



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

December 1, 2016

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Accept Categorical Exemption CE 16-271 and approve a Conditional Use Permit request for the operation of a trucking facility located at 1545-1565 Santa Fe Avenue within the General Industrial (IG) zone. (District 1)

APPLICANT:      Atlas Marine Inc.  
                      Ed Mainus  
                      1570 Cota Avenue  
                      Long Beach, California 90813  
                      (Application 1608-23)

## DISCUSSION

The subject site is located on the west side of Santa Fe Avenue between W. 16<sup>th</sup> Street and Cowles Street (Exhibit A – Location Map). The site is located within the General Industrial (IG) zoning district and has a land use designation of General Industrial (LUD 9G). LUD 9G intends for relatively intense manufacturing operations and other legitimate industrial uses that are consistent with applicable safety and environmental regulations. Trucking related uses, necessary for the movement of goods to and from the Ports of Long Beach and Los Angeles, are among the industrial uses intended for LUD 9G. The project site is comprised of five parcels totaling approximately 19,265 square feet in area. The applicant currently owns the center parcel (1555 Santa Fe Avenue) and is in negotiations with the Successor Agency to the Redevelopment Agency of the City of Long Beach to purchase four adjacent parcels. The site is surrounded by trucking uses, an auto repair facility and various industrial uses.

The lots front on Santa Fe Avenue and are vacant. The center lot (1555 Santa Fe Avenue) is paved with asphalt and is secured with a combination of chain link and wrought iron perimeter fencing. The remaining parcels are unpaved and secured with chain link fencing. The site is accessed from an existing driveway approach along Santa Fe Avenue and a ten-foot-wide alley at the rear.

The applicant currently operates a trucking facility located at 1570 Cota Avenue just west (across the alley) of the subject site. Atlas Marine has provided harbor importing and exporting services since 1978. Serving both the Port of Long Beach and the Port of

Los Angeles, the facility operates six days a week, 24 hours a day. The applicant intends to expand his existing trucking facility and is requesting to utilize the subject site to store trucks (Exhibit B – Plans and Photos). Based on the submitted site plan, the applicant intends to park approximately 44 day cabs and sleeper cabs onsite. The proposed use requires approval of a Conditional Use Permit (CUP) prior to licensing and operation in industrial zoning districts, along with conformance to special development standards (Section 21.45.150 and 168).

In order to conform to the special development standards for truck yard uses, the applicant will be required to improve all five of the parcels. The improvements consist of paving the entire site, striping all parking stalls and installing perimeter landscaping, lighting and fencing. A ten-foot-wide landscape buffer is required to be installed along the Santa Fe frontage, which is considered a major arterial by the City's Mobility Element. Furthermore, the applicant proposes to install a 10-foot-tall wrought iron fence and gate along the Santa Fe frontage. These requirements are included as conditions of approval for the request (Exhibit C- Conditions of Approval). More specifically, new trucking facilities are required to have an office and restroom facility on-site. Because the existing facility located at 1570 Cota Avenue currently provides these amenities, the office and restroom facility will not be required on the subject site. A condition has been added to limit the use of the subject site as an expansion to the existing facility and not as a separate trucking yard. In the event that the site is utilized as a separate trucking facility (i.e., operating under separate ownership), the office and restroom facility shall be required to be constructed as well as compliance to all special development standards.

Both the General Plan and Zoning Regulations intend for truck yard operations at sites that fit the profile of the subject property. The site's adjacency to the Port of Long Beach, rail facilities and Interstate 710 lends compatibility to freight uses, and the site operation would not impact adjacent uses in the area (Exhibit D – Findings). Staff therefore recommends approval of the requested CUP, as conditioned.

### **PUBLIC HEARING NOTICE**

A total of 325 Public Hearing notices were distributed on November 14, 2016, in accordance with the provision of the Zoning Ordinance. No comments have been received as of the preparation of this report.

### **ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Categorical Exemption (CE 16-272) was issued for the proposed project (Exhibit E- Categorical Exemption).

