

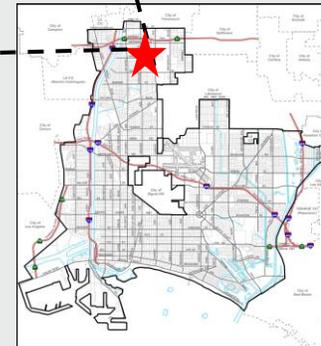


**Planning Commission**  
**5910 Cherry Avenue**

**July 18, 2024**

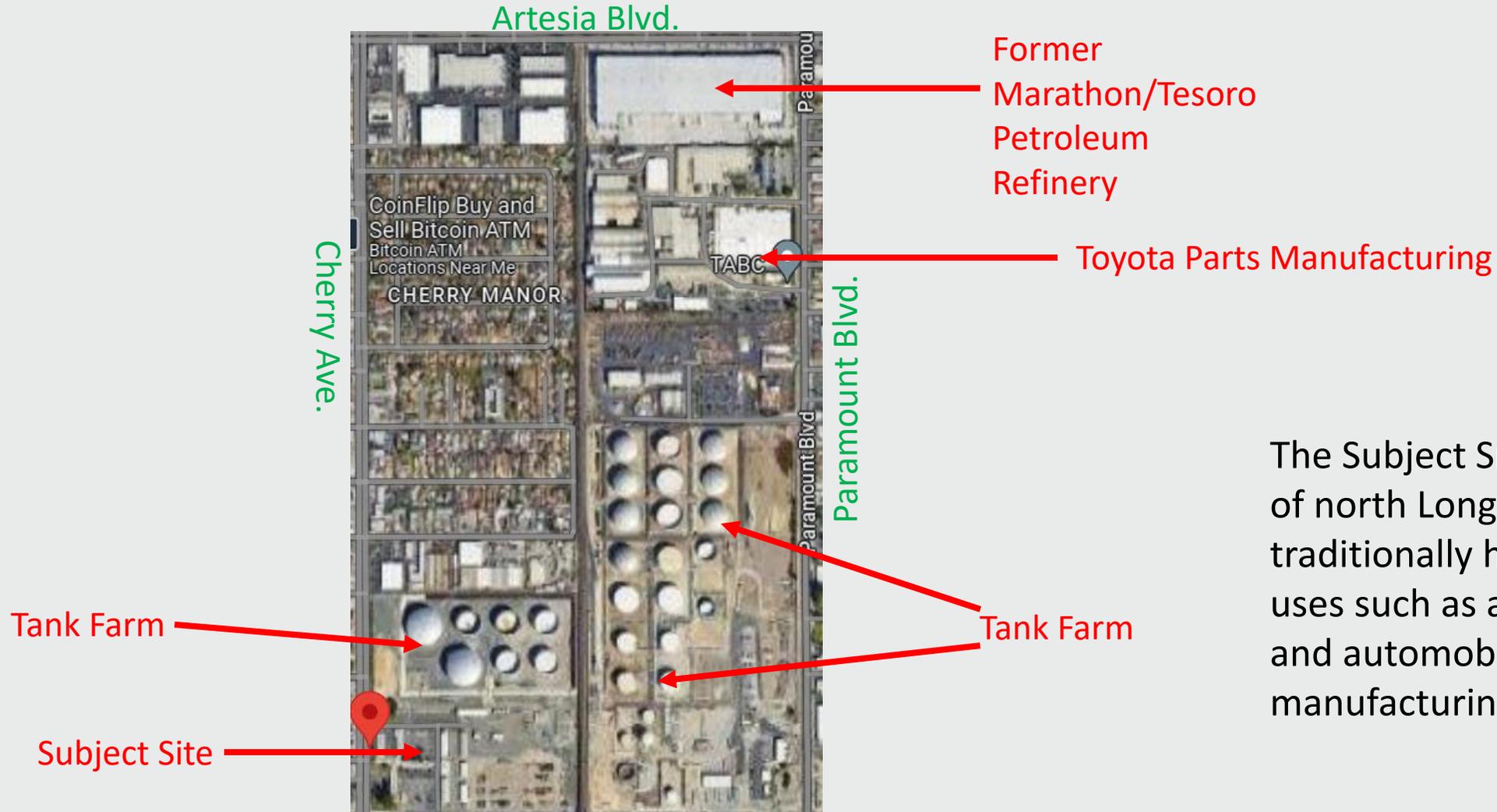
**Application No 2304-11 (SPR23-007 & ZCHG 23-002)**

