



Planning Commission

December 19, 2024

2131 East Wardlow Road

Time Extension for Temporary Conditional Use Permit (CUP)
App. No. 2207-32 (TMEX24-004)

Temporary Conditional Use Permit (CUP)

- January 19, 2023, the Planning Commission approved a CUP for a temporary trucking and storage use, valid for two years.
- Temporary use was vested through the completion of required on-site improvements.
- The temporary CUP is issued only to Goodman and cannot be transferred or sold and does not run with the land.
- The Planning Commission may extend the CUP by one-year increments three times, for a total of five years.
- A Planning Commission hearing is required for each extension.
- Master Plan for Site Development was approved by Planning Commission on May 18, 2023.

Temporary Use Operation

- Goodman entered into a license agreement with NEXT Trucking, effective August 1, 2022, to October 1, 2023, for the operation of a trucking and trailer storage operation on the Lakewood portion of the site.
- There were no complaints or calls for services related to the use during the tenure of the NEXT Trucking operation.
- After NEXT Trucking vacated the site, Goodman entered into a license agreement with Telsa beginning on December 19, 2023 until now. Telsa began using the site for unloading, storage and staging of new Tesla vehicles under the ownership of the Tesla manufacturing arm of the company. When needed Telsa vehicles are distributed to showrooms and other direct-to-consumer sales locations in the region.

Project Location



Zoning:

- Globemaster Corridor Specific Plan Business Park (BP) District

General Plan

- RSF (Regional Serving Facilities) and I (Industrial) PlaceTypes.

Public Comments and Noticing

Public Comments

- Staff received no letters or comments on this project.

Noticing

- A total of 220 Public Hearing notices were distributed on December 5, 2024, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. No public comments in response to this notice were received at the time the report was prepared.

- Project continues to be exempt per Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures).
- The Categorical Exemption (CE-22-187) that was filed previously continues to be in effect for this project.
- There are no changes to the project scope associated with the previous approval and this time extension request warrants no further environmental review pursuant to CEQA Guidelines.

Recommendation

- Determine that the project is within the scope of the project previously analyzed as part of Categorical Exemption (CE-22-187) and warrants no further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines; and
- Approve a one-year Time Extension (TMEX24-004) request for an approved Conditional Use Permit (Case No. 2207-32) for a two-year temporary trucking and trailer storage use, with an option for three one-year extensions potentially allowed for a total of five years, on a vacant parking lot at 2131 East Wardlow Road within the Business Park District of the Globemaster Corridor Specific Plan (SP-3-BP). (Districts 4 and 5)



Thank you

**Refugio Torres Campos
Planner**

Refugio.TorresCampos@longbeach.gov