

# PLANNING DEPARTMENT TRANSMITTAL TO THE MAYOR'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
CPC-2020-7285-GPA	POLB EIR; SCH No. 2009081079	15 - McOsker
RELATED CASE NOS.	COUNCIL FILE NO:	
<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> N/A	
PROJECT ADDRESS / LOCATION:		
3200 East Anaheim Street		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Port of Long Beach 415 West Ocean Boulevard Long Beach, CA 90802  <input type="checkbox"/> N/A <input type="checkbox"/> New/Changed	562-283-7000	N/A
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Rob Katherman, The Ross Group Armen Ross, The Ross Group 5482 Wilshire Boulevard, Unit 415 Los Angeles, CA 90036  <input type="checkbox"/> N/A	310-383-0451  323-712-5800	<a href="mailto:Rob.katherman@icloud.com">Rob.katherman@icloud.com</a>  <a href="mailto:armenross@yahoo.com">armenross@yahoo.com</a>
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Connie Chauv, City Planner	213-978-0016	<a href="mailto:connie.chauv@lacity.org">connie.chauv@lacity.org</a>
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
<ul style="list-style-type: none"> <li>- Consideration of Port of Long Beach EIR (SCH No. 2009081079), certified on January 22, 2018</li> <li>- General Plan Amendment (GPA) to re-designate Anaheim Way from an Industrial Local Street to Industrial Collector Street</li> <li>- General Plan Amendment (GPA) to re-designate Farragut Avenue from Industrial Local Street to Industrial Collector Street</li> </ul> <input type="checkbox"/> <i>The preparation of a draft ordinance by the City Attorney will be required.</i>		

**FINAL ENTITLEMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION:  
(UNAPPEALED OR NON-APPEALABLE ITEMS)**

☒ N/A

**ITEMS APPEALED:**

☒ N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input type="checkbox"/> T Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input checked="" type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
<input checked="" type="checkbox"/> Mailing List	<input type="checkbox"/>	<input type="checkbox"/> Other:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input type="checkbox"/> Other:	<input type="checkbox"/>		

**NOTES / INSTRUCTIONS:**

POLB EIR can be found at the following link:

[www.polb.com/ceqa](http://www.polb.com/ceqa)

☐ N/A

**FISCAL IMPACT STATEMENT:**

☒ Yes

☐ No

\*If determination states administrative costs are recovered through fees, indicate "Yes."

**PLANNING COMMISSION:**

- ☒ City Planning Commission (CPC)
- ☐ Cultural Heritage Commission (CHC)
- ☐ Central Area Planning Commission
- ☐ East LA Area Planning Commission
- ☐ Harbor Area Planning Commission

- ☐ North Valley Area Planning Commission
- ☐ South LA Area Planning Commission
- ☐ South Valley Area Planning Commission
- ☐ West LA Area Planning Commission

<b>PLANNING COMMISSION HEARING DATE:</b>	<b>COMMISSION VOTE:</b>
June 8, 2023	6 – 0
<b>LAST DAY TO APPEAL:</b>	<b>DATE APPEALED:</b>
N/A	N/A
<b>TRANSMITTED BY:</b>	<b>TRANSMITTAL DATE:</b>
Cecilia Lamas Commission Executive II	June 20, 2023



# LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300  
[www.planning.lacity.org](http://www.planning.lacity.org)

## LETTER OF DETERMINATION

**MAILING DATE: JUNE 20, 2022**

**Case No. CPC-2020-7285-GPA**  
CEQA: POLB EIR (SCH No. 2009081079)  
Plan Area: Wilmington – Harbor City

Council District: 15 – McOsker

**Project Site:** 3200 East Anaheim Street

**Applicant:** Port of Long Beach

At its meeting of **June 8, 2023**, the Los Angeles City Planning Commission took the actions below in conjunction with the approval of the following Project:

The Port of Long Beach Anaheim Way Heavy Haul Route Project will realign the existing Anaheim Way to accommodate oversized truck turning movements along Anaheim Way from Pier B Street to Farragut Avenue. The realignment will enable oversized trucks (approximately 50 annually) to use this route with police escort and an overweight truck route permit from the City of Los Angeles. The proposed Project provides an alternative route for oversized trucks accessing the Port of Long Beach via Farragut Avenue – Anaheim Way – Anaheim Street replacing the 9th Street at-grade crossing route scheduled to be permanently closed under the Pier B On-Dock Rail Support Facility Program. The Project will include widening of Anaheim Way from 45 feet to 72 feet, and the widening of Farragut Avenue from 44 feet to 72 feet, which would require street reclassification from Local Industrial Streets to Collector Industrial Streets and inclusion into the Overweight Vehicle Special Permit Route. The Project proposes new curbs/sidewalks, utilities, street lights, catch basin, and striping, etc. No changes to land use designations or zoning are proposed. No protected trees are proposed to be removed.

