

## **SITE PLAN REVIEW FINDINGS**

**2035 W. Wardlow Road**

**App. No. 1805-31 (SPR18-051/CUP18-012)**

**Date: October 18, 2018**

Pursuant to Chapter 21.25, Division V of the Long Beach Municipal Code, the Site Plan Review Committee or City Planning Commission shall not approve a Site Plan Review unless positive findings are made consistent with the criteria set forth in the Site Plan Review regulations.

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

Positive Finding: The proposed project consists of the demolition of two existing self-storage buildings of 37,014 square-feet and 16,976 square-feet and the construction of a new three-story self-storage building of 116,877 square-feet and 12 parking spaces. The project site has one street frontage along Wardlow Road and is bordered by residential properties to the east and west. The property is bordered on the north by the 405 Freeway and on the south by additional residential properties.

The project design includes high-quality materials, various colors, and street façade articulations that minimize the scale of the building, despite the large building frontage of 392'. The site currently operates as a self-storage facility where the street building frontage has minimal articulation and elements to break up the large wall and add visual interest. The new design provides variety with a contemporary architectural style that borrows elements from industrial buildings while simultaneously respecting the residential neighborhood. The design of the self-storage facility as a whole will be complete and harmonious within itself because the applicant is proposing to renovate any remaining buildings (ones that are not being demolished) to match the architecture of the new building. To the extent feasible, the new building respects the neighboring residential properties with compliance of the height limits of 28'. The multi-family residential properties located across Wardlow Road consist of two story structures of similar height. Therefore, the scale of the proposed building respects the scale of the surrounding residential neighborhood.

- 2. THE DESIGN CONFORMS TO THE "DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE "DOWNTOWN DESIGN GUIDELINES", THE GENERAL PLAN, AND ANY OTHER DESIGN GUIDELINES OR SPECIFIC PLANS WHICH MAY BE APPLICABLE TO THE PROJECT;**

Positive Finding: The subject site is located in General Plan Land Use District No. 8A (Traditional Retail Strip Commercial) and within the CS (Commercial Storage) Zone. The Land Use Element designation of LUD No. 8A is established to recognize the continuing need to provide commercial uses along the frontages of certain streets for the service and convenience of persons traveling by car, and needing local services, rather than community/regional needs. The current use on the subject property is a self-storage facility. Although the self-storage facility is not considered traditional retail strip commercial, it is a local neighborhood-serving commercial use within the CS Zone, located on a residential arterial street. The proposed project consists of the demolition of a portion of the self-storage facility (2 existing buildings) and the construction of a new building of 116,877 square-feet, in addition to the exterior renovation of two remaining buildings on the site.

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

Positive Finding: The project site currently consists of a 76,068 square-foot (1.75 acres) land area with a self-storage facility. The proposed project will not result in the removal of any significant mature trees.

**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: The public improvement requirements established in Chapter 21.47 of the Zoning Regulations and identified by the Department of Public Works in project comments dated July 11, 2018, include, but are not limited to, the following: adjacent sidewalk repair, ADA accessibility compliance, and general off-site improvements abutting the subject site. The essential nexus between these required public improvements and the likely project impacts exists because of the size and scale of the project (a new self-storage building of 116,877 square-feet). The project necessitates these public improvements to ensure that this private property development does not adversely impact other public and private facilities and services. Required public improvements will be included in the project's conditions of approval.

**5. THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT)**

As conditioned, the project will be required to comply with all applicable standards of the Transportation Demand Management section of the Zoning Ordinance.

