

PLN21-0031 | New Warehouse  
14143-14273 Washington Avenue

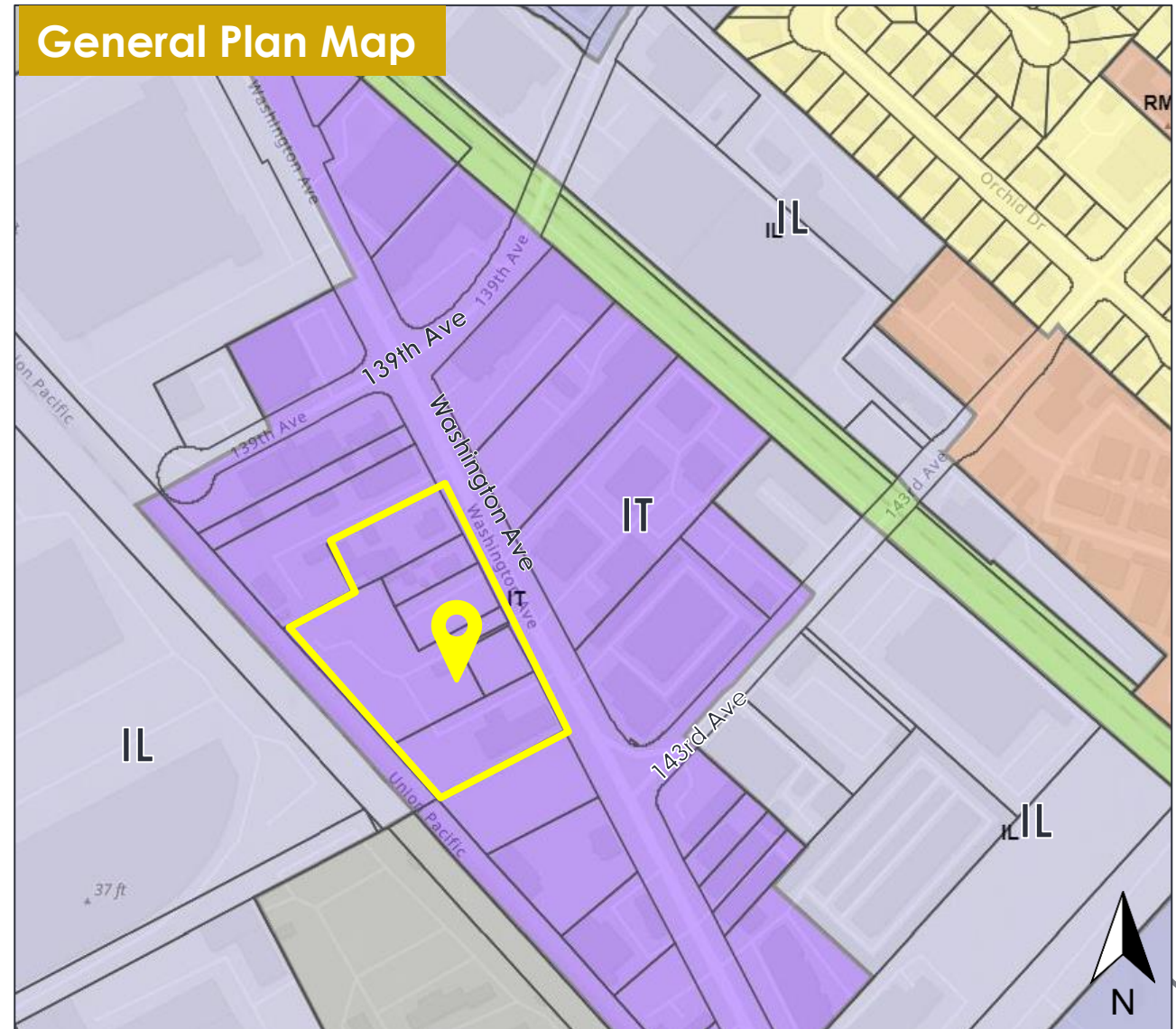
City Council | November 20, 2023

Binh Nguyen, Associate Planner and Adam Petersen, Contract Planner



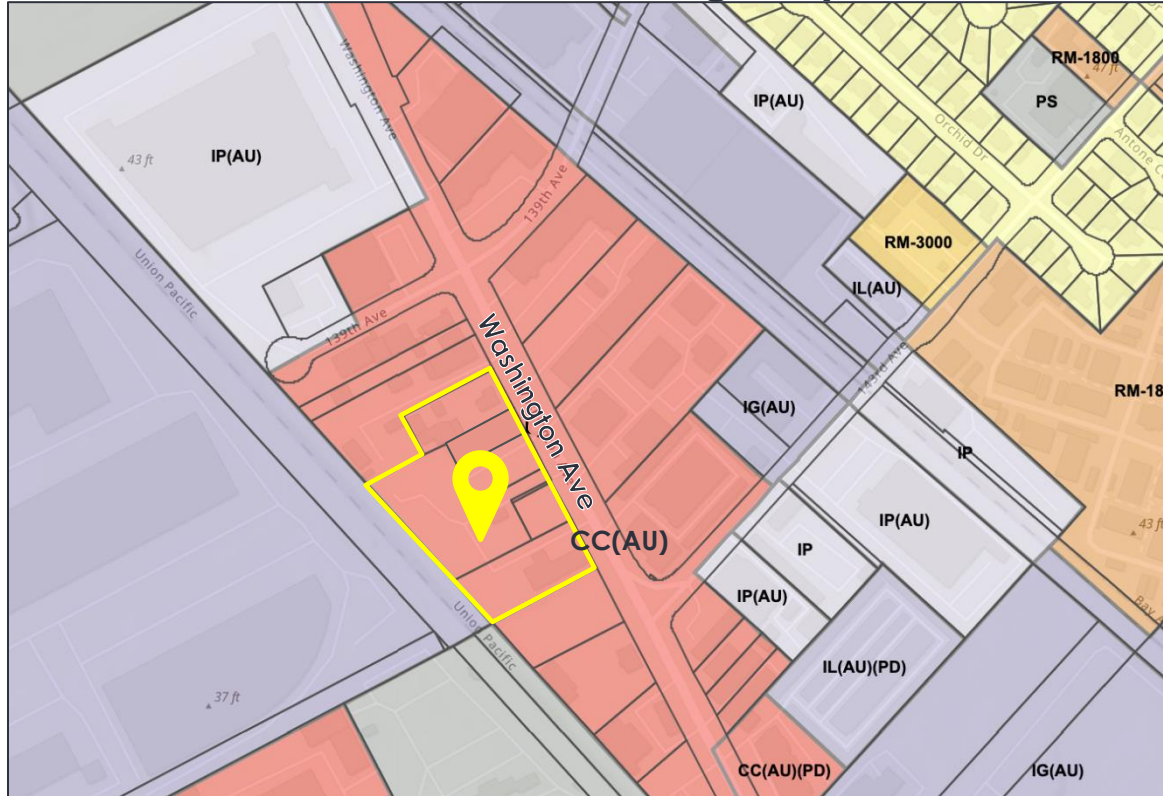
# Project Summary

- Applicant: Richard Poolis
- Owner: First Industrial
- Location: 14143-14273 Washington Ave.
- Lot Size: 3.45 acres
- General Plan: Industrial Transition
- Zoning: Community Commercial w/Assembly Use Overlay
- Current Use: Vacant
- Entitlements Requested:
  - Zoning Map Amendment
    - CC(AU) → IG
  - Site Plan Review
  - Conditional Use Permit
    - Warehouse Storage
    - Warehouse Wholesale/Retail Distribution
  - Administrative Exception (Height)

