



NOTICE OF FINAL ACTION

Application No.: 2207-32 (CUP22-025)
Project Location: 2131 E Wardlow Rd.
Applicant: Jim Cottrell for Goodman
 18201 Von Karman Avenue, Suite 1170
 Irvine, CA 92612

Permit(s) Requested: Conditional Use Permit – Temporary

Project Description: A temporary Conditional Use permit for a two-year temporary trucking and trailer storage use on a 3.74-acre project site defined by a metes-and-bounds description, with up to three one-year extensions potentially allowed, for a total of five years, on a vacant parking field at 2131 E. Wardlow Road within the Globemaster Corridor Specific Plan (SP-3-BP district). This CUP is issued to Goodman (the current property owner) only, and is not transferable and does not run with the land. A Categorical Exemption per Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) was prepared for this project, as the project consists of reuse of an existing parking facility and installation of a small office/restroom trailer (CE-22-187).

Action was taken by the: Planning Commission on January 19, 2023

Decision: Conditionally Approved

Action is final on: January 30, 2023

This project is not in the Coastal Zone and IS NOT appealable to the Coastal Commission.

"If you challenge the action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or issues raised via written correspondence delivered to the (public entity conducting the hearing) at or prior to the public hearing."

See other side for City of Long Beach and California Coastal Commission appeal procedures and time limits.

Alison Spindler-Ruiz, AICP
Planning Bureau Manager

Scott Kinsey, AICP, Planner
Phone No.: (562) 570-6461

District: 5

CONDITIONS OF APPROVAL

2131 E. Wardlow Rd. (Parking field of Goodman property)

Application No. 2207-32 (CUP22-025)

January 19, 2023 (Planning Commission)

Special Conditions:

1. This approval is for a temporary Conditional Use Permit to operate a truck trailer storage yard located on a 3.74-acre site defined by a metes-and-bounds description on the Goodman property in the BP district of the Globemaster Corridor Specific Plan (SP-3).
2. This entitlement approval is for a period of two (2) years from the date of final action of this approval. This two-year period may be extended by a period of one (1) year not more than three (3) times, for a total of five (5) years.
3. This Conditional Use Permit is approved only for "GCC Long Beach LLC," held by Goodman Group, as the Permittee. This permit shall not be transferable and shall not run with the land. If the property containing the subject site is sold or transferred, this permit shall be null and void by operation of this condition without further action by the City, and the land use approved by this CUP shall not retain any nonconforming rights.
4. Notwithstanding Section 21.21.406 of the Zoning Regulations, all rights and privileges authorized under this permit shall terminate one hundred eighty (180) days after the date of final action of approval of this permit, and be of no further force and effect if the right or privilege has not been commenced within that period. The termination will take effect without further City action if a timely request for extension has not been made or is denied. Any interruption or cessation necessitated by publicly declared emergency, fire, flood, earthquake or act of war or vandalism or cessation shall not result in the termination of the right or privilege.
5. A request for extension shall require a public hearing of the Planning Commission. The Planning Commission shall approve, conditionally approve, or deny the extension request. The Planning Commission's consideration of a request for an extension shall include but not be limited to adherence with the conditions of approval for CUP22-025, including:
 - a. The Permittee shall obtain approval of a Site Plan Review (App. No. 2208-18, SPR22-083) for the Master Plan development of the entire Goodman property on the north side of Wardlow Road, which includes the subject site, within the initial two-year approval period for this CUP, prior to submitting a request for the first one-year extension for this CUP.
 - b. The Permittee shall submit a building permit application, including complete construction drawings, for at least one major building approved under the required Site Plan Review Master Plan for the Goodman property (App. No. 2208-18, SPR22-083), prior to filing a request for a second one-year extension for this CUP.
 - c. The Permittee shall make a good faith effort to address and respond to plan check corrections given for the above-required building permit submittal, and shall make diligent progress toward obtaining said building permit, prior to filing a request for a third and final one-year extension for this CUP.
 - d. At the time of application for extension, the Permittee shall pay fees for a Modification to Approved Permit (Planning Commission review) and public noticing as set forth in the fee resolution adopted by the City Council.

