



City Council

3701 Pacific Place - Zone Change and Appeals

City Council Public Hearing - April 13, 2021

Requested City Council Actions

- Appeals – Deny the Appeals and uphold the Planning Commission’s approval of Site Plan Review SPR20-015, Standards Variance SV20-006, Conditional Use Permit CUP20-010, and Lot Merger LMG20-009.
- Declare an Ordinance approving Zone Change ZCHG20-004 from Light Industrial (IL) to the Commercial Storage (CS) Zoning District

Project Site



- **Location** – 3701 Pacific Place
- **Zoning** – Light Industrial (IL)
- **Site Area** – 13.95 acres
- **Current Development** – Vacant
- **General Plan PlaceType** – Neo-Industrial (NI)
- **Context:**
 - **North** – Railway Tracks, Residential Properties
 - **South** – 405 Freeway
 - **East** – Railway Tracks, School, Park, Residential
 - **West** – Vacant Land & the Los Angeles River

Site History

- 1920 – Oil Brine Treatment Facility established, activities included:
 - The pumping of oil brine to oil sumps (evaporation and treatment ponds)
 - The majority of the project site served as a treatment sump
 - Water seepage into the subsurface below the sumps caused a sludge residue onsite
- 1930s – Oil well drilling activities begin
 - 13 oil wells actively drilled until abandoned
- 1950s – Treatment facility discontinued
- 1970s – Fill soil imported to the site
- 1961 – 2014 – All oil wells abandoned during this time
- 1997 – 2007 – Golf driving range established and operated
- 1997 – 2015 – Accessory golf-related retail and equipment rental established and operated

Project Proposal

- Self-Storage Facility
 - 3 stories
 - 152,745 square feet
 - 1,132 self-storage units
 - 6,200 square feet of office space
- Car Wash
 - 2,153 square feet
 - Onsite vehicles only
- Recreation Vehicle (RV) Lot
 - 578 parking stalls
 - 173 covered
 - 405 uncovered



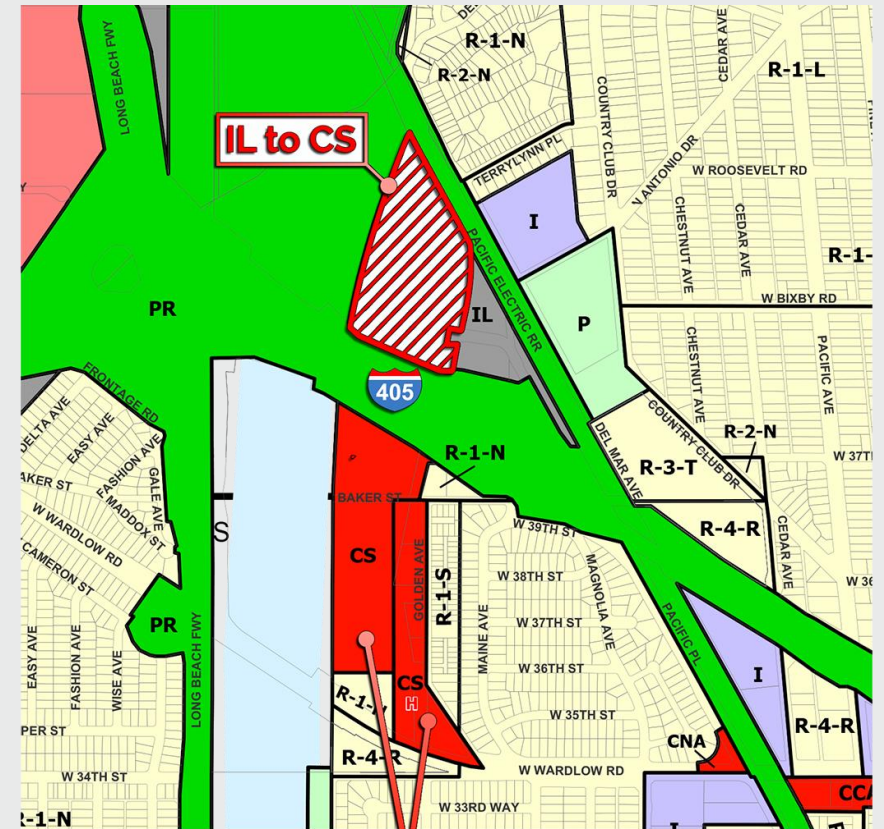
Action Requested for City Council - Zone Change

