



SPA2021-0001 : Specific Plan Amendment to the El Cerrito Specific Plan (SP91-2)



**Jay Eastman, Planning
Division Manager**

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Proposal

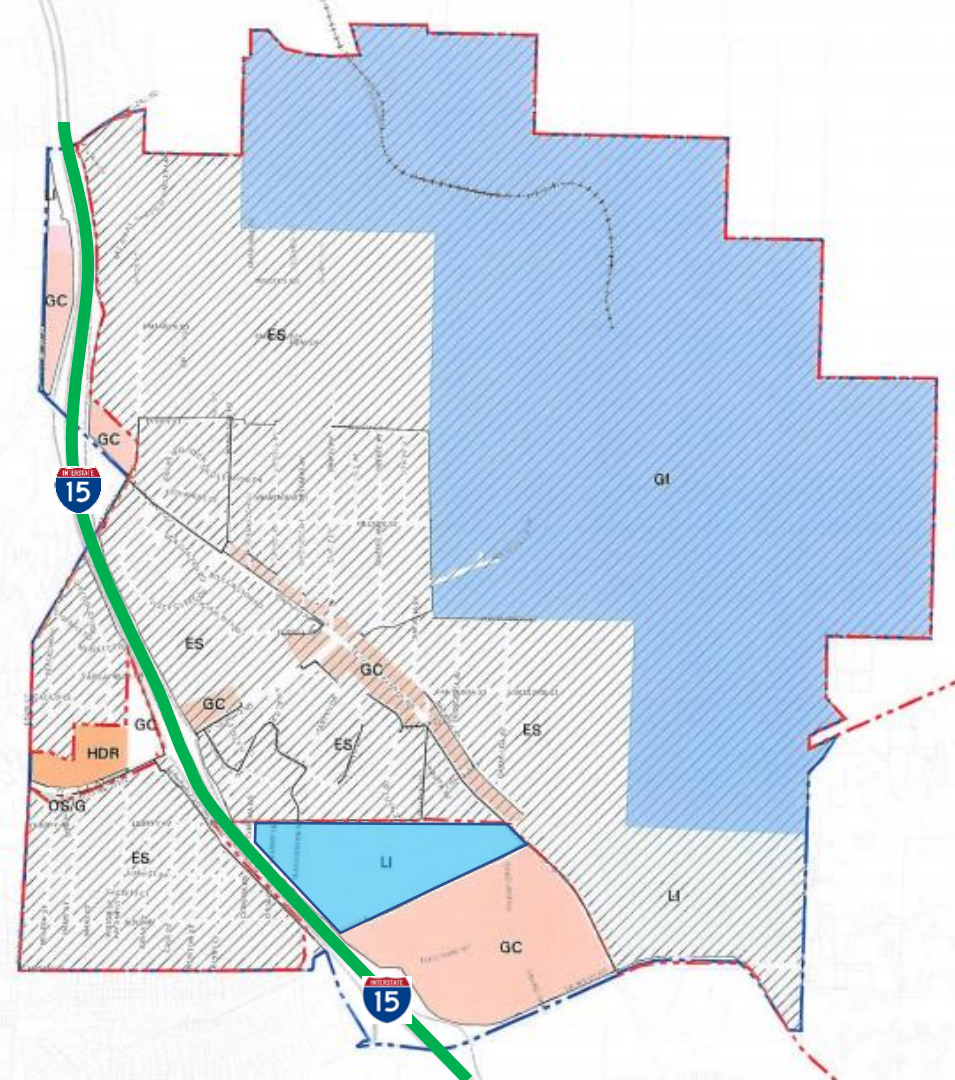
Amend the El Cerrito Specific Plan (SP91-2) as follows:

- Allow cold storage warehouses use in Planning Areas 1 and 2; and
- Limit cold storage warehouses in Planning Area 1 and 2 to a combined total of 175,000 sf



Background

- **El Cerrito Specific Plan**
 - April 1992 - Adopted
 - 13 prior amendments
 - Covers City and County areas
- **Latitude Business Park**
 - 74.8 Acres
 - NWC of Temescal Canyon Rd. & Tom Barnes St.
 - Planning area 1 and 2
 - 13 lots
 - 1,074,771 sf. of Industrial
 - Under Construction



Background

- Latitude Business Park
 - **February 24, 2020** – Planning & Housing Commission recommended adopted of Mitigated Negative Declaration (MND), PP2019-0001 and PM 37608
 - **April 1, 2020** – City Council adopted Mitigated Negative Declaration (MND), PP2019-0001 and PM 37608
 - Project approval did not include cold storage warehousing



Background

- Cold Storage Warehousing
 - PP2020-0001 did not propose cold storage warehousing; MND did not evaluate.
 - Adopted PP2020-0001 COA required amendment of SP91-2 to prohibit cold storage. Cold storage warehousing in the future would require additional analysis and SP91-2 amendment...

“The city will not issue a building permit for the project until an amendment to the El Cerrito Specific Plan is approved to prohibit cold storage warehouse uses in Planning Areas 1 and 2 (Light Industry). If, in the future, an owner of property within PA1 or PA2 desires to have cold storage warehouse uses permitted as an allowed use in PA 1 and PA 2, an amendment to the specific plan would be required along with any additional analysis that may be required under the California Environmental Quality Act”

Background

- Current Proposal

The developer of the Latitude Business Park is proposing amendment to land uses:

- SP91-2 Section 12.11.2 (A) and (B) would be amended to allow up to 175,000 sq. ft. In the specific plan's "LI" (Light Industrial) zone.
- Cold Storage Warehousing would be removed as a "prohibited use" in SP91-2 Section 12.11.2 (D).

A Mitigated Negative Declaration (MND) has been prepared to analyze environmental impacts of the proposal.

- A mitigation measure is recommended to reduce impacts to air quality.



Proposed Revisions

12.11.2 Permitted uses and Development Standards.

The LI, Light Industrial District shall be subject to the provisions of CMC Title 17, Chapter 17.44, Industrial Zones- M-1 Zone, and the Community Development Department's Commercial and Industrial Design Guidelines, with the following exceptions:

A. Permitted Uses in PA-1 of the LI District:

The following uses shall be permitted in PA-1 in addition to those uses listed in CMC Title 17, Chapter 17.44.030:...

Cold storage warehouse (up to a combined floor area of 175,000 square feet between Planning Areas 1 and 2) provided that the building includes electric power plugs that will power Transportation Refrigeration Units when parked at the loading docks. [SPA2021-0001].



Proposed Revisions

B. Permitted Uses in PA-2 of the LI District:

The following uses shall be permitted in PA-2, in addition to those uses listed in CMC Title 17, Chapter 17.44.030:...

Cold storage warehouse (up to a combined floor area of 175,000 square feet between Planning Areas 1 and 2) provided that the building includes electric power plugs that will power Transportation Refrigeration Units when parked at the loading docks. [SPA2021-0001].

D. Prohibited Uses.

The following uses are expressly prohibited in the LI District:

Residential uses

Cold storage warehouse: To allow cold storage warehouse in the LI District, a specific plan amendment is required in addition to environmental analysis under the California Environmental Quality Act to assess air quality emissions and health risk from business operations and transportation involving Transport Refrigeration Units.



Staff Analysis

- The proposed MND, Mitigation Measure 5-1, identifies impacts that are less than significant.
- The proposed amendment does not alter the approved site plan; only allowable land uses.
- Cold storage warehousing is similar to other permitted uses currently allowed in Section CMC17.44.030, such as food processing and packaging, warehouse and distribution, truck terminals and wash, etc.
- Cold storage warehousing is normally used in operations involving food packaging and distribution.



