



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

333 W. Ocean Boulevard Long Beach, California 90802 562-570-6194 FAX 562-570-6068

May 2, 2006

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing and declare the Ordinance, changing the zoning from a Regional Highway Commercial District (CHW) to a Commercial Storage District (CS) for a portion of an existing self-storage facility at 4100 Cherry Avenue, read the first time and laid over to the next regular meeting of the City Council for final reading (Case No. 0512-30). (District 7)

DISCUSSION

The applicant, Pacific Planning Group on behalf of Public Storage, is requesting approval of a Zone Change from a Regional Highway Commercial District (CHW) to a Commercial Storage District (CS) to allow the expansion of an existing self-storage facility. The subject site is a 4.62 acre parcel improved with nine, one-story self-storage buildings with 911 units. A new three-story climate controlled warehouse with an office was approved in 1999 under the CHW zoning designation and completed in 2002. Since that time, the Zoning Ordinance has been amended and self-storage uses are no longer permitted in the CHW zone.

The applicants plan to renovate the interior of the three-story building. There will be 634 new self-storage units created on the three floors. The building footprint will remain the same and no exterior changes will take place that are visible from the street. In order for this project to be built, the portion of the site zoned CHW must be rezoned to CS.

The rezoning request was approved by the City Planning Commission November 4, 2004, and denied by the City Council on February 8, 2005, on a motion made by Councilmember Reyes Uranga and seconded by Councilwoman Richardson. The motion carried 8-1. On March 8, 2005, the City Council adopted revised findings to deny the request. The applicant submitted a second application to rezone the property December 27, 2005. The primary difference between the first and second application is the second submittal includes a traffic median at the intersection of Tehachapi Drive and Cherry Avenue and two electronic radar signs on Cherry Avenue north of Carson Street. One radar sign will be located on the west side of Cherry Avenue and one on the east side to address traffic speeds in both directions. The traffic improvements will be installed to the satisfaction of the Director of Public Works.

At its meeting of March 2, 2006, the City Planning Commission conducted a public hearing on these requests (see Planning Commission staff report and minutes, Attachment 1). After consideration, the Planning Commission certified an Addendum to Negative Declaration 20-04,

recommended that the City Council approve a Zone Change from CHW (Regional Highway Commercial District) to CS (Commercial Storage District) and approved the Site Plan Review and Conditional Use Permit, subject to conditions to allow the addition of three floors totaling 56,592 square feet within an existing one-story self-storage building.

The applicant was the only individual who provided testimony at the hearing. A motion to approve the project was made by Commissioner Sramek and seconded by Commissioner Winn. The motion carried 5-0. Commissioners Stuhlbarg and Gentile were absent.

In making this recommendation, the Planning Commission found that the zone change is consistent with the existing on-site, self-storage improvements and surrounding commercial and industrial uses.

This report was reviewed by Assistant City Attorney Michael J. Mais on April 14, 2006.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires that an appeal of the Planning Commission's decision be heard within 60 days of filing of the appeal or by May 2, 2006.

A 14-day public notice of the hearing is required.

FISCAL IMPACT

None.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

MATTHEW JENKINS, CHAIR
CITY PLANNING COMMISSION

BY: Laurenice Buggen for
SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

SF:GC:LF

Attachments:

- 1) Planning Commission staff report and minutes dated March 2, 2006
- 2) Addendum to ND 20-04 Ordinance