



City Council

March 20, 2018

“Pacific Edge” Industrial: 2300 Redondo Ave.
Application No. 1703-08

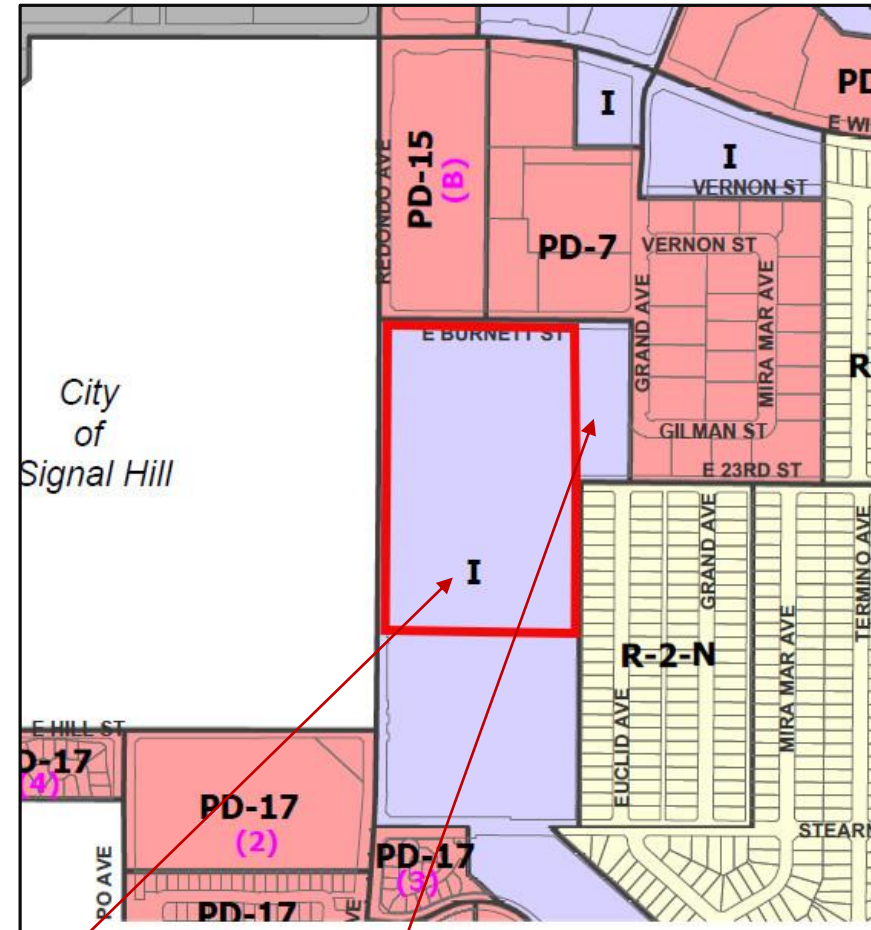
Vicinity Map



20-acre project site

Site and Vicinity Description

- 20-acre site of the former USPS Long Beach Processing & Distribution Center
- Industrial/institutional uses to the north;
- California National Guard to the south;
- New USPS retail Post Office and residential to the east;
- Industrial in City of Signal Hill to the west.
- Long Beach Business Center industrial park to the northeast.

