

C-6

April 13, 2021

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Find that all requirements of the final subdivision map to consolidate fifteen lots into two lots, separated by De Forest Avenue, for the future Long Beach Municipal Urban Stormwater Treatment (LB-MUST) facility at 901 De Forest Avenue, in the Light Industrial (IL) zoning district, have been met; approve the final map for Tract No. 82940, at the intersection of West Chester Place and De Forest Avenue; and,

Determine the project is within the scope of the project previously analyzed as part of the LB-MUST facility project Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2017071068) and warrant no further environmental review pursuant to CEQA Guidelines 15162. (District 1)

DISCUSSION

In accordance with Long Beach Municipal Code (LBMC) Chapter 20.16, State of California Government Code, Section 66458, and applicable local subdivision ordinances and subsequent rulings, a final subdivision map conforming to State Subdivision Map Act requirements is requested to be approved by the City Council. The Public Works Department has submitted a duly certified final map of Tract No. 82940 (Attachment A), which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on January 16, 2020 (Attachment B).

The Public Works Department requests approval of final map Tract No. 82940 to merge six parcels (consisting of fifteen lots) into two separate ground lots bisected by the realigned De Forest Avenue and West Chester Place public right-of-way. The subdivision proposes to divide the property into two ground lots that would cover the proposed development of the Long Beach Municipal Urban Stormwater Treatment (LB-MUST) facility (Lot 2) and consolidate lots at an existing industrial building and parking area (Lot 1). The abandonment of Fairbanks Avenue on the map would correct public right-of-way alignment where currently a surface parking lot serving the one-story industrial building exists.

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) Negative Declaration ND-03-17 (State Clearinghouse No. 2017071068) was prepared for the LB-MUST facility project. On March 7, 2019, the Planning Commission determined this project is within the scope of this previous analysis and warranted that no further environmental review is required pursuant to CEQA Guideline 15162. See Planning Commission Staff Report dated March 7, 2019 (Attachment C).

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on March 25, 2021 and by Budget Management Officer Rhutu Amin Gharib on March 23, 2021.

TIMING CONSIDERATIONS

City Council action is requested on April 13, 2021, to allow for timely completion of the LB-MUST project to meet Caltrans' grant funding expenditure deadlines.

FISCAL IMPACT

A subdivision processing fee of \$8,432 will be paid from the LB-MUST project budgeted in the Capital Projects Fund Group in the Public Works Department. The fee will be deposited in the General Fund Group in the Public Works Department. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ERIC LOPEZ
DIRECTOR OF PUBLIC WORKS

APPROVED:



THOMAS B. MODICA
CITY MANAGER

ATTACHMENTS: A - VICINITY MAP
B- PLANNING COMMISSION MINUTES
C- PLANNING COMMISSION STAFF REPORT

SHEET 4 OF 4 SHEETS
 TOTAL AREA: 4.434 ACRES
 NUMBER OF LOTS: 2 NUMBERED
 (ALL OF VESTING TENTATIVE
 TRACT NO. 82940)
 DATE OF SURVEY:
 JUNE-AUGUST 2018

