

# **Lilac Avenue Warehouse Project**

**Dedeaux Properties, LLC**

**Conditional Development Permit No. 2020-0020**

**Precise Plan of Design No. 2020-0026**

**Environmental Assessment Review No. 2020-0024**

# Project Site

- 12.72 gross acres
- Three (3) parcels
- Between Cactus Avenue & Lilac Avenue approx. 625 feet south of Slover Avenue



# Split Zoning

- East parcel – Heavy Industrial (H-IND)
- Westerly parcels – Light Industrial (M-1)
- Section 18.06.020 of the RMC – Any use and/or development must conform to the regulations of each zone within the boundaries of each zone



-  - Heavy Industrial (H-IND)
-  - Light Industrial (M-1)



# Project Proposal

- **Merge the three (3) parcels of land into one (1) 11.80 net-acre parcel of land**
- **Construct a 47,609 square foot truck terminal warehouse building**
- **Speculative – No tenant(s) at this time**

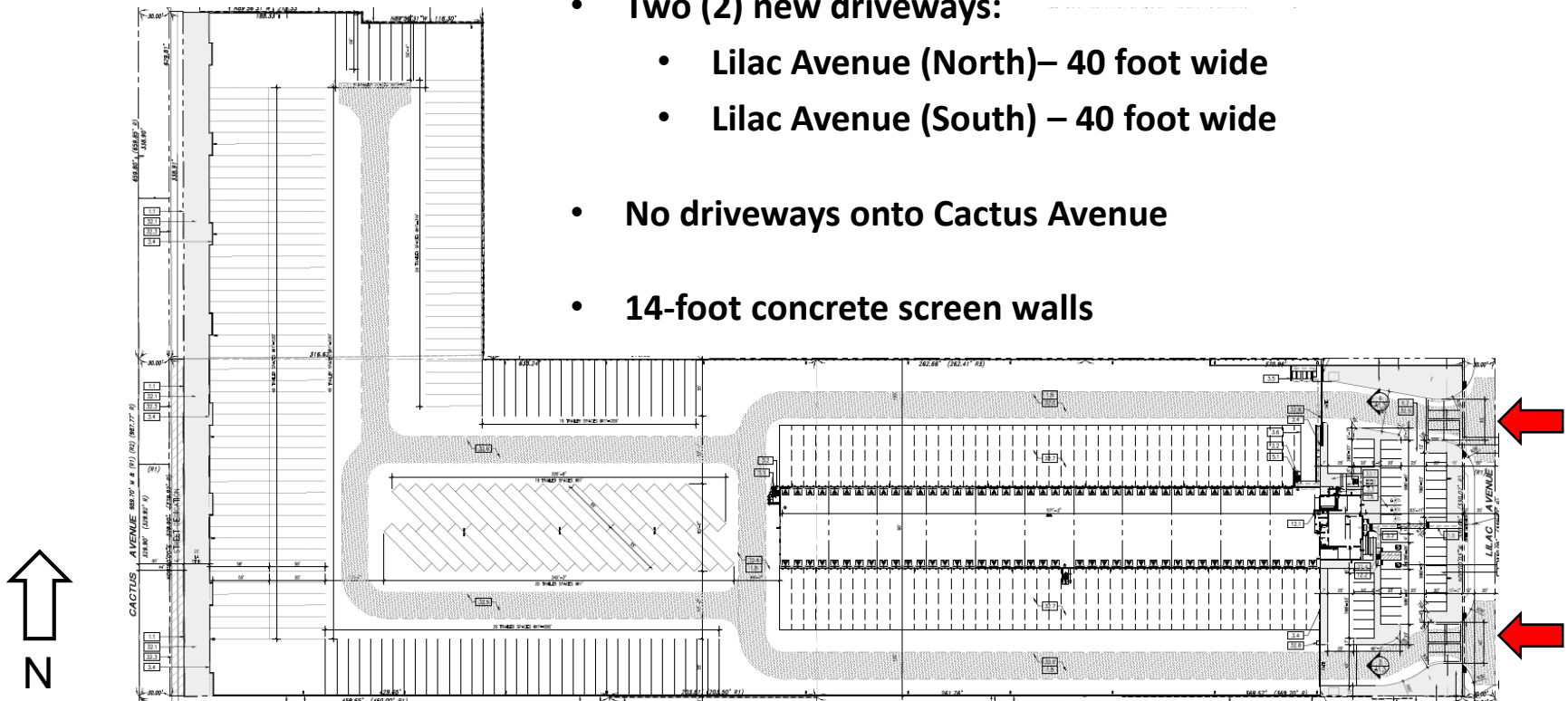
# Lot Merger

- Consolidate three (3) parcels of land
- 11.80 net-acre parcel
- Lot Line Adjustment No. 2020-0005
- Does not require Planning Commission or City Council action



