



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

January 19, 2012

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach

California

RECOMMENDATION:

Approve a Conditional Use Permit request to establish a trucking dispatch business located at 2605 E. 67th Street within the General Industrial (IG) zoning district. (District 9)

APPLICANT: Superior Dispatch
2605 E. 67th Street
Long Beach, CA 90807
(Application No. 1109-03)

DISCUSSION

The applicant is requesting approval of a Conditional Use Permit (CUP) to establish a 1,722-square-foot trucking dispatch office and trucking yard at 2605 E. 67th Street on a 45,000-square-foot lot (Exhibit A- Location Map). The subject property is located in the General Industrial (IG) zoning district and was initially developed with a 8,076-square-foot one-story office building and 10,200-square-foot warehouse building. The warehouse and office were demolished in 2009 and a 1,700-square-foot office was approved in the same location (Exhibit B - Plans & Photographs). The business has been operating on the property without a business license for over a year, due to the moratorium that was placed on the use in 2009. The tenant is now requesting a Conditional Use Permit to legalize the business, as required under new trucking regulations adopted in October 2010.

Staff reviewed the request and is recommending approval, provided that physical improvements to the site are made. The physical improvements required in this case are minimal given the primary use is as a dispatch office with an accessory trucking yard. The conditions include the placement of five feet of landscaping with the front yard customer parking areas located in front of the existing office. Other changes include refurbished chain link fencing throughout the property, painting, and the incorporation of security lighting. (Exhibit C – Findings & Conditions). Although the improvements are minimal, they do comply with all performance standards for trucking related uses, which requires compliance with the clean truck program, site maintenance and screening.

PUBLIC HEARING NOTICE

A Notice of Public Hearing was distributed on December 30, 2011, in accordance with the provision of the Zoning Ordinance. No comments have been received as of the preparation of this report.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a Categorical Exemption (CE 11-061) was issued for the proposed project.

Respectfully submitted,


DEREK BURNHAM
PLANNING ADMINISTRATOR


AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AB:DB:SV

Attachments: Exhibit A – Location Map
 Exhibit B – Plans & Photos
 Exhibit C – Findings & Conditions
 Exhibit D – Categorical Exemption 11-061





2605 E. 67th STREET

[illegible]
$$\begin{aligned} 1 &= 11' \times 12' \\ 2 &= 7' \times 8' \\ 3 &= 7' \times 8' \\ 4 &= 7' \times 8' \\ 5 &= 7' \times 8' \\ 6 &= 12.5' \times 8' \\ 7 &= 7' \times 8' \end{aligned}$$

Adjoiners Building
POLISHING PLACE

EXISTING SITE PLAN

BI 7 12' x 8'