## CHAIR AND PLANNING COMMISSIONERS

December 1, 2016

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Respectfully submitted,

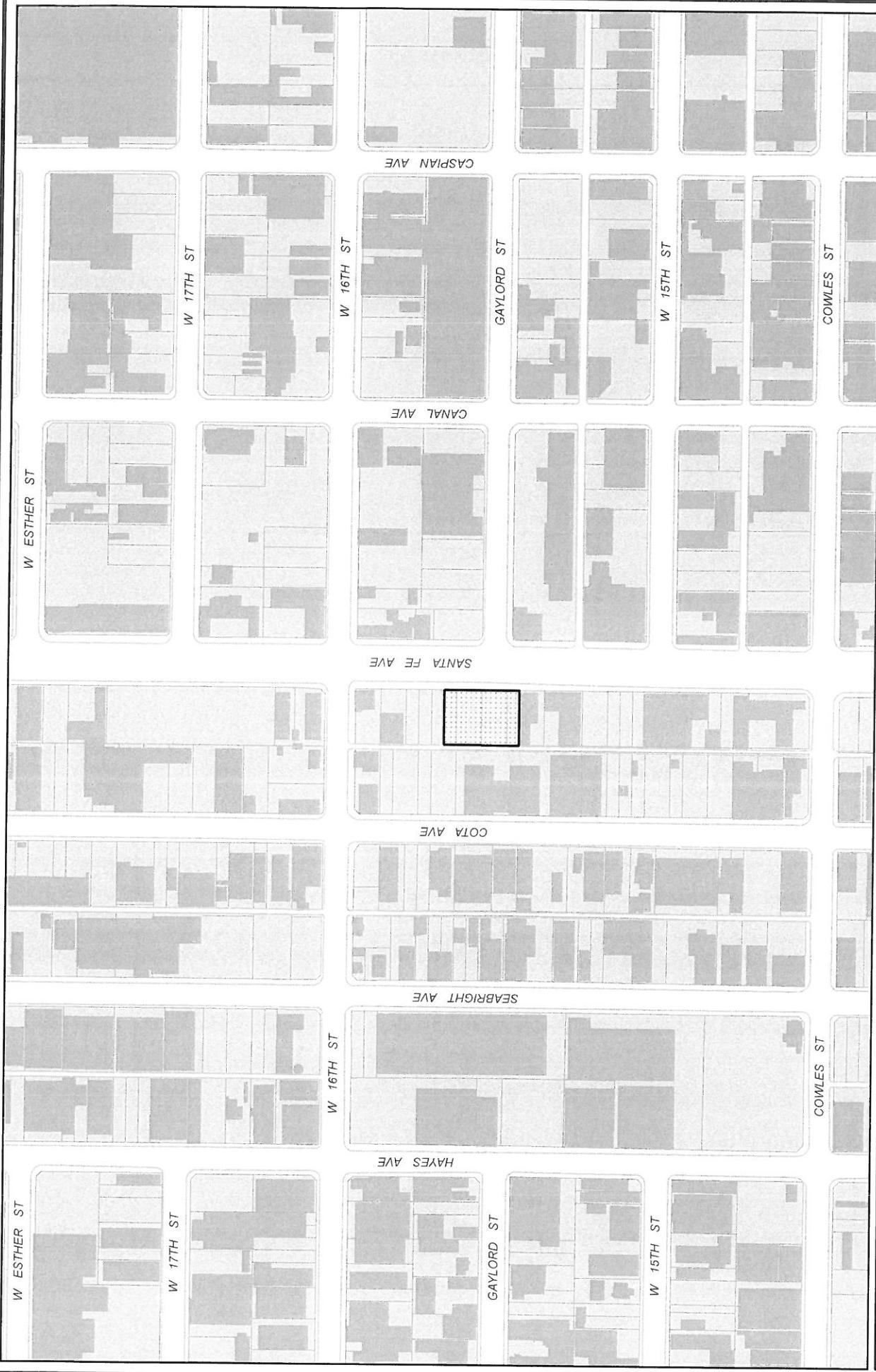
Linda F. Tatum

LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER

Appleton

AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:gc



## Exhibit A



150 75 0 150 300  
Feet

**Subject Property:**  
1545-1565 Santa Fe Ave  
Application No. 1608-23  
Council District 1  
Zoning Code : IG



# EXHIBIT C

## CONDITIONS OF APPROVAL

1545, 1551, 1555 and 1565 Santa Fe Avenue

Application No. 1608-23

December 1, 2016

1. This Conditional Use Permit allows the operation of a trucking yard facility, which consists truck storage in conjunction with an existing trucking facility located at 1570 Cota Avenue, in the General Industrial (IG) zoning district.
2. This approval and all development rights hereunder shall terminate one year from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This approval shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
4. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.

### Special Conditions:

5. Dimensionized, scaled plans shall be submitted for review and approval illustrating all drive aisle widths, parking stall measurements and turning radius to clearly illustrate adequate ingress and egress and onsite circulation to the satisfaction of the Director of Development Services.
6. A ten-foot-wide landscape strip shall be provided along the site frontage, Santa Fe Avenue. These landscaped areas shall consist of drought tolerant trees and shrub plantings to provide sufficient site screening and be outfitted with an irrigation system set to an electronic or solar time clock. All landscaping shall comply with Chapter 21.33 and Chapter 21.42 including compliance of the State's Water Efficient landscape regulations to the satisfaction of The Director of Development Services.

