Planning Commission
929 West Anaheim Street

September 16, 2021

Determine that the project is within the scope of the project previously analyzed as part of the General Plan Land Use and Urban Design Elements Program EIR (SCH #2015051054) (PECC 01-21) and warrants no further environmental pursuant to CEQA Guidelines Sections 15168 and 15162; Approve Site Plan Review SPR21-007 for construction of two concrete tilt-up industrial buildings (62,042 square feet and 61,553 square feet, respectively), including the remodel and reuse of an existing 5,827-square-foot industrial building, with surface parking (176 spaces) on a 6.65-acre site located at 929 West Anaheim Street and 1401 San Francisco Avenue in the General Industrial (IG) Zoning District.; and, Approve a request to merge three (3) lots into a single 289,866-square-foot (6.65-acre) lot. (District 1)

Application No. 2102-12

VICINITY MAP

Zoning:

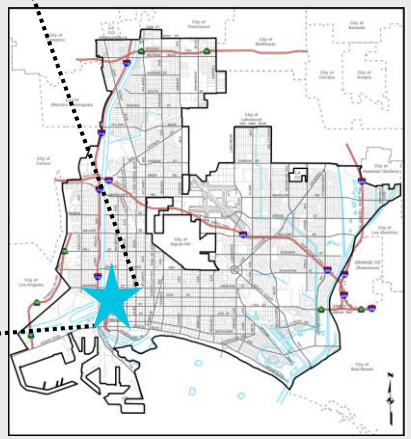
- IG (General Industrial) – Height Incentive Area

General Plan (2019):

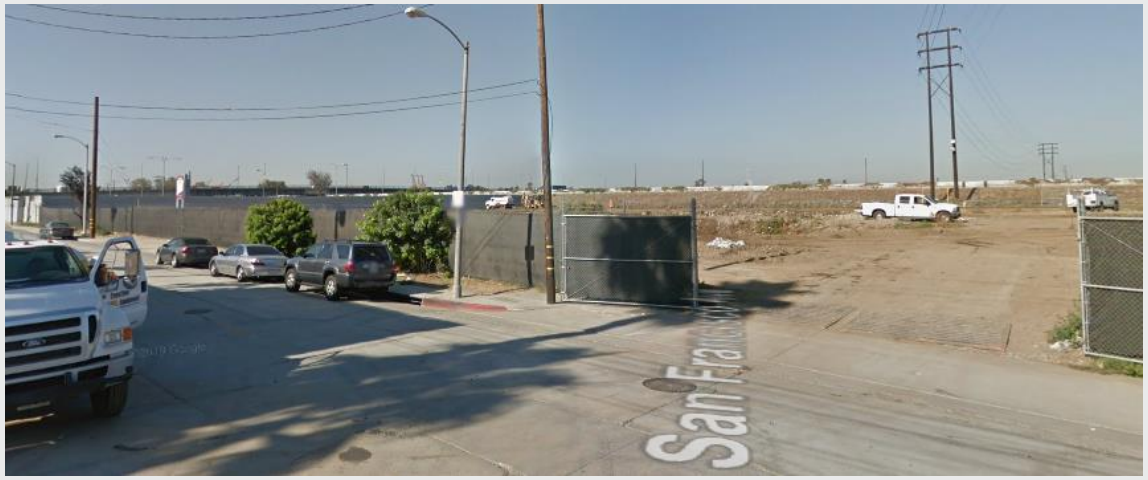
- Neo-Industrial (NI)/40 feet

Subject Site:

