



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

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June 20, 2013

CHAIR AND PLANNING COMMISSIONERSCity of Long Beach
California**RECOMMENDATION:**

Approve a Conditional Use Permit to convert an existing office building into a self-storage building at 1700 Santa Fe Avenue, in conjunction with the demolition of an existing two-story office building located at 1724 Santa Fe Avenue, located in the General Industrial (IG) zone. (District 1)

APPLICANT: Paul Collins
PAC Designs
1415 Cota Avenue
Long Beach, CA 90813
(Application No.1210-06)

DISCUSSION

The subject site is located on Santa Fe Avenue, between 17th Street and Esther Avenue within the General Industrial (IG) zoning district (Exhibit A – Location Map). The applicant is requesting approval of a Conditional Use Permit (CUP) to convert an existing two-story office/warehouse building with a basement into a self-storage facility in the IG zone. A CUP is required for a self-storage use in the IG zone. The building occupies the full frontage of Santa Fe Avenue between 17th Street and Esther Avenue.

The property was originally developed in two phases. The first phase was developed to include two, two-story office buildings, one on each corner of the lot (Esther and 17th Street). The second office building proposed on the corner of Santa Fe Avenue and 17th Street was never constructed. In its place a three-story office building designed by renowned architect Adrian Wilson was constructed in 1957 to accommodate a Food Supplement Business. The warehouse-office has remained unaltered since it was constructed, with the exception of interior renovations to alter existing office space.

The applicant originally proposed to alter the exterior of the building to a more modern style. However, the Site Plan Review Committee asked that the current building style not be altered due to the building being historically significant and that the existing cellular antennas be screened. The applicant agreed with the recommendation and revised the design of the building by maintaining the exterior walls and raising the

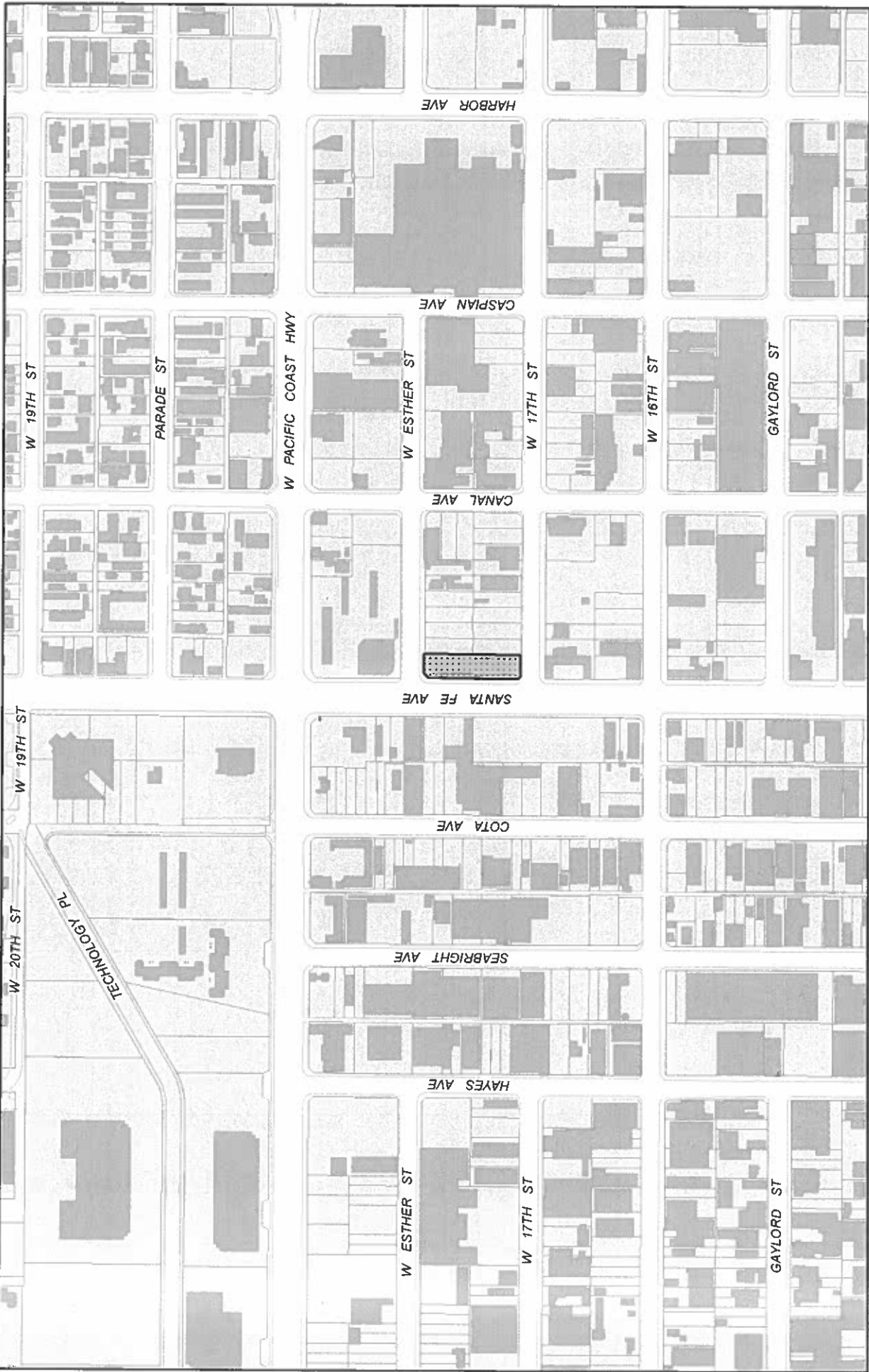


Exhibit A



Subject Property:
 1700 Santa Fe Ave
 Application No. 1210-06
 Council District 1
 Zoning Code : IG