7. All existing perimeter fencing located along Santa Fe Avenue shall be removed and replaced with an eight-foot-tall wrought iron fence or decorative CMU wall located behind the required ten-foot-wide landscape strip.
8. Chain link fencing shall be restricted to the site's interior. All existing chain link fencing located along the perimeter of the site shall be removed and replaced with an eight-foot-tall wrought iron fence or decorative CMU wall to the satisfaction of the Director of Development Services.
9. All barbed wire and razor wire shall be removed from site upon finalization of building permits for change of use. Barbed and razor wire is prohibited.
10. Truck repair operations at the site are prohibited. Furthermore, no trucks parked or stored at the site shall be used as a source of parts.
11. In the event that the site is utilized as a separate trucking facility (i.e., operating under separate ownership), a separate business license shall be required and an office and restroom facility shall be required to be constructed as well as compliance to all special development standards. A new Conditional Use Permit shall be required for the approval of a separate trucking facility on the subject site and all specific operational standards shall be brought to conformance. The project site is considered an expansion to an existing trucking facility located at 1570 Cota Avenue.
12. Adequate signage shall be posted in all truck yard areas directing employees and guests to the restroom facilities, to the satisfaction of the Director of Development Services.
13. No more than two (2) containers shall be stacked atop one another on the project site.
14. The Director of Development Services, in coordination with the Department of Public Works, reserves the right to require enlargement of the site's ingress/egress points to a width deemed suitable for more efficient site access.
15. Prior to the issuance of a building permit or a business license, the applicant shall submit a lighting plan for the site for review and approval. Lighting in the truck yard area shall be provided in accordance with the provisions of Section 21.41.259, Parking Areas—Lighting, and conform with California Title 24 Energy requirements to the satisfaction of the Director of Development Services.
16. All drayage trucks associated with truck yard operations shall comply with the provisions of the Clean Truck Program.
17. The site shall maintain adequate on-site maneuvers of any truck used for the

business, and shall require such trucks to enter and exit the site in a forward direction, thereby avoiding backing from or into a public street.

18. No loading or unloading of any materials or trailers shall be allowed within the public right-of-way; such activities shall occur only within the subject truck yard area.
19. All paved areas, drive aisles and parking areas shall be maintained in a useable condition to the satisfaction of the Director of Development Services. When new paving is required, all truck drive aisles and parking areas shall be surfaced with a minimum six-inch- (6") thick reinforced concrete over compacted grade to ninety percent (90%) relative compaction, or a minimum of five-inch- (5") thick asphalt paving over six-inch compacted road base, over compacted grade to ninety percent (90%) relative compaction, to the satisfaction of the Director of Development Services. All re-paving shall be conducted in a manner that minimizes dust.
20. When site grading is required, the site shall be graded to drain in accordance with the City's NPDES requirements. Adequate catch basins shall be provided to screen runoff from the site.
21. Dumping of tires, oil, transmission fluids, filters, or any other hazardous materials is strictly prohibited. The on-site treatment and/or transfer of hazardous waste shall also be prohibited.
22. The site, including all landscaped areas, parking areas, walls, structures, and adjacent rights-of-way, shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants.
23. At no time shall the use of the subject property be operated, leased or subleased as a separate business. The subject property shall remain an expansion to the main truck facility located at 1570 Cota Avenue. A new Conditional Use Permit shall be required for the approval of a separate trucking facility on the subject site and all specific operational standards shall be brought to conformance.

**Standard Conditions:**

24. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions, which are a part thereof. These specific requirements must be recorded with all title conveyance documents at the time of closing escrow.
25. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.

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26. The Director of Development Services is authorized to approve minor modifications to the approved design plans or to any of the Conditions of Approval if such modifications shall not significantly change/alter the approved design/project. All major modifications shall be reviewed by the Planning Commission, and any associated costs involved in a Planning Commission review shall be the responsibility of the project applicant.
  27. Compliance is required with these Conditions of Approval as long as this use is on site. As such, the site shall be available for periodic re-inspection, conducted at the discretion of City officials, to verify that all conditions of approval are being met. The property owner shall reimburse the City for the inspection cost as per special building inspection specifications established by City Council.
  28. The applicant shall defend, indemnify, and hold harmless the City of Long Beach and its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, and employees to attack, set aside, void, or annul the approval of the City of Long Beach concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.

