



Planning Commission

June 5, 2025

Insite Self-Storage

General Plan Amendment, Zoning Code Amendment, Zone Change, Site Plan Review,

Conditional Use Permits

Application No. 2407-21

InSite Self-Storage – 3701 Pacific Place

Project History

- **Original Date of Formal Submittal** – April 30, 2020
- **Planning Commission Action** – Given on December 17, 2020 for:
 - Zone Change approval recommendation
 - Site Plan Review approval
 - Conditional Use Permits approval
 - Standards Variance approval
 - Lot Merger approval
- **City Council Upholding Approval & Recommendation** – PC approval upheld on April 13, 2021
- **Lawsuit Filed** – Early 2022 - Riverpark Coalition & LA Waterkeeper
- **Court Ruling** – June 2022, project requires new EIR, to replace MND from first process
- **New Submittals** – Project resubmitted in 2023 based on court ruling

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Project Site



- **Location** – 3701 Pacific Place
- **Zoning** – Light Industrial (IL)
- **Site Area** – 13.95 acres
- **Current Development** – Vacant
- **General Plan PlaceType** – Neo-Industrial (NI)
- **Context:**
 - **North** – Railway Tracks, Residential Properties
 - **South** – The 405 Freeway
 - **East** – Railway Tracks, School, Park, Residential
 - **West** – Vacant Land & the Los Angeles River

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Site History

- **1920** – Oil Brine Treatment Facility established. Activities included:
 - The pumping of oil brine to oil sumps (evaporation and treatment ponds)
 - The majority of the project site served as a treatment sump
 - Water seepage into the subsurface below the sumps caused a sludge residue onsite
- **1930s** – Oil well drilling activities begin
 - 13 oil wells actively drill until abandoned
- **1950s** – Treatment facility discontinued
- **1970s** – Fill soil imported to the site
- **1961 - 2014** – All oil wells abandoned during this time
- **1997 - 2007** – Golf driving range established and operated
- **1997 - 2015** – Accessory golf-related retail and equipment rental established and operated

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Project Proposal

- **Self-Storage Facility**

- 4 stories
- 206,756 square feet
- 1,681 self-storage units

- **Car Wash**

- 1,450 square feet
- Patrons only
- Not open to public

- **Recreation Vehicle (RV) Lot**

- 551 covered parking stalls
- Landscaping where feasible

- **Additional**

- 27 standard parking stalls
- 5 ADA parking stalls



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Entitlements Required

RECOMMENDATION TO COUNCIL:

- **Zone Change** – From Light Industrial (IL) to Commercial Storage (CS) to allow the self-storage facility and RV parking lot.
- **General Plan Amendment** – Changes for PlaceType designation and height map
- **Zoning Code Amendment** – To allow the Commercial Storage (CS) zoning district to utilize building height overlays.
- **EIR Certification**

PLANNING COMMISSION APPROVAL:

- **Site Plan Review** – For the construction of a commercial building of 50,000 square feet or more.
- **Conditional Use Permits** – For the operation of the self-storage facility, RV parking lot, and accessory car wash (in the CS zoning district).