CONDITIONAL USE PERMIT FINDINGS**1700 Santa Fe Avenue****App. No. 1210-06**

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 project site is located in Land Use District #9G—General Industry. The land use district occurs in a few subdistricts within the City, although this type of land use dominates the environment west of the city. The LUD #9G is established in order to maintain a strong industrial employment component in the City's economic base by accommodating a diverse range of businesses which employ many different processes, creating a wide variety of products. The proposed adaptive re-use of an industrial warehouse building into a self-storage building will provides a service that is not common in the industrial zones and thus allows the use to be consistent with the General Plan because it allows for a diverse range of businesses.

In the General Industrial (IG) Zone, a Conditional Use Permit is required, according to Table 33-1 of the Long Beach Municipal Code, to enable consistency with the Zoning Ordinance. Thus, approval of the Conditional Use Permit will allow the project to be consistent with both the General Plan and Zoning Ordinance.

- 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**

The proposed conversion of an industrial warehouse building with accessory offices into a self-storage building will lead to a reduction in vehicular trips to and from the site, due to a decrease in the number of businesses onsite. The conversion will improve the appearance of the building, allow for additional parking, screen un-slightly antennas located on the rooftop and building façade. These changes improve the quality of the building, reduce the parking impact, and with added conditions of approval will not impact the public health, safety or general welfare, surrounding community, environment quality or affect the quality of life in the area.

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

There are no Special Conditions of Approval for Self Storage Uses

**CONDITIONAL USE PERMIT
CONDITIONS OF APPROVAL
1700 Santa Fe Avenue
Application No. 1210-06
Date: June 20, 2013**

1. A Conditional Use Permit to convert an existing two-story office/warehouse building with a basement into a self-storage building, in conjunction with the addition of a third floor and the demolition of an existing two-story office building located at 1724 Santa Fe Avenue located in the IG zone.
2. This permit and all development rights hereunder shall terminate one year from the effective 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 permit 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 Acknowledgement 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).

Special Conditions:

4. The building style shall be maintained to the satisfaction of the Site Plan Review Committee. Any alterations or modification to the plans approved shall be approved by the Site Plan Review Committee.
5. The removal and installation of all wireless telecommunication facilities shall require a Site Plan Review approval before issuance of a building permit.
6. A driveway easement shall be provided from the curb approach on Esther Street, on the northerly property, to the three proposed parking spaces fronting on Santa Fe Avenue, prior to issuance of a building permit.
7. The building shall be repainted using a color arrangement that is similar to the original color pallet used when the building was constructed in 1951. A sample of the colors shall be approved, prior to issuance of a building permit.
8. Loading and unloading shall occur within the existing truck bay located on 17th Street. Appropriate signage shall also be placed in the parking lot to guide customers/guests to the loading area.

9. A broad leaf tree shall be placed within the parking lot in place of the proposed palm trees, to the satisfaction of the Site Plan Review Committee.
10. No pay phone shall be maintained on the interior and exterior of the premises.
11. Any graffiti found on site must be removed within 24 hours of its appearance.
12. A landscaping plan shall be approved, prior to the issuance of a Certificate of Occupancy, and all landscaping shall be maintained with drought tolerant trees and shrubs.
13. 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.

Standard Conditions:

14. 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 that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
15. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
16. 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.
17. The Director of Development Services is authorized to make minor modifications to the approval design plans or 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 Zoning Administrator or Planning Commission, respectively.
18. The property 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, landscaping, fences and the perimeter of the site (including all public parkways).

19. 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.



NOTICE of EXEMPTION from CEQA

EXHIBIT D

DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH 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, 5th Floor
Long Beach, CA 90802

L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 12081

Project Location/Address: 1700 SANTA FE AVE., LONG BEACH, CA 90811

Project/Activity Description: CONVERT OFFICE / WAREHOUSE BUILDING INTO A SELF-STORAGE BUILDING WITH THREE PARKING SPACES.

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

Applicant Name: GERARDO LICCIARDI

Mailing Address: 2941 BRIAWOOD DR., TORRANCE, CA 90505

Phone Number: 310) 493-5318

Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1210-06 Planner's Initials: SV

Required Permits: Conditional use Permit

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15301, Class 1, Existing Facilities

Statement of support for this finding: Conversion of existing commercial building to another commercial land use

Contact Person: PAUL COLLINS

Contact Phone: 562) 437-6311

Signature: [Signature]

Date: 10/17/12