



**Planning Commission**  
**5910 Cherry Avenue**

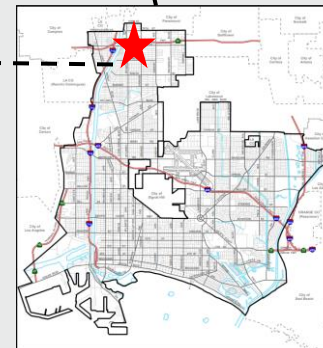
**October 6, 2022**

**Application No. 2207-30 (SPR 22-078)**

# Project Location



- **Zoning District:**  
General Industrial (IG)
- **General Plan Land Use Designation:** Neo-Industrial (NI)
- Bounded by Major Avenues to the North and East and railroad tracks to the west.
- 91 Freeway access is within 1/2 mile.





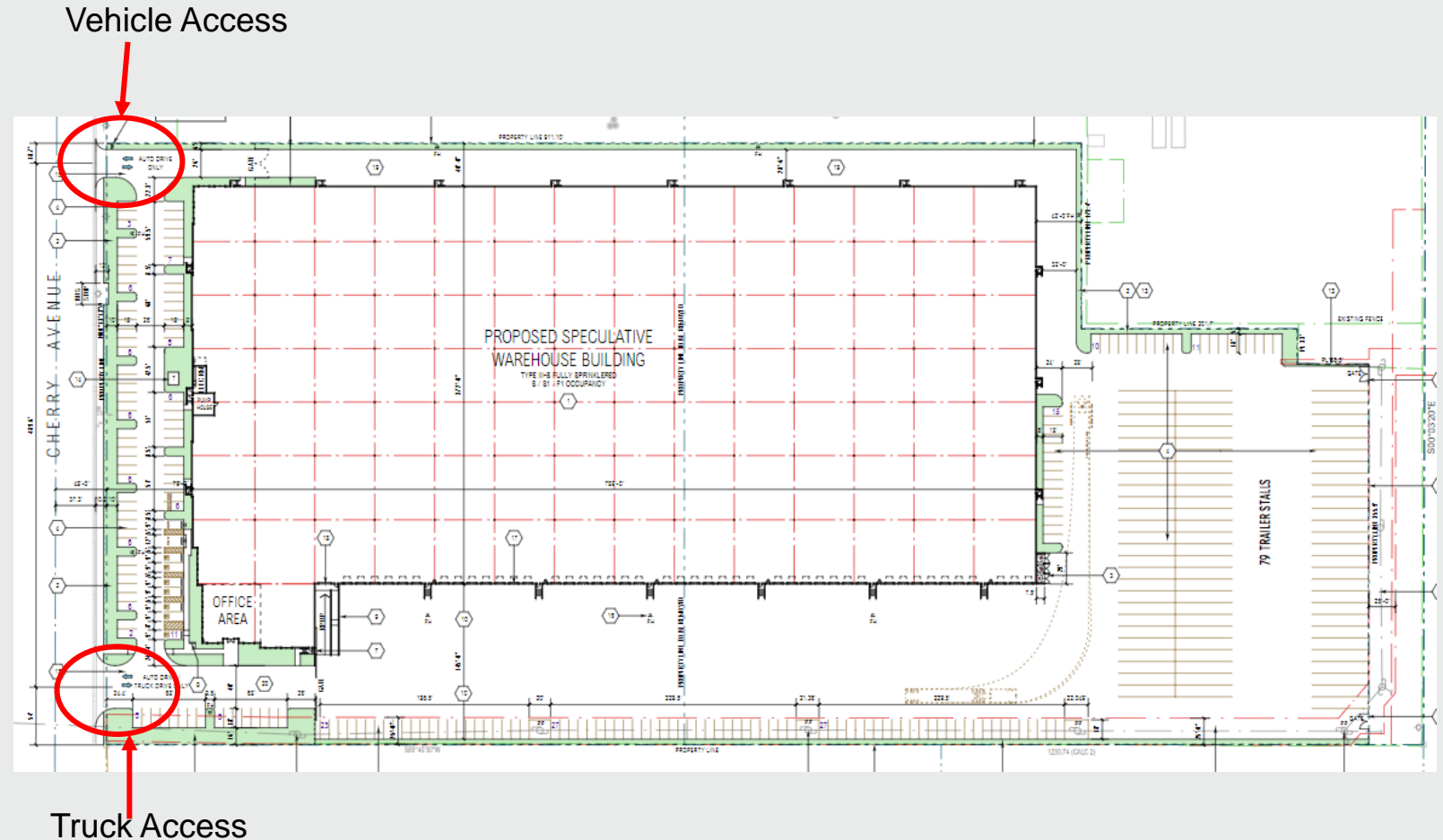
# Project Site



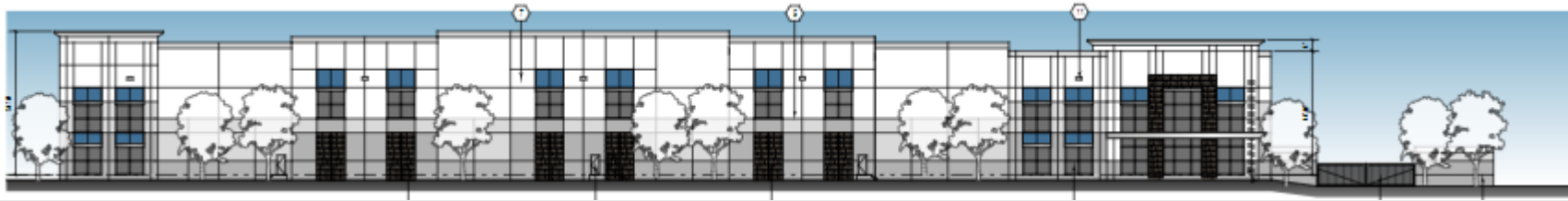
- Property is 14.16 acres
- Bounded by Major Avenues to the West.
- Property was used as office space for Plains Energy and Zenith Energy.
- Newly proposed 303,972sf concrete, tilt-up warehouse building.

# Project Proposal

- 303,972 sf tilt-up concrete industrial building including 9,000sf mezzanine area.
- 44-truck high dock doors
- 338 vehicle parking stalls
- 79 truck/trailer parking stalls
- Truck only access at the SW drive approach.
- Landscaping along the front and most of the perimeter of the site



