

December 19, 2024

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Recommendation to 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, and reaffirm all findings and conditions of approval related thereto, 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)

APPLICANT: GCC LONG BEACH LLC c/o Jim Cottrell for Goodman
3333 Michelson Drive Suite 1050
Irvine, California 92612
(Case No. 2207-32)

DISCUSSION

The subject site is located at 2131 E. Wardlow Road, on a portion of the site of the former Boeing C-17 aircraft manufacturing facility. This property is now owned by Goodman and is in a multi-year process of being developed as a new industrial campus following approval of the Master Plan for this property (Case No. 2208-18), which the Planning Commission approved on May 18, 2023. The subject site, which is a vacant asphalt-paved 3.74-acre portion of the larger approximately 28.32-acre Goodman development site on the north side of Wardlow Road, is located within the Globemaster Corridor Specific Plan (GCSP), in the Business Park (BP) district (SP3BP). The BP district allows for construction of a modern industrial campus, including warehousing/distribution, manufacturing, research and development, and office uses. Immediately east of the subject site, at 2401 E. Wardlow Road, construction of Goodman's Building 1, which is an approximately 505,043-square-foot industrial building for future warehousing or manufacturing tenants, is nearing completion. Tenants for this new



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building have not yet been disclosed and options remain for final build-out as either manufacturing, or warehousing/distribution/fulfillment (Attachment A – Vicinity Map).

Table 1 – Surrounding Land Uses, Zoning, and General Plan

Location	Existing Land Use(s)	General Plan PlaceType	Zoning
Project site (3.74 acres)	Vacant asphalt parking field	I and RSF	SP-3-BP
East of project site	Vacant aerospace manufacturing building, approximately 468,000-sq. ft. footprint. Goodman-owned property.	RSF	SP-3-BP
South of project site	Active aerospace manufacturing building (Relativity Space) approximately 861,000-sq. ft. footprint. Goodman-owned property.	RSF	SP-3-BP
West of project site	Vacant lot, temporary City of Long Beach Fire Station No. 9 at former Boeing Fitness Center building (Goodman-owned property).	I	SP-3-BP
North of project site	Vacant asphalt parking field, 7.47 acres, approved by City of Lakewood for an interim trucking and trailer storage use Goodman-owned property).	Industrial (City of Lakewood)	M-2 (City of Lakewood)

Acronyms:

I = Industrial PlaceType

M-2 = Heavy Manufacturing (City of Lakewood)

RSF = Regional Serving Facility PlaceType

SP-3-BP = Business Park District of the Globemaster Corridor Specific Plan

The subject site is further defined by a metes-and-bounds description, as the site covers portions of several legal lots owned by Goodman (Attachment B – Project Site Metes-and-Bounds Description). Due to the temporary nature of the use and approval, a metes-and-bounds-defined project site is acceptable to the Director of the Community Development Department. The site is accessed via an existing 37-foot-7-inch curb cut on Wardlow Road west of the project site, crossing over the Goodman property (on the same lot as the project site) to enter the subject site for temporary use.

In addition to the industrial campus-type uses, the GCSP also permits trucking and outdoor container storage uses on an interim basis. On January 19, 2023, the Planning Commission approved a Conditional Use Permit (CUP) (Case No. 2207-32) request to allow the subject site, a 3.74-acre vacant asphalt parking field at 2131 E. Wardlow Road, to be used as a temporary trucking and trailer storage facility, limited to a maximum of 132 trailers or containers stored on-site with no on-ground container stacking allowed. The CUP was approved as temporary use with a six-month expiration if not vested, and a two-year expiration period if vested, subject to approval of up to three one-year time extensions, for a total of not more than five years. The permit was vested through construction of on-site improvements required by the conditions of approval, shortly after the Planning Commission’s approval, so the vested CUP is due to expire on January 19, 2025 (Attachment C – Planning Commission Staff Report

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of January 19, 2023, and Attachment D – Notice of Final Action and Conditions of Approval). The conditions of approval specifically require a return to Planning Commission for each Time Extension request. The applicant intends for the trucking and trailer storage operation to be a temporary, interim use to provide revenue from the vacant portion of the site while other portions of the site are under development. This temporary use cannot be extended past the five-year period for which the CUP was approved, and this vacant portion of the site will then need to be developed per the approved Master Plan.

On October 1, 2020, prior to the Planning Commission's approval of the temporary trucking CUP, the City of Lakewood approved a similar CUP on the larger 7.47-acre site directly abutting the subject site to the north, which is also owned by Goodman, and is located within the jurisdiction of the City of Lakewood (Lakewood) (Attachment E – Lakewood CUP). The Lakewood CUP also allows for a temporary trucking and trailer storage use, subject to eventual discontinuation for future industrial development on the site. The Lakewood site and the City of Long Beach site (Long Beach), while in separate jurisdictions, are directly abutting and can potentially function as one larger facility. City staff remains in ongoing communication and coordination with Lakewood regarding the shared site.

Operation

The temporary use was first approved in 2023, and the entitlement was vested through the construction of on-site improvements required under the CUP shortly after the Planning Commission's January 18, 2023, approval. 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. This operation also made use of the Long Beach portion of the site at times, but with the Lakewood portion serving as the "front door" of the operation. Conditions of approval required posting of signs on the perimeter of the site with information for the public on how to submit complaints related to site operations; however, there were no complaints or calls for services related to the use during the tenure of the NEXT Trucking operation.

Due to shifting economic factors in the goods movement and logistics industry, the demand for use of the site for temporary trucking and trailer storage declined, and NEXT Trucking vacated the site (both Lakewood and Long Beach sides) at the end of the license agreement with Goodman. After NEXT Trucking vacated the site, Goodman entered into a license agreement with Telsa and beginning on December 19, 2023, 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 called for, the Telsa vehicles are then distributed to showrooms and other direct-to-consumer sales locations in the region. This operation is less impactful than trucking or trailer storage and is a permitted use under the CUP and the GCSP.

Request

The applicant requests a one-year Time Extension (TMEX24-004) of the previously approved CUP for a temporary trucking and trailer storage use, to preserve the option to use the site for

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trucking and trailer storage as allowed by the CUP, since no substantial change in circumstances has occurred and the applicant has completed the required site improvements of the CUP conditions of approval. This is the first one-year extension request of three possible extensions, in accordance with the CUP conditions of approval. As conditioned, each of the three potential one-year extensions will require a public hearing before the Planning Commission. If approved, this time extension would extend to the operating period of the CUP to January 19, 2026.

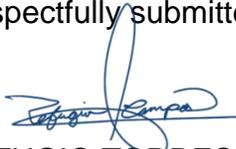
PUBLIC HEARING NOTICE

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.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the project continues to be exempt per Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures), as the scope of this project is consistent with the existing use of this project site and no special circumstances exist that under Section 15300.2 would prevent the use of a Categorical Exemption. The Categorical Exemption (CE-22-187) that was filed previously continues to be in effect for this project (Attachment F – Categorical Exemption CE-22-187). 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.

Respectfully submitted



REFUGIO TORRES CAMPOS
PROJECT PLANNER



MARYANNE CRONIN
ZONING ADMINISTRATION OFFICER



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DIRECTOR OF COMMUNITY DEVELOPMENT

CK:ASR:MC:rtc

- Attachments:
- Attachment A – Vicinity Map
 - Attachment B – Project Site Metes-and-Bounds Description
 - Attachment C – Planning Commission Staff Report – January 19, 2023
 - Attachment D – Notice of Final Action and Conditions of Approval
 - Attachment E – Lakewood CUP
 - Attachment F – Categorical Exemption CE-22-187