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CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

December 17, 2009

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council amend Zoning Regulations governing truck transfer and distribution uses in the Industrial Zoning Districts to require a Conditional Use Permit and special development standards including landscaping buffers, adequate paving, parking-stall striping, sufficient lighting, and adequate screening from the public right-of-way. (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 2, 2008, the Long Beach City Council adopted an emergency ordinance prohibiting all truck transfer and truck terminal facilities in the General Industrial (IG) zone defined under the Standard Industrial Classification Code Groups of 4212, 4213, and 4214 for one year.

New zoning regulations, landscaping standards, parking stall sizes, and turning radius requirements were reviewed in other jurisdictions to determine what standards would work best in Long Beach. Staff also met with community members, including the West Project Area Committee, to discuss proposed performance standards to determine if buffers, parking, and radii were possible for businesses in Long Beach that are typically smaller on smaller lots.

Based on this research, at the May 7, 2009 Planning Commission meeting, staff recommended changing trucking related uses from an allowed use (Y) to a Conditional Use Permit on sites located within 300 feet of a residential zoning district. However, the Planning Commission recommended that staff create special development standards in-lieu of a Conditional Use Permit.

Special development standards for trucking uses were reviewed to determine their effectiveness in mitigating potential impacts in-lieu of a Conditional Use Permit. Staff found

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that development standards alone would not address all impacts associated with trucking businesses. Issues such as building location, parking lot configuration, curb approach location, and types of buffers would be difficult to address with development standards alone due to the variety of lot sizes throughout Long Beach. Additional review through the Conditional Use Permit process would allow staff to analyze site-specific issues on a case-by-case basis. It will also allow staff to review operational issues through yearly Conditional Use Permit inspections.

The proposal to require a Conditional Use Permit for trucking related uses requires a zoning amendment in the Industrial General (IG) table (33-2) from an allowed use (Y) to a Conditional Use Permit (C). The request also necessitates a change in the Industrial Medium table (Table 33-2) from an allowed use (Y/C) to a Conditional Use Permit, thereby allowing for consistency by requiring a Conditional Use Permit in all industrial zones (Exhibit A). Along with the requirement for a Conditional Use Permit, special development standards are proposed that would assist in the implementation and enforcement of conditions of approval. The proposed standards include a 1,000-square-foot office, landscaping buffers, new block walls, adequate screening, turning radii and paving.

Staff presented proposed changes to the West and North Project Area Committees and the Magnolia Industrial Group (MIG) in October of this year. The West Project Area Committee opposed the changes to the ordinance, stating that the fees for a Conditional Use Permit were too high and that a Conditional Use Permit should not be required in a port city. The North Project Area Committee was in support of the proposed changes, and the Magnolia Industrial Group did not take a position. No specific changes to the ordinance were recommended by any community member or group. The only request was that any changes to the ordinance be brought back to each group. Staff contacted the groups and informed them of staff recommendations and the Planning Commission hearing date.

Summary

In conclusion, staff recommends that the Planning Commission recommend the City Council change the Industrial Code to require a Conditional Use Permit and establish special development standards, which include, a minimum 1,000-square-foot office, new landscaping buffers, adequate screening from the public right-of-way and adequate parking lot striping, turning radii and paving materials.

PUBLIC HEARING NOTICE

A Notice of Public Hearing was published in the December 2 and 3 edition of the Long Beach Press-Telegram, as required by the Long Beach Municipal Code. No responses have been received at this time.

ENVIRONMENTAL REVIEW

State CEQA Guidelines Section 15051 (b)(3) 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,

A handwritten signature in black ink, appearing to read 'C. Beck', with a long horizontal stroke extending to the right.

CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

CB: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 conditions for industrial uses in Section 21.52.410 shall also apply.
- B. Facilities/Restrooms
 1. A minimum 1,000 square foot office and adequate restrooms facilities to accommodate employees and guests shall be provided onsite.
- C. 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 using drought tolerant plants common to the region.
 3. A 5-foot landscaping buffer shall be provided at all other required yard areas.
 4. All landscaping shall be permanently irrigated with an electronic timer.
- D. Lighting
 1. Lighting shall be provided in accordance to the LBMC Section 21.41.259 in a relatively even pattern and to the satisfaction of the Chief of Police.
- F. Fencing.
 1. A maximum twelve-foot (12') in height decorative fence is required at all entryways 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 and barbed wire fencing are prohibited.
- G. Truck Queuing, Circulation, Paving and Grading.

1. Truck parking spaces shall be striped for the required size truck, either thirty-three (33) or fifty-five (55) feet in length by twelve (12) feet in width. The truck parking and stacking spaces shall be designated.
2. A minimum 45-foot turning radius shall be provided for single body trucks and a 48-foot turning radius shall be provided for double body trucks.
3. Minimum maneuvering areas for trucks sideloading, parking shall be eighteen (18) feet for single-body trucks and thirty-six (36) feet for double-body trucks.
4. Minimum maneuvering areas for trucks rearloading, parking or stacking shall be thirty-three (33) feet for single body trucks and forty-four (44) feet for double body trucks.
5. The site containing a truck loading facility shall be designed to safely accommodate on-site maneuvers of double body trucks and to permit such trucks to enter and exit the site in a forward direction and thereby avoid backing from or into a public street.
6. Areas utilized for the parking of trucks shall be surfaced with concrete/asphalt to the satisfaction of the Director of Development Services
7. The site shall be graded to drain in accordance with city's NPDES requirements.

Table 33-2
Uses in Industrial Districts

Use	IL	IM	IG	IP	*Notes and Exceptions
5.1 With no outdoor container storage	C	Y/G C	Y C	See item 10	
5.2 With outdoor container storage associated with shipping/trucking/rail	C	C	C	See item 10	



CITY OF LONG BEACH NOTICE OF EXEMPTION

DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
ibds.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- 06-075

Project Location/Address: CITY WIDE
Project/Activity Description: AMENDMENTS TO THE ZONING REGULATIONS
PERTAINING TO TRUCKING RELATED USES IN THE (IM & IG) INDUSTRIAL
ZONING DISTRICT. STAFF IS RECOMMENDING A CHANGE FROM AN ALLOWED USE (Y) AND (Y/C)
TO A CONDITIONAL USE PERMIT. SPECIAL DEVELOPMENT STANDARDS ARE ALSO INCLUDED

Public Agency Approving Project: City of Long Beach, Los Angeles County, California
Applicant Name: CITY OF LONG BEACH DEPT OF DEVELOPMENT SERVICES
Mailing Address: 333 W. OCEAN BLVD, 5TH FLOOR, LONG BEACH, CA 90802
Phone Number: 562-570-6194 Applicant Signature: _____

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 0901-12 Planner's Initials: SV
Required Permits: Zoning Amendment

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15321, CLASS 21, ENFORCEMENT ACTION BY REGULATORY
AGENCY

Statement of support for this finding: ACTION BY LOCAL LEGISLATIVE BODY TO MODIFY
LAND USE REGULATIONS

Contact Person: Sergio Valdez Contact Phone: 562-570-6071
Signature: _____ Date: 4/28/09