1. **Found**, based on the independent judgment of the decision-maker, after consideration of the whole of the administrative record, the Project was assessed in the previously certified Environmental Impact Report by the Port of Long Beach (SCH No. 2009081079), certified on January 22, 2018; and pursuant to CEQA Guidelines, Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the Project;
2. **Approved and Recommended** that the Mayor and City Council **adopt**, pursuant to Section 12.32 of the Los Angeles Municipal Code (LAMC), a General Plan Amendment to the Wilmington – Harbor City Community Plan to re-designate Anaheim Way from Industrial Local Street to Industrial Collector Street;
3. **Approved and Recommended** that the Mayor and City Council **adopt**, pursuant to LAMC Section 12.32, a General Plan Amendment to the Wilmington – Harbor City Community Plan to re-designate Farragut Avenue from Industrial Local Street to Industrial Collector Street;
4. **Adopted** the attached Modified Conditions of Approval; and
5. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Mack  
Second: Lawshe  
Ayes: Cabildo, Choe, Millman, Zamora

Absent: Leung, Noonan

**Vote: 6 – 0**



Cecilia Lamas, Commission Executive Assistant II  
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

**Effective Date/Appeals:** The decision of the Los Angeles City Planning Commission is final and effective upon the mailing of this determination letter and not further appealable.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Modified Conditions of Approval, Findings, Map, Resolution

c: Theodore L. Irving, Principal City Planner  
Michelle Singh, Senior City Planner  
Connie Chauv, City Planner

## CONDITIONS OF APPROVAL

(As Modified by the City Planning Commission at its meeting on June 8, 2023)

### Development Conditions

1. **Site Plan.** The use and development of the subject property shall be in substantial conformance with the site plan labeled Exhibit "A". Prior to the issuance of building permits, detailed development plans including a site plan illustrating elevations, facades, and architectural treatment, and a landscape/irrigation plan shall be submitted for review and approval by the West/South/Coastal Project Planning Bureau of the Department of City Planning. The plans shall comply with provisions of the Municipal Code, the subject conditions, and the intent of the subject permit authorization.
2. **Street Designations, Dedications, and Improvements.**
  - a. Anaheim Way shall be designated an Industrial Collector Street.
  - b. Farragut Avenue shall be designated an Industrial Collector Street.
  - c. Dedication Required:
    - i. The applicant shall submit a Street Vacation Application to the Bureau of Engineering – Land Development Group and obtain approval from the City Council to vacate portion of Anaheim Way (a public street) for the proposed realignment at the intersection with Farragut Avenue.

In the event the street vacation file is approved by the City Council, additional conditions may be imposed herein.
    - ii. **Anaheim Way** (Proposed Designation to Industrial Collector Street) – Dedicate variable width strips of land, including voluntary dedication, along the property frontages to complete a 68-foot wide and variable width right-of-way on an alignment satisfactory to the City Engineer. Dedicate suitable radius property line returns at the northeast and southeast corner intersections with Farragut satisfactory to the City Engineer. Additional dedication may be required under the Street Vacation to be filed by the applicant and to be approved by the City Council. Note: A legal description based on an approved street plan for the realignment be submitted to the City Engineer for the street dedication process.
    - iii. **Farragut Avenue** (Proposed Designation to Industrial Collector Street) – An 8-foot wide and variable width strip of land, including voluntary dedication, along the property frontages to complete a 68-foot wide and variable width right-of-way for the proposed realignment of Farragut Avenue. Dedicate a minimum 10-foot by 10-foot cut corner or a 15-foot radius property line return at the intersection Farragut Avenue and Anaheim Street. Additional dedication may be required under the Street Vacation to be filed by the applicant and to be approved by the City Council. Note: A legal description based on an approved street plan for the realignment be submitted to the City Engineer for the street dedication process.