Bathrooms

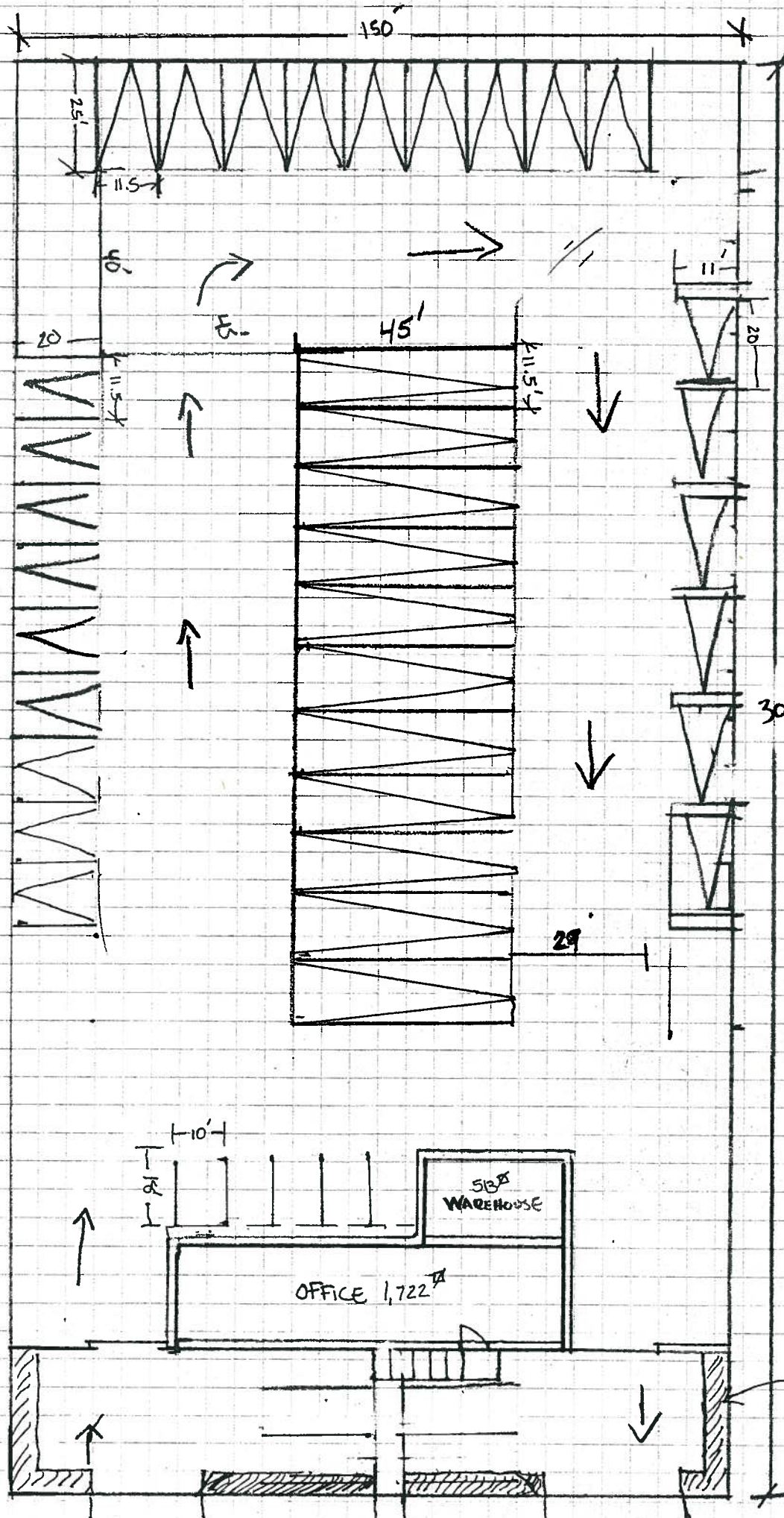
Kitchen = 5' x 8'

DW = DISPATCH WINDOW = 7'x7'

Attn:
STEVEN
VALDEZ

- DRILLING CO. -

SUPERIOR DISPATCH, INC., 2605 E. 67TH ST LONG BEACH, 90805



SITE PLAN Proposed
2605 E. 67th STREET

- Revisions ;
- Re-ORIENT PARKING
44 spaces TOTAL
 - REFORBISH AND PAINT
FENCES
 - ADD 5' LANDSCAPING
WITHIN FRONT YARD
SETBACK

CONDITIONAL USE PERMIT FINDINGS**2605 E. 67th Street****App. No. 1109-03****January 19, 2012**

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 #9G General Industry, which was established to accommodate a diverse range of businesses, creating a wide variety of products. The area allows trucking facilities with a Conditional Use Permit and requires that all trucking uses comply with Special Development Standards for trucking related uses. The proposed operation of an existing cross-dock trucking terminal with parking is consistent with the allowable uses in LUD #9G, subject to the approval of a Conditional Use Permit and meeting special standards for trucking related uses. The proposed trucking office/yard is located on 67th Street, adjacent to the HWY-91, away from residential properties, and is partially hidden from the public right-of-way with wrought iron gates. To comply with adopted performance standards, the proposed use will be required to paint existing screening, incorporate landscaping and provide sufficient restroom 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 and performance standards for trucking related uses.

- 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 11-061) 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 require screening, landscaping and sufficient ingress and egress to a trucking facility, as well as addressing potential negative impacts from the proposed use. Approval of the

requested Conditional Use Permit will enable the City to enforce 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 incorporated conditions of approval, the use will not be detrimental to the surrounding community. The conditions of approval reinforce Special Development Standards for trucking related uses, which require screening, landscaping and sufficient ingress and egress to a trucking facility, and address potential 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 and 21.45.168 of this Title:

21.33.090 - Performance standards

- A. Purpose. The performance standards established in this Section are intended to ensure that industrial/manufacturing uses operate in a manner that protects the public health and safety, and which does not produce adverse impacts on nearby properties nor the community at large. The standards in this Section apply to all industrial/manufacturing districts. The Director of Planning and Building shall be authorized to interpret the performance standards.
- B. Standards May Be Changed. Ongoing scientific and technological advances related to the identification and measurement of impacts require that these performance standards remain up to date. These standards may be modified from time to time as required by technological changes.
- C. Noise Standards. All uses and activities shall comply with the noise regulations contained in Chapter 8.80 (Noise) of the City of Long Beach Municipal Code.
- D. Hours of Operation Standards. Between the hours of 10:00 p.m. and 7:00 a.m., industrial businesses shall discontinue operations that produce noise

levels at the nearest residential district or hospital property line higher than those permitted under Chapter 8.80 (Noise) of the Municipal Code.