TRACT NO. 82940

IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

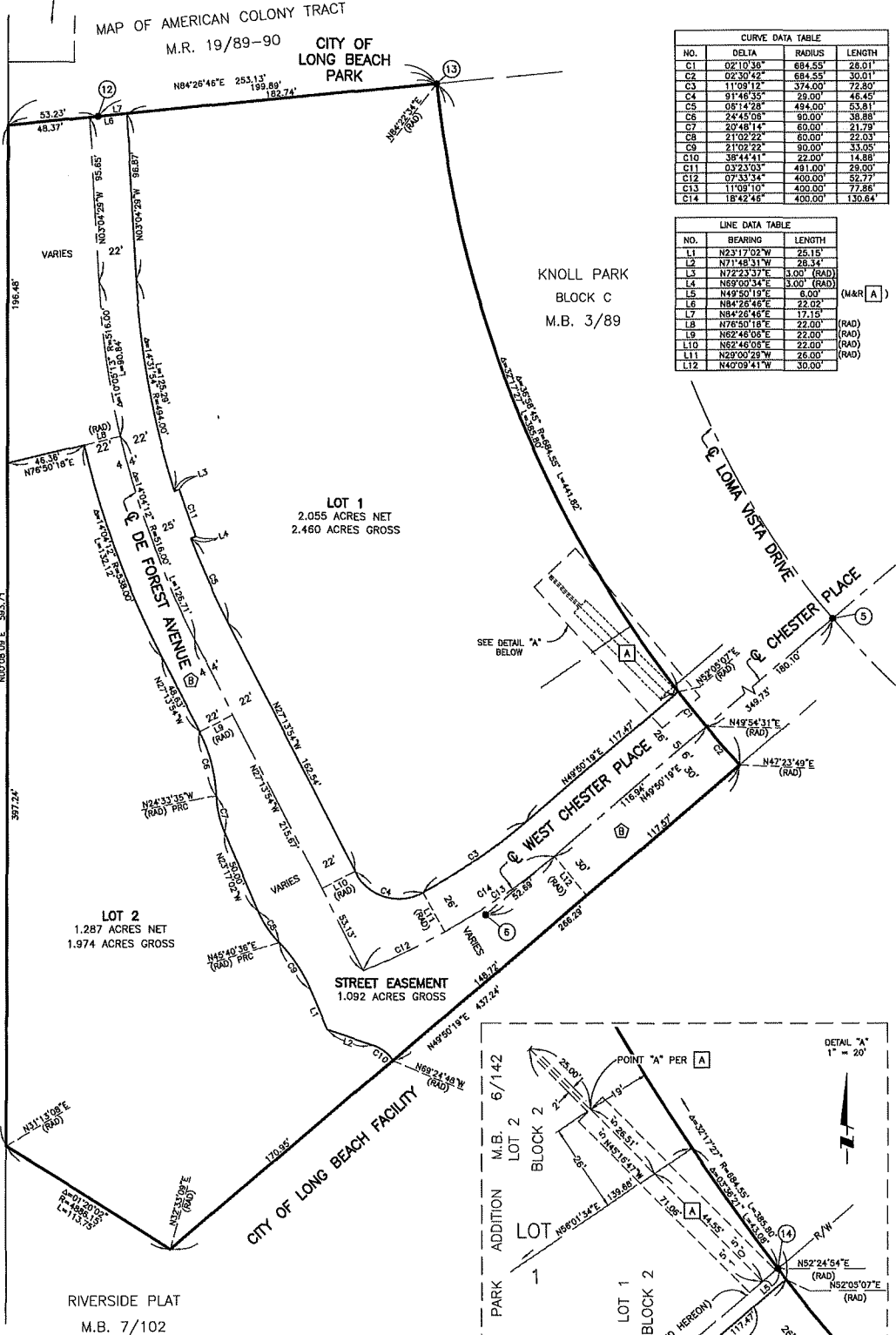
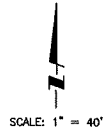
STANTEC CONSULTING SERVICES INC.

JOSEPH D. NELSON, P.L.S. 9432

BASIS OF BEARINGS, DATUM STATEMENT, ACCURACY STATEMENT, EASEMENT NOTES, MONUMENT NOTES, RECORD REFERENCES, ESTABLISHMENT NOTES AND NOTES, SEE SHEET 2. HORIZONTAL AND BOUNDARY CONTROL SEE SHEET 3.