- iv. **Anaheim Street** (Boulevard II) – Dedicate a variable width strip of land to complete a 55-ft wide half right-of-way in accordance with the Boulevard II Street Standard terminating westerly of the State Route 103 Bridge Overpass. The existing Anaheim Street bridge structure, columns, various easements and grade separation between the bridge and the property frontage preclude the additional dedication.
- d. Improvements Required:
- i. **Anaheim Way** – Construct new surfacing to provide a 48-foot wide and variable width roadway on an alignment satisfactory to the City Engineer and LADOT. Construct 10-foot wide concrete sidewalks, curbs and gutters along the north and south sides of the property frontages, including any necessary removal and reconstruction of existing improvements. Construct all curb ramps (marked or unmarked) to comply with ADA requirements per BOE standards and Special Order 04-0222. Close all unused driveways. Construct any additional improvements required under the Street Vacation File. These improvements should suitably transition to join the existing improvements satisfactory to the City Engineer – B-Permit Harbor District.
  - ii. **Anaheim Way** (Private Street) – Obtain prior approval from the City Engineer - Harbor District Office B-Permit Group for the repair of any broken, off-grade or bad order roadway pavement, concrete curbs, gutters, sidewalks, including any necessary removal and reconstruction of existing improvements along the private street. Construct any additional improvements required under the Street Vacation File.
  - iii. **Farragut Avenue** – Construct new surfacing to join the existing improvements to provide a 48-foot wide and variable width roadway on an alignment satisfactory to the City Engineer and LADOT. Construct new curbs and gutter and a minimum 10-foot wide concrete sidewalk along the property frontage, including any necessary removal and reconstruction of existing improvements. Construct all curb ramps (marked or unmarked) to comply with ADA requirements per BOE standards and Special Order 04-0222. Close all unused driveways. Construct any additional improvements required under the Street Vacation File. These improvements should suitably transition to join the existing improvements satisfactory to the City Engineer – B-Permit Harbor District.
  - iv. **Anaheim Street** – Construct additional concrete sidewalk in the dedicated area and repair concrete sidewalk, concrete curb and roadway pavement. Reconstruct the curb ramps to comply with ADA requirements, BOE standards and Special Order 04-0222 at the intersection with Farragut Avenue including any necessary removal and reconstruction of existing improvements all satisfactory to the City Engineer – Harbor District B-Permit Office.
3. **Fire.** Submit plot plans for Fire Department approval and review prior to issuance of building permits.

4. **Landscape Plan.** Revised landscape plans shall be submitted to show the size and location of all plants. The landscape plan shall indicate landscape points for the Project as required by LAMC 12.40 and Landscape Ordinance Guidelines "O". All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be landscaped, including an automatic irrigation system, and maintained in accordance with a final landscape plan prepared by a licensed landscape architect or licensed architect, and submitted for approval to the Department of City Planning. The final landscape plan shall be in substantial conformance with the submitted Landscape Plan, Exhibit "A," and shall incorporate any modifications required as a result of this grant.
5. **Street Trees.**
  - a. Project shall preserve all healthy mature street trees whenever possible. All feasible alternatives in project design should be considered and implemented to retain healthy mature street trees. A permit is required for the removal of any street tree and shall be replaced 2:1 as approved by the Board of Public Works and Urban Forestry Division.
  - b. Plant street trees at all feasible planting locations within dedicated streets as directed and required by the Bureau of Street Services, Urban Forestry Division. All street tree plantings shall be installed to current tree planting standards when the City has previously been paid for tree plantings. The sub divider or contractor shall notify the Urban Forestry Division at: (213) 847-3077 upon completion of construction for tree planting direction and instructions.

Note: Removal of street trees requires approval from the Board of Public Works. All projects must have environmental (CEQA) documents that appropriately address any removal and replacement of street trees. Contact Urban Forestry Division at: (213) 847-3077 for tree removal permit information.
6. New trees planted within the public right-of-way shall be spaced not more than an average of 30 feet on center, unless otherwise permitted by the Urban Forestry Division, Bureau of Public Works.

### **Environmental Conditions**

7. **Mitigation Monitoring and Reporting Program.** The Project shall comply with the Mitigation Measures set forth in the Mitigation Monitoring and Reporting Program, certified on January 22, 2018 and attached as Exhibit D-1, for which the Port of Long Beach or any City department is identified as a Monitoring Party, as may be amended by the Port of Long Beach.
8. **Construction Monitor.** During the construction phase and prior to the issuance of building permits, the Applicant shall retain an independent Construction Monitor (either via the City or through a third-party consultant), approved by the Department of City Planning, who shall be responsible for monitoring implementation of PDFs and MMs for which the City or any City department is identified as a Monitoring Party during construction activities consistent with the monitoring phase and frequency set forth in the MMRP (attached as Exhibit D-1). The Construction Monitor shall also prepare documentation of the Applicant's compliance with the PDFs and MMs during construction every 90 days in a form satisfactory to the Department of City Planning. The documentation must be signed by the Applicant and Construction Monitor and be included as part of the Applicant's Compliance Report. The Construction Monitor shall be obligated to immediately report to the Enforcement Agency any non-compliance with the MMs and PDFs within two businesses days if the Applicant does not correct the non-



compliance within a reasonable time of notification to the Applicant by the monitor or if the non-compliance is repeated. Such non-compliance shall be appropriately addressed by the Enforcement Agency.

### **Administrative Conditions of Approval**

9. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
10. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
11. **Covenant.** Prior to the issuance of any permits relative to this matter, an agreement concerning all the information contained in these conditions shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent property owners, heirs or assign. The agreement must be submitted to the Department of City Planning for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Department of City Planning for attachment to the file.
12. **Definition.** Any agencies, public officials or legislation referenced in these conditions shall mean those agencies, public offices, legislation or their successors, designees or amendment to any legislation.
13. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
14. **Building Plans.** A copy of the first page of this grant and all Conditions and/or any subsequent appeal of this grant and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.
15. **Corrective Conditions.** The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the City Planning Commission, or the Director pursuant to Section 12.27.1 of the Municipal Code, to impose additional corrective conditions, if, in the Commission's or Director's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
16. **Indemnification and Reimbursement of Litigation Costs.**
  - Applicant shall do all of the following:
    - (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.

- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
- (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

## FINDINGS

### General Plan/Charter Findings

1. **Charter Finding – City Charter Finding 555.** The General Plan may be amended in its entirety, by subject elements or parts of subject elements, or by geographic areas, provided that the part or area involved has significant social, economic, or physical identity.

The proposed Project Site is located within the Wilmington – Harbor City Community Plan area, north of the Port of Long Beach. The immediately surrounding area is zoned M3-1VL and improved with industrial land uses or are otherwise vacant. The surrounding properties include automotive uses, open storage, and truck container yards across Farragut Avenue to the west; freight transport, waste management, truck yards, and open storage across I Street to the north and east; and Port-related uses and parking across Anaheim Street to the south. Due to the site's proximity to the Port of Long Beach, the site is critical in the movement of goods from the Port and therefore has significant economic identity.

2. **Charter Finding – City Charter Finding 556.** When approving any matter listed in Section 558, the City Planning Commission and the Council shall make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan. If the Council does not adopt the City Planning Commission's findings and recommendations, the Council shall make its own findings.

The proposed Project Site is located within the Wilmington – Harbor City Community Plan area, which is one of 35 community plans that the Land Use Element of the General Plan is comprised of. The Community Plan does not identify a street classification or designation for Anaheim Way, however it designates Farragut Avenue as a Local Street – Standard.

As recommended, the General Plan Amendment would re-designate Anaheim Way and Farragut Avenue from Industrial Local Streets to Industrial Collector Streets. The amendment would accommodate oversized truck turning movements and allow the continued movement of goods from the Port of Long Beach to serve the Los Angeles region. As further discussed in Finding Nos. 4 and 5 through 7, the amendment of the street designation would be consistent with the purpose, intent, and provisions of the General Plan.

3. **Charter Finding – City Charter Finding 558.** The proposed Amendment to the Wilmington – Harbor City Community Plan will be in conformance with public necessity, convenience, general welfare and good zoning practice.

The recommended amendment to the Wilmington – Harbor City Community Plan would re-designate Anaheim Way and Farragut Avenue from Industrial Local Streets to Industrial Collector Streets to accommodate oversized truck turning movements and allow the continued movement of goods from the Port of Long Beach to serve the Los Angeles region.

### Public Necessity, Convenience, and General Welfare

The Community Plan does not identify a street classification or designation for Anaheim Way, however it designates Farragut Avenue as a Local Street – Standard. The General Plan Amendment request is to re-designate Anaheim Way and Farragut Avenue from Industrial Local Streets to Industrial Collector Streets in the Wilmington – Harbor City Community Plan. The lots abutting Anaheim Way and Farragut Avenue are currently vacant and undeveloped.

The proposed project is the Port of Long Beach Anaheim Way Heavy Haul Route Project to realign the existing Anaheim Way to accommodate oversized truck turning movements along Anaheim Way from Pier B Street to Farragut Avenue. The changes will enable oversized trucks (approximately 50 annually) to use this route with police escort and the overweight truck route permit from the City of Los Angeles.

The project will provide an alternative route for oversized trucks accessing the Port via Farragut Avenue - Anaheim Way - Anaheim Street to replace the 9th Street at-grade crossing route scheduled to be permanently closed under the Pier B On-Dock Rail Support Facility Program.

The vacant property north of Anaheim Way will be used for the new alignment of the Anaheim Way oversized truck route, and the vacant property east of Farragut Avenue will be used to widen the street; both properties are owned by the Port of Long Beach. The proposed alignment will include widening of Anaheim Way from 45 feet to 72 feet, and Farragut Avenue from 44 feet to 72 feet, which would require reclassification from Industrial Local Streets to Industrial Collector Streets and inclusion into the Overweight Vehicle Special Permit Route. The project proposes new curbs/sidewalks, utilities, street lights, catch basin, and striping, etc. No changes to land use designations or zoning are proposed. No (0) protected trees are proposed to be removed.

The proposed project is part of the larger Pier B On-Dock Rail Support Facility Program that includes the reconfiguration, expansion, and enhancement of the capacity of the existing Pier B Rail Yard Facility. Port operations currently use an at-grade crossing at 9th Street for oversized trucks transporting large equipment, which accommodates approximately 50 trips annually, and is scheduled to permanently be closed under the Pier B On-Dock Rail Support Facility Program. The identified alternative route for oversized trucks accessing the Port is through Farragut Avenue – Anaheim Way – Anaheim Street, which require widening and improvements along Anaheim Way and Farragut Avenue to accommodate the oversized trucks, including the re-designation from Industrial Local Streets to Industrial Collector Streets to effectuate the change.