# Project Location



- **Zoning District:**  
General Industrial (IG)
- **General Plan Land Use Designation:** Neo-Industrial (NI)
- Cherry Avenue and South Street are designated Major Avenues as well as a Truck Routes
- Artesia Boulevard to the north is also designated a Major Avenue
- 91 Freeway access is within 1/2 mile.

# Site Background



The Subject Site is within an area of north Long Beach which traditionally has heavier industrial uses such as a refinery, tank farm and automobile parts manufacturing.

# Project Proposal



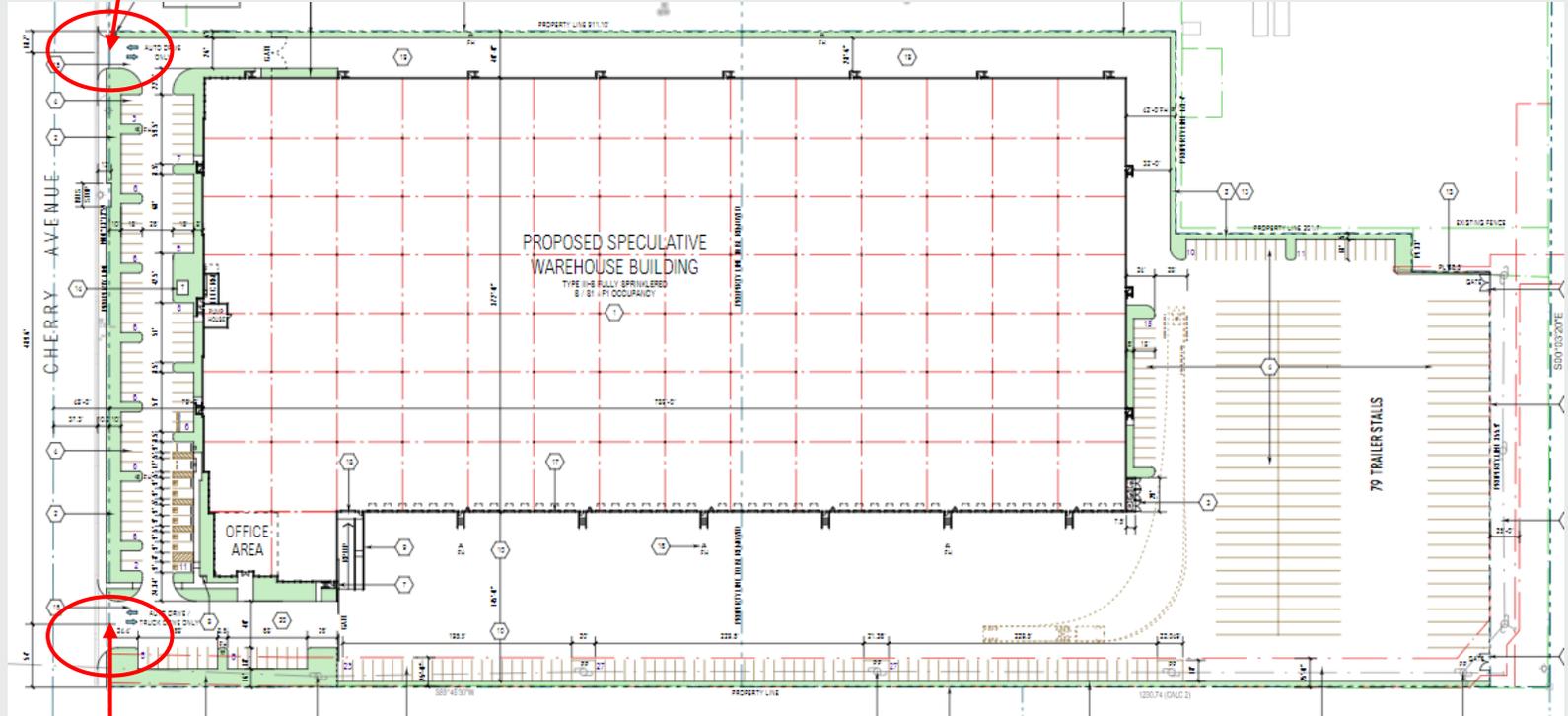
- Property is 14.16 acres
- Bounded by Major Avenues to the West.
- Property was used as office space for Plains Energy and Zenith Energy.
- Newly proposed approximately 304,000sf concrete, tilt-up industrial building.