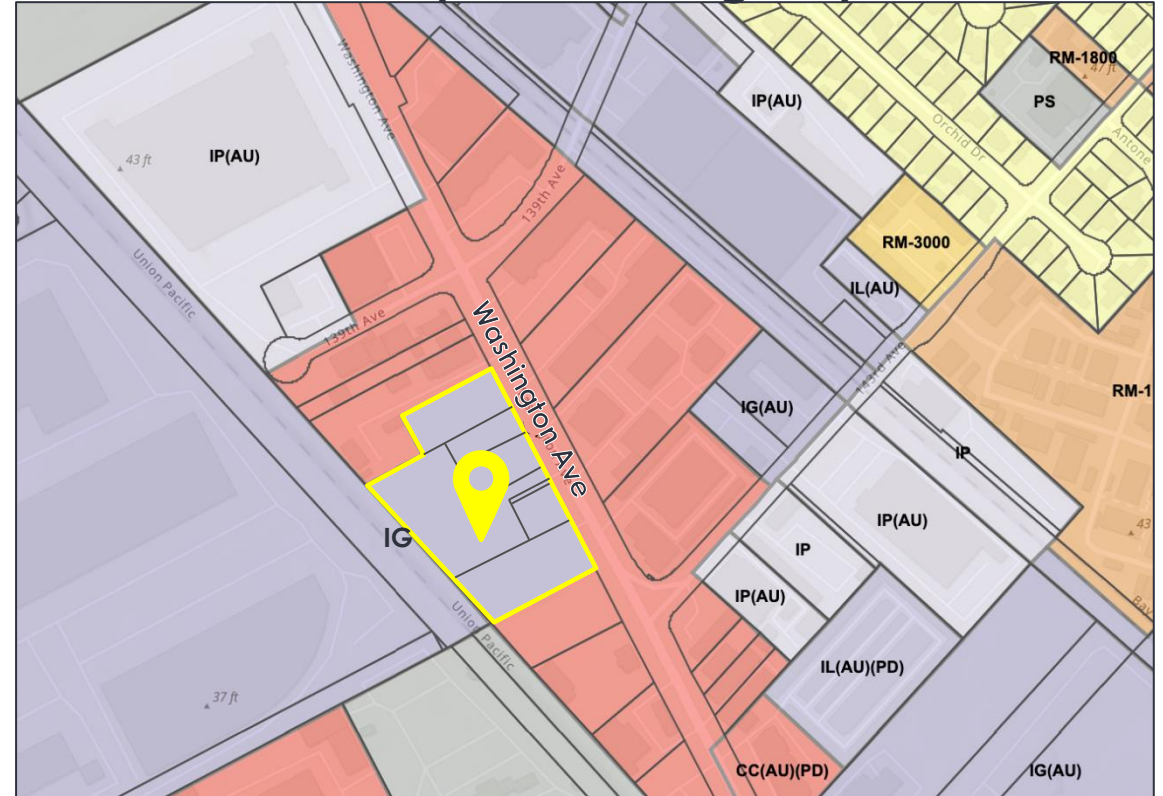


# Zoning Map Amendment

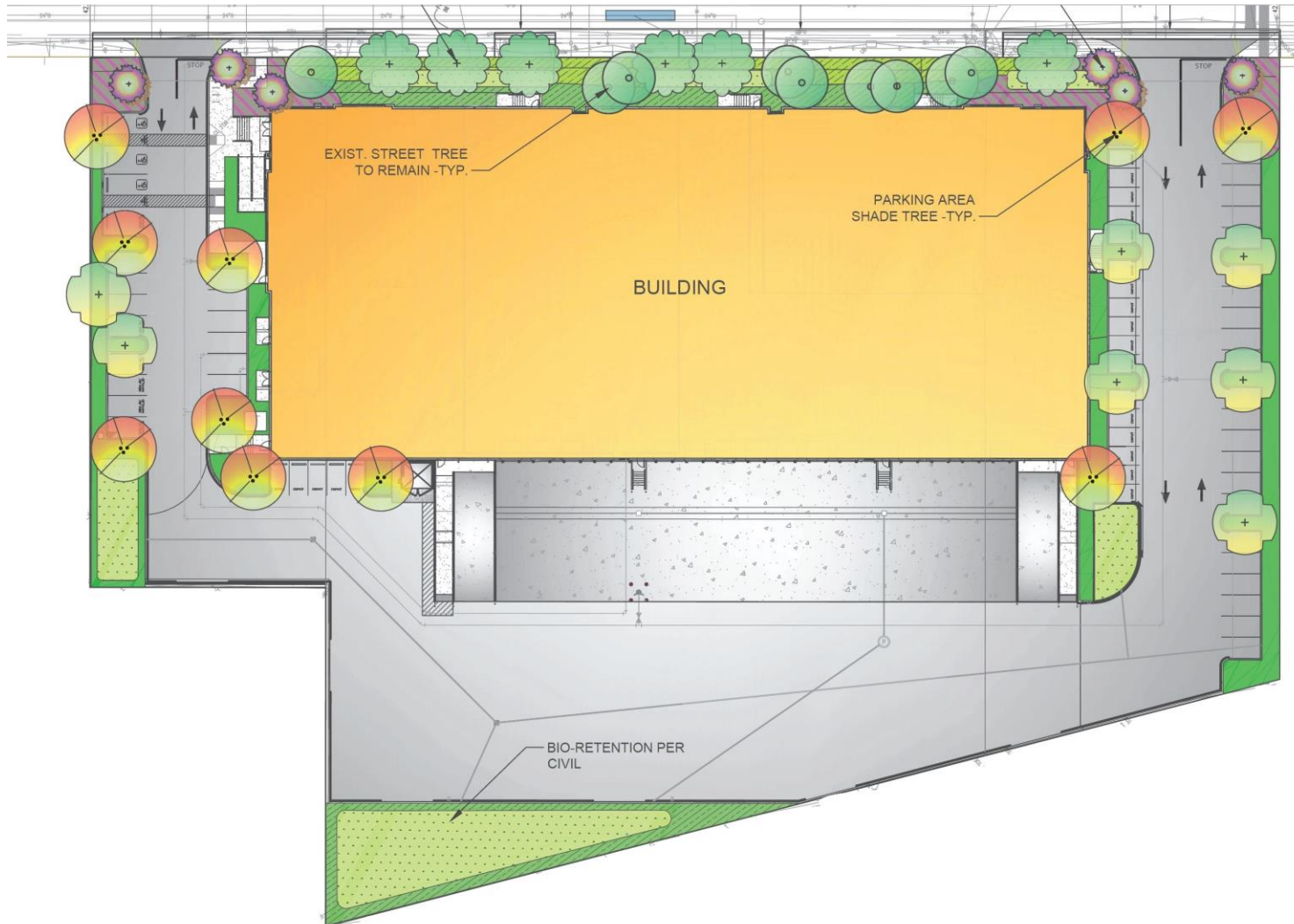
## Current Zoning Map



## Proposed Zoning Map

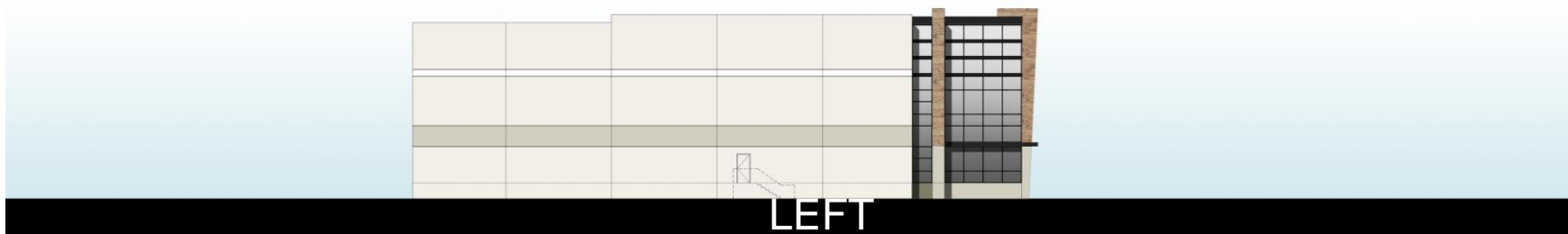
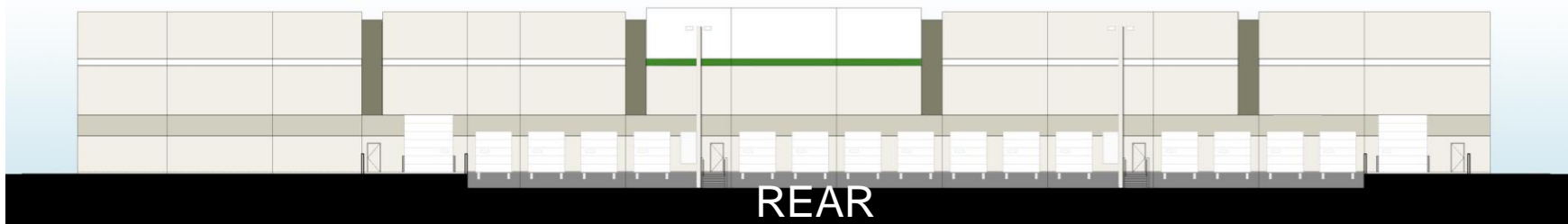
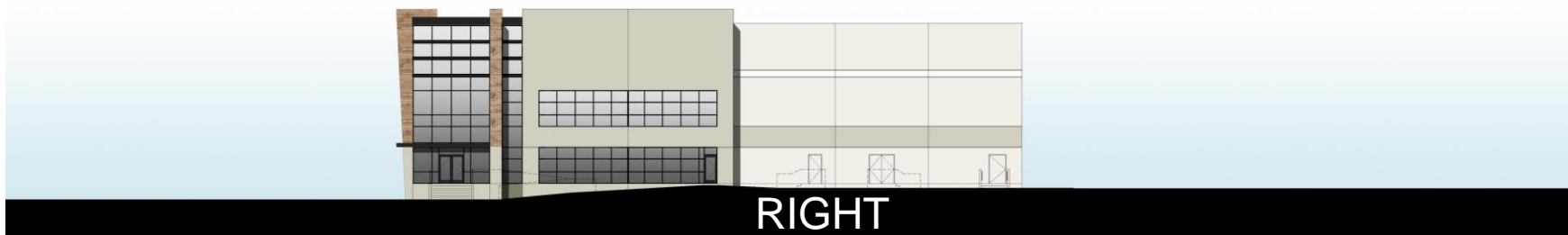