Current Zoning – Light Industrial (IL)

Use	IL	IM	IG	IP
6.1 Personal storage, and commercial storage/self-storage, including recreational vehicle, and/or miniwarehouse....	N	N	C	N

Proposed Zoning – Commercial Storage (CS)

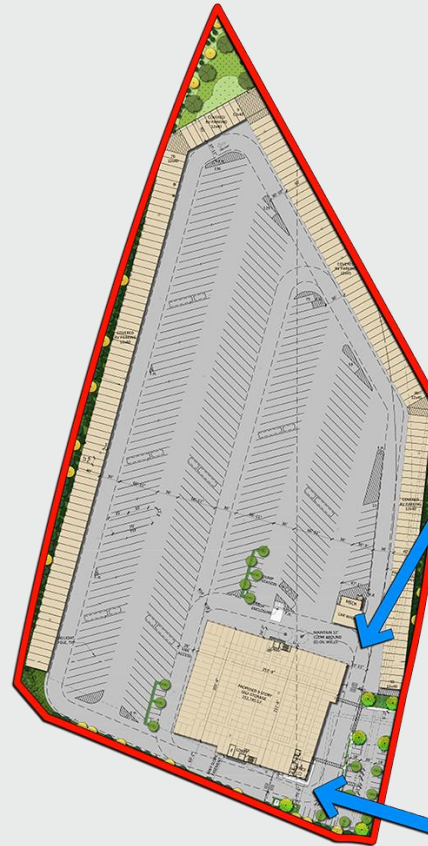
Use	CS
Car wash	C
Recreational vehicle storage	C
Self-storage (indoor only)	C



**EXISTING CS ZONING
(SOUTH OF 405 FREEWAY)**

Actions taken by Planning Commission - Site Plan Review

- Planning Commission Approved
 - Required for new construction of 50,000 sq. ft. or more
 - Approved on 12/17/2020
- SPR Findings
 - Project should be harmonious and consistent within itself and compatible with community
 - Project includes high-quality materials and contemporary architecture
 - Project represents the most compatible use, given previous contamination

