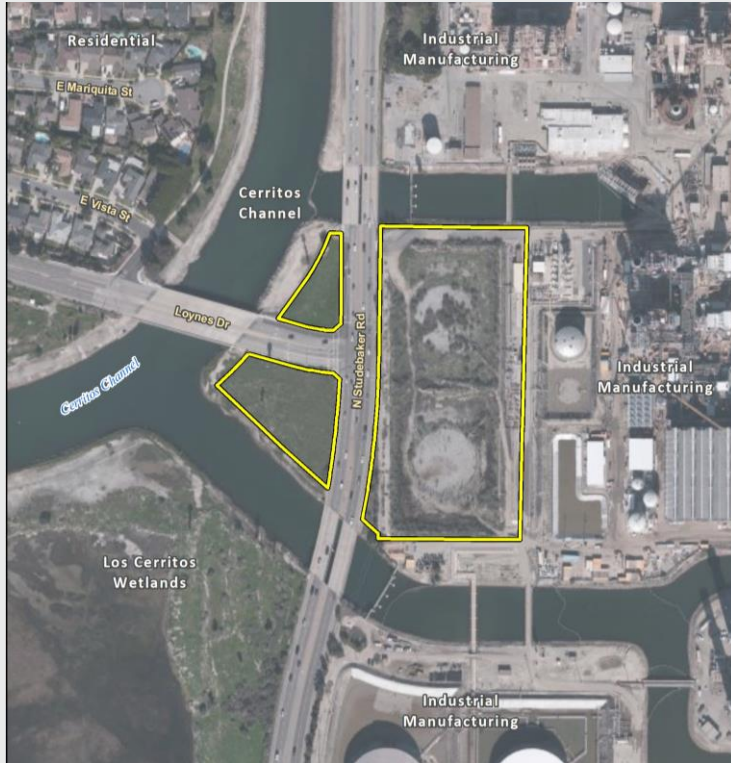




Public Hearing
300 Studebaker Road Industrial Park Project Appeal
Application No: 1811-05

City Council Meeting of: January 7, 2020

Vicinity Map

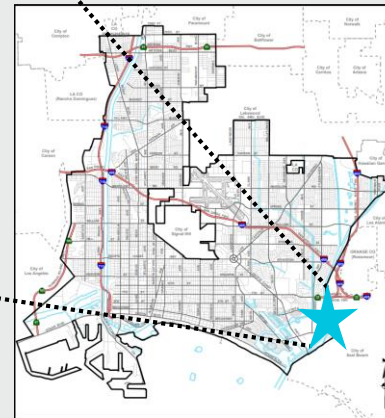


Zoning:

- PD-1 (Southeast Area Development and Improvement Plan)
 - Subareas 19 and 24

General Plan:

- LUD No. 7 (Mixed Uses)



