

# WEST LONG BEACH BUSINESS PARKS PLANNED DEVELOPMENT PLAN (PD-26)

Ordinance No. C-6621, 1989

## Purpose and Intent

The intent of the West Long Beach Business Parks Planned Development Plan is to provide a framework to guide substantial private development into a high-intensity business center. Such development is desirable to provide jobs and to advance the City's economic development in one of the economic segments, that of technology, research and development, identified in the Strategic Plan.

One special difficulty with such development is that the area was originally planned for warehouse uses. Intense office, research and development and light manufacturing uses are now proposed in addition to warehouse uses. Hence, the change in proposed use results in a need for substantial roadway improvements to serve the more intense business park uses.

In reviewing and approving site plans and tract maps for the development of the area, the City Planning commission and the Site Plan Review Committee, as applicable, shall be guided by the goals and policies of the General Plan, and the general and specific development and use standards specified herein. The commission and Committee shall not permit variance from these standards unless it is found that such variance meets the intent of the original standards and is consistent with the overall goals and objectives of this Plan.

## **I. Development Review Procedures and Conditions**

### **A. Site Plan Review**

Site plan review shall be required for all development prior to issuance of a building permit. Such site plan review shall be staff site plan review. The appropriate staff site plan review fees shall be required.

### **B. Developer Off-Site Improvements**

All developments requiring site plan review shall be required to provide for a fair share of roadway enhancements necessary to serve the increased development intensity. These improvements are specified on Exhibit "C".

Development to the base level of trips equivalent to that generated from warehouse development shall not require roadway enhancements. No development beyond the base level shall be approved until an assessment district, community facilities district or other guarantee of complete improvement of all roadway enhancements has been implemented. Each development shall also be required to repair or replace damaged, deteriorated or missing curbs, gutters, sidewalks, street trees, street lights, and roadways and shall construct new sidewalks where needed (as specified on Exhibit "C").

These improvements shall be identical to those identified in the accompanying development agreement.

**C. Design Quality**

All new development in the West Long Beach Business Parks shall be of a high quality. Buildings shall contain high-quality materials and shall contain substantial detailing. Building facades shall also contain substantial articulation. Any building walls without windows, even when intended to be covered by a later phase of the same development shall be finished with decorative materials or designs to the satisfaction of the Site Plan Review Committee. Highly reflective glazing materials are discouraged. Glare studies shall be required for glazing with a reflectivity greater than 15% and reflectivity greater than 20% shall not be allowed without an exception for good cause by the Site Plan Review Committee.

**D. Development Intensity**

Development intensity of each site is provided by a trip budget. Floor area allocations are derived from the allocated trips in the P.M. peak hour. The trip conversion to square foot of floor area will vary by use based upon the following table:

**FORECAST RATE**

**TABLE 1**

<u>Type of Development</u>	<u>No. of Trips Generated Per 1000 Sq. Ft. of Gross Usable Floor Area</u>
Office	1.84
Business Park	0.97
Research and Development	0.90
Warehouse	0.45
Hotel	0.68

Whereby office use is defined as:

Use of property for administrative, professional, or clerical tasks.

Business park use is defined as:

A mixed use of property containing approximately equal areas of office “use” and warehousing and/or light manufacturing.

Research and development use is defined as:

A mixed use of property containing approximately equal areas of office use and laboratories or laboratories and light manufacturing.

Warehouse is defined as:

Use of property for storage of goods or commodities with not more than 10% of the floor area used for office uses.

Hotel is defined as:

Use of property for rental of rooms, suites or dwelling units for a period of thirty days or less. Includes as accessory uses, retail sales, restaurants, taverns, meeting rooms, conference rooms and banquet rooms and up to 15% of the rooms rented for periods of thirty-one days or more.

Gross usable floor area is defined as:

Gross floor area minus entry lobby, elevator shafts, stairwells, utility cores and shafts, equipment rooms and bathrooms.

Transportation system management (TSM) programs which reduce trips per square foot or relocate P.M. peak-hour trips, may be utilized to increase the floor area allocation with approval of an Administrative Use Permit.

Notice for such Administrative Use Permit shall be sent not less than fourteen days prior to the hearing to all property owners in the area included in this Planned Development District and all other property owners within three hundred feet of the site.

Alternately, P.M. peak-hour traffic rates based on traffic studies of a specific use substantiating a lower traffic generation rate may be

substituted for these rates with the approval of an Administrative Use Permit.