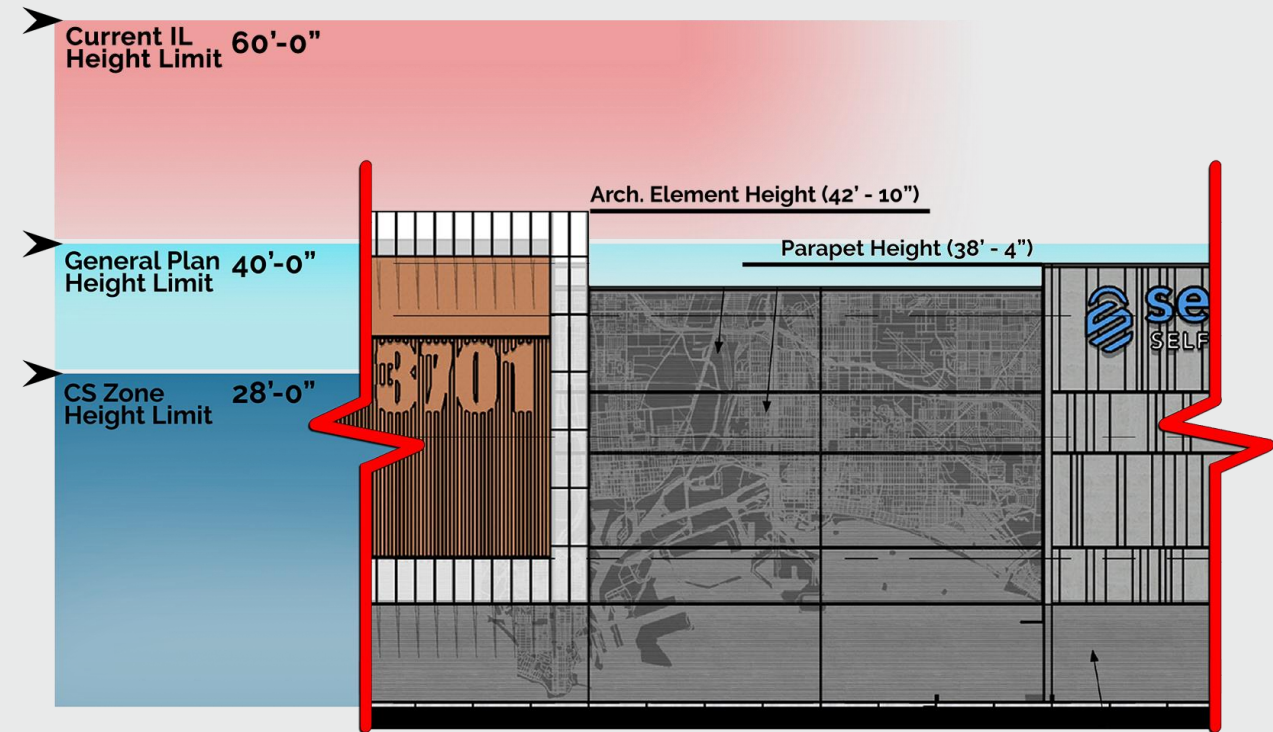


Actions taken by Planning Commission - Standards Variance

- Approved by Planning Commission 12/17/2020
- Requested for relief from building height requirements of the CS zone.

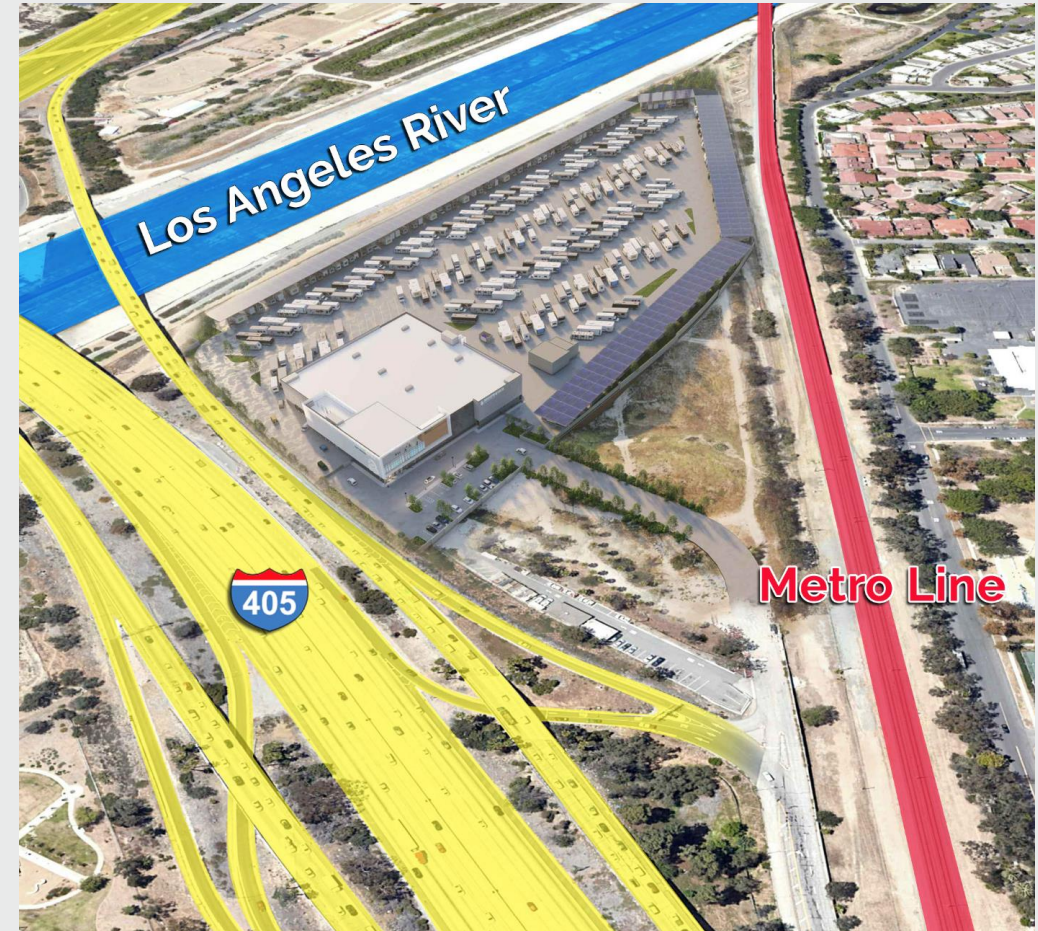
Height Standards	
CS zone height limit	28' - 0"
Proposed building height	42'-10" to 43'-11" highest point
General Plan allowance	40' - 0"
Current IL Zone height limit	60' - 0"

- Proposed building height characteristics
 - Most of the building is at 38' - 4"
 - 43' - 11" & 42' - 10" for architectural features



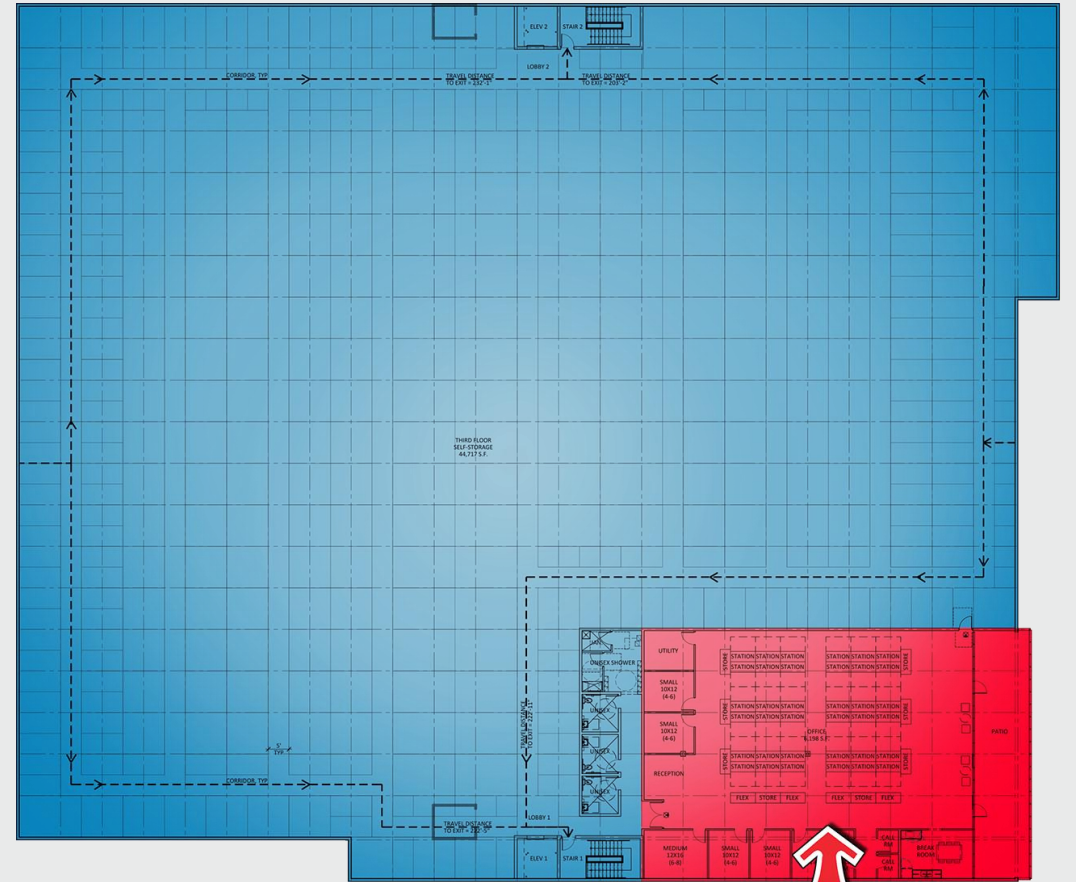
Actions taken by Planning Commission - Conditional Use Permits

- Conditional Use Permits (CUP) are required for self-storage, RV parking, and car washes
- Approved on 12/17/2020
- Key Finding – The use shall not be detrimental to the surrounding community
 - The project site is isolated and naturally buffered by freeways, rail tracks and the Los Angeles River
 - The proposed project is a low-intensity use that is deemed appropriate due to the site's heavy contamination



General Plan Compliance

- Land Use Element (LUE) PlaceType – Neo-Industrial (NI)
 - Promotes low-intensity uses next to low-density residential
 - Encourages the retention of restricted light-industrial activities associated with start-up businesses and creative design offices
 - New developments should consist of office and commercial uses, rather than industrial and manufacturing operations
- LUE Citywide Goals – Strategy No. 7 – LU Policy 7-4
 - Encourage abandoned buildings and properties to transition into more productive uses through new development



3RD-FLOOR OFFICE SPACE

- Summary of 5 Appeals Submitted:
 - The Initial Study/Mitigated Negative Declaration (IS/MND) for the Project is insufficient and requires a full Environmental Impact Report;
 - The Project is inconsistent with the vision of the Los Angeles River Master Plan;
 - The Standards Variance for a building height of 43' - 11" is not compatible with the surrounding neighborhood;
 - The proposed zone change is spot zoning; and,
 - The Planning Commission's decision was made on false information that the Los Cerritos Neighborhood Association (LCNA) was in support of the project and there was no consideration for horse trails.