The proposed project will re-designate Anaheim Way and Farragut Avenue from Industrial Local Streets to Industrial Collector Streets to accommodate oversized truck turning movements and allow the continued movement of goods from the Port of Long Beach to serve the Los Angeles region. Due to the site's proximity to the Port of Long Beach, the site is critical in the movement of goods from the Port and serves public necessity and general welfare.

#### Good Zoning Practice

Anaheim Way is currently dedicated to a right-of-way width of approximately 64 feet and the roadway is approximately 45 feet. These dimensions most closely resemble the Standard Street Dimensions (per the Mobility Plan and Standard Plan S-470-1) of an Industrial Local Street, which has a designated right-of-way width of 64 feet and a designated roadway width of 44 feet.

Farragut Avenue is currently designated as a Local Street – Standard with a designated right-of-way width of 60 feet and roadway width of 36 feet. The dedicated right-of-way is approximately 60 feet and dedicated roadway is approximately 44 feet.

As recommended, the General Plan Amendment would re-designate Anaheim Way and Farragut Avenue from Industrial Local Streets to Industrial Collector Streets. The recommended amendment would be in substantial conformance with the purpose, intent, and

provisions of the General Plan as it is reflected within the Wilmington – Harbor City Community Plan, as further discussed in Finding Nos. 4 through 7.

The site is located to the north of the Port of Long Beach. The immediately surrounding area is zoned M3-1VL and improved with industrial land uses or are otherwise vacant. The surrounding properties include automotive uses, open storage, and truck container yards across Farragut Avenue to the west; freight transport, waste management, truck yards, and open storage across I Street to the north and east; and Port-related uses and parking across Anaheim Street to the south. There are no residentially zoned properties within 4,000 feet of the subject site.

The proposed project will re-designate Anaheim Way and Farragut Avenue from Industrial Local Streets to Industrial Collector Streets to accommodate oversized truck turning movements and allow the continued movement of goods from the Port of Long Beach to serve the Los Angeles region. Due to the site's proximity to the Port of Long Beach, the site is critical in the movement of goods from the Port. Furthermore, the vacant properties to be used for the new alignments are under the ownership of the Port of Long Beach. No privately-owned properties nor residentially zoned properties will be directly affected by the re-designation.

4. **General Plan Text / General Plan Designation.** The Project Site is located within the Wilmington – Harbor City Community Plan, which was adopted by the City Council on July 14, 1999, and amended on September 7, 2016 for the Mobility Plan 2035 Update.

Anaheim Way is currently dedicated to a right-of-way width of approximately 64 feet and the roadway is approximately 45 feet. These dimensions most closely resemble the Standard Street Dimensions (per the Mobility Plan and Standard Plan S-470-1) of an Industrial Local Street, which has a designated right-of-way width of 64 feet and a designated roadway width of 44 feet.

Farragut Avenue is currently designated as a Local Street – Standard with a designated right-of-way width of 60 feet and roadway width of 36 feet. The dedicated right-of-way is approximately 60 feet and dedicated roadway is approximately 44 feet.

As recommended, the General Plan Amendment would re-designate Anaheim Way and Farragut Avenue from Industrial Local Streets to Industrial Collector Streets. The recommended amendment would be in substantial conformance with the purpose, intent, and provisions of the General Plan as it is reflected within the Wilmington – Harbor City Community Plan, as further discussed in Finding Nos. 5 through 7.

The Wilmington - Harbor City Community Plan text includes the following relevant objectives, policies, and programs:

- |                |                                                                                                                                                                                                                                                                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Goal 15        | To the extent feasible and consistent with the Mobility Plan 2035's and Community Plans' policies promoting multi-modal transportation and safety, a system of freeways, and streets that provides a circulation system which supports existing, approved, and planned land uses while maintaining a desired level of service at intersections.                          |
| Objective 15-1 | To the extent feasible and consistent with the Mobility Plan 2035's and the Community Plans' policies promoting multi-modal transportation and safety, comply with Citywide performance standards for acceptable levels of service (LOS) and insure that necessary road access and street improvements are provided to accommodate traffic generated by new development. |

- Policy 15-1.2 Street dedications shall be developed in accordance with standards and criteria contained in the Mobility Plan, an element of the General Plan and the City's Standard Street Dimensions, except where environmental issues and planning practices warrant alternate standards consistent with capacity requirements.

The site is located to the north of the Port of Long Beach. Due to the site's proximity to the Port of Long Beach, the site is critical in the movement of goods from the Port. The proposed project will provide an alternative route for oversized trucks accessing the Port via Farragut Avenue - Anaheim Way - Anaheim Street replacing the 9th Street at-grade crossing route scheduled to be permanently closed under the Pier B On-Dock Rail Support Facility Program. The project will be required to dedicate and improve the public right-of-way in accordance with S-470-1 Standard Plans to the satisfaction of the Bureau of Engineering. Furthermore, the vacant properties to be used for the new alignments are under the ownership of the Port of Long Beach. No privately-owned properties nor residentially zoned properties will be directly affected by the re-designation.