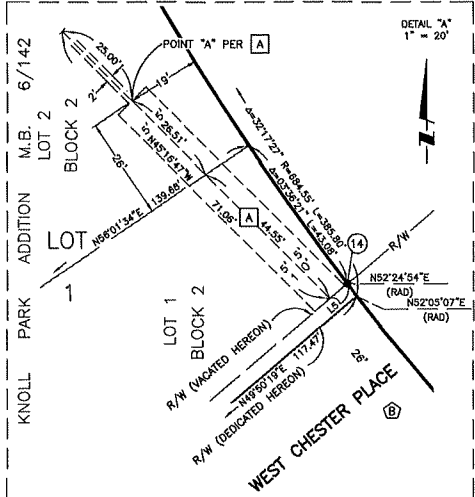
LOT AND NEW ROAD DETAIL

DE FOREST AVE. (EXISTING)



CURVE DATA TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	02°10'36"	684.55'	26.01'
C2	02°30'42"	684.55'	30.01'
C3	11°09'12"	374.00'	72.80'
C4	91°40'35"	23.00'	45.45'
C5	05°14'28"	494.00'	53.81'
C6	24°45'08"	90.00'	38.88'
C7	20°48'14"	60.00'	21.79'
C8	21°02'22"	60.00'	22.03'
C9	21°02'22"	90.00'	33.05'
C10	38°44'41"	22.00'	14.88'
C11	03°23'03"	49.100'	29.00'
C12	07°33'34"	400.00'	85.77'
C13	11°09'10"	400.00'	77.86'
C14	18°42'46"	400.00'	130.64'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N2317°02'W	25.15'
L2	N71°45'31"W	23.34'
L3	N72°23'37"E	3.00' (RAD)
L4	N59°00'34"E	3.00' (RAD)
L5	N49°50'15"E	6.00'
L6	N84°28'46"E	17.15'
L7	N84°28'46"E	17.15'
L8	N76°50'18"E	22.00' (RAD)
L9	N56°24'05"E	22.00' (RAD)
L10	N57°46'05"E	22.00' (RAD)
L11	N29°00'29"W	26.00' (RAD)
L12	N40°09'41"W	30.00' (RAD)



- A** SEE EASEMENT NOTES ON SHEET 2.
 - B** SEE MONUMENT NOTES ON SHEET 2.
 - C** DE FORST AVENUE AND CHESTER PLACE ARE DEDICATED HEREON AS AN EASEMENT TO THE CITY OF LONG BEACH FOR PUBLIC STREET & PUBLIC UTILITY PURPOSES
- LOTS 1 AND 2 ARE FOR LIGHT INDUSTRIAL DEVELOPMENTAL PURPOSES

CITY OF LONG BEACH
PLANNING COMMISSION
MINUTES

THURSDAY, JANUARY 16, 2020
411 W. OCEAN BOULEVARD
CIVIC CHAMBERS, 5:00 PM

Richard Lewis, Chair
Mark Christoffels, Vice Chair
Erick Verduzco-Vega, Commissioner



Ron Cruz, Commissioner
Josh LaFarga, Commissioner
Jane Templin, Commissioner
Joni Ricks-Oddie, Commissioner

FINISHED AGENDA AND DRAFT MINUTES

CALL TO ORDER

Chair Lewis called the meeting to order at 5:00 p.m.

ROLL CALL

Also present: Linda F. Tatum, Director of Development Services; Christopher Koontz, Planning Bureau Manager; Alexis Oropeza, Current Planning Officer; Patricia Diefenderfer, Advance Planning Officer; Michael Mais, Assistant City Attorney; Amy Harbin, Project Planner; Maryanne Cronin, Project Planner; Alison Spindler-Ruiz, Project Planner; Cynthia de la Torre, Project Planner; Dionne Bearden, Bureau Secretary.

Commissioners Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie, Mark
Present: Christoffels and Richard Lewis
Commissioners Ron Cruz and Josh LaFarga
Absent:

FLAG SALUTE

Commissioner Verduzco-Vega lead the flag salute.

MINUTES

20-001PL Recommendation to receive and file the Planning Commission Minutes of December 19, 2019.

A motion was made by Commissioner Templin, seconded by Commissioner Verduzco-Vega, to approve recommendation. The motion carried by the following vote:

Yes: 5 - Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie, Mark Christoffels and Richard Lewis

Absent: 2 - Ron Cruz and Josh LaFarga

DIRECTOR'S REPORT

Christopher Koontz, Planning Bureau Manager, presented the Director's Report.

