



Legislation Text

File #: 20-0015, **Version:** 1

Recommendation to receive supporting documentation into the record, conclude the public hearing, and adopt resolution approving and certifying Mitigated Negative Declaration (ND13-19) for the 300 Studebaker Road Industrial Park Project, consisting of the demolition of existing structures and development of two concrete tilt-up industrial buildings, in accordance with the provisions of the California Environmental Quality Act (CEQA) and State and local guidelines; making certain CEQA Findings and Determinations relative thereto; and adopting a Mitigation Monitoring and Reporting Program in accordance with those measures set forth in ND13-19; and

Deny the appeals by Ann Cantrell, Joe Weinstein and Corliss Lee (Citizens About Responsible Planning) (APL19-009) and Anna Christensen and Ann Cantrell (Sierra Club Los Cerritos Wetlands Task Force) (APL19-010); and approve a Site Plan Review (SPR18-056), Local Coastal Development Permit (LCDP18-034), Standards Variance (SV18-004), and Lot Line Adjustment (LLA18-002) for the demolition of existing structures and development of two concrete tilt-up industrial buildings (91,700 square feet and 47,500 square feet, respectively) with surface parking, associated landscaping, and offsite open space on a site located in the Coastal Zone at 300 Studebaker Road within the Southeast Area Development and Improvement Plan (PD-1) area. (District 3)

At its November 7, 2019 meeting, the Planning Commission approved, with conditions, a Site Plan Review (SPR), Local Coastal Development Permit (LCDP), Standards Variance (SV), and Lot Line Adjustment (LLA) request for a project consisting of the demolition of existing structures and development of two concrete tilt-up industrial buildings on a 6.69-acre site at 300 Studebaker Road within the Southeast Area Development and Improvement Plan (PD-1) (Project) (Attachment A).

The Project is located at the intersection of Loynes Drive and Studebaker Road and encompasses 6.69 acres of land situated east of 300 Studebaker Road (eastern project area), and 1.81 acres at the northwest and southwest corner of Studebaker Road and Loynes Drive (western project area), for a total project area of 8.5 acres (Project Site) (Attachment B). The western project area is partially situated within an appealable area of the Coastal Zone, while the remainder of the site is in the City's jurisdiction of the Coastal Zone.

The Project includes a proposal to construct two new concrete tilt-up industrial buildings of 91,700 square feet and 47,500 square feet, respectively, with 168 parking spaces (Attachment C). An additional 43 optional parking spaces are provided in the form of grasscrete parking. Each building will have a height of 35 feet. The project would support potential uses such as light manufacturing, warehousing, assembly and distribution, with

ancillary office uses.

Under the recently adopted Land Use Element (LUE) (2019), the eastern project area would be designated as the “Industrial” placetype, and the western project area would be designated as the “Open Space” placetype. The California Coastal Commission (CCC) has not amended the City’s Local Coastal Program (LCP) with the 2019 LUE. Therefore, the previous General Plan Land Use Element (1989), designation of Land Use District Number 7 - Mixed Uses (LUD 7), remains applicable for combinations of land uses.

Site Plan Review

Both buildings are sited to front on Studebaker Road, with vehicular access and parking located in front of, between, and at the rear of the two buildings. Vehicles will access the Project Site via a new 61-foot-wide driveway that creates a fourth leg of the signalized intersection of Studebaker Road and Loynes Drive. A second driveway will be provided at the northern limits of the Project Site along Studebaker Road, that is right-turn in and out only. The truck bays will be located at the rear of the property, adjacent to the Alamitos Energy Center.

Both buildings are oriented to eliminate visibility of loading docks from Studebaker Road. The elevations along Studebaker Road are given the greatest level of architectural detail, creating facades that are attractive from the public right-of-way. Bird-safe window and glass treatments are required by the Southeast Area Development and Improvement Plan (SEADIP) and are included as a condition of approval.

Based on positive SPR findings that the proposed Project is harmonious and consistent within itself and compatible with the surrounding community, staff is supportive of the project design (Attachments D, E). The Project is designed to conform with all applicable development standards and is consistent with the level and intensity of development intended by the SEADIP.

Standards Variance

SEADIP requires 30 percent of the 6.69-acre Project Site to be developed as open space. The Project would provide a portion of the required open space onsite and the developer would dedicate the remaining 1.81-acres of open space offsite on the west side of Studebaker Road, contiguous with the Los Cerritos Wetlands (Subarea 24). No reduction in open space is requested. The standards variance deals only with whether the open space can be provided offsite to the benefit of wildlife, and the public, or if it must be incorporated onto the Project Site. This transference of privately-owned land to a Joint Powers Authority, Los Cerritos Wetlands Authority (LCWA), or State or local government agency would fulfill the remaining portion of the onsite open space requirement, while also furthering the goals and policies of SEADIP and the LCP for the preservation, maintenance, and restoration of the open space areas west of Studebaker Road. Vegetation restoration for the 1.81-acres would

be scheduled in accordance with the LCWA's plan for the greater Los Cerritos Wetlands complex.

