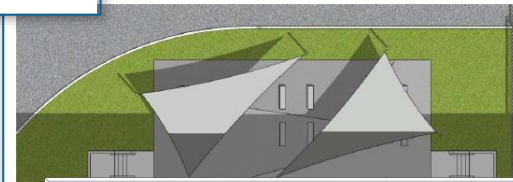
- Outdoor gathering spaces
- Shade sails
- Enhanced paving
- Pedestrian connectors



DOOR AREA PLAN VIEW



SECONDARY OUTDOOR AREA PERSPECTIVE VIEW



SECONDARY OUTDOOR AREA PLAN VIEW WITH SHADE SAILS



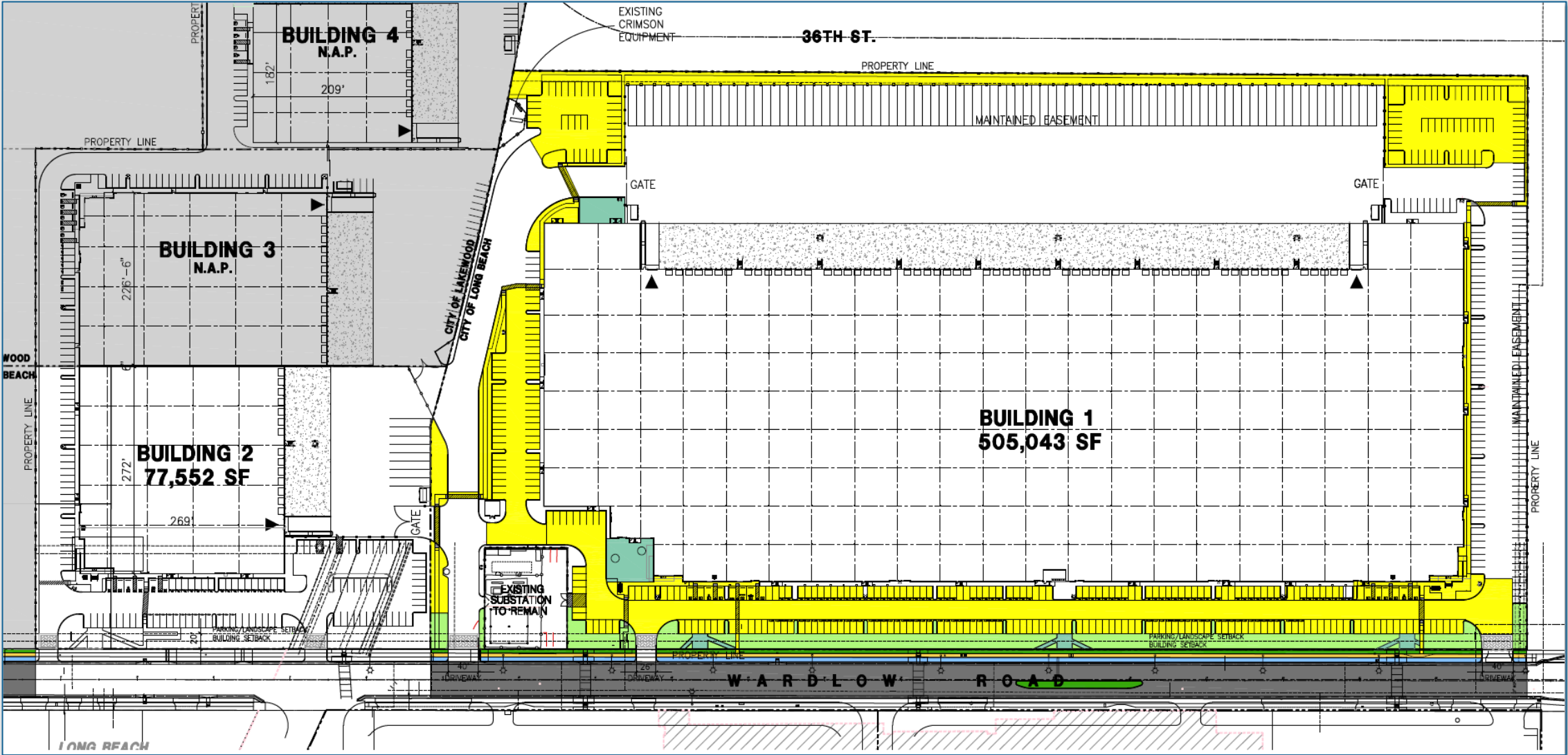
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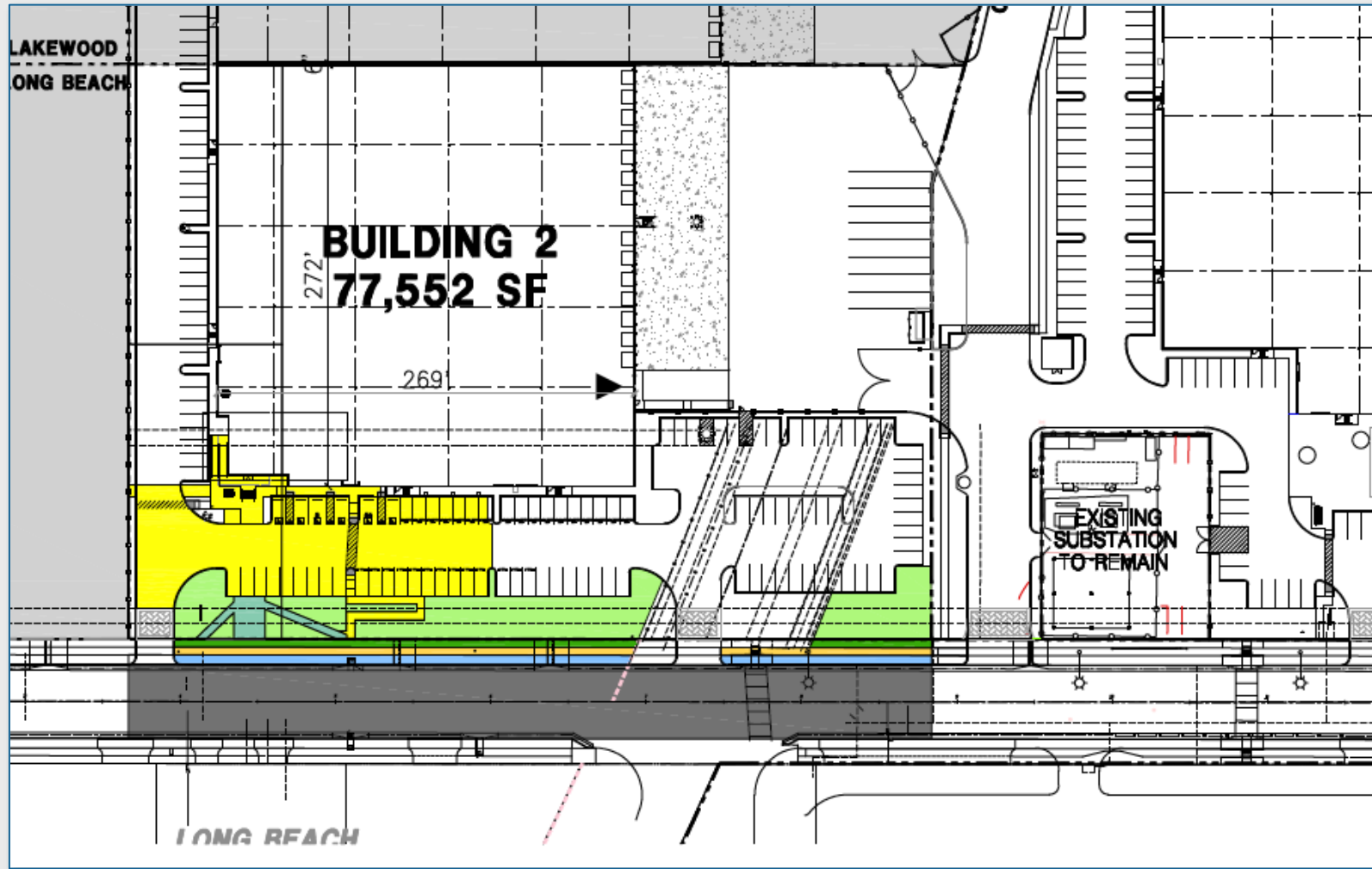