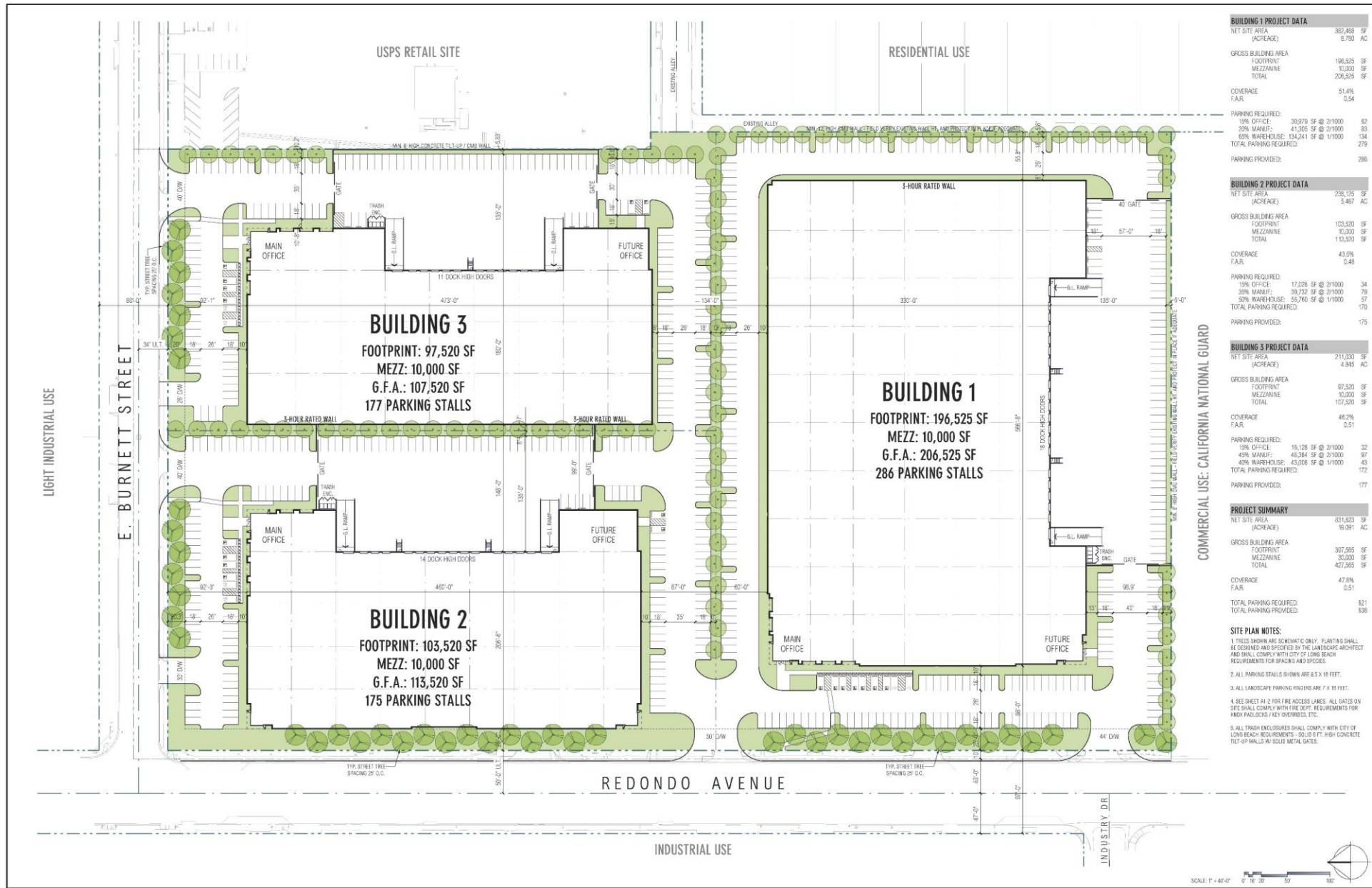


Project site

New USPS retail
Post Office site

Project Summary

- Three new light industrial buildings totaling 425,000 sq. ft. with 638 total parking spaces (Site Plan Review).
- Subdivision to create a lot for each building (Tentative Parcel Map).
- Zone Change from “I” (Institutional) to PD-7 (Long Beach Business Center Planned Development District).
- Zoning Code Amendment to add the project site as a new subarea to PD-7, and establish use and development standards.
- Adoption of a Mitigated Negative Declaration (MND-06-17).
- The Planning Commission held a public hearing on this project on February 15, 2018, and recommended that the City Council approve the project.



BUILDING 1 PROJECT DATA

NET SITE AREA (ACREAGE)	382,468 SF / 8.780 AC	
GROSS BUILDING AREA	FOOTPRINT: 196,525 SF	
	MEZZANINE: 10,000 SF	
	TOTAL: 206,525 SF	
COVERAGE	51.4%	
F.A.R.	0.54	
PARKING REQUIRED:		
10% OFFICE	30,979 SF @ 2/1000	82
30% MANUFACT.	41,305 SF @ 2/1000	83
60% WAREHOUSE	134,241 SF @ 1/1000	134
TOTAL PARKING REQUIRED:		279
PARKING PROVIDED:		286

BUILDING 2 PROJECT DATA

NET SITE AREA (ACREAGE)	238,125 SF / 5.487 AC	
GROSS BUILDING AREA	FOOTPRINT: 103,520 SF	
	MEZZANINE: 10,000 SF	
	TOTAL: 113,520 SF	
COVERAGE	43.5%	
F.A.R.	0.48	
PARKING REQUIRED:		
10% OFFICE	17,028 SF @ 2/1000	34
30% MANUFACT.	30,732 SF @ 2/1000	79
50% WAREHOUSE	55,760 SF @ 1/1000	57
TOTAL PARKING REQUIRED:		170
PARKING PROVIDED:		175

