

November 7, 2019

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Adopt a Mitigated Negative Declaration (ND13-19) and approve a Site Plan Review (SPR18-056) and a Local Coastal Development Permit (LCDP18-034) for the demolition of existing structures and development of two concrete tilt-up industrial buildings (91,700 square feet and 47,500 square feet, respectively) with surface parking and associated landscaping on a 6.69 acre site located in the Coastal Zone at 300 Studebaker Road within the Southeast Area Development and Improvement Plan (PD-1) area;

Approve a Standards Variance (SV18-004) request to provide a portion of the required thirty percent on-site open space on off-site vacant parcels (1.81 acres of land) located on the northwest and southwest corners of the intersection of Studebaker Road and Loynes Drive; and

Approve a Lot Line Adjustment (LLA18-002) to reposition the north-south property line between vacant parcels on the west side of Studebaker Road to the east side of Studebaker Road. (District 3)

APPLICANT: Mark Payne for Panattoni Development Company, Inc.
2442 Dupont Drive
Irvine, CA 92612
(Application No. 1811-05)

DISCUSSION

The site is located at the intersection of Loynes Drive and Studebaker Road (Exhibit A - Vicinity Map). The project site encompasses 6.69 acres of land situated east of Studebaker Road (300 Studebaker Road) ("eastern project area") and 1.81 acres at the northwest and southwest corner of Studebaker Road and Loynes Drive ("western project area"), for a total project area of 8.5 acres. The western project area is partially situated within an appealable area of the Coastal Zone, while the remainder of the site is in the City's jurisdiction of the Coastal Zone.

The site is bordered by the Cerritos Channel on the west; industrial/manufacturing properties to the north, south, and east; and the Los Cerritos Wetlands to the southwest. The nearest residential uses to the project site are single-family residences located across the Cerritos Channel, approximately 400 feet west of the western open space parcels, 630 feet from the eastern project area.

The eastern area of the site is currently vacant except for an existing concrete (berm), pipeline infrastructure; and asphalt roadways along the northern and eastern borders, including the existing access driveway to the Alamitos Energy Center (owned by AES) (Exhibit B – Site Photos). Previously occupied by the Loynes Tank Farm, the eastern project area consisted of two aboveground storage tanks containing heavy fuel oil, which were removed in 2010.

The western project area is undeveloped and devoid of any paving or structures. Vegetation on the parcels west of Studebaker Road is sparse and scattered. The Cerritos Channel is located directly adjacent to the proposed project site and is separated from the project site by a chain link fence.

Figure 1 shows the project site, including the location of the vacant parcels (proposed for open space) on the west side of Studebaker Road.

Figure 1: Project Location



The site is located in the Southeast Area Development and Improvement Plan (SEADIP) area. According to the SEADIP, the eastern project area is slated for development in Subarea 19 while the western project area is in Subarea 24. The SEADIP designates

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Subarea 19 "Industrial" and designates Subarea 24 for restoration to native wetland habitat. The City of Long Beach (City) repealed the SEADIP and replaced it with the Southeast Area Specific Plan (SEASP) (SP-2) on May 1, 2016. However, the City continues to recognize the SEADIP as the existing, adopted Specific Plan, while the SEASP awaits approval from the California Coastal Commission (CCC). Under the SEASP, the eastern project area of the project site is zoned Industrial and the western project area is zoned for Coastal Habitat/Wetlands/Recreation.

According to the existing General Plan Land Use Element, all parcels within the project site are designated as LUD No. 7 (Mixed-Uses). Under the proposed Land Use Element update, the eastern project area of the project site would be designated under the "Industrial" placetype and the western project area would be designated under the "Open Space" placetype.

Project Description

The applicant proposes to construct two new concrete tilt-up industrial buildings of 91,700 square feet (Building 1) and 47,500 square feet (Building 2), respectively, with 168 parking spaces (Exhibit C – Plans and Renderings). An additional 43 optional parking spaces are provided in the form of grasscrete parking. Each building will have a height of 35 feet.