# **CONDITIONAL USE PERMIT FINDINGS**

**2035 W. Wardlow Road**

**Application No. 1805-31 (SPR18-051 / CUP18-012)**

**October 18, 2018**

Pursuant to Section 21.25.206 of the Long Beach Municipal Code, a Conditional Use Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

**1. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;**

The subject site is located in General Plan Land Use District No. 8A (Traditional Retail Strip Commercial) and within the CS (Commercial Storage) Zone. The Land Use Element designation of LUD No. 8A is established to recognize the continuing need to provide commercial uses along the frontages of certain streets for the service and convenience of persons traveling by car, and needing local services, rather than community/regional needs. The current use on the subject property is a self-storage facility. Although the self-storage facility is not a part of a traditional retail strip, as required by the General Plan, it is a local neighborhood-serving commercial use within the CS Zone, located on a residential arterial street. The proposed project consists of the demolition of a portion of the self-storage facility (2 existing buildings) and the construction of a new building of 116,877 square-feet, in addition to the exterior renovation of two remaining buildings on the site.

The CS Zone allows the establishment and operation of a self-storage facility, subject to the approval of a Conditional Use Permit (CUP). Although the subject site consists of an existing self-storage facility, a CUP has never been approved at this location. Therefore, the established facility is legal nonconforming. Demolition of more than 50% of the square footage of the establishment voids previous grandfathered rights and triggers the requirement A CUP is consistent when it carries out the intent of the land use district in which it is located, and otherwise complies with the applicable Zoning Regulations. As the current improvements on the project site meet the intent of Land Use District No. 8A by providing a neighborhood-serving commercial establishment, the renovation of the existing facility will not alter the integrity of the existing use. Furthermore, the project site does comply with all applicable Zoning Regulations.

**2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY OR GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND**

The proposed project is not expected to adversely impact the general welfare and quality of life within the surrounding community. The project site has been

established as a self-storage facility since 1985, without any adverse operational issues effecting the neighboring residential community. The applicant is proposing to renovate the existing facility, improving the overall function and aesthetics of the property. Improvements to the site include a reconfiguration of vehicular circulation, modern architecture that incorporates articulation to alleviate the massing of the building, upgraded landscaping and new fencing. Conditions of approval are incorporated to ensure proper maintenance of the use. Staff also has the ability to conduct periodic inspections of the site to further monitor the self-storage facility.

**3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR SPECIFIC CONDITIONAL USES, AS LISTED IN CHAPTER 21.52.**

Section 21.52.219.7 states that the following conditions shall apply to all alcoholic beverage sales uses requiring a Conditional Use Permit:

**A. Commercial storage/self-storage shall not be permitted or located in an existing business or office park.**

The project site is in the CS zone and consists of an existing self-storage facility. Therefore, it is not located in an existing business or office park.

**B. Commercial storage/self-storage shall only be permitted with a conditional use permit if the development site is impractical for industrial development due to such conditions as the shape or topography of the site, difficult vehicular access or close proximity to residential uses that would preclude industrial development uses.**

The subject site is directly adjacent to residential properties to the south, east and west and is therefore impractical for industrial development. Furthermore, the site consists of an existing self-storage facility that was established without a CUP. The use is legal nonconforming and the removal of more than 50% of the existing square footage triggers the requirement for a CUP.

**C. Storage spaces shall not be used for manufacturing, retail or wholesale selling, office, other business or service use or human habitation.**

As conditioned, the storage spaces will not be used for manufacturing, retail or wholesale, selling, office, or any other business or service use or human habitation.

- D. Prefabricated shipping containers shall not be allowed to be on sites located within one thousand feet (1,000') from any property zoned for residential use, unless located or screened so as to not be visible from a public street.**

The project does not include the use of any prefabricated shipping containers.

- E. Building and roof design. The building and roof shall be designed to be compatible with surrounding development, especially nearby residential uses. Considerations include design elements that break up long, monotonous building and rooflines and elements that are compatible with the desired character of the zone.**

The applicant is proposing to demolish two of the four existing building and construct a new building located to south of the property facing Wardlow Road. Although this frontage is approximately 392', the applicant has incorporated a design that adequately breaks the long wall expanse with the use of different colors, different materials, a mix of horizontal and vertical elements at certain intervals, and varied roof heights. Additional elements such as eyebrow canopies also work to break up the large building frontage and add visual interest. Furthermore, the applicant is proposing exterior renovations of the two remaining buildings to match the architecture of the new building.

- F. Building materials. The materials used for buildings, roofs, fences and other structures shall be compatible with the desired character of the zone and shall be visually pleasing, especially near residential uses.**

The applicant is proposing to incorporate materials such as smooth stucco and corrugated metal. Some portions of the smooth stucco include score lines to add variation while the corrugated metal is used sparingly to avoid a design that looks too industrial. The overall design and materials offer a contemporary style that respects the surrounding residential community.

- G. Street facades. The design and layout of the street side of the site shall provide a varied and interesting facade. Considerations include the use of setbacks, building placement, roof design, variations in building walls, fencing, other structural elements, and landscaping. Access doors to individual storage units shall be located within a building or shall be screened from adjacent property or public rights-of-way.**

The proposed 116,877 square-foot building will be set back 32' from the front property line that is parallel to Wardlow Road. The building placement away from the Wardlow Road property line will allow vehicular circulation along the front of the property, with a landscape strip and new fence to act as a physical buffer. This will alleviate the presence of a large building of 392' directly on the front

property line. The façade facing Wardlow Road includes variable roof heights, variations in color, different materials and vertical and horizontal elements to break up the building.

- H. Landscaping. The landscaping on the site shall be abundant and shall provide an appropriate transition from public to private spaces, separate and buffer the buildings from other uses, and provide visual relief from stark, linear building walls.**

To the extent feasible, landscaping is incorporated along the south property line to create a buffer between the property and the public right-of-way. As conditioned, landscaping will be upgraded as necessary.

- I. Fencing. Any proposed fencing shall be designed to be compatible with the desired character of the area and is especially sensitive to abutting residential uses. Use of rolled razor wire is prohibited adjacent to residential zones.**

The applicant is proposing to install new fencing and gate lifts at the front of property. As conditioned, the fencing will be required to match the architecture and color of the proposed building.

- J. Lighting. Exterior lighting shall not intrude on surrounding properties.**

As conditioned, exterior lighting shall not intrude on surrounding properties.

- K. Noise. The hours of operation and access to the storage units shall be limited to seven (7:00) a.m. to seven (7:00) p.m. Monday through Friday and nine (9:00) a.m. to five (5:00) p.m. on Saturday, Sunday and holidays. To further limit noise impacts, metal roll up doors shall be lubricated and maintained on a regular monthly basis.**

A condition of approval shall be added, requiring compliance with hours of operation and metal roll up doors to mitigate potential noise impacts.

- L. Security. Prior to the issuance of building permits, the project shall submit a security plan that will be subject to the review and approval of the Police Department.**

As conditioned, the applicant will be required to submit a security plan to the Police Department for review and approval, prior to the issuance of a building permit.

**M. Loading. Provide adequate loading and unloading areas outside of fire lanes.**

Adequate loading is provided.



**SITE PLAN REVIEW  
CONDITIONAL USE PERMIT  
CONDITIONS OF APPROVAL**

**2035 W. Wardlow Road**

**Application No. 1805-31 (SPR18-051/CUP18-012)**

**Date: October 18, 2018**

1. The use permitted on the subject site, in addition to the other uses permitted in the Commercial Storage (CS) Zoning District, shall be a self-storage facility. Site development shall commence in accordance to plans submitted and filed under Application No. 1805-31.
2. This permit and all development rights hereunder shall terminate two years 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 two-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. Prior to the issuance of a building permit, the applicant shall be required to indicate the material used for the perimeter fence along the southern property line. The use of chain link shall not be allowed and the fence shall be painted to match the architecture of the building, to the satisfaction of the Director of Development Services. Prior to the issuance of a Certificate of Occupancy, the fence shall be installed.
5. Storage spaces shall not be used for manufacturing, retail or wholesale, selling, office, other business or service use or human habitation.
6. The existing freestanding sign shall be modified accordingly, to match the architecture of the new structure. Prior to the issuance of a building permit, plans for the existing freestanding sign shall be submitted to reflect proposed modifications.
7. All exterior lighting shall be contained within the subject site and shall not intrude on surrounding properties.
8. Prior to the issuance of a building permit, the applicant shall be required to submit a security plan, subject to the review and approval of the Police Department.