Project Proposal



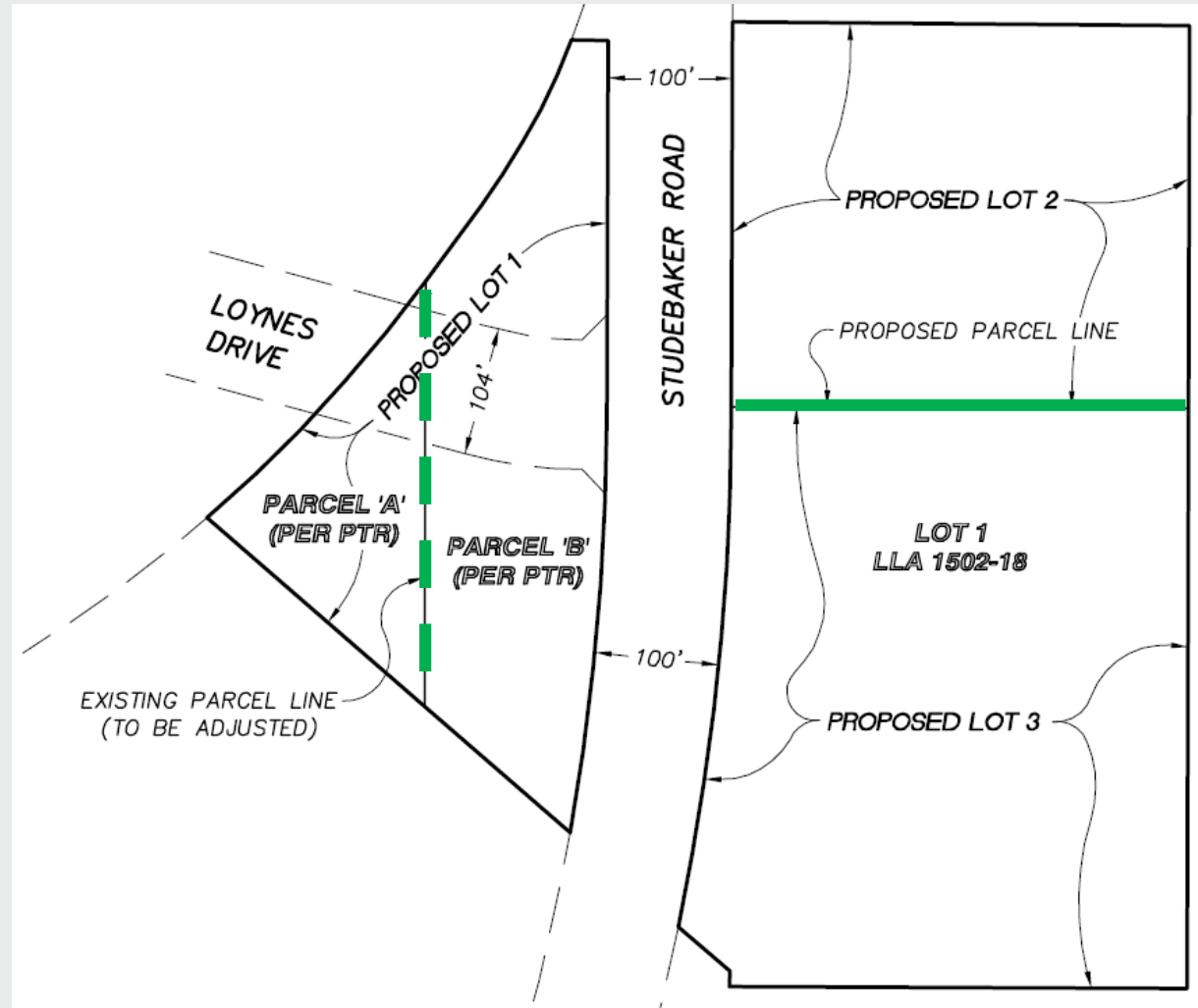
Overall Project:

- Two concrete tilt-up industrial buildings
 - Building 1: 91,700 square feet
 - Building 2: 47,500 square feet
- 168 parking spaces
- 43 grasscrete parking spaces
- Truck Doors
 - 20 Dock Doors
 - 6 Grade Doors
- On- and Off-Site Open Space Provided
- Lot Line Adjustment
 - Three lots

Project Renderings



Lot Line Adjustment



Approvals and Appeals

- November 7, 2019: Planning Commission approved the project with conditions for Site Plan Review, Local Coastal Development Permit, Standards Variance, and Lot Line Adjustment.
- November 14, 2019: Two applications for appeal were filed by Ann Cantrell, Joe Weinstein and Corliss Lee (Citizens About Responsible Planning) (APL19-009); and, Anna Christensen and Ann Cantrell (Sierra Club Los Cerritos Wetlands Task Force) (APL19-010).
- Appeal summary: The Project introduces environmental and coastal impacts and that an EIR must be prepared.

Staff Response to Appeals

- Staff prepared supplemental responses subsequent to the filing of the appeal.
- Staff responses review project analyses which demonstrate that the proposed project would not result in an effect on the environment and would be consistent with all required findings.
- The Planning Commission approval nor the project would not result in an effect on the environment and the project is consistent with all required findings.

Findings

- Site Plan Review

The project is consistent with SEADIP development standards.

- Local Coastal Development Permit

The project is consistent with the LCP and SEADIP for the industrial development, and meets the intent of the LCP to preserve, restore, and dedicate the open space areas of SEADIP Subarea 24 as open space and overlook areas, respectively.

- Standards Variance

The standards variance for the provision of offsite open space is necessary to meet the LCP intent to have open space be useable and accessed by the public and wildlife. The variance does not constitute a grant of special privilege as the applicant is complying with the intent of the code.

Recommendation

- Adopt a Resolution approving and certifying Mitigated Negative Declaration (ND13-19) and adopting a Mitigation Monitoring and Reporting Program in accordance with those measures set forth in ND13-19;
- Deny the appeals (APL19-009) (APL19-010);
- Uphold the Planning Commission recommendation; and
- Approve a Site Plan Review (SPR18-056), Local Coastal Development Permit (LCDP18-034), Standards Variance (SV18-004), and Lot Line Adjustment (LLA18-002) for the subject project at 300 Studebaker Road within the Southeast Area Development and Improvement Plan (PD-1) area. (District 3)



Thank you

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