

CITY OF  
**LONG BEACH**



# GLOBEMASTER CORRIDOR SPECIFIC PLAN

Community Workshop

SEPTEMBER 26, 2018

LONG BEACH  
DEVELOPMENT SERVICES  
BUILDING A BETTER LONG BEACH



CITY OF  
**LONG BEACH**

# Tonight's Staff

## City of Long Beach

- Christopher Koontz
- Carrie Tai
- Scott Kinsey
- Maryanne Cronin
- Fiahna Cabana

## John Kaliski Architects

- John Kaliski
- Wenchong Lai

## Dudek

- Ruta K. Thomas
- Shannon Wages



# Agenda

- Introductions
- Project Background
- Specific Plan Process and Purpose
- Comments from June Workshop
- Overarching Goals and Vision
- Development Standards and Design Guidelines
- CEQA Scoping Session
- Table Discussions and Next Steps



# Background

The Specific Plan is one part of a 3-track C-17 Transition Master Plan



## Economic Development Planning

To adjust to the impacts from C-17 closure and identify opportunities to advance the site, the supply chain, and the regional cluster

## Land Use and Infrastructure Planning

To prepare a Specific Plan to align with future economic development strategies

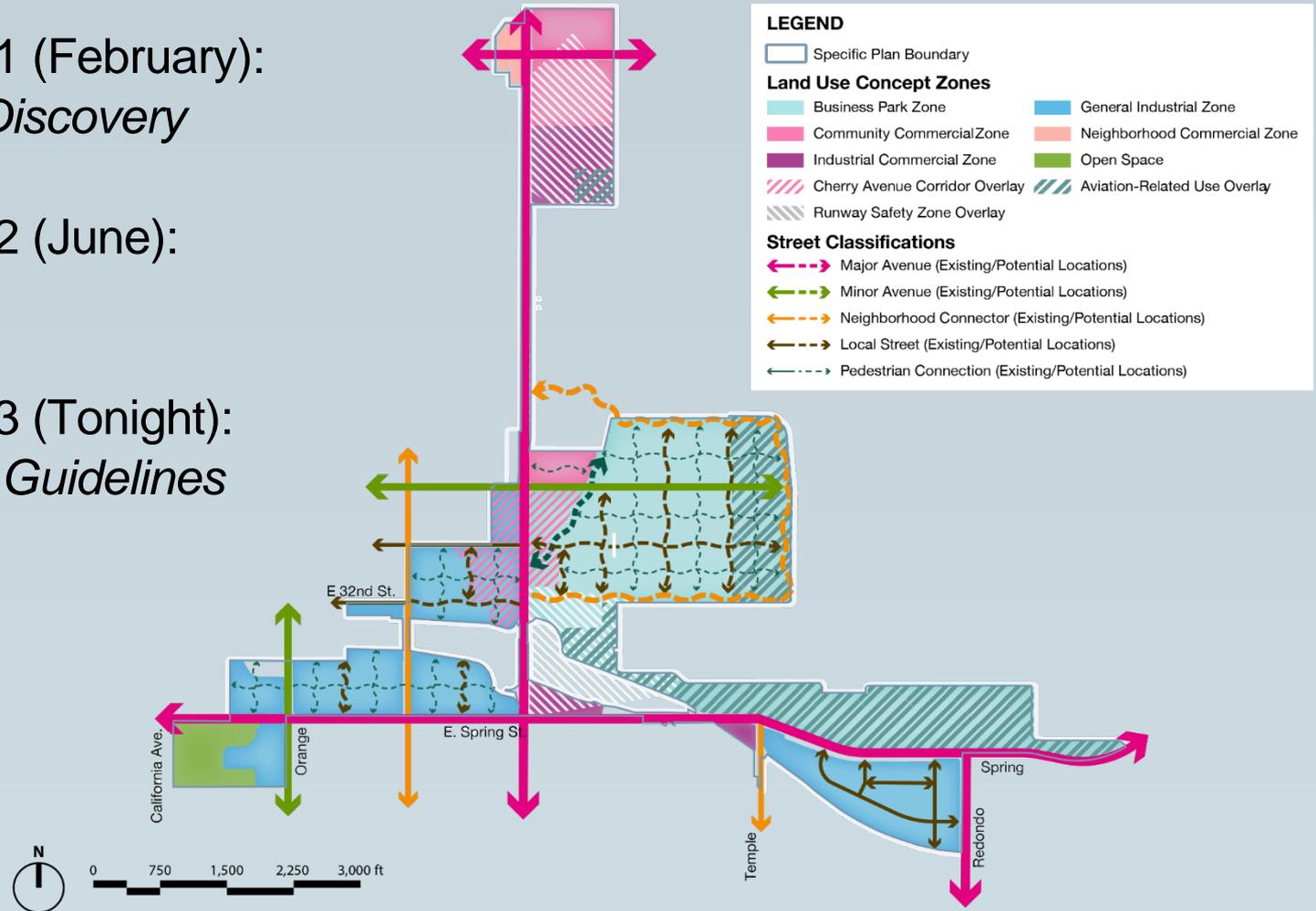
## Assistance to Impacted Defense Firms and Workers

To establish a dislocated worker tracking platform that incorporates custom training modules and assistance to impacted suppliers



# Specific Plan Process

- Workshop No. 1 (February):  
*Visioning and Discovery*
- Workshop No. 2 (June):  
*Plan Concepts*
- Workshop No. 3 (Tonight):  
*Standards and Guidelines*



# Specific Plan Purpose

- To provide the planning and regulatory framework to attract quality jobs and achieve a 21<sup>st</sup> Century employment district.



