

October 6, 2022

CHAIR AND PLANNING COMMISSIONERS  
 City of Long Beach  
 California

**RECOMMENDATION:**

Approve a Site Plan Review (SPR 22-078) for a project consisting of the demolition of all existing structures on the site, and the construction of a new 303,972-square-foot concrete, tilt-up industrial warehouse building, including 9,000-square feet of office space approximately 51 feet in height on a 14.16-acre lot within the General Industrial (IG) Zoning District located at 5900 Cherry Avenue. (District 9)

**APPLICANT:**

Yemi Alade  
 Link Logistics Real Estate  
 3333 Michelson Drive, Unit 725  
 Irvine, CA 92612  
 (Application No. 2207-30)

**DISCUSSION**

The project site is a large single lot, located along the eastside of Cherry Avenue, located within the General Industrial (IG) Zoning District, which has a General Plan Land Use PlaceType of Neo Industrial (NI). The project site encompasses 14.16-acres (616,835 sq. ft.) and is bounded by Cherry Avenue to the west, Union Pacific Railroad to the east, and a commercial retail center to the south, and a small tank farm to the north (Attachment A – Vicinity Map). The site is in the southwest portion of a larger industrial district in Uptown/North Long Beach. The surrounding area is developed with a range of uses detailed in Table 1.

Table 1: Adjacent Uses

Direction	Address	Zoning District	Land Use
NORTH	APN: 7119-018-002	General Industrial (IG)	Tank Farm
EAST	APN: 7119-018-034	General Industrial (IG)	Railroad access for property to the north
SOUTH	5828-5898 Cherry Avenue and 2001-2323 South Street	Regional Highway (CHW)	LA County Animal Control, McDonald's, Vacant Former Grocery Store, Cube Smart Self-Storage



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WEST	5901-5949 Cherry Avenue	Community Automobile-Oriented (CCA)	Residential, beauty salon, barber, and restaurants
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The project site is currently developed with a single-story office building, several outbuildings, and outdoor storage. According to the Los Angeles County Assessor's Records the buildings on the property were constructed between 1953 and 1959.

The existing buildings are proposed to be demolished and the site redeveloped with a single 303,972-square-foot concrete, tilt-up industrial warehouse building that is approximately 51 feet in height. Surrounding the building are parking areas including 338 at-grade parking stalls and 79 truck parking stalls. The building incorporates 44-truck high-dock doors along the south elevation facing the abutting commercial site. The building includes 9,000 square feet of office space in the southwest corner of the building along Cherry Avenue and is proposed to be located on the first floor and mezzanine levels.

The proposed project requires approval of a site plan review by the Planning Commission for project design of a building 50,000 square feet or greater in size. The site plan review process is intended to review projects for their consistency with community goals which are, among others, to ensure that the highest quality of land planning and design are incorporated into development projects, to ensure that new projects are compatible with existing neighborhoods in terms of scale, style and construction materials, and to ensure the maintenance, restoration, enhancement and protection of the environment. The proposed warehouse use is a by-right use within the IG Zoning District.

The project was reviewed by the Site Plan Review committee who found that the overall height of the building (51-feet including the parapet) in compliance with the 65-foot maximum height allowed in the place-type and appropriate based on the building form, intended use, and the relationship to the surrounding uses. The building consists primarily of colored concrete panels in varying hues of gray along most of the building elevations, broken up at intervals with the different gray tones, areas within the panels with an indigo (blue) accent color and wood like tile. The primary southwestern corner element and the Cherry Avenue elevation, which are adjacent to the public right of way include pop outs and reflective glazing bisected in the form of squares or rectangles with black anodized mullions. Wood like tile in Brazilian Walnut color is primarily located around the southern corner element main entry and along the Cherry Avenue elevation at the base of the pop outs. The northern elevation, although not facing a public right of way is treated with pop outs that have blue in color on the upper portions of the pop outs and varying shades of gray along the entire bottom half of the elevation (Attachment B – Plans). The building design makes use of straight lines, generous floor to ceiling heights, decorative corner elements resulting in an attractive modern design, typical of industrial warehouse buildings.