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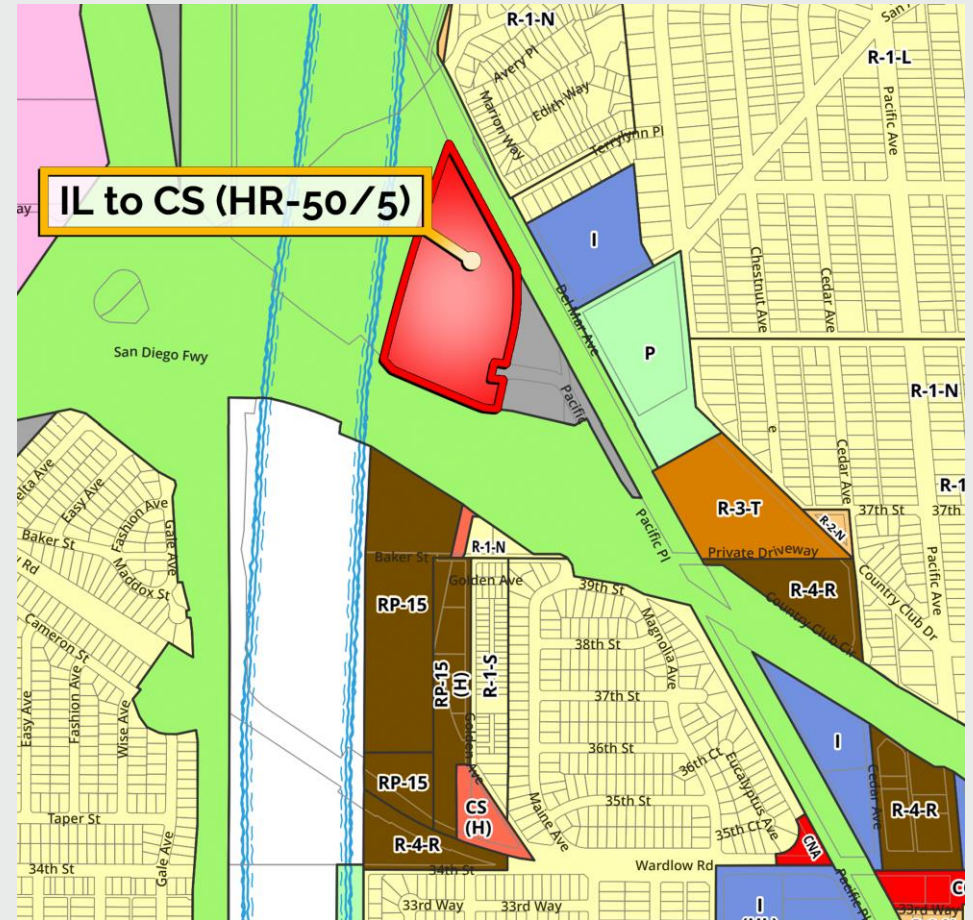
Zone Change

- **Current Zoning** – Light Industrial (IL)

| Use | IL | IM | IG | IP |
|---|----|----|----|----|
| 6.1 Personal storage, and commercial storage/self-storage, including recreational vehicle, and/or miniwarehouse.... | N | N | C | N |

- **Proposed Zoning** – Commercial Storage (**CS (HR-50/5)**)

| Use | CS |
|------------------------------|----|
| Car wash | C |
| Recreational vehicle storage | C |
| Self-storage (indoor only) | C |