# Comments From June Workshop

*Question:* What should be written into the Specific Plan to regulate and govern the plan area?

- Provide pedestrian-oriented retail amenities
- Improve safety and appearance of streets
- Enhance the outdoor atmosphere
- Allow flexibility in permitted uses and standards
- Protect existing businesses
- Ensure sufficient parking
- Improve transit service and bicycle continuity
- Involve local residents and younger demographic
- Other concerns: traffic, historic resources, stormwater runoff



# Overarching Goals



Create a 21<sup>st</sup> Century Employment District that Fosters Innovation



Stimulate Economic Development & Job Growth



Cultivate the Existing Human Capital of Long Beach



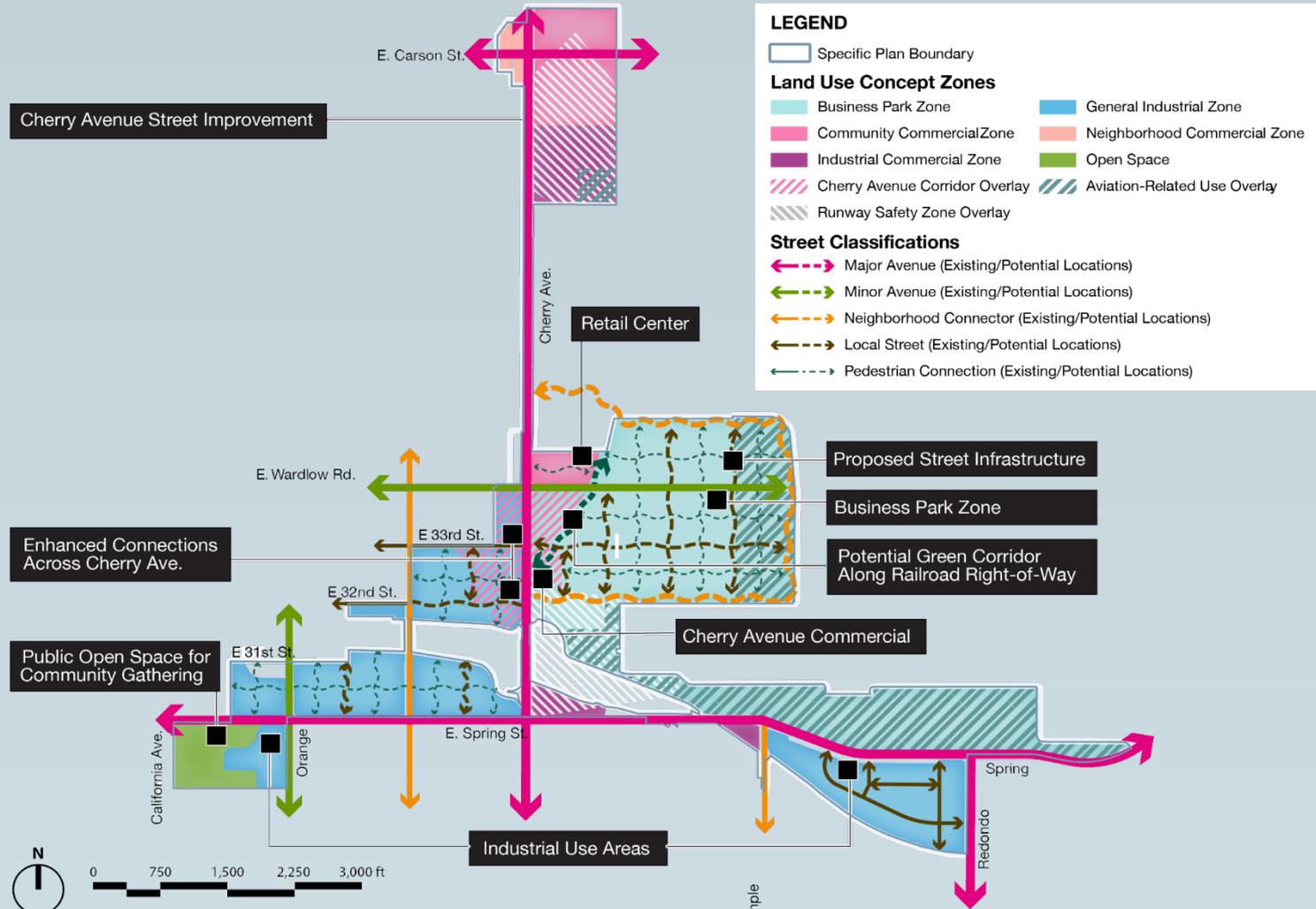
Establish Cherry Avenue as a Multi-Modal Unifying Spine