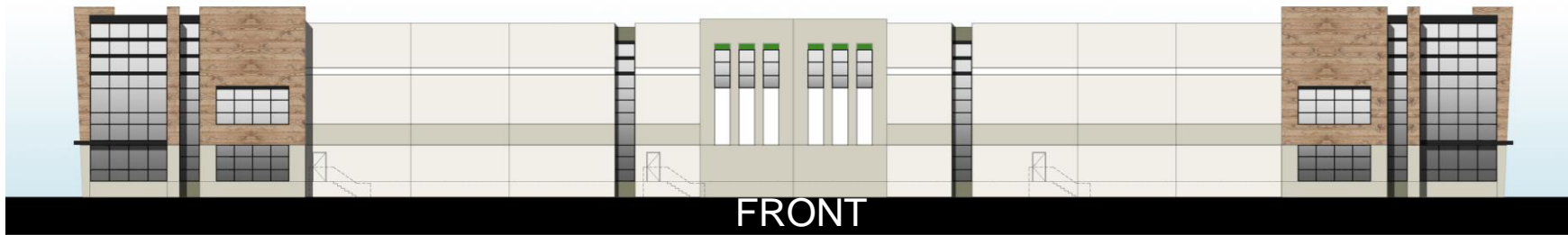


# Proposed Project



- “Speculative” warehouse development
- 52,269 sf building
- 47 feet in height
- Up to 5,000 sf of office space
- 15 truck bays
- 64 vehicle parking spaces
- 14 bicycle parking spaces
- New Landscaping – 15%
  - (Trees, shrubs, groundcover, grass)
  - Retaining Many Trees
  - Bio retention areas

# Elevations



# Development & Performance Standards

## IG DISTRICT REGULATIONS

✓ **LOT AREA**  
3.45 AC  
Exceeds min. 5,000 SF

✓ **FRONT SETBACK**  
20 feet  
Meets 20 feet min.

