



1711 Harbor Avenue and 1515 W. 17th Street Appeal

City Council Public Hearing – April 4, 2023


Background

- **February 16, 2023** – Planning Commission hearing. The Planning Commission acted to:
 1. Adopt Initial Study/Mitigated Negative Declaration (IS/MND) 01-23; and,
 2. Approve two Conditional Use Permits (CUP) (5-1)
- **February 26, 2023** – Third Party Appeal filed
- City Council public hearing required to consider:
 1. A Resolution Adopting IS/MND 01-23 recommendation; and,
 2. Hear the appeal of the Commission's CUP approval

Location/Background



 Main Site – 1711 Harbor Avenue

 Remote Site – 1515 W. 17th Street

- **Overall Land Area:** 4.85 Acre site
 - 196,350 SF – 1711 Harbor Avenue
 - 14,950 SF – 1515 W. 17th Street
- **Zoning:** IG (General Industrial)
- **General Plan PlaceType:** I (Industrial)
- **Existing conditions:**
 - 1515 W. 17th Street – Vacant Site
 - 1711 Harbor Avenue – Vacant 129,000 SF of industrial structures and 1,746 SF of office space
 - Prior SnugTop operations
- Site Surrounded by Industrial uses

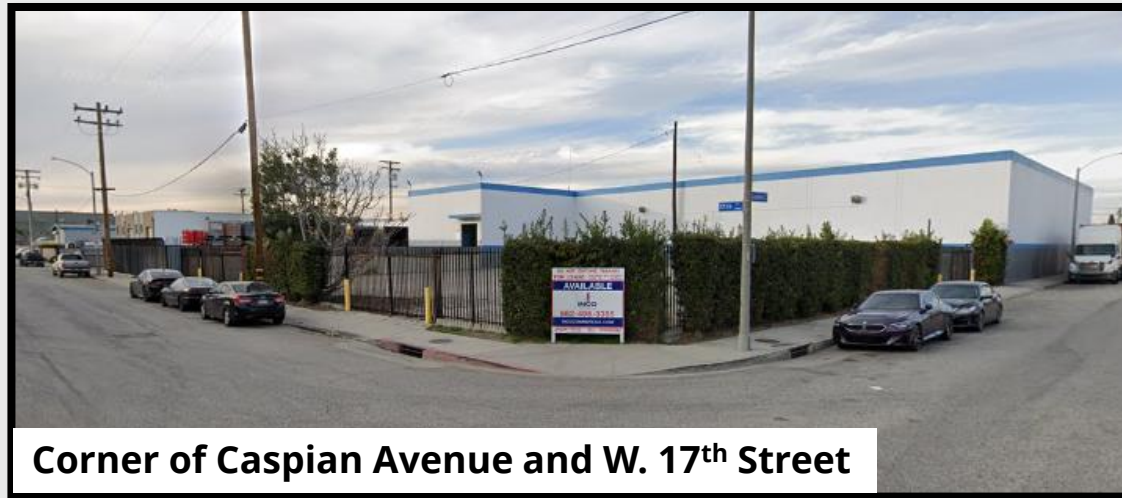
Existing Conditions



Corner of Harbor Avenue and W. 17th Street



Main parcel along Harbor Avenue

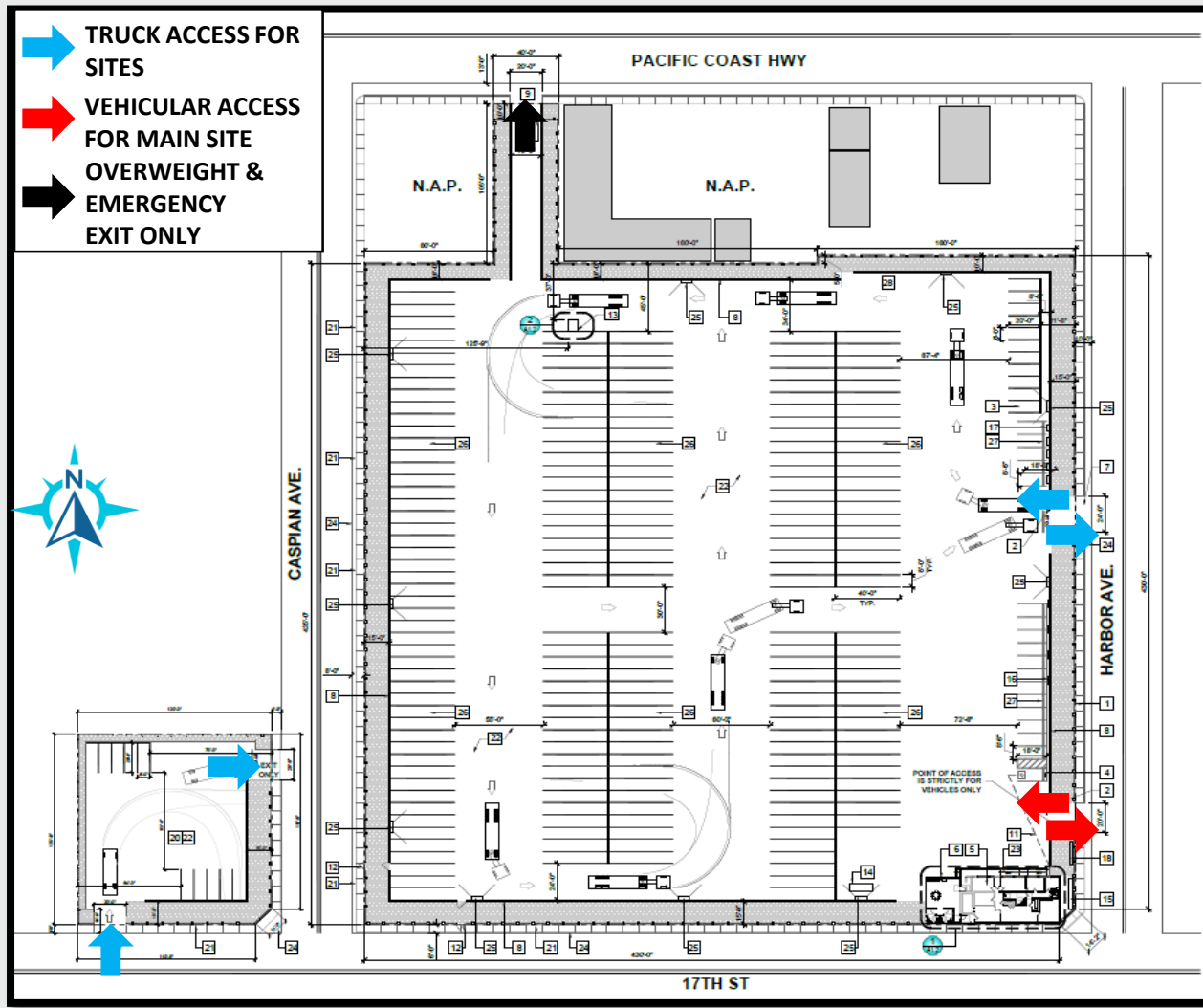


Corner of Caspian Avenue and W. 17th Street



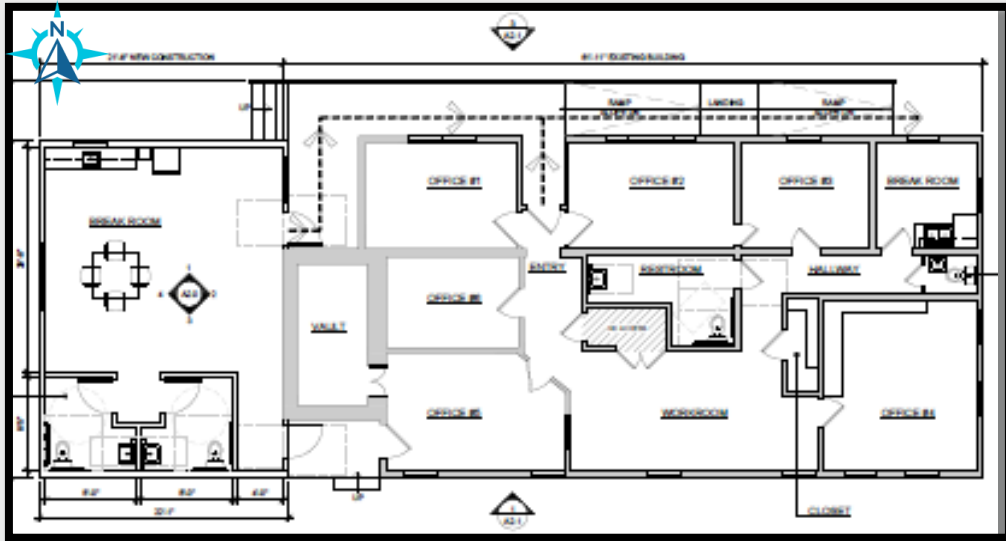
Existing driveway along W. Pacific Coast Highway

