



**Date:** October 21, 2008

**To:** Mayor Foster and City Councilmembers

**From:** Val Lerch, Vice Mayor, Ninth District *Val*  
Bonnie Lowenthal, Councilmember, First District *BL*

**Subject:** Request to Adopt a Minute Order Initiating a Moratorium on Certain Truck and Transportation Related Uses in the General Industrial (IG) Zoning Districts (Citywide)

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**Recommendation:** Request to Adopt a Minute Order Initiating a Moratorium on Certain Truck and Transportation Related Uses in the General Industrial (IG) Zoning Districts (Citywide)

**Background:** With the recent adoption and implementation of the Port of Long Beach's "Clean Trucks Program" it has become apparent that the City's Zoning Regulations may need to be revised to address certain trucking related uses in the City's General Industrial (IG) Zone. Currently, truck transfer and truck terminal facilities (with no outdoor storage) are permitted as a matter of right in the IG Zone. The City does not require the issuance of either a Conditional Use Permit (CUP) or Administrative Use Permit (AUP) for these types of uses to legally operate. This lack of administrative oversight has created a potential health and safety risk to the citizens of the City due to the City's current inability to control the volume of trucks entering or leaving a facility, the hours of operation for such facilities, the noise emanating from the facilities, or the other potential pollutants that can result from the operation of intense trucking related activities. This issue is particularly acute in those IG Zone areas that are in close proximity to residential or school uses. Furthermore, the best use of property in areas zoned IG is in manufacturing. Trucking and distribution facilities not directly related to manufacturing on the site may, in fact, detract from and deter the City's efforts to attract and grow a strong manufacturing base within the City.

In recognition of the need to better control the activities related to trucking or distribution uses in the IG Zone, we are requesting that the City Council adopt a minute order requesting the City Attorney, in cooperation with the Development Services Department, to prepare a one year interim (moratorium) ordinance pursuant to Chapter 21.50 of the Municipal Code. The moratorium would temporarily prohibit the development or operation of new trucking related uses such as truck transfer or truck terminal facilities, as well as those trucking operations described in Standard Industrial Code (SIC) Groups 4212, 4213 and 4214.

In this way, the status quo can be maintained while staff and the Planning Commission undertake a study to determine the appropriate controls or zoning regulations in the IG Zone that are related to trucking and/or distribution uses.