AGENDA ITEM No. 6

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

411 West Ocean Blvd., 3rd Floor Long Beach, CA 90802 (562) 570-6194

September 5, 2019

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Site Plan Review (SPR19-020) for a project consisting of the decommissioning and removal of an existing refinery, pursuant to the requirements of the Long Beach Fire department and Regional Water Quality Control Board, and the construction of a new 415,592-square-foot concrete, tilt-up industrial warehouse building including 21,000 square feet of office space approximately 48 feet in height on a 17.22 acre lot within the General Industrial (IG) Zoning District located at 2400 East Artesia Boulevard. (District 9)

APPLICANT: Herdman Architecture of behalf of Bridge Development
16201 Scientific Way
Long Beach, CA 90807
(Application No. 1908-02)

DISCUSSION

The project site is a large single lot, located at the southwest corner of Artesia Boulevard and Paramount Boulevard, located within the General Industrial (IG) Zoning district, which has a consistent with the General Plan Land Use Designation 9G, General Industry. The project site encompasses 17.22 acres (750,103 sq. ft.) and is bounded by Artesia Boulevard to the north, Paramount Boulevard to the east, Toyota manufacturing to the south and Union Pacific Railroad to the west (Exhibit A – Vicinity Map). The project site encompasses the entire block frontage on Artesia Boulevard between the railroad tracks and Paramount Boulevard. 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	2835 through 2735 Paramount Blvd.	General Industrial (IG)	A variety of industrial uses, including, manufacturing, minor automobile repair, warehousing and equipment rental.
EAST	6510 through 6580 Paramount Blvd.	CCA, Community Automobile Oriented	Single-Multi-family residential, automobile/truck repair, gas

DIRECTION	ADDRESS	ZONING DISTRICT	LAND USE
			station
SOUTH	6505 Paramount Blvd.	General Industrial (IG)	Manufacturing of automotive parts
WEST	(APN: 7119-002-900)	General Industrial (IG)	Union Pacific Railroad tracks

The project site was developed with a refinery in the 1930's which is in the process of being decommissioned and removed from the site, in accordance with the requirements of the Long Beach Fire Department and the Regional Water Quality Control Board.

The project site is proposed to be developed with a single, 415,592-square-foot concrete tilt-up industrial warehouse building, that is 48 feet in height. Surrounding the building are 433, at-grade parking stalls and to the rear of the building, abutting the Toyota Manufacturing facility are 52 truck parking stalls opposite 42-truck, high dock doors (Exhibit B – Project Plans). Of the 415,592-square-foot building, 21,000 square feet is proposed as office space in the northeast and northwest corners of the building along Artesia Boulevard and is proposed to be located on the first floor and mezzanine levels. The proposed project requires the approval of a site plan review by the Planning Commission for the project design; the proposed use as a warehouse is a by right use within the IG Zoning District

The project was reviewed by the Site Plan Review Committee who found the overall height of the building (43 feet -including the parapet) compliant with the 65-foot maximum height allowed in the District 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 and glass panels with blue reflective glazing. The three corner elements of the building which are adjacent to public rights-of-way, include concrete pop- outs and glass with blue reflective glazing bisected in either the form of squares or rectangles, with black anodized mullions. Decorative breaks in the concrete panels are of a metal finish, black in color to match the mullions in the glass. The building design makes use of straight lines, generous floor to ceiling heights, decorative corner building elements resulting in an attractive modern design, typical of industrial warehouse buildings.

All the parking on-site is at grade level and surrounds the proposed building on all sides. The parking area consists of a total of 433 parking spaces where a minimum of 416 parking spaces are required. This excess parking (17 spaces) allows for future reconfiguration of the building to accommodate different uses, should the real estate market change. Passenger vehicle access to the site can be taken from any of the four (4) drive approaches, three (3) along Artesia Boulevard and one (1) located in the southeast corner of the property along Paramount Boulevard. However, truck access is restricted to the western most drive approach along Artesia Boulevard and the southeast drive approach along Paramount Boulevard. In addition, in accordance with the City's Transportation Demand Ordinance, a facility this size must accommodate a minimum of

eleven (11) bicycle parking stalls shall be required and is included as a condition of approval (Table 2).

Table 2: Vehicle Parking Summary/Breakdown

Use	Number of Spaces Required	Parking Provided
Overall Building 415,592 sq. ft. Warehouse 389,592 sq. ft. Office Space 21,000 sq. ft. (5% of building area)	1 space per 1,000 sq.ft. of Gross Floor Area Office area greater than 25% of the overall building area is calculated separately.	433
Total Required	415	

Type of Parking Stall Provided	Number Provided	Notes
Standard Stall	423	
American's with Disabilities Act (ADA)	10	
American's with Disabilities Act (ADA) - Electric Vehicle	2	Included with the ADA Stall Count
Electric Vehicle Charging Stalls	21	Included in the Standard Stall Count.
Future Retrofitted Vehicle Charging Stalls	84	
Truck Trailer Stalls	52	

Landscaped planters buffer the parking areas from the public rights-of-way on Artesia and Paramount Boulevards. This buffer/setback is approximately ten (10) feet wide along Paramount Boulevard and five (5) feet along Artesia Boulevard. Within the setback area along Artesia Boulevard, the conceptual landscaping plan shows trees planted approximately every 25-30 feet, between the landscaped planter fingers within the parking area. The same theme and spacing is shown along Paramount Boulevard as well. Statement trees are shown, planted along each side of each passenger vehicle and truck drive approach to the site. Larger (24" box or larger) trees are shown in each of the 25 landscaped planter fingers throughout the site. Vertical landscaping in the form of larger box trees will be required per the conditions of approval along both street-side building elevations to screen and breakup the facade.

In assessing the redevelopment of the site and proposed use, staff considered technical reports related to: 1) traffic; 2) air quality, 2) health (Mobile Health Risk Assessment and Human Health Risk Assessment); 3) Greenhouse Gas; 4) noise; 4) an environmental site assessment (Phase One) (EXHIBIT C - Technical Reports). In response to the technical reports, staff has included conditions of approval which not only improve the project, but also the surrounding area. As appropriate, conditions of approval are included (EXHIBIT D - Conditions of Approval) which 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 development of the site includes decommissioning a petroleum refinery, on-going remediation, and construction of a new industrial warehouse building support the Site Plan Review Findings (EXHIBIT E - Findings) in that the project proposal prescribes a remedy which will clean up the site, constructs a new building with ancillary improvements that is consistent with 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 of 382 public hearing notices were distributed on August 22, 2019, in accordance with the requirements of Chapter 21.21 of the Zoning regulations. As of the preparation of this report two (2) letters in favor of the project were received from Frontier Real Estate Investments, LLC and Westland Real Estate Group (Exhibit F – Public Comments).

ENVIRONMENTAL REVIEW

The proposed development of the property with a warehouse and accessory office use (SIC Code 42, as shown in Table 33-2, Section 6, in the City's Municipal Code) is permitted as a matter of right within the IG Zoning Designation. In accordance with the recently published decision by the California First District Court of Appeal, *McCorkle Eastside Neighborhood Group v. City of St. Helena, 2018*. California Environmental Quality Act (CEQA) 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

SERGIO GUTIERREZ,
PROJECT PLANNER

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CURRENT PLANNING OFFICER

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Attachments:
Exhibit A – Vicinity Map
Exhibit B – Project Plans
Exhibit C – Technical Reports
Exhibit D – Conditions of Approval
Exhibit E – Findings
Exhibit F – Public Comments