

October 3, 2019

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Adopt Mitigated Negative Declaration (ND10-19) and approve a Site Plan Review (SPR18-032) for two new industrial buildings measuring 48,657 and 46,215 square feet located at 1601 San Francisco Avenue in the General Industrial (IG) District. (District 1)

APPLICANT: Clark Neuhoff for Alere Property Group
100 Bayview Circle, Suite 310
Newport Beach, CA 92660
(Application No. 1806-11)

PROJECT DESCRIPTION

Project Site

The project site is located on the west side of San Francisco Avenue between 15th Street and 17th Street (Exhibit A - Location Map). At approximately 3.93 acres (171,191 square feet), the site is currently developed with two buildings totaling approximately 11,750 square feet and associated storage yard and parking areas. The site is within the General Industrial (IG) Zoning District and has a General Plan Designation of LUD #9G for General Industry. It is surrounded by industrial uses to the north, south, and east and to the west by the Los Angeles River.

Project Description

The applicant proposes to construct two new concrete tilt-up industrial buildings of 48,657 sq. ft. (Building 1) and 46,215 sq. ft. (Building 2), respectively, with 96 parking spaces (Exhibit B – Plans). Each building will have a height of 38 feet. Building 1 will consist of 12,128 square feet of office space and 36,529 square feet of warehouse space. Building 2 will consist of 11,518 square feet of office space and 34,697 square feet of warehouse space. Both buildings will have a height of 38 feet. Pursuant to Section 21.25.502 of the Long Beach Municipal



Code (LBMC), Site Plan Review by the Planning Commission is required for the construction of new industrial buildings that are at least 50,000 square feet in size. Furthermore, Site Plan Review projects that exceed 50,000 square feet in size. The Site Plan Review Committee also reviewed the project in September 2018.

Site Plan Review

Buildings 1 and 2 are both "L-shaped" buildings sited to mirror each other along San Francisco Avenue, with vehicular access and parking located between the two buildings. This orientation places building frontages along San Francisco Avenue, with landscaping serving as a buffer, instead of parking. This location, which has been reviewed and found acceptable by the city's traffic engineer, offers the most feasible solution for on-site vehicular circulation, adequate truck turning radii, building placement and off-site traffic flow.

Each building is also oriented to allow minimal visibility of loading docks from San Francisco Avenue. The elevations along San Francisco Avenue are given the greatest level of attention with regards to architecture, creating facades that are attractive from the public right-of-way. The building facades are adequately broken up and scaled through the use of pop-outs, recessions, and glazing. Window glazing of different sizes, heights, intervals, and wall scoring is creatively and effectively used to add visual interest. The project site is located directly to the east of the Los Angeles River, creating full visibility to the west elevations of Buildings 1 and 2 from the adjacent bike path. The applicant has worked with staff to improve the aesthetic quality of the west elevations visible from the bike path. As incorporated along the San Francisco Avenue elevations, the west elevations feature contrasting colors, recessions and pop-outs, and vertical and horizontal glazing.

Based on positive Site Plan Review findings that the proposed project is harmonious and consistent within itself and compatible with the surrounding community, staff is supportive of the project design (Exhibit C - SPR Findings). General characteristics such as site orientation, vehicle circulation, and façade articulation have been taken into consideration with the overall design of the site and industrial buildings.

PUBLIC HEARING NOTICE

A total of 116 notices of public hearing were distributed on September 16, 2019, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. As of the preparation of this report, no correspondence was received by staff.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Mitigated Negative Declaration (MND) was prepared for the proposed project (Exhibit E- Mitigated Negative Declaration 10-19). The MND provided mitigation measures addressing Biological Resources, Geology and Soils, Hazardous Materials, and Tribal Cultural Resources. The MND determined that with these mitigation measures in place, the proposed project would not result in any significant adverse environmental impacts. The MND was distributed to public agencies and made available for public review and comment for a CEQA-required 30-day review period that started on May 14, 2019 and ended on June 12, 2019. The Notice of Intent (NOI) was filed with the Los Angeles County Clerk on May 13, 2019, mailed out to various local and State agencies on May 14, 2019, and published in the Press Telegram on May 14, 2019.

The City received four letters during the MND public comment period (Exhibit F – MND Comment Letters). The following provides a brief summary of the comments and staff's responses. The Sanitation Districts of Los Angeles County comment letter provided general information on sewage service and no CEQA or MND analysis issues were raised. The Caltrans comment letter stated that due to proximity of the project site to the 710 Freeway interchange and intersection with Pacific Coast Highway, the projected traffic volumes, the conducting of a Traffic Impact Analysis (TIA) is warranted. This comment is satisfied by Appendix G of the project MND which includes a TIA and found no evidence of significant adverse impacts to the intersection and interchange identified by Caltrans. The Caltrans comment letter also encouraged the incorporation of mitigation measures to address impacts associated with high passenger car/truck traffic along Pacific Coast Highway, Golden Avenue and Oregon Avenue. Accordingly, mitigation measures are included as Conditions of Approval to address these concerns.

The South Coast Air Quality Management District (SCAQMD) letter offered suggestions on lead agency requirements for the type of construction equipment to be used for the project and that all SCAQMD permitting requirements be met. A condition of approval has been incorporated to require compliance with all applicable permitting requirements of SCAQMD. The California Air Resources Board (CARB) letter recommended several construction and operation measures be incorporated into the project. However, because the project's air quality impact has been found to be less than significant, mitigation is not required. All letters sent during the MND public comment period are attached as Exhibit F (Exhibit F – MND Comment Letters).

The preparation and public availability of this MND has been carried out in compliance with the provisions of CEQA and the CEQA Guidelines. Staff therefore recommends the Planning Commission make a recommendation that the City Council certify MND 10-19 and approve a Site Plan Review for the construction of two industrial buildings of 48,657 and 46,215 square feet, subject to Conditions of Approval. The project includes several Conditions of Approval to ensure that the proposed development meets all applicable standards pertinent to the project site (Exhibit D - Conditions of Approval).

CHAIR AND PLANNING COMMISSIONERS

October 3, 2019

Page 4 of 4

These conditions include several Mitigation Measures required by the environmental document drafted for this project.

The project site is located within a heavily industrialized neighborhood adjacent to the Los Angeles River. Many of the existing industrial structures in the surrounding community are dilapidated or in substandard conditions. The addition of the two new industrial buildings will contribute to the beautification of the community and is not anticipated to cause adverse impacts. Staff recommends that the Planning Commission approve the Site Plan Review, subject to Conditions of Approval.

Respectfully submitted,


CUENTIN JACKSON
PROJECT PLANNER


ALEXIS OROPEZA
CURRENT PLANNING OFFICER


CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER


LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:AO:CJ

P:\Planning\PC Staff Reports (Pending)\2019\2019-10-03\1601 San Francisco Ave - CJ\Staff Report - 1601 San Francisco - 1806-11.doc

Attachments:

- Exhibit A – Location Map
- Exhibit B – Plans
- Exhibit C – SPR Findings
- Exhibit D – Conditions of Approval
- Exhibit E – Mitigated Negative Declaration 10-19
- Exhibit F – MND Comment Letters