Site Plan/Proposal Reviewed by Planning Commission

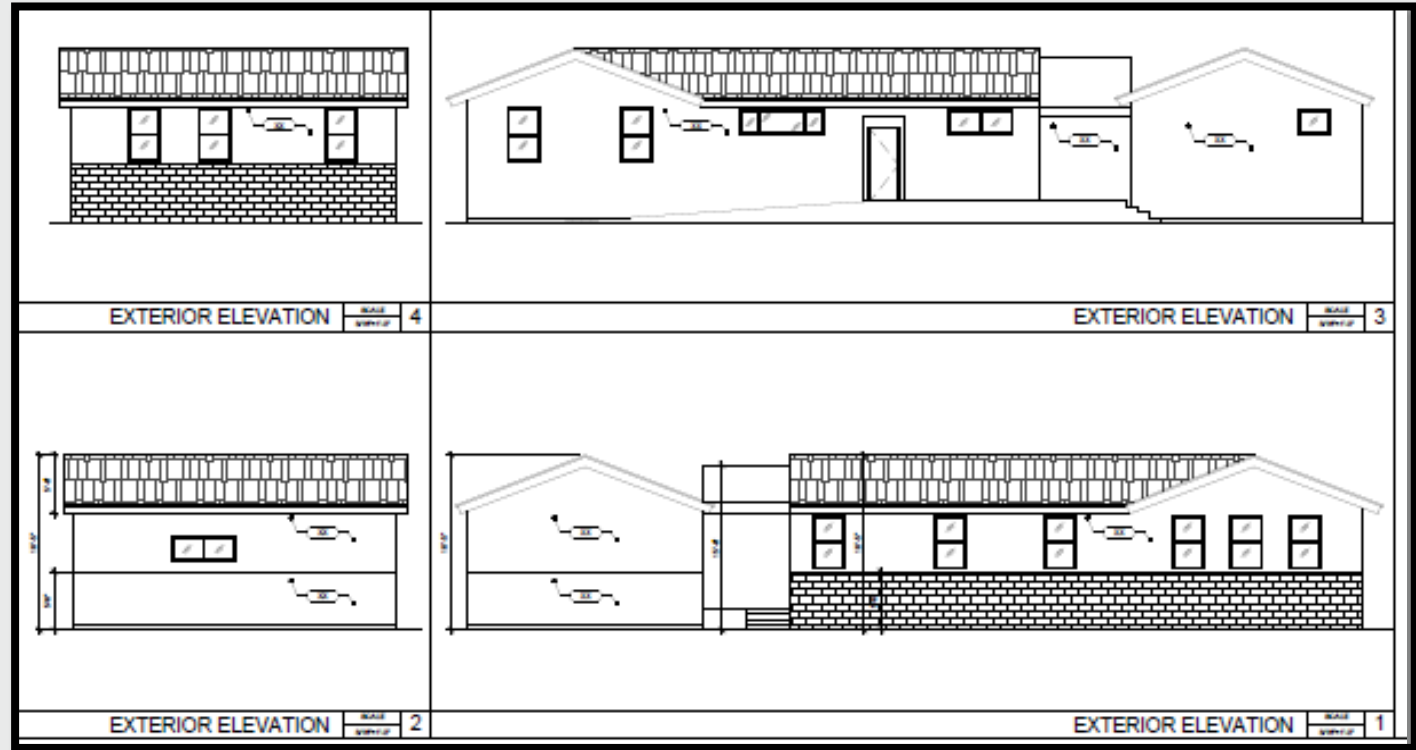


- CUPs (2)
- Demolish existing industrial structures – 1711 Harbor Avenue
- Operate a green trucking and shipping container facility with 231 container stalls:
 - 10 – 1515 W. 17th Street
 - 221 – 1711 Harbor Avenue
- 405 containers total on both sites
 - 174 double stacked container stalls
 - 57 single stacked container stalls
- Main truck entrance along Harbor Avenue
- Overweight exit along W. Pacific Coast Highway (PCH)