- 6.65 acres



EXISTING CONDITIONS



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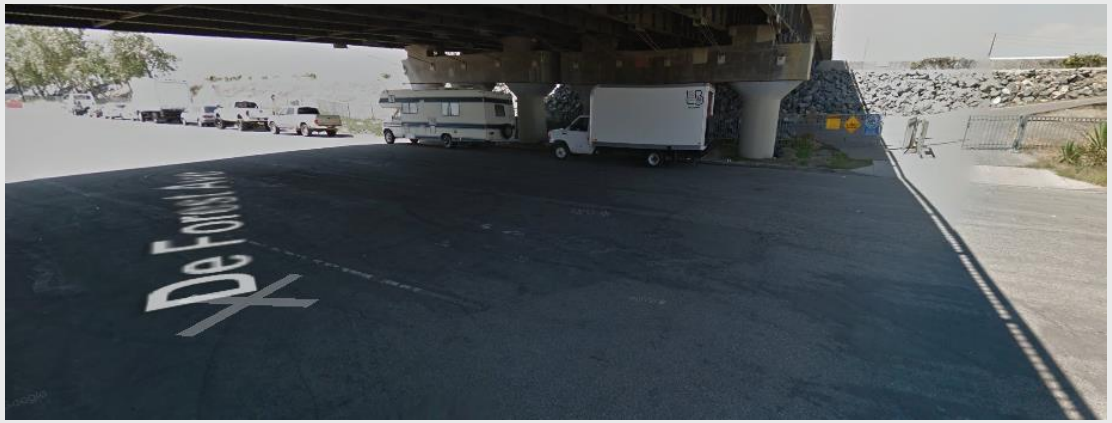
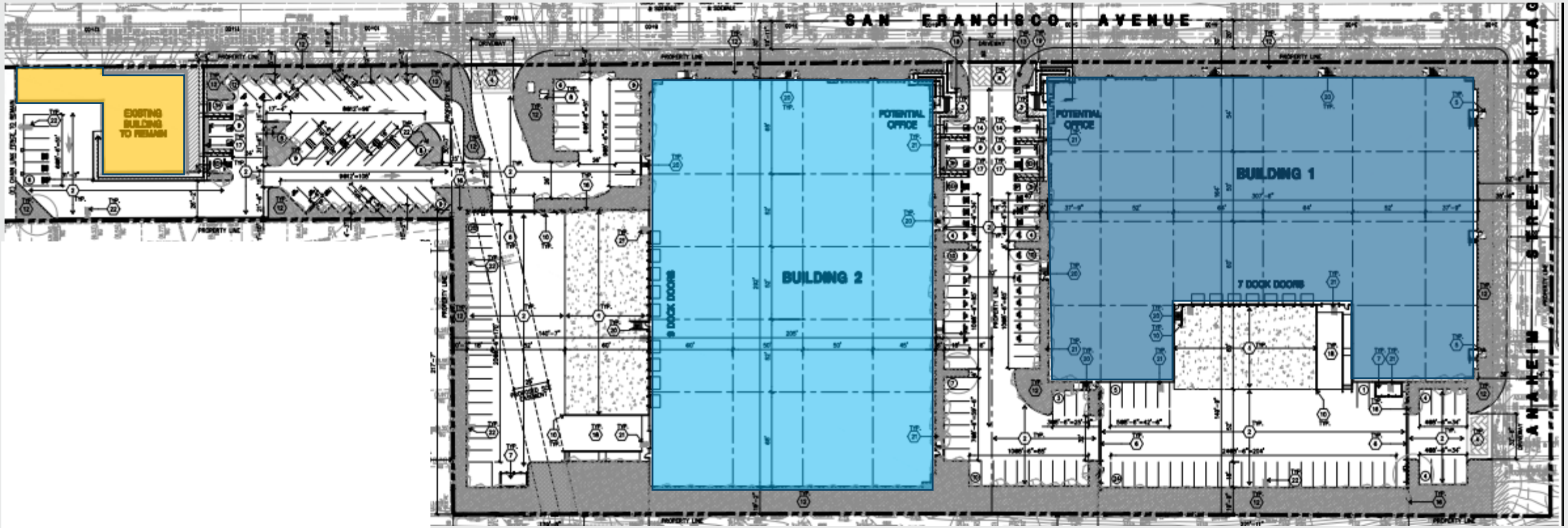


