

FINDINGS

Zone Change, Site Plan Review, Tentative Parcel Map
2300 Redondo Ave., 3200 E. Burnett St., 3600 E. Burnett St.
Application No. 1703-08 (ZCHG17-007, SPR17-022, and TPM17-002)
February 15, 2018

Zone Change Findings

Pursuant to Section 21.25.106 of the Long Beach Municipal Code, in all cases, the Planning Commission and the City Council shall be required to make the following findings of fact before rezoning a parcel. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA; AND

Positive Finding: The 19.091-acre project site is currently zoned "I" (Institutional), reflecting its former use as the United States Postal Service (USPS) Long Beach Processing and Distribution Center (P&DC), a 326,000-square foot industrial-type regional mail facility. This I zoning also continues southward to the California National Guard facility directly south of the project site, and the Army National Guard facility further south across Stearns St., as well as the site of the new USPS retail Post Office on a 3.07-acre parcel directly east of the project site (see pages 11 and 17 of the Zoning Map). The site will be rezoned to the Long Beach Business Center Planned Development District (PD-7), in a new Subarea 4 that is being created by a Zoning Code Amendment, and will be developed with three single-story 45-foot-tall light industrial buildings totaling approximately 425,000 square feet (see 1703-08 staff report, proposed Zoning Code Amendment to PD-7, and case file). The PD-7 zoning document permits light industrial uses in manner similar to the IL (Light Industrial) zoning district (see PD-7 ordinance). Currently, a large light industrial campus is developed within the existing extent of PD-7 on the east side of Grand Ave., with frontages on Vernon St., Mira Mar Ave., and Gilman St., directly to the project's northeast. Further light industrial and institutional uses are developed directly to the project's north, in PD-7 and the adjoining PD-15 (Redondo Ave. Planned Development District). Across Redondo Ave. to the west are a collection of industrial uses in the City of Signal Hill. Across the 20-foot-wide alley on the southern two-thirds of the project's eastern property line, there is an older, stable residential neighborhood zoned R-2-N (Two-family Residential, standard lot) that dates to the 1940s.

The proposed project will be completely separated from the residential neighborhood, with no traffic ingress, egress, or circulation from the project to the alley or 23rd St. on the north end of the residential neighborhood (see project site plan). This separation, in conjunction with a 12-foot-tall CMU block or tilt-up concrete wall that will be required by conditions of approval (see conditions of

approval for 1703-08, SPR17-022). Similar conditions of approval and restrictions applied to the development of the industrial parcels on the north side of 23rd St. adjacent to the residential neighborhood (see PD-7 ordinance) in order to adequately protect the neighborhood from any potential impacts resulting from traffic or noise associated with the industrial uses.

The Initial Study/Mitigated Negative Declaration prepared for the development project (IS/MND-06-17, SCH #2017121033) found that there will be no significant unavoidable impacts associated with the project, and that all potentially significant impacts can be mitigated to a less than significant level. Particularly, the MND found that all construction noise impacts associated with the project can be mitigated to a level of less than significance, and ongoing operation noise impacts associated with the proposed light industrial uses will be less than significant, with no mitigation necessary (see IS/MND-06-17). The rezoning and construction of the project will not negatively affect the character of the existing R-2-N neighborhood, nor would it adversely affect its livability. The project site is the only major potential development site in the vicinity, and there would be no negative effects upon the appropriate development of the surrounding area, as little immediate potential for further development in the surrounding area is foreseen.

2. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.

Positive Finding: The subject site currently has a General Plan Land Use District designation of No. 7, Mixed Use District. This reflects the site's former use as the USPS Long Beach Processing and Distribution Center (PD&C). The entire industrial-institutional corridor that stretches from Willow St. and Redondo Ave. south to Pacific Coast Hwy. and the traffic circle has this LUD No. 7 designation (see General Plan Land Use District Map pages 11 and 17). This LUD allows for large multi-purpose activity centers, including centers of employment and a wide variety of larger-scale uses. According to the General Plan's Consistency Tests (see pp. 265–268, 1990 General Plan Land Use Element), *zoning is consistent with the Land Use Element when and where the zoning fulfills the intent of the land use district in which the zoning/proposed zone change is located.* The Zone Change to PD-7 is consistent with the uses allowed by and the intent of LUD No. 7, as it will create a large, master-planned light industrial business park that will be a large, vital activity and employment center. The proposed project is consistent with LUD No. 7 as well, as are the neighboring industrial and institutional uses under the same LUD designation. These uses include an industrial/distribution center along Redondo Ave. to the north of the site; the City's Health Department facilities and the Long Beach Field office of the California DMV along Grand Ave. to the north of the site; the Long Beach Business Center industrial business park on the east side of Grand Ave. on Vernon St., Mira Mar Ave., and Gilman St., and the California National Guard and Army National Guard to the south.

3. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN OR WILL BE FULLY MET.

N/A: The proposed change is not a rezoning of an existing mobile home park.

Site Plan Review Findings

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, the site plan review committee or the planning commission shall not approve a site plan review unless the following findings are made. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATIBLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;

Positive Finding: The proposed project consists of three new single-story, 45-foot-tall industrial buildings on a 19.091-acre (831,623 sq. ft.) project site, to be subdivided into three smaller lots of 382,468 sq. ft. (8.78 ac.), 238,125 sq. ft. (5.467 ac.), and 211,030 sq. ft. (4.845 ac.), with one building on each lot. The buildings will total 424,050 sq. ft., broken down into 205,530 sq. ft. at 2300 Redondo Ave. (Building 1), 113,800 sq. ft. at 3200 E. Burnett St. (Building 2), and 104,720 sq. ft. at 3600 E. Burnett St. (Building 3). The project will be provided with a total of 638 parking spaces, allocated as 286 at Building 1, 175 at Building 2, and 177 at Building 3. Each building also will be provided with a 135-foot-deep truck court, and a 10,000-sq. ft. mezzanine for office use.

The buildings are designed in a neo-industrial style, with a consistent architectural theme throughout the major design elements, corner towers, architectural materials and detailing, color accents, and score lines (see project plans and elevation drawings in file no. 1703-08). The design is fully-developed and well-executed, after several rounds of architectural comments from staff (see project file no. 1703-08). It is compatible and in scale with neighboring structures on Redondo Ave., which consist of other large industrial buildings of more dated designs, and the California National Guard facility. To the east of the southern two-thirds of project site, across a 20-foot alley, there is a residential R-2-N neighborhood. The project's buildings are sited and oriented in such a way as to maximize the separation between the buildings and the neighborhood, and will not overwhelm or be out of scale with the neighborhood's houses. The project will be completely separated from the residential neighborhood, with no traffic ingress, egress, or circulation from the project to the alley or 23rd St. on the north end of the residential neighborhood, keeping any industrial traffic and noise impacts away from the residential district

2. **THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES ADOPTED BY THE PLANNING COMMISSION OR SPECIFIC PLAN REQUIREMENTS, SUCH AS THE DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PD GUIDELINES OR THE GENERAL PLAN;**

Positive Finding: The development conforms to the development standards that will be adopted into the Long Beach Business Center Planned Development District (PD-7), to which the project site will be rezoned.

3. **THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE DESIGN IS POSSIBLE;**

Positive Finding: A number of medium-sized eucalyptus trees are present around the site perimeter in landscaping buffer areas. These trees are most likely 35–40 years of age, having been planted at the time of the establishment of the USPS Long Beach P&DC, and are not of a particular significance or value (these trees are not “significant mature trees”). The trees will be removed and replaced with denser and more beneficial landscaping tree species that will provide a continuous perimeter of broad, leafy shade canopies around the project site. Any project design that attempted to preserve these existing trees around the perimeter of the site, would result in a lower-quality site plan and landscaping and configuration, and would be less beneficial to the community.