BUILDING 3 PROJECT DATA

NET SITE AREA (ACREAGE)	211,030 SF / 4.845 AC	
GROSS BUILDING AREA	FOOTPRINT: 97,520 SF	
	MEZZANINE: 10,000 SF	
	TOTAL: 107,520 SF	
COVERAGE	48.2%	
F.A.R.	0.51	
PARKING REQUIRED:		
10% OFFICE	19,128 SF @ 2/1000	32
40% MANUFACT.	45,384 SF @ 2/1000	87
40% WAREHOUSE	43,008 SF @ 1/1000	43
TOTAL PARKING REQUIRED:		172
PARKING PROVIDED:		177

PROJECT SUMMARY

NET SITE AREA (ACREAGE)	831,623 SF / 18.981 AC	
GROSS BUILDING AREA	FOOTPRINT: 397,565 SF	
	MEZZANINE: 30,000 SF	
	TOTAL: 427,565 SF	
COVERAGE	47.8%	
F.A.R.	0.51	
TOTAL PARKING REQUIRED:		821
TOTAL PARKING PROVIDED:		838

- SITE PLAN NOTES:**
1. TREES SHOWN ARE SCHEMATIC ONLY. PLANTING SHALL BE DETERMINED AND SPECIFIED BY THE LANDSCAPE ARCHITECT AND SHALL COMPLY WITH CITY OF LONG BEACH REQUIREMENTS FOR SPECIES AND SPECIES.
 2. ALL PARKING STALLS SHOWN ARE 8.5 X 18 FEET.
 3. ALL LANDSCAPE PARKING FINGERS ARE 7 X 18 FEET.
 4. SEE SHEET A1-2 FOR FIRE ACCESS LANES. ALL GATES ON SITE SHALL COMPLY WITH THE CITY REQUIREMENTS FOR KNOX FACILITIES / KEY OVERRIDES, ETC.
 5. ALL TRASH ENCLOSURES SHALL COMPLY WITH CITY OF LONG BEACH REQUIREMENTS - SOLID 0 FT. HIGH CONCRETE TILT-UP WALLS W/ SOLID METAL GATES.

SCALE: 1" = 40'-0"



PACIFIC EDGE

S.E. CORNER OF REDONDO AVE. & BURNETT STREET

SCHEMATIC SITE PLAN

NO. SHEET	NO.	1001-11
SHEET NAME		1011-00-A-1
DATE		03/20/20
DESIGNED BY		03/20/20
CHECKED BY		03/20/20
DATE		03/20/20
NO. SHEET	NO.	1001-11
SHEET NAME		1011-00-A-1
DATE		03/20/20
DESIGNED BY		03/20/20
CHECKED BY		03/20/20
DATE		03/20/20

A1-1



View from Burnett St. looking south between Building 2 (right) and Building 3 (left)

