



Planning Commission

December 17, 2020

Insite Self-Storage

Site Plan Review, Conditional Use Permit, Zone Change, Standards Variance

Application No. 2005-08

InSite Self-Storage – 3701 Pacific Place

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** – The 405 Freeway
 - **East** – Railway Tracks, School, Park, Residential
 - **West** – Vacant Land & the Los Angeles River

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Project Site



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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
- On-site vehicles only

- **Recreation Vehicle (RV) Lot**

- 578 parking stalls
 - 173 covered
 - 405 uncovered



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Entitlements Required

Recommendation to Council:

- **Zone Change** – From Light Industrial (IL) to Commercial Storage (CS) to allow the self-storage facility and RV parking lot.

Planning Commission Approval

- **Site Plan Review** – For the construction of a commercial building of 50,000 square feet or more.
- **Conditional Use Permits** – For the operation of the self-storage facility, RV parking lot, and accessory car wash (in the CS zoning district).
- **Standards Variance** – To allow a building height of 43'-11", instead of no more than 28'-0" (in the CS zoning district).
- **Lot Merger** – To consolidate four (4) parcels into one lot.

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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

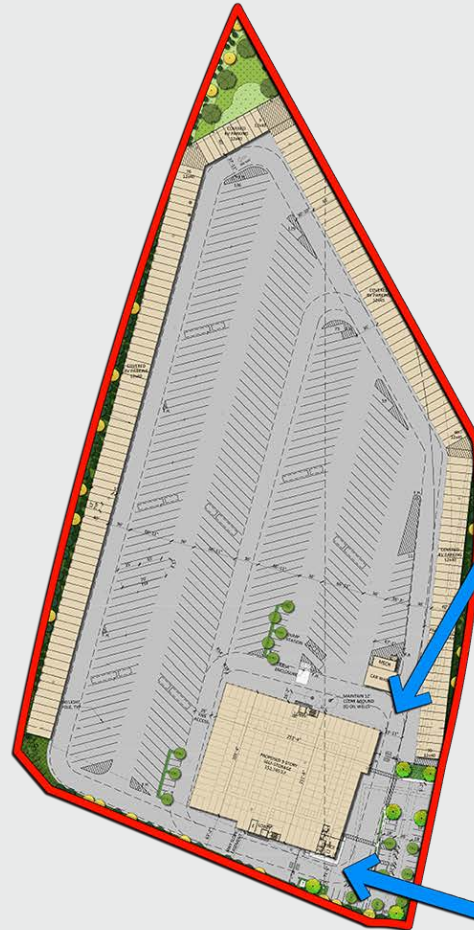


EXISTING CS ZONING (SOUTH OF 405 FREEWAY)

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Site Plan Review

- **Planning Commission Approval**
 - Required for new construction of 50,000 sq. ft. or more
- **Site Plan Review Committee**
 - Reviewed the project on June 10, 2020
 - Recommends approval of project design
- **SPR Findings**
 - Project should be harmonious and consistent within itself and compatible with community



