



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

August 7, 2014

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve a modification to a Conditional Use Permit (CUP) to allow the conversion of a warehouse building into a self-storage building at 1700 Santa Fe Avenue. The modification, Site Plan Review, and Categorical Exemption requests are to allow the construction of a 4,325-square-foot, three-story office building on the southeast corner of Santa Fe Avenue and Esther Street, along with the utilization of an existing parking lot for recreational vehicle, boat and truck storage, located at 1700 Santa Fe Avenue in the General Industrial (IG) zone. (District 1)

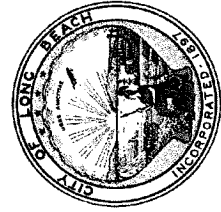
APPLICANT: Paul Collins  
PAC Designs  
1415 Cota Avenue  
Long Beach, CA 90813  
(Application No.1406-11)

## DISCUSSION

A Conditional Use Permit (CUP) was approved by the Planning Commission on June 20, 2014, to allow the conversion of an existing warehouse to a self-storage use. The project also included the removal of a two-story office building located at 1724 Santa Fe Avenue and the placement of six parking spaces with landscaping. To keep the CUP active and avoid the expiration of the permit, the two-story office building was demolished in June of this year. The owner has now decided to expand the building by replacing the former two-story office building with a more compatible three-story office building in the same location. The change also includes incorporating the existing parking lot into the plan by adding recreational vehicle, truck and boat storage.

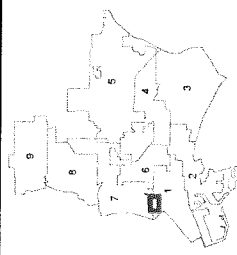
The subject site is located on the east side of Santa Fe Avenue, between 17<sup>th</sup> Street and Esther Street within the General Industrial (IG) zoning district (Exhibit A- Location Map). The applicant is requesting approval of a modification to a previously approved CUP to incorporate recreational vehicle, truck and boat storage, in conjunction with a self-storage building.

Attachments: Exhibit A – Location Maps  
Exhibit B – Plans, Conditions and Findings  
Exhibit C – Categorical Exemption



**Subject Property:**  
1700 Santa Fe Ave  
Application No. 1210-06  
Council District 1  
Zoning Code : IG

## Exhibit A



**CONDITIONAL USE PERMIT  
SITE PLAN REVIEW  
CONDITIONS OF APPROVAL  
1700 Santa Fe Avenue  
Application No. 1406-11  
Date: August 7, 2014**

1. A Conditional Use Permit to convert an existing two-story office/warehouse building with a basement into a self-storage building, in conjunction with the addition of a third floor, the construction of a three-story, 4,325-square-foot office building attached to the warehouse, and the expansion of the use in the existing parking lot to allow for recreational vehicle, truck and boat storage in the IG zone.
2. This permit and all development rights hereunder shall terminate one year from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgement Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).

**Special Conditions:**

4. The building style shall be maintained to the satisfaction of the Site Plan Review Committee. Any alterations or modifications to the approved plans shall be approved by the Site Plan Review Committee.
5. The parking lot shall be repaved to the satisfaction of the Director of Development Services.
6. A minimum of nineteen parking spaces shall be assigned to the three-story office building. Also, two spaces shall be assigned to the recreational vehicle, boat, and truck storage yard. The assigned spaces shall be clearly marked to the satisfaction of the Director of Development Services.
7. A minimum eight-foot-tall block wall and/or wrought iron fence with a mesh screen backing shall be placed along the rear and both side property lines to the satisfaction of the Director of Development Services. A block wall and any pilasters associated with the block wall shall be stuccoed and painted to match the building.

8. A minimum five-foot-wide landscape buffer shall be provided on the rear and side property lines, except at existing driveway areas. The landscaping shall be placed on the outside of the fence and closest to the property lines.
9. Lighting shall be provided within the existing parking lot in a relatively even pattern at a minimum of one-foot candle to the satisfaction of the Director of Development Services.
10. The removal and installation of all wireless telecommunication facilities shall require a Site Plan Review approval before issuance of a building permit.
11. All underlying lots shall be merged together to create one cohesive lot within 90-days from the date listed on the Notice of Final Action.
12. The building shall be repainted using a color arrangement that is similar to the original color pallet used when the building was constructed in 1951. A sample of the colors shall be approved, prior to issuance of a building permit.
13. Loading and unloading shall occur within the existing truck bay located on 17<sup>th</sup> Street. Appropriate signage shall also be placed in the parking lot to guide customers/guests to the loading area.
14. A broad leaf three shall be placed within the parking lot in place of the proposed palm trees, to the satisfaction of the Site Plan Review Committee.
15. No pay phone shall be maintained on the interior and exterior of the premises.
16. Any graffiti found on site must be removed within 24 hours of its appearance.
17. A landscaping plan shall be approved, prior to the issuance of a Certificate of Occupancy, and all landscaping shall be maintained with drought tolerant trees and shrubs.
18. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.

**Standard Conditions:**

19. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
20. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
21. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
22. The Director of Development Services is authorized to make minor modifications to the approval design plans or any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
23. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, landscaping, fences and the perimeter of the site (including all public parkways).
24. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.



# NOTICE of EXEMPTION from CEQA

# EXHIBIT C

DEPARTMENT OF DEVELOPMENT SERVICES | PLANNING BUREAU  
333 W. OCEAN BLVD., 5<sup>TH</sup> FLOOR, LONG BEACH, CA 90802  
(562) 570-6194 FAX: (562) 570-6068  
lbd.s.longbeach.gov

TO: ☐ Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: Department of Development Services  
333 W. Ocean Blvd. 5<sup>th</sup> Floor  
Long Beach, CA 90802

☒ L.A. County Clerk  
Environmental Fillings  
12400 E. Imperial Hwy. 2<sup>nd</sup> Floor, Room 2001  
Norwalk, CA 90650

Categorical Exemption CE- 14-058

Project Location/Address: 1700 Santa Fe Avenue  
Project/Activity Description: MODIFICATION TO AN APPROVED CUP -  
AN ADDITION OF 4,325 SQUARE FEET OF OFFICE SPACE  
AND ADDITION OF RV, BOAT, AND TRUCK STORAGE TO REAR  
OF BUILDING

Public Agency Approving Project: **City of Long Beach, Los Angeles County, California**

Applicant Name: GERARDO LICCIARDI

Mailing Address: 1415 COTA AVE.

Phone Number: (310) 493-5318

Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1406-11 Planner's Initials: SV

Required Permits: MODIFICATION TO CUP

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH  
STATE GUIDELINES SECTION 15303, Class 3, New Construction of Small Structures,  
and 15305, Class 5, Minor Alterations in Land Use Limitations

Statement of support for this finding: New commercial construction under 10,000  
square feet and alteration of land uses through Conditional Use Permit approval.

Contact Person: Craig Chalfant

Contact Phone: 562-570-6368

Signature: [Signature]

Date: 7/23/14