Local Coastal Development Permit

A LCDP is required for any discretionary action within the coastal zone. The Project Site is located in the SEADIP area of the LCP. As noted above, the eastern project area is slated for development in Subarea 19, which is designated for industrial development. Subarea 24 includes the western open space parcels, which are designated for restoration to native wetland habitat. The proposed industrial portion of the Project is consistent with the intended uses for Subarea 19 of SEADIP and meets all current use requirements. The industrial development would be setback and located adjacent to existing industrial uses in a manner that would not obstruct public views of water areas or public open spaces.

A standards variance is sought for the provision of offsite open space to fulfill the SEADIP open space requirement. The granting of this variance would be consistent with the SEADIP and LCP, as the dedication of open space to the Los Cerritos Wetlands Authority, State, or City would be consistent with the intent for open space preservation in Subarea 24.

Lot Line Adjustment

According to the record of survey, while there are five parcels shown on the existing Los Angeles County Assessor Map, there are three existing legal parcels on the Project Site (Attachment F). The proposed Project would reposition the north-south property line on the west side of Studebaker Road between existing parcels A and B to the east side of Studebaker Road (Attachment G). The adjusted property line would be located between both buildings (Proposed Lots 1 and 2). Currently, there are three legal parcels: two parcels west of Studebaker Road, and one parcel east of Studebaker Road. The proposed Project would adjust the lot lines to one parcel west of Studebaker Road and two parcels east of Studebaker Road.

Initial Study/Mitigated Negative Declaration

In accordance with CEQA Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed Project (Attachment H). The IS/MND provided mitigation measures addressing Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources. The IS/MND determined that mitigation measures would not result in any significant adverse environmental impacts. The IS/MND was distributed to public agencies and made available for public review and comment for a CEQA-required 30-day review period from September 6, 2019 to October 7, 2019. The Notice of Intent (NOI) was filed with the Los Angeles County Clerk on September 5, 2019, mailed out to various local and State agencies on September 5, 2019, and published in the Press-Telegram on September 6, 2019.

The City received seven letters during the IS/MND public comment period and responses to the letters sent during the IS/MND public comment period. None of the comments raised issues with the analysis contained in the IS/MND that warranted new impacts or mitigation not identified in the environmental document. The preparation and public availability of this MND has been carried out in compliance with the provisions of CEQA and the CEQA Guidelines.

On November 7, 2019, the Planning Commission adopted the Initial Study/Mitigated Negative Declaration and conditionally approved the SPR, LCDP, SV, and LLA at the Public Hearing (Attachment I). Four pieces of written correspondence were received prior to the Planning Commission Hearing. Comments in support and opposition to the Project were also made at the Public Hearing (Attachment J).

Appeal

Two appeals of the Planning Commission's approval of the Project, filed by Ann Cantrell, Joe Weinstein, and Corliss Lee (Citizens About Responsible Planning) (APL19-009) and Anna Christensen and Ann Cantrell (Sierra Club Los Cerritos Wetlands Task Force) (APL19-010), assert that the Project introduces environmental and coastal impacts and that an EIR must be prepared (Attachment K).

Staff's response to the appeal is attached and demonstrates that the Project would not result in an adverse effect on the environment, and that the Project is consistent with all required findings (Attachment L). A IS/MND was prepared for this Project in accordance with Section 15070 of the CEQA Guidelines. The IS/MND analyzed the proposed Project in accordance with the CEQA Guidelines and determined that the Project will not result in any significant and unavoidable impacts, with mitigation measures included. Additionally, the development is subject to the Mitigation Monitoring and Reporting Program (MMRP), which is designed to ensure compliance with applicable mitigation measures during Project implementation. For each mitigation measure recommended in the IS/MND that applies to the proposed Project, specifications identify the action required, the monitoring that must occur, and the party responsible for verifying compliance.

Staff analyzed the Project, in accordance with the required findings for SPR, LCDP, SV, and LLA entitlements, and finds that positive findings can be made for each approval. The appeal materials provided by the appellant are consistent with the materials considered by the Planning Commission, which ultimately approved the Project.

Public Hearing notices were distributed on December 26, 2019, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. No written correspondence has been received prior to the City Council hearing.

This matter was reviewed by Assistant City Attorney Michael J. Mais and Budget Analysis Officer Julissa José-Murray on December 3, 2019.

City Council action is requested on January 7, 2020. Section 21.21.504.B of the Zoning Regulations requires a Public Hearing for an appeal to the City Council to take place within 60 days of receipt of an appeal, the first of which was filed on November 14, 2019.

The recommended action has no staffing impact beyond the normal budgeted scope of duties and is consistent with City Council priorities. There is no fiscal or local job impact associated with this recommendation.

Approve recommendation.

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LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:

THOMAS B. MODICA
ACTING CITY MANAGER