

## **CONDITIONAL USE PERMIT FINDINGS**

**Portion of lot (APN: 7113-001-801) immediately north of 6860 Cherry Avenue**

**Application No. 1811-12**

**April 4, 2019**

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 project site is located in Land Use District #8 – General Industry, which is intended for use in large industrial employment centers. The district is intended to provide areas for any business to conduct legitimate industrial activities indoors or outdoors. Industrial, manufacturing, research and development, warehousing, and large-scale wholesale facilities are examples of intended uses in the district. Excluding specific commercial-type operations such as restaurants, retail, services, and offices that are complementary to local industry, all commercial and office uses are excluded from this district. The proposed project will improve operations for Long Beach Transit by allowing for more efficient bus maintenance and servicing in North Long Beach. Currently, some buses that operate in the area are routed to the main Long Beach Transit facility on Anaheim Boulevard for servicing; the expanded facilities at the proposed project site will allow for more buses to be serviced onsite. The proposed project supports the Goal number 1 of the Mobility Element of the General Plan to, “create an efficient, balanced, multimodal mobility network”, as multiple bus route enhancements are planned for the North Long Beach/City of Paramount area. Together, this will result in improved transit service and access for the surrounding community. Transportation uses are allowed in the General Industrial zone through the Conditional Use Permit process. The project is not in the Coastal Zone and there are no applicable specific plans. Approval of this project would be consistent with the General Plan and zoning regulations.

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

The proposed use will not be detrimental to the surrounding community. The site will be required to comply with all applicable municipal, state, and federal regulations and development standards, as well as the general operation standards of Long Beach Transit. The proposed improvements on the main

project site are not visible nor accessible from the public right-of-way, as vehicle access to the project site will occur from the existing facility. No changes are proposed to the existing circulation, as access to and from the site and the existing facility will remain at 68<sup>th</sup> Street. The existing Long Beach Transit facility at 6860 Chery Avenue operates on a 24-hour basis and is expected to maintain similar levels of activity under the proposed project. Furthermore, additional security and lighting improvements are included as part of the project to mitigate safety concerns at the project site. No public health, safety, general welfare, environmental quality, or quality of life impacts are expected to result from the project.

**3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR THE USE ENUMERATED IN CHAPTER 21.52.**

The proposed project is for a parking lot on an undeveloped site; Chapter 21.52 does not list any development standards or special conditions for surface parking lots. As such, no special conditions in Chapter 21.52 are applicable to the proposed project.

**4. THE RELATED DEVELOPMENT APPROVAL, IF APPLICABLE, IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400**

This project does not include the development of any new building square footage and consists of the construction of a surface parking lot on a portion of an undeveloped parcel.