Recommendation

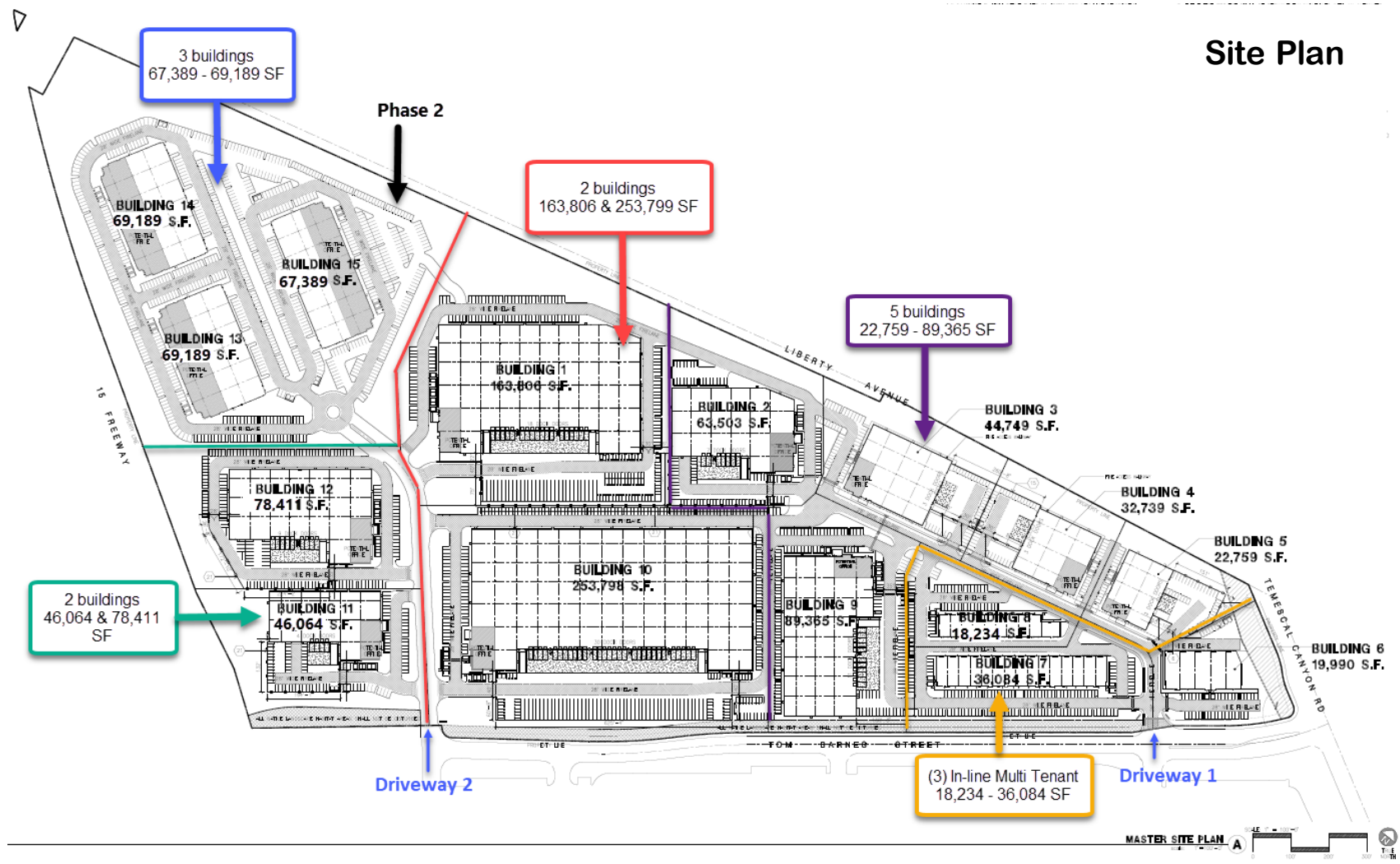
Adoption of Mitigated Negative Declaration and Mitigation Monitoring Plan, and APPROVAL of SPA2021-0001 to the City Council, based on the findings contained in the staff report and conditions of approval.



