

October 20, 2022

**CHAIR AND PLANNING COMMISSIONERS**

City of Long Beach  
California

**RECOMMENDATION:**

Approve a Site Plan Review (SPR 22-026) for the construction of a new 126,685-square-foot concrete, tilt-up industrial warehouse building, approximately 41 feet in height; and approve an Administrative Use Permit (AUP 22-011) to allow greater than 25 percent of the new building to be used for office on a 4.81-acre-lot within the General Industrial (IG) Zoning District located at 5860 Paramount Boulevard. (District 9)

**APPLICANT:**

Derek Burnham  
Centerpoint Properties Trust  
c/o Derek Burnham  
130 Pine Avenue, Suite 200  
Long Beach, CA 90802  
(Application No. 2202-038)

**DISCUSSION**

The project site is a large single lot, located along the eastside of Paramount Boulevard, within the General Industrial (IG) Zoning District, which has a General Plan Land Use PlaceType of Neo-Industrial (NI). The project site encompasses 4.81 acres (209,583 square feet) and is bounded by Paramount Boulevard to the west, warehouse to the east, a variety of industrial uses to the south, and a self-storage to the north (Attachment A – Vicinity Map). The surrounding area is developed with a range of uses detailed in Table 1.

Table 1: Adjacent Uses

Direction	Zoning District	Land Use
North	General Industrial (IG)	U-Haul Self-Storage/Vehicle Rental
East	General Industrial (IG)/Light Industrial (IL)	Manufacturing/Warehouse (Ta Chen International)



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South	Light Industrial (IL)	Private drive/street access, Industrial uses, cannabis dispensary
West	General Industrial (IG)	Propane sales/distribution, automotive repair, cannabis cultivation

The project site is currently developed with two, single-story, commercial/industrial buildings for the sales, rental, and service of construction equipment. According to City records the two buildings were constructed in 1997. The project site is within the larger North Long Beach industrial area that has seen significant redevelopment and investment in recent years.

The existing buildings are proposed to be demolished and the site redeveloped with a single 126,685-square-foot concrete, tilt-up industrial warehouse building that is approximately 41 feet in height. Surrounding the building are parking areas including 165 at-grade parking stalls with a combination of tandem, perpendicular and ADA accessible stalls. The building incorporates four truck high-dock doors along the south elevation facing the abutting properties containing variety of industrial uses, including a cannabis dispensary, automotive repair, and manufacturing uses. The building also incorporates a total of three large roll-up doors, where one will be located along the southeast façade, one at the east side of the building and, a third door at the northeast side of the building. The building includes a two-story floor plan within the front (west) of the building, approximately 43,400 square feet of new office area on the first floor and mezzanine level.

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. Additionally, the proposed project requires approval of an Administrative Use Permit (AUP) in conjunction with the Site Plan Review for the proposed office use within the building exceeding 25 percent of the overall building area. Customarily, AUPs are considered by the City's Zoning Administrator, but because the proposed project includes both the AUP and Planning Commission level Site Plan Review the project is being combined so that they may be comprehensively considered.

As was recently discussed at the October 6, 2022 Planning Commission meeting, the North Long Beach industrial area is a portion of the larger UPlan Phase II rezoning study. The Department is drafting new zones to implement the Neo-Industrial PlaceType and facilitate clean modern industrial buildings and uses that meet high standards for landscaping and design. This effort is still underway and individual project are evaluated under the zoning that exists on the day they filed their application. These projects are typically built before a specific tenant is identified however suitability of that use can be inferred through the building design. In terms of

overall suitability within the Neo-Industrial PlaceType the proposed project includes high-quality design, is fully parked with excess parking to support higher higher-employment and higher-value future uses. While the amount of office does trigger the AUP requirements under the legacy Title 21 Zoning Code it is also a positive indication of the balanced use of the building and a jobs-rich future use. While the site does contain truck docks, like all industrial buildings, it is anticipated that truck traffic will be limited.

The project was reviewed by the Site Plan Review Committee who found that the overall height of the building (41-feet including the parapet) in compliance with the 65-foot maximum height allowed in the Zoning District and appropriate based on the building form, intended use, and the relationship to the surrounding uses. The building consists primarily of colored tile panels in varying hues of gray along most of the building elevations. The different gray tones will be broken up at intervals throughout the façade while also incorporating horizontal concrete Formliner between the first and second floor window areas to help break up the façade and architecturally distinguish the two office levels. The prominent front elevation along Paramount Boulevard, adjacent to the public right-of-way, consists of the building's main pedestrian entrance.

This entrance area includes a 60-foot-wide recessed façade with solarblue windows bordered with spandrel glass at the top of the second-floor windows and top of first floor windows. The entrance will provide anodized aluminum doors and a projecting modern metal awning. The two primary northwest and southwest corner elements of the building along the Paramount Boulevard elevation, include metal paneling from base to parapet and solarblue glass windows. These corners will incorporate wide horizontal external metal features giving the windows a louver appearance. The northern elevation, although not facing a public right-of-way is treated with additional solarblue windows along the first and second levels where the office area is located.

The southern elevation, facing adjacent industrial uses, also consists of window areas along the first and second levels. The four (4) truck docks are recessed approximately 57'-6" from the southern building line of the building. The overall color palette of these elevations consists of a variety of gray tones and white panels as illustrated in the plans (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 sides (north, south and east). Passenger vehicles may take access to the site from both the northern and southern drive approaches along Paramount Boulevard. 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 13 bicycle parking stalls and has been included as a condition of approval.

Table 2: Vehicle Parking Summary

Use	Size	Parking Required	Parking Provided
Building Size (SF)	126,685	1 space per 1,000 sq. ft. of Gross Floor Area	165
Warehouse	83,285		
Two-Story Office Area	43,400	Office area greater than 25% of the overall building is calculated separately	
Total Required	131		
Type of Parking Stall Provided	Number Provided		
Standard Stalls	98		
ADA Stalls	6		
Electric Vehicle Charging Stalls	8		
Electric Vehicle Stalls	38		
Clean Air Vehicle Stalls	21		
Truck Docks	4		
Bicycle Stalls	13		

Landscaped planters buffer the parking area from the public right-of-way along Paramount Boulevard. This buffer/setback is approximately ten feet wide along the entire Paramount Boulevard frontage. The conceptual landscaping plan (Attachment B - Plans) shows approximately 57 trees sized between 24-inch box and 15-gallon planted within the 10-foot Paramount Boulevard setback and the adjacent planters in the parking area. Statement trees are shown, planted along each side of the two drive approaches on site. In order to further break up the front façade, 24-inch box trees are proposed within the 10-foot front setback area and will be required as part of the conditions of approval for the project. To further landscape the industrial site, a variety of shrubs, ground covers, and vines are proposed throughout the perimeter of the site including the front and sides of the building adjacent to the office area.

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 C – Technical Reports). In response to the technical reports, conditions of approval are recommended to (Attachment D – 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.

The proposed demolition of the existing buildings on-site and the construction of a new industrial warehouse/office building support the Site Plan Review Findings (Attachment E – Site Plan Review Findings) and the Administrative Use Permit Findings (Attachment F – Administrative Use Permit 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**

A total 574 Public Hearing notices were distributed on October 6, 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.

### **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 Long Beach Municipal Code Municipal Code) is permitted as a matter of right within the IG Zoning Designation. 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,



AMY L. HARBIN, AICP  
PLANNER V



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 – Notice of Exemption Associated Technical Reports  
                     Attachment D – Conditions of Approval  
                     Attachment E – Site Plan Review Findings  
                     Attachment F – Administrative Use Permit Findings