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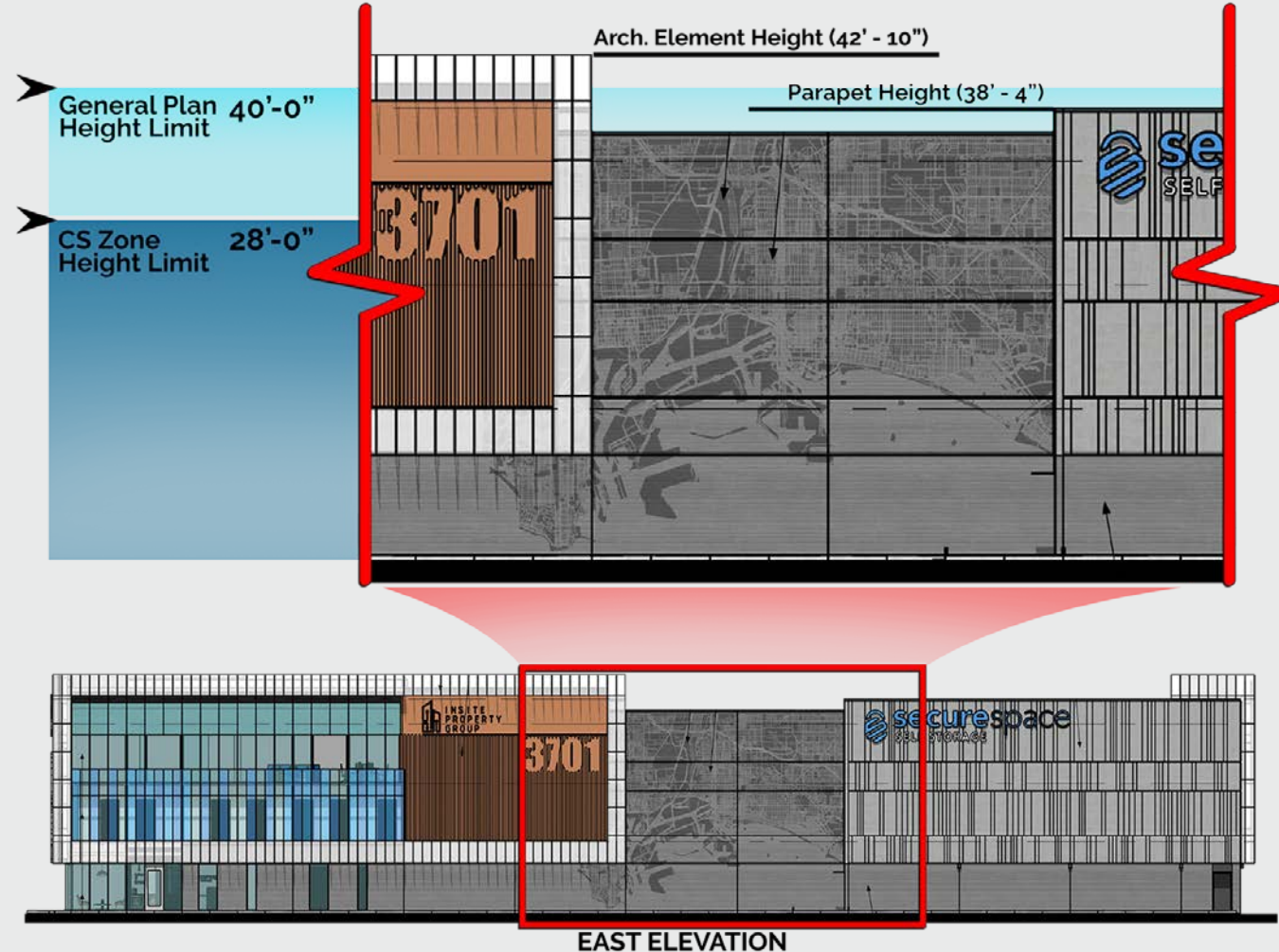
Standards Variance

- Requested for relief from building height requirements of the CS zone.

Height Standards	
CS zone height limit	28' – 0"
Proposed building height	43' – 11" to highest point (42'-10" 2 nd highest)
General Plan allowance	40' – 0"