Unused trips in one subarea may be transferred to another subarea, provided not more than 10% of the total trips is transferred. The trips allocated to each subarea may be reallocated to subdivided or leased portions of the subarea in any proportion desired by the subdividing landowner or lessor. However, the City will not enforce such reallocations but will grant approval by subarea on a first-come, first-served basis.

**TRIPS BY SUBAREA**

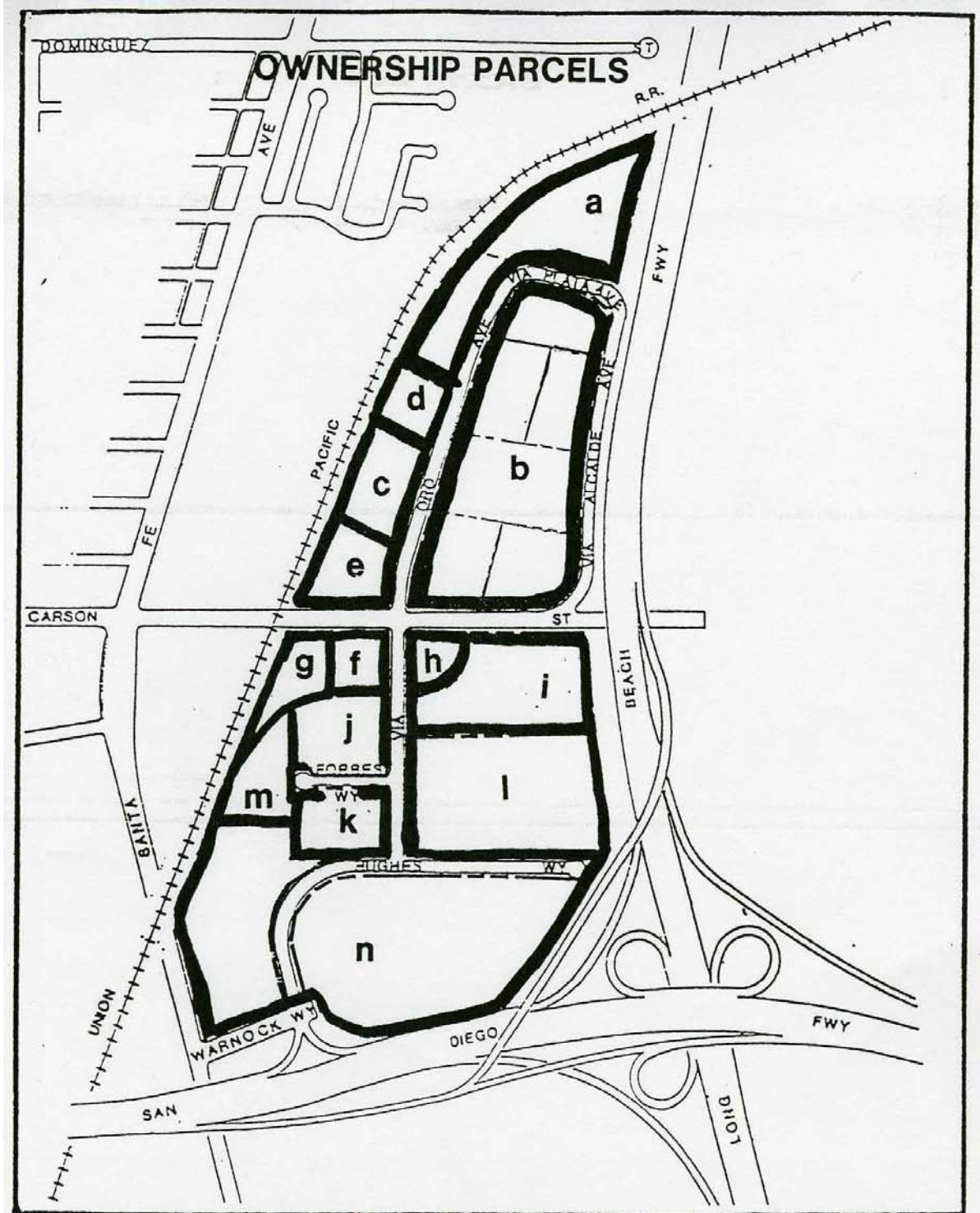
TABLE 2

<u>Subarea</u>	<u>Ownership Parcels</u>	<u>Base Level Trips</u>	<u>Traffic Enhanced Trips</u>
I	Subarea a Andrex	315	345
	Subarea b Tien Zee	417	1323