- E. Light and Glare Standards. All lighting, reflective surfaces, or any other source of illumination shall not produce adverse effects on public streets or on any other parcel. Lights shall be shielded at lot lines so as not to be directly visible from any adjoining residential district.

The applicant will be required to install lighting in the parking lot that will be directed away from adjoining property owners for security.

- F. On-Site Containment of Materials and Waste. No material or waste shall be deposited on a property in such a form or manner that it may be transferred off the property by natural causes or forces such as wind or rain. All materials or wastes which might cause fumes or dust, or which constitute a fire hazard, or which may be edible by or otherwise attractive to rodents or insects, shall be stored outdoors only in closed containers approved by the Director of Planning and Building.

No hazardous waste or materials will be stored on-site. If hazardous materials are stored on site in the future, it shall be contained in a storage container outside of the existing warehouse and office buildings to the satisfaction of the Director of Development Services.

Special Development Standards 21.45.168

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

- A. Special conditions 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.

Transportation containers will not be stored onsite for more than 72 hours.

- C. 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.

All trucks are conditioned to comply with the Clean Truck Program.

- D. 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).

As a condition of approval, the property is required to be maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties.

- E. 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.

The proposed trucking facility is required to provide adequate office/restroom facilities to accommodate employees and guests. The property will be conditioned to provide adequate signage to direct guest and truckers to restroom facilities.

F. Landscaping.

1. A ten-foot-(10') 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.

The property is not located along a regional and major arterial street, so this requirement does not apply.

2. A five-foot-(5') wide landscaping buffer shall be provided on minor arterial and collector streets, within the front yard and street side yard setbacks.

As a condition of approval, the applicant is required to provide a five-foot-wide landscaping strip along both side property lines and along the front property line, except at the entrance to the driveway.

3. A ten-foot (10') landscaping buffer shall be provided adjacent to all residentially zoned properties using drought tolerant plants common to the region.

The property is not located near residentially zoned properties. This standard does not apply.

4. All landscaping shall be permanently irrigated with a twenty-four (24) hour/seven (7)-day electronic or solar powered time clock.

All landscaping areas will be conditioned to provide a permanently irrigated landscaping area with an electronic or solar powered time clock.

- G. Lighting. Lighting shall be provided in accordance with Chapter 21.41 in a relatively even pattern and in compliance with California Title 24 Energy requirements.

New lighting is required as a condition of approval, to be provided in a relatively even pattern to the satisfaction of the Director of Development Services.

H. 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.

The property currently contains two 8-foot tall entry gates, which screens the trucking yard from the public right-of-way and no additional screening is required.

2. An eight-foot (8') in height decorative block wall shall be placed on all property lines adjacent to residentially zoned properties.

This does not apply, since no residentially zoned properties are adjacent to the lot.

3. Chainlink, barbed wire and razor wire fencing are prohibited, except when located atop an eight-foot (8') or taller decorative fence on interior property lines, including a public alley.

All chainlink, barbed wire and razor fencing is prohibited as a condition of approval.

I. Truck Queuing, Circulation, Paving and Grading.

1. Adequate turning radius shall be provided to allow adequate egress and ingress to the site.

The parking lot will be utilized as one-way in and one-way out with signage added on the pavement to direct trucks/vehicles. In order to

maintain proper vehicle circulation on the lot, both entry gates shall remain open during business hours

2. Trucking uses that accept deliveries or transfers from out of state trucks shall provide a minimum of thirty-foot-(30') wide curb approach.

This standard does not apply since an adequately sized curb approach exists onsite.

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 avoiding 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 twelve thousand five hundred (12,500) square feet in size.

The subject site is developed with a large parking lot that can accommodate on-site maneuvering of trucks and vehicles when utilized as a one-way drive aisle. As a condition of approval, the applicant will be required to maintain or improve on-site maneuvering of trucks and vehicles when any type of construction or remodels occurs onsite, including landscaping and parking area improvements.