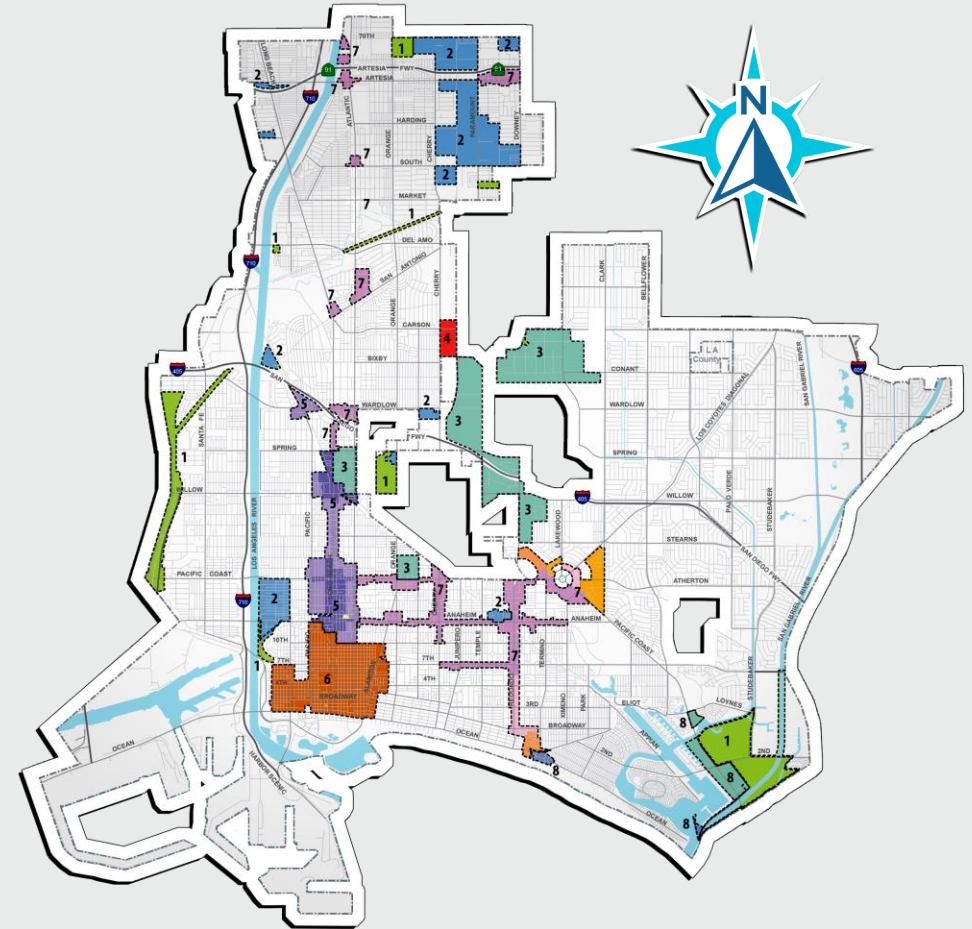


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General Plan Amendment

- **Proposed Changes:**

- **Map LU-7** – Convert project site from Neo-Industrial (NI) to Community Commercial (CC);
- **Map LU-8** – Increase project site's height allowance from 40 feet to 50 feet, 5 stories;
- **Map LU-14** – Include project site in the CC PlaceType map;
- **Map LU-16** – Remove project site from the NI PlaceType map;
- **Map LU-20** – Change project site's "Area of Change Description" to reflect the transition to the CC PlaceType; and
- **Map LU-23** – Convert project site from Neo-Industrial (NI) to Community Commercial (CC);



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Zoning Code Amendment & Zone Change

- Proposed Change:

- Chapter 21.39 – High Rise Overlay**

Section 21.39.030 is amended to read as follows:

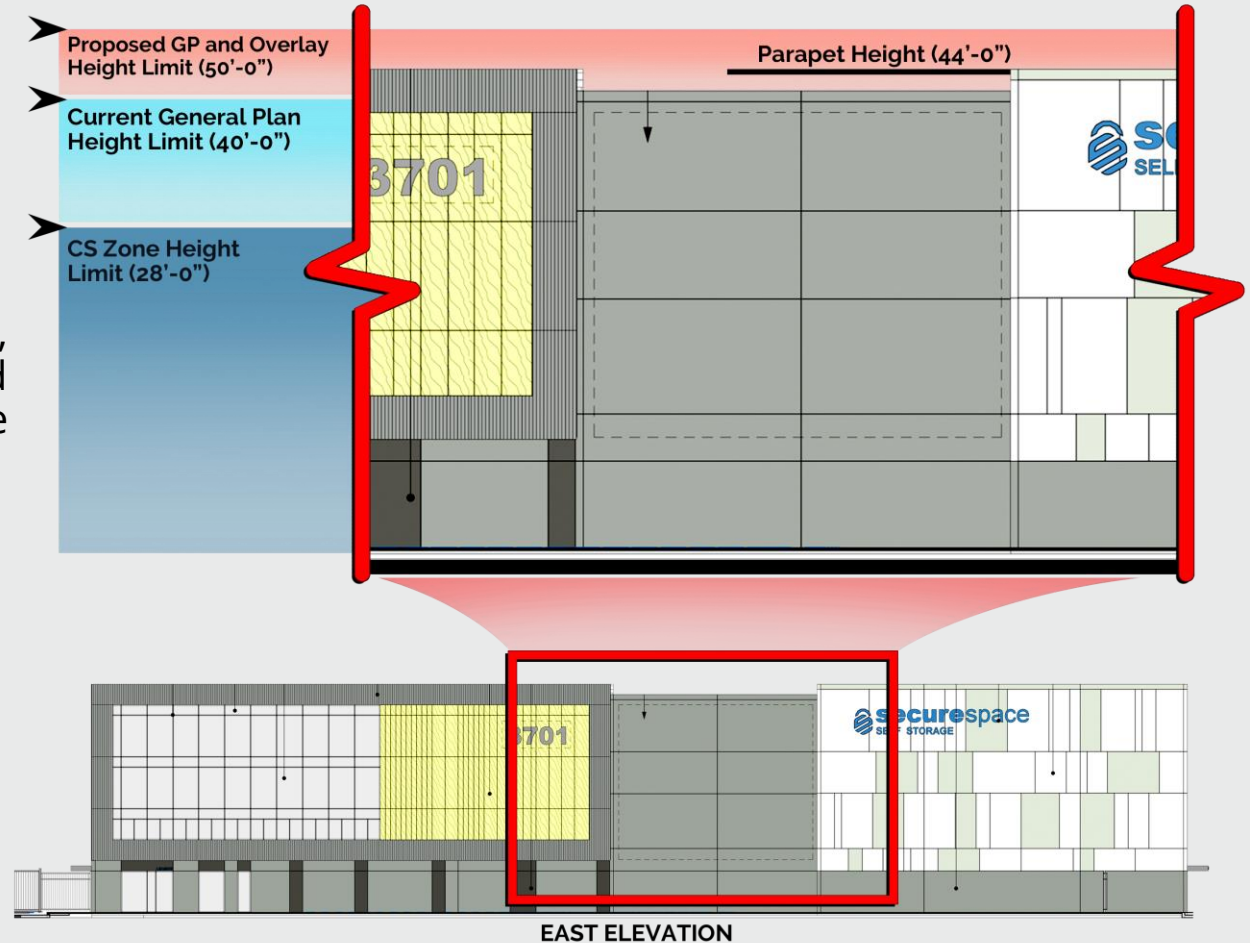
- 21.39.030 – Applicable districts.**

The commercial office (CO), commercial corridor (CC), commercial tourist (CT), **commercial storage (CS)**, and institutional (I) districts are the only districts appropriate for the high-rise overlay zone.

- Purpose:

- To allow a Zone Change to **CS** with a **50 foot, 5 story height overlay**, for the project site
- To create consistency with the GP height map amendment (from 40 feet to **50 feet, 5 stories**)

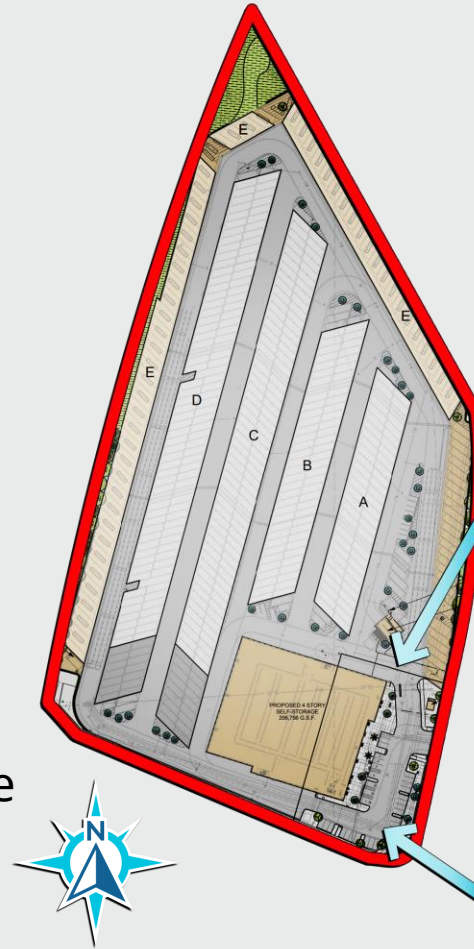
- Zoning Code Amendment appropriate for CS overlays to accommodate 3+ story storage facilities**



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Site Plan Review

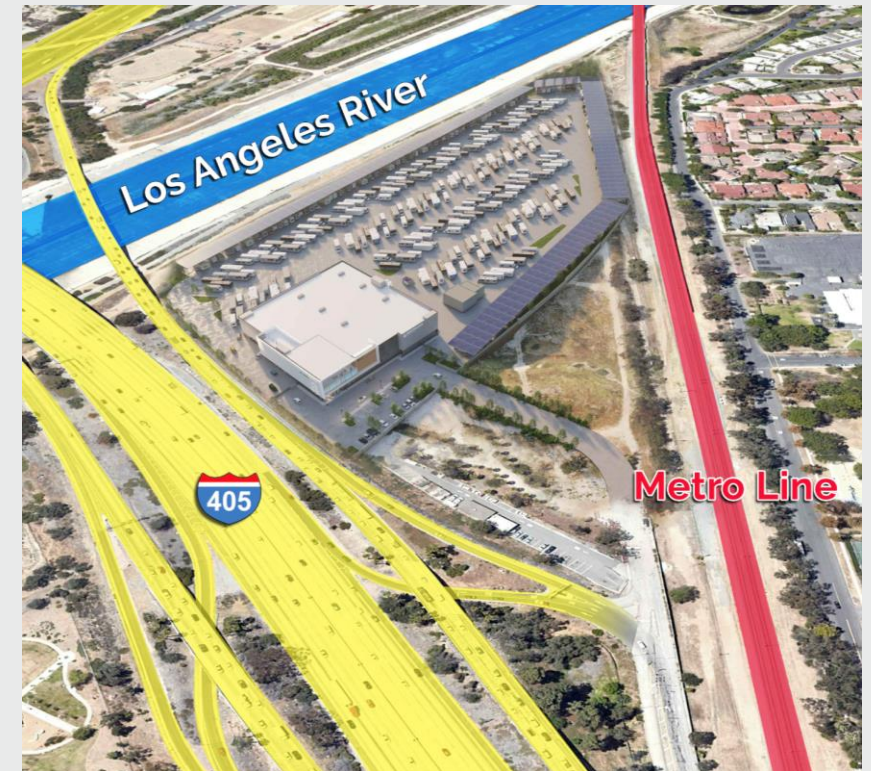
- **Planning Commission Approval**
 - Required for new construction of 50,000 sq. ft. or more
- **Site Plan Review Committee**
 - Reviewed the project on January 22, 2025
 - Recommends approval of project design
- **SPR Findings**
 - Project should be harmonious and consistent within itself and compatible with community