	Subarea c Scan Ray	70	70
	Subarea d Scan Ray	35	35
	Subarea e Upland Ind.	<u>151</u>	<u>151</u>
I SUBTOTAL		988	1924
II	Subarea f Goodglick	44	110
III	Subarea g Seal	42	42
	Subarea h Nelvia	18	73
	Subarea i Niponndense	99	99
	Subarea j Argo	101	101
	Subarea k 1501/1515	70	287
	Subarea l Nelfour	<u>419</u>	<u>855</u>
III SUBTOTAL		749	1457
IV	Subarea m Hughes	30	30
	Subarea n Textron	<u>1202</u>	<u>1900</u>
IV SUBTOTAL		1231	1930

**II. GENERAL USE AND DEVELOPMENT STANDARDS**

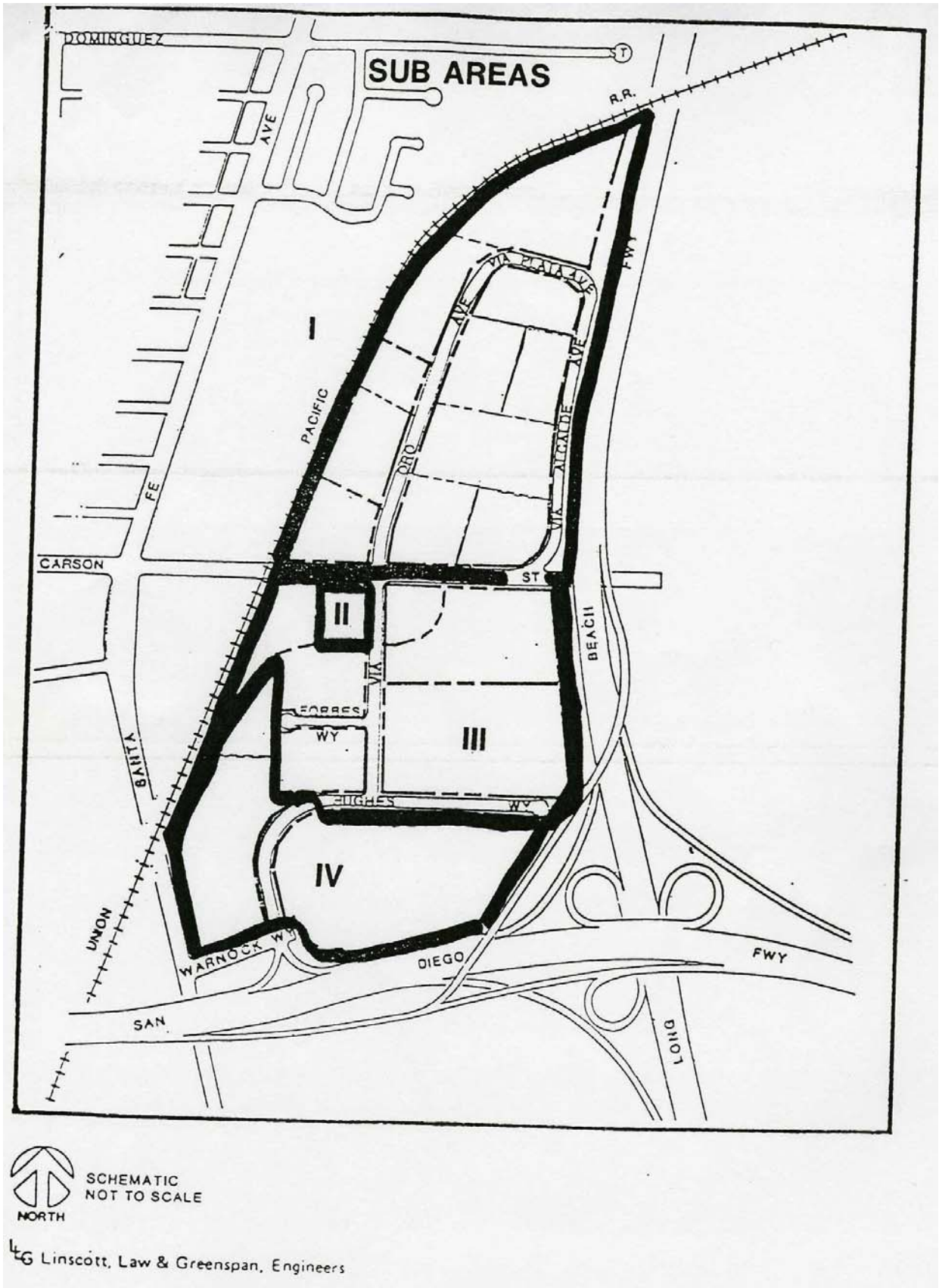
**A. Use**

The primary use in the West Long Beach Business Parks shall be office, research and development, light manufacturing and



