



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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October 18, 2018

## CHAIR AND PLANNING COMMISSIONERS

City of Long Beach  
California

### RECOMMENDATION:

Accept Categorical Exemption CE-18-138 and approve a Site Plan Review (SPR18-051) and Conditional Use Permit (CUP18-012), for the construction and operation of a new 3-story self-storage building of 116,877 square-feet, located at 2035 W. Wardlow Road, in the Commercial Storage (CS) District. (District 7)

APPLICANT: John Hardy  
3450 N. Triumph Boulevard, Suite 102  
Lehi, UT 84121  
(Application No. 1805-31)

### DISCUSSION

The project site is located on the north side of Wardlow Road between Seabright Avenue and McHelen Avenue (Exhibit A – Location Map), in the Commercial Storage (CS) District. The site is approximately 76,068 square-feet (1.75 acres) in area and developed with a self-storage facility consisting of four separate buildings totaling approximately 89,200 square-feet. It is bounded by residential properties to the south, east and west, and by the 405 Freeway to the north.

According to City records, the self-storage facility has operated at this location since 1985. The applicant is proposing to demolish the two centrally-located self-storage buildings (a third building having previously been demolished due to fire damage) and construct a single, three-story, 116,877 square-foot building consisting of 932 storage units in their place (Exhibit B – Plans & Photos). The two centrally-located buildings are 37,014 square-feet and 16,976 square-feet, respectively.

Although the subject self-storage facility exists today, the City does not have an approved CUP for its operations. Under the current CS District development standards self-storage facilities require a CUP; therefore, the existing operations is a legal nonconforming use. Since the applicant proposes to demolish more than 50 percent of total floor area and construct a new building totaling 116,877 square-feet, it is considered new construction and the nonconforming rights are voided and CUP approval is required.

Additionally, pursuant to Section 21.25.502 of the Zoning Code, Site Plan Review approval is required for the construction of new commercial buildings of 1,000 square-feet or more.

Furthermore, the construction of 50,000 square-feet or more triggers the requirement for Planning Commission approval of the Site Plan Review.

In order to approve a CUP application for a self-storage facility, the Planning Commission must make certain findings in support of an approval decision (Exhibit C – Findings & Conditions). Specifically, Chapter 21.52 of the Long Beach Municipal Code establishes criteria that commercial storage/self-storage uses must comply with. The standards include requirements pertaining to building and roof design, building materials, street facades, landscaping, fencing, security and loading. The applicant has submitted a design that offers a vast aesthetic improvement over the existing buildings that will be demolished. The exterior renovations also include upgrades to the two buildings that will remain. The renovations will complement the style and architecture of the new centrally-located structure. Although the length of the proposed building spans 392 feet in length, the design incorporates several elements to eliminate what might otherwise be a large expanse of flat blank walls and add visual interest. The inclusion of various colors, materials, glazing and a mix of vertical and horizontal elements work to minimize the scale of the street frontage and respect the adjacent residential neighborhood. As conditioned, the project will include upgraded landscaping, fencing, and adequate security measures.

The existing self-storage facility has operated since 1985 without any detrimental operational issues effecting the adjacent residential neighborhood. The site currently has four buildings and the applicant is proposing to renovate the existing facility by replacing the two center buildings with a new structure for a total of three buildings. The two buildings that flank either side of the property will remain and be modified to match the architecture of the new building. In fact, the proposed project will benefit the area by improving the overall visual quality of the neighborhood. The existing storage facility is a prominent location within the residential community of Wardlow road and features mild levels of dilapidation with landscaping, building materials and color. Approval of the project will allow the renovation of the site with the incorporation of modern architecture, improved landscaping and perimeter fencing. Staff does not anticipate any adverse impacts resulting from the proposed project and recommends that the Planning Commission approve the Site Plan Review and Conditional Use Permit, subject to Conditions of Approval.

### **PUBLIC HEARING NOTICE**

In accordance with provisions of the Zoning Ordinance, 388 Public Hearing notices were mailed on October 1, 2018. At the time of preparation of this report, staff has not received any correspondence regarding the project.

### **ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15332 – In-Fill Development Projects, as the project consists of the demolition of 53,990 square-feet (in addition to 19,928 square-feet having already been demolished) of self-storage area and the construction of a new 116,877 square-foot building for a net increase of 42,959 square-feet in building area (Exhibit D – CE 18-138).

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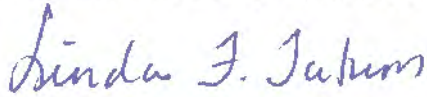
Respectfully submitted,



CUENTIN JACKSON  
PROJECT PLANNER



CHRISTOPHER KOONTZ, AICP  
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP  
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:CJ

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Attachments:      Exhibit A – Location Map  
                         Exhibit B – Plans & Photos  
                         Exhibit C – Findings & Conditions  
                         Exhibit D – Categorical Exemption 18-138