

**CONDITIONAL USE PERMIT FINDINGS**  
**2185 South Street**  
**Application No. 2110-39 (CUP21-023)**  
**March 2, 2023**

Pursuant to Section 21.25.206 of the Long Beach Municipal Code, a Conditional Use Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings along with staff analysis are presented below for consideration, adoption and incorporation into the record of proceedings:

**1. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;**

The site is located on the north side of South Street between Cherry Avenue to the west and Paramount Boulevard to the east on an 8.94-acre lot with approximately 112,475 square-feet of commercial space within the Regional Commercial (CHW) Zoning District. The site has a Neighborhood-Serving Centers or Corridors – Moderate General Plan Land Use Element PlaceType, which allows for medium-rise, moderate intensity mixed-use (housing and retail) commercial centers and corridors that provide goods and services conveniently located relative to housing.

The applicant proposes interior and exterior improvements to an existing 100,883 square-foot building that previously a grocery store, to construct a 43,512 square-foot fitness facility which requires a Conditional Use Permit (CUP) for fitness facilities that exceed over 25,000 square-feet of gross floor area in the CHW Zoning District. The proposed fitness facility promotes a number of Long Beach General Plan Goals, meets the required findings and all zoning regulations.

The fitness facility will consist of a workout area of 23,466 -square-feet with a variety of exercise equipment, 6,645-square-feet of group exercise area, 1,782 square-feet of kid's area, 2,664 square-foot of reception and retail area, 2,358 square-feet of area designated for staff, 3,008 square-feet of locker room and restroom area, and 2,670 square-feet for tanning, sauna and steam room activities. The fitness facility will help provide the residential uses in the vicinity the physical health opportunities. The project will undergo the interior improvements as well as façade improvements to the west and south elevations. The exterior improvements include landscaping, commercial windows, corner tower element, plaster, new paint pallet on the existing block facade, canopies and horizontal siding, which will provide opportunity to carry these elements throughout the entire building to for a consistent architecturally theme. The Site Plan Review Committee (SPRC), which is the decisionmaker on proposed exterior façade modification, approved the design on December 14, 2022, with a condition to work with staff on the final façade improvements. The fitness facility would operate on 24 hours a day, seven (7) days a week and will employ between 25-30 employees.

Pursuant to Chapter 21.41 of the Long Beach Municipal Code, fitness facilities require five (5) spaces plus four (4) spaces per each 1,000 square-foot of gross floor area

plus 20 spaces per each 1,000 square-foot of gross floor area for exercise floors. Based on the proposed floor plan, a total of 272 parking space. The current commercial center has a total of 492 existing parking stalls. The remain existing commercial uses in the center require a total of 98 parking stalls for a grand total parking requirement of 370 spaces, which complies with the parking requirement and provide adequate parking for this project.

As the project is in a commercial shopping center, is approximately 450 feet of the nearest residential use to the west, and is surrounded by commercial and industrial uses, the fitness facilities propsoed 24-hour operations are not expected to be detrimental to the surrounding community. Furthermore, this site is not in a specific plan area and this site is not within the Local Coastal Program area. A variety of commercial uses is encouraged for this LUE PlaceType to meet consumers' daily needs for goods and services, including but not limited to restaurants, cafes, retail shops, financial institutions, fitness centers and other daily conveniences within walking distance from residential uses. Therefore, approval of the Conditional Use Permit for a fitness facility is an appropriate use, as it provides physical health opportunities in the vicinity and is consistent with various LUE Policies as identified in the table below.

| <b>CUP GENERAL PLAN CONSISTENCY REVIEW</b> |   |  |
|--|---|--|
| <b>Policy/Strategy Number</b>              | <b>Policy/Strategy Land Use Element (LU)</b>  | <b>Finding</b>   |
| LU 6-11                                    | Pursue new developments and businesses that add to the City's economic base, particularly those that generate sales tax and property tax increment revenue. | The project as proposed will revitalize a vacant 100,833 square-foot commercial building with interior improvements, exterior façade improvements and by subdividing into two tