

July 2, 2020

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach

California

RECOMMENDATION:

Adopt a Resolution certifying Environmental Impact Report EIR-06-19 (SCH#2019100514); and

Approve Site Plan Review SPR18-011 for construction of a light industrial development consisting of three new buildings totaling 160,673 square feet of floor area on a 7.5-acre site located in the Medium Industrial (IM) zoning district. (District 7)

APPLICANT: Lauren Coombs for Signal Hill Petroleum, Inc.
2633 Cherry Ave.
Signal Hill, CA 90755
(Application No. 1802-22)

DISCUSSION

The proposed project is located on 7.5-acre (327,909-sq. ft.) site on the southwest corner of Spring Street and Orange Avenue (Exhibit A - Vicinity Map). The site is in the Medium Industrial (IM) zoning district, and the Neo-Industrial (NI) PlaceType of the General Plan Land Use Element. The site is bounded by Spring Street on the north, Orange Avenue on the east, and by a large parcel of land home to oil extraction and park uses to the south and west. The land uses in the project vicinity are predominately commercial and industrial, including:

- North across Spring Street: A MySnug camper shell sales facility and Maxim Crane Works yard to the north across Spring Street; this area is within the City of Long Beach and is zoned as IM.
- East across Orange Avenue: A Signal Hill Petroleum facility and the Signal Hill Business Park in the City of Signal Hill; these parcels are zoned as General Industry (GI) by the City of Signal Hill.
- South and West: a 48-acre oil extraction site is located to the south and west, located in the City of Long Beach and now owned by the City. 11 acres of this site is now home to Willow Springs Park, the remainder being current and former oil extraction facilities; this area is zoned as Park (P).

Signal Hill Petroleum, Inc., the project applicant, proposes to construct a business park/warehouse complex at the project site, consistent with the land use and development



standards of IM zoning district (Exhibit B - Plans), as well as associated off-site street improvements along Spring Street and Orange Avenue, and park enhancements to the perimeter of Willow Springs Park adjacent to the project site, consistent with the Willow Springs Park Master Plan.

The developer proposes to grade the site and construct three new one-story concrete “tilt up” industrial buildings with accessory office uses for a total of 160,673 sq. ft. of floor area and up to 45 feet in height. The three buildings vary in size, and each includes mezzanine space for office area up to 25 percent of the square footage of each building. Building 1 is 39,812 sq. ft., with up to 9,953 sq. ft. of office area, and includes 4 dock-high doors. Building 2 is 48,745 sq. ft., with up to 12,186 sq. ft. of office area, and 6 dock-high doors. Building 3 is 72,116 sq. ft., with up to 18,029 sq. ft. of office area, and 8 dock-high doors. Access to the site will be taken from Spring Street and Orange Avenue, with the Spring Street driveway serving Building 1, and the Orange Avenue driveway serving Buildings 2 and 3. The table below summarizes the building area data for the project:

Table 1. Building Area Summary.

	Building Area	Mezzanine	Total	Parking
Building 1	36,812 sq. ft.	3,000 sq. ft.	39,812 sq. ft.	40 stalls
Building 2	45,745 sq. ft.	3,000 sq. ft.	48,745 sq. ft.	49 stalls
Building 3	68,116 sq. ft.	4,000 sq. ft.	72,116 sq. ft.	73 stalls
Total all bldgs.	150,673 sq. ft.	10,000 sq. ft.	160,673 sq. ft.	162 stalls

The site is located in the IM zoning district, which allows a wide range of light-to-medium industrial land uses, per Chapter 21.33 of the Zoning Regulations. While the applicant has not yet identified any specific tenants, examples of permissible land uses include small-to-medium-scale clean manufacturing, order fulfillment, warehousing, repair services, and wholesale trade. The design of the truck docks for each building will preclude any trucking, transloading, or third-party logistics uses, which normally require 180-foot-or-more-deep truck courts. Further, the project is located in the NI PlaceType of the City’s recently-adopted Land Use Element of the General Plan. The IM zoning district and its mix of clean manufacturing and service-oriented uses are consistent with and implement the NI PlaceType of the General Plan, which calls for job-generating, low-intensity industrial uses.

The project will provide a total of 162 auto parking stalls, including 6 Americans with Disabilities Act accessible, 3 van accessible, 12 clean air vehicle, and 8 electric vehicle charging stations. Additionally, 8 trailer parking spaces will be provided. Per Chapter 21.41 (Off-street Parking and Loading) of the Zoning Regulations, if ancillary office space comprises less than 25 percent of the total gross floor area of a warehouse or manufacturing use, the square footage of the office use is not required to be parked at the higher office parking formula of 4 spaces per 1,000 sq. ft. gross floor area (GFA). For this development, the warehouse parking rate, which is 1 space per 1,000 sq. ft. GFA, has been selected. With a total square footage of industrial/manufacturing and accessory office uses of 160,673 SF, the total number of required parking spaces is 161. Therefore, the number of provided parking spaces, 162, complies with the Zoning Regulations. However, the warehouse parking rate will limit potential tenants of the building, as uses with higher required parking ratios would have to provide additional on- or off-site parking in order

to be approved or would have to take a portion of their tenant space out of service (as dead storage) to meet the required parking ratio.