✓ **VEHICLE PARKING**  
62 spaces  
Exceeds 49 min. spaces

✓ **HEIGHT**  
47 feet  
Exception allows up to 50 feet

✓ **SIDE SETBACK**  
> 50 feet  
Exceeds min. 20 feet

✓ **BIKE PARKING**  
14 spaces  
Exceeds 4 spaces min.

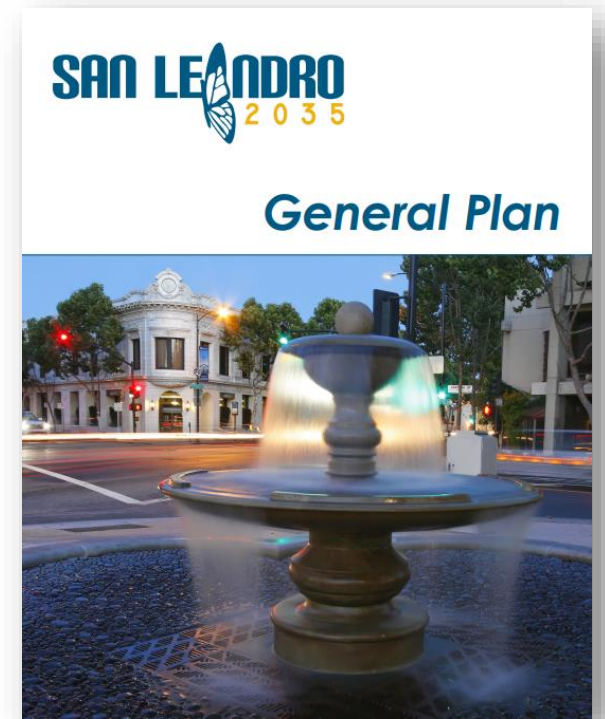
✓ **LOT COVERAGE**  
35%  
Below 75% max.

✓ **REAR SETBACK**  
> 100 feet  
Meets 20 feet min.

✓ **LANDSCAPING**  
15%  
Exceeds 5% min.

# Priorities & Policies

- Council Priority - Community & Business Development
- General Plan Land Use Policies
  - LU-7.11 - Promotes Mid-Washington Business District as mixed Industrial/Commercial and envisioned diverse uses (manufacturing, warehousing, and commercial) in area
  - LU-10. - Protect industrial areas from encroachment of incompatible uses to allow for industrial uses to operate effectively



# Analysis

## CEQA

- Mitigated Negative Declaration
- No significant environmental impacts with mitigation

## Zoning Map Amendment

- Proposed use and zoning is compatible with surrounding uses
- Consistent with General Plan goals and policies

## Site Plan Review

- Meets all applicable development standards (except height)
- Building is articulated with adequate parking

## Conditional Use Permit (Warehouse -Storage and -Distribution)

- Project site surrounded by compatible industrial uses
- Future tenant required to adhere to COAs and performance standards

## Administrative Exception (Height)

- Height is comparable to similar developments in area
- Not in airport safety zone



# Recommendation

Planning Commission voted 4-2-1 to recommend that the City Council:

1. Adopt a Resolution

- Adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
- Approving PLN21-0031 for Site Plan Review, a Conditional Use Permit and an Administrative Exception (Height) for the construction and operation of a new warehouse development at 14143-14273 Washington Avenue

2. Introduce an Ordinance

- Rezoning the project site from CC(AU) to IG