

June 3, 2021

**CHAIR AND PLANNING COMMISSIONERS**

City of Long Beach  
California

**RECOMMENDATION:**

Approve Modification MOD21-001 of a previously approved a Conditional Use Permit (Application No. 1908-38) to expand the operations of a truck yard facility at 1404 Hayes Avenue onto the project site at 1403 Seabright Avenue within the General Industrial (IG) Zoning District.  
(District 1)

**APPLICANT:** John Cataldo Architects  
c/o Sandra Araiza  
835 Mission St.  
South Pasadena, CA 91030  
(Application No. 2102-23)

**DISCUSSION**

The proposed project expands the previously approved truck yard facility to a contiguous site to the east. The site, a 14,311-square-foot parcel located on Seabright Avenue between Cowles Street and West Anaheim Street, has a zoning designation of General Industrial (IG) and a General Plan PlaceType of Industrial (I) (Attachment A - Vicinity Map). The site is currently vacant except for a 525-square-foot dilapidated shed structure. The surrounding uses are composed of industrial uses consistent with industrial zoning.

The City recognizes that certain land uses, due to the nature of the use, require individual review by the Planning Commission through a Conditional Use Permit (CUP) to determine whether the type of use proposed is compatible with, or through the imposition of conditions, can be made compatible with surrounding uses. The proposed trucking facility use at 1403 Seabright Avenue has further special development and operational standards which include storage, clean truck program, landscaping, facilities, paving, and container limits, among others. On December 19, 2019, the Planning Commission conditionally approved a CUP for a similar trucking facility at 1404 Hayes Avenue (App No. 1908-38).

The applicant has now acquired the subject site at 1403 Seabright Avenue, located across the alley from 1404 Hayes Avenue, and seeks to expand the operations with 10 additional truck



stalls to further facilitate trucking and container drayage operations from the Ports of Long Beach and Los Angeles (Attachment B - Plans). Figure 1, shows an aerial image of the existing CUP and the proposed expansion.

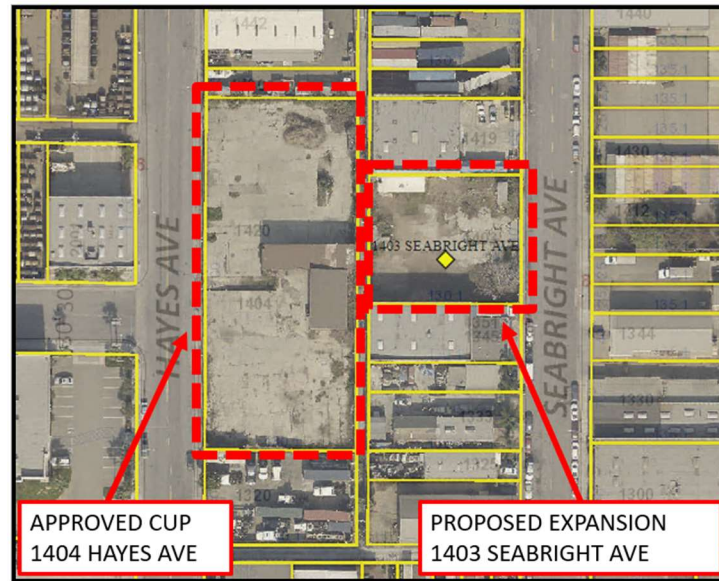


Figure 1

Improvements to the site are proposed in like manner to the initial approval. The improvements include new paving, striping, perimeter landscaping, and new fencing. 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 (Attachment C - Conditions of Approval).

The General Plan and Zoning Regulations intend for truck yards to be located and operated 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. Furthermore, the site is far enough away from residential uses that site operations would cause no significant disturbance (Attachment D - Findings). Staff recommends approval of the requested Modification, with conditions.

## **PUBLIC HEARING NOTICE**

A total of 273 notices of public hearing were distributed on May 13, 2021, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. As of the preparation of this report, no letters of opposition were received.

**ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15311 Class 11, Accessory Structures, and Section 15303, Small Structures, of the California Environmental Quality Act Guidelines. (CE21-046)

Respectfully submitted,



JONATHAN INIESTA  
PROJECT PLANNER



ALEXIS OROPEZA  
CURRENT PLANNING OFFICER



PATRICIA DIEFENDERFER, AICP  
PLANNING BUREAU MANAGER



CHRISTOPHER KOONTZ, AICP  
DEVELOPMENT SERVICES DEPUTY  
DIRECTOR



OSCAR W. ORCI  
DIRECTOR OF DEVELOPMENT SERVICES

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Attachments:    Attachment A - Vicinity Map  
                         Attachment B - Plans  
                         Attachment C - Conditions of Approval  
                         Attachment D - Findings