

**CONDITIONAL USE PERMIT
FINDINGS
625 West Anaheim Street
Application No. 1908-24 (CUP19-035)
February 06, 2019**

Pursuant to Section 21.25.206 of the Long Beach Municipal Code (LBMC), a Conditional Use Permit (CUP) can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings along with staff analysis are presented below 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 subject site is located on the north side of Anaheim Street, between Daisy Avenue and North Oregon Avenue within the General Plan Land Use PlaceType Neo-Industrial (NI) and the General Industrial (IG) zoning district. The IG District permits a wide range of industries that may not be desirable in other districts. Within the IG Zone, all agriculture operations require a Conditional Use Permit (CUP). A CUP is consistent when it carries out the intent of the General Plan land use district in which it is located, and otherwise complies with the required findings of the Zoning Regulations. Approval of a CUP would allow for the establishment of low-intensity agriculture use within a zoning district that permits a wide range of industrial uses, with conditions of approval required.

The Neo-Industrial PlaceType encourage 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 propose aquatic agriculture use will occupy an existing 23,400-square-foot building on a 2.08-acre parcel that is developed with several industrial building that were developed as early as 1919. The operation of such business is consistent with the surrounding businesses that feature a variety of industrial uses. The indoor aquaculture facility will be developed with tanks to grow shrimp and seaweed for human consumption. Production will occur indoors; the associated equipment and filters will be similar to those used at an aquarium. Furthermore, the Conditional Use Permit to allow for an indoor salt water aquatic agriculture will support the LU Policy 3-4 to promote and attract a mix of industrial uses by emphasizing the flexibility of the Placetype Designation. The proposed use to establish an indoor aquaculture farm is consistent with the Neo-industrial PlaceType and General Industrial Zoning District.

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

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Categorical Exemption (CE 19-211) was prepared for this project. The

proposed improvements will take place at an existing building and will not be detrimental to the surrounding community.

3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR SPECIFIC CONDITIONAL USE, ASSISTED IN CHAPTER 21.52; AND

Although Chapter 21.52 does not enumerate any special conditions related specifically to the operation of an indoor aquatic farm, Section 21.52.410 states the following conditions which apply to industrial uses requiring a Conditional Use Permit:

A. The proposed use, and the siting and arrangement of that use on the property, will not adversely affect surrounding uses nor pose adverse health risks to persons working and living in the surrounding area.

The proposed use is not anticipated to be detrimental to the surrounding community as the project site is in a industrialized area where industrial uses are common. Conditions of Approval would address the operation requirements, noise, odor and trash. The proposed project will result in the removal of a non-conforming curb cut eliminating traffic conflict in this area between trucks loading and the street traffic.

B. Adequate permitting and site design safeguards will be provided to ensure compliance with the performance standards for industrial uses contained in Section 21.33.090 (Performance Standards) of this Title.

All activity will take place indoors, the proposed used will be subject to the existing noise ordinance.

C. Truck traffic and loading activities associated with the business will not adversely impact surrounding residential neighborhoods.

The loading area located off of Daisy Avenue will limit any adverse truck traffic and loading impacts to the surrounding uses.

D. Businesses involved with hazardous waste treatment, hazardous waste disposal, or hazardous waste transfer shall comply with the following location requirements:

- i. The use shall not be located within two thousand feet (2,000') of any residential zone or use, any hotel or motel, any school or daycare facility, any hospital or convalescent home, any church or similar facility, or any public assembly use.**
- ii. The use shall not be located within one hundred feet (100') of any known earthquake fault, or within a fault hazard or flood hazard zone identified by the State of California.**
- iii. The use shall not be located on any land subject to liquefaction, as identified in the Seismic Safety Element of the General Plan, unless appropriate soils remediation occurs as required by the City Engineer.**

The proposed use will not be involved with any hazardous waste treatment, disposal, or transfer.

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 operation of an indoor aquatic farm facility within an existing building. The proposed use is not one of the types of projects that require compliance Section 21.45.400, and therefore, this section of the Municipal Code would not be applicable to the proposed use.