- e. A request for extension shall be filed in writing in accordance with the requirements of Section 21.21.201 at least 90 days prior to the expiration of the entitlement period, in order to allow a Planning Commission hearing to be held prior to the expiration of the entitlement period.
 - f. The City shall bear no obligation to notify the Permittee of impending expiration, and if the entitlement period expires without approval of an extension by the Planning Commission, this Conditional Use Permit entitlement shall expire by operation of this condition without further action by the City.
 - g. If an extension request is timely filed but a Planning Commission hearing cannot be held prior to expiration of the entitlement period, the Director of Development Services is authorized to extend the entitlement period until a Planning Commission hearing can be held on the extension request.
 - h. If the Planning Commission denies the extension request, the denial shall be appealable to the City Council in accordance with Division V of Chapter 21.21. All operations and land use permitted by this Conditional Use Permit shall cease upon denial of an extension request by the Planning Commission until the matter is resolved on appeal by the City Council.
- 6. The project shall be developed in substantial conformance with the plans approved by the Planning Commission on January 19, 2023, except as amended herein. Minor changes to the approved project consistent with the project approval shall require, at a minimum, an additional review by Planning staff for Substantial Conformance to the approved plan set, or review by the Director of Development Services for the approval of minor modifications. Significant alterations (as defined in Section 21.21.405) shall require additional review by the Planning Commission.
 - 7. A maximum of 132 trailers or containers on chassis shall be stored on site. Multiple empty chassis may be stacked to a height of a typical trailer or container on chassis, but no combination of trailers, containers on chassis, or stacked chassis shall occupy more than 132 trailer parking stalls total.
 - 8. All shipping containers shall remain on chassis. Ground storage and stacking of shipping containers shall be prohibited.
 - 9. All drayage/short-haul trucks accessing the site shall comply with the City's Clean Truck Program.
 - 10. The facility shall be provided with an on-site office and restroom large enough to accommodate employees, drivers, and guests. The Zoning Regulations prohibit truck terminals and truck yards on vacant lots.
 - 11. All yard areas shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
 - 12. The existing landscaping planter on the Wardlow Rd. frontage of the project site shall be rehabilitated and replanted as necessary to meet the landscaping requirements of Chapter 21.42. Landscaping shall be irrigated with an automatic controller. The Permittee shall make a separate landscaping plan check submittal to the Department of Development Services if required, and shall obtain necessary permits and complete the required landscaping work prior to approval of a business license for the proposed use.

13. The Permittee shall install or upgrade site lighting in the truck trailer storage yard to provide even lighting pattern and to comply with California Title 24 energy requirements.
14. All exterior lights shall be adequately shielded so as to prevent the intrusion of light and glare upon any adjacent property or structure, in compliance with the appropriate backlight/uplight/glare (BUG) rating requirements of the Illuminating Engineering Society of North America (IESNA) equivalent to the previous standard for certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures. Any light trespass onto another property, parcel, land use, or the public right-of-way is strictly prohibited. Any street lights, pedestrian lights, parking lot lights, and other exterior lights to be provided within the development or adjacent public rights-of-way shall be subject to review by the Director of Development Services prior to issuance of building and electrical permits.
15. The existing chain link fence on the site frontage adjacent to Wardlow Rd. shall be upgraded with a screening mesh or other treatment that fully obscures view into the truck trailer storage yard from the public street, to the satisfaction of the Zoning Administrator. The mesh or other screening treatment shall be maintained in good condition, free of rips and tears, weathering, discoloration, dilapidation, and graffiti, for as long as the use is present on the site.
16. Interior site boundaries (not street frontage) separating the project site from the remainder of the Goodman property shall be secured with chain link fence eight feet (8') tall or another treatment to the satisfaction of the Director of Development Services.
17. No circulation shall be permitted between the project site and the similar truck trailer storage yard on the Goodman property abutting the site to the north in the City of Lakewood.
18. No barbed wire or razor wire shall be permitted on the site.
19. The Permittee shall maintain adequate turning radii to allow trucks an adequate ingress and egress to and from the site.
20. All curb cuts and drive aprons on the public right-of-way shall be reviewed by the City Traffic Engineer for compliance with current Public Works standards. A minimum thirty-foot (30')-wide curb cut shall be provided in accordance with the special development standards for truck terminals and truck yard facilities (Section 21.45.168.I.2).
21. The site shall be designed and upgraded as necessary to safely accommodate all truck maneuvers on-site. All trucks shall enter and exit the site in a forward direction, and backing from or into the public street shall be prohibited.
22. No loading or unloading of goods from truck trailers or containers shall be permitted at the site.
23. No trucks associated with the site or waiting to access the site shall be permitted to park on public streets. No queuing or stacking of trucks waiting to access the site shall be permitted on public streets.
24. The existing site paving shall be maintained and kept in a well-repaired and smooth condition as long as the use is present on the site. Any existing areas of damage, potholing, cracking, settling, or uplifting shall be repaired, and any damage that occurs from truck operations shall likewise be repaired, to the satisfaction of the Director of Development Services.