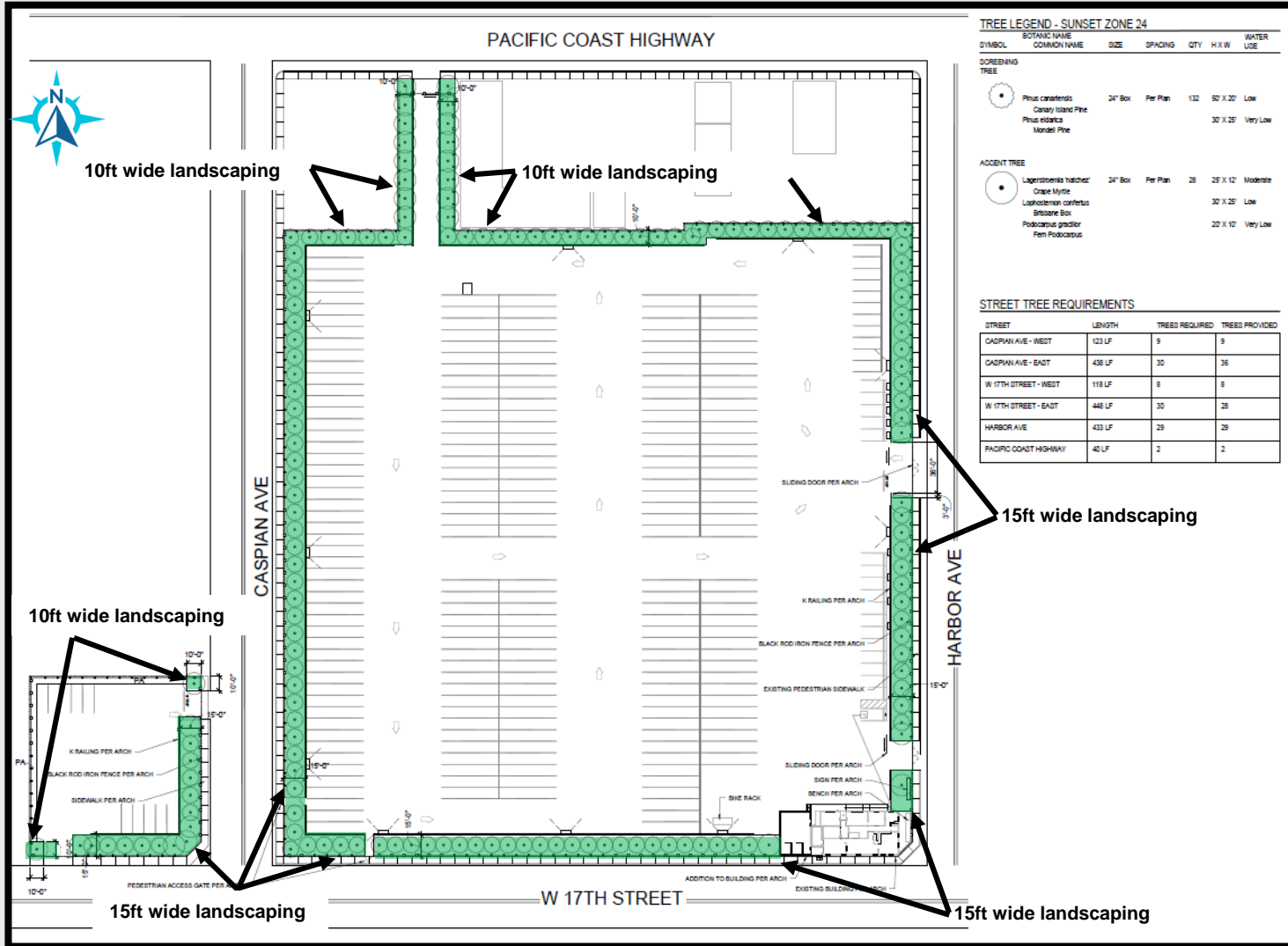
Floor Plan/Elevations



- Existing 1,746 SF building to be used as the main office
- 654 SF addition proposed
 - Total – 2,400 SF
- Office and amenities to serve both sites



Landscaping/Fencing



Fencing:

- 8-foot tall black wrought iron fencing around the perimeters of both sites

Landscaping:

- 24,593 SF of new landscape area
 - 159 trees total on both sites

Operations

- To and from the Port of Long Beach (POLB)
- Hours of operation concurrent with POLB
 - Monday – Friday : 7:00 am – 3:00 pm
 - Saturday: 7:00 am – 5:00 pm
- Operate in two shifts with four to six employees per shift
- On-site zero emission trucks
- All Cargomatic's subcontractors adhere to the Clean Trucks Program
- Green trucks that use liquified natural gas or compressed natural gas
- Will comply with POLB, Local, State and Federal Regulations



Operations (continued)



California Environmental Quality Act

IS/MND:

- In accordance with CEQA and the CEQA Guidelines, a Mitigated Negative Declaration (MND) was prepared for the proposed project (ISMND 01-23)
- Mitigation measures addressing Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation and Tribal Cultural Resources

Conditions

- Record a deed restriction to tie the lots together and record the conditions on the titles of each property.
- Historic American Building Survey (HABS) Level 2 Report – Water Tower
- Complying with Mitigation Measures
- Detouring to Caspian Avenue to access sites as needed
- Strict idling engine condition



- | | | | |
|---|-----------------------------|---|-------------------------------|
|  | Main Site – 1711 Harbor Ave |  | Remote Site – 1515 W. 17th St |
|  | Main access to sites |  | Detoured access to sites |

Planning Commission Decision