Increase Mobility Choices with an Emphasis on Active Transportation

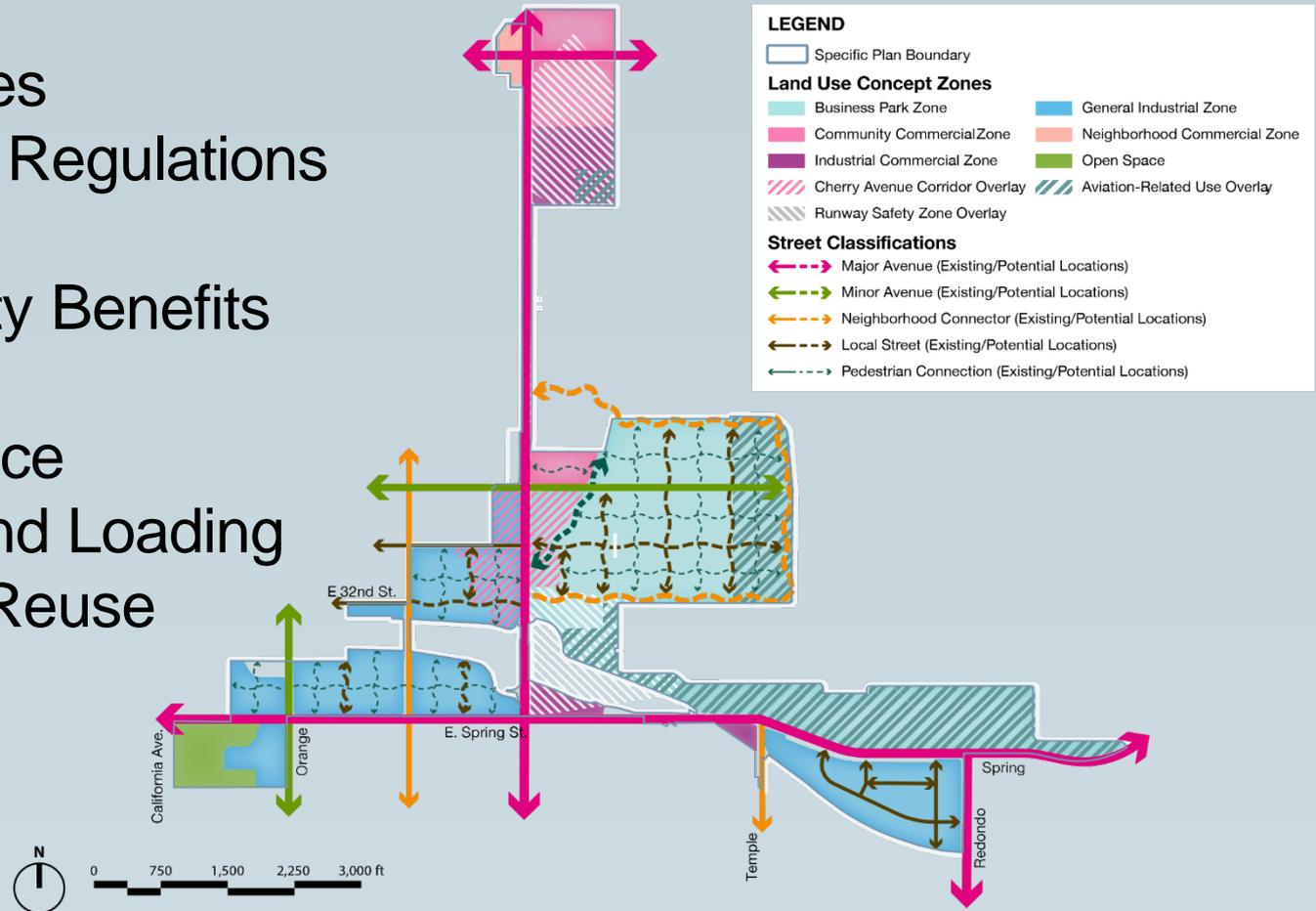
# DRAFT Globemaster Corridor Specific Plan