- Proposed building height characteristics

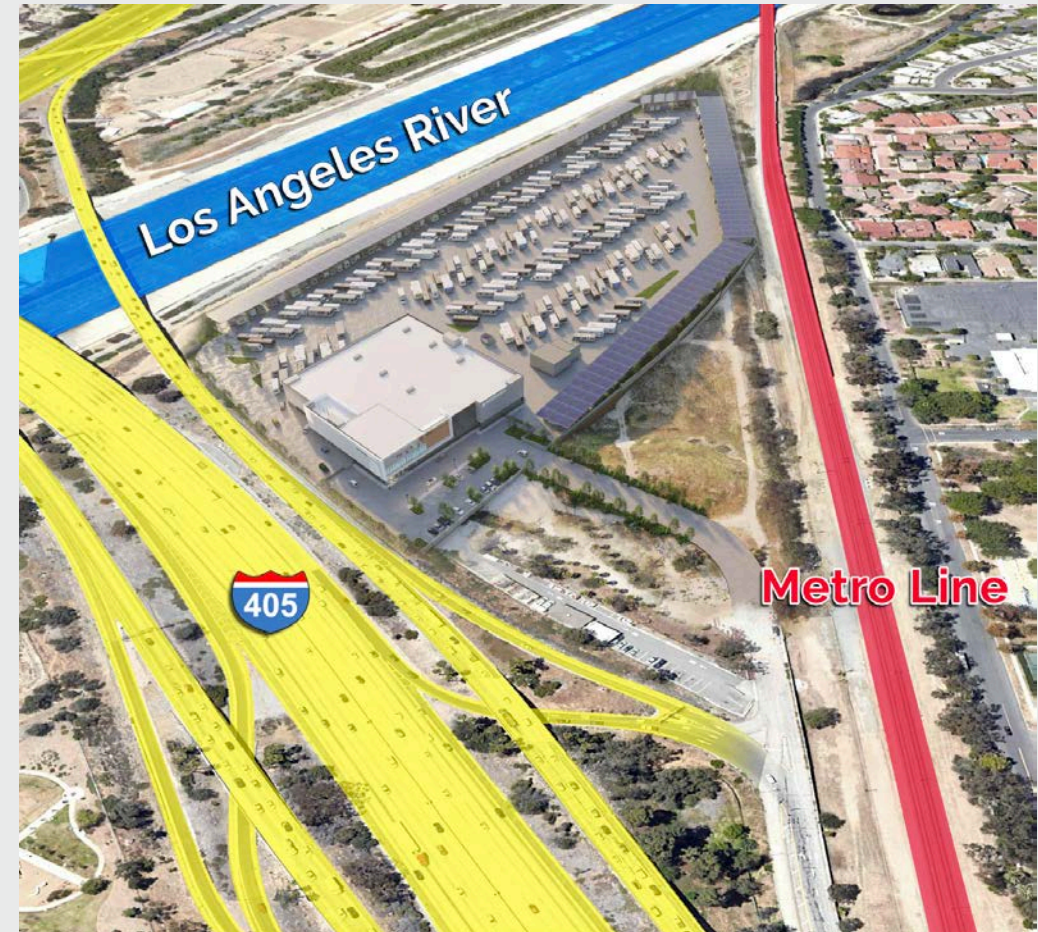
- Most of the building is at 38' - 4"
- 43' - 11" & 42' - 10" for architectural features



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Conditional Use Permits

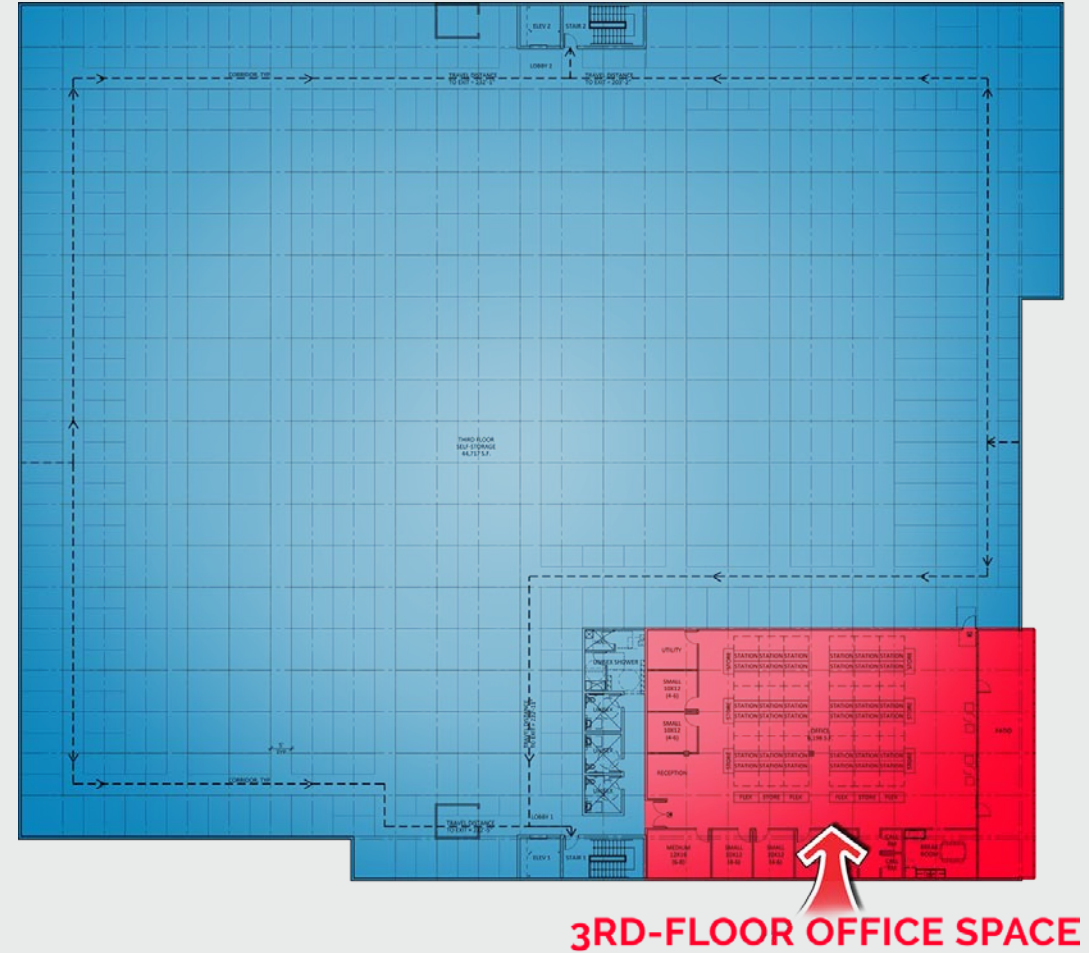
- CUPs required for self-storage, RV parking, and car washes.
- Special conditions for self-storage, RV parking and car washes include
 - Use and design shall not disrupt or impede pedestrian or traffic circulation
 - Use and design shall not disrupt the concentration of high intensity activities
 - Attractive landscape buffering and screening for parking lots and car washes
 - Prohibition of shipping containers
 - Building and roof design shall be compatible with surrounding development
 - Limited hours of operation
 - And more
- **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