PROJECT PROPOSAL

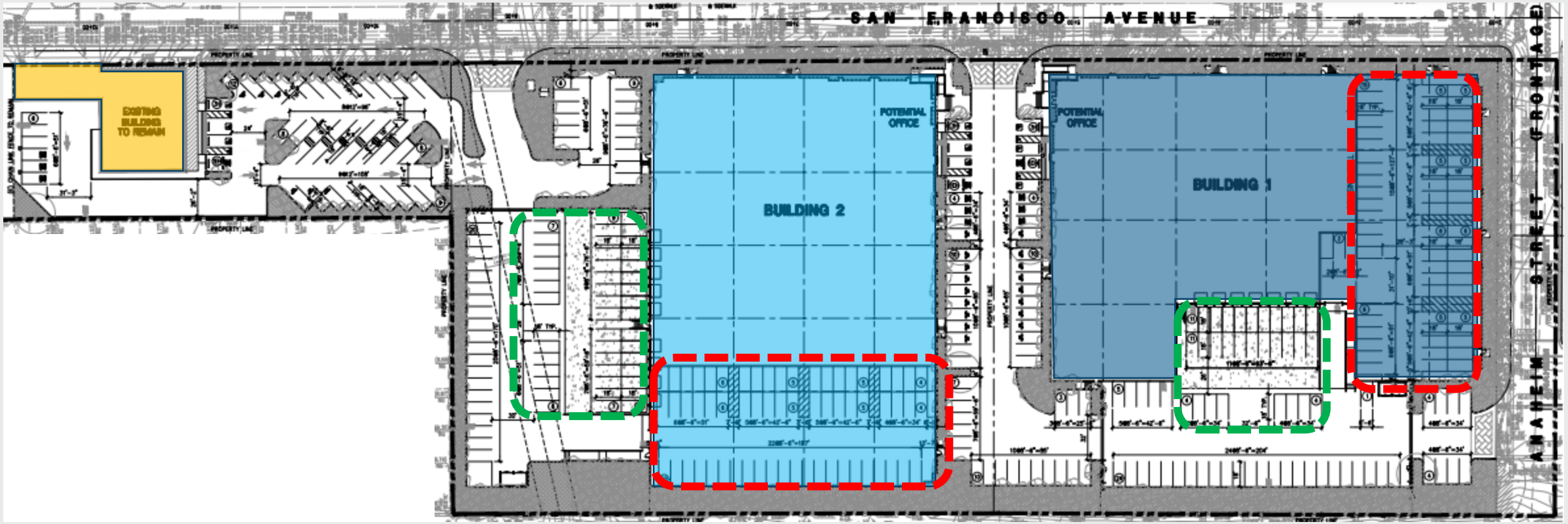
Overall Project:

- Clear and Remediate Site (6.65 acres)
- New surface parking lot to serve existing industrial building (5,827 sf)
- Construct two concrete tilt-up industrial buildings (62,042 and 61,553 sf)
- Each building to have 4,000 sf office
- Reuse of a 5,827-square-foot industrial building
- 16 truck dock doors
- 176 surface parking spaces

