



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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May 3, 2018

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve modification of an existing Conditional Use Permit (CUP) (Application No. 1501-53) and accept Categorical Exemption 17-316 to expand truck parking onto the entire site, remove a 300-square-foot modular office and two (2) buildings that support an existing steel fabrication shop, and construct a new 1,450-square-foot office with automobile parking and landscaping. The project site is located at 2340 West 17th Street in the General Industrial (IG) Zoning District. (District 1)

APPLICANT: Greg Darling
3470 East Spring Street
Long Beach, CA 90806
(Application No. 1711-21)

DISCUSSION

The project site is a 2.3-acre parcel at 2340 West 17th Street. The parcel is bound by Judson Avenue to the east, West 17th Street to the north, and West 16th Street to the south. An existing industrially zoned property is located west of the subject property. The parcel has a zoning designation of General Industrial (IG) and a General Plan Land Use District designation of General Industry (LUD 9G) (Exhibit A - Location Map). Under existing conditions, the western 37,500 square feet of the site is leased and operated by a welding company, and the eastern 62,688 square feet of the site is leased and operated by a trucking use. In 2015, a Conditional Use Permit (CUP) (App. No. 1501-53) was approved to legalize the truck yard operating on the eastern portion of the parcel. The applicant seeks to modify the approved CUP to expand the truck yard to occupy the entire parcel (Exhibit B - Plans, Renderings, and Photographs). Trucking uses require approval of a CUP prior to licensing and operation in industrial zoning districts.

Background

In 2015, the Planning Commission approved a CUP application request for the legalization of an existing truck yard. Prior to the approval of the CUP, the subject site had housed a diesel truck yard operation for approximately 20 years prior without a business license or CUP.

Site improvements under the previous CUP request included the addition of new paving and restriping for 49 (10-foot x 35-foot) truck parking stalls, perimeter landscaping, and a decorative, 12-foot-tall fence along the property's three street frontages. The building permit for the site improvements conditioned as part of the CUP approval were finalized on October 17, 2016.

Special development standards for truck yard uses—identified in Sections 21.45.150 and 21.45.168 of the Zoning Regulations—were included as conditions of approval. These conditions included a mandatory on-site office and employee restroom, parking lot lighting, and operational restrictions related to truck queuing and circulation.

Project Description

The proposed expansion of the truck yard would occupy the western portion of the parcel, which is currently occupied by a welding company. The expansion area is currently occupied by two buildings located along the West 17th Street frontage that support an existing steel fabrication shop. The remainder of the expansion area features paved open areas and deteriorated chain link fence with barbed wire along perimeter of the expansion area.

The proposed project would expand the approved truck yard to occupy the western 37,500 square feet of the site. As part of this expansion, the 12-foot high wrought iron fence and five-foot landscape buffer required as part of the previously approved CUP would be continued along the perimeter of the expansion area. There will be two points of entry to the site, one driveway on West 17th Street and a second driveway on West 16th Street. All unused curb cuts would be replaced with full height curbs.

There would be no increase in truck parking, as the proposed expansion would maintain 49 truck parking stalls. The truck parking stalls would be striped for 12-foot x 53-foot stalls and would maintain a 70-foot turning radius.

The project would include the demolition of an existing 300-square-foot modular office required under the previously approved CUP, which is a special development standards for truck yard uses identified in 21.45.168 of the Zoning Regulations. A new 1,450-square-foot modular building would be installed at the northwest corner of the property to satisfy the requirement for office and restroom facilities for the truck yard. This new modular building would be anchored to a concrete slab and include offices and restrooms dedicated to the expanded truck yard. Landscaping and nine (9) automobile parking spaces would be provided for the new modular office.

Special development standards for truck yard uses—identified in Sections 21.45.150 and 21.45.168 of the Zoning Regulations—have been conditioned as part of project approvals (Exhibit C - Conditions of Approval). These include parking lot lighting and operational restrictions related to truck queuing and circulation. The current operating hours for the truck

yard are 4:00 a.m. to midnight, and these operating hours would continue once the truck yard is expanded.

The General Plan and Zoning Regulations both intend for truck yard operations at sites that fit the profile of the subject property. The site's adjacency to the Port of Long Beach, rail facilities, and Interstate 710 lends compatibility to freight uses, and the site is far enough away from residential uses—approximately 1,600 square feet—that site operations would figure to cause no significant disturbance (Exhibit D - Findings). Staff therefore recommends approval of the requested modification of an approved CUP, as conditioned.

PUBLIC HEARING NOTICE

A total of 295 Public Hearing notices were distributed on April 17, 2018, 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 implementing the California Environmental Quality Act (CEQA), Categorical Exemption 17-316 was issued (Exhibit E – Categorical Exemption).

Staff therefore recommends the Planning Commission approve the modification of an existing Conditional Use Permit (CUP) (App. No. 1501-53) and accept Categorical Exemption 17-316 for the truck parking facility at 2340 West 17th Street.

Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



TOM MODICA
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

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Attachments:

- Exhibit A – Location Map
- Exhibit B – Plans, Renderings, and Photographs
- Exhibit C – Conditions of Approval
- Exhibit D – Findings
- Exhibit E – Categorical Exemption