

February 6, 2020

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

**RECOMMENDATION:**

Accept Categorical Exemption CE19-211 and approve Conditional Use Permit CUP19-035 to establish an indoor aquatic farm at a 23,400-square-foot industrial building located at 625 West Anaheim Street in the General Industrial (IG) Zoning District. (District 1)

**APPLICANT:** Stephen Sutton  
625 West Anaheim Street  
Long Beach, CA 90813  
(Application No. 1908-24)

**DISCUSSION**

The project site is located on the north side of Anaheim Street, between Daisy Avenue and North Oregon Avenue (Exhibit A – Vicinity Map) within the General Plan Land Use PlaceType Neo-Industrial (NI) and the General Industrial (IG) zoning district. Currently, the 2.08-acre parcel is developed with several industrial buildings that were built as early as 1919. The last use within this tenant space was a warehouse. Pursuant to Long Beach Municipal Code (LBMC) 21.33.060 Table 33-2, a Conditional Use Permit (CUP) is required to establish an indoor aquatic agriculture use to grow shrimp and seaweed for human consumption. Aquatic agriculture is recognized in the Zoning Code as a land use that, due to the nature of the use, requires more detailed review. Through the review process is established to determine if the use is compatible or may be made compatible with other uses in the area through the imposition of conditions of approval.

**Project Summary**

The applicant is proposing to establish a 23,400-square-foot indoor salt water aquatic agriculture use with tanks for the growth of shrimp and seaweed, for human consumption. Cultivation will occur indoors, and the associated equipment and filters will be similar to those used at an aquarium. The standard Industrial Classification (SIC) for Animal Aquaculture includes establishments primarily engaged in the production of finfish and shellfish, such as crustaceans and mollusk, within a confined space and under controlled feeding, sanitation, and harvesting procedures. Shrimp will be harvested and sold unprocessed in an air tight plastic container to be produced daily. Additionally, the applicant plans to provide a



community-information service through off-site lectures and provide tours to interested customers and community organizations.

### Land Use

The previous use at this building was a warehouse, which requires one (1) space per 1,000 Gross Floor Area (GFA) or twenty-four (24) spaces. The proposed change of use to an indoor aquatic agriculture requires forty-eight (48) parking spaces. Based on legal non-conforming provisions (LBMC 21.27.070.C.1), a use with non-conforming parking may change to another use without adding parking except if the new use would require more parking than the existing use. Therefore, to establish the new use, the applicant must add parking equal to the difference (net change in parking required).

**Table 1 – Parking Summary**

Use		Parking Required	Non-Conforming Parking Credit	Parking
Proposed Use	Aquatic Agriculture (23,400 Sq. Ft.)	2 Spaces Per 1,000 sq. ft. <b>(48 Spaces)</b>	24 Spaces*	48 Required Spaces – 24 Non-conforming Spaces = <b>24 Required Parking Spaces</b> (28 Provided)

\*The 24 spaces required for the previous use are not currently provided on site and is a legal non-conforming condition (LBMC 21.27.070.C.1).

The applicant is repurposing the loading area off Anaheim Street to provide 28 new parking spaces. Repurposing the loading docks to a parking lot will require the applicant to close a 140-foot wide curb-cut (Exhibit B – Plans and Photographs). The reconfiguration of the loading area and adjacent right-of-way improvements will reduce the traffic conflicts on Anaheim Street. The applicant will use the existing loading docks off Daisy Avenue, for loading. In addition to the curb cut reduction the area will comply with the zoning standards the applicant will stripe the parking lot and provide landscaping in compliance with the development standards (Exhibit C - Findings & Exhibit D - Conditions of Approval). In addition, to the required parking staff has considered the potential for noise, trash, and odors, from the proposed operations and has recommended a number of conditions to prevent the use from becoming a nuisance. Shrimp that is not harvested or is substandard will be frozen and disposed of day-of trash pick-up. This application was conditioned to meet all noise standards and to install odor control prevention and ventilation systems at the site.

The Neo-Industrial PlaceType encourages the location, evolution and retention of restricted light industrial activities associated with innovative start-up businesses and creative design offices in the arts, engineering, sciences, technology, media, education, information industries, among other uses. The applicant is proposing a unique use that will create collaboration with various community organizations and overall bring a use that brings less

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traffic congestion to the area (Exhibit E – Project Description). Furthermore, the Conditional Use Permit to allow for an indoor salt water aquatic agriculture is consistent with the LU Policy 3-4 to promote and attract a mix of industrial uses by emphasizing the flexibility of the Placetype Designation. Overall, the proposed use to establish an indoor aquaculture farm is consistent with the Neo-industrial PlaceType and General Industrial Zoning District.

Staff finds the proposed use with Conditionals of Approval can operate in a manner compatible with the surroundings uses. Staff recommends that the Planning Commission approve the CUP subject to the conditions of approval.

### **PUBLIC HEARING NOTICE**

A total 987 Public Hearing notices were distributed on January 16, 2020 in accordance with the provision of the Zoning Ordinance. One comment was received as of the preparation of this report (Exhibit F – Public Comment).

### **ENVIRONMENTAL REVIEW**

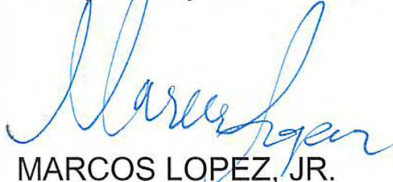
In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15301 – Existing Facilities, as the project consists of the operation of an indoor aquatic agriculture use (CE19-211).

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Respectfully submitted,



MARCOS LOPEZ, JR.  
PROJECT PLANNER



ALEXIS OROPEZA  
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP  
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP  
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:AO:ml

Attachments: Exhibit A - Vicinity Map  
Exhibit B - Plans & Photographs  
Exhibit C - Findings  
Exhibit D - Conditions of Approval  
Exhibit E - Project Description  
Exhibit F – Public Comment