The project is designed in a modern architectural style, with tilt-up concrete walls as the primary building material finished in a palette of off-white and two gray tones of paint, with clear anodized window mullions, blue reflective glazing, and high-gloss gray metal canopy architectural accents. The glazing patterns for the ground floor and office mezzanines provide architectural focus at the building corners and entries, as well as vertical reveals with concrete and glazing patterns on every elevation for each building. Additional interest is provided by score lines in the tilt-up concrete walls and patterns created with the paint palette. The project's architectural design has been reviewed by the Site Plan Review Committee and found to be of the appropriate high quality that is expected of new industrial developments. Additionally, the design is in compliance with the context and design standards of the Land Use Element of the General Plan. Although many of these standards apply to the appropriate buffering of a NI PlaceType from adjacent residential uses (which is not applicable here as the nearest residential use is approximately 1,200 feet away), or the reuse of existing buildings, the project nevertheless complies with the other applicable standards concerning quality of design materials and sustainable design strategies.

Site Plan Review is the only required entitlement for this project, consisting of review and approval of the site plan, programming, building design and architecture, and compliance with the General Plan and zoning standards. The site plan review process is established by code to meet certain 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. As discussed above, Staff finds that 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; that the proposed use and design conforms to the IM zoning district, the NI district of the Land Use Element of the General Plan, and the design guidelines of the Urban Design Element of the General Plan; that the design will not remove significant mature trees or street trees, unless no alternative design is possible; that there is an essential nexus between the public improvement requirements (off-site improvements) established by Chapter 21.47 of the Zoning Regulations and the likely impacts of the proposed development; that the project conforms with all requirements set forth in Chapter 21.64 (Transportation Demand Management), and that the approval is consistent with the green building standards for public and private development, as listed in Section 21.45.400.

Staff recommends that the Planning Commission approve Site Plan Review for the project. This analysis and recommendation are presented in further detail in the findings for the project entitlements (Exhibit C - Findings). Staff has included appropriate conditions of approval to ensure the proposed project will be consistent with the requirements of the findings and the Zoning Regulations and will operate without negative impacts upon the surrounding community (Exhibit D - Conditions of Approval).

PUBLIC HEARING NOTICE

A total of 250 notices of public hearing were distributed on June 16, 2020 in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. No public comments were received at the time the report was prepared. Any comments received following the preparation and publication of this report will be forwarded to the Planning Commission as they are received.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, an Environmental Impact Report (EIR) was prepared for the Spring Street Business Park Project (Exhibit E - Spring Street Business Park EIR) (SCH#2019100514). This EIR found that the project will have potentially significant impacts in the areas of Air Quality, Geology and Soils, Greenhouse Gas Emissions, Noise, and Transportation. Pursuant to CEQA Guidelines Section 15091(a)(1), the EIR identified changes or alterations, which have been incorporated into the project or required as mitigation measures, that will avoid or substantially lessen the significant environmental effects in the areas of Air Quality, Geology and Soils, Greenhouse Gas Emissions, and Noise. For Transportation, four potentially significant impacts were identified and only one can be avoided or substantially lessened through incorporation of changes or alterations to the project design or incorporation of mitigation measures. Three other impacts remain significant and unavoidable because the required changes, alterations, or mitigation measures needed to avoid or substantially lessen the impacts are subject to the approval of other governmental jurisdictions (City of Signal Hill and Caltrans) and are not within the authority of the City of Long Beach to approve. A Statement of Overriding Considerations (SOC) has been prepared, and staff recommends the Planning Commission adopt this SOC when certifying the EIR. The project will be subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted with the project EIR, which establishes 15 mitigation measures that apply to the project to reduce impacts to a level of less than significance where feasible. These mitigation measures pertain to air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, noise, transportation, and tribal cultural resources. This MMRP is incorporated in the project's conditions of approval.

Staff recommends that the Planning Commission certify this EIR; a resolution has been prepared for the Planning Commission's certification (Planning Commission Resolution).

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Respectfully submitted,



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Attachments:

Planning Commission Resolution
Exhibit A - Vicinity Map
Exhibit B - Plans
Exhibit C - Findings
Exhibit D - Conditions of Approval
Exhibit E - Spring Street Business Park EIR