SHADE SAIL

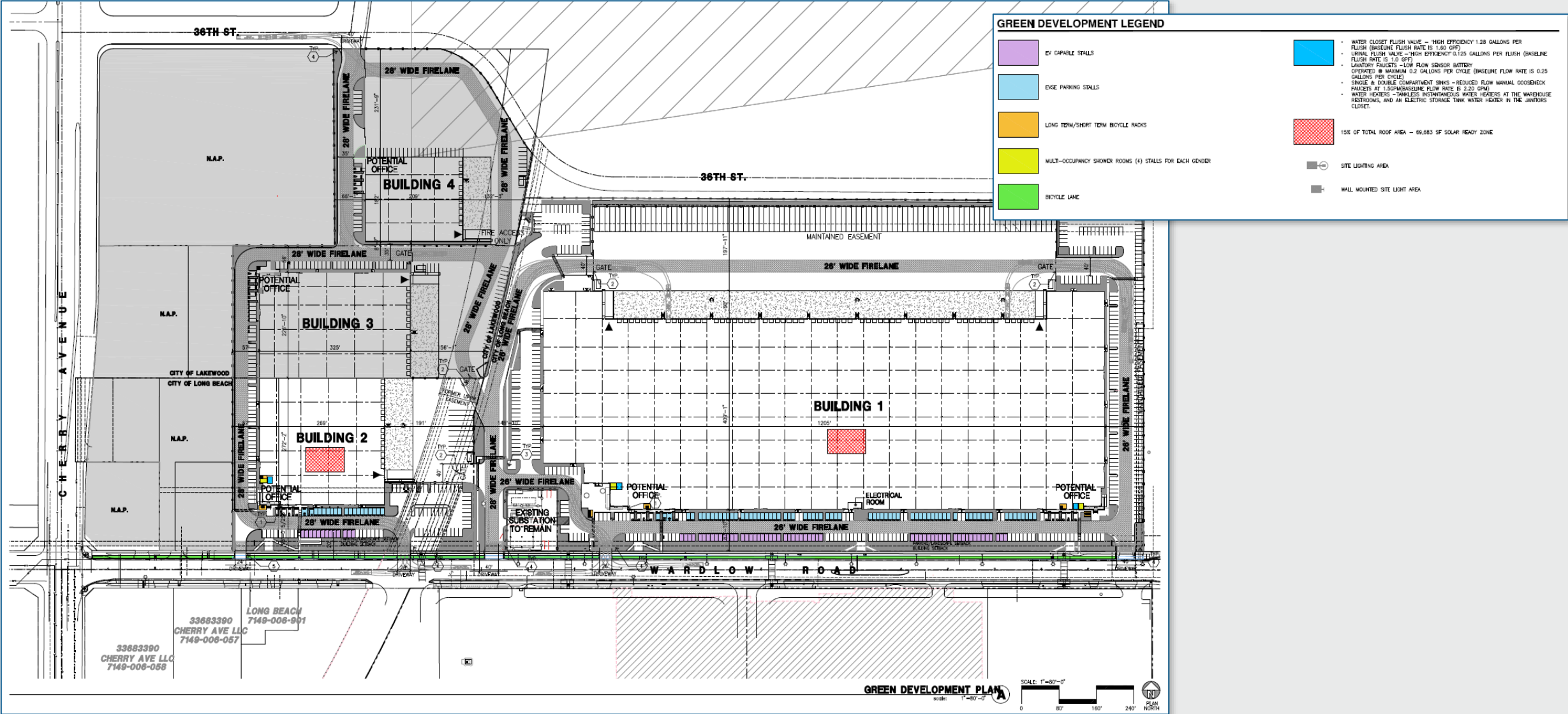
KEY PLAN





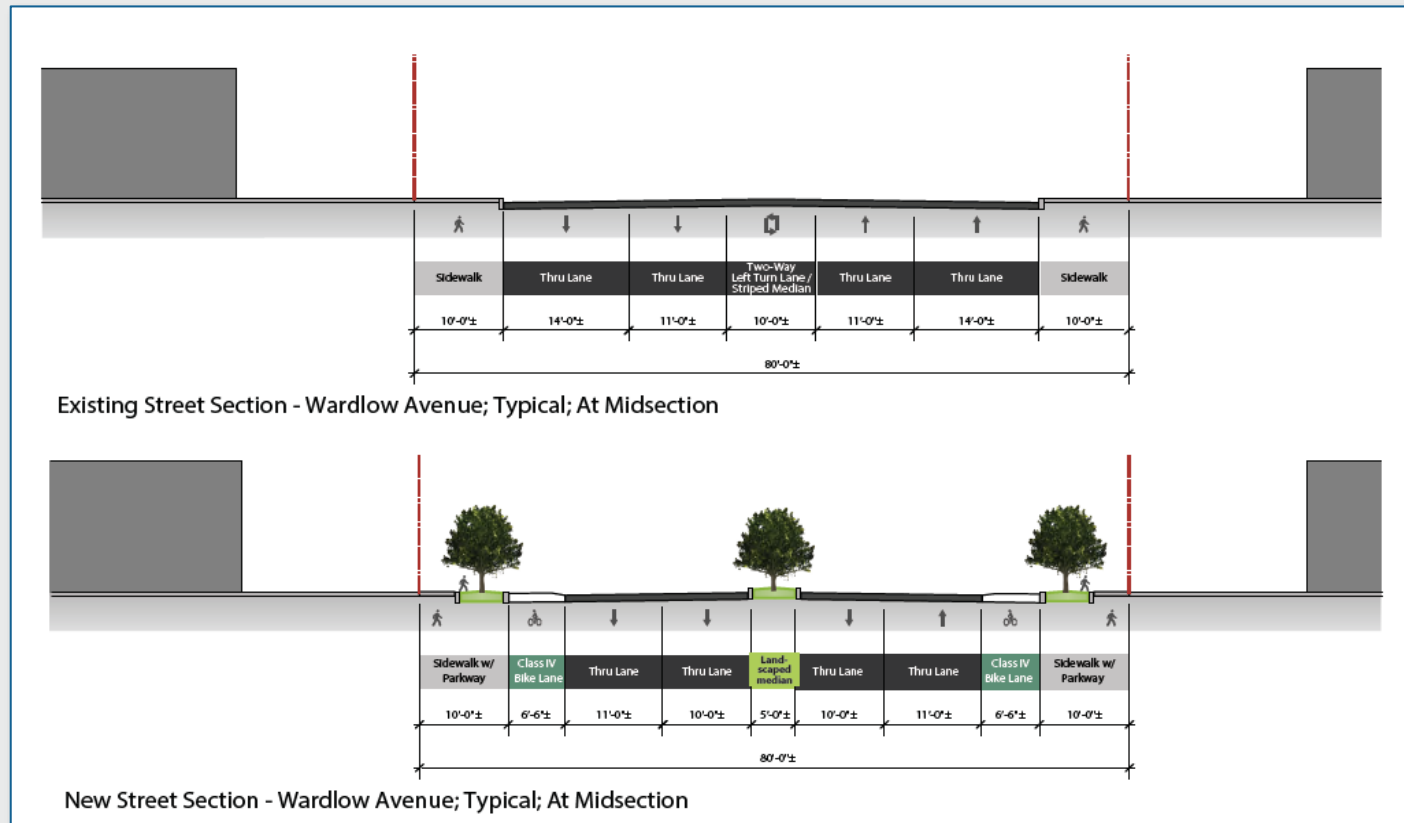






## Off-Site Improvements

- Complete Streets cross-section on Wardlow Rd. as required by Specific Plan.
  - Sidewalk, parkway, Class IV bike lanes, center median, road diet





Building 1: 505,043 sq. ft.





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Building 2: 77,552 sq. ft.