## Overall Vision



# Land Use & Development Regulations

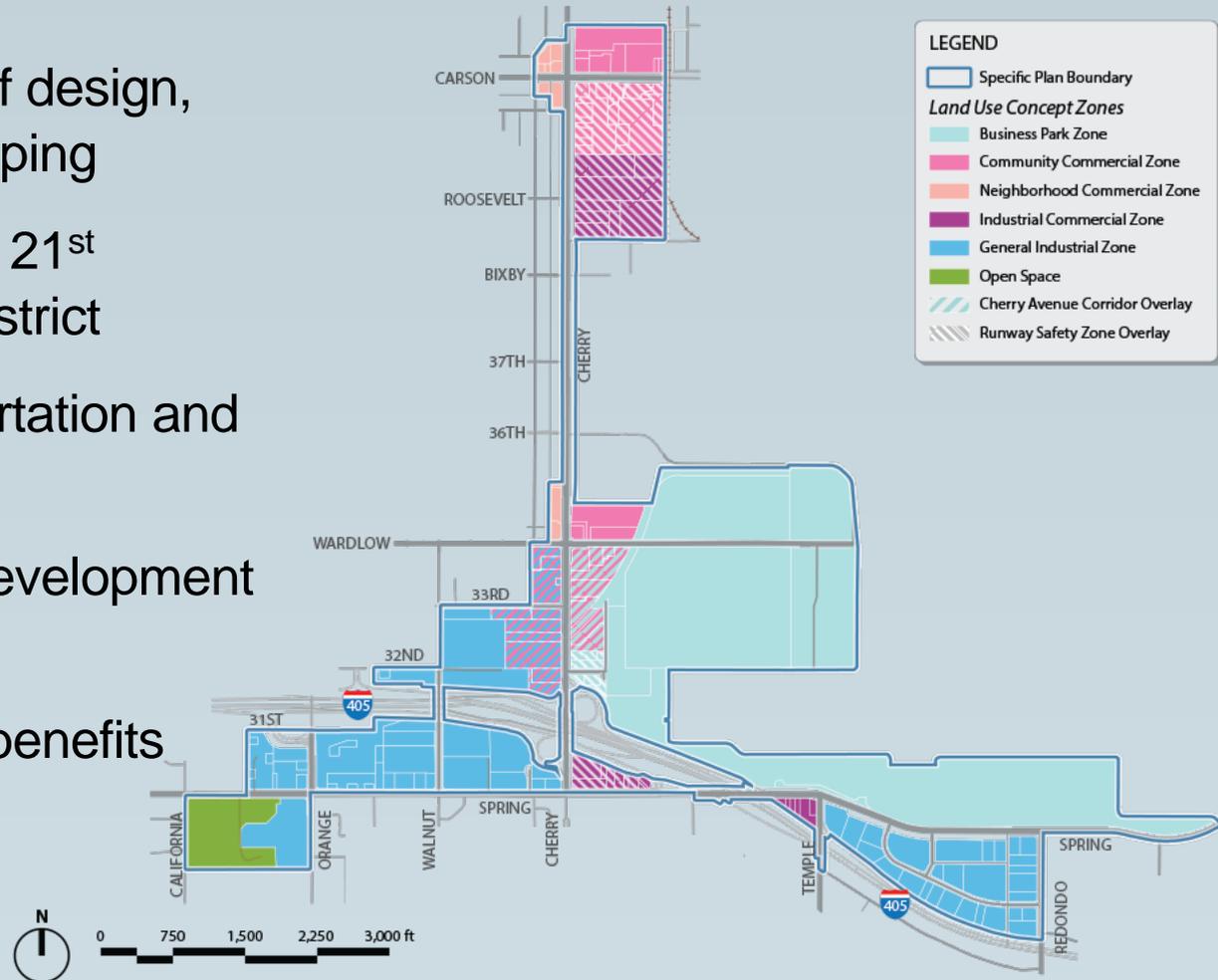
- Permitted Uses
- Development Regulations
  - Height
  - Community Benefits
  - Setbacks
  - Open Space
  - Parking and Loading
  - Adaptive Reuse



# DRAFT Globemaster Corridor Specific Plan Development Standards

- INTENT:

- Ensure high-standard of design, circulation, and landscaping
- Contribute to creating a 21<sup>st</sup> Century employment district
- Increase active transportation and connectivity
- Provide flexibility and development feasibility
- Incentivize community benefits