4. No loading or unloading of any materials or trailers shall be allowed on the public right-of-way, including an alley.

There are no alleys and all loading and unloading will occur within the trucking yard, located behind the existing office.

5. 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 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.

All paved areas are required to be maintained to the satisfaction of the Director of Development Services.

6. 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.

If/when grading occurs onsite it will be required to meet NPDES requirements to the satisfaction of the Director of Development Services.

7. Major auto repair associated with a trucking use and subletting to trucking repair businesses shall be prohibited. Minor auto repair associated with a trucking use is allowed as an accessory use.

No auto repair business is proposed and none will be allowed, unless located within an enclosed structure.

8. Dumping of tires, oil, transmission fluids, filters, or any other hazardous materials is strictly prohibited.

As a condition of approval, no dumping of any kind shall be allowed onsite.

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

All loading will occur on-site and will not impact residential properties.

- 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 and is an existing facility.

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**

2605 E. 67th Street

Application No. 1109-03

January 19, 2012

1. This Conditional Use Permit approval is to legalize a trucking dispatch facility located on a 45,000-square-foot lot that is developed with a 1,700-square-foot office building located in the General Industrial (IG) Zone District.
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 applicant 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/drillage trucks, as defined in the Clean Truck Program, utilized for trucking business operations shall comply with the Clean Truck Program.
7. The existing eight-foot-tall gates located on all property lines, including the two entry gates shall be maintained and kept in operational condition. All fences shall be painted to blend more appropriately with the surroundings, except the chainlink gates located along the front property line.

CUP Conditions

Date: January 19, 2012

Page 2

8. The parking lot shall be re-oriented and utilized as one-way in and one-way out with signage added on the pavement to direct trucks/vehicles to the satisfaction of the Director of Development Services. In order to maintain proper vehicle circulation on the lot, both entry gates shall remain open during business hours.
9. 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 parking areas serving the use, including all fences at the perimeter of the site.
10. The applicant shall provide accessible office and restroom facilities large enough to accommodate employees and guests. Directional signage shall be provided to direct customers to restroom facilities.
11. A five-foot-wide landscaping strip shall be provided along the front and side property lines, but only within the front yard setback area, excluding drive aisles and entrances. Drought tolerant plants and trees shall be provided within all landscaping areas in conformance with Landscaping standards codified in Section 21.42.
12. All landscaped areas shall be permanently irrigated with a twenty-four hour, seven day a week electronic or solar powered time clock.
13. Lighting shall be provided in the parking lot, in accordance with Chapter 21.41 in a relatively even pattern, in compliance with the California Title 24 Energy requirements and to the Satisfaction of the Chief of Police.
14. New landscaping shall only be placed in areas that will not impede required turning radiuses, or ingress or egress from the site.
15. The site shall maintain adequate 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.
16. No loading or unloading of any materials or trailers shall be allowed on the public right-of-way.
17. All paved areas, drive aisles and parking areas shall be maintained in a useable condition, to the satisfaction of the Director of Development Services. When new paving is required, all parking and drive areas 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.

18. When site grading is required, all grading 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.
19. All re-paving shall be conducted in a manner that minimizes dust.
20. Dumping of tires, oil, transmission fluids, filters, or any other hazardous materials is strictly prohibited.
21. Auto repair services are not allowed in any open areas on the lot. All repair services must occur within an enclosed structure.
22. A Building Permit for the existing office building and fences shall be finalized/legalized to the satisfaction of the Director of Development Services.

Standard Conditions:

23. 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.
24. 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.
25. 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.
26. 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.

Conditions of Approval

App. No. 1109-03

Page 4

27. The applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attach, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigations costs.



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
 lbsd.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- 11-062

Project Location/Address: SUPERIOR DISPATCH, INC. 2605 E. 67th. ST. LONG BEACH, CA. 90805

Project/Activity Description: _____

TRUCKING DISPATCH YARD

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

Applicant Name: _____

Mailing Address: P.O. BOX 27968, ANAHEIM, CA. 92809

Phone Number: 562-531-0081

Applicant Signature: _____

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1109-03 Planner's Initials: SV

Required Permits: COP

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
 STATE GUIDELINES SECTION _____

Statement of support for this finding: _____

Contact Person: _____ Contact Phone: _____

Signature: _____ Date: _____