Environmental Review - Mitigated Negative Declaration

- **IS/MND 07-20** – Found that the project would not result in significant environmental impacts with the incorporation of mitigation measures addressing:
 - Air Quality
 - Biological Resources
 - Cultural Resources
 - Geology and Soils
 - Hazards and Hazardous Materials
 - Noise
 - Tribal Cultural Resources
- **California Environmental Quality Act (CEQA) Protocols**
 - Public Comment Period – October 19, 2020 to November 16, 2020
 - The IS/MND process carried out in accordance with provision of CEQA

30-Day Comment Period

Concerns Raised During 30-day Comment Period		
Toxic Dust/Contaminants	Soil Surcharge	Consistency with LA River Master Plan/Riverlink/Riparian Zone
Lost Opportunity for Open Space	Air Quality	Dept. of Toxic Substances Review of Site
Truck Idling and Traffic	Increased Weight on Toxic Site	Heat Trap
Cultural/Tribal Resources	Equestrian Impacts	Environmental Justice/ Disadvantaged Community (CalEnviroScreen)
City's Vehicle Miles Travel analysis	Property rezoned without notice	Decline in property values

Hazards / Hazardous Materials - Mitigation Measures

- Mitigation Measure HAZ-1 requires the applicant to have a qualified environmental professional prepare a Response Plan outlining the following to allow commercial/industrial development of the site (**prior to any building permits being issued**):
 - Site remediation
 - Engineering controls – to reduce exposures of hazardous materials to future occupants. Examples include vapor barriers and sub-slab venting systems
 - Future operation and monitoring activities
 - Administrative controls – to restrict future land uses and activities onsite to limit exposures to future occupants. Examples include land use covenants prohibiting residential, school, and daycare uses

Hazards/Hazardous Materials - Mitigation Measures

- The California Department of Toxic Substance Control (DTSC) also requires certification of a Response Plan contingent on the following requirements:
 - Excavation and consolidation of soils with localized risk-based thresholds for lead and arsenic;
 - Preparation of a Soil Management Plan (SMP) to provide guidelines for the proper monitoring, handling, segregation, stockpiling, dust control, testing, transport, and disposal of potentially impacted soils;
 - Design and construction of an engineered surface cap to prevent exposure to former oily sump materials and other contaminants of potential concern, and to prevent surface water infiltration;
 - Design and construction of a gas containment system below the surface cap to capture and treat any volatile contaminants that may accumulate onsite and prevent their offsite migration;
 - Vapor intrusion mitigation system below the future building foundations to include a vapor barrier that allows ventilation of soil vapor;
 - Recording of a land use covenant that requires any changes in site conditions (new construction) to be communicated to DTSC; and,
 - Preparation of an Operations and Maintenance Plan to facilitate inspection and maintenance of the mitigation systems and regular sampling of shallow monitoring soil vapor probes and groundwater monitoring wells.