9. The hours of operation and access to the storage units shall be limited from 7:00 a.m. to 7:00 p.m., Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday, Sunday and holidays.
10. Any metal roll-up doors installed on-site shall be lubricated and maintained on a regular monthly basis.
11. A minimum of 12 parking spaces shall be maintained on-site at all times.
12. Prior to the issuance of a Certificate of Occupancy, the project shall comply with all applicable standards of Municipal Code Section 21.62, Transportation Demand and Trip Reduction Measures.

**Standard Conditions:**

13. 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.
14. 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.
15. 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).
16. 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.
17. The plans submitted for plan check review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee. No substantial changes shall be made without the prior written approval of the Site Plan Review Committee and/or Planning Commission.

18. 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.
19. All rooftop mechanical equipment shall be fully screened on all sides to a height not less than that of the tallest item screened. Rooftop mechanical equipment shall be grouped together to minimize visual impact from the adjacent buildings. Screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Long Beach Development Services prior to the issuance of a building permit.
20. Prior to the issuance of a building permit, the applicant shall be required to submit a landscape plan. All landscaping shall comply with the requirements of Municipal Code section 21.42, Landscaping Standards.
21. The landscaping plans shall incorporate on-site retention and percolation of storm water runoff to the satisfaction of the Director of Long Beach Development Services and Department of Public Works as feasible.
22. 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, fences and the perimeter of the site (including all public parkways).
23. Any graffiti found on site must be removed within 24 hours of its appearance.
24. The applicant shall comply with the following standards to the satisfaction of the Director of Public Works:

**GENERAL REQUIREMENTS**

- a. Prior to the start of any on-site/off-site construction, the Developer shall submit a construction plan for pedestrian protection, construction area perimeter fencing with custom-printed screen(s), street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).
- b. The Developer shall submit a Traffic Control Plan prepared by a registered Civil or Traffic Engineer in the State of California, with wet seal and signature, for review and approval by the Department of Public Works.

- c. All door openings swinging into the public right-of-way shall be adjusted in swing direction, set back outside of the public right-of-way, or eliminated to the satisfaction of the Director of Public Works.

#### **PUBLIC RIGHT-OF-WAY**

- d. The Developer shall dedicate 7 feet for right-of-way purposes along West Wardlow Road adjacent to the development site, to the satisfaction of the Director of Public Works.
- e. The Developer shall dedicate and improve 5 feet for sidewalk purposes in the vicinity of the bus stop on West Wardlow Road adjacent to the development site, resulting in a total sidewalk width of 12 feet to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed of Portland cement concrete.
- f. The Developer shall dedicate as needed to achieve a minimum 4-foot wide sidewalk clear path around all existing street fixtures (street lights, utility poles, etc.) on the public sidewalk adjacent to the development site. The Developer shall improve the dedicated sidewalk area(s) with Portland cement concrete per plans reviewed and approved by Public Works, and to the satisfaction of the Director of Public Works. Otherwise, the Developer shall be responsible for relocating all existing obstructions to achieve a 4-foot clear path, to the satisfaction of the interested utility agency, City Department, and the Director of Public Works.
- g. The Developer's site plan proposes construction within the vicinity of existing easements, underground/overhead utility lines, franchise pipelines and gas lines. The Developer shall be responsible for resolving all matters of easement and/or utility line encroachment to the satisfaction of the interested agency, City Department, and the Director of Public Works.
- h. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way, to the satisfaction of the Director of Public Works. At this stage in the entitlement process the plans are conceptual in nature, and plan check is required for in-depth review of ADA compliancy. As determined during the plan check process, the Developer shall dedicate additional right-of-way necessary to satisfy unfulfilled ADA requirements.