As recommended, the General Plan Amendment to re-designate Anaheim Way and Farragut Avenue from Industrial Local Streets to Industrial Collector Streets would be consistent with the above referenced objectives, policies, and programs of the Wilmington – Harbor City Community Plan.

5. **Framework Element.** The Framework Element for the General Plan (Framework Element) was adopted by the City of Los Angeles in December 1996 and re-adopted in August 2001. The Framework Element provides guidance regarding policy issues for the entire City of Los Angeles, including the project site.

The Framework Element identifies the following Transportation issue:

- Issue 5: Economic growth is essential to the long- term future of the City. To support all facets of the City's economy, the movement of goods must be efficient and access to major intermodal facilities such as ports, airports, and major multimodal facilities must be adequate. It is equally important that ground access to key transportation facilities is readily available.

In addition, the Framework Element also sets forth a Citywide comprehensive long-range growth strategy and defines Citywide policies regarding such issues as land use, housing, urban form, neighborhood design, open space, economic development, transportation, infrastructure, and public services. The Framework Element includes the following provisions, objectives and policies relevant to the instant request:

- Goal 3J: Industrial growth that provides job opportunities for the City's residents and maintains the City's fiscal viability.
- Objective 3.14: Provide land and supporting services for the retention of existing and attraction of new industries.
- Policy 3.14.1: Accommodate the development of industrial uses in areas designated as "Industrial-Light," "Industrial-Heavy," and "Industrial-Transit" in accordance with Tables 3-1 and 3-9. The range and intensities of uses permitted in any area shall be determined by the community plans.

- Policy 3.14.6: Consider the potential re-designation of marginal industrial lands for alternative uses by amending the community plans based on the following criteria:
- a. Where it can be demonstrated that the existing parcelization precludes effective use for industrial or supporting functions and where there is no available method to assemble parcels into a unified site that will support viable industrial development;
  - b. Where the size and/or the configuration of assembled parcels are insufficient to accommodate viable industrial development;
  - c. Where the size, use, and/or configuration of the industrial parcels adversely impact adjacent residential neighborhoods;
  - d. Where available infrastructure is inadequate and improvements are economically infeasible to support the needs of industrial uses;
  - e. Where the conversion of industrial lands to an alternative use will not create a fragmented pattern of development and reduce the integrity and viability of existing industrial areas;
  - f. Where the conversion of industrial lands to an alternative use will not result in an adverse impact on adjacent residential neighborhoods, commercial districts, or other land uses;
  - g. Where it can be demonstrated that the reduction of industrial lands will not adversely impact the City's ability to accommodate sufficient industrial uses to provide jobs for the City's residents or incur adverse fiscal impacts; and/or
  - h. Where existing industrial uses constitute a hazard to adjacent residential or natural areas.
- Policy 3.14.8: Encourage the development in areas designated as "Industrial-Heavy" of critical public facilities that are necessary to support the needs of residents and businesses but normally are incompatible with residential neighborhoods and commercial districts, such as corporate yards.

As recommended, the General Plan Amendment would re-designate Anaheim Way and Farragut Avenue from Industrial Local Streets to Industrial Collector Streets to accommodate oversized truck turning movements and allow the continued movement of goods from the Port of Long Beach to serve the Los Angeles region. The vacant property north of Anaheim Way will be used for the new alignment of the Anaheim Way oversized truck route, and the vacant property east of Farragut Avenue will be used to widen the street. The vacant properties to be used for the new alignments are under the ownership of the Port of Long Beach, are irregular in shape, and are not viable for industrial development, and are therefore appropriate to be used in the re-alignment and re-designation of Anaheim Way and Farragut Street.

As recommended, the re-designation will allow the continued movement of goods from the Port of Long Beach to serve the Los Angeles region, and would be consistent with the above referenced goals, objectives, and policies, of the Framework Element.

6. **Mobility Element.** The General Plan Amendment request is to re-designate Anaheim Way and Farragut Avenue from Industrial Local Streets to Industrial Collector Streets in the Wilmington – Harbor City Community Plan.

Anaheim Way is currently dedicated to a right-of-way width of approximately 64 feet and the roadway is approximately 45 feet. These dimensions most closely resemble the Standard Street Dimensions (per the Mobility Plan and Standard Plan S-470-1) of an Industrial Local Street, which has a designated right-of-way width of 64 feet and a designated roadway width of 44 feet.

Farragut Avenue is currently designated as a Local Street – Standard with a designated right-of-way width of 60 feet and roadway width of 36 feet. The dedicated right-of-way is approximately 60 feet and dedicated roadway is approximately 44 feet.