 SCHEMATIC  
NOT TO SCALE  
NORTH

LG Linscott, Law & Greenspan, Engineers



warehousing. More specifically, all uses allowed in Exhibit “B” shall be permitted.

- a. Development intensity shall be limited by the permitted number of trips allocated to each subarea in the P.M. peak hours as established in Table 2.
- b. Manufacturing activities which exceed ambient noise levels at any residential property line shall be limited to the hours of 7:00 a.m. to 10:00 p.m.

**B. Development Standards**

All development standards from the ML zone of the Zoning Regulations shall apply unless a different standard is specified below.

- a. Building height – four stories, not to exceed 60 feet (excluding roof-top equipment, penthouses, and parapets).
- b. Additional height – additional height and stories up to 150 feet may be permitted through Site Plan Review, provided that a setback equal to one-third the height of the building is provided from every property line and provided that the property owners within 300 feet are given thirty days to comment on the design before the Site Plan Review is conducted.
- c. Antenna and other non-building structure height – 60 feet.
- d. Street frontage setbacks – 20 feet.
- e. Interior property line setbacks – 20 feet.
- f. Exterior property line, non-street frontage setbacks – 20 feet.
- g. Minimum lot size for new subdivisions of lots shall be 15,000 square feet with not less than 50 feet of street frontage.
- h. Landscaping – one tree of not less than 15-gallon size for each 25 linear feet of street frontage; plus one tree of not less than 15-gallon size for each four parking places, plus one tree of not less than 24-inch-box size for each 25 linear feet of parking structure street frontage plus three shrubs of not less than five-gallon size for each tree.
- i. Open storage shall be prohibited.

- j. All areas exterior to buildings that are not landscaped shall be paved.
- k. All mechanical equipment shall be screened from view of pedestrians or motorists by screening that is architecturally compatible with the principal buildings on the site.
- l. Signage shall be limited to one square foot of sign for each linear foot of building frontage. No sign shall exceed 100 square feet. No roof signs shall be allowed. Free-standing or monument signs shall not exceed eight feet in height.