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Conditional Use Permits

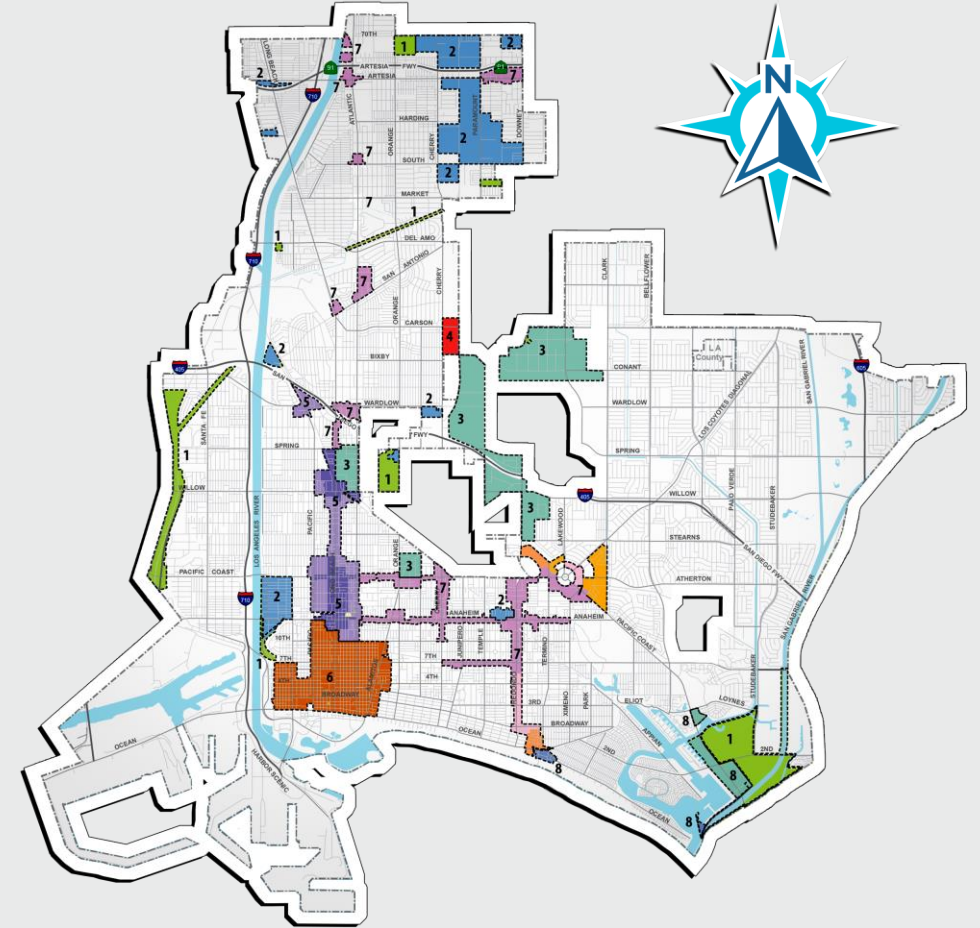
- CUPs required for self-storage, RV parking, and car washes.
- Special conditions for self-storage, RV parking and car washes include
 - Use and design shall not disrupt or impede pedestrian or traffic circulation
 - Use and design shall not disrupt the concentration of high intensity activities
 - Attractive landscape buffering and screening for parking lots and car washes
 - Prohibition of shipping containers
 - Building and roof design shall be compatible with surrounding development
 - Limited hours of operation
 - And more
- **Key Finding – The use shall not be detrimental to the surrounding community**
 - The project site is isolated and naturally buffered by freeways, rail tracks and the Los Angeles River
 - The proposed project is a low-intensity use that is deemed appropriate due to the site's heavy contamination



