

SITE PLAN REVIEW FINDINGS

5860 Paramount Boulevard

Application No. 2202-38 (SPR22-026)

October 20, 2022

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, the Site Plan Review Committee or the Planning Commission shall not approve a Site Plan Review unless the following findings are made. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATIBLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;

The applicant proposes to build a single 126,685 sf concrete, tilt-up industrial building which will replace a former United Rentals facility. The proposed 41-foot high building will include 43,400 sf of office area and 83,285 sf of warehouse area on a 4.81-acre lot with 165 at-grade parking stalls.

The proposed building is generally sited in the center of the site with at-grade parking stalls surrounding it on the sides and rear. The project's architecture is of higher quality than the buildings within the surrounding area. It is well-planned and has consistent themes and treatments. High-quality and thoughtful materials choices are used throughout the buildings. There are three corner treatments at the northwest and southwest corners along Paramount Boulevard. These corner treatments include a variety of materials, glass, tile panels, and formliners to break up the windows and concrete panels. The building consists of a rectilinear form with a flat roof, accented by strong horizontal elements. This level of design quality and architectural expression is consistent with the traditionally expected from industrial buildings.

The project site is located in the IG, General Industrial Zoning District and has a consistent General Plan Land Use Designation Neo-industrial/65 feet in height (NI/65ft). Mostly located along the southwestern boundary of the City, but also in other areas in northern Long Beach, this PlaceType was established in order to maintain a strong industrial employment component in the City's economic base by accommodating a diverse range of businesses which employ many different processes.

The project, designed to conform with all applicable development standards of the zoning district, and is consistent with the level and intensity of development intended for the site by the City's Zoning Code. The project is compatible in design, character, and scale with its industrial and commercial surroundings, which includes the low-rise TABC (Toyota) manufacturing facility and Jeep Repair Solutions across Paramount Boulevard, and several 1-story industrial buildings. The project's form and massing have been designed to be respectful of nearby buildings while making a positive contribution to the streetscape along Paramount Boulevard designated as Major Avenue in the City's Mobility Element.

A total of 164 vehicular parking spaces are required (165 spaces shown) for this project, in accordance with the City's *Off-Street Parking and Loading Requirements* contained in the Zoning Code. Since the proposed office component of the warehouse, approximately 41,000sf, is greater than twenty-five percent (25%) of the overall floor area of the building, it is calculated separately. Of the total 165 parking stalls, the project will have to meet the minimum requirements for Electric Vehicle (EV) charging stalls as required by the Code. There are 4 truck bay doors along the southern elevation of the building, which back into the warehouse portion of the building.

2. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES ADOPTED BY THE PLANNING COMMISSION OR SPECIFIC PLAN REQUIREMENTS, SUCH AS THE DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PD GUIDELINES OR THE GENERAL PLAN;

Currently the site is located within the IG, General Industrial zoning district, which does not have specific design guidelines for the development of industrial buildings. The building is sited generally in the center of the 4.81-acre lot surrounded by landscaping and parking along the north, east and south elevations. The south elevation which is adjacent to a variety of industrial type uses (auto repair and recycling) contains the 4 overhead truck doors, away from direct view of the public right-of-way.

However, the project design, as discussed above, consists of high-quality architecture and materials choices, typical for new industrial buildings in Long Beach. The finish, texture, and color of the design is compatible with the chosen materials across the building. The massing is appropriately-scaled and limited to 39 feet (41-feet in the corner elements) in height which is appropriate for a project on a 4.81-acre site, compatible with the single-story industrial building to the east.

Additionally, staff has required technical studies for the proposed project, relating to traffic, air quality, health (mobile and human), Greenhouse Gas and noise. As a result of the review of the technical studies, conditions of approval have been included which would improve the project, and the surrounding area which ensure conformance with the City's General Plan goals and policies. Some of the conditions include, addressing noise generation during construction and operation, prescribing measures for soil management and fugitive dust containment, and continuation of remedial activities on the site so it does not pose a threat to human health or groundwater.

3. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE DESIGN IS POSSIBLE;

The prior use of the property was a United Rentals business which rents and leases commercial, industrial and construction equipment. Although there is a 16,780 sf building on site, a significant majority of the rental equipment was stored outside. The outdoor area consists of primarily concrete and asphalt with very little to no vegetation except three (3) landscaped planters along the front, street side property line. These planters appear to

contain drought tolerant plants and a total of 13 trees. The Applicant is proposing to remove all the existing landscaping on-site, including the planters and has prepared a cohesive themed planting plan which more than doubles the number of trees throughout the site. Tree sizes range between 15 gallons to 24-inch box in size and will be located not only along the front setback area between the sidewalk and building, but along most of the perimeter of the property. Those areas with landscaped planters in the parking area along the north and east property line, have landscaped planters with a 15-gallon tree. In total, 28, 15-gallon trees are proposed throughout the parking areas and perimeter property line as well as 21, 24-inch box trees along the front of the building adjacent to Paramount Boulevard.

Furthermore, those trees planted adjacent to the proposed property line along the north elevation are conditioned to be of a size and specie that will screen and soften the view of the concrete, tilt-up 39-foot high building. Any project design that attempted to preserve these existing trees along the front property line, would result in a lower-quality site plan and landscaping and configuration, would be less beneficial to the community and would not screen/soften the proposed side elevations of the proposed building visible from the public right of way.

4. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND

Improvements to the public right-of-way adjacent to the project site will include a number of dedications and other exactions required by code and conditions of approval in order to offset the capital improvements to public infrastructure necessary to support this project. These improvements include construction of full Americans with Disabilities Act (ADA) sidewalk, curb, and intersection improvements adjacent to the project, reconstruction of sidewalk, curb, and gutter on Paramount Boulevard, and undergrounding of the overhead utility lines along Paramount Boulevard. All of these public improvements are necessary and required to offset the proposed project's impacts from increased use of the public facilities and infrastructure surround that project site that will result from project construction and operation.

5. THE PROJECT CONFORMS WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT), WHICH REQUIREMENTS ARE SUMMARIZED IN TABLE 25-1 AS FOLLOWS:

Table 25-1 Transportation Demand Management Ordinance Requirements TDM Requirements	New Nonresidential Development
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	25,000+ Square Feet	50,000+ Square Feet	100,000+ Square Feet
Transportation Information Area	♦	♦	♦
Preferential carpool/vanpool parking		♦	♦
Parking designed to admit vanpools		♦	♦
Bicycle parking		♦	♦
Carpool/vanpool loading zones			♦
Efficient pedestrian access			♦
Bus stop improvements			♦

6. THE APPROVAL IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400.

In accordance with the conditions of approval included herein, the proposed project, which is a nonresidential project greater than 50,000 square feet in floor area, shall be required at a minimum, to meet the intent of LEED at the certified level, pursuant to Section 21.45.400 of the Long Beach Municipal Code.

7. THE PROJECT IS IN COMPLIANCE WITH THE HOUSING REPLACEMENT REQUIREMENTS OF SECTION 21.11.050 OF CHAPTER 21.11 (NO NET LOSS) OR SECTION 21.68.040.E OF THIS TITLE, AS APPLICABLE, AND WILL RESULT IN THE SAME OR GREATER NUMBER OF DWELLING UNITS; AND IN THE CASE OF EXISTING AFFORDABLE DWELLING UNITS, THAT THE DWELLING UNITS WILL BE REPLACED AT THE SAME OR DEEPER AFFORDABILITY LEVELS, AND THAT APPLICABLE TENANT PROTECTIONS OF THE LONG BEACH MUNICIPAL CODE WILL BE MET.

The project as proposed is not a residential project and therefore this finding does not apply.