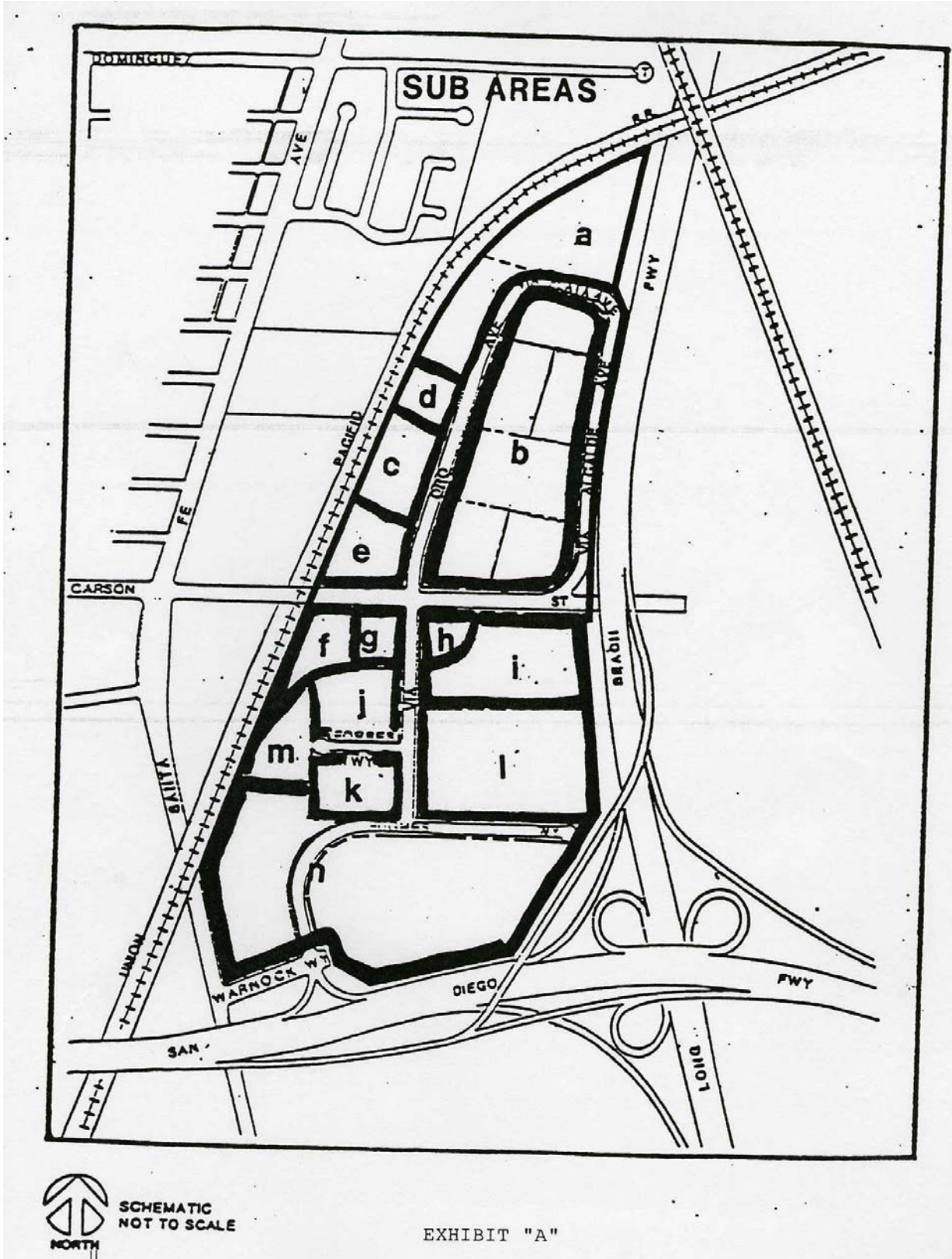


Exhibit "B"

Permitted Uses

- A. Manufacturing of the following products, provided that no air emissions into the air of hazardous or noxious chemicals shall be allowed:
  - 1. Pharmaceuticals;
  - 2. Cosmetics (except soap);
  - 3. Precision equipment and electronics (for household and industrial customers);
  - 4. Small industrial products: wire, springs, sandpaper, emery cloth, grinding wheels, printer's type, electrical signs;
  - 5. Furniture and home furnishings;
  - 6. Clothing;
  - 7. Dry goods, draperies, bedding, automobile seat covers, awnings, bags, rope, baskets and similar products.
  - 8. Engines (no foundry);
  - 9. Aircraft, parts for aircraft;
  - 10. Bicycle, motorcycle, and related equipment (no foundry).
- B. Manufacturing of products from or with the following materials:
  - 1. Textiles, wool, yarn, canvas, leather, paper, cloth;
  - 2. Bone, shell, cellophane, casein (except glue);
  - 3. Wood, cork, fiberglass, clay, glass (no blast furnace), plastic (no pyroxylin);
  - 4. Aluminum, sheet metal, ornamental iron, steel;
  - 5. Rubber, without reclamation.
- C. Industrial activities involving the following processes:
  - 1. Sewing, weaving, knitting of textiles, dyeing of yarn and fabrics;

2. Photofinishing, developing, processing or engraving, silk screen printing, book binding, lithography;
3. Glass silvering, optical grinding, glazing, glass blowing;
4. Furniture restoration, cabinetmaking, wood carving;
5. Raw rubber processing;
6. Metal engraving, metal fabrication (no snap riveting), metal spinning, tool tempering, welding;
7. Grinding, dressing or cutting of stone, granite or marble, sand washing;
8. Painting, provided that it is in such small quantities that spray paint booths are not required.

D. Service and repair, provided that no open service repair or manufacturing is allowed:

1. Boat and ship repair;
2. Linen, towels, uniforms;
3. Assaying, gas heater testing, pest control, cesspool cleaning, and building contractors (no yard or outside storage);
4. Carpenter shop gunsmith, blacksmith, lapidary shop, electric motor and appliance repair;
5. Machine shop, metal working shop;
6. Research laboratory (provided no animals are kept for research purposes), engineering, physics, product testing;
7. Bank, savings and loan, credit union and similar financial public office.