Table 1 provides details of the proposed buildings. Pursuant to Section 21.25.502 of the Long Beach Municipal Code (LBMC), Site Plan Review (SPR) by the Planning Commission is required for the construction of new industrial buildings that are at least 50,000 square feet in size.

Table 1: Project Summary

	Building 1	Building 2	Total
Building Size (square feet)	91,700	47,500	139,200
Warehouse	81,700	40,500	118,200
Office Area	14,000	7,000	21,000
Building Height	35 feet	35 feet	-
Parking (spaces)			
Required	92	48	140
Provided	112	56	168
Future Grasscrete Parking (optional)	20	23	43
Truck Doors			
Dock Doors	12	8	20
Grade Doors	4	2	6

The project would support potential uses such as light manufacturing, warehousing, assembly and distribution. Office spaces would be provided in the interior frontage of each building to support the business operations.

As proposed, the provided parking would support industrial uses that require one parking space per 1,000 square feet of gross floor area (GFA). The provision of additional grasscrete parking would enable flexibility for permitted industrial uses that may require a higher parking ratio than the typical warehouse use (which requires one parking space per 1,000 square feet of GFA). With incorporation of additional grasscrete parking, the site would provide parking at a ratio of 1.5 parking spaces per 1,000 square feet of GFA. The SPR Committee required this additional parking to avoid developing a building that would have limited flexibility for a change of use that could render the building obsolete for reuse.

Site Plan Review

Buildings 1 and 2 are both sited to front Studebaker Road, with vehicular access and parking located in front of, between, at the rear of the two buildings. Vehicles would access the site via a new 61-foot-wide driveway, creating a fourth leg of the signalized intersection of Studebaker Road and Loynes Drive. A second access driveway would be provided near the northern limits of the project site along Studebaker Road that is right in and right out only.

The truck bays would be located at the rear of the property, adjacent to the Alamitos Energy Center. This location, which has been reviewed in coordination with the City's traffic engineer and offers the most feasible solution for on-site vehicular circulation, adequate truck turning radii, building placement and off-site traffic flow.

As required under SEADIP, the proposed building would be set back from Studebaker Road approximately 75 feet at the narrowest point, which exceeds the minimum 20-foot setback required from all public streets. A 10-foot-wide landscape area is provided along Studebaker Road within the minimum twenty-foot setback area.

Both buildings are oriented to eliminate visibility of loading docks from Studebaker Road. The elevations along Studebaker Road 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 combined creates a cohesive modern industrial design. Bird-safe window and glass treatments are required by the SEADIP plan and are included as a condition of approval.

Based on positive SPR 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 D – Findings and Exhibit E – Conditions of Approval). 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.

Standards Variance

SEADIP requires 30 percent of the 6.69-acre site to be developed as open space. The project would provide a portion of the required open space on-site and would dedicate the remaining 1.81-acres of open space off-site (west side of Studebaker Road) and contiguous with the Los Cerritos Wetlands (Subarea 24). This transference of privately-owned land to a joint powers authority, Los Cerritos Wetlands Authority (LCWA), would fulfill the remaining portion of the on-site open space requirement, while also furthering the goals and policies of SEADIP and the Local Coastal Permit (LCP) for the preservation, maintenance, and restoration of the open space areas west of Studebaker Road. Vegetation restoration for the 1.81-acres would be scheduled in accordance with the LCWA's plan for the greater Los Cerritos Wetlands complex.

Local Coastal Development Permit

A Local Coastal Development Permit (LCDP) is required for any discretionary action within the coastal zone. The project site is located in the SEADIP area of the LCP. As noted above, the eastern project area is slated for development is in Subarea 19, which is designated for industrial development. Subarea 24 includes the western open space parcels, which area designated for restoration to native wetland habitat.

The proposed industrial portion of the project is consistent with the intended uses for Subarea 19. The proposed development meets all present-day use requirements. In addition, the prescribed building heights, setbacks, and bird-safe building treatments outlined in the SEADIP would be adhered to under the proposed project. The industrial development would be setback and located adjacent to existing industrial uses in a manner that would not obstruct public views of water areas and public open spaces.

As previously noted above, a standards variance is sought for the provision of off-site open space to fulfill the SEADIP open space requirement. The granting of this variance would be consistent with the SEADIP and LCP as the dedication of open space to the Los Cerritos Wetlands Authority, or state or City agency, would be consistent with the intent for open space preservation in Subarea 24.

Lot Line Adjustment

According to the record of survey, while there are five parcels shown on the existing Los Angeles County Assessor Map, there are three existing legal parcels on the project site. Under existing conditions a north-south property line bisects the two vacant parcels (Existing Parcel A and B) on the west side of Studebaker Road with an easement for Loynes Drive overlapping this area (Exhibit F – Parcel Layout). The eastern parcel (Existing Lot 1) was formed as a result of a lot line adjustment in 2015.

The proposed project would reposition the north-south property line on west side of Studebaker Road (between Existing Parcels A and B) to the east side of Studebaker Road (Exhibit G – Lot Line Adjustment Exhibit). The adjusted property line would be located between Building 1 and Building 2 (Proposed Lots 1 and 2). Prior to the lot line adjustment there are three legal parcels (2 parcels west of Studebaker Road and 1 parcel east of Studebaker Road), and there would be three legal parcels after the lot line is adjusted (1 parcel west of Studebaker Road and 2 parcels east of Studebaker Road).

PUBLIC HEARING NOTICE

A total of 97 notices of public hearing were distributed on October 21, 2019, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. As of the preparation of this report, one piece of correspondence was received by staff in response to the project (Exhibit H – Public Correspondence). The Los Cerritos Wetlands Authority submitted a letter expressing support for the project, including the restoration and donation of open space parcels to public hands and the incorporation of bird safe treatments in the buildings.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an Initial Study/ Mitigated Negative Declaration (IS/MND) was prepared for the proposed project (Exhibit I - Initial Study/Mitigated Negative Declaration ND13-19). The IS/MND provided mitigation measures addressing Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources. The IS/MND determined that with mitigation measures in place, the proposed project would not result in any significant adverse environmental impacts. The IS/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 September 6, 2019 and ended on October 7, 2019. The Notice of Intent (NOI) was filed with the Los Angeles County Clerk on September 5, 2019, mailed out to various local and State agencies on September 5, 2019, and published in the Press Telegram on September 6, 2019.

The City received seven letters during the IS/MND public comment period and responses to the letters sent during the IS/MND public comment period are attached as Exhibit J (Exhibit J – Final IS/MND). None of the comments raised issues with the analysis contained in the IS/MND that warranted new impacts or mitigation not identified in the environmental document. 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 adopt ND13-19 and approve a Site Plan Review, Standards Variance, Local Coastal Development Permit, and Lot Line Adjustment for the construction of two industrial buildings and dedication of open space, subject to Conditions of Approval. The project includes several Conditions of Approval to

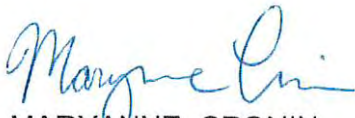
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ensure that the proposed development meets all applicable standards pertinent to the project site. These conditions include several Mitigation Measures required by the environmental document drafted for this project.

Respectfully submitted,



MARYANNE CRONIN
PROJECT PLANNER



ALEXIS OROPEZA
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:AO:mc

Attachments:

- Exhibit A – Vicinity Map
- Exhibit B – Site Photos
- Exhibit C – Plans and Renderings
- Exhibit D – Findings
- Exhibit E – Conditions of Approval
- Exhibit F – Parcel Layout
- Exhibit G – Lot Line Adjustment Exhibit
- Exhibit H – Public Correspondence
- Exhibit I – Initial Study/Mitigated Negative Declaration ND13-19
- Exhibit J – Final IS/MND