SWEARING OF WITNESSES

Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

REGULAR AGENDA

1. 20-002PL Recommendation to accept Categorical Exemption CE-18-226 and approve a Conditional Use Permit (CUP18-027) to allow the operation of an adult-use cannabis distribution use in conjunction with a cannabis manufacturing business within an existing 5,120-square-foot building, located at 1445-1449 West Cowles Street, within the General Industrial (IG) Zoning District. (District 1)

Alexis Oropeza, Current Planning Officer, introduced Maryanne Cronin, Project Planner, who presented the staff report.

Chair Lewis spoke.

Commissioner Templin spoke.

Maryanne Cronin, Project Planner spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Ramon Baggio, Project Architect, spoke.

A motion was made by Vice Chair Christoffels, seconded by Commissioner Templin, to approve recommendation. The motion carried by the following vote:

Yes: 5 - Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie, Mark Christoffels and Richard Lewis

Absent: 2 - Ron Cruz and Josh LaFarga

2. 20-003PL

Recommendation to adopt a Mitigated Negative Declaration (MND14-19), (State Clearinghouse No. 2019119026) and approve a Site Plan Review (SPR19-036) for the 6-acre expansion of the existing 5.5-acre Davenport Park (2910 East 55th Way), located directly east of the project site, to an abutting undeveloped parcel at 5550 North Paramount Boulevard in the Park (P) Zoning District. The proposed project would expand the existing park for total park size of approximately 11.5 acres. Features proposed as part of the park expansion include a sports field, bleachers, six fitness equipment pads, a skate park, parking spaces on the northern portion of the site, and shaded picnic facilities. The park would include landscaping, irrigation, walking paths, security lighting, seating, and trash receptacles. (District 8)

Alexis Oropeza, Current Planning Officer, introduced Maryanne Cronin, Project Planner, who presented the staff report.

Commissioner Templin spoke.

Maryanne Cronin, Project Planner, spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Ricks-Oddie spoke.

Maryanne Cronin, Project Planner, spoke.

Commissioner Ricks-Oddie spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Monica Der Gervorgian, City of Long Beach Public Works Department, spoke.

Chair Lewis spoke.

Monica Der Gervorgian, City of Long Beach Public Works Department, spoke.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Kevin Collins provided public comment.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

A dialogue ensued between Chair Lewis and Christopher Koontz, Planning Bureau Manager.

A motion was made by Commissioner Ricks-Oddie, seconded by Commissioner Verduzco-Vega, to approve recommendation. The motion carried by the following vote:

Yes: 5 - Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie, Mark Christoffels and Richard Lewis

Absent: 2 - Ron Cruz and Josh LaFarga

3. 20-004PL

Recommendation to accept Categorical Exemption CE-19-226 and determine the project is within the scope of the project previously analyzed as part of the Long Beach Municipal Urban Stormwater Treatment (LB-MUST) Project Initial Study/Mitigated Negative Declaration (IS/MND) (ND 03-17) (State Clearinghouse No. 2017071068) and warrants no further environmental review pursuant to CEQA Guidelines 15162; approve a General Plan Conformity finding (GPC19-005) to vacate existing Fairbanks Avenue and West Chester Place and dedicate West Chester Place and De Forest Avenue for public right-of-way use; and approve a Tentative Tract Map (TTM19-001) to consolidate 15 lots into two (2) lots separated by De

Forest Avenue. Lot 1 is currently developed with a one-story industrial building with at-grade parking and Lot 2 is currently an undeveloped lot and will be the location of the previously approved Long Beach Municipal Urban Stormwater Treatment (LB-MUST) Facility located at 901 De Forest Avenue in the Light Industrial (IL) Zoning District.
(District 1)

Alexis Oropeza, Current Planning Officer, introduced Maryanne Cronin, Project Planner, who presented the staff report.

Vice Chair Christoffels spoke.