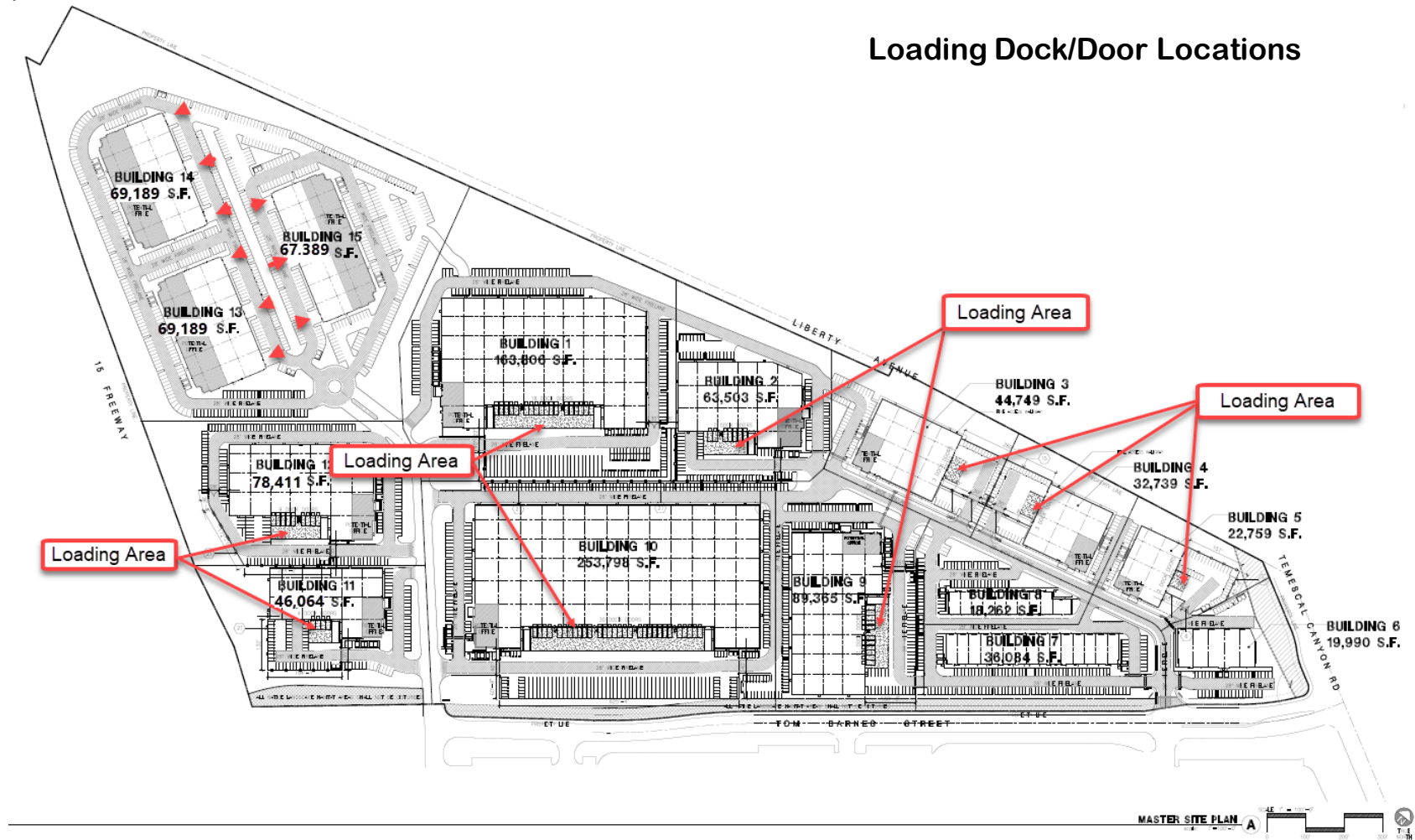
Project Location



Site Plan



Loading Dock/Door Locations





Landscape Plan - Northwestern