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General Plan Compliance – Contingent on GP Amendment

- **Land Use Element (LUE) PlaceType – Community Commercial (CC)**
 - Serves auto-oriented needs for goods and services and encourages a wide range of local-serving commercial uses.
 - Is consistent with CS zoning district, which encourages self-storage in areas that are difficult to use (environmental constraints, access, etc.).
 - New developments should respect neighboring developments.
- **LUE Citywide Goals – Strategy No. 7 – LU Policy 7-4**
 - Encourage abandoned buildings and properties to transition into more productive uses through new development.



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Relationship to LA River Master Plan

- **Applicant Improvements**

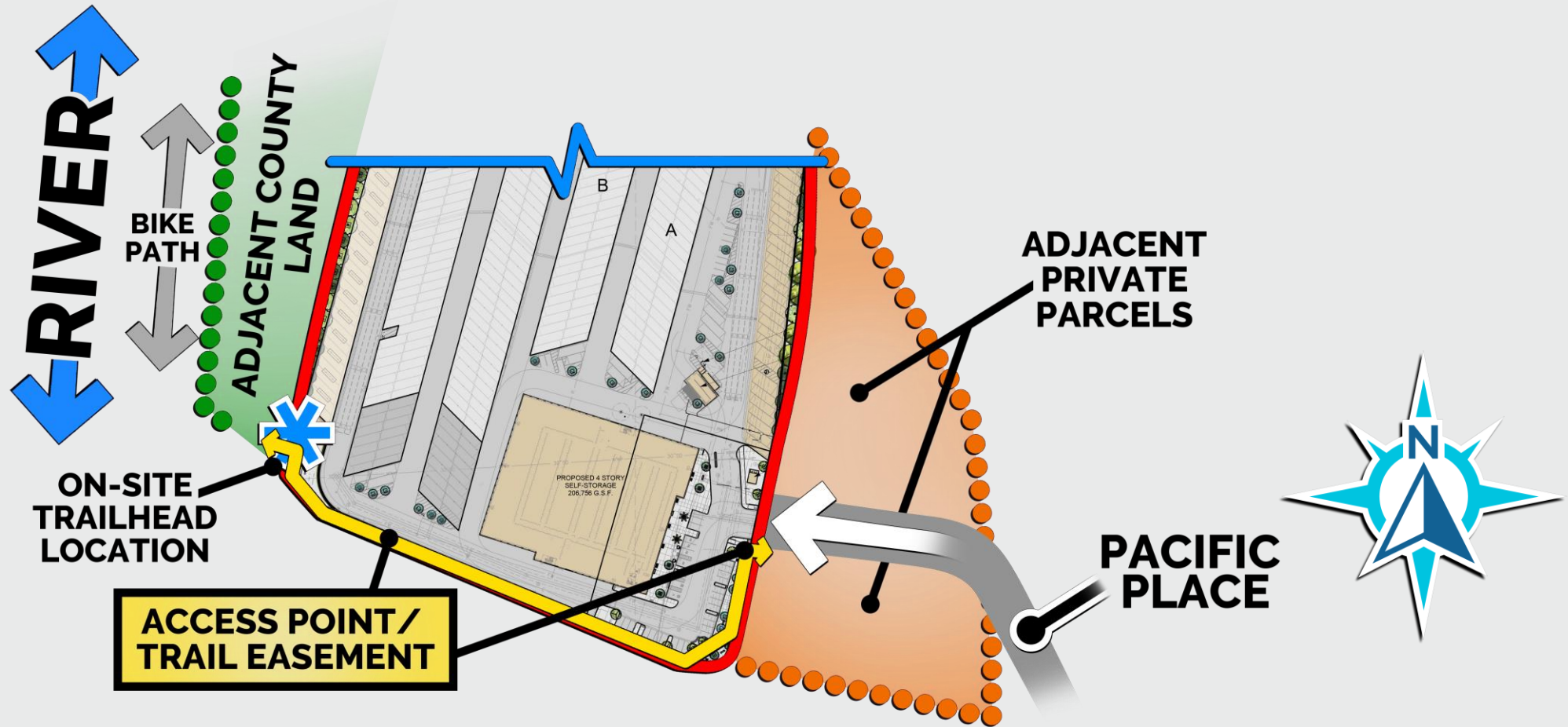
- Native Plan Preserve at northwest of project site
- Access point and easement including on-site pedestrian path
- Trailhead at southwest corner of the project site