E. Wholesale of products manufactured in the district.



F. Storage, provided that open storage and commercial storage/self-storage (21.15.570), except vehicle parking, shall be prohibited:

1. Cold storage plant;

2. Warehousing of furniture, household goods, appliances, dry goods, clothing, textiles, mechanical equipment and other durable goods and consumer products;
  3. Petroleum and petroleum products less than 2,500 barrels;
  4. Natural gas less than 500,000 cubic feet;
  5. Oxygen, acetylene;
  6. Liquid petroleum gas less than 100 cubic feet;
  7. Commercial parking.
- G. Transportation, communications, utilities and public service (as a primary use):
1. Navigational and avigational devices;
  2. Television or radio transmitting or receiving station;
  3. Bus terminal;
  4. Electric distribution substation;
  5. Helistops and helipads (conditional use permit required).
- H. Agricultural and zoological uses, provided that no pesticides, herbicides or inorganic fertilizers harmful to humans are utilized:
1. Raising of crops;
  2. Nurseries.
- I. Retail sales, except retail sales of alcoholic beverages (on-premises sales) within 500 feet or less of a zone that allows residential use.
- J. Restaurants and tavern:
1. Restaurants, except with on-premises sales of alcoholic beverages within 500 feet or less of a zone that allows residential use and with service of alcoholic beverages separate from meal service;
  2. Taverns more than 500 feet from a zone that allows residential use.

- K. Trade union hall, private clubs, trade showrooms and similar public assembly uses.
- L. Administrative or professional office.
- M. Educational: colleges, universities, trade or technical school.
- N. Hotels.
- O. Hospitals and medical office complexes.
- P. Food Processing:
  - 1. Bakery;
  - 2. Industrial food catering.

Exhibit "C"

Santa Fe Avenue and Carson Street:

Add a third northbound through lane on Santa Fe.

Add a free northbound right turn lane.

Create a dual southbound left turn lane.

Create a dual westbound left turn lane.

Add a free westbound right turn lane.

Implement signal modification as may be required by proposed improvements.

Via Oro Avenue and Carson Street:

Add a second northbound through lane on Via Oro.

Change two southbound through lanes to one southbound through lane and a free southbound right turn lane on Carson.

Create a dual eastbound left turn lane.

Add a westbound through lane.

Construct a traffic signal.

Via Oro Avenue and Hughes Way:

Restripe northbound approach in Hughes driveway to provide dual left turn lanes and one through lane.

Add a second southbound right turn lane.

Restripe eastbound approach on Hughes Way to provide dual left turn lanes and one through/right turn option lane.

Provide three westbound through lanes.

Implement a signal modification as may be required by the proposed improvements.

Hughes Way and Warnock Way:

Add an eastbound through lane on Warnock to continue as an access to Hughes and eastbound leaving leg of intersection.

Add a dedicated northbound left turn lane on I-405 off-ramp.

Add northbound right turn lane on I-405 off-ramp.

Add a free southbound right turn lane.

Implement a signal modification as may be required by the proposed improvements.

Complete improvements to off-ramp.

Convert northbound right turn lane to a free right turn lane.

Create dual southbound left turn lane on Santa Fe.

Stripe third southbound through lane.

Implement a signal modification as may be required by the proposed improvements.

Santa Fe Avenue and Wardlow Road:

Create a dual northbound left turn lane on Santa Fe.

Add a separate northbound right turn lane.

Convert the existing southbound right turn lane to a free right turn lane.

Add an eastbound right turn lane on Wardlow.

Add a free westbound right turn lane on Wardlow.

SB I-405 off and Wardlow Road:

Install a traffic signal when required.

NB I-405 off-ramp:

Provide additional lane on off-ramp.

Relocate fence and drain.

Reduce radius for off-ramp lanes.

Santa Fe Avenue and Arlington Street:

New traffic signal at entrance to mobile home park.

Project responsible for share of total cost proportional to the amount of project-generated traffic passing through the intersection of Santa Fe Avenue in peak hour.

The Planning Bureau provides this information for reference and the convenience to the public. The adopted ordinance, together with any amendment thereto, is in the possession of the City Clerk and should be reviewed and considered prior to making any land use decision. Information contained herein is subject to change without notice as a result of updates, corrections or amendments.