



# Conditional Use Permit No. 375 Priority 1 Warehousing 14000 183<sup>rd</sup> Street

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CITY OF LA PALMA

CITY COUNCIL

JULY 5, 2017



# RECOMMENDATION

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- **Adopt a Resolution approving CUP 375 to permit Priority 1 Warehousing to operate a warehouse and distribution facility at 14000 183rd Street**
- **CEQA: Exempt pursuant to Section 15301, Class 1 Existing Facilities**



# SUMMARY

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- **Priority 1 Warehousing will occupy the space inside the industrial building at 14000 183rd Street**
- **No tenant improvements are proposed**
- **The subject property is zoned General Industrial (GI) Zone**



# BACKGROUND

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## ■ 1980

- City Council Approves Precise Plan 176
- Building permits for 301,692 sq. ft. warehouse

## ■ 1994 to 2017

- Kelloggs Snacks Distribution Center at 14000 183rd

## ■ July 2017

- Consideration of a new tenant for 14000 183<sup>rd</sup>
- Priority 1 Warehouse 131,000 sq. ft.



# SUMMARY



**Subject Property - Aerial**



# ANALYSIS

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- **Hours 6:00a.m. to 10:00p.m.**
- **8 employees per shift**
- **Access for employees and deliveries behind security gate at entrance on 183<sup>rd</sup> Street**
- **Products stored in boxes on on pallets**
  - **Rolled paper and beverage cans**
  - **76,500 sq. ft. storage area**



# CONDITIONS

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- **Nine (9) Conditions of Approval have been prepared and are contained as Exhibit B to the draft Resolution provided as *Attachment 1* in the agenda report**
- **COA No. 6 is for City access to utility easements**
- **Project is consistent with the goal and policies of the General Plan**



# ENVIRONMENTAL

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- **The Use Permit is categorically exempt per Section 15301 [Class 1] Existing Facilities:**
  - **The project involves negligible or no expansion of an existing use**
  - **There is no possibility that the Project may have any significant effect on the environment**





# NOTIFICATION

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- **Pursuant to City Code Chapter 44 Procedures:**
  - **Printed in Newspaper 10 days prior to hearing**
  - **Mailer to property owners within 350 feet**
  - **Posted at 4 public locations**
- **No inquiries or feedback to date**



# FINDINGS

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- **This Project requires approval pursuant to Zoning Code Section 44-851 (Use Permits)**
- **Findings and Facts in Support of Findings are found in the Agenda Report Pages 4 and 5**
- **All 6 Findings can be made for CUP 375**



# FISCAL IMPACT

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- **None to the City**
- **Applicant is responsible for payment of processing and permit fees**
- **The Project represents a continued occupancy of the 131,000 square feet lease space**



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