4. **THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND**

Positive Finding: Improvements to the public right-of-way adjacent to the project site will include a number of dedications and other exactions required by code and conditions of approval in order to offset the capital improvements to public infrastructure necessary to support this project. These include street and sidewalk dedications on Redondo Ave. and Burnett St., construction of full ADA sidewalk, curb, and intersection improvements adjacent to the project, traffic signal upgrades to all signalized intersections directly affected by the project, bus stop relocation and reconstruction, and new tree wells, street trees, root barriers, and irrigation systems adjacent to the project site (see 1703-08 conditions of approval, and Public Works Department Technical Advisory Committee comments dated June 14, 2017). Additionally, other infrastructure upgrades and improvements are required as part of the mitigation measures identified in the environmental report prepared for this project. These include a new traffic signal at Redondo Ave. and Industry Dr., and a traffic signal timing study and adjustments to signal timing at the intersections of Redondo Ave./Willow St. and Lakewood Blvd./Willow St. (see Initial Study/Mitigated Negative Declaration IS/MND-06-17). All of these public

improvements are required to offset the proposed project's traffic impacts and general impacts from increased use of the public facilities and infrastructure surround that project site that will result from project construction and operation.

5. THE PROJECT CONFORMS WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT), WHICH REQUIREMENTS ARE SUMMARIZED IN TABLE 25 1 AS FOLLOWS:

Table 25-1
Transportation Demand Management Ordinance Requirements

TDM Requirements	New Nonresidential Development		
	25,000+ Square Feet	50,000+ Square Feet	100,000+ Square Feet
Transportation Information Area	♦	♦	♦
Preferential carpool/vanpool parking		♦	♦
Parking designed to admit vanpools		♦	♦
Bicycle parking		♦	♦
Carpool/vanpool loading zones			♦
Efficient pedestrian access			♦
Bus stop improvements			♦
Safe bike access from street to bike parking			♦
Transit review	For all residential and nonresidential projects subject to EIR		

Positive Finding: The proposed development consists of approximately 425,000 sq. ft. of light industrial space, but is not subject to an EIR. All of the requisite items in the above Table 25-1 are provided on the proposed site plan (see site plan, file no. 1703-08) or will be required by conditions of approval (see conditions of approval, file no. 1703-08).

Tentative Parcel Map Findings

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, a Tentative Map approval can be granted only when positive findings are made consistent with the following criteria set forth in the Subdivision Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings.

THE PLANNING COMMISSION SHALL APPROVE A TENTATIVE MAP IF THE MAP COMPLIES WITH STATE AND LOCAL REGULATIONS AND IF ALL OF THE FOLLOWING FINDINGS ARE MADE:

1. THAT THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

Positive Finding: According to the General Plan's Consistency Tests (see pp. 265–268, 1990 General Plan Land Use Element), *a proposed subdivision is "consistent" when the proposed use and density of development are within the guidelines set forth herein for that property.* The proposed map is consistent with the uses allowed by the existing designation of General Plan Land Use District No. 7, Mixed Use District. LUD No. 7 allows for large, central employment centers on large parcels of land. The subdivision will divide a 19.091-acre (831,623 sq. ft.) site into three lots of 382,468 sq. ft. (8.78 ac.), 238,125 sq. ft. (5.467 ac.), and 211,030 sq. ft. (4.845 ac.), located at 2300 Redondo Ave., 3200 E. Burnett St., and 3600 E. Burnett St., respectively (see Tentative Parcel Map No. 77075).

No specific plan applies to the subject site.

2. THAT THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

Positive Finding: According to the General Plan's Consistency Tests (see pp. 265–268, 1990 General Plan Land Use Element) states, *generally, if the proposed case conforms to one or more of the [Land Use District] maps contained here, and to the types of uses and density limits prescribed in the appropriate sections of this plan, then the proposal is "consistent."* The design and improvement of the proposed subdivision, which consists of approximately 425,000 sq. ft. of light industrial space divided among the three proposed lots on a site totaling 19.091 acres, is consistent with the standards set forth for Land Use District No. 7, Mixed Use District. This LUD allows for large, central employment centers on large parcels of land.

No specific plan applies to the subject site.

3. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT;

Positive Finding: The site is physically suitable for the type of development proposed, which consists of approximately 425,000 sq. ft. of light industrial building space, divided among three proposed buildings, one on each lot. The development will comply with all specified development standards, including setbacks, parking, landscaping, and building height. The 19.091-acre (831,623 sq. ft.) site is physically suitable for a subdivision to divide the site into three lots of 382,468 sq. ft. (8.78 ac.), 238,125 sq. ft. (5.467 ac.), and 211,030 sq. ft. (4.845 ac.), located at 2300 Redondo Ave., 3200 E. Burnett St., and 3600 E. Burnett St., respectively (see Tentative Parcel Map No. 77075). These lot sizes and configurations are more than adequate to meet the lot standards specified in the Long Beach Business Center Planned Development District (PD-7), to which the site will be rezoned, and other applicable standards of Title 21 (Zoning Regulations) of the Long Beach Municipal Code.

4. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT;

Positive Finding: The site is physically suitable for the proposed density of development, which consists of approximately 425,000 sq. ft. of light industrial building space, divided among three proposed buildings, one on each lot. The proposed development will comply with all specified development standards, including setbacks, parking, landscaping, and building height. The 19.091-acre (831,623 sq. ft.) site is physically suitable for a subdivision to divide the site into three lots of 382,468 sq. ft. (8.78 ac.), 238,125 sq. ft. (5.467 ac.), and 211,030 sq. ft. (4.845 ac.), located at 2300 Redondo Ave., 3200 E. Burnett St., and 3600 E. Burnett St., respectively (see Tentative Parcel Map No. 77075). These lot sizes and configurations are more than adequate to meet the lot standards specified in the Long Beach Business Center Planned Development District (PD-7), to which the site will be rezoned, and other applicable standards of Title 21 (Zoning Regulations) of the Long Beach Municipal Code.

5. THAT THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE OR THEIR HABITAT;

Positive Finding: A Mitigated Negative Declaration was prepared for this project (see IS/MND-06-17, SCH #2017121033). This MND found no significant unavoidable impacts that would result from this project. Mitigation measures are included for the following areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, Transportation and Traffic, and Tribal Cultural Resources. These mitigation

measures will ensure that any impacts are mitigated to a level of less than significance. Regarding fish and wildlife, there are no streams, ponds, or riparian habitat present on the site and no impacts to fish. One mitigation measures (BIO-1) deals with pre-construction raptor and nesting bird surveys and protection, to ensure that the project will not cause substantial environmental damage to these identified wildlife species, and will mitigate any impacts to a less-than-significant level.

6. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENT IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND

Positive Finding: The design of the subdivision is not likely to cause serious public health or safety problems. The subdivision will take place on an existing 19.091-acre parcel of land, and will not involve any new streets or roads, or significant modification to existing rights-of-way. The project will consist of approximately 425,000 sq. ft. of new light industrial space, divided among three new buildings. The light industrial uses are regulated by the PD-7 zoning document, in a nearly-identical fashion to the use regulations for the IL (Light Industrial) zoning district. The IL district description (Section 21.33.020.A of the Zoning Regulations) states:

The Light Industrial (IL) district allows a wide range of industries whose primary operations occur entirely within enclosed structures and which pose limited potential for environmental impacts on neighboring uses. While the emphasis is on industrial, manufacturing, and related uses, small-scale office and commercial uses intended to serve nearby industries and employees are permitted. The performance and development standards are intended to allow a wide range of uses as long as those uses will not adversely impact adjacent uses. The IL district typically will include clean, non-nuisance industries whose operating characteristics (e.g., noise, hazardous materials, odors, dust, light and glare) are either confined completely within the property or result in limited secondary impacts in terms of traffic, air emissions, and hours of operation. Examples include research and development, flex space (for example, combined office/sales/warehouse/production for one firm), warehousing, small-scale incubator industries, or assembly operations. The buildings housing these uses may be low-scale, older structures within the existing street grid, or modern industrial complexes in park-like settings. These examples are not intended to limit the potential uses within the IL district, but rather to present the range of opportunities available.

Regarding safety issues, the Long Beach Police and Fire Departments have reviewed the proposal, and their comments and design requirements have been incorporated into the project, to ensure the site will have adequate access points and routes for emergency vehicles. No serious public safety impacts or problems will result from the proposed project.

7. **THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.**

Positive Finding: No easements acquired by the public at large exist on this site for access through or use of the property within the proposed subdivision. The site has no through access, nor will it have through access once the project is built.