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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.



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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 & Soils
 - Hazards & Hazardous Materials
 - Noise
 - Tribal Cultural Resources
- **California Environmental Quality Act (CEQA) Protocols**
 - **Public Comment Period** – October 19, 2020 – November 16, 2020

CONCERNS RAISED DURING 30-DAY COMMENT PERIOD

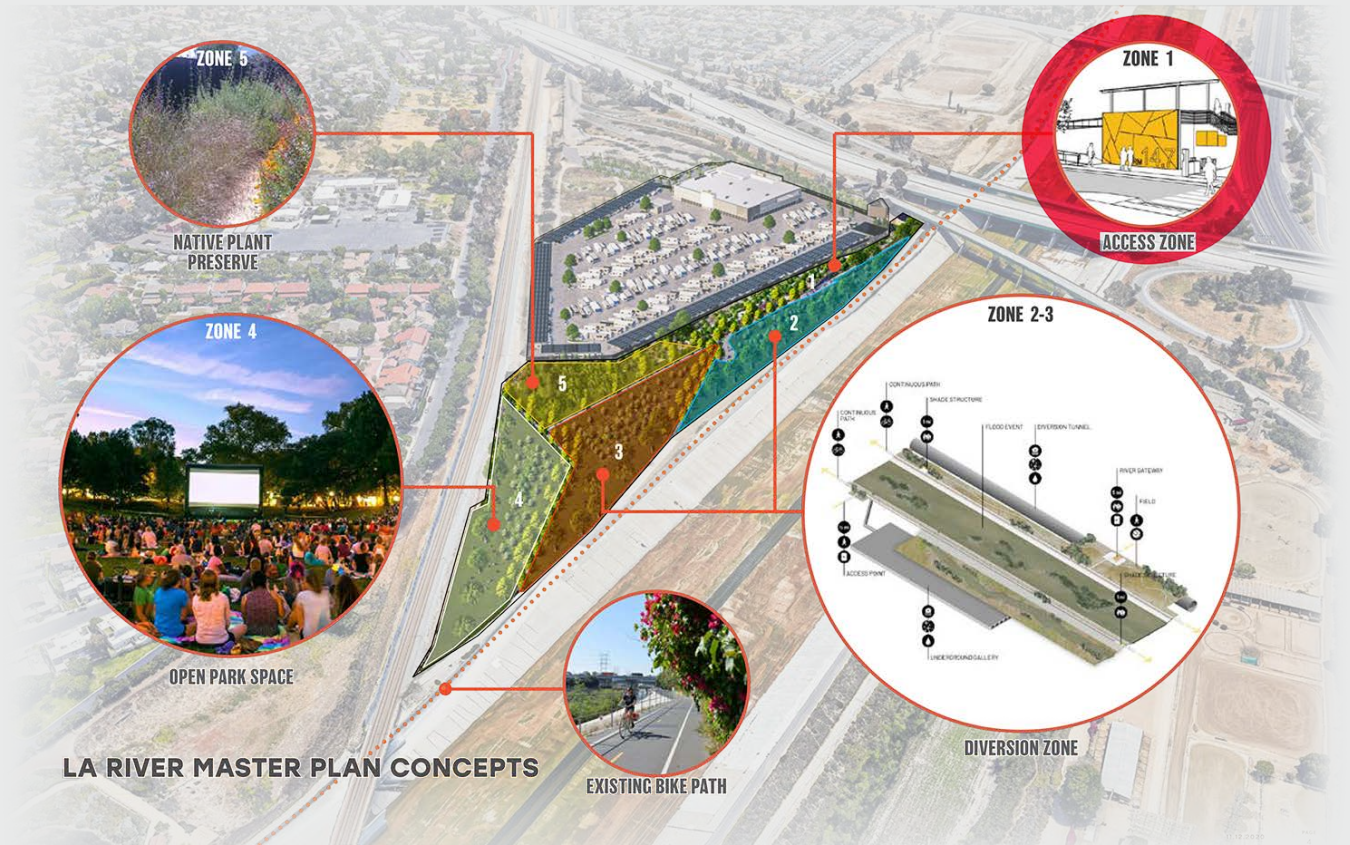
Toxic Dust/Contaminants	Soil Surcharge	Not Enough Open Space
Lost Opportunity for Open Space	Air Quality	Consistency with LA River Master Plan/Riverlink/Riparian Zone
Truck Idling	Truck Traffic	Dept. of Toxic Substances Review of Site
Cultural/Tribal Resources	Increased Weight on Toxic Site	Heat Trap
City's Vehicle Miles Travel analysis	Equestrian Impacts	Environmental Justice/ Disadvantaged Community (CalEnviroScreen)
Decline in property values	Property rezoned without notice.	

