



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

333 West Ocean Boulevard • Long Beach, California 90802 • (562) 570-6194 FAX (562) 570-6068

December 21, 2004

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

SUBJECT: Hearing on Request for Approval of a Zone Change 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 (Case No. 0406-18) (District7)

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, and a new three-story climate controlled warehouse with an office, which was approved in 1999 under the CHW (Regional Highway Commercial) 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 636 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 (Regional Highway Commercial) must be rezoned to Commercial Storage (CS).

At its meeting of November 4, 2004, 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 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 and their consultants were the only individuals who provided testimony at the hearing. A motion to approve the project was made by Commissioner Winn and seconded by Commissioner Greenberg. The motion passed unanimously. Commissioner Jenkins was absent.

HONORABLE MAYOR AND CITY COUNCIL
December 21, 2004
Page 2

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.

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Negative Declaration 20-04 was certified by the Planning Commission and is herewith forwarded to City Council (Attachment 2).

This report was reviewed by Assistant City Attorney Michael J. Mais on December 9, 2004.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires that the Planning Commission's decision to rezone the property be transmitted to the City Council within sixty (60) days (by January 4, 2004) following positive Planning Commission action.

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

FISCAL IMPACT

None.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

- 1) Receive the supporting documentation into the record and conclude the public hearing;
- 2) Review and consider the material contained in Negative Declaration 20-04; and
- 3) Declare the Ordinance changing the zone from CHW to CS read for the first and time and laid over to the next meeting of City Council for final reading.

Respectfully submitted,

MORT STUHLBARG
CITY PLANNING COMMISSION

BY: 

FADY MATTAR

ACTING DIRECTOR OF PLANNING AND BUILDING

Attachments:

- 1) Planning Commission staff report and minutes dated November 4, 2004
- 2) ND 20-04
Ordinance