



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

April 4, 2019

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE-19-075 and approve a Conditional Use Permit (CUP18-038) for the construction of an overflow bus parking lot with 24 spaces for Long Beach Transit on a portion of the lot (APN 7113-001-801) immediately north of 6860 Cherry Avenue in the General Industrial (IG) District. (Council District 9).

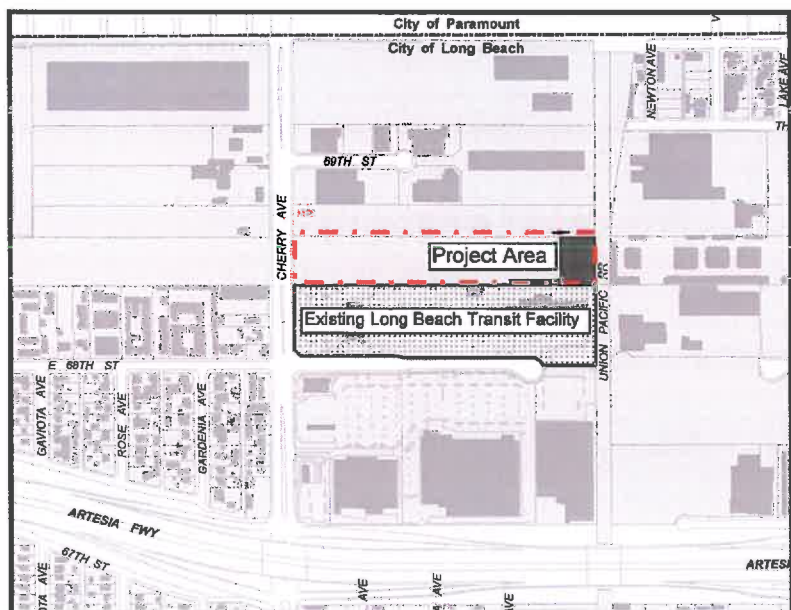
APPLICANT: Claudio Molina – Long Beach Transit
1963 East Anaheim St
Long Beach, CA 90813
(Application No. 1811-12)

DISCUSSION

The project site is located immediately north of the existing Long Beach Transit facility located at 6860 Cherry Avenue, north of 68th Street and west of Cherry Avenue. The project area consists of the rear portion of the lot owned by Southern California Edison (Exhibit A – Location Map).

The project area is roughly 0.76 acres (33,520 square feet) of the 5.70 acre (approximately 248,000 square feet) lot. The project site is largely undeveloped and partially paved. The project area occupies the eastern corner portion of the parcel and as a result has no street frontage or direct access to the public right-of-way. While the subject area of the lot is vacant, the rest of the parcel is leased by a private company and currently used as truck parking and storage. Both lots are zoned General Industrial (IG) District and has a General

Fig. 1 Project site



Plan Designation of LUD #9G for General Industry. They are bordered to the north, south, east and west by properties with the same zoning designation, with properties at the southwest corner of intersection at 68th Street and Cherry Avenue is zoned as Community Automobile-Oriented (CCA).

PROJECT DESCRIPTION

Long Beach Transit is proposing to construct a new surface parking lot to facilitate parking for 24 buses overnight. The proposed parking supports the operation of its existing facility to the south; transportation-related uses with no outdoor storage requires the approval of a Conditional Use Permit. The new parking area is configured to allow for vehicle access and circulation to be taken from the existing facility to the south at 6860 Cherry Avenue. Along with the new concrete slabs and required grading for parking the applicant is proposing an eight (8) foot Concrete Masonry Units (CMU) wall along the project site perimeter on the northern and eastern property lines of the Southern California Edison parcel. The project also proposes new lighting and security cameras onsite at multiple locations. On the 6860 Cherry Avenue location, the project proposes to restripe part of the existing bus parking at their facility adjacent to the main project site; the existing lot will expand from 107 bus spaces to 120 spaces, for a combined total of 144 spaces across both sites. Additionally, the, existing hazardous waste storage container located on the northeastern corner of 6860 Cherry Avenue will be relocated to the southeastern portion of the same site, adjacent to the existing maintenance staff parking lot (Exhibit B – Plans & Photos).

In order for a transportation-related use with no outdoor storage to be permitted, a Conditional Use Permit (CUP) must be approved, and positive findings made by the Planning Commission. Although there are no special conditions in Chapter 21.52 of the zoning code that apply to the project the standard CUP findings apply. The purpose of the CUP is to ensure the project is compatible with the zone and site surroundings and does not have a negative impact on the surrounding community; neither the existing nor proposed site and adjacent to any residential or commercial uses. The proposed project will improve operations for Long Beach Transit and support expanded transit service by allowing for more efficient bus maintenance and servicing in North Long Beach, rather than routing buses that serve the area to the main Long Beach Transit facility on Anaheim Boulevard.

Staff presented the proposed project to Site Plan Review and the Site Plan Review Committee on February 13th, 2019. As a normal part of the project review process the plans were reviewed by various City Departments including Public Works to ensure compliance with building, circulation, and grading requirements. Accordingly, a condition of approval requiring the submittal of hydrology report has been included in the conditions of approval.

The proposed request is not anticipated to cause any negative impacts as several of the general business practices enumerated by Long Beach Transit include operational standards to ensure that proper maintenance and function of the site. Additionally, the lease agreement between Long Beach Transit and Southern California Edison for the

PUBLIC HEARING NOTICE

ENVIRONMENTAL REVIEW

Respectfully submitted,


ALEXIS OROPEZA
CURRENT PLANNING OFFICER


LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

Attachments: Exhibit A – Location Map
Exhibit B – Plans & Photos
Exhibit C – Findings
Exhibit D – Conditions of Approval