25. Site drainage, NPDES requirements, and catch basis and runoff screening shall be maintained across the larger Goodman property of which the project site is a part, to the satisfaction of the Director of Development Services and Director of Public Works.
26. No service or repair of trucks, trailers, chassis, or containers shall be permitted on the site.
27. No dumping of tires, oil, transmission fluids, filters, or any other automotive or hazardous materials shall be permitted.
28. The facility and its operations shall not adversely affect surrounding uses nor pose adverse health risks to persons working and living in the surrounding area.
29. All uses and activities shall comply with the noise regulations contained in Chapter 8.80 (Noise) of the City of Long Beach Municipal Code.
30. Between the hours of ten (10:00) p.m. and seven (7:00) a.m., industrial businesses shall discontinue operations that produce noise levels at the nearest residential district or hospital property line higher than those permitted under Chapter 8.80 (Noise) of the Municipal Code.
31. All lighting, reflective surfaces, or any other source of illumination shall not produce adverse effects on public streets or on any other parcel. Lights shall be shielded at lot lines so as not to be directly visible from any adjoining residential district.
32. No material or waste shall be deposited on a property in such a form or manner that it may be transferred off the property by natural causes or forces such as wind or rain. No goods or materials shall be stored on the site outside of a truck trailer or shipping container.
33. Truck traffic and loading activities associated with the site shall not adversely impact surrounding residential neighborhoods.
34. No hazardous waste treatment, hazardous waste disposal, or hazardous waste transfer shall be permitted on the site.
35. The Permittee shall post three (3) signs equally spaces on the Wardlow Rd. frontage of the project site with a phone number and email address for any complaints about site operations or nuisances or hazards resulting from site operations. The Permittee shall ensure that all complaints are resolved within 24 hours of receipt of the complaint.
36. The permitted use is authorized to operate 24 hours per day. The intent of this allowance is to avoid queueing of trucks, off-site or in the public right-of-way, waiting to enter the site before it opens daily. This condition does not relieve the Permittee of compliance with the Noise Ordinance in general and as specified in condition #30. The Director of Development Services is authorized to order reduced hours of operations if the site operations and associated truck traffic cause a noise, traffic, or circulation nuisance or safety problem, or a violation of the Noise Ordinance.
37. All exterior on-site newsstands and racks (including free publications, classifieds, etc.), vending machines, donation bins, and publicly-accessible telephones shall be prohibited, and any existing ones shall be removed.
38. Any trees removed or replaced on the development site shall be replaced at a ratio of no less than two-to-one (2:1) to the greatest extent feasible.
39. Street trees shall be provided on Wardlow Road adjacent to the project site at a spacing of not more than 25 feet on-center. Street trees shall be of a species approved by the Department of Public Works and shall match existing street tree species on each street

as appropriate. Street trees shall be installed under a right-of-way permit from the Department of Public Works.

40. All repairs, rehabilitation, and improvements to existing on-site landscaping shall be completed prior to approval of a final building inspection, certificate(s) of occupancy, or issuance of a business license for the use, whichever occurs first. In accordance with local MWELo regulations, repair and rehabilitation of existing landscape areas shall not require MWELo review or compliance, but replacement of areas of landscaping exceeding review thresholds or installation of new areas of landscaping exceeding review thresholds shall require MWELo review and compliance in accordance with the local MWELo regulations.
41. Minor changes to these approved plans, in keeping with the intent and spirit of the project approvals, may be approved at the discretion of the Director of Development Services. For any major changes, including changes to building/architectural materials, on-site improvements, site plan or layout, landscaping, or other significant items (including deviations from any of these conditions of approval), the Permittee shall be required to submit an application for a Modification of Approved Permit – Site Plan Review Committee Approval level.
42. All new or replaced groundcover and shrubs shall be drought-tolerant and low-water requirement species. The project landscaping shall comply with the Water Efficient Landscaping standards of Chapter 21.42 of the Zoning Regulations.
43. The Permittee shall provide for all CPTED (crime prevention through environmental design) recommendations issued for the project by the Long Beach Police Department, in the memo dated October 5, 2022, which by this reference is made a part of these conditions of approval.
44. Any streetlights, pedestrian lights, parking lot lights, and other exterior lights to be provided within the development or adjacent public rights-of-way shall be subject to review by the Director of Development Services prior to issuance of building and electrical permits. All lights shall be adequately shielded so as to prevent the intrusion of light and glare upon any adjacent property or structure, in compliance with the appropriate backlight/uplight/glare (BUG) rating requirements of the Illuminating Engineering Society of North America (IESNA) equivalent to the previous standard for certified full-cutoff fixtures, or meeting IESNA specifications for full-cutoff fixtures.
45. The Permittee shall provide for the construction of trash receptacle areas of sufficient number and size to meet all reasonably foreseeable refuse needs of the site and its operations. All trash receptacle areas shall be located and constructed in accordance with Section 21.45.167 of the Zoning Regulations.
46. All trucks, construction vehicles, and equipment not actively in use on the project site, including those queueing off-site, shall be prohibited from engine idling for more than 5 minutes, and the Permittee shall utilize best management practices (BMPs) and best available technology to achieve this. The Permittee shall post a clearly-legible sign on the exterior fencing with the phone number of a construction site complaint/issues coordinator responsible for managing truck and equipment idling. Complaints of violations regarding truck and equipment idling shall be resolved within 24 hours of the receipt of the complaint.
47. All equipment reverse signal alarms utilized by construction vehicles and equipment on the site, as required per OSHA regulations and provided in Code of Federal Regulations 29 CFR 1926.601(b)(4) and 1926.602(a)(9), shall not be of the single-tone high-pitch type. Alternate pitch, broad-spectrum sound, or other non-single-tone non-high-pitch alarms

meeting the requirements of 29 CFR 1926.601(b)(4) and 1926.602(a)(9) shall be utilized instead.