All of the parking on-site is at grade level and surrounds the building on three sites (west, south and east). Passenger vehicles would take access to the site from the southerly most drive approach along Cherry Avenue and exit the site from either the same approach or the northerly most drive approach adjacent to the northwest corner of the building. However, truck access is restricted to the southerly most drive approach, closest to the overhead truck dock doors. In

addition, in accordance with the City’s Transportation Demand Ordinance, a facility of this size must accommodate a minimum of nine bicycle parking stalls and has been included as a condition of approval.

The plans demonstrate that additional parking could be provided for future site and building reconfigurations ensuring consistency with the NI PlaceType and allowing flexibility to accommodate more jobs-dense uses on the site. The project has demonstrated that the ability to convert building area and reconfigure parking areas to accommodate the NI PlaceType parking ratio of three spaces per 1,000-square feet of building area and the ability to retrofit the building for smaller scale light industrial and creative uses. This would allow for 559 stalls, mostly configured within the building and some reconfiguration of the exterior parking stalls (Attachment C – General Plan Parking Consistency).

Vehicle Parking Summary

	<b>Building Size</b>	<b>Alternative Parking Plan</b>
Building Size (SF)	303,972	303,972
Warehouse	294,792	0
Mezzanine Office Area	4,500	4,500
Office Area	4,500	4,500
Manufacturing/Other use	0	170,091
<b>Parking Spaces</b>		
Required	331	547
Shown	338	559
<b>Future Neo-Industrial Parking (conversion)</b>		
Required	547	
Provided	559	
<b>Truck Doors</b>		
Truck Docks	44	38
Vehicle	1	1
Trailer Stalls	79	79

Landscaped planters buffer the parking area from the public right of way along Cherry Avenue. This buffer/setback is approximately ten feet wide along the entire Cherry Avenue frontage. The conceptual landscaping plan (Attachment D - Preliminary Landscape Plan) shows approximately 36 trees sized between 24-inch and 36-inch box planted within the 10-foot Cherry Avenue setback and the adjacent planters in the parking area. Adjacent to the building, opposite the setback more 24-inch box and 36-inch box trees are proposed. Statement trees are shown, planted along each side of the drive approaches on site. Vertical landscaping in the form of 24-inch box trees are proposed along the northern boundary of the project and will be required per

the conditions of approval along both the Cherry Avenue elevation to break up the façade. In total 120 24-inch box and seven 36-inch box trees are provided throughout the project.

In assessing the redevelopment of the site and the proposed use, staff considered technical reports related to: 1) traffic; 2) air quality, 3) health (Mobile Health Risk Assessment and Human Health Risk Assessment; 4) Greenhouse Gas; 5) Noise; 6) an Environmental Site Assessment (Phase One) (Attachment E – Notice of Exemption Associated Technical Reports). In response to the technical reports, conditions of approval are recommended to (Attachment F – Conditions of Approval) address noise from trucks and construction activities on nearby residences, improved landscaping throughout the site to assist with site drainage, soil management, and fugitive dust containment during construction to reduce impacts on adjacent properties and treatment of archeological resources unearthed by construction activities to preserve Native American artifacts.

The proposed project is consistent with the following Goals within the City’s General Plan:

<b>Identification Number</b>	<b>Goal/Policy</b>	<b>Explanation</b>
LU Policy 3-4	Promote and attract a mix of commercial and industrial uses by emphasizing the flexibility of the PlaceTypes designations	As shown in the attached plans, the proposed building has the ability to be reused and function with a use that has a higher rate of parking such as manufacturing, or office space.
LU Policy 6-9	Encourage the redevelopment of parcels with poor land utilization such as single-use commercial structures on parcels over 5,000 square feet.	<p>The overall property size is 14.16 acres in area and currently developed with a single-story, 32,815 square foot office building (constructed in the late 1950’s), several outbuildings (totaling 11,025 square feet) with unknown uses, and approximately 308,000 square feet of outside storage.</p> <p>The existing use and buildings will be replaced with one 303,972 square foot building similar to others in the area including 2400 E. Artesia Boulevard and one proposed at 5860 Paramount Boulevard. It is anticipated that numerous construction jobs will be created by the proposed project, as well as permanent jobs based on the future use of the property.</p>