# Project Proposal



Cherry Avenue Elevation

South  
Elevation



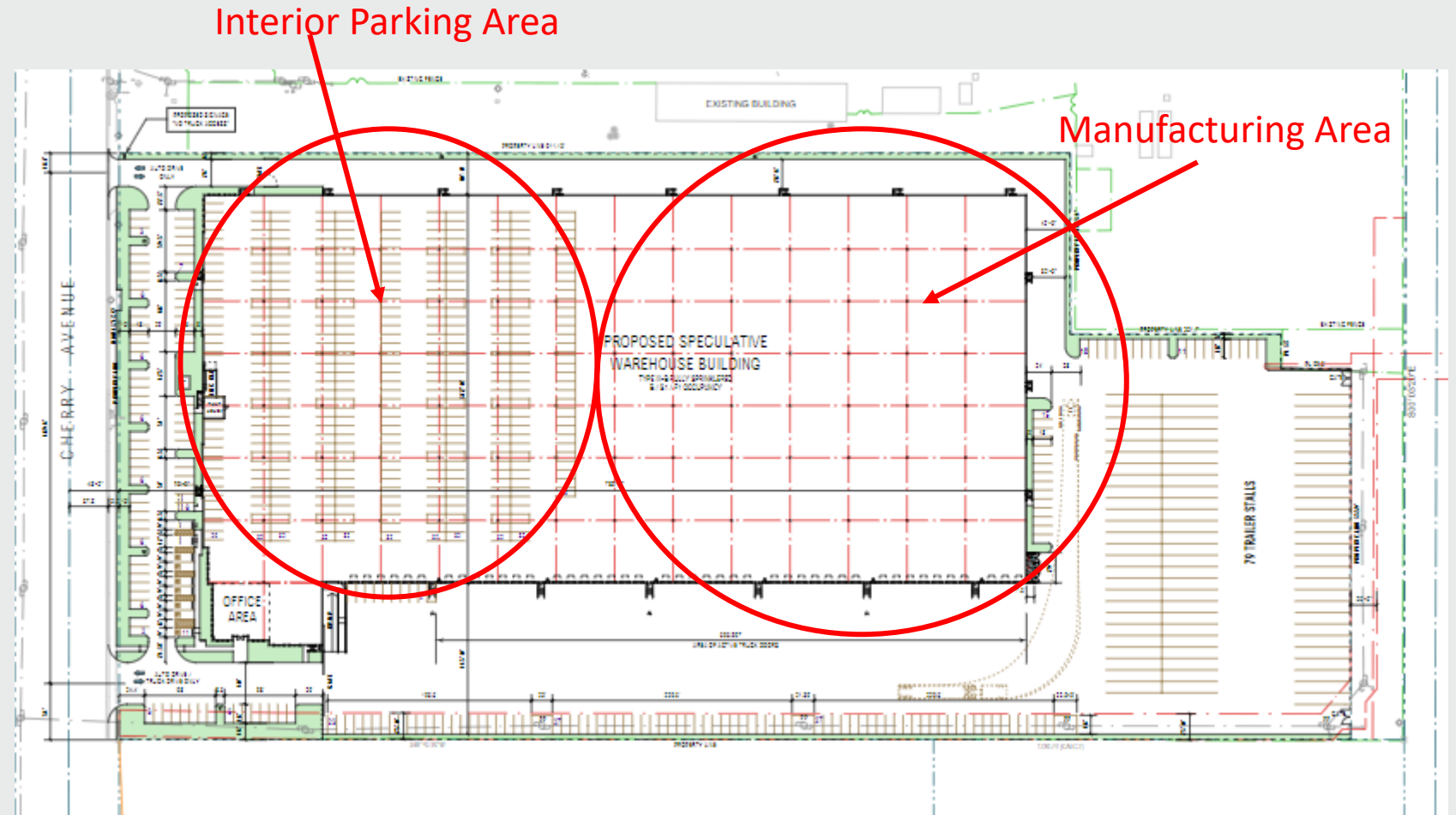
North Elevation

- Gray hued concrete panels
- Blue accent color and wood like tile
- Straight lines
- Corner elements adjacent to the public right of way



# Project Proposal - Alternative Use

- 303,972 sf tilt-up concrete industrial building including 9,000sf mezzanine area.
- 37-truck high dock doors
- 559-shown vehicular parking stalls



## Site Plan Review

- The Design is Harmonious, consistent and complete within itself and is compatible in design character and scale with neighboring structures and the community
- The project design is compatible with the adjacent newer industrial buildings and does not over-shadow the nearby residential uses.
- The project does remove some trees along the perimeter of the property that are approximately 10-years old, however those will be replaced with a denser, more cohesively themed landscaping program with over 100 24-inch box trees.
- There is an essential nexus between the required public improvements and the likely impacts of the project.
- The project will implement and conform to the Codes Transportation Demand Management requirements
- The project is consistent with the Code's green building standards.



## CEQA

Similar to the completed industrial building at 2400 E. Artesia Boulevard, just north of this project, the proposed use is permitted as a matter of right within the IG, Zoning District. In accordance with the published decision by the California First District Court of Appeal, McCorkle Eastside Neighborhood Group v. City of St. Helena, 2018.

California Environmental Quality Act review is not required for a by-right development that is subject only to a design/site plan review process and no further environmental review is required.

## Noticing

The project was noticed in accordance with Section 21.21.302 of the City's Zoning Code which for industrial projects is a 1000' foot radius for both property owners and tenants.



# Condition Modification and Recommendation

## Condition Modification

- **Condition 22i – currently reads:** Roofs designed to be solar-ready by allowing for an additional eight (8) pounds per square foot of dead load and providing conduit from the electrical panel to the roof
- **Condition 22i - proposed to read:** Roofs shall be designed to be solar-ready in compliance with all applicable state and local construction code requirements

## Recommendation

- Approve a Site Plan Review for a project which includes the demolition of all existing structures on site and the construction of a new 303,972 square foot concrete tilt up industrial warehouse building, including 9,000square feet of office on a 14.16 acre lot in the IG Zoning District (District 9)



Thank you

Amy Harbin, AICP  
562.570.6872  
[Amy.Harbin@longbeach.gov](mailto:Amy.Harbin@longbeach.gov)