The Planning Commission affirmatively made all of the CUP findings in support of the project.

- The project is consistent with and carries out the General Plan, and all zoning regulations of the applicable district;
- Proposed use will not be detrimental to the surrounding community including public health, safety or general welfare, environmental quality or quality of life; and,
- The approval is in compliance with the special conditions for specific conditional uses, as listed in [Chapter 21.52](#).

Appellant stated the following regarding the proposed trucking facility and container storage project:

- 1) Project does not account for traffic Mitigation on West Pacific Coast Highway, Caspian Avenue and Harbor Avenue; and,
- 2) Pollution concerns from the diesel trucking facility operations for the neighboring business and residences.

Responses and Summary - Traffic

- The project included the preparation of a Vehicle Miles Travel (VMT) Screening Memorandum.
- The project meets the City’s VMT screening criteria as the project is estimated to generate 254 daily vehicle trips and impacts are determined to be less than significant.
- With the passing of Senate Bill 743, traffic operations and congestion (level of service) are no longer a CEQA issue. Level of service analysis has been replaced by the analysis of vehicle miles traveled.

Weekday Average Project Trip Generation								
Land Use	Vehicle Breakdown	Daily Trips	AM Peak Hour ¹			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Shipping Container Storage Facility	Passenger Cars	54	0	0	0	6	0	6
	Trucks	200	33	33	66	5	5	10
	Total	254	33	33	66	11	5	16

Notes:
¹ Employees utilizing passenger cars for the day shift are assumed to be on site prior to the AM Peak Hour.