SITE PLAN

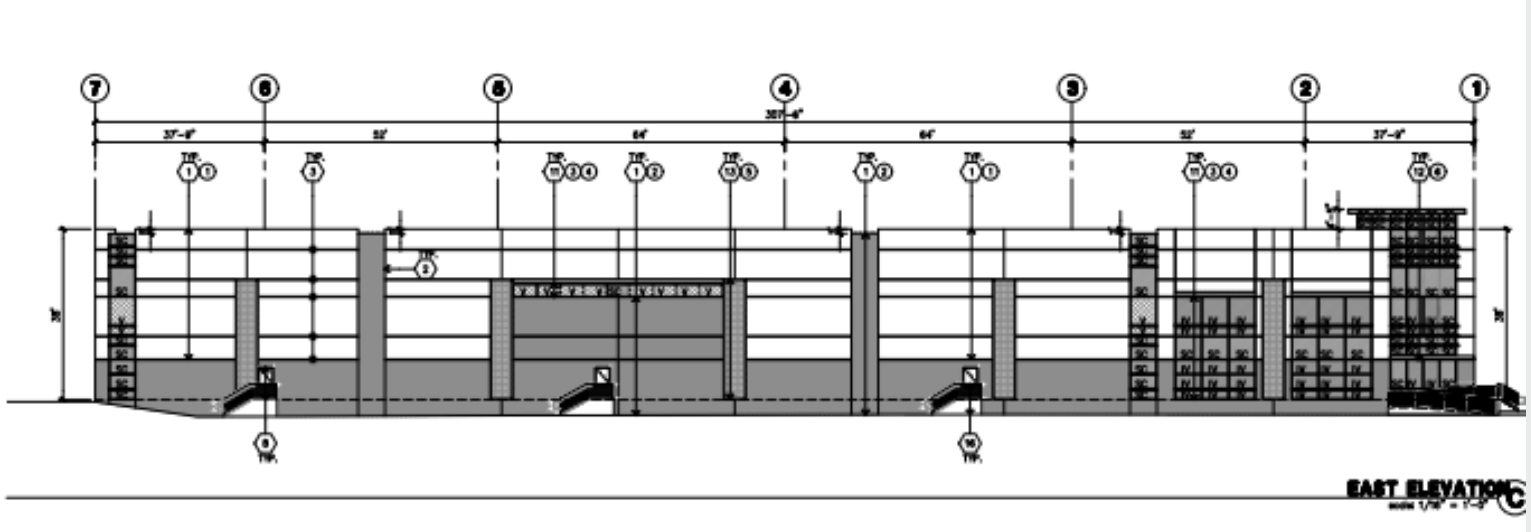

SAN FRANCISCO AVENUE
EXISTING BUILDING TO REMAIN
BUILDING 2
9 DOCK DOORS
POTENTIAL OFFICE
POTENTIAL OFFICE
BUILDING 1
7 DOCK DOORS
ANAHEIM STREET FRONTAGE

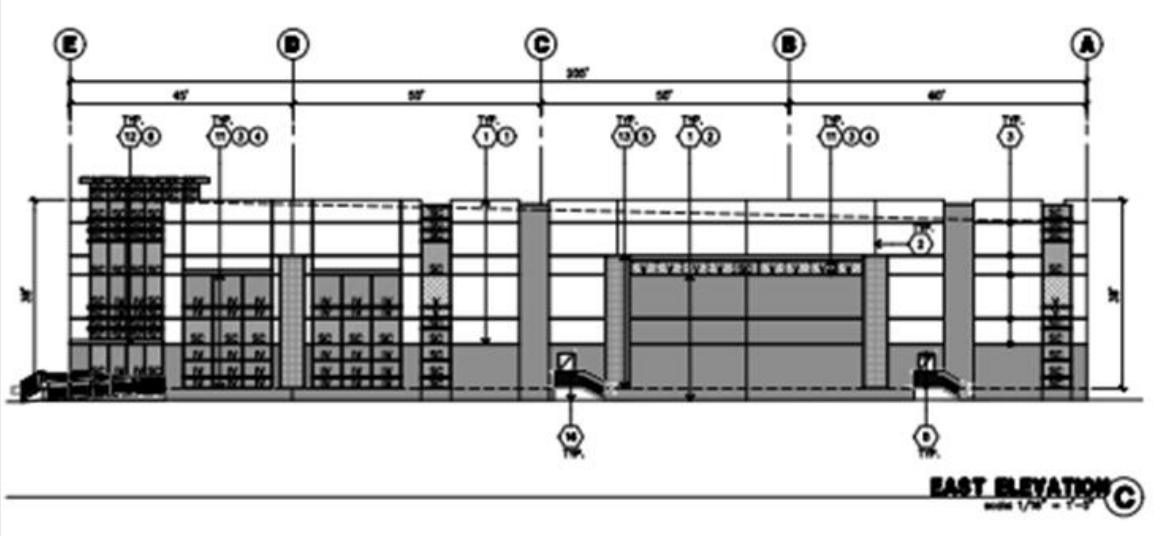
ALTERNATE PARKING PLAN



LANDSCAPE PLAN

ELEVATIONS





CONDITIONS OF APPROVAL

Special Conditions

- Prior to issuance of building permits, the Applicant shall coordinate with the Public Works Department's Transportation Mobility Bureau for the installation of or financial contribution to the installation of bicycle access point enhancements and/or signage at the Los Angeles River Bicycle Path entrance abutting the southern property line of the site.
- Installation of site perimeter landscaping.
- Truck route education for truck drivers.
- Transportation Demand Management (TDM) Plan
- Compliance with General Plan LUE/UDE Mitigation Measures.