Lincoln Lo, City of Long Beach Public Works, spoke.

Vice Chair Christoffels spoke.

A dialogue ensued between Vice Chair Christoffels and Lincoln Lo, City of Long Beach Public Works Department.

Chair Lewis spoke.

Matthew Harris provided public comment.

Vice Chair Christoffels spoke.

Michael Mais, Assistant City Attorney, spoke.

Vice Chair Christoffels spoke.

A dialogue ensued between Vice Chair Christoffels and Michael Mais, Assistant City Attorney.

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Lincoln Lo, City of Long Beach Public Works, spoke.

Chair Lewis spoke.

Commissioner Templin spoke.

A motion was made by Commissioner Templin, seconded by Vice Chair Christoffels, to approve recommendation. The motion carried by the following vote:

Yes: 5 - Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie, Mark Christoffels and Richard Lewis

Absent: 2 - Ron Cruz and Josh LaFarga

4. 20-005PL Recommendation to recommend that the City Council find the project exempt from the California Environmental Quality Act in accordance with Article 5, Section 15061, and approve a Zoning Code Amendment (ZCA19-009) to amend the Long Beach Municipal Code Chapter 21.15 and Sections 5.92 and 21.33 related to adult-use cannabis businesses. (Citywide)

Alexis Oropeza, Current Planning Officer, introduced Amy Harbin, Project Planner, who presented the staff report.

Vice Chair Christoffels spoke.

Amy Harbin, Project Planner, spoke.

Commissioner Verduzco-Vega spoke.

Michael Mais, Assistant City Attorney, spoke.

Commissioner Verduzco-Vega spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Commissioner Verduzco-Vega spoke.

Vice Chair Christoffels spoke.

A motion was made by Commissioner Templin, seconded by Commissioner Ricks-Oddie, to approve recommendation, selecting option 2. The motion carried by the following vote:

Yes: 5 - Jane Templin, Erick Verduzco-Vega, Joni Ricks-Oddie, Mark Christoffels and Richard Lewis

Absent: 2 - Ron Cruz and Josh LaFarga

STUDY SESSION

5. 20-006PL Conduct a Study Session to provide guidance on Zoning Code Amendments (ZCA19-011) that would amend various sections of the code related to the following: storage attics; publicly run, post-secondary educational uses; non-permanent fabric canopies; remnant CO (Office Commercial) and CH (Highway Commercial) zoning district use regulations; personal storage and commercial storage/personal storage uses; aerospace manufacturing uses; temporary activating uses on vacant lots; interim and supportive housing; and applicability of new uses and unspecified development standards in specific plans and planned development districts.

Alexis Oropeza, Current Planning Officer, introduced Cynthia de la Torre, Project Planner, who presented the study session.

Vice Chair Christoffels spoke.

Alexis Oropeza, Current Planning Officer, spoke.

Chair Lewis spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Vice Chair Christoffels spoke.

Linda F. Tatum, Director of Development Services, spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Vice Chair Christoffels spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Templin spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Commissioner Ricks-Oddie spoke.

Patricia Diefenderfer, Advance Planning Officer, spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

Chair Lewis spoke.

Commissioner Templin spoke.

Linda F. Tatum, Director of Development Services, spoke.

Chair Lewis spoke.

PUBLIC PARTICIPATION: Members of the public are invited to address the Planning Commission on items of interest to the public within the Commission's jurisdiction. Each speaker will be limited to three minutes unless that time is extended by the Chair.

COMMENTS FROM THE PLANNING COMMISSION

Chair Lewis spoke.

Christopher Koontz, Planning Bureau Manager, spoke.

ADJOURNMENT

At 6:19 p.m., Chair Lewis adjourned the meeting.

NEXT REGULAR MEETING: February 6, 2020 - 5:00 p.m.

DB

NOTE:

If written language translation of the Commission agenda and minutes for non-English speaking persons is desired, please make your request by phone to the Office of the City Clerk at (562) 570-6101, 72 business hours prior to the Commission meeting.