- **The IS/MND process carried out in accordance with provisions of CEQA**

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Conclusion / Recommendation

- **Site Vacancy** – The proposed project will end a period of site vacancy from 2007 .
- **Site Blight** – The vacancy of the site has contributed to blight, dilapidation and illegal activity.
- **Site Contamination** – The levels of contamination on the site limit the type of uses that are deemed appropriate.
- **Site Upgrades** -
 - Environmental Remediation of Site
 - High-quality architecture
 - New landscaping
 - New paving
 - Off-site improvements
 - Access to Los Angeles River, per the L.A. River Master Plan
- **Staff Recommends approval of the project, subject to conditions**



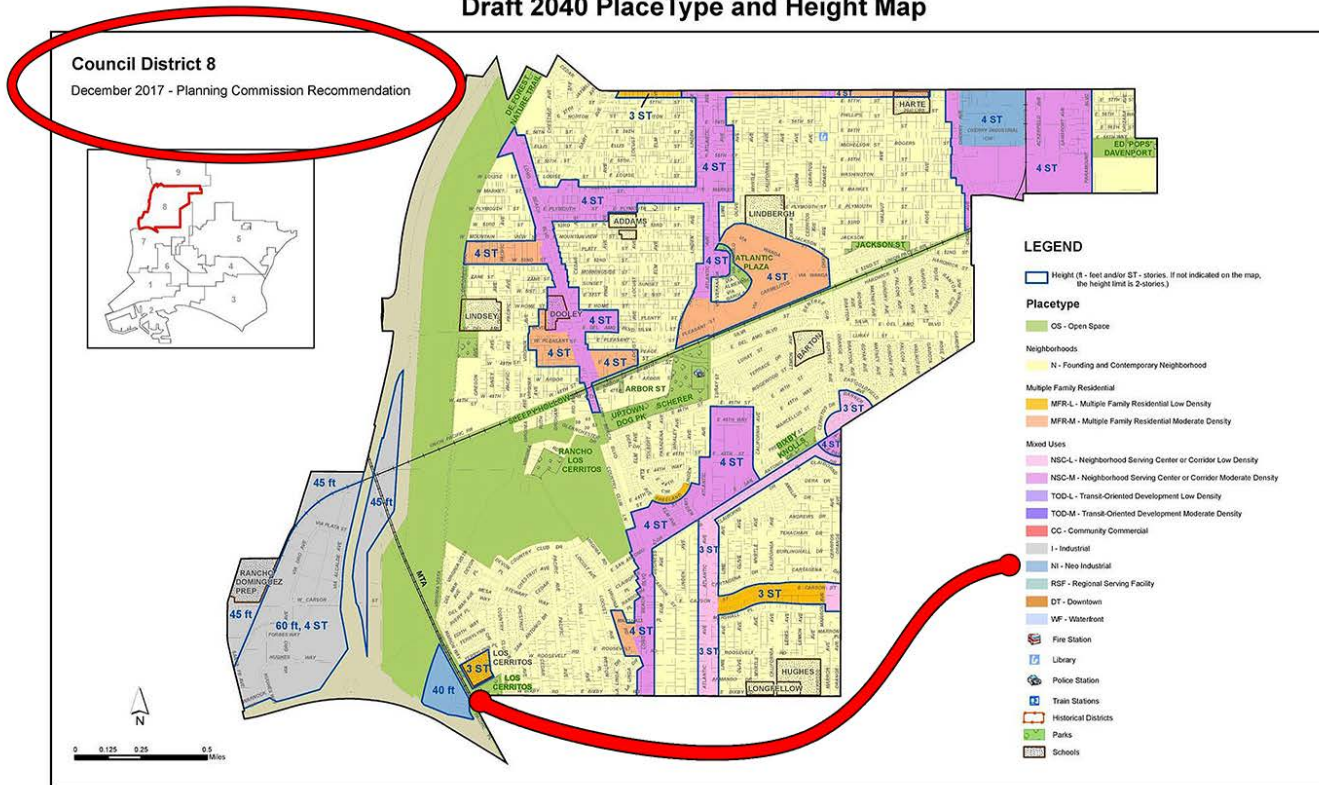
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2040 PlaceType and Height Map – 2017 Draft

Not Secure — longbeach.legistar.com

Council District 8

Draft 2040 PlaceType and Height Map



- Prior to November 2017 – Draft PlaceType Open Space
- December 2017 Staff Recommendation approved by Planning Commission – Draft PlaceType went from Open Space to Neo-Industrial
- March 6, 2018 City Council – Neo-Industrial included in exhibits and presentation
- December 3, 2019 – City Council adopted LUE and Neo-Industrial PlaceType for subject site

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Hazards / Hazardous Materials - Mitigation

- **Mitigation Measure HAZ-1**

- Requires the applicant to submit a Response Plan to DTSC for approval and certification, **prior to any building permits being issued.**
- Certification of the 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;
 - Preparation of an Operations & Maintenance Plan to facilitate inspection and maintenance of the mitigation systems and regular sampling of shallow monitoring soil vapor probes and groundwater monitoring wells

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Draft Los Angeles River Master Plan (County)

