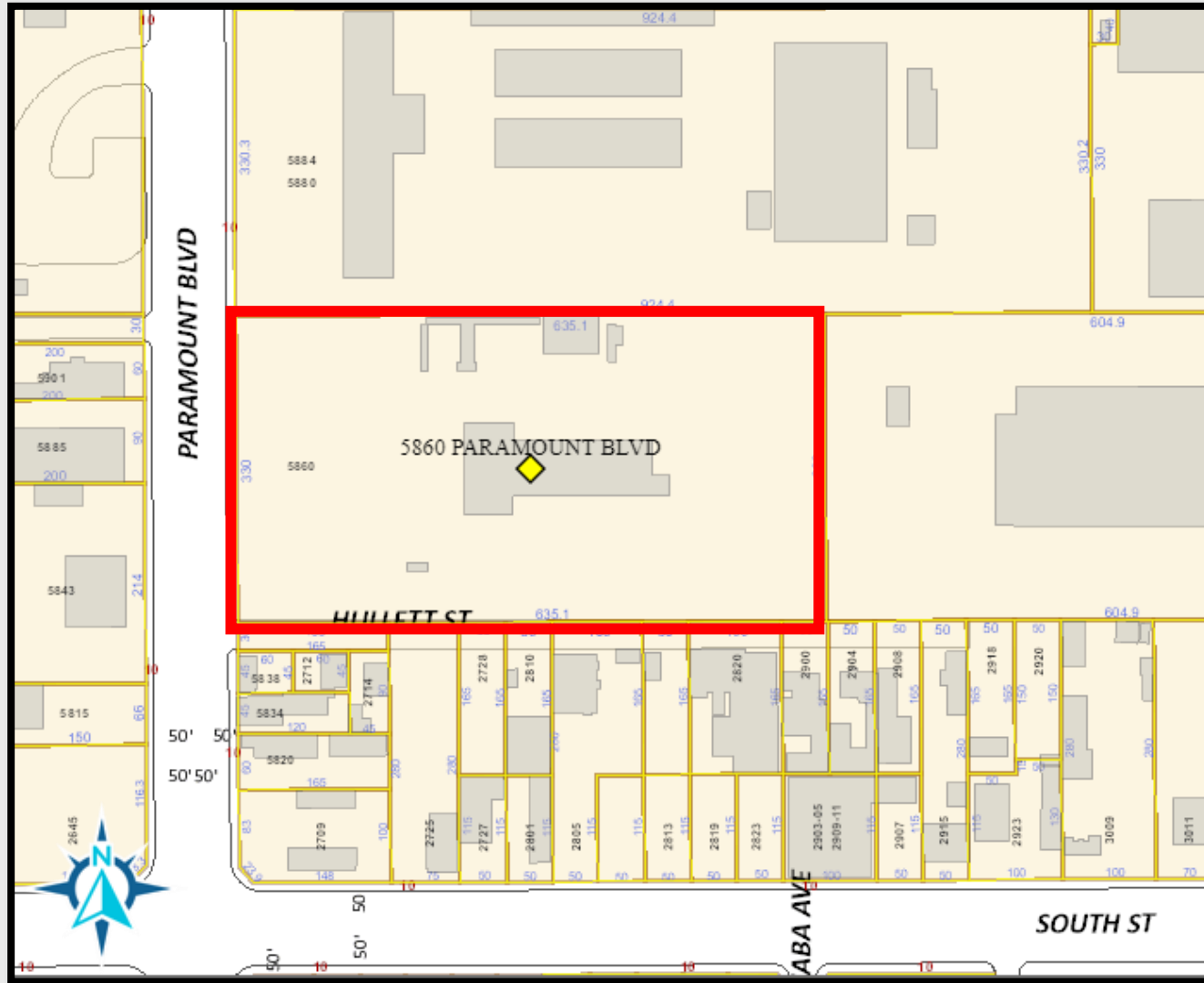




# Planning Commission

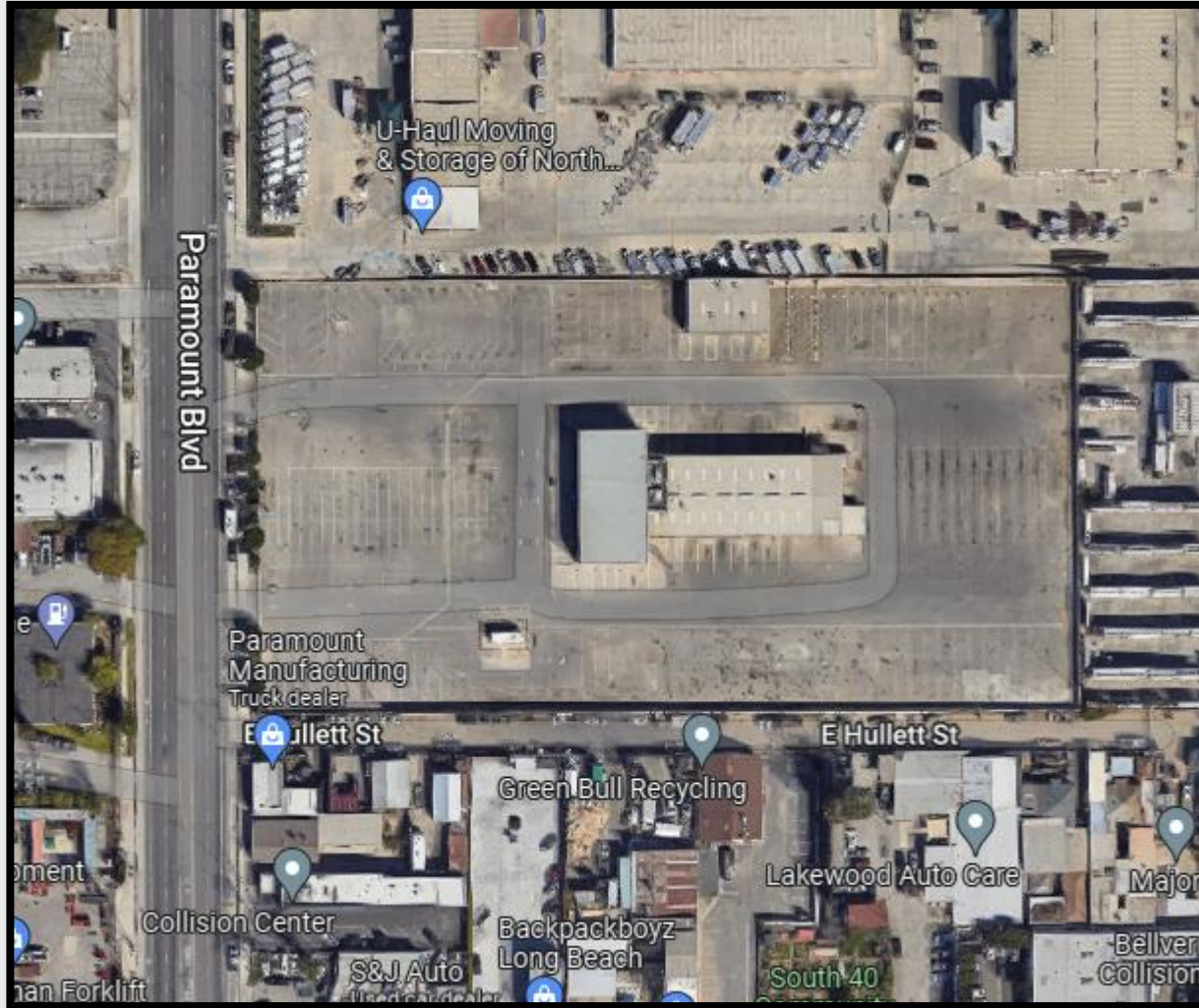
October 20, 2022