# Project Proposal

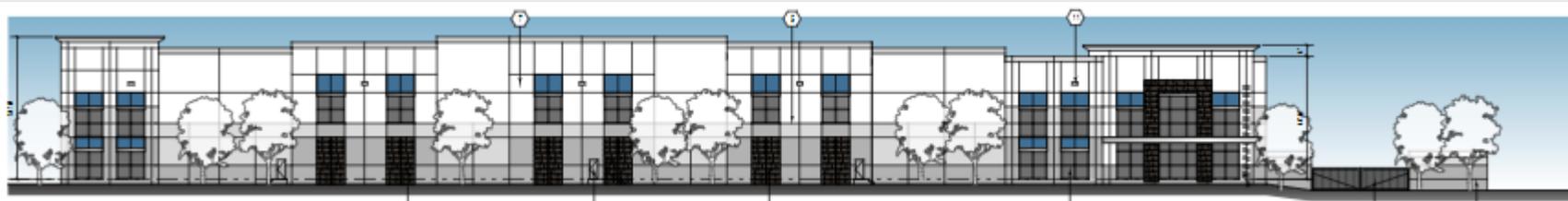
- 304,000 sf tilt-up concrete industrial building including 10,000sf mezzanine area.
- 44-truck high dock doors
- 33 vehicle parking stalls
- 79 truck/trailer parking stalls
- Truck only access at the SW drive approach.
- Landscaping along the front and most of the perimeter of the site

Vehicular Access



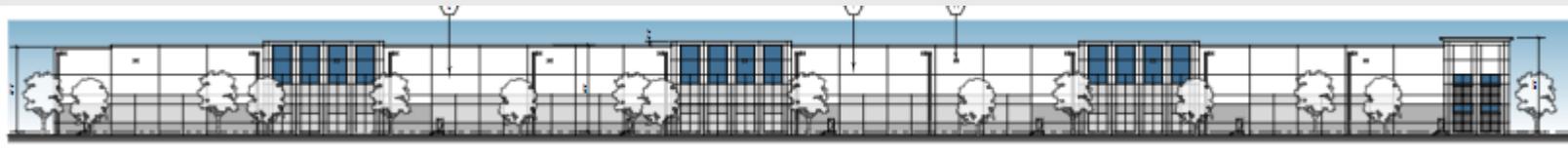
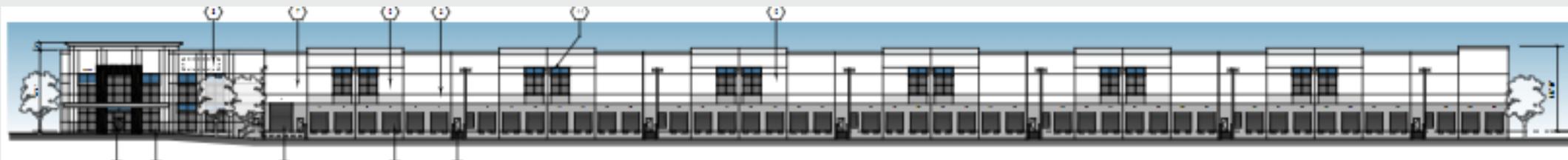
Truck Access