The project will be required to dedicate and improve the public right-of-way in accordance with S-470-1 Standard Plans to the satisfaction of the Bureau of Engineering. In addition to providing dedications to meet the established Street Standards, the project is also consistent with the following policies of the Mobility Element:

- Policy 1.8: Goods Movement Safety: Ensure that the goods movement sector is integrated with the rest of the transportation system in such a way that does not endanger the health and safety of residents and other roadway users.
- Policy 2.8: Goods Movement: Implement projects that would provide regionally significant transportation improvements for goods movement.
- Policy 2.9: Multiple Networks: Consider the role of each enhanced network when designing a street that includes multiple modes.
- Policy 2.14: Street Design: Designate a street's functional classification based upon its current dimensions, land use context, and role.
- Policy 3.1: Access for All: Recognize all modes of travel, including pedestrian, bicycle, transit, and vehicular modes - including goods movement - as integral components of the City's transportation system.
- Policy 4.12: Goods Movement: Increase public awareness about the importance and economic value of goods movement in the Los Angeles region.
- Policy 5.1: Sustainable Transportation: Encourage the development of a sustainable transportation system that promotes environmental and public health.

The proposed project will re-designate Anaheim Way and Farragut Avenue from Industrial Local Streets to Industrial Collector Streets to accommodate oversized truck turning movements and allow the continued movement of goods from the Port of Long Beach to serve the Los Angeles region. The project proposes new curbs/sidewalks, utilities, street lights, catch basin, and striping, etc.



**Entitlement Findings****7. Land Use Legislative Findings.**

- a. **Pursuant to Section 12.32-C of the Municipal Code, and based on these findings, the recommended action is deemed consistent with public necessity, convenience, general welfare and good zoning practice.**

As provided under Finding No. 3, the proposed amendment will be in conformance with public necessity, convenience, general welfare and good zoning practice. The proposed project will re-designate Anaheim Way and Farragut Avenue from Industrial Local Streets to Industrial Collector Streets to accommodate oversized truck turning movements and allow the continued movement of goods from the Port of Long Beach to serve the Los Angeles region. Due to the site's proximity to the Port of Long Beach, the site is critical in the movement of goods from the Port and serves public necessity and general welfare. Furthermore, the vacant properties to be used for the new alignments are under the ownership of the Port of Long Beach. No privately-owned properties nor residentially zoned properties will be directly affected by the re-designation.

**Environmental Findings**

10. **Environmental Impact Report.** The Port of Long Beach prepared an Environmental Impact Report for the proposed project (SCH No. 2009081079), certified on January 22, 2018. Based on the independent judgement of the decision-maker, after consideration of the whole of the administrative record, the project was assessed in the previously certified EIR, and pursuant to CEQA Guidelines Sections 15162 and 15164, no subsequent EIR, negative declaration, or addendum is required for approval of the project. The records upon which this decision is based are provided in Exhibit D and available with the Project Planning Division of the Planning Department in Room 721, 200 North Spring Street.
11. **Flood Insurance.** The National Flood Insurance Program rate maps, which are a part of the Flood Hazard Management Specific Plan adopted by the City Council by Ordinance No. 172,081, have been reviewed and it has been determined that this project is located outside the flood zone.

## RESOLUTION

WHEREAS, the subject property is located within the area covered by the Wilmington – Harbor City Community Plan (“Community Plan”), which was adopted by the City Council on July 14, 1999 (CF 98-1619) and amended on September 7, 2016 for the Mobility Plan 2035 Update; and

WHEREAS, the applicant is proposing the Port of Long Beach Anaheim Way Heavy Haul Route Project to realign the existing Anaheim Way to accommodate oversized truck turning movements along Anaheim Way from Pier B Street to Farragut Avenue. The realignment will enable oversized trucks (approximately 50 annually) to use this route with a police escort and an overweight truck route permit from the City of Los Angeles. The proposed project provides an alternative route for oversized trucks accessing the Port via Farragut Avenue - Anaheim Way - Anaheim Street replacing the 9th Street at-grade crossing route scheduled to be permanently closed under the Pier B On-Dock Rail Support Facility Program. The project will include widening of Anaheim Way from 45 feet to 72 feet, and Farragut Avenue from 44 feet to 72 feet, which would require reclassification from Local Industrial Streets to Collector Industrial Streets and inclusion into the Overweight Vehicle Special Permit Route; and

WHEREAS, to carry out the above-referenced project, the applicant has requested a General Plan Amendment to (a) re-designate Anaheim Way from an Industrial Local Street to Industrial Collector Street within the Wilmington – Harbor City Community Plan (“Community Plan”); (b) re-designate Farragut Avenue from an Industrial Local Street to Industrial Collector Street to the Community Plan; and

WHEREAS, the General Plan Amendment is consistent with Charter Sections 555, 556, and 558, representing an Amendment in Part of the Wilmington – Harbor City Community Plan, representing a change to the social, physical and economic identity of the project site; and