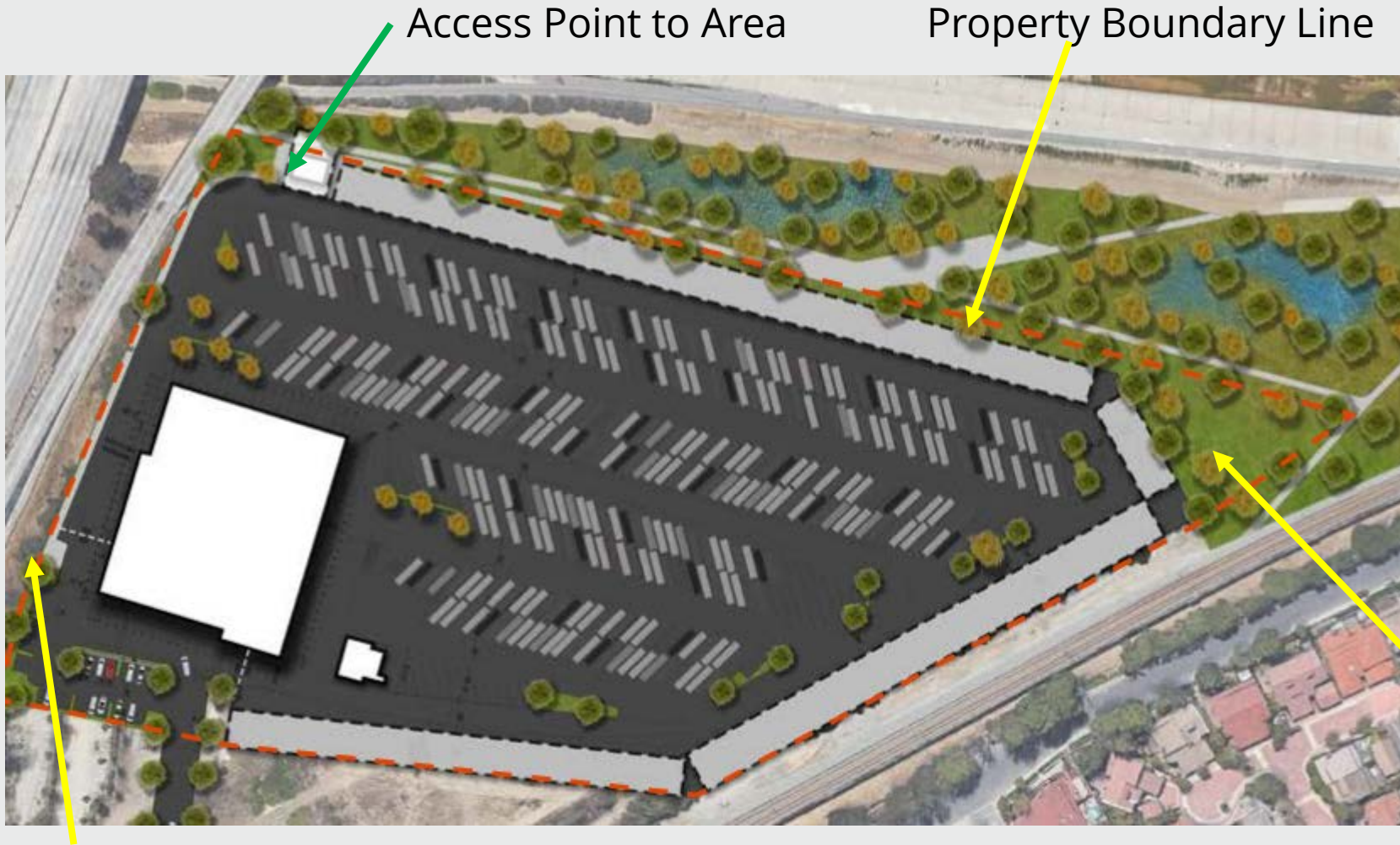
- Within the Draft LA River Master Plan update, the subject area is designated as a Major Project Plan area, presumably because the property is vacant.
- The property is privately owned and has been for years.



Long Beach River Link Plan

- Created in 2003; updated in 2007
- Helped LB successfully secure grant funding for DeForest Wetlands (Opened 2018) and Wrigley Greenbelt (construction begins 1/4/21)
- Some components are included in the Draft LA River Master Plan

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Property owner has committed to construct and maintain improvements located on their property, including a Native Plant Preserve and an easement and access point to the river. This is enforced through the conditions of approval.

Native Plant Area

Access Point

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Long Beach River Link Plan

- Created in 2003; updated in 2007, approved in concept by the Parks and Recreation Commission in April 2005
- Four primary goals:
 - To identify areas for the acquisition of additional open space.
 - To identify ways to connect city residents to the Los Angeles River.
 - To identify locations along the Los Angeles River where the native habitats could be restored.
 - To improve the aesthetics of the Los Angeles River and the City.
- Helped LB successfully secure grant funding for DeForest Wetlands (Opened 2018) and Wrigley Greenbelt (construction begins 1/4/21)
- Components are included in the LA River Master Plan

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Long Beach River Link Plan

Destination 6: Wrigley Heights - North



- The property outlined in yellow is not part of the project area.
- This area is owned and controlled by the Los Angeles County Flood Control District.
- Property identified as driving range on this graphic is and has been zoned IL, for numerous years and has had a consistent Industrial General Plan Land Use Designation and now the current Neo-Industrial PlaceType.