



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

June 16, 2011

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

**RECOMMENDATION:**

Approve a Conditional Use Permit request to establish a short-term trucking container parking lot on the Southern California Edison Right-of-Way located at 6947 Sportsman Drive. (District 9)

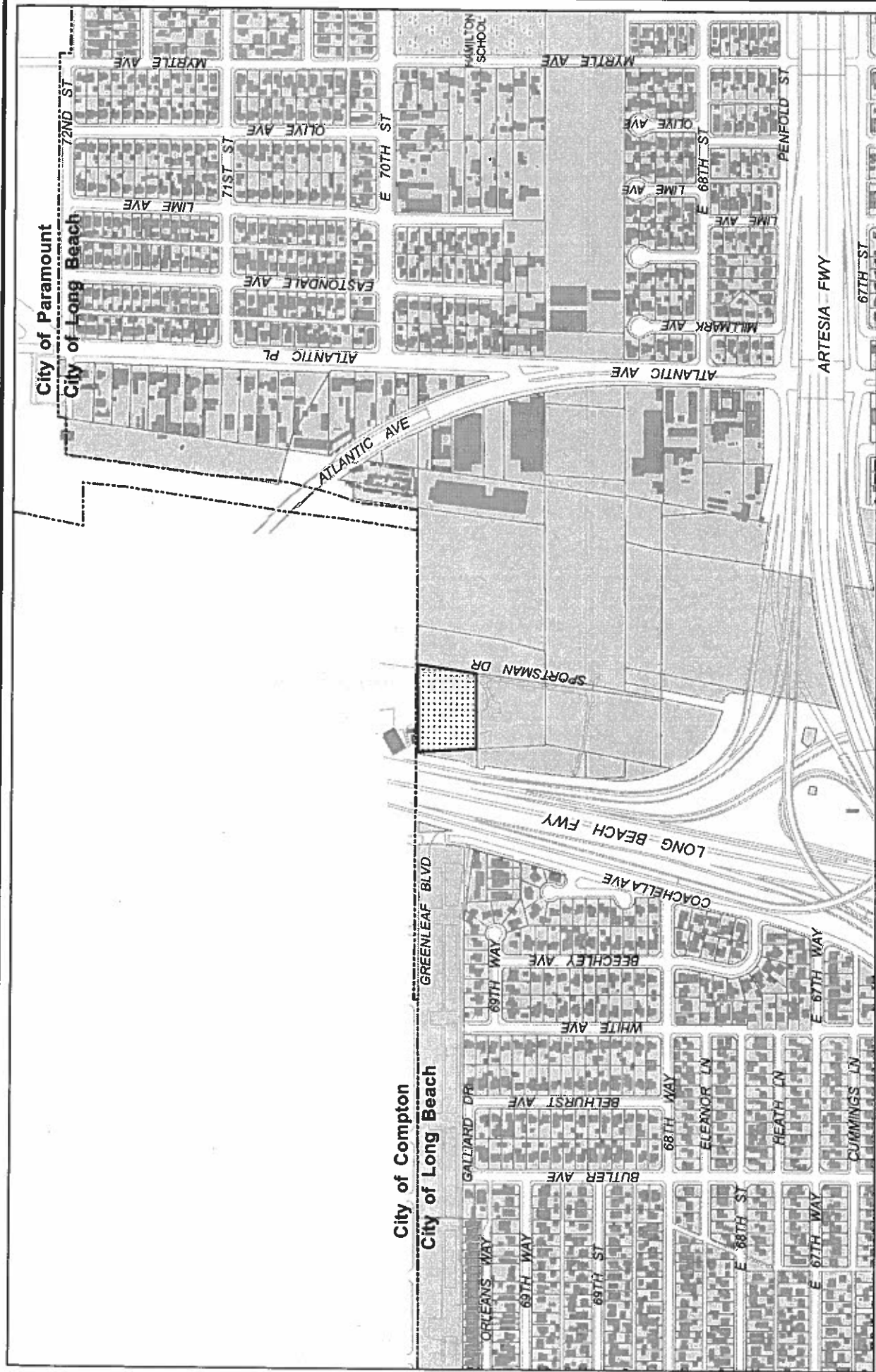
APPLICANT: Flying M Ranch LLC  
1402 East Lomita Blvd  
Wilmington CA 90748  
(Application No. 1104-06)

