

January 19, 2023

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE-22-187 and approve a Conditional Use Permit (CUP22-025) for a two-year temporary trucking and trailer storage use, with an option for three one-year extensions potentially allowing for a total of five years, on a vacant parking lot at 2131 E. Wardlow Road in the Globemaster Corridor Specific Plan (SP-3-BP) Zoning District (District 7)

APPLICANT: Jim Cottrell for Goodman
18201 Von Karman Avenue, Suite 1170
Irvine, CA 92612
(Application No. 2207-32)

DISCUSSION

The applicant requests a Conditional Use Permit (CUP) for the proposed use of a 3.74-acre vacant asphalt parking field as a temporary trucking and trailer storage facility. The site is located at 2131 E. Wardlow Road (Attachment A – Location Map) and is part of the larger property owned by Goodman, formerly the Boeing C-17 aerospace manufacturing facility. The Goodman property on the north side of Wardlow Road is currently undergoing master planning efforts to support future development of the property as a light industrial, manufacturing, and/or logistics and distribution property consistent with the Globemaster Corridor Specific Plan (SP-3, GCSP). The proposed trucking and trailer storage operation is proposed as a temporary use, with an initial approval for two years and up to three one-year extensions potentially allowed, for a total of up to five years. The trucking and trailer storage use will cease at the end of the approved temporary entitlement period to make way for the property owner's future development of the site.

The site and its immediate surroundings all are owned by Goodman, including the 7.47-acre asphalt parking field in the City of Lakewood directly north of the project site which is approved and in operation for the same use as proposed under this subject permit. The



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existing land uses and zoning of the site and its immediate surroundings are shown in the following table:

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

Location	Existing Land Use(s)	General Plan PlaceType	Zoning	Zoning Overlay
Project site (3.74 acres)	Vacant asphalt parking field	I (Industrial) and RSF (Regional Serving Facility)	SP-3-BP	None
East of project site	Vacant aerospace manufacturing building, approximately 468,000-sq. ft. footprint. Goodman-owned property.	RSF	SP-3-BP	None
South of project site	Active aerospace manufacturing building (Relativity Space) approximately 861,000-sq. ft. footprint. Goodman-owned property.	RSF	SP-3-BP	None
West of project site	Vacant lot, temporary City of Long Beach Fire Station No. 9 in former Boeing Fitness Center building. Goodman-owned property.	I	SP-3-BP	None
North of project site	Vacant asphalt parking field, 7.47 acres, approved by City of Lakewood for trucking and trailer storage use. Goodman-owned property.	N/A (City of Lakewood)	N/A (City of Lakewood)	N/A (City of Lakewood)

The project site is defined by a metes-and-bounds description, as the site covers portions of several legal lots (Attachment B – Project site metes-and-bounds description). Due to the temporary nature of the proposed use, Due to the fact that the subject site is a metes-and-bounds defined portion of a larger property owned by a single owner (Goodman) who is also the applicant (refer to site plan in project file), a metes-and-bounds-defined project site is acceptable to the Director of Development Services. Site access is via an existing thirty-seven-foot, seven-inch (37'-7") 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 project site.

The proposed use consists of the storage and turnover of up to 132 truck trailers, chassis, and containers on chassis, to be parked and maneuvered on the existing asphalt parking

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field, as shown on project plans (Attachment C – Plans). No shipping containers will be stored off-trailer or on the ground, and no containers will be stacked. Empty chassis may be stacked atop one another, to approximately the height of one trailer, which is typically four chassis. The facility will have an on-site office and restroom in a small modular building as required by the special development standards for truck terminal and truck yard facilities (Section 21.45.168 of the Zoning Regulations). The proposed operation is estimated to generate 133 truck trips per day, with the applicant requesting 20-hours-per-day operations. This level of trip generation is considerably lower than a level that would typically create a traffic impact on the nearest intersection and major street, in this case Cherry Avenue at Wardlow Road. The operation will be substantially similar to the trucking and trailer storage facility operating on a 7.47-acre site directly north of the subject site in the City of Lakewood. The operation on the Lakewood site was approved through a CUP by the Lakewood Planning Commission on October 1, 2020 and has operated without negative impacts upon the community in the vicinity of this proposed project (Attachment D – Lakewood CUP and Site Photos).

