

November 5, 2020

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach

California

RECOMMENDATION:

Recommend that the City Council approve Street Name Change SNC20-001, to change the name of the public right-of-way known as Kilroy Airport Way for its entire length between Redondo Avenue and Spring Street to "Airport Way" to match the existing Airport Way located west of Redondo Avenue. (District 5).

APPLICANT: Phillip Tate for Kilroy Realty Corporation
12200 W. Olympic Blvd., Suite 200
Los Angeles, CA 90064
(Application No. 2008-04)

DISCUSSION

The applicant requests a Street Name Change (SNC) to change the name of the public right-of-way known as Kilroy Airport Way for its entire length between Redondo Avenue and Spring Street, approximately 3,600 feet in length, to "Airport Way" to match the existing Airport Way located west of Redondo Ave. (Exhibit A - Engineering Sketch Map). The subject street, Kilroy Airport Way, runs through a commercial office park, the Kilroy Airport Center, and several undeveloped sites, all bounded by the San Diego Freeway (I-405) to the south, Redondo Avenue to the west, the Long Beach Airport to the north, and the airport and Lakewood Boulevard to the east. The City's Water Treatment Plant and Emergency Communications and Operations Center (ECOC) is located directly to the west of the office park, east of Redondo Avenue. The office park and undeveloped sites, which are made up of a total of 11 parcels, consist of approximately 1.98 million square feet of land, or 45.5 acres. This land is owned by the City of Long Beach, and the office park portion is leased to Kilroy Realty Corporation, which manages and subleases the improvements on the office park sites (Exhibit B - Abutting Parcels).

The SNC process is set forth in Section 20.36.110 of the Subdivision Ordinance, Title 20 of the Long Beach Municipal Code (LBMC). The Subdivision Ordinance, and this process, are administered by the Planning Bureau, and a recommendation of approval from the Planning Commission is required before the SNC application may proceed to the City Council. Upon receiving the Planning Commission's recommendation, the City Council may adopt a resolution



to change the street name and direct the Director of Public Works to change such maps and street signs as are necessary. Section 20.36.110 states that street name changes may be initiated by anyone who believes it is necessary by filing such fee as prescribed by City Council resolution with the Director of Development Services; in this case, the request was initiated by representatives of the real estate management company, Kilroy Realty Corporation, which manages the office park properties. No other property owners or property management companies are located within the area affected by this request, as Kilroy Airport Way functions almost as an internal circulation street for the Kilroy Realty Corporation leasehold. The applicant has stated in the application materials that the request for the street name change is part of a larger repositioning and rebranding effort by Kilroy Realty Corporation for the Kilroy Airport Center, which will be renamed in the future as well.

Section 20.36.110 sets forth three requirements for a street name change to be approved. These are presented below with staff analysis for the Planning Commission's review:

A. Proposed street names shall be substantially different from each other from existing street names so as not to be confusing in sound or spelling.

The existing situation, where the 3,600-foot-long subject street is named Kilroy Airport Way, is confusing given that another 2,000-foot-long street, located immediately west of Redondo Avenue, is named Airport Way. The proposed street name change would rename Kilroy Airport Way to "Airport Way," thus creating a single street named Airport Way that runs approximately 5,600 feet in length. This change will eliminate any confusion between the two similar-sounding street names.

B. Each proposed street, which is a continuation of any existing street, shall be given to same name as such existing street.

The existing Kilroy Airport Way east of Redondo Avenue is not a direct continuation of Airport Way west of Redondo Avenue, as Kilroy Airport Way intersects Redondo Avenue approximately 300 feet south of where Airport Way intersects Redondo Avenue. However, the streets share a similar alignment through the industrial area west of Redondo Avenue, and the office park and undeveloped sites east of Redondo Avenue. Renaming Kilroy Airport Way to "Airport Way" is the best practice in this case.

C. An existing street name may be changed if good cause is shown that it would be beneficial to the neighborhood.

The change of this existing street name will be beneficial to the commercial and industrial neighborhood and to the City by eliminating confusion between the names "Kilroy Airport Way" and "Airport Way," as Airport Way will be the name of both street segments after this change.

Planning staff circulated this proposed street name change to other concerned departments, including Public Works, Fire, Police, Water, Energy Resources (Gas), and the Building & Safety Bureau within Development Services. No major concerns were expressed with the proposed project. Staff recommends that the Planning Commission recommend the City Council adopt a resolution changing the street name as described herein and directing the Director of Public