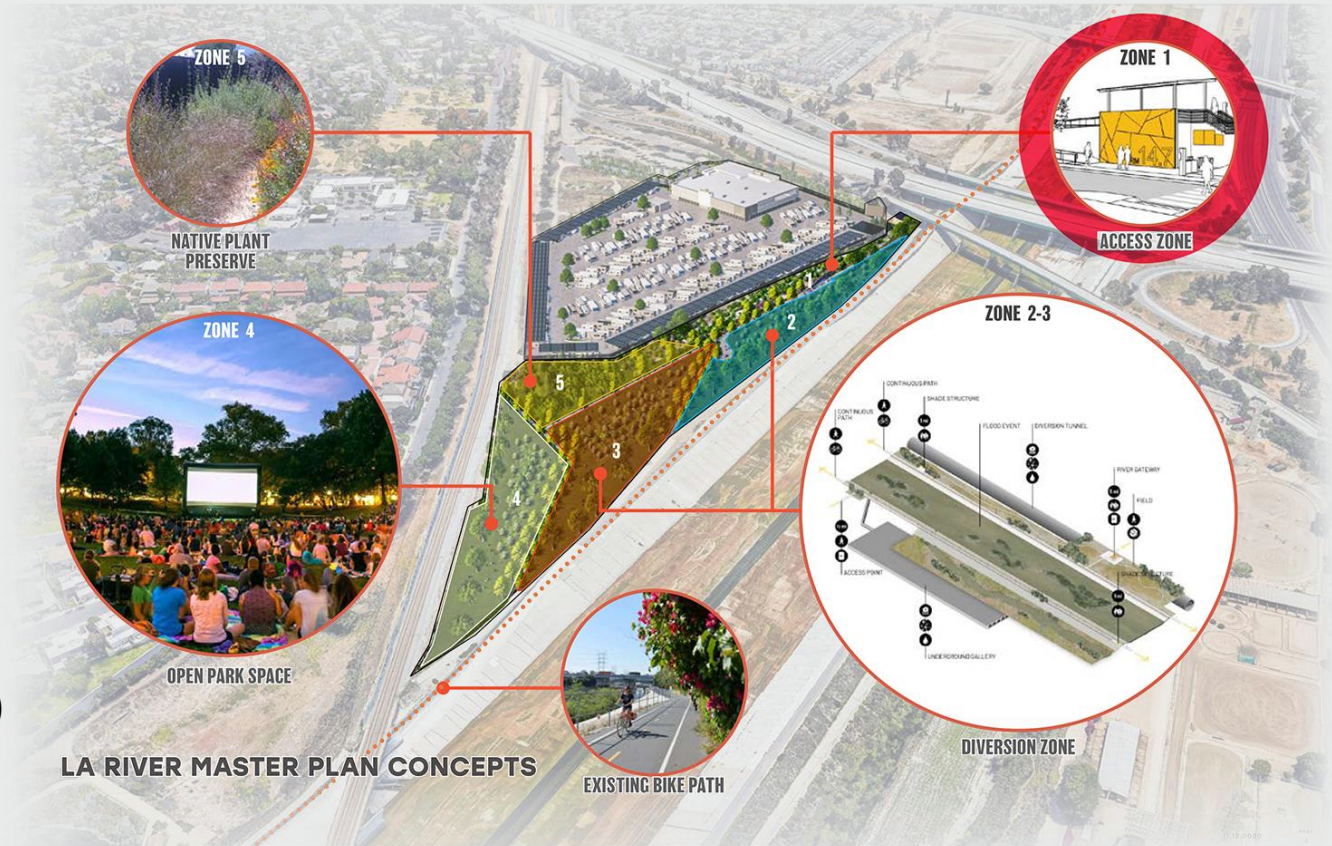
Los Angeles (LA) River Master Plan and Long Beach River Link Plan

Los Angeles (LA) River Master Plan

- Within the Draft LA River Master Plan update, the subject area is designated as a Major Project Plan area, presumably because the property is vacant
- The property is privately owned and has been for years

Long Beach River Link Plan

- Created in 2003 and updated in 2007
- Helped Long Beach successfully secure grant funding for DeForest Wetlands (opened 2018) and Wrigley Greenbelt (construction began 1/4/2021).
- Components are included in the LA River Master Plan