# Project Proposal



Cherry Avenue Elevation

South  
Elevation



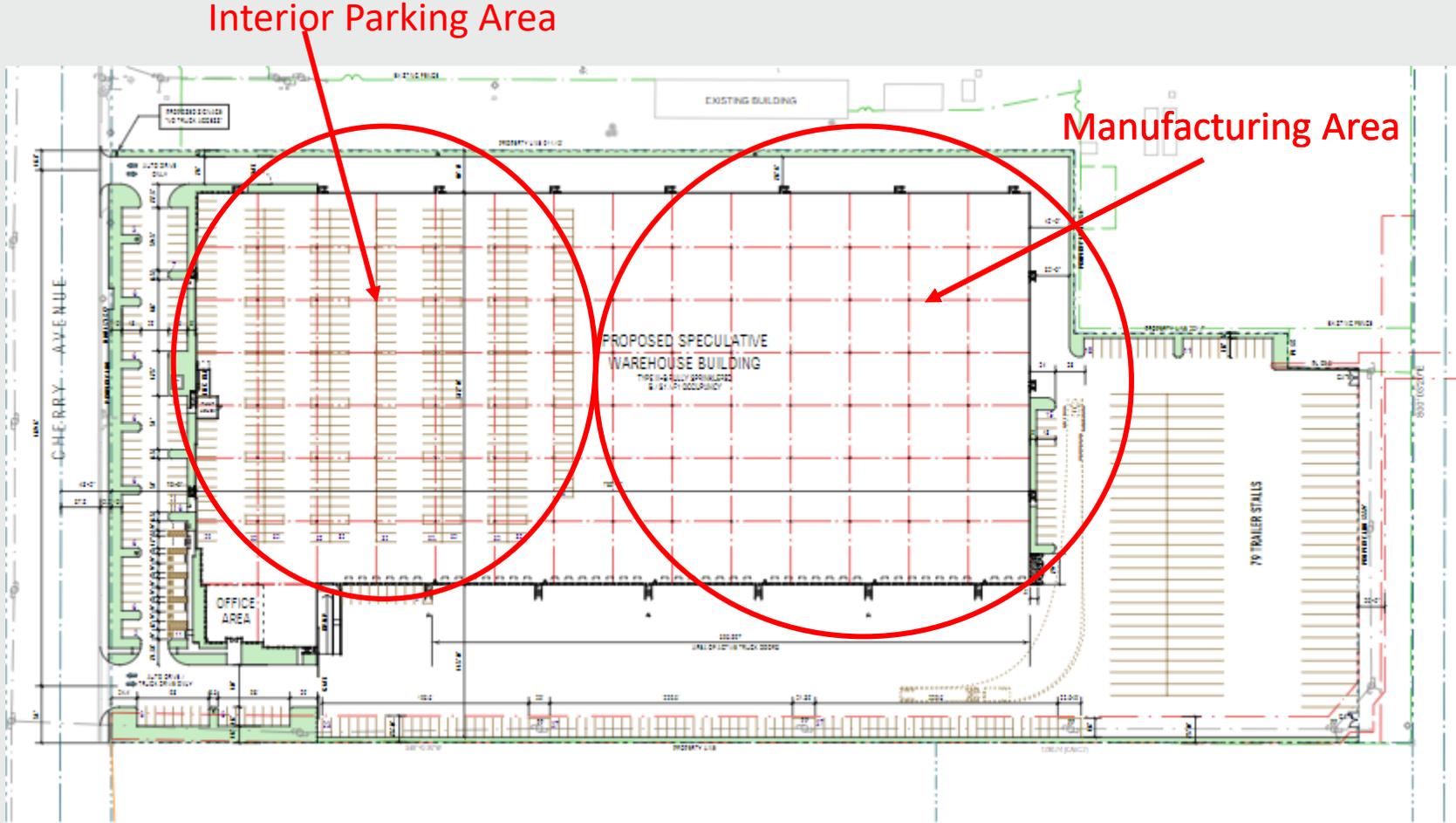
North Elevation

- Gray hued concrete panels
- Blue accent color and wood like tile
- Straight lines
- Corner elements adjacent to the public right of way