#### **OFF-SITE IMPROVEMENTS**

- i. The Developer shall improve the sidewalk dedicated areas to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.

- j. The Developer shall install truncated domes at the existing curb ramp adjacent to the project site, located at the intersection of Webster Avenue and West Wardlow Road, to the satisfaction of the Director of Public Works.
- k. The Developer shall reconstruct cracked, deteriorated, or uplifted/depressed sections of sidewalk pavement, curb and curb gutter adjacent to the project site along West Wardlow Road, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. All sidewalk removal limits shall consist of entire panel replacements (from joint line to joint line).
- l. The Developer shall construct new ADA compliant driveway approaches servicing the project site along West Wardlow Road, to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- m. The Developer shall install Custom Printed Flex Mesh screen(s) along the perimeter of the development site, such as FenceScreen.com Series 311, or equivalent, fence screening, and provide for the printed graphic to the satisfaction of the Director of Public Works. The graphics shall depict positive images of the City or other artistic concepts. Prior to submitting the graphic design for printing, the Developer shall consult with the Department of Public Works to review and approve.
- n. The Developer shall submit a grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes, for review and approval by the Director of Planning and Building Services and the Director of Public Works, prior to issuance of a building permit.
- o. Public improvements shall be constructed in accordance with Public Works construction standards, and per plans reviewed and approved by the Department of Public Works. The City's Public Works Engineering Standard Plans are available online at [www.longbeach.gov/pw/resources/engineering/standard-plans](http://www.longbeach.gov/pw/resources/engineering/standard-plans). Prior to issuance of a building permit, detailed off-site improvement plans shall be prepared by a licensed Civil Engineer, stamped, signed and submitted to Public Works for review and approval.
- p. All conditions of approval, including cover letter signed by the Planning Officer and Case Planner, must be printed verbatim on all plans submitted for plan review to the Department of Public Works.

## **TRAFFIC AND TRANSPORTATION**

- q. A traffic impact assessment letter must be prepared for this project, under the supervision and approval of a registered Traffic Engineer in the State of California (Engineer's stamp required), and submitted for review to the City Traffic Engineer prior to issuance of a building permit.
- r. The Developer shall be responsible to provide adequate space on-site for a circular or hammerhead turnaround, outside of the gated area shown on the site plan.
- s. At the discretion of the City Traffic Engineer, the Developer shall be responsible to implement the most recent Bicycle Master Plan of the City at its frontage block along West Wardlow Road, or contribute a fair share fee to the City for future implementation.
- t. The Developer shall refresh the existing crosswalk at the intersection of Webster Avenue and West Wardlow Road, to the satisfaction of the City Traffic Engineer.
- u. There is a high volume Long Beach Transit bus stop on West Wardlow Road adjacent to the development site. The Developer is shall incorporate enhancements to improve the bus stop into this project. Amenities such as a roof overhang for additional shelter and architectural seating for bus patrons should be integrated into the project. Enhanced 12-foot wide sidewalk paving should be provided for the bus stop per Long Beach Transit standards. The Developer shall collaborate with Long Beach Transit and the City's Public Works Department to take advantage of this opportunity.
- v. The Developer shall contact Long Beach Transit prior to the commencement of work to coordinate design and construction issues and to ensure that construction does not interfere with transit bus operations at the existing bus stop on West Wardlow Road. Contact the Manager of Service Development Planning, Shirley Hsiao, at (562) 591-3753.
- w. The Developer shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
- x. The Developer shall refresh the existing curb marking zones adjacent to the project site along West Wardlow Road, to the satisfaction of the City Traffic Engineer. The Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify any existing curb marking zones adjacent to the project site.
- y. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual on Uniform Traffic Control Devices (MUTCD), 2012 or current edition

(i.e. white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

25. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.