

ZONE CHANGE FINDINGS

**5910 Cherry Avenue
Application No. 2304-11 (ZCHG23-002)
July 18, 2024 (Planning Commission)**

Pursuant to Section 21.25.106 of the Long Beach Municipal Code, in all cases, the Planning Commission and the City Council shall be required to make the following findings of fact before rezoning a parcel. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA; AND

The existing project site currently has a different designation that is inconsistent with the existing General Plan PlaceType designation (See *Figure 1* below for a zoning map excerpt illustrating the existing zoning). The property has a General Plan PlaceType of Neo-industrial (NI / 65 st) and is zoned IG, General Industrial. Pursuant to Table LU-6: PlaceTypes and Zoning Districts Consistency Matrix in the Land Use Element, the IG zone is not consistent with the NI PlaceType. This inconsistency exists because the property has not yet been rezoned as the City is still completing its citywide rezoning program to create consistency with the updated 2019 Land Use Element. The proposed project will facilitate the cleanup of the zoning designation for the site and the entire site will be rezoned IL, Light Industrial, which pursuant to LU-6 is consistent with the NI PlaceType and allows the construction of the proposed industrial building by right.

The project site is an interior lot located on the east side of Cherry Avenue. To the north of the subject site is an industrial site with a small tank farm, to the east, more industrial buildings and a Union Pacific Railroad line; to the south is a commercial/retail center, which includes LA County Animal Control, a former (vacant) grocery store, and Cube Smart Self-Storage; and to the west residential is a variety of commercial and personal services uses.

The existing uses along Cherry Avenue include commercial and personal services uses that front on Cherry Avenue that transition to residential uses to the west. The existing properties along the west side of Cherry Avenue are in the CCA Zoning District. The zoning transitions to residential, R-1-N zoned neighborhood to the west of the Cherry Avenue corridor. The proposed rezoning is compatible with the existing development pattern as the existing project site would remain a non-residential use.

The proposed project and rezoning would develop the site with an industrial building similar to the non-residential uses along both sides of the Cherry Avenue Corridor. The development would be oriented toward Cherry Avenue, set back

approximately seventy (70) feet behind a ten (10) foot lushly landscaped setback and parking area. The primary frontage along Long Beach Boulevard would therefore be compatible, and will not adversely affect the character, livability, or appropriate development of the surrounding area. Therefore, based on the current site development and proposed use, the proposed zone change to IL would not adversely affect the character, livability, or appropriate development of the surrounding area.

Figure 1 – Existing Zoning. Site is outlined in blue. Entire site will be rezoned to IL.



2. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN; AND

The proposed rezoning and related development project are subject to conformance with several elements of the General Plan. These include the Land Use Element (LUE), Mobility Element, and Urban Design Element (UDE). The basic facilities, such as roads, public buildings (schools, libraries, fire stations), utilities (water, sewer, electric, gas), and communications systems on which the continuance and growth of a community depends.

The subject site currently has a General Plan Land Use Element PlaceType designation of NI (Neo-Industrial). The existing PlaceType allows for industrial building, however conflicts with the permitted uses under the existing zoning (IG, General Industrial). Therefore, the proposal includes the rezoning of the entire site to a consistent IL, Light Industrial Zoning District, which allows for industrial buildings and implements the intent of the NI, PlaceType. Pursuant to Table LU-6: PlaceTypes and Zoning Districts Consistency Matrix in the Land Use Element, the IG zone is not consistent with the NI PlaceType. This inconsistency exists because the property has not yet been rezoned as the City is still completing its

citywide rezoning program to create consistency with the updated 2019 Land Use Element. The proposed project will facilitate the cleanup of the zoning designation for the site and the entire site will be rezoned IL, Light Industrial, which pursuant to LU-6 is consistent with the NI PlaceType and allows the construction of the proposed industrial building by right.

The compliance of the proposed rezoning and project with the policies of each of these General Plan elements is discussed in the General Plan Consistency Table at the end of this findings document; these specifically include the following policies from the LUE, UDE, and Mobility Element. Only the most applicable policies from each General Plan element have been included in this discussion, and non-applicable policies have been omitted.

3. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN OR WILL BE FULLY MET.

The proposed change is not a rezoning of an existing mobile home park. Therefore, this finding does not apply.

Table 1 - Consistency with General Plan Goals and Policies

Identification Number	Goal/Policy	Explanation
LU Policy 3-4	Promote and attract a mix of commercial and industrial uses by emphasizing the flexibility of PlaceType designations	As shown in the attached plans, the proposed building is designed for the ability to be reused as a commercial use which has a higher rate of parking than a manufacturing or warehouse use.
LU Policy 6-9	Encourage the redevelopment of parcels with poor land utilization such as single-use commercial structures on parcels over 5,000 square feet.	<p>The overall property size is 14.16 acres in area and currently developed with a single-story, 32,815 square foot office building (constructed in the late 1950's), several outbuildings (totaling 11,025 square feet) with unknown uses, and approximately 308,000 square feet of outside storage.</p> <p>The existing use and buildings will be replaced with one 304,344 square foot building similar to others in the area including 2400 E. Artesia Boulevard and one proposed at 5860 Paramount Boulevard. It is anticipated that numerous construction jobs will be</p>

Identification Number	Goal/Policy	Explanation
		created by the proposed project, as well as permanent jobs based on the future use of the property.
IM-9 and IM-10	Implement midblock crossings and traffic calming as needed in the more suburban locations of the City where larger blocks and wider streets inhibit pedestrians. Design safer streets by using traffic-calming techniques and by providing more frequent and innovative crosswalks, pedestrians signals and clearly marked bicycle lanes.	There is an active, mid-block northbound Long Beach Transit bus stop adjacent to the subject project, which is patronized by individuals from the residential neighborhood across Cherry Avenue. Cherry Avenue is designated a Major Avenue in the Mobility Element and is an approximate 80-wide right-of-way. The conditions of approval require that the Applicant work with Public Works and Long Beach Transit to facilitate and construct a mid-block pedestrian crossing so that pedestrians can safely cross Cherry Avenue to reach the transit stop.
UD 13-3 and UD25-1	Encourage new development projects to provide safe pedestrian access to public sidewalks, bus and rail transit facilities and the bicycle network. Develop the Neo-Industrial PlaceType as a buffer between existing industrial and residential neighborhoods.	Access from the public sidewalk to the primary building entry will be via a pedestrian path which is heavily landscaped. The landscaping is continued northbound along Cherry Avenue adjacent to the subject property and also abuts the adjacent Long Beach Transit bus stop. The proposed building is setback from the street approximately eighty (80) feet and is over 300 feet away from the nearest residentially zoned property. Pedestrians on the sidewalk adjacent to the project will experience a 10-foot wide sidewalk and a ten (10) foot wide setback landscaped with 24-inch box trees, ground cover and accent shrubs.