Water Department Conditions

48. The Permittee shall provide for the following to the satisfaction of the General Manager of the Long Beach Water Department:
- a. Permittee shall paint LBWD easement in thermoplastic paint per improvement plans approved by LBWD. The location of the paint shall be laid out by a Registered Surveyor.
 - b. Permittee shall provide vehicular access to the easement to LBWD during normal business hours. Permittee shall ensure that any time the premise is closed, LBWD can access the premise via an LBWD lock.
 - c. Permittee shall post 24-hour emergency contact phone number on the entrance gate, or provide 24-hour security with emergency contact information to the site operator.
 - d. LBWD will make every effort to respect the operations of the trailer parking facility, and provide written notice to remove obstructions if maintenance is planned on the existing water line. However, there may be occasions when emergency access to the water main is required. In such situations, Facility Operator shall be ready to remove trailers from the LBWD easement at short notice, potentially as little as one hour.
 - e. Easements: "At no time will the Department approve plans that include landscaping (except grass or shallow root plantings) or structures (such as walls, drainage systems, sidewalk, pavers, and any kind of stamped or decorative concrete or permanent Structures of any type) placed within easements." (Reference LBWD Rules and Regulations Section 302, 'Construction in Water Department Easements.')
- 1) This prohibition includes (but is not limited to) sidewalk, pavers, and any kind of stamped or decorative concrete. If Permittee intends to place trees or other improvements listed above within LBWD-owned easements, Permittee shall relocate water or sewer main(s) at no expense to LBWD.
 - 2) Additional easements will be required for any construction over existing LBWD water and sewer facilities. Easements for water mains or sewer mains shall be 20-feet wide and centered on the given main.

Standard Conditions – Plans, Permits, and Construction:

49. Prior to the issuance of a building permit, the Permittee shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval, to the satisfaction of the Director of Development Services.
50. All conditions of approval shall be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions shall be printed on the site plan or a subsequent reference page.
51. The plans submitted for plan review shall explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee or the Planning Commission. No substantial changes

- shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
52. The Director of Development Services is authorized to approve minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change or alter the approved project. Any major modifications shall be reviewed by the Zoning Administrator, Site Plan Review Committee, or Planning Commission, respectively.
 53. All rooftop mechanical equipment shall be fully screened from public view. Said screening shall be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment screening plan shall be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
 54. Upon plan approval and prior to issuance of a building permit, the Permittee shall submit a reduced-size set of final construction plans for the project file.
 55. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.
 56. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
 57. Separate building permits are required for fences, retaining walls, flagpoles, and pole mounted yard lighting foundations.
 58. The Permittee shall file a separate landscaping plan check submittal to the Department of Development Services for review and approval prior to issuance of a building permit.
 59. The Permittee shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
 60. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau shall be secured.
 61. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
 62. For projects consisting of new buildings, parking lots, or landscaped area, the Permittee shall submit complete landscape and irrigation plans for the approval of the Director of Development Services prior to application for a temporary certificate of occupancy, or certificate of occupancy. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees. On-site landscaping shall comply with Chapter 21.42 (Landscaping Standards), as applicable, to the satisfaction of the Director of Development Services.
 63. For new construction, all landscaped areas shall comply with the State of California's model landscape ordinance. Landscaped areas shall be planted with drought tolerant plant materials and shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.

64. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.
65. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
66. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
67. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
68. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
 - c. Sundays: not allowed

Standard Conditions – General:

69. This permit shall be invalid if the owner(s) and/or Permittee(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment shall be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
70. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
71. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
72. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
73. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
74. The operator of the approved use shall prevent loitering in all parking and landscaping areas serving the use during and after hours of operation. The operator shall clean the parking and landscaping areas of trash and debris on a daily basis. Failure to do so shall

be grounds for permit revocation. If loitering problems develop, the Director of Development Services may require additional preventative measures such as but not limited to, additional lighting or private security guards.

75. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
76. Any graffiti found on site shall be removed within 24 hours of its appearance.
77. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
78. All trash and refuse containers shall be fully screened from public view to the satisfaction of the Director of Development Services.
79. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.