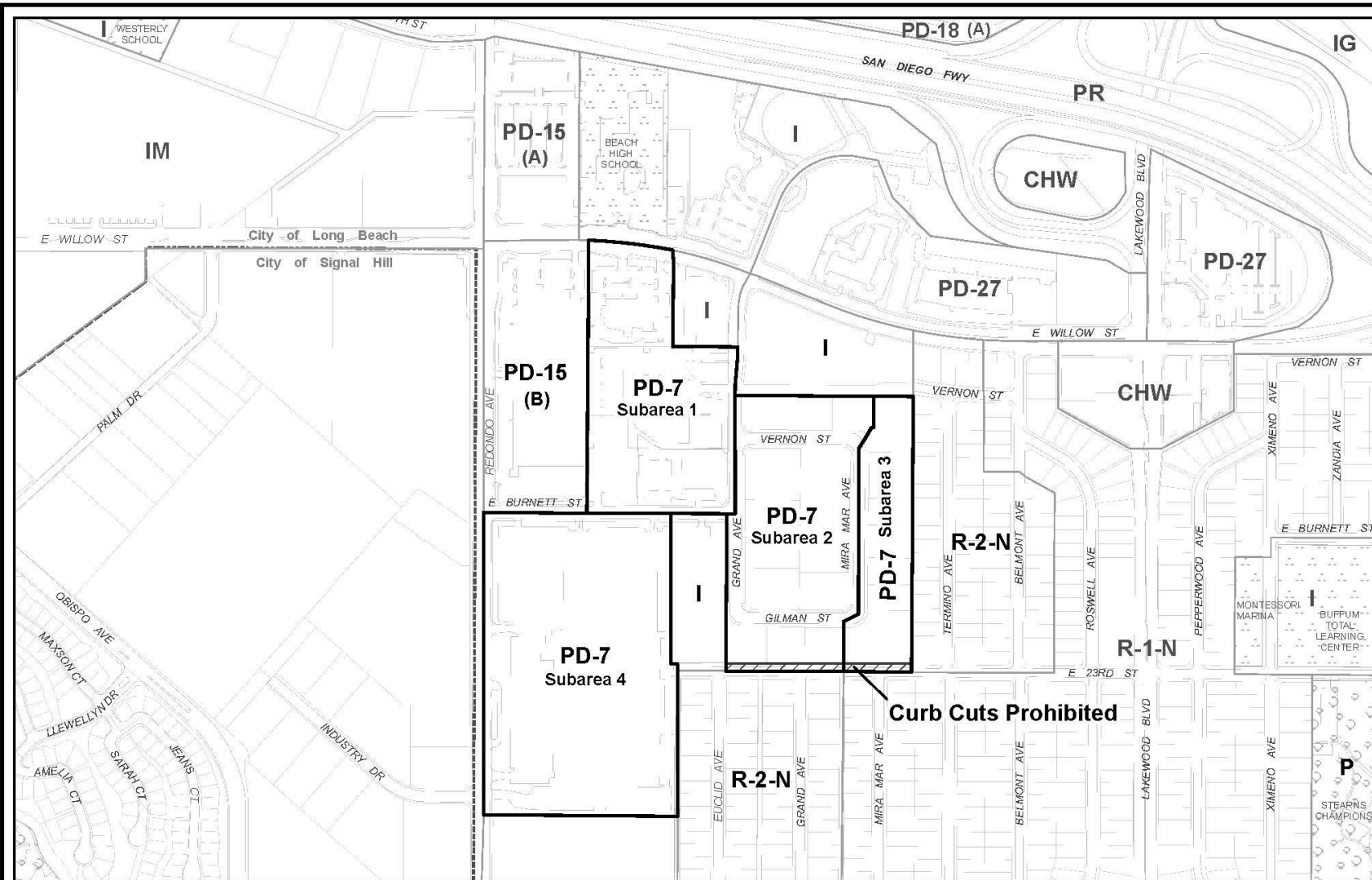


View of Building 2 looking northeast from Redondo Ave.

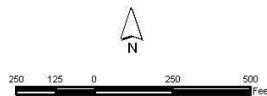


Zone Change

- A Zone Change from “I” (Institutional) is required to allow industrial uses
- Staff elected to expand the adjacent PD-7 (Long Beach Business Center Planned Development District), which allows the same industrial uses as the IL (Light Industrial) zoning district.
- PD-7 allows the desired uses, development, and scope for this project.
- The Zone Change to PD-7 is consistent with the General Plan.
- The Zone Change will not negatively impact surrounding uses.



Proposed PD-7 Zoning Amendment



T:\Development\Signal Hill\PD-7 Zoning Amendment\CHD-181942

Zoning Code Amendment

- The PD-7 ordinance must be amended for this project.
- The amendment will add the project site to PD-7 as a new subarea.
- A new subarea, Subarea 4, will be established in PD-7 for the project site.
- Subarea 4 will allow light industrial uses subject to the standards of the IL zoning district, the same as the rest of PD-7.
- Additional development standards and restrictions are crafted into PD-7 to protect the neighborhood to the east, which would not be possible with IL zoning.
- A twelve-foot-tall concrete or block wall is required to be constructed along the alley at the eastern edge of the development site to protect the neighborhood to the east from any noise and activity impacts related to the project.

Mitigated Negative Declaration

- A Mitigated Negative Declaration (MND) was prepared for this project.
- The MND found that there would be potentially significant impacts, but that these impacts can be mitigated to a level of less than significance.
- The potentially significant impacts involved traffic level of service impacts at a number of major intersections in the project's regional vicinity.
- These potential impacts are able to be mitigated to a level of less than significance by adjusting signal timings at these intersections per the traffic study prepared as part of the MND.
- The developer will be required to comply with all mitigation measures established in the MND to mitigate potential impacts, during both construction and operation phases of the project.

Conclusion

- Staff recommends that the City Council:
 - Adopt the Mitigated Negative Declaration;
 - Approve the Site Plan Review;
 - Approve the Tentative Parcel Map;
 - Approve the Zone Change; and
 - Approve the Zoning Code Amendment.