**ACCESS POINT
AND EASEMENT**



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Relationship to LA River Master Plan – Trail Easement Detail



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Parkland & Environmental Justice

- **Park Space Visioning**

- Visioning and aspirational planning documents have suggested this site could be a park space in the future, but no regulatory land use document designates this private property as such
- City does not have sufficient funds
- Property is not available for purchase
- Costs to remediate contaminated site are prohibitive

- **City of Long Beach / LA County Flood Control District**

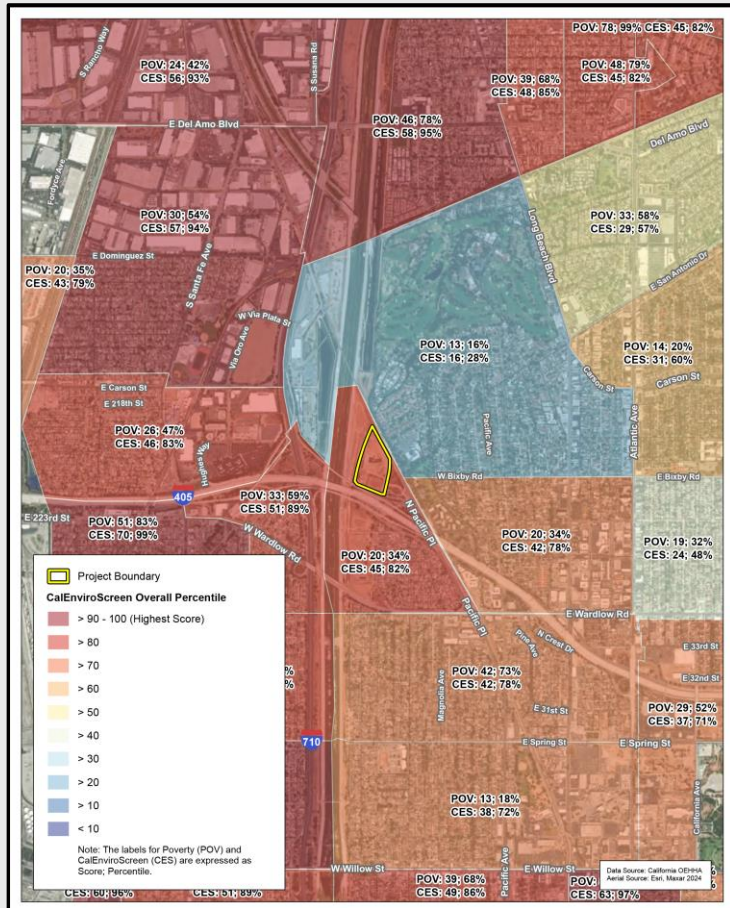
- Long Beach RiverLink Plan
- Lower Los Angeles River Revitalization Plan
- LA River Master Plan

- **Environmental Justice**

- Project site located across the street from Los Cerritos Park
- By contrast, areas **west** of 710 freeway are more disadvantaged than to the **east**

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Parkland & Environmental Justice - Continued



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Environmental Review – Environmental Impact Report

- **EIR 02-23** – Prepared in accordance with CEQA Guidelines (EIR02-23, SCH#2023060250)
- **Notice of Preparation** – NOP distributed for 30-day public review period 6/7/2023 – 7/7/2023. Twenty-two (22) comments received on NOP
- **Scoping Meeting** – Held on 6/21/2023
- **Draft EIR** – Circulated for 62-day period 7/31/2024 – 9/30/2024. 80+ comments received on Draft EIR
- **Responses to Comments** – RTC and Final EIR distributed on May 15, 2025
- **CEQA Findings of Facts prepared for the project**
- **Project EIR** – Found that the project would not result in any significant impacts with incorporation of Mitigation Measures
- **MMRP** – Mitigation Monitoring and Reporting Program prepared, with Mitigation Measures for air quality, cultural resources, geology & soils, hazards & hazardous materials, noise, and tribal resources

