



Tentative Parcel Map 2401 E. Wardlow Rd. (former Boeing C-17 site)

**Application No. 2012-02, TPM21-004
June 17, 2021**

Project Location



Project Location



Project Description

Tentative Parcel Map

- Applicant proposes a Tentative Parcel Map to subdivide the project site into five lots:
 - Parcel 1: 27.48 acres, contains former Boeing manufacturing building at 2401 E. Wardlow Rd.
 - Parcel 2: 0.33 acres, contains "Astro" customer-owned electrical substation
 - Parcel 3: 0.62 acres, contains outdoor space of former Boeing Fitness Center, currently FS9
 - Parcel 4: 1.20 acres, flag lot, contains former Boeing Fitness Center, currently FS9
 - Parcel 5: 0.97 acres, contains parking lot of former Boeing Fitness Center, currently FS9
- Total 30.6 acres of land area

5



Project Location



"Astro" electrical substation

Project Description

Reasons for Subdivision

- Position property for future adaptive reuse of former Boeing buildings
- Issue with customer-owned electrical substation ("Astro")
 - Formerly owned by Boeing and served both major Boeing buildings on north and south sides of Wardlow Rd.
 - California Public Utilities Commission (CPUC) regulations do not allow the property owner to use the substation to act as an electricity retailer to multiple tenants, i.e. the substation cannot be used to compete with the electrical utility, Southern California Edison (SCE).
 - Putting the Astro substation onto its own 0.33-acre parcel will allow it to serve the major Boeing building on south side of Wardlow Rd., while remainder of site will be connected directly to the SCE electrical grid.

Required Findings

Tentative Parcel Map Findings

Chapter 20.12 of the Subdivision Ordinance sets forth the following requirements for the Planning Commission to approve a Tentative Map:

- A. The proposed map is consistent with applicable general and specific plans;
- B. The design or improvements of the proposed subdivision is consistent with applicable general or specific plans;
- C. The site is physically suitable for the type of development;
- D. The site is physically suitable for the proposed density of development;
- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish and wildlife or their habitat;
- F. The design of the subdivision or the type of improvement is not likely to cause serious public health or safety problems; and
- G. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

Findings and Conditions of Approval

- All required findings have been made in the positive.
- The project has been reviewed by other concerned City departments and agencies.
- Appropriate conditions of approval have been included.
- Approval of the Tentative Map does not approve any development project or land use permit.

Globemaster Corridor Specific Plan Program EIR/EIS

- This subdivision is covered by the analysis performed for the Globemaster Corridor Specific Plan Program Environmental Impact Report/Environmental Impact Statement (EIR-03-17, State Clearinghouse No. 2018091021).
- Certified by the City Council on May 18, 2021.
- This subdivision will not cause any new significant impacts not analyzed in the PEIR/EIS, or any impacts of greater significance than those already analyzed in the PEIR/EIS.
- All subdivision activities will be subject to applicable measures of the adopted Mitigation Monitoring and Reporting Program (MMRP).
- No further environmental review is required pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162.
- A CEQA Statement of Support and Environmental Compliance Determination has been prepared for this subdivision.

Recommend that the Planning Commission:

- Determine that the project is within the scope of the project previously analyzed as part of the Globemaster Corridor Specific Plan Program Environmental Impact Report/Environmental Impact Statement (SCH No. 2018091021) and warrants no further environmental review pursuant to California Environmental Quality Act Guidelines Section 15162; and
- Approve Tentative Parcel Map No. 83393 subdividing an existing 30.6-acre site into five parcels (TPM21-004) within the Globemaster Corridor Specific Plan (SP-3).

A nighttime photograph of the Long Beach skyline. The city lights, including several tall buildings and palm trees, are reflected in the calm water in the foreground. A semi-transparent white banner is overlaid across the middle of the image, containing the text "Questions from the Planning Commission".

Questions from the Planning Commission



Thank you

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