**DISCUSSION**

The applicant is requesting approval of a Conditional Use Permit to establish and maintain a short-term trucking container parking lot on the Southern California Edison Right-of-Way located at 6947 Sportsman Drive. The subject site is located within the northeast quadrant of the intersection of the 91 freeway and the 710 freeway on the Southern California Edison Right-of-Way (Exhibit A – Location Map). The zoning designation of the subject site is Medium Industrial (IM). The site is approximately 13.5 acres in size and is accessible from the 710 freeway via the Alondra Boulevard off-ramp exit. The proposed site would be developed with a short-term trailer parking facility that would provide a total of 242 storage/parking spaces for trailers with containers. The containers would remain mounted on wheeled chassis and would not be removed from their chassis. Two portable office buildings would also be located on the project site, each would be 1,600-square-foot in size and will be located near the entrance on Sportsman Drive. The buildings will have restrooms and office space for processing paperwork and allocating parking spaces (Exhibit B - Plans & Photographs).

Staff reviewed the request and is recommending approval, provided that physical improvements to the site are made. These improvements will consist of grading, paving, fencing, landscaping, lighting, and installation of underground utilities. The North Long Beach Neighborhood Association Executive Committee, at their May 2011 committee meeting, voiced some concerns to the request with regards to traffic and landscaping. Conditions of approval have been placed on the project to minimize these concerns. (Exhibit C – Findings & Conditions).





# Exhibit A

**Subject Property:**  
 6947 Sportsman Dr  
 Application No. 1104-06  
 Council District 9  
 Zoning Code : IM



## CONDITIONAL USE PERMIT FINDINGS

6947 Sportsman Drive

App. No. 1104-06

June 16, 2011

Pursuant to Section 21.25.206 of the Long Beach Municipal Code, a Conditional Use Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented 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 has a General Plan designation of LUD #11, Open Space/Park District, along with a zoning classification of (IM) Medium Industrial which allows commercial uses as well as industrial uses. The proposed operation of a trucking container parking lot is consistent with the allowable uses in LUD #11, subject to the approval of a Conditional Use Permit and meeting special standards for trucking related uses. The proposed parking container yard is located on southern California Edison property and away from residential properties. The site is accessible from the 710 Freeway and Atlantic Avenue and is not visible from any public right of way. However, the proposed use will be required to be adequately screened from nearby uses by incorporating landscaping and fences, as well as providing sufficient facilities for guests and employees, thereby allowing for a more secure and clean facility. With the incorporation of conditions of approval, the project will not result in impacts to the community and is consistent with the General Plan.

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

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Categorical Exemption (CE 11-032) was prepared for this project and is attached for your review.

With the conditions of approval incorporated, the use will not be detrimental to the surrounding community. The conditions of approval reinforce Special Development Standards for trucking related uses, which requires screening, landscaping and sufficient ingress and egress to a trucking facility, as well as address potential negative impacts from the proposed use. Approval of the requested Conditional Use Permit will enable the City to enforce these approval conditions and address potential nuisances that may arise in the future.

**3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR THE USE ENUMERATED IN CHAPTER 21.52.**

Certain industrial uses identified in Chapter 21.33 (Industrial Uses) are subject to conditional use permit review and approval. In addition to the standard considerations and findings required to approve a conditional use permit, the following additional considerations and findings shall be made:

- 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.

With the conditions of approval incorporated, the use will not be detrimental to the surrounding community. The conditions of approval reinforce Special Development Standards for trucking related uses, which requires screening, landscaping and sufficient ingress and egress to a trucking facility, as well as address potential negative impacts from the proposed use.

- 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.

Condition of Approval # 14 will require the operator to have an adequate site design as per section 21.33.090

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

Condition of Approval # 15 will require the operator to prevent loading and unloading of any materials or trailers on the public right of way

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

1. 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 day care facility, any hospital or convalescent home, any church or similar facility, or any public assembly use.

The subject site is not located within 2,000 feet of a residential zone, hotel or motel, school, hospital or church.

2. 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.

The subject site is not located within 100 feet of an earthquake fault or flood hazard zone.

3. 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 subject site is not located on land that is subject to liquefaction.

# CONDITIONAL USE PERMIT CONDITIONS OF APPROVAL

6947 Sportsman Drive  
Application No. 1104-06  
June 16, 2011

1. This Conditional Use Permit approval is to establish a short-term trucking container parking lot on the Southern California Edison Right-of-Way. The use permitted hereby on the site, in addition to other uses permitted in the Medium Industrial (IM) Zone District, shall be a trucking container parking lot.
2. This approval and all development rights hereunder shall terminate one year from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This approval shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
4. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.