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Noticing Requirements Met

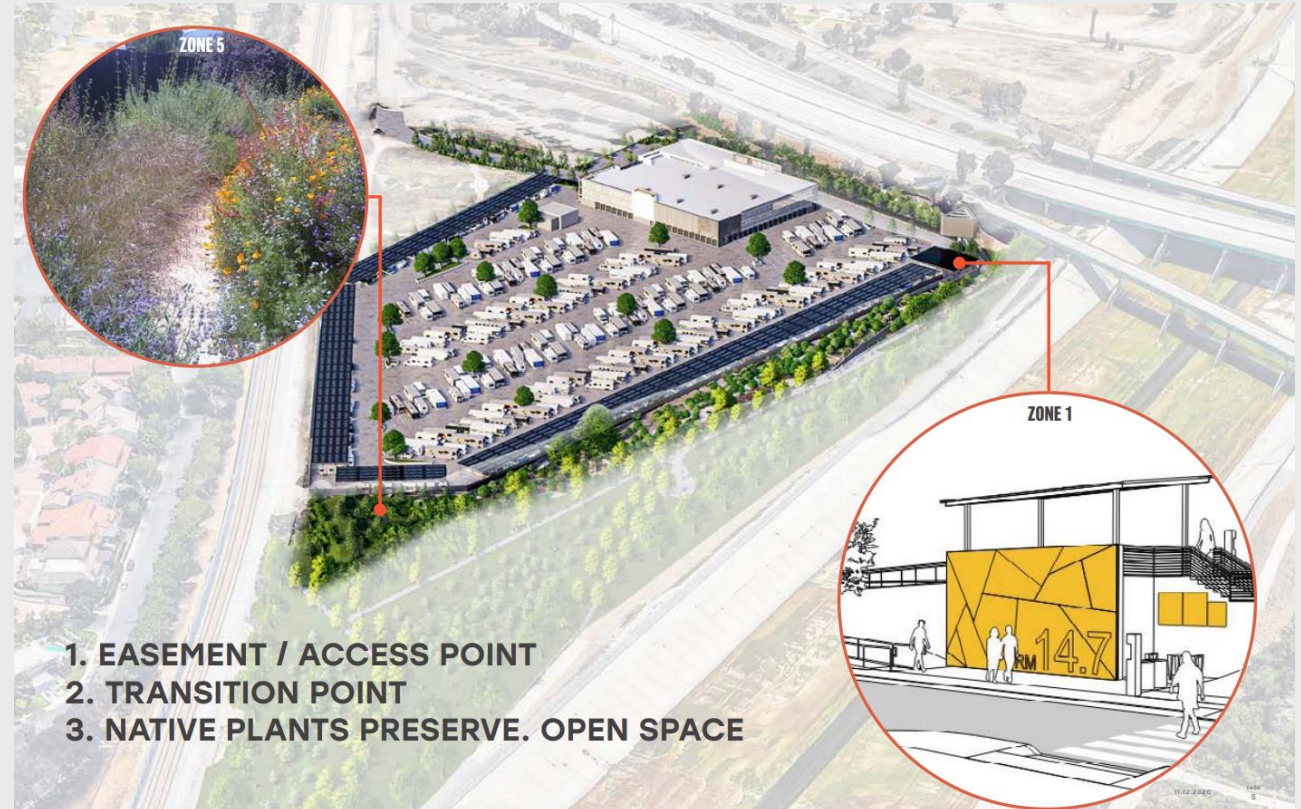
- **Chapter 21.21 of the Long Beach Municipal Code**

- 137 Public Hearing Notices distributed on May 14, 2025, based on 750-foot radius from project site
- Public Hearing Notice published in Press Telegram 20 days prior to June 5, 2025
- Public Hearing Notice distributed to an interested parties list
- Notices posted in 3 public locations within city boundaries

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Conclusion / Recommendation

- **Site Vacancy** – The proposed project will end a period of site vacancy from 2007 .
- **Site Blight** – The vacancy of the site has contributed to blight, dilapidation and illegal activity.
- **Site Contamination** – The levels of contamination on the site limit the type of uses that are deemed appropriate.
- **Site Upgrades** -
 - Environmental Remediation of Site
 - High-quality architecture
 - New landscaping
 - New paving
 - Off-site improvements
 - Access to Los Angeles River, per the L.A. River Master Plan
- **Staff Recommends approval of the project, subject to conditions**





Thank you

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