Responses and Summary – Air Quality

- The MND analyzed both regional and localized air quality impacts. Emissions generated by the project were determined to be less than significant.
- A Health Risk Assessment was conducted for the project to determine the increase in cancer risk, as well as the chronic and acute health impacts due to diesel particulate matter exposure.
- Analysis concluded health risks to be less than significant.

Project-Generated Operational Emissions						
Emissions Source	Pollutant (pounds/day) ¹					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Project Summer Emissions						
Area	0.15	<0.01	0.01	0.00	<0.01	<0.01
Energy	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Mobile	0.50	16.09	6.83	0.07	2.39	0.72
<i>Total Summer Emissions²</i>	<i>0.65</i>	<i>16.09</i>	<i>6.84</i>	<i>0.07</i>	<i>2.39</i>	<i>0.72</i>
<i>SCAQMD Threshold</i>	<i>55</i>	<i>55</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
<i>Threshold Exceeded?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
Project Winter Emissions						
Area	0.15	<0.01	0.01	0.00	<0.01	<0.01
Energy	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Mobile	0.47	16.85	6.89	0.07	2.39	0.72
<i>Total Winter Emissions²</i>	<i>0.62</i>	<i>16.86</i>	<i>6.91</i>	<i>0.07</i>	<i>2.39</i>	<i>0.72</i>
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Notes:						
1. Emissions were calculated using CalEEMod version 2020.4.0.						
2. The numbers may be slightly off due to rounding.						

Responses and Summary – Air Quality (continued)

Project-Generated Construction Emissions						
Maximum Daily Emissions	Pollutant (pounds/day) ^{1,2}					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Construction Emissions ²	4.90	42.83	47.87	0.09	6.31	3.56
<i>SCAQMD Thresholds</i>	<i>75</i>	<i>100</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
<i>Threshold Exceeded?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

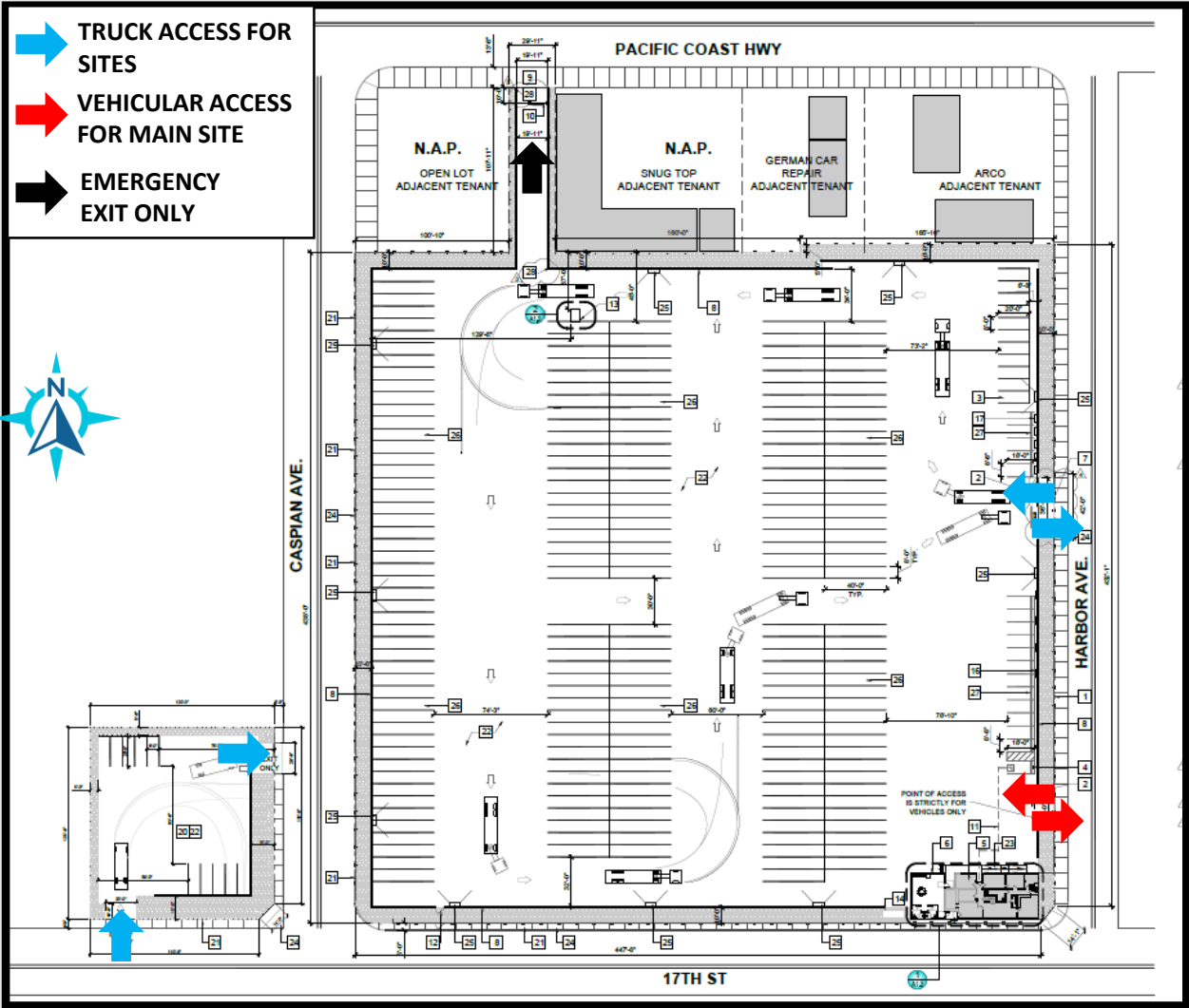
Notes:

1. Emissions were calculated using CalEEMod version 2020.4.0. Winter emissions represent the worst-case scenario.
2. The reduction/credits for construction emissions are based on “mitigation” included in CalEEMod and are required by the SCAQMD Rules. The adjustments applied in CalEEMod includes the following: properly maintain mobile and other construction equipment; replace ground cover in disturbed areas quickly; water exposed surfaces three times daily; cover stockpiles with tarps; and limit speeds on unpaved roads to 15 miles per hour. The emissions results in this table represent the “mitigated” emissions shown in [Appendix A](#).

Environmental Justice Considerations

- California law defines environmental justice as the fair treatment of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. (Government Code 65040.12(e))
- Based on available research and local, state and federal policy direction, the use is important to support the transition to clean trucks and also facilitates the removal of a former manufacturing facility that could be located elsewhere.
- This project is designed to support the POLB's CTP, a program developed to address environmental justice impacts of the POLB by facilitating the transition to clean trucks.
- This project supports not only the port but the City's own Climate Action Plan (LBCAP).

Updated Site Plan/Operations



Revisions to Project:

- Egress driveway existing onto W. PCH will be strictly for emergency vehicles only.
- The trucking driveway along the northeasterly side of the main site along Harbor Avenue will increase from 24-feet to 42 feet per the Public Works Department's recommendation
- Improvements have been included as conditions of approval.

Updated Site Plan/Operations (continued)

Project-Generated Operational Emissions						
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Added condition after Planning Commission: Ensure that the facility operates as a green trucking facility for the life of the project.

Outreach

- First in person meeting held with Westside Business Association of Long Beach on October 19, 2022.
- Second in person meeting held with the community, family members and staff of Cabrillo High School on January 18, 2023.
- Meetings were intended to provide information on the future development and operations of the project site.

Recommendation

Receive supporting documentation into the record and conclude the public hearing and consider one third-party appeal by the Westside Business Association of Long Beach (APL23-005);

Adopt a Resolution adopting and certifying a Mitigated Negative Declaration (IS/MND 01-23) and making findings of fact related thereto, and adopting a Mitigation Monitoring and Reporting Program; and,

Deny the appeal of the Planning Commission's decision and approve two (2) Conditional Use Permits (CUP21-010 & CUP21-011) to operate a trucking use on two (2) properties located at 1711 Harbor Avenue and 1515 W. 17th Street that total 4.85 acres in size in the General Industrial (IG) Zoning District. (District 7)



Thank you

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