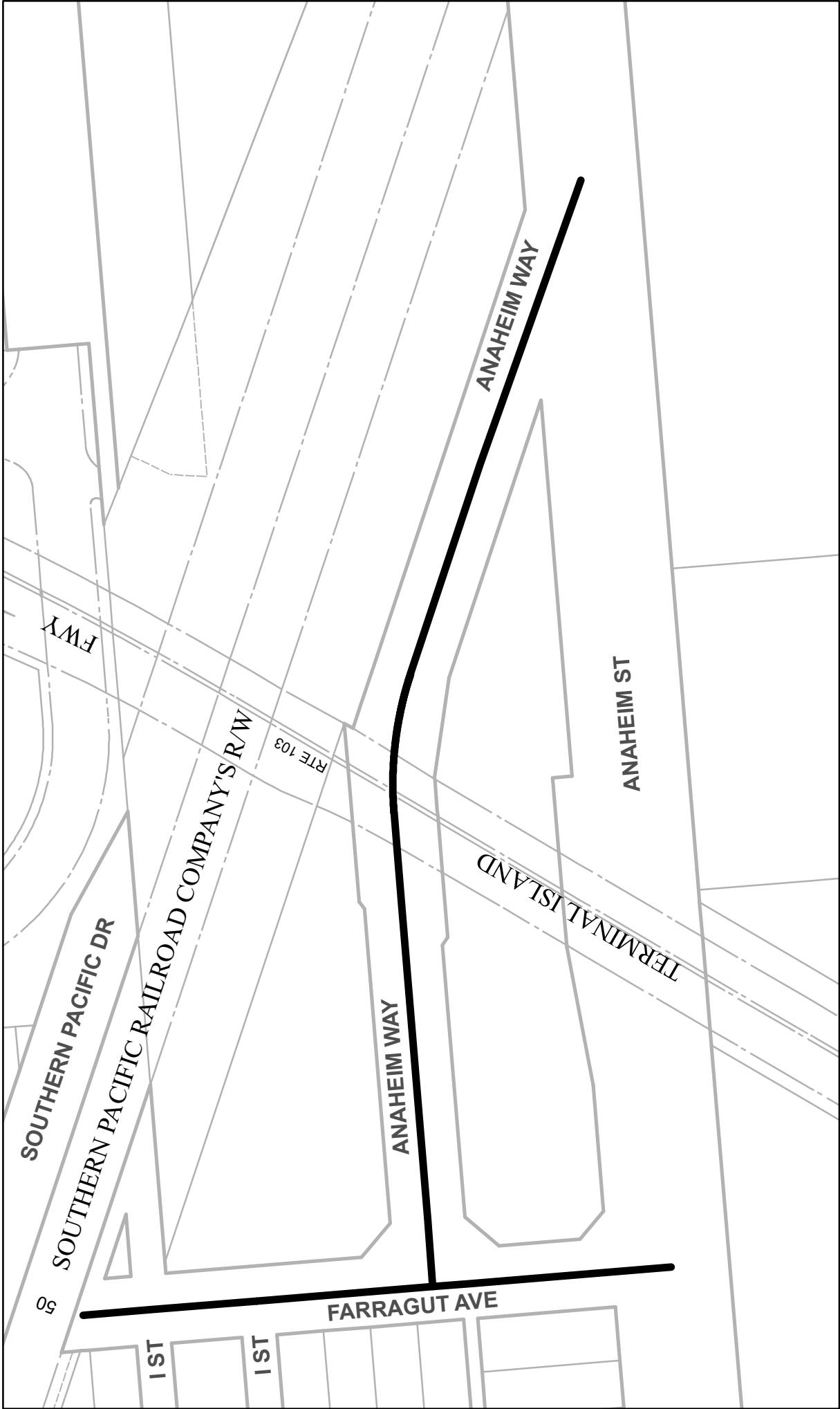
WHEREAS, the City Planning Commission at its meeting of June 8, 2023, approved the foregoing General Plan Amendment; and

WHEREAS, pursuant to the provisions of the Los Angeles City Charter, the Mayor and the City Planning Commission have transmitted their recommendations; and

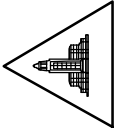
WHEREAS, the requested General Plan Amendment is consistent with the intent and purpose of the Wilmington – Harbor City Community Plan and Mobility Plan to designate streets in an orderly and unified manner; and

WHEREAS, the project was assessed in the previously certified Environmental Impact Report by the Port of Long Beach (SCH No. 2009081079), in accordance with the City’s Guidelines for implementation of the California Environmental Quality Act (“CEQA”) by the City Planning Department.

NOW, THEREFORE, BE IT RESOLVED that the Community Plan shall be amended as shown on the attached General Plan Amendment Map.



PORTION OF FARRAGUT AVE AND  
ANAHEIM WAY TO BE RECLASSIFIED  
AS INDUSTRIAL COLLECTOR STREET.



CPC-2020-7285-GPA

CF/aa

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