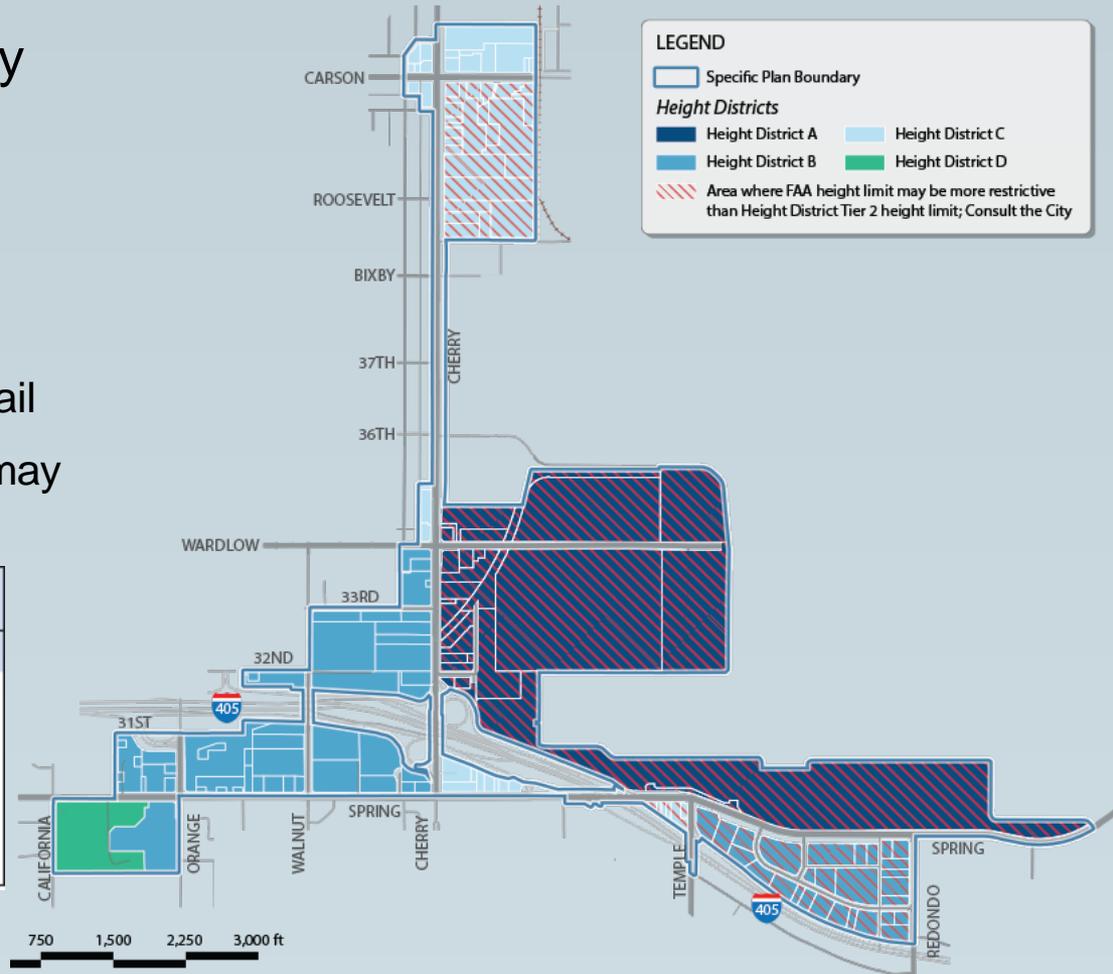


# DRAFT Globemaster Corridor Specific Plan

## Height Standards - Two Tiers

- Tier 1 Base Height: consistency with existing district scale
- Tier 2 Height: additional height = community benefit
  - new streets, pedestrian connectors, common open space, accessory retail
- Note: additional airport height limits may apply