Kung nais ang pagsasalin ng nakasulat na wika ng agenda ng Komisyon at ang minutes para sa mga taong hindi nagsasalita ng Ingles, mangyaring isagawa ang iyong hiling sa pamamagitan ng telepono sa Opisina ng Clerk ng Lungsod sa (562) 570-6101, 72 oras ng negosyo bago ang pagpupulong ng Commission.

Si desea obtener la traducción escrita en otro idioma de la agenda y actas de la comisión para personas que no hablan inglés, haga su solicitud por teléfono a la Oficina de la Secretaría Municipal al (562) 570-6101, 72 horas hábiles antes de la reunión de la comisión.

បើមានការចង់បានឲ្យមានការបកប្រែឯកសារស្តីពីរបៀបរាវ និងកំណត់ហេតុឲ្យអ្នកដែលមិនចេះនិយាយអង់គ្លេស សូមមេត្តាធ្វើសំណើអ្នកតាមទូរស័ព្ទដោយហៅការិយាល័យស្មៀនក្រុងតាមរយៈលេខ (562) 570-6101 (72 ម៉ោងធ្វើការមុននឹងចាប់ផ្តើមបើកកិច្ចប្រជុំគណកម្មការធម្មនុញ្ញ)។



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

March 7, 2019

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Determine the project is within the scope of the project previously analyzed as part of the Long Beach Municipal Urban Stormwater Treatment (LB-MUST) Project Initial Study/Mitigated Negative Declaration (IS/MND) (State Clearinghouse No. 2017071068) and warrants no further environmental review pursuant to CEQA Guidelines 15162; and

Approve a Site Plan Review (SPR18-039) to construct a 9,680-square-foot stormwater treatment facility and associated piping and landscaping improvements at 901 De Forest Avenue in the Light Industrial (IL) zone. (District 1)

APPLICANT: Alvin Papa
City of Long Beach
Department of Public Works
333 West Ocean Blvd., 9th Floor
Long Beach, CA 90802
(Application No. 1807-12)

DISCUSSION

The proposed Long Beach Municipal Urban Stormwater Treatment (LB-MUST) Project at 901 De Forest Avenue (Project) includes the construction of a 9,680-square-foot stormwater treatment facility on an undeveloped 1.19-acre site (Exhibit A – Location Map). This Site Plan Review (SPR) entitlement is for the construction of the LB-MUST facility and associated piping and landscaping improvements.

The Project site consists of six separate parcels (Assessor Parcel Numbers: 7271-003-904, 7271-020-902, 7271-020-903, 7271-020-904, 7271-020-905, 7271-020-908) bounded by the Los Angeles River and bicycle path to the west, De Forest Avenue and Fairbanks Avenue to the east, Shoreline Drive to the south, and Drake Park to the north. The majority of the site is vacant land with sparse ornamental/non-native vegetation, utility poles, and an advertising/billboard sign (Exhibit B – Site Photos).

The area surrounding the LB-MUST facility site consists of open space, residential, and industrial land uses. Open space uses such as Drake Park and the Los Angeles River bicycle

CHAIR AND PLANNING COMMISSIONERS

March 7, 2019

Page 2 of 5

path are located to the north and west, respectively. A bus yard is located southeast of the Project site across De Forest Avenue/Chester Place. A one-story industrial building is located east of the Project site, across De Forest Avenue. Single-family and multi-family residential uses in the Drake Park/Willmore City Historic District are located east of the industrial building across De Forest Avenue.

The Project site is located in the Light Industrial (IL) zoning district, which allows a wide range of industries whose primary operations occur entirely within enclosed structures and which pose limited potential for environmental impacts on neighboring uses. The site is located within General Plan Land Use District 9R – Restricted Industry (LUD 9R). Similar to the IL zoning district, LUD 9R intends for industrial or manufacturing operations that are primarily indoors, with limited outdoor appurtenant activities.