The nearest residential uses to the project site are approximately 700 feet to the west across Cherry Avenue. This is well beyond the 300-foot distance specified in the Industrial Districts chapter of the Zoning Regulations (Ch. 21.33) used to buffer heavy industrial uses from residential use districts across the City. Additionally, the proposed use will be subject to the City's Noise Ordinance (Ch. 8.80, Long Beach Municipal Code), which will restrict noise levels that this use is permitted to cause to be received by other noise use districts, such as the residential uses in a lower noise district on the west side of Cherry Avenue.

The proposed use is allowed under the Globemaster Corridor Specific Plan (GCSP), which is the effective zoning document for the project site and surroundings. While truck terminal and truck yard facilities are not a permitted use in the Business Park (BP) district of the GCSP, Section 5.3.9 of the specific plan (p. 76) allows uses permitted by the previous zoning to continue to be permitted for a period of ten years following the effective date of adoption of the specific plan, which was May 18, 2021, for parcels under ten acres in area. The previous zoning at the project site is IG (General Industrial), which allows the proposed use subject to a CUP, and the site is less than ten acres in area, being 3.72 acres. Beginning in late 2020, the need for storage and logistical space near the ports of Long Beach and Los Angeles grew exponentially alongside COVID-19-related supply chain interruptions. While this need for container and other storage was initially believed to be temporary, it is now understood as part of the "new normal" of on-demand e-commerce in a world with frequent supply chain interruptions and congested movement of goods. As such, the proposed use is appropriate on a temporary basis. In the longer-term, a higher-value use with a greater density of job creation remains desirable for the site. Staff has imposed a variety of conditions to strike this balance between short-term and long-term use of the site.

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Improvements to the project site for the trucking and trailer storage use will include rehabilitated landscaping on the Wardlow Road frontage, upgraded on-site lighting to comply with zoning requirements, screening on the chain link fence that secures the property on the Wardlow Road frontage, and a modular building office and restroom as required by the zoning special development standards for trucking facilities. Staff has made positive findings for the CUP and associated special development standards, as required by the Zoning Regulations (Attachment E – Findings). Conditions of approval will require the construction and maintenance of necessary site improvements, adherence to specified operating conditions, and will manage the entitlement period length, expiration, and extension process (Attachment F – Conditions of Approval).

This CUP will be granted for a two-year entitlement period initially, with options for up to three one-year extensions, for a total of five years. Each of the three potential one-year extensions will require a Planning Commission hearing, and each extension request must be filed timely 90 days before the expiration of the entitlement period to allow a Planning Commission hearing prior to expiration of the entitlement period. If a request is filed timely, but a Planning Commission hearing is not able to be held prior to the expiration date, conditions of approval authorize the Director of Development Services to extend the entitlement period until the Planning Commission hearing on the extension can be held. The Planning Commission's decision will be appealable to the City Council, and if the Planning Commission denies an extension request, operations will be required to cease until the appeal hearing is held at City Council to make a final determination. The Zoning Regulations will require an appeal hearing to be held within 60 days of the date of filing of an appeal. Additionally, apart from the extension process and Planning Commission hearings that these extensions will require, this entitlement, like all use permits, will be revocable per Division VI of Chapter 21.21 (Specific Procedures) of the Zoning Regulations if the use is found to create a nuisance or violate its conditions of approval.

PUBLIC HEARING NOTICE

A notice of public hearing was mailed on January 5, 2023, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. No public comments in response to this notice was 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 is exempt per Section 15301 – Existing Facilities, 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. Categorical Exemption CE-22-187 therefore has been prepared for this project (Attachment G – Categorical Exemption CE-22-187).

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Respectfully submitted,



SCOTT KINSEY, AICP
PROJECT PLANNER



ALEXIS OROPEZA
CURRENT PLANNING OFFICER



ALISON SPINDLER-RUIZ, AICP
PLANNING BUREAU MANAGER



CHRISTOPHER KOONTZ, AICP
DIRECTOR OF DEVELOPMENT SERVICES

CK:ASR:AO:SK

Attachments:

- Attachment A – Location Map
- Attachment B – Project site metes-and-bounds description
- Attachment C – Plans
- Attachment D – Lakewood CUP and site photos
- Attachment E – Findings
- Attachment F – Conditions of Approval
- Attachment G – Categorical Exemption CE-22-187