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<p>IM-9 and  IM-10</p>	<p>Implement midblock crossings and traffic calming as needed in the more suburban locations of the City where larger blocks and wider streets inhibit pedestrians.</p> <p>Design safer streets by using traffic-calming techniques and by providing more frequent and innovative crosswalks, pedestrians signals and clearly marked bicycle lanes.</p>	<p>There is an active, mid-block northbound Long Beach Transit bus stop adjacent to the subject project, which is patronized by individuals from the residential neighborhood across Cherry Avenue. Cherry Avenue is designated a Major Avenue in the Mobility Element and is an approximate 80-wide right-of-way. The conditions of approval require that the Applicant work with Public Works and Long Beach Transit to facilitate and construct a mid-block pedestrian crossing so that pedestrians can safely cross Cherry Avenue to reach the transit stop.</p>
<p>UD 13-3 and  UD 25-1</p>	<p>Encourage new development projects to provide safe pedestrian access to public sidewalks, bus and rail transit facilities and the bicycle network.</p> <p>Develop the Neo-Industrial PlaceType as a buffer between existing industrial and residential neighborhoods.</p>	<p>Access from the sidewalk to the primary entry to the building is via a pedestrian path which is heavily landscaped. The landscaping is continued northbound along Cherry Avenue adjacent to the subject property.</p> <p>The proposed building is setback from the street approximately eighty (80) feet and is over 300 feet away from the nearest residentially zoned property. Pedestrians on the sidewalk adjacent to the project will experience a 10-foot wide sidewalk and a ten (10) foot wide setback landscaped with 24-inch box trees, ground cover and accent shrubs.</p>

The proposed demolition of the existing building on-site and the construction of a new industrial warehouse building support the Site Plan Review Findings (Attachment G – Site Plan Review Findings) in that the project proposal prescribes a remedy which will replace outdated buildings and construct a new building with ancillary improvements that are consistent with the zoning district and compatible with the surrounding area. Staff recommends that the Planning Commission approve the Site Plan review based on the findings and subject to the recommended conditions of approval.

**PUBLIC HEARING NOTICE**

This item was originally scheduled to be heard before the Planning Commission on September 1, 2022, however was continued to October 6, 2022 at the request of the Applicant. Although the City is not required to re-notice the item, as the Planning Commission continued it to a date specific, staff decided that since the scope of the project was so large it would be in the public interest to re-notice the item. A total 851 Public Hearing notices were distributed on September 20, 2022, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. At the time this report was written no public comments had been received.

Although not required prior to the public hearing notice, the applicant connected with local neighborhood associations, including Cherry Manor and Neyham Neighborhood Association. Representatives of the Neyham Neighborhood Association have worked closely with the Applicant regarding the landscaping along the frontage of Cherry Avenue in addition to a grant partnership for funds allocated toward improvements of a historic fire station in North Long Beach.

**ENVIRONMENTAL REVIEW**

The proposed development of the property with warehouse and accessory office use (SIC Code 42 as shown in Table 33-2, Section 6 of the City's Municipal Code) is permitted as a matter of right within the IG Zoning District. In accordance with the published decision by the California First District Court of Appeal, *McCorkle Eastside Neighborhood Group v. City of St. Helena*, 2018. California Environmental Quality Act review is not required for a by-right development that is subject only to a design/site plan review process.

Respectfully submitted,



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PROJECT PLANNER



ALEXIS OROPEZA  
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP  
ACTING DIRECTOR OF DEVELOPMENT  
SERVICES

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Attachments: Attachment A - Vicinity Map  
Attachment B - Plans  
Attachment C – General Plan Parking Consistency  
Attachment D – Preliminary Landscape Plans  
Attachment E – Notice of Exemption Associated Technical Reports  
Attachment F – Conditions of Approval  
Attachment G – Site Plan Review Findings