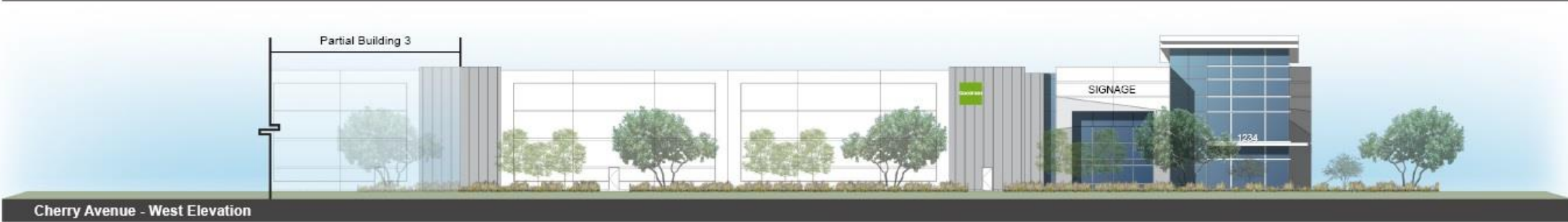
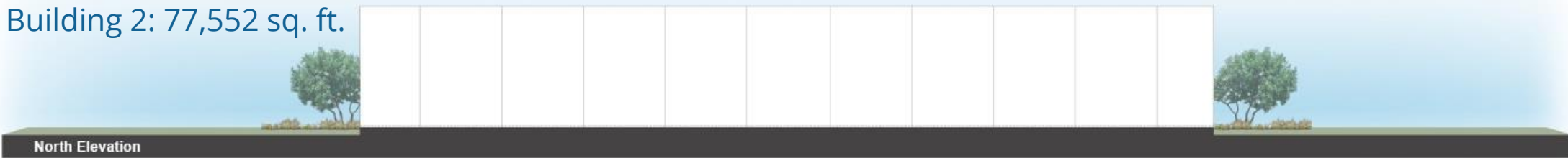


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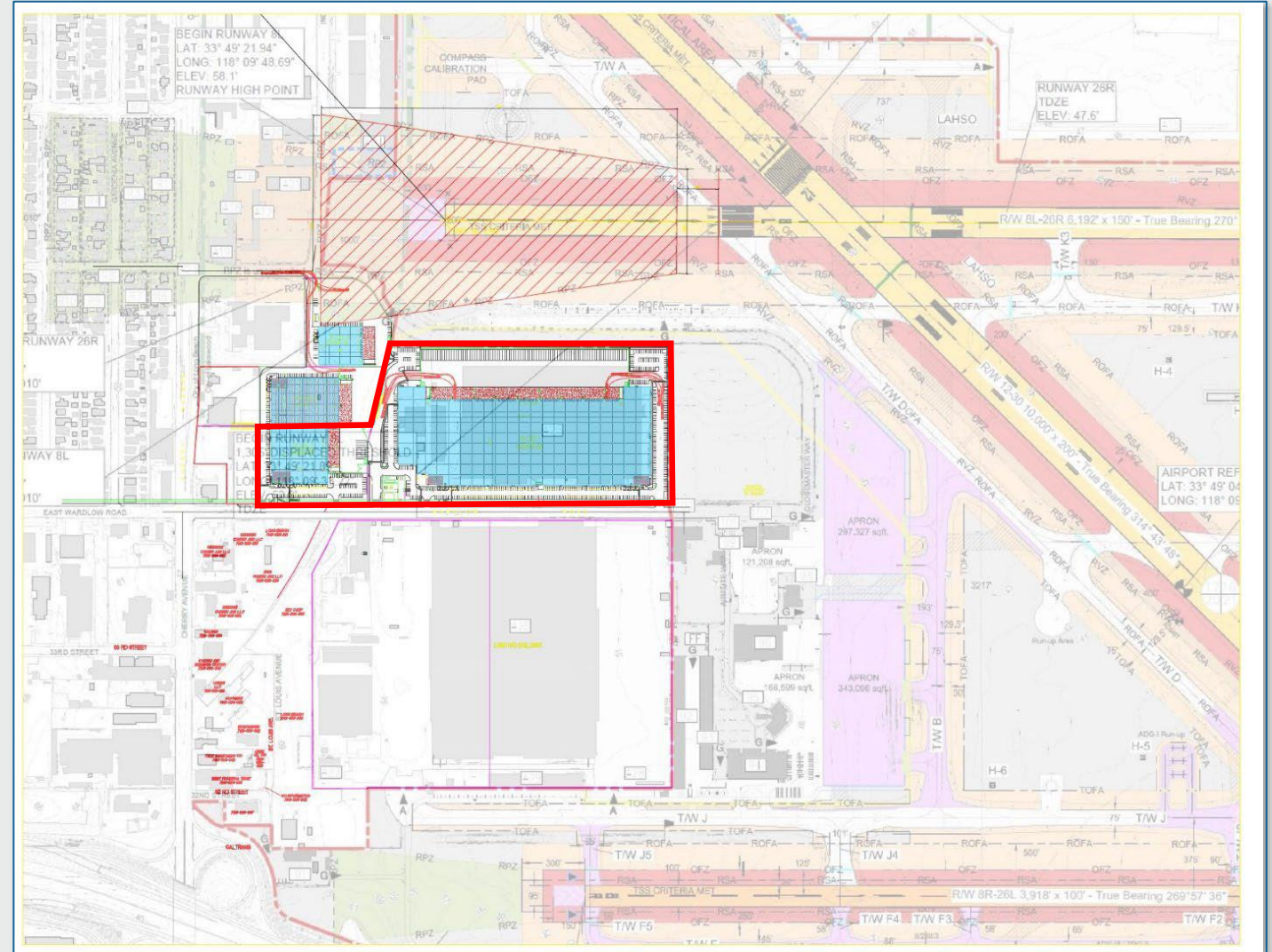




