



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

411 West Ocean Blvd., 3rd Floor

Long Beach, CA 90802

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August 1, 2019

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE16-320 and approve a Conditional Use Permit (CUP19-023) to establish a motor vehicle dealership for truck sales at 1361 W. Anaheim Street in the General Industrial (IG) Zoning District. (District 1)

APPLICANT: Derrick Burnett
Sovereign Design Group
4859 W. Slauson Avenue, #446
Los Angeles, CA 90056
(Application No. 1612-31)

DISCUSSION

The project site is located on the northeast corner of Harbor Avenue and Anaheim Street (Exhibit A - Location Map). The subject site consists of a 2,610 square-foot office building and surface parking lot located on a 38,202 square-foot lot. The site has a General Plan Designation of Land Use District (LUD) #9G for General Industry and is surrounded by a steel manufacturer to the south, wholesale for truck parts to the north, an auto repair to the west and the 710 South Freeway Anaheim West exit off ramp to the east.

The applicant is proposing to utilize a 1,660 square-foot portion of an existing office building for the truck sales offices, leaving the remaining 950 square-foot portion of office space to the existing user (dba Container Freight). The project will occupy ten (10) 12 ft by 20 ft size parking stalls for the display of vehicles and bring the site closer to conformance with current office parking requirements by providing eleven (11) parking stalls. (Exhibit B - Plans & Photos).

A number of improvements to the site are proposed as part of the Conditional Use Permit (CUP) request which include new parking lot paving, restriping to create additional off-street parking stalls, landscaping, trash receptacle, wheel stops, parking lot lighting and fencing. The proposed improvements are consistent with the special development standards for outdoor display for sales of vehicles identified in Sections 21.45.140 of the Zoning Regulations. Additionally, the off-site improvements for the project will include a 2 ft by 6 in dedication along the adjacent east-west alley, repair or replacement of damaged sidewalks, and other irrigated parkway landscaping/street tree improvements (Exhibit C - Findings & Conditions of Approval).