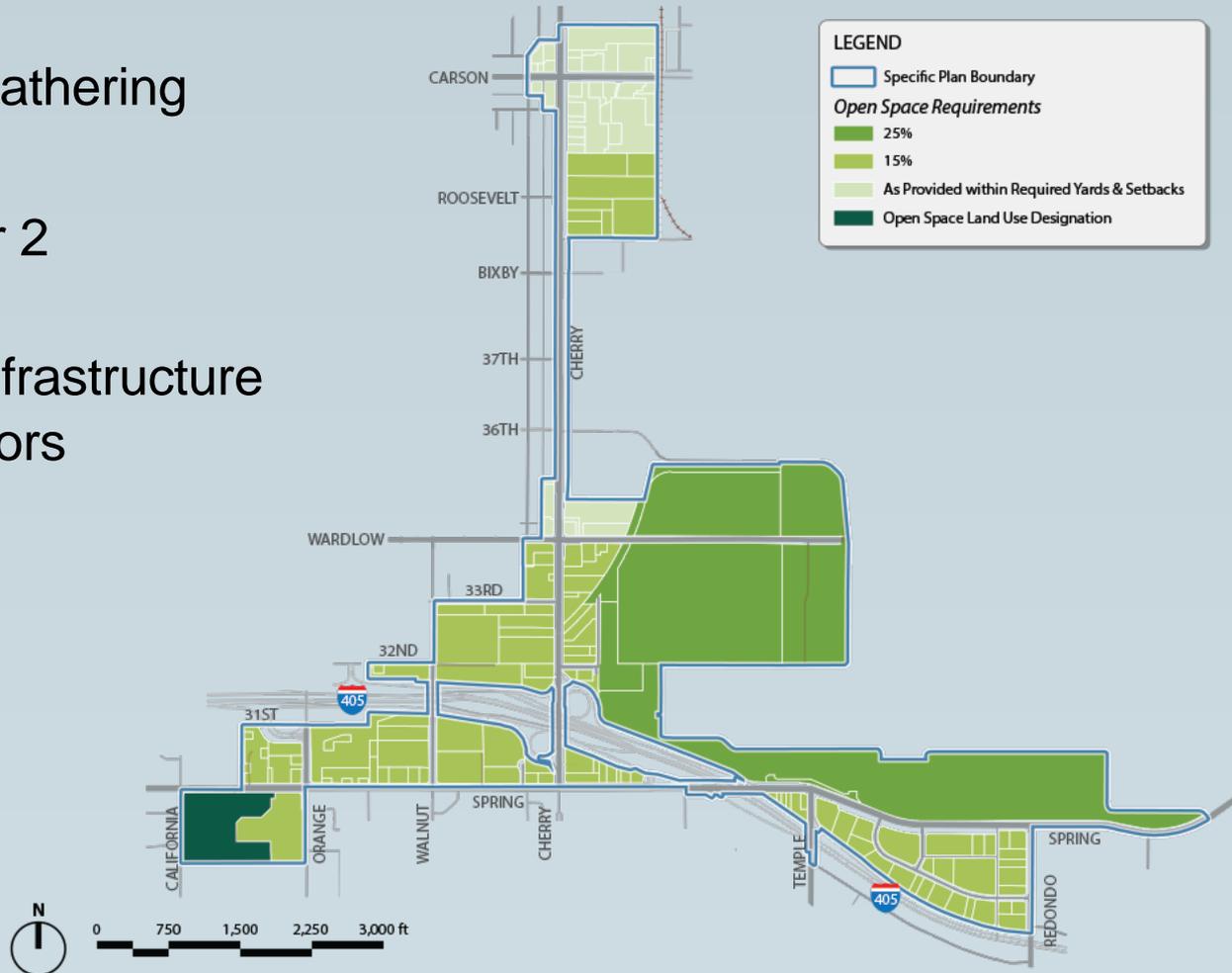
Tier	Height District				
		A	B	C	D
Tier 1	Max. height (feet)	25	40	20	N.A. <sup>b</sup>
	Max. stories	1	2	1	
Tier 2 <sup>a</sup>	Max. height (feet)	100	55	35	
	Max. stories	7	3	2	



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# Open Space

- GOAL: integrate outdoor landscaped space and gathering w/development
- More Open Space w/ Tier 2 Development
- Encourage New Street Infrastructure and Pedestrian Connectors



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# Parking

- Required per LBMC 21.41
- Electric vehicle charging stations
- Bicycle and micro-mobility parking
- Shared-use mobility zones
- Transportation demand management



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# Adaptive Reuse

- Greater flexibility in standards and streamlined process
- Allows for conversion of existing structures into new land uses
- Should enhance community character and extend life of building



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# Urban Design Guidelines

- **Applicability**

- All new construction, demolition, addition, remodeling, and relocation projects
- Comply with all the guidelines unless an alternative and equivalent design approach proposed and approved

- **Guideline Use**

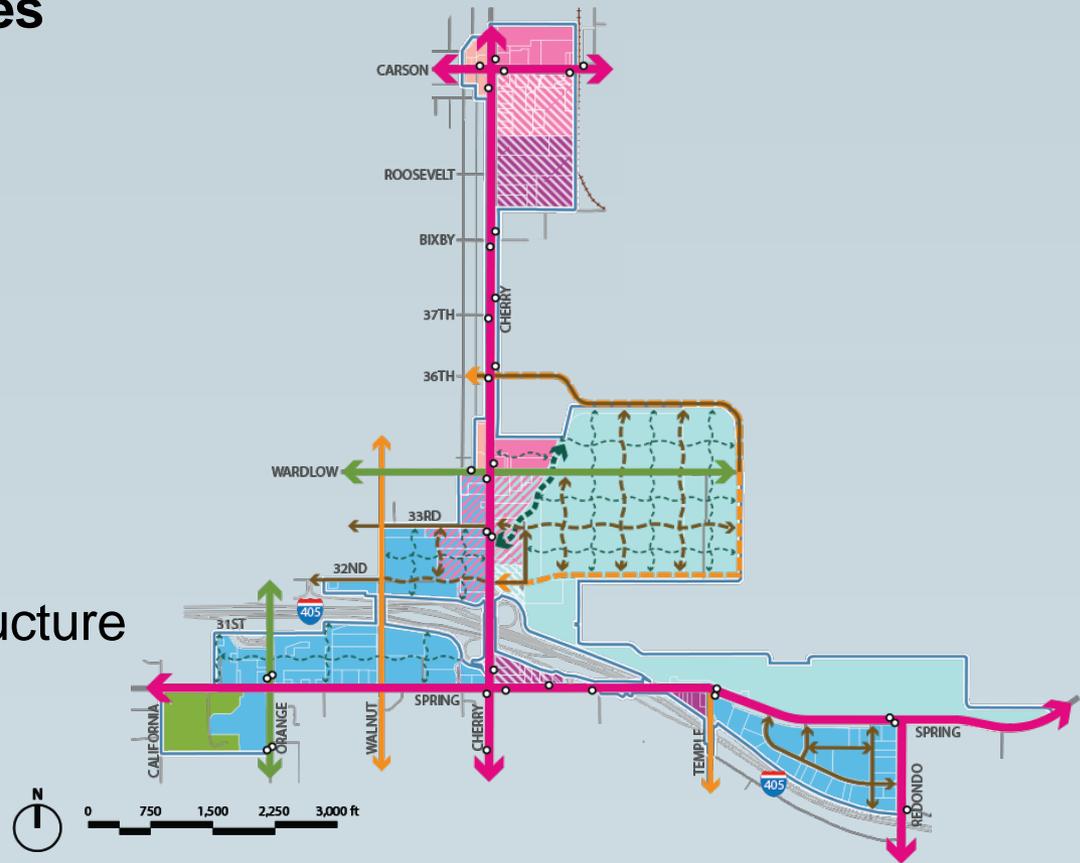
1. Review the entirety of the Design Guidelines
2. Identify applicable design “place type”, i.e. Business Park, Boulevard Commercial, etc.
3. Utilize place type design guidelines
4. Submit project design to City for review and compliance finding