# Project Proposal – Alternative Use

- 304,000 sf tilt-up concrete industrial building including 10,000sf mezzanine area.
- 37-truck high dock doors
- 623-shown vehicular parking stalls



# Rezoning Proposal

- Proposes rezoning from IG (General Industrial) to IL (Light Industrial)
- IL is the zone found to be consistent with the LUE Neo-Industrial Place Type pursuant to the LUE consistency table (Section 4.12, Table 4.12-1 City of Long Beach General Plan Consistency/page #4.12-5)
- The proposed warehouse will be fully contained within an energy-efficient building and replace outdoor and petroleum-serving legacy uses that were more environmentally impactful.
- The project will not divide an established community as it is a single property with the proposed development of a state-of-the-art industrial building replacing a heavy industrial use that will be used for warehouse or clean manufacturing uses consistent with the General Plan Place Type of Neo-Industrial.

# Findings

- The Design is Harmonious, consistent and complete within itself and is compatible in design character and scale with neighboring structures and the community
- The project design is compatible with the adjacent newer industrial buildings and does not over-shadow the nearby residential uses.
- The project does remove some trees along the perimeter of the property that are approximately 10-years old, however those will be replaced with a denser, more cohesively themed landscaping program with over 100 24-inch box trees.
- There is an essential nexus between the required public improvements and the likely impacts of the project.
- The project will implement and conform to the Codes Transportation Demand Management requirements
- The project is consistent with the Code's green building standards.

In accordance with the California Environmental Quality Act (CEQA) an Environmental Impact Report (EIR) was prepared (EIR03-23) for the proposed industrial building and the proposed zone change.

- Notice of Preparation review period was October 12, 2023 to November 13, 2023
  - City received seven (7) written comments from the NOP comment period
- Draft Environmental Impact Report was available for public review for 45-days between March 15, 2024 and April 29, 2024
  - City Received six (6) written comments in response to the DEIR Public Review.
- All comments responded to as part of Final EIR

One significant and unavoidable impact was identified through the Transportation Section of the EIR and this was a result of identifying seven different potential tenants/users using different Vehicle Miles Traveled scenarios for each of the potential tenants/users.

Transportation Mitigations: commute reduction program and employer paid transit passes

Significant unavoidable impacts require preparation of a Statement of Overriding Conditions which document the environmental impacts being outweighed by benefits.

# CEQA – Mitigation Monitoring Program & Best Management Practices

- Mitigation Monitoring Program includes Measures relating to:

Cultural Resources– discovery of resources or human remains

Geology and Soils – remedial site grading and paleontological monitoring

Noise – barrier, construction hours, equipment storage/staging, deliveries, etc.

Transportation – employer paid transit passes and commute reduction program

The project was re-noticed in accordance with Section 21.21.302 of the City's Zoning Code which for industrial projects is a 1000' foot radius for both property owners and tenants.

Interested parties list contains over 90 individuals that were notified at various intervals along the way for their input on the project, including the rescheduled public hearing notice for tonight's Commission meeting.

# Recommendation

- Adopt and Certify the Project Environmental Impact Report, Statement of Overriding Considerations, and Mitigation Monitoring Program (EIR03-23; SCH#2023100342);
- Approve a Site Plan Review (SPR (23-027) and adopt the proposed findings and conditions of approval related thereto, for a project consisting of the demolition of all existing structures on site, and the construction of a new 304,344 square foot, concrete, tilt-up industrial building, including 10,066 square feet of office space on a 14.16 acre lot located at 5910 Chery Avenue; and
- Recommend to request City Council approve a Zone Change (ZCHG23-002) from General Industrial (IG) to Light Industrial (IL)



**Thank you**

**Amy Harbin, AICP**

Planner

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