## Special Conditions:

5. The applicants shall comply with the requirements of Section 21.52.410 of the City of Long Beach Municipal Code regarding trucking yards, to the satisfaction of the Director of Development Services.
6. All drayage trucks, as defined in the Clean Truck Program, utilized for trucking business operations shall comply with the Clean Truck Program.
7. 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 all of the parking areas serving the use including all fences and the perimeter of the site.

CUP Conditions

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8. The applicant shall provide an office and restroom facilities large enough to accommodate employees and guests.
9. Landscaping shall be provided along the side portion of the lot abutting the 710 freeway with 24-foot box size trees and red Bouganvillea plant along with an eight-foot-high wall.
10. All landscaping shall be permanently irrigated with a twenty-four hour seven day a week electronic or solar powered time clock.
11. Lighting shall be provided in accordance with Chapter 21.41 in a relatively even pattern and in compliance with the California Title 24 Energy requirements.
12. All truck traffic for this site shall only be accessible via Alondra Boulevard.
13. The applicant shall provide adequate turning radius to the site.
14. The site shall be designated 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 avoiding backing from or into a public street, except that trucks may back into a site, but not back into the streets on lots less than twelve thousand five hundred (12,500) square feet in size.
15. No loading or unloading of any materials or trailers shall be allowed on the public right-of-way.
16. Areas utilized for the parking of trucks shall be surfaced with a minimum six inch (6") thick reinforced concrete over compacted grade to ninety percent (90%) relative compaction, or a minimum of five inch (5") thick asphalt paving over 6 inch compacted road base, over compacted grade to ninety percent (90%) relative compaction, to the satisfaction of the Director of Development Services.
17. The site shall be graded to drain in accordance with city's NPDES requirements and adequate catch basins shall be provided to screen runoff from the site.
18. Site preparation and construction activities shall be conducted in a manner which minimizes dust.
19. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions, which are a part



thereof. These specific requirements must be recorded with all title conveyance documents at the time of closing escrow.

20. The applicant shall provide a security guard to patrol the site at all times.
21. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
22. The Director of Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Site Plan Review Committee or the Planning Commission, respectively.
23. Compliance is required with these Conditions of Approval as long as this use is on site. As such, the site shall be available for periodic reinspection conducted at the discretion of city officials, to verify that all conditions of approval are being met. The property owner shall reimburse the City for the inspection cost as per special building inspection specifications established by City Council.
24. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.



# CITY OF LONG BEACH NOTICE OF EXEMPTION

DEPARTMENT OF DEVELOPMENT SERVICES  
333 W. OCEAN BLVD., 5<sup>TH</sup> FLOOR, LONG BEACH, CA 90802  
(562) 570-6194 FAX: (562) 570-6068  
lbs.longbeach.gov

TO:  Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: Department of Development Services  
333 W. Ocean Blvd, 5<sup>th</sup> Floor  
Long Beach, CA 90802

L.A. County Clerk  
Environmental Filings  
12400 E. Imperial Hwy. 2<sup>nd</sup> Floor, Room 2001  
Norwalk, CA 90650

Categorical Exemption CE- 11-032

Project Location/Address: Terminus of Sportsman Drive, East of I-710, North of SR-91, West of the Los Angeles River

Project/Activity Description: Flying M Ranch, LLC seeks to develop a short-term trailer parking facility on approximately 13.5 acres of a Southern California Edison utility right-of-way. The project, once completed, would provide a total of 242 parking spaces for trailers with containers and would help to reduce peak traffic near the Ports of Long Beach and Los Angeles. Presently, the property is undeveloped except for the use of Edison electrical towers and lines. Current plans for improvement include grading, permeable asphaltic paving, and access control.

Public Agency Approving Project: **City of Long Beach, Los Angeles County, California**

Applicant Name: Flying M Ranch, LLC

Mailing Address: 1402 E. Lomita Blvd., Wilmington, CA 90748

Phone Number: (310) 830-5000

Applicant Signature: *[Signature]*

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1104-06 Planner's Initials: \_\_\_\_\_

Required Permits: \_\_\_\_\_

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15303, Class 3, New Construction of Small Structures

Statement of support for this finding: Construction of parking facility

Contact Person: Craig Chalfant

Contact Phone: 562-570-6368

Signature: *[Signature]*

Date: 6/8/11