# DRAFT Globemaster Corridor Specific Plan Urban Design Guidelines

## Eight Urban Design Place Types

- Business Park Tier 1
- Business Park Tier 2
- General Industrial Zone
- Retail Center
- Boulevard Commercial
- New Local Street Infrastructure
- Pedestrian Connectors
- Open Space Commons



# DRAFT Globemaster Corridor Specific Plan Urban Design Guidelines

- **Business Park Tier 1 Design Guidelines**



# DRAFT Globemaster Corridor Specific Plan Urban Design Guidelines

- **Business Park Tier 2 Design Guidelines**



# DRAFT Globemaster Corridor Specific Plan Urban Design Guidelines

- **General Industrial Zone Design Guidelines**



# DRAFT Globemaster Corridor Specific Plan Urban Design Guidelines

## • Retail Center Design Guidelines

2 Orient greater heights and massing

Specify 360° Architecture 2

Minimize Structured Parking Visual Impact 22

17 Provide Lush and Layered Landscaping

29 Utilize Outdoor Lighting

Provide High Quality Exterior Wall Textures 7

11 Dedicate Open Space Commons

Design Signage and Wayfinding System 25

10 Express Pedestrian-Level Building Design

Accommodate Multiple Mobility Modes 23



# DRAFT Globemaster Corridor Specific Plan Urban Design Guidelines

- **Boulevard Commercial Design Guidelines**



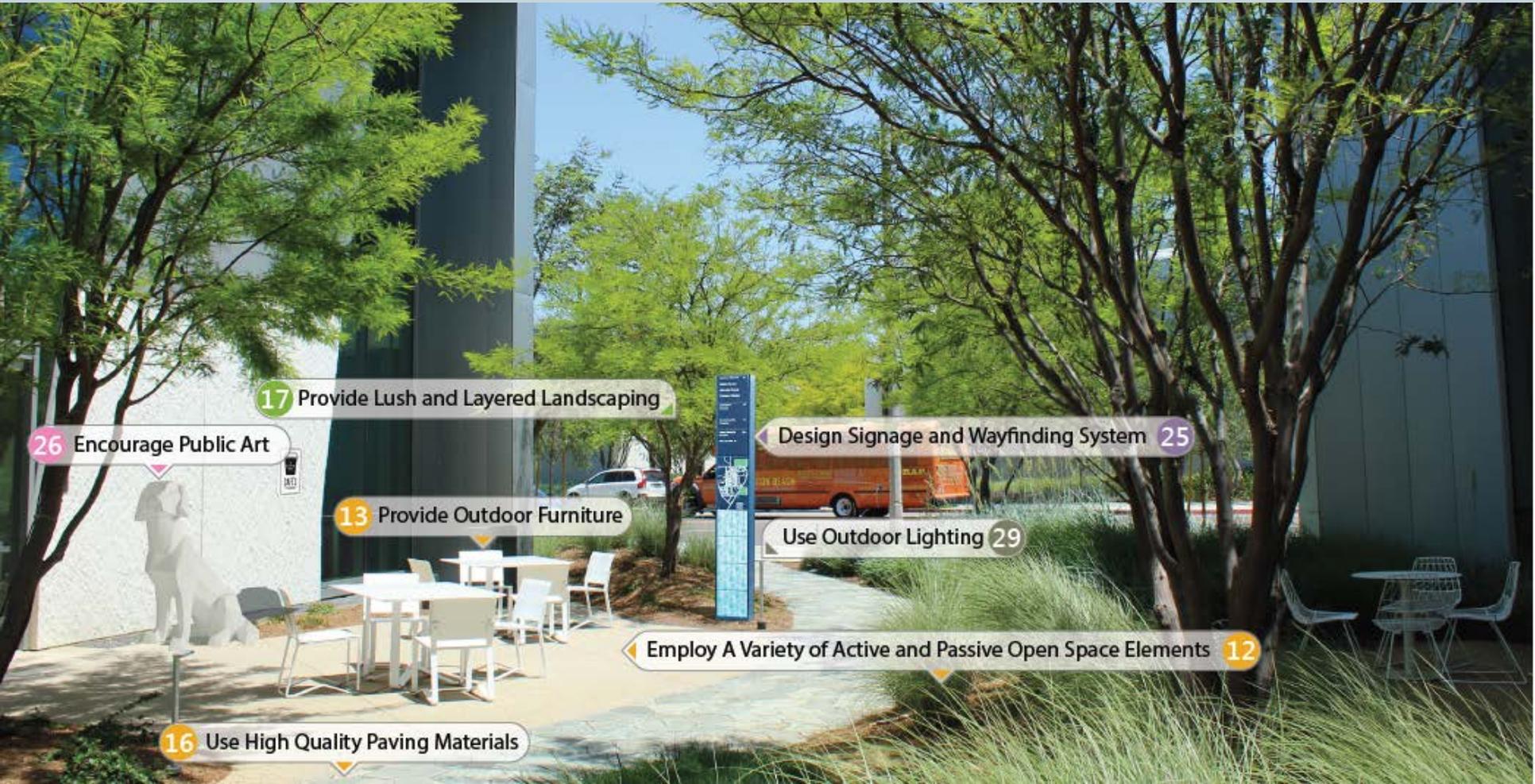
# DRAFT Globemaster Corridor Specific Plan Urban Design Guidelines