NOTICING AND PUBLIC COMMENTS

A total of 190 notices of public hearing were distributed within a 1,000-foot radius from the project site on August 30, 2021, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations.

One public comment received in response to Planning Commission Noticing.

CEQA

- This project was analyzed as part of the previously-certified General Plan Land Use Element (LUE) and Urban Design Element (UDE) Program Environmental Impact Report (PEIR).
- An EIR Compliance Checklist (PECC-01-21) was prepared for this project.
- The EIR Compliance Checklist analyzed the proposed project in accordance with the General Plan LUE/UDE PEIR and determined that the project will not result in any new significant impacts that exceed those analyzed in the General Plan LUE/UDE PEIR.
- The development is subject to the General Plan LUE/UDE PEIR Mitigation Monitoring and Reporting Program (MMRP) to ensure compliance with adopted mitigation measures during project implementation.

RECOMMENDATION

Determine that the project is within the scope of the project previously analyzed as part of the General Plan Land Use and Urban Design Elements Program EIR (SCH #2015051054) (PECC 01-21) and warrants no further environmental pursuant to CEQA Guidelines Sections 15168 and 15162; Approve Site Plan Review SPR21-007 for construction of two concrete tilt-up industrial buildings (62,042 square feet and 61,553 square feet, respectively), including the remodel and reuse of an existing 5,827-square-foot industrial building, with surface parking (176 spaces) on a 6.65-acre site located at 929 West Anaheim Street and 1401 San Francisco Avenue in the General Industrial (IG) Zoning District.; and, Approve a request to merge three (3) lots into a single 289,866-square-foot (6.65-acre) lot. (District 1)

Thank you

Maryanne Cronin
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LOS ANGELES RIVER MASTER PLAN