5860 Paramount Blvd  
Site Plan Review, Administrative Use Permit  
Case No. 2202-38 (SPRPC22-026, AUP22-011)



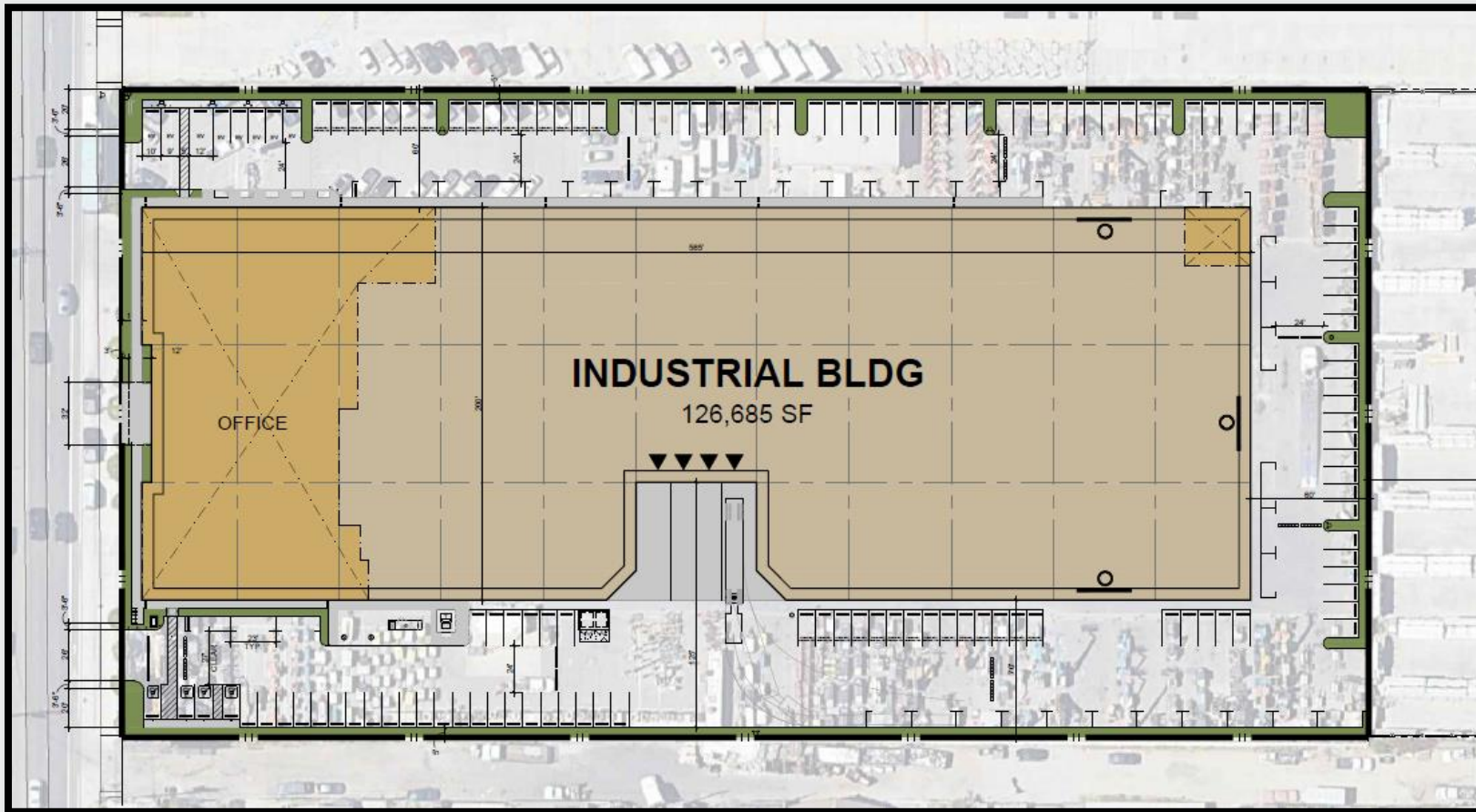
- **Zoning:** IG
- **GP LUE PlaceType:** NI
- **Adjacent Uses:** Compatible industrial and commercial uses within the vicinity.