- **New Local Street Infrastructure Design Guidelines**



# DRAFT Globemaster Corridor Specific Plan Urban Design Guidelines

- **Pedestrian Connectors Design Guidelines**



17 Provide Lush and Layered Landscaping

26 Encourage Public Art

13 Provide Outdoor Furniture

Design Signage and Wayfinding System 25

Use Outdoor Lighting 29

Employ A Variety of Active and Passive Open Space Elements 12

16 Use High Quality Paving Materials

# DRAFT Globemaster Corridor Specific Plan Urban Design Guidelines

- Open Space Commons Design Guidelines



# DRAFT Globemaster Corridor Specific Plan CEQA Scoping Session

## OVERVIEW

- Purpose of the Scoping Session
- Description of Proposed Project
- Environmental Review Process & Schedule
- Identify Environmental Issue Areas
- Comments from the Public & Agencies
- Where to Send Additional Scoping Comments



# DRAFT Globemaster Corridor Specific Plan CEQA Scoping Session

## ENVIRONMENTAL REVIEW PROCESS

- As lead agency for the GCSP, the City is mandated to fulfill the following requirements under CEQA:
  - Disclose significant environmental effects and means to reduce, avoid, and minimize those impacts
  - Present discussion of alternatives
  - Provide the public an opportunity to comment on the project's potential for environmental impacts
  - Provide an EIR that gives decision makers a solid basis for a sound decision on the project



# DRAFT Globemaster Corridor Specific Plan CEQA Scoping Session

## ENVIRONMENTAL REVIEW TOPICS

- Aesthetics
- Air Quality
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Noise
- Population & Housing
- Public Services
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Environmental Justice



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# CEQA Scoping Session

## OPPORTUNITIES FOR PUBLIC INPUT

- Issuance of Notice of Preparation for 30 days
  - September 12, 2018 to October 11, 2018
  - Scoping Meeting: September 26, 2018
- Completion of Draft EIR/EIS – Early 2019
  - 45-day Public Review Period to Comment on Draft EIR/EIS
- Respond to Comments on Draft EIR/EIS and Complete Final EIR/EIS
  - Mid-2019
  - Send to Agencies and Public for 10-day review period
- Consideration of Project Approval and Certification of EIR/EIS During Planning Commission and City Council Hearings
  - Mid-2019



# DRAFT Globemaster Corridor Specific Plan CEQA Scoping Session

Scoping Comments Must be Received or Postmarked by  
October 11, 2018 4:30pm

Please send comments to:

City of Long Beach  
Development Services/Planning Bureau  
333 West Ocean Boulevard, 5th Floor  
Long Beach, California 90802  
Attn: Craig Chalfant, Senior Planner

[craig.chalfant@longbeach.gov](mailto:craig.chalfant@longbeach.gov)



Please be sure to include your name, address and phone number on all  
comments.



# DRAFT Globemaster Corridor Specific Plan

## Table Discussions

- Four equal-sized groups to ensure a voice for each participant
- Each group will focus on details of Specific Plan



# Next Steps

- Address comments and prepare Final Draft Plan
- Prepare EIR
- Hold Planning Commission Study Session
- Attend Public Hearings