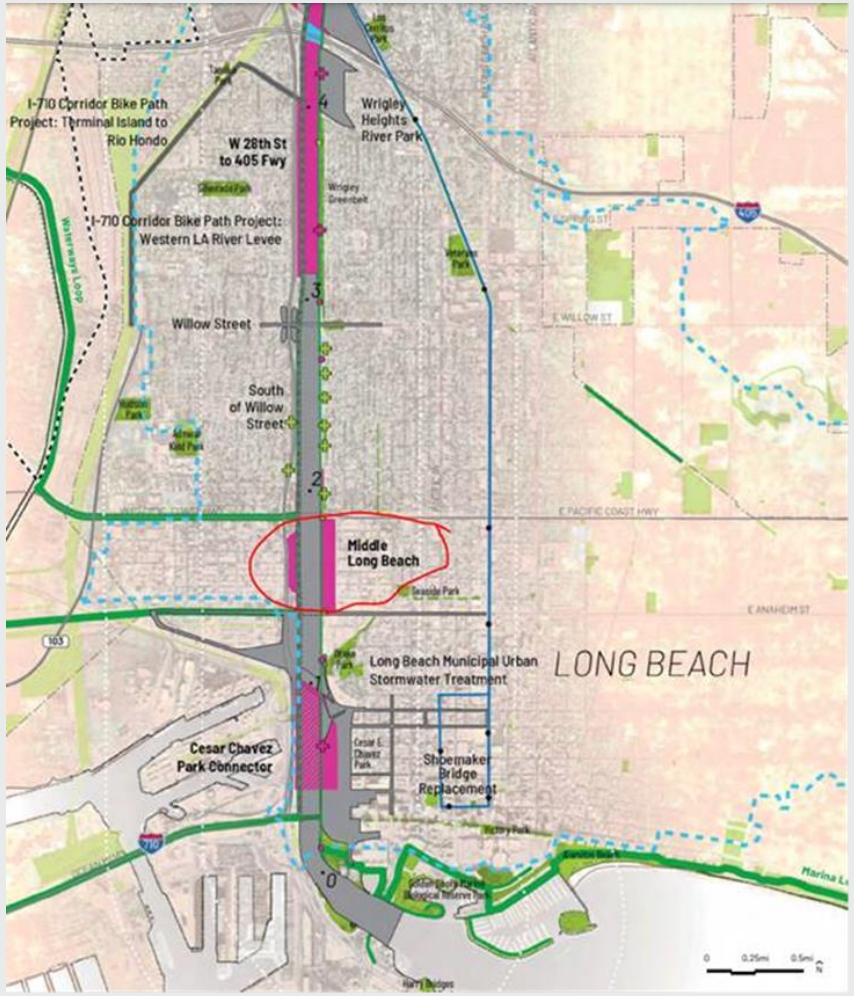
RM 1.7

Middle Long Beach
LARMP Proposed Project Site
M / 39.9 acres

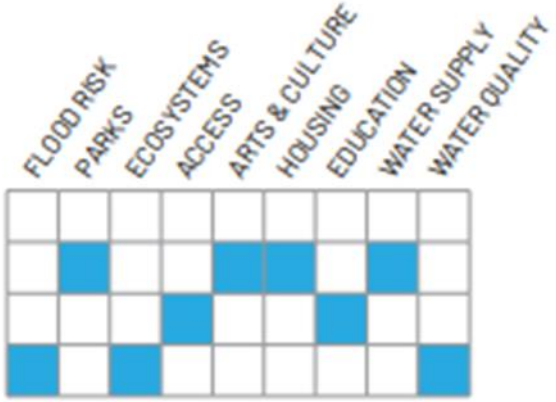
Frame 1 - Long Beach

Land Ownership:
40% Private
28% County
22% Unclassified
10% Public (Non-County)

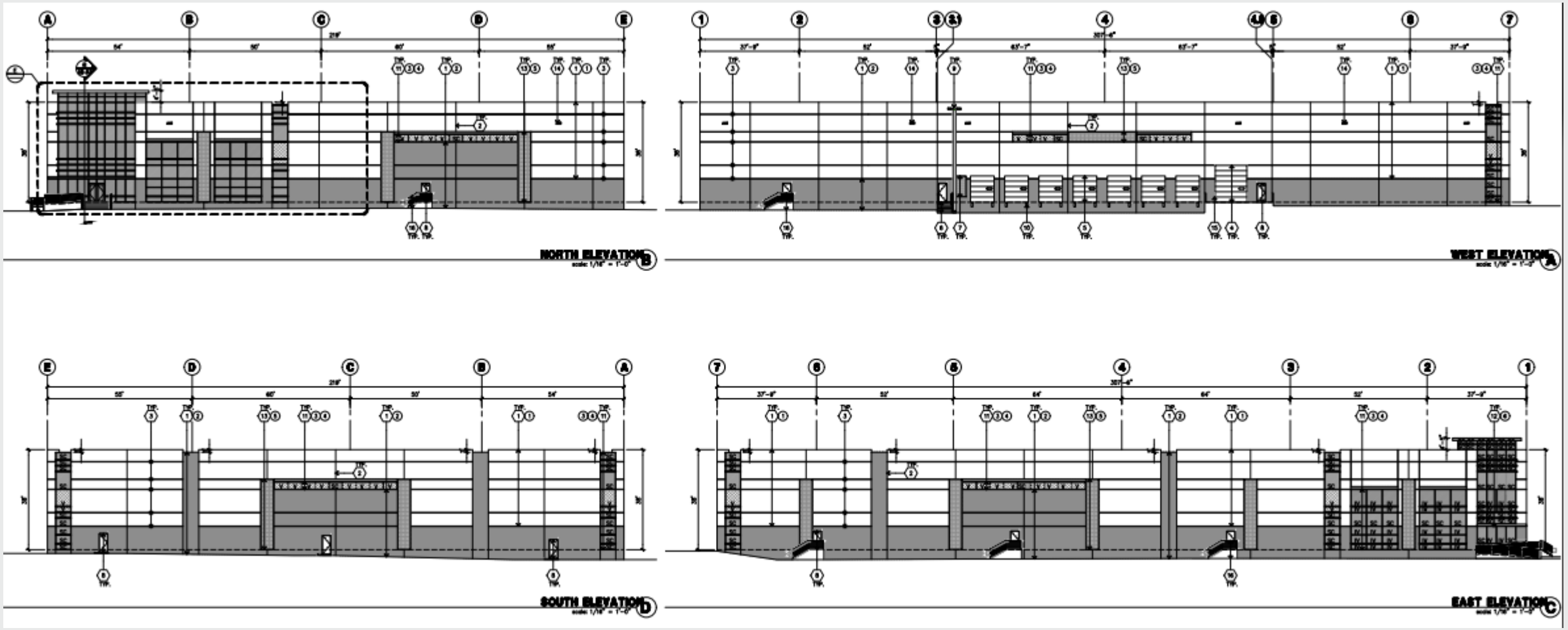
Political Districts:
Congressional: 47
Supervisorial: 4
LA City Council: n/a
State Senate: 33
State Assembly: 70



