



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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May 20, 2010

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommend City Council approve amendments to the Zoning Regulations governing truck transfer and distribution uses in the Industrial Zoning Districts. (Citywide)

APPLICANT: City of Long Beach
Department of Development Services
333 W. Ocean Blvd., 4th Floor
Long Beach, CA 90802
(Application No. 0810-13 and CE 08-070)

DISCUSSION

On December 7, 2008, the Long Beach City Council adopted an emergency ordinance prohibiting all truck transfer and truck terminal facilities for one year in response to City Council concerns regarding the lack of regulations to facilitate the implementation of the Port of Long Beach's Clean Truck Program. The moratorium was extended for an additional year on December 2, 2009 to allow additional time for staff to present changes to proposed development standards to the community.

Proposed changes to the ordinance were presented to the Planning Commission on May 7, August 20, and December 18, 2009. Staff originally proposed a requirement for a Conditional Use Permit for all trucking uses. However, after extensive discussion, the Planning Commission directed staff to develop special development standards in-lieu of a Conditional Use Permit.

At the request of the Planning Commission, staff also presented proposed changes to the West and North Project Area Committees and the Magnolia Industrial Group (MIG). The proposed development standards, which include landscaping buffers, block walls- office and restroom facilities, adequate lighting, and proper onsite circulation, were seen as being necessary to facilitate improvements to poorly maintained properties. The major concerns from the community after reviewing the proposed standards were how to address unpaved lots, lack of restrooms and office facilities, and the applicability of the new development standards.

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To address community concerns, three additional development standards were added. The new standards would require a trucking lot to be surfaced, restrooms and office spaces provided, and a special inspection required for all new and transferred business licenses. The special inspection would substitute for a Conditional Use Permit and would require a new or transferred business to comply with special standards, instead of site-specific conditions. The Director of Development Services would have the authority to implement the new development standards if issues with property maintenance, public health, noise, or on-site circulation are determined during a special inspection.

In conclusion, Staff recommends the following modifications to the ordinance (Exhibit A – Special Development Standards):

- Add Special Development Standards, which include the following:
 - Office and restroom facilities large enough to accommodate employees and guests
 - Landscaping buffers
 - Adequate screening from a public right-of-way
 - Adequate parking lot striping, turning radiuses, and paving materials
 - Special inspection for all new and transferred business licenses

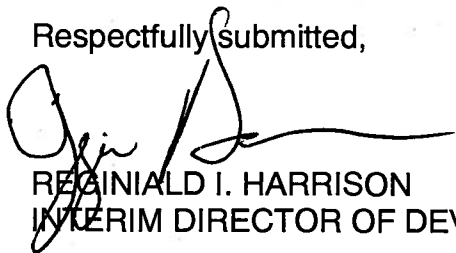
PUBLIC HEARING NOTICE

A Notice of Public Hearing was published in the April 28, 2010 edition of the Long Beach Press-Telegram as required by the Long Beach Municipal Code. Notices were also emailed to all Project Area Committees and the Magnolia Industrial Group. No responses have been received at the time of preparation of this report.

ENVIRONMENTAL REVIEW

State CEQA Guidelines Section 15051 (b)(3), the general rule states that, where it can be seen with certainty that there is no possibility that the project will not have a significant effect on the environment, it is not subject to environmental review. The proposed amendment would apply to minor changes in the use of land that could not significantly affect the environment, thus this project has been determined to be exempt (CE 08-075) (Exhibit B).