All new industrial projects with five thousand (5,000) square feet or more of floor area and new construction projects on City land with building floor area of five hundred (500) square feet or greater require Site Plan Review prior to project commencement. The role of the Planning Commission is to review the project for consistency with the General Plan, zoning and Site Plan Review findings.

The applicant is requesting approval of a Site Plan Review to construct a 9,680-square-foot stormwater treatment facility. (Exhibit C – Plans). Construction of the LB-MUST facility would occur during the first phase of the overall LB-MUST Project. The proposed LB-MUST facility would be a centralized mechanical treatment facility for the treatment of urban stormwater. Stormwater would be conveyed to the LB-MUST facility from the pretreatment wetlands and treated entirely within the proposed 9,680 square foot building. The proposed building will include a treatment equipment area and ancillary storage, control, restroom, and electrical areas.

The LB-MUST building will measure 30-feet in height, which is below the 45-foot height maximum in effect for the IL zone. The building would be setback 20-feet-8-inches from the property frontage along De Forest Avenue at its narrowest point, where a minimum of 6 feet is required. Along the western portion of the property, abutting the Los Angeles River, the building would maintain a 17-foot setback at its narrowest point, where no setback is required. The Project's lot coverage is below the maximum 55 percent lot coverage standard in effect at the site. A parking lot would be located north of the building, taking access from De Forest Avenue and would maintain 16 parking spaces for the facility. The Zoning Code requires ten off-street parking spaces for a mechanical equipment building.

The building exterior will feature decorative CMU block with glazed windows and a mural painted on the north elevation of the building adjacent to the parking lot. As conditioned, the project will meet the City's development standards including building setbacks, height, and parking (Exhibit D – Findings).

All setbacks would be landscaped with drought tolerant landscaping that would function as a demonstration garden for the public. The landscape area would include interpretive signage to provide a public education component for local property and business owners to learn about the stormwater treatment process.

CHAIR AND PLANNING COMMISSIONERS

March 7, 2019

Page 3 of 5

The Zoning Code includes provisions for required landscaping on on-site street frontages and within the public right-of-way (parkway). These provisions include, but are not limited to:

- Section 21.42.040.A.2: Within the required setback area along all street frontages, except at driveways, a minimum five-foot (5') wide landscaping strip (inside dimension to planter) shall be provided. This area shall be landscaped with one (1) tree for each fifteen (15) linear feet of street frontage and three (3) shrubs for each tree.
- Section 21.42.040.A.2: Planters. All on-site landscaped areas adjoining the public right-of-way shall be located in planters not less than three inches (3") high. The planters shall be designed to drain back onto the private property and not directly onto the public right-of-way. When required, tree-wells shall be sized to allow full growth of proposed trees within the public right-of-way.
- Section 21.42.050.B.1: One (1) large canopy street tree, of not less than twenty-four inch (24") box size, shall be provided for each twenty-five feet (25') of property line length for a new development requiring discretionary approval, Site Plan Review. Such street tree shall be of a species approved by the Director of Public Works and shall be provided with root barriers and irrigation according to the specifications of the Director of Public Works.

The proposed landscape area exceeds that of typical industrial land uses in the IL zone. The code required landscaping for on-site street frontages includes specific provisions for the number, spacing, and size of trees and the installation of planters along the public right-of-way. The proposed landscaping plan would exceed the overall intent of the landscaping standards identified in the Zoning Code, but would not meet the required spacing or quantities of trees in the street frontage or the provision of a planter along the public right-of-way. As stipulated in Section 21.25.508 (Waiver of development standards.) of the Municipal Code, the SPR Committee may waive development standards for development projects. The applicant has requested a waiver from three landscape standards included in Chapter 21.42 (Landscaping Standards) (identified above).