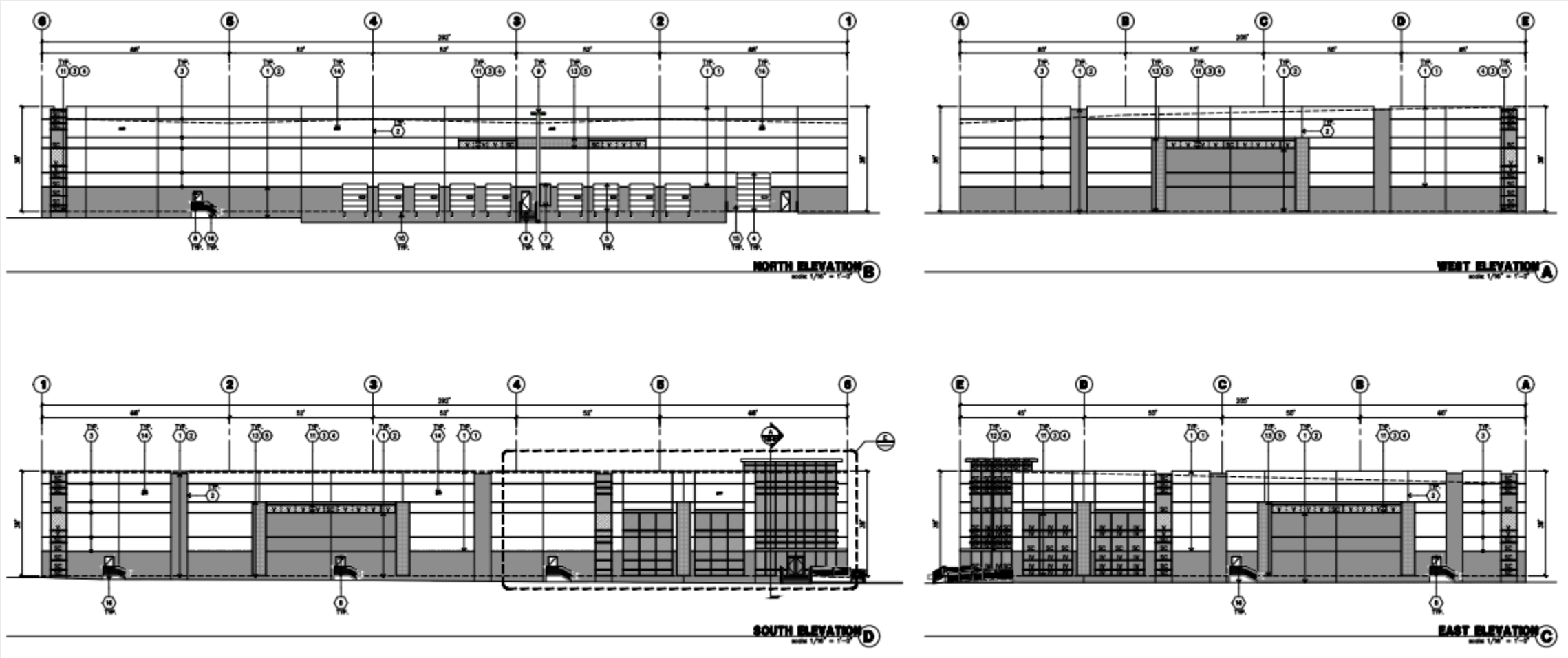
Needs:



ELEVATIONS (SOUTH BUILDING)



LONGBEACH DEVELOPMENT SERVICES

CITY OF LONGBEACH

ELEVATIONS (NORTH BUILDING)