Building 2: 77,552 sq. ft.



- Project is within the Long Beach Airport Environs Overlay Zone of the GCSP.
- Project must comply with FAA Part 77 and TERPS protection surfaces, as well as GCSP airport compatibility requirements.
- Review by FAA and Airport Department completed as required, with no objections.
- Project is compatible with Airport.





## Program EIR Compliance Checklist

- A Program EIR Compliance Checklist was prepared for the project.
- The checklist tiers off of the Globemaster Corridor Specific Plan (GCSP) Program EIR, certified in May 2021.
- This Master Plan project will not result in any new significant impacts, or any impacts more severe than those analyzed and identified in the GCSP Program EIR.
- The GCSP PEIR Mitigation Monitoring and Reporting Program applies to this project, and will ensure compliance with all necessary mitigation measures to mitigate identified impacts.
- Checklist included analysis of the related project buildings in Lakewood for CEQA cumulative purposes.
- Checklist included Climate Action Plan (LB-CAP) compliance checklist (Appendix 6-b) and found that the project complies with the LB-CAP.

## Traffic and Transportation

- The Master Plan is estimated to generate approximately 2,475 daily vehicle trips: 396 am peak hour vehicle trips, and 431 pm peak hour vehicle trips, at full build-out.
- Under the Globemaster Corridor Specific Plan Program EIR, the GCSP would have significant and unavoidable Level of Service (LOS) impacts to 12 intersections. This Master Plan has LOS impacts on 5 of those intersections (less severe).
  - Mitigation measures, including construction of additional through lanes and exclusive right-turn lanes, widening or restriping of existing lanes and intersections, removal of on-street parking, and modifying existing traffic signals, were evaluated for the significantly impacted intersections.
  - However, the potential mitigation measures were determined to be infeasible due to safety concerns, conflict with the City's 2040 Bicycle Master Plan, ROW acquisitions, location in another public agency's jurisdiction, and conflict with key GCSP objectives. As a result, impacts remained significant and unavoidable.
- The City Council adopted a Statement of Overriding Consideration on these significant and unavoidable impacts when certifying the GCSP Program EIR.
- Level of Service (LOS) is no longer an impact under CEQA; the GCSP PEIR was conducted in the transitional period from LOS to VMT and analyzed both standards.
- Neither the GCSP nor this Master Plan has a significant impact for Vehicle Miles Traveled (VMT).



## Summary and Recommendation

- Public notice of 1,000-foot radius was provided as required.
- Project complies with the Globemaster Corridor Specific Plan and the General Plan.
- Project will revitalize an industrial brownfield, create a large new economic and employment opportunity, and will create a Complete Streets condition on Wardlow Rd.
- Appropriate conditions of approval are included to ensure a quality project and to ensure completion of on- and off-site improvements.
- This project is in the Planning Commission's jurisdiction and City Council action is not required.
- Staff recommends that the Planning Commission:
  - Approve the Project EIR Compliance Checklist, and
  - Approve Site Plan Review for the proposed Master Plan.



Thank you

**Scott Kinsey, AICP**  
**Planner V**  
[scott.kinsey@longbeach.gov](mailto:scott.kinsey@longbeach.gov)