As justification for this waiver, the applicant has included upsized box trees in lieu of larger quantities of smaller trees in the frontage area. The Project will include Coast Live Oak and Engelmann Oak trees of a greater size than code requirements (36" box trees rather than 25" box trees). In addition, planting of these species of trees at the code prescribed spacing could be detrimental to the trees due to the size of the trees at full maturity. In addition, code required planter areas along the public right-of-way are intended to disallow water and soil silts from draining to the sidewalk and parkways. The proposed landscape area would be a demonstration garden for drought tolerant landscaping and for processes involved in the capture, retention, and reuse of on-site stormwater. The proposed landscape areas implement Low Impact Development (LID) standards and would be designed to divert runoff away from the sidewalk and the public right-of-way. In lieu of street trees, the applicant has requested that the provision of clustered on-site 36" box Coast Live Oak trees adjacent to the public right-of-way satisfy this code requirement. The overall design and volume of proposed

CHAIR AND PLANNING COMMISSIONERS

March 7, 2019

Page 4 of 5

landscaping and the inclusion of a public education component would meet the intent of the code requirements to be waived under this SPR entitlement.

In accordance with the California Environmental Quality Act, an initial study and environmental review was prepared for this project to further evaluate land use compatibility of the project with its surroundings. Mitigation measures required for the project have been incorporated as conditions of approval to address the potential impacts aesthetics, air quality, biological resources, cultural resources, hazards and hazardous materials, noise, population and housing, and transportation/traffic, as further described in the environmental review portion below.

Because the project complies with the General Plan, Zoning Ordinance, and other applicable regulations, staff is able to make positive findings for the Site Plan Review. Staff has also included conditions of approval to ensure that the objectives of consistent, high-quality design for this project will be met, and the interests of the City will be protected (Exhibit E – Conditions of Approval).

PUBLIC HEARING NOTICE

A total of 343 Public Hearing notices were distributed on February 15, 2019, in accordance with the provision of the Zoning Ordinance. No comments have been received as of the preparation of this report.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) (Exhibit F- Negative Declaration ND-03-17) was prepared for the proposed project. The IS/MND provided mitigation measures addressing potential impacts related to aesthetics, air quality, biological resources, cultural resources, hazards and hazardous materials, noise, population and housing, and transportation/traffic. These mitigation measures are included as conditions of approval. The IS/MND was distributed to public agencies and made available for public review and comment for a CEQA-required 30-day review period that started on July 31, 2017 and ended on August 29, 2017. Comments were received during the review period. The Long Beach City Council carried out the approval of the overall LB-MUST Project on January 23, 2018.

The proposed LB-MUST facility would be consistent with the project approved by the City Council. The project would be of the same size and use as analyzed in the IS/MND, and construction and operation of the project would not result in additional impacts not identified in the environmental document (Exhibit G – Environmental Compliance Statement). The IS/MND determined that the project, in compliance with all recommended mitigation measures, would not result in any significant adverse environmental impacts. As conditioned, the project would be required to adhere to all mitigation measures identified in the IS/MND. The preparation and public availability of this IS/MND has been carried out in compliance with the provisions of CEQA and the CEQA Guidelines.

CHAIR AND PLANNING COMMISSIONERS

March 7, 2019

Page 5 of 5

Staff therefore recommends the Planning Commission approve Site Plan Review for construction of the LB-MUST Project consisting of a 9,680-square-foot stormwater treatment facility and associated piping and landscaping, located at 901 De Forest Avenue within the Light Industrial (IL) zone.

Respectfully submitted,



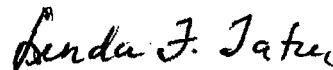
MARYANNE CRONIN
PROJECT PLANNER



ALEXIS OROPEZA
SENIOR PLANNER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER



LINDA F. TATUM, AICP
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:AO:mc

P:\Planning\PC Staff Reports (Pending)\2019\2019-03-07\901 De Forest Ave - MC\1807-12 Staff Report.doc

Attachments:

- Exhibit A – Location Map
- Exhibit B – Site Photos
- Exhibit C – Plans
- Exhibit D – Findings of Approval
- Exhibit E – Conditions of Approval
- Exhibit F – Negative Declaration ND-03-17
- Exhibit G – Environmental Compliance Statement