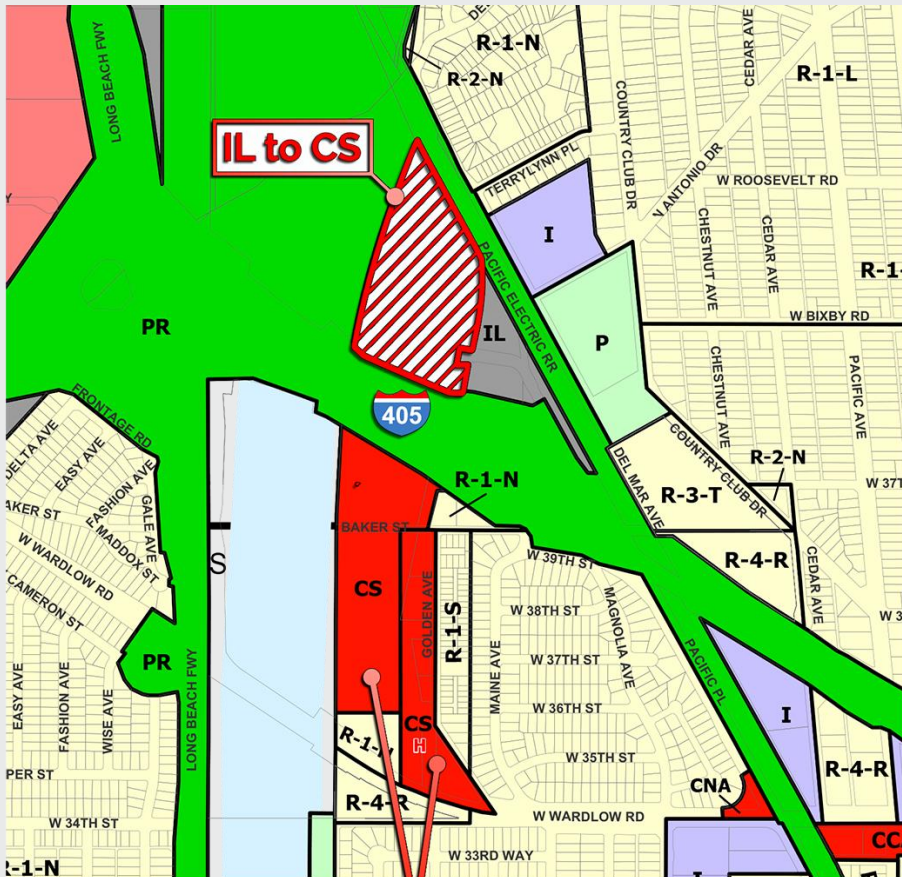


Standards Variance



- Site is isolated
 - Additional height will not detrimentally affect abutting properties.
- Unique site characteristics
- Height is consistent with General Plan Land Use Element Height Map
 - Permitted height of 40 feet
- CS Zone is appropriate zone for proposed use and existing zoning and land use patterns but has restrictive height limits

Zone Change



- Institutional and Industrial (I and IL) zoning are both found in the surrounding area
- CS Zoning District is the prevalent zoning south of the site



Thank you

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Dominguez Gap

- 37 acres
- Opened 2008
- \$7.1 Million
- District 8



Deforest Wetlands

- 34.91 acres
- Opened 2018
- \$8.5 Million
- Districts 8 and 9



Molina Park

- 3.3 acres
- Opened 2018
- Private Development
- District 8



Drake Chavez Greenbelt

- 8 acres
- Opened 2018
- \$3.81 Million
- District 1



Wrigley Greenbelt

- 9.8 acres
- Under Construction
- \$1.6 Million
- District 7



Future Park Projects - 51st Street Greenbelt

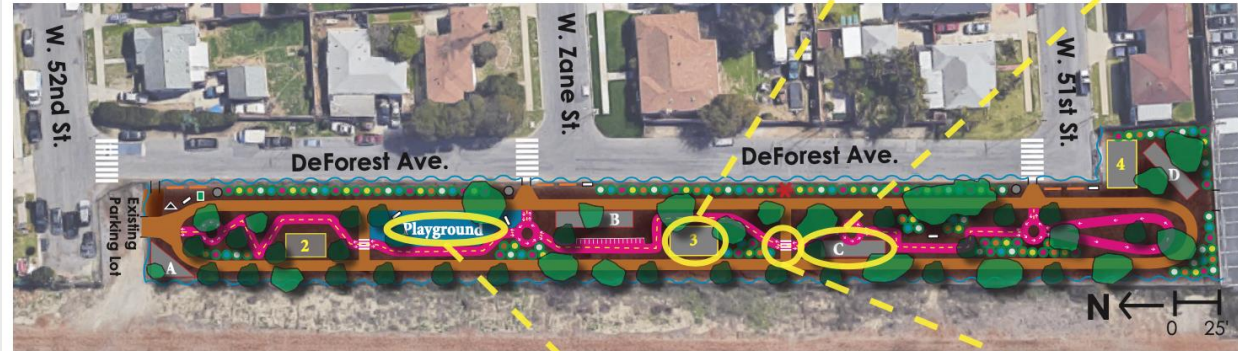
- .97 Acres
- District 8
- In Design

51st STREET GREENBELT CONCEPTUAL PLAN

BELOW IS A CONCEPTUAL PLAN OF WHAT COULD BE ADDED TO THE 51ST STREET GREENBELT, BASED ON SURVEY FEEDBACK AND POTENTIAL GRANT FUNDING.