Respectfully submitted,



REGINALD I. HARRISON
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

RH:DB:sv

Attachments Exhibit A – Special Development Standards

Exhibit B – Categorical Exemption

EXHIBIT A

21.45.168 Truck Terminal and Truck Yard Facilities.

The following special development standards shall apply to trucking terminal and yards, in all Industrial Zones:

- A. Special standards for industrial uses, Section 21.52.410 and standards for outdoor service and repair of vehicles, Section 21.45.150. shall also apply.
- B. Storage. Transport containers used for storing goods, materials, or equipment to be transported by truck, train, or marine vessel may be stored anywhere on a lot, with the exception of any required corner cutoff area. No more than two (2) containers shall be stacked atop one another.
- C. **Special Inspection. A special building/site inspection shall be required on all new or transferred business licenses. If illegal structures, property maintenance or public health issues are found upon inspection, a building permit shall be required and all special development standards, mentioned herein shall be addressed to the satisfaction of the Director of Development Services.**
- D. Clean Truck Program. All drayage trucks, as defined in the Clean Truck Program utilized for trucking business operations shall comply with the Clean Truck Program.
- E. **Maintenance. All yard areas shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).**
- F. **Facilities/Restrooms. All trucking terminals and yards shall contain office/s and restroom facilities that are large enough to accommodate employees and guests. Truck terminals and yards are prohibited on vacant lots.**
- G. Landscaping
 - 1. A 10-foot wide landscaping buffer shall be provided on regional corridors and major arterial streets within the front yard and street side yard setback using drought tolerant plants common to the region.
 - 2. A 5-foot wide landscaping buffer shall be provided on minor arterial and collector streets, within the front yard and street side yard setbacks.

3. A 10-foot landscaping buffer shall be provided adjacent to all residentially zoned properties using drought tolerant plants common to the region.
 4. All landscaping shall be permanently irrigated with a 24 hour / 7 day electronic or solar powered time clock.
- H. Lighting. Lighting shall be provided in accordance to the LBMC Section 21.41. in a relatively even pattern and in compliance with California Title 24 Energy requirements.
- G. Fencing.
1. A maximum twelve-foot (12') in height decorative fence is required at all driveways, parking and loading areas that are visible from the public right-of-way.
 2. An 8' in height decorative block wall shall be placed on all property lines adjacent to residentially zoned properties.
 3. **Chainlink, barbed wire and razor wire fencing are prohibited, except when located atop an 8' or taller decorative fence on interior property lines, including a public alley.**
- H. Truck Queuing, Circulation, Paving and Grading.
1. Adequate turning radius shall be provided, to allow an adequate egress and ingress to the site.
 2. Trucking uses that accept deliveries or transfers from out of state trucks shall provide a minimum of 30' wide curb approach.
 3. **The site shall be designed to safely accommodate on-site maneuvers of any truck used for the business, and shall permit such trucks to enter and exit the site in a forward direction, thereby avoid backing from or into a public street, except that trucks may back into a site, but not back into the street on lots less than 12,500 square feet in size.**
 4. **No loading or unloading of any materials or trailers shall be allowed on the public right of way, including an alley.**
 5. **Areas utilized for the parking of trucks shall be surfaced with a minimum 6 inch thick reinforced concrete over compacted grade to 90 percent relative compaction; or a minimum 5 inch thick asphalt paving over 6 inch compacted road base, over compacted grade to 90 percent relative compaction, to the satisfaction of the Director of Development Services**

6. The site shall be graded to drain in accordance with city's NPDES requirements (Section 18.95) and adequate catch basins shall be provided to screen runoff from the site.
7. Major auto repair associated with a trucking use and subletting to trucking repair business shall be prohibited. Minor auto repair associated with a trucking use is allowed as an accessory use.
8. Dumping of tires, oil, transmission fluids, filters, or any other hazardous materials is strictly prohibited.

Table 33-2
Uses in Industrial Districts

Use	IL	IM	IG	IP	*Notes and Exceptions
5.1 With no outdoor container storage	C	Y/C	Y*	See item 10	See Special Development Standards for Trucking terminals and yards, Section 21.45.168.
5.2 With outdoor container storage associated with shipping/trucking/rail	C	C	Y*	See item 10	*See Special Development Standards for Trucking terminals and yards, Section 21.45.168.