# Site Design

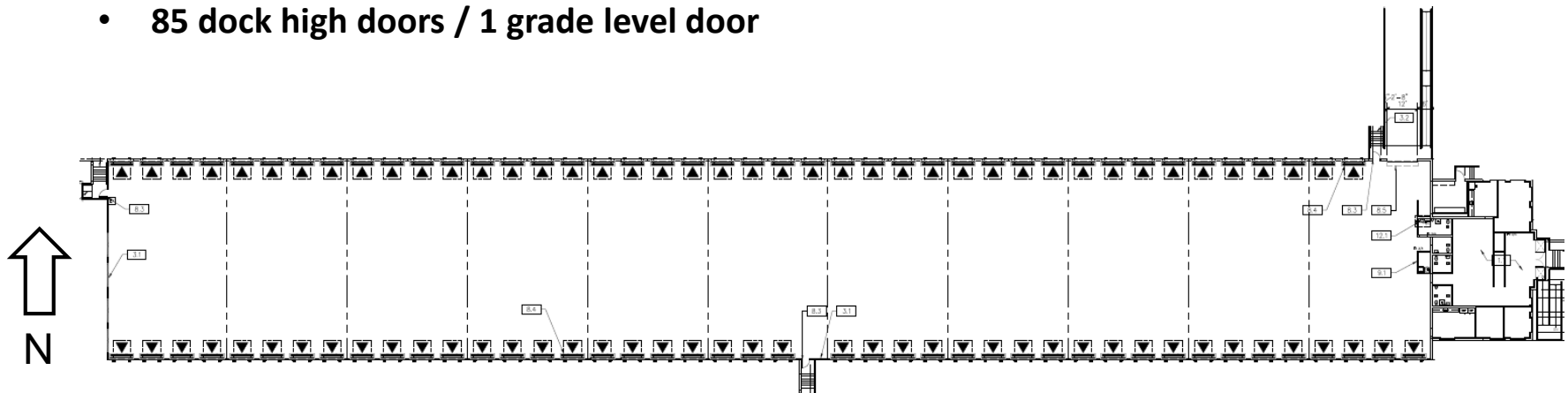
- Building placed on the east side
- Pavement – 228 trailer spaces & drive-aisles – on west side
- Passenger vehicle parking area on the east side of the building
- Two (2) new driveways:
  - Lilac Avenue (North)– 40 foot wide
  - Lilac Avenue (South) – 40 foot wide
- No driveways onto Cactus Avenue
- 14-foot concrete screen walls





# Floor Plan

- Office – 4,712 square feet
- Warehouse – 42,897 square feet
- Office – east end of the building
- Main entrance on the east side of the office facing Lilac Avenue
- 85 dock high doors / 1 grade level door



# Architectural Design

- **Wall plane articulation**
  - Projected massing – 2 feet in depth
  - Height variations – 35 feet to 38 feet
- **Exterior Finishes**
  - Concrete tilt-up walls
  - Four (4) paint colors
  - Glazing
  - Reveals
  - Metal brow accents



EAST ELEVATION



SOUTH ELEVATION



# Traffic

- **Traffic Impact Analysis prepared by Urban Crossroads, Inc.**
  - **Trip Generation:**
    - Development will generate 892 new vehicle trips daily (364 truck trips)
    - 95 trips AM Peak Hour
    - 89 trips PM Peak Hour
  - **Impacts:**
    - Analyzed twelve (12) intersections
    - All intersections currently operate at LOS D or better with existing traffic – considered acceptable
    - Seven (7) intersections will operate at LOS E or worse with project and cumulative growth
  - **Recommended improvements for Cumulative Conditions and Project Contribution include:**
    - Widening of Riverside Avenue south of the I-10 Freeway to include a third through lane
    - Traffic Signal at Lilac Avenue and Slover Avenue
    - Various traffic signal timing modifications
    - Addition of various turn lanes at intersections
- **Fair-Share payment of \$227,114**
- **All seven (7) intersections will operate at LOS D or better upon completion of the recommended improvements**
- **June 2, 2021 – Transportation Commission approved the Traffic Impact Analysis and the Fair-Share amount**

# Environmental Assessment Review

- **Initial Study prepared by FirstCarbon Solutions, Inc.**
- **Environmental Determination: Mitigated Negative Declaration**
- **Mitigation Measures for Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Noise, Traffic, Tribal Cultural Resources**
- **20-day public comment period**
- **Three (3) Comment Letters received**
- **Responses provided to each commenter**
- **February 11, 2021 – Consultation with Gabrieleño Band of Mission Indians-Kizh Nation**
- **The Mitigated Negative Declaration satisfies the requirements of the CEQA and no further environmental review is required for the project**

# Planning Commission Action

- **July 28, 2021 – Planning Commission considered the project at a public hearing**
  - **Planning Division recommended approval of the project and concluded:**
    - **The project is consistent with the project site's land use and zoning designations**
    - **The project is consistent with the existing industrial uses to the north, east, and south**
    - **The project will not adversely impact the residents to the west, due to the following:**
      - **No driveways on Cactus Avenue**
      - **Solid screen walls**
      - **Landscape buffering**
      - **Hours of operation limited to daytime hours only**
    - **The project's Initial Study determined that the project will not adversely impact the environment, particularly with respect to air quality, noise, and traffic**
  - **Planning Commission cited concerns regarding truck traffic and air pollution from the project**
  - **Planning Commission voted 4-2 (1 absence) to deny the project and directed staff to prepare a denial resolution for adoption**
- **August 11, 2021 – Planning Commission voted 4-2 (1 abstention) to adopt Planning Commission Resolution No. 2021-38 formally denying the project**

# Appeal

- **August 18, 2021 – Applicant filed an Appeal**
  - **Applicant seeks to have the City Council overturn the Planning Commission’s denial**
  - **Appeal states that the Planning Commission’s findings are inadequate and insufficient to justify denial**
  - **Applicant believes the project satisfies all the required findings for the following reasons:**
    - **The project will not result in significant truck-related impacts as identified in the analysis of the project**
    - **The project mitigation measures will ensure the avoidance of significant Air Quality and Greenhouse Gas Impacts**
    - **The project will contribute to the general well-being of the community and is an appropriate and beneficial use of the site:**
      - **Employment Opportunities**
      - **Revitalization of under-utilized land**
      - **Contributions towards traffic-related improvements**

# Recommendation

- **Staff recommends that the City Council consider the Appeal, and either:**
  - **Uphold the decision of the Planning Commission and deny the project; or**
  - **Overturn the decision of the Planning Commission and approve the project; or**
  - **Overturn the decision of the Planning Commission and approve the project with modifications.**