# **EXHIBIT D**

**CONDITIONAL USE PERMIT FINDINGS**  
**1545, 1551, 1555 and 1565 Santa Fe Avenue**  
**Application No. 1608-23**  
**December 1, 2016**

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, the Planning Commission shall not approve a Conditional Use Permit unless all of the following findings are positive. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

**THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN,  
ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM  
AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;**

The subject site is located in General Plan Land Use District (LUD) 9G, General Industry, LUD 9G intends for relatively intense manufacturing operations and other legitimate industrial uses that are consistent with applicable safety and environmental regulations. Trucking related uses, necessary for the movement of goods to and from the Ports of Long Beach and Los Angeles, are among the industrial uses intended for LUD 9G.

The subject site's zoning designation of General Industrial (IG) allows for trucking uses contingent upon approval of a Conditional Use Permit. In addition to the Conditional Use Permit requirement, trucking uses are subject to special development standards. As conditioned, the proposed trucking facility would require compliance with all zoning regulations.

**THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING  
COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY OR GENERAL WELFARE,  
ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND**

Atlas Marine has operated an import and export trucking facility serving the Ports of Long Beach and Los Angeles at 1570 Cota Avenue, located just west of the project site. The facility will continue to operate full warehousing and loading operations utilizing main gates accessed from Cota Avenue. The project site will be utilized to store/park approximately 44 day and sleeper cabs onsite as an expansion to the Atlas Marine facility. Atlas Marine operates six days a week, 24 hours a day and is monitored with a surveillance system which includes video cameras and a motion sensor and alarm system. In addition, new landscaping and fencing will secure the site. The expansion onto the project site is not expected to be detrimental on the surrounding community, as special development standards, applicable to all trucking related uses have been adopted. As conditioned, the project site under this permit would be in compliance with all such regulations to safeguard against negative impacts.

**THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR THE USE ENUMERATED IN CHAPTER 21.52.]**

*Certain industrial uses identified in Chapter 21.33 (Industrial Districts) are subject to Conditional Use Permit review and approval. In addition to the standard considerations and findings required to approve a Conditional Use Permit, the following additional considerations and findings shall be made:*

- 1. The proposed use, and the sitting and arrangement of that use on the property, will not adversely affect surrounding uses nor pose adverse health risks to persons working and living in the surrounding area.**

The subject site is located in a heavily industrial area of southwest Long Beach that is isolated from residential, commercial, and institutional uses. Special Development Standards for trucking related uses such as property perimeter screening, office and restroom requirements, and truck queuing and circulation standards are in place to prevent adverse impacts on surrounding uses and the health of those who work or live nearby. These Specific Development Standards have been incorporated into the subject permit's conditions of approval.

- 2. Adequate permitting and site design safeguards will be provided to ensure compliance with the performance standards for industrial uses contained in Section 21.33.090 and 21.45.168 of this Title:**

**21.33.090—Performance Standards**

The performance standards established in Zoning Regulations Chapter 21.33 (Industrial Districts) are intended to ensure that industrial/manufacturing uses operate in a manner that protects public health and safety, and prevent industrial operations from producing adverse impacts on nearby properties and the community at large. As conditioned, the truck yard would operate in a manner that would not adversely affect surrounding uses or pose adverse health risks to persons working or living in the area. Truck loading and unloading activities would not impact any residential uses due to the subject site's setting within a dense cluster of industrial uses, and site design standards have been reviewed and incorporated to ensure performance standards have been met.

**21.45.168—Truck Terminal and Truck Yard Facilities**

The following special development standards shall apply to truck terminal and yards, in all Industrial Zones:

- 3. Special conditions for industrial uses, Section 21.52.410 and Standards for outdoor service and repair of vehicles, Section 21.45.150 shall also apply.**

#### **21.52.410—Special Conditions—Industrial Uses**

Truck yard operations at the site, as conditioned, will not adversely impact surrounding land uses or pose adverse health risks to those who live or work in the area. There will be no hazardous waste treatment, hazardous waste disposal, or hazardous waste transfer in conjunction with the legalized trucking operation.

#### **21.45.150—Outdoor Service and Repair of Vehicles and Equipment**

Auto repair operations at the site are prohibited. Furthermore, no vehicles parked or stored on site shall be used as a source of parts.

**Storage.** Transport containers used for storing goods, materials, or equipment to be transported by truck, train, or marine vessel may be stored anywhere on a lot, with the exception of any required corner cutoff area. No more than two (2) containers shall be stacked atop one another.