THE SPACE COULD ACCOMMODATE A 1/4 MILE WALKING/JOGGING TRACK, AS WELL AS A SMALLER RUBBERIZED BICYCLE TRACK FOR NEW CYCLISTS. A PLAYGROUND, FITNESS STATIONS, AND CHALLENGE STATIONS FOR TEENS COULD ALSO BE INCORPORATED, ALONG WITH TWO DOZEN NEW TREES, A HYDRATION STATION, BETTER SIGNAGE, AND NEW PLANTS.

THE 51ST STREET GREENBELT'S PROXIMITY TO TWO SCHOOLS AND THE NEIGHBORING RESIDENTIAL AREA SPARKED THE IDEA TO CREATE AN OPEN SPACE THAT PEOPLE OF ALL AGES AND VARIED INTERESTS COULD ENJOY. SPECIAL ATTENTION IS GIVEN TO PROVIDING A SAFE PLACE FOR CHILDREN TO ENJOY THEMSELVES WITHOUT HAVING TO WORRY ABOUT FAST MOVING VEHICLES.



OTHER AMENITIES:



Legend	
Dog Bag Dispenser	Wayfinding Signage
Trashcan	Hydration Station
Existing Fence	Quarter-mile Walking Loop
Bench	Tricycle/Bicycle Path
Outdoor Fitness Station	Challenge Course Equipment
Bicycle Rack	New Plants
New Trees	Existing Trees



Future Park Projects - Drake Chavez Expansion

- 5.81 acres
- District 1
- Design Funding Secured

PROPOSED CONCEPT DESIGN DISEÑO CONCEPTUAL PROPUESTO

WHERE NATURE MEETS PLAY

A variety of family oriented amenities, from passive to active, that promote physical health and well-being for all ages.

KEY FEATURES:

1. Running and walking trail with mile markers around the site
2. Centralized active area with sport courts and exercise machines
3. Centralized passive area with an outdoor performance area, shaded picnic area, and playground
4. Nature buffers along east and north property line to mitigate noise for neighbors
5. MTA Building rehabilitated for use of bathrooms and as meeting / class space (ADA access, code upgrades)

AMENITIES INCLUDED:

- ☑ Community room and restrooms
- ☑ Hydration stations
- ☑ Parking lot
- ☑ Walking and running paths
- ☑ Open grass area
- ☑ Community garden
- ☑ Playground
- ☑ Picnic area with shade
- ☑ Basketball court
- ☑ Volleyball court
- ☑ Exercise equipment
- ☑ Skate park
- ☑ Dog park
- ☑ Outdoor performance space
- ☑ Community murals

DONDE NATURALEZA ENCUENTRA JUEGO

Variedad de servicios orientados a la familia, desde pasivos hasta activos, que promueven la salud física y el bienestar para todas las edades.

CARACTERÍSTICAS PRINCIPALES:

1. Pista para caminar y correr alrededor del sitio con marcadores de millas
2. Zona activa centralizada con canchas deportivas y máquinas de ejercicio
3. Zona pasiva centralizada con un escenario al aire libre, área de picnic con sombra, y juegos
4. Filtros naturales a lo largo del perímetro este y norte para mitigar el ruido para vecinos
5. Edificio MTA se rehabilita para uso del baño y como espacio para juntas / clases (acceso ADA, actualizaciones de código)

ELEMENTOS INCLUIDOS:

- ☑ Salón comunitario y baños
- ☑ Estaciones de hidratación
- ☑ Estacionamiento
- ☑ Caminos para correr y caminar
- ☑ Área verde
- ☑ Jardín comunitario
- ☑ Juegos para niños
- ☑ Área de picnic con sombra
- ☑ Cancha de basquetbol
- ☑ Cancha de voleibol
- ☑ Máquinas de ejercicio
- ☑ Parque de patinaje
- ☑ Parque para perros
- ☑ Escenario al aire libre
- ☑ Murales comunitarios



Future Park Projects - LB-MUST Wetlands

- 1 acre
- District 1
- In Design



Future Park Projects - County Property

- 11 acres
- District 8
- City in discussions with County for new open space