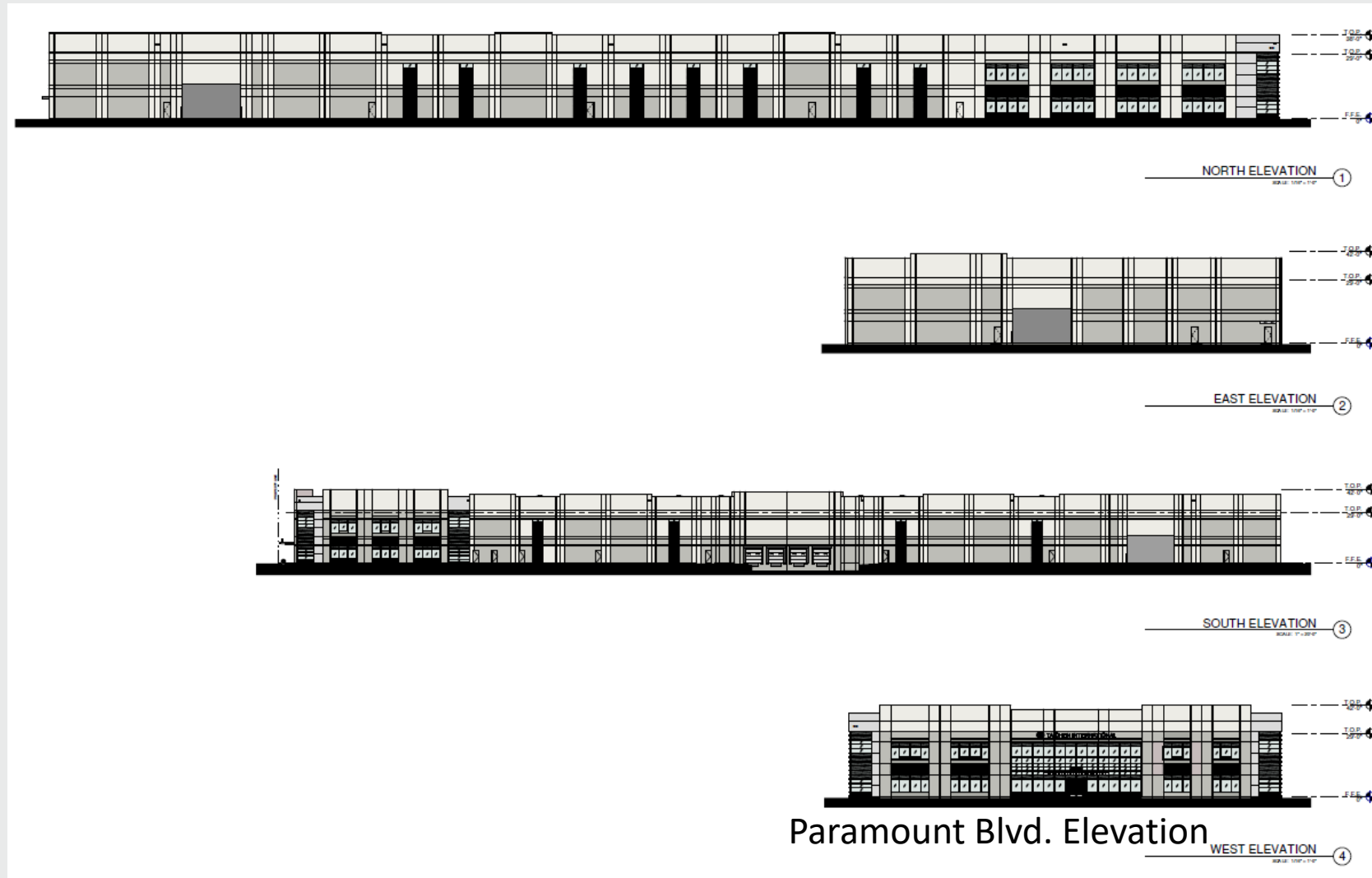
## Background:

Currently developed with two (2), single-story, commercial/industrial buildings for the sales, rental, and service of construction equipment



## Proposed:

- Demolish site
- New 126,685 industrial warehouse with 43,400 sq. ft. of office space
- 174 parking stalls









## Administrative Use Permit

Required when office space is greater than 25% of floor area

- Compatible with the NI PlaceType
- Allows for flexibility of envisioned NI uses
- Adequate Parking

## Site Plan Review

Required with a proposal greater than 50,000 sq. ft. of floor area

- Harmonious design
- Compatibility with neighborhood
- Compliance with zoning regulations



## Noticing

- Notices were mailed out on October 6, 2020 in accordance with Section 21.21 of the City's Municipal Code

## CEQA

- The Site Plan Review is exempt from CEQA per the published decision by the California First District Court of Appeal, *McCorkle Eastside Neighborhood Group v. City of St. Helena*, 2018.
- The AUP and the proposed development are also categorically exempt per Section 15332 of the CEQA Guidelines, "In-Fill Development Projects".

## Staff Recommendation

- Approve the Site Plan Review and Administrative Use Permit, subject to conditions of approval.



Thank you

Amy Harbin

[Amy.Harbin@longbeach.gov](mailto:Amy.Harbin@longbeach.gov)

562-570-6872