The project site will be utilized to park day and sleeper cabs. No transport container storage is proposed under this permit. Conditions have been added restricting transport containers stored onsite for not more than 72 hours. Additionally, all cargo containers will be required to remain on a wheel chassis.

**Clean Truck Program.** All drayage trucks, as defined in the Clean Truck Program, utilized for trucking business operations shall comply with the Clean Truck Program.

As conditioned, all drayage trucks are required to comply with the Clean Truck Program.

**Maintenance.** All yard areas shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).

As a condition of approval, the property is required to be maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties.

**Facilities/Restrooms.** All trucking terminals and yards shall contain office(s) and restroom facilities that are large enough to accommodate employees and guests. Truck terminals and yards are prohibited on vacant lots.

The subject site will be utilized as an expansion to an existing trucking facility located at 1570 Cota Avenue (main facility) just west of the subject site. The main facility provides office and restroom amenities onsite therefore the construction of new offices or restroom facilities will not be required on the subject site. Conditions have been provided that restrict the use of the subject site as expansion and not a separate trucking facility.

### **Landscaping.**

As per Map 12: Context-Sensitive Street Classification System of the General Plan's Mobility Element, the property is located along or abutting a regional corridor or major arterial street. As such, a ten-foot-wide landscaping buffer between the street property lines and proposed perimeter fencing will be incorporated into final plans. All landscaping areas will be conditioned to provide a permanently irrigated landscaping area with an electronic or solar-powered time clock and shall comply with the State's Water Efficient Landscape requirements.

**Lighting.** Lighting shall be provided in accordance with Chapter 21.41 in a relatively even pattern and in compliance with California Title 24 Energy requirements.

As conditioned, lighting in the truck yard area will be provided in a relatively even pattern to the satisfaction of the Director of Development Services.

### **Fencing.**

New ten-foot-tall wrought iron fencing with an automatic sliding gate will be installed across the entire frontage on Santa Fe Avenue frontage setback ten feet from the front property line behind new a new ten-foot wide landscape strip. All chain link fencing will be removed and replaced throughout with wrought iron fencing. New gates will be installed along the rear property line to provide access across the alley to the main facility (1570 Cota Avenue). Barbed wire and razor wire are prohibited at the site, and chain link fencing is permitted only on the site's interior, as conditioned.

### **Truck Queuing, Circulation, Paving and Grading.**

The truck yard, as proposed, will have one access point from Santa Fe Avenue and access at the rear property line adjacent to the alley. Should larger site access points be necessary, the Director of Development Services, in coordination with the Department of Public Works, reserves the right to require enlargement of access points to a width deemed suitable, as conditioned.

The applicant will be required to maintain or improve on-site maneuvering of trucks and vehicles when any type of construction or remodeling occurs onsite, including landscaping and parking area improvements, as conditioned. As conditioned, areas

utilized for the parking of trucks will be surfaced with a minimum six-inch-thick reinforced concrete over compacted grade to ninety percent relative compaction; or a minimum five-inch-thick asphalt paving over 6-inch compacted road base, over compacted grade to ninety percent relative compaction, to the satisfaction of the Director of Development Services. Furthermore, the site shall be graded to drain in accordance with City's NPDES requirements and adequate catch basins shall be provided to screen runoff from the site.

No auto repair activities will be permitted at the site, as conditioned. A prohibition on dumping of any kind has also been conditioned.

# EXHIBIT E



## CITY of LONG BEACH NOTICE of EXEMPTION

DEPARTMENT OF DEVELOPMENT SERVICES | PLANNING BUREAU  
333 W. OCEAN BLVD., 5<sup>TH</sup> FLOOR, LONG BEACH, CA 90802  
(562) 570-6194 FAX: (562) 570-6068  
[lcls.longbeach.gov](http://lcls.longbeach.gov)

TO:  Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: Department of Development Services  
333 W. Ocean Blvd. 5<sup>th</sup> Floor  
Long Beach, CA 90802

L.A. County Clerk  
Environmental Filings  
12400 E. Imperial Hwy. 2<sup>nd</sup> Floor, Room 2001  
Norwalk, CA 90650

Categorical Exemption CE- 16-271

Project Location/Address: 1545 - 1565 Santa Fe Ave

Project/Activity Description: A Conditional Use permit request to operate a trucking facility. Site improvements include repaving, grading, install new fencing and landscaping for Surface parking of trucks.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Applicant Signature: \_\_\_\_\_

BETWEEN THIS LINE FOR STAFF USE ONLY

Application Number: 16 080-23 Planner's Initials: GC

Required Permits: \_\_\_\_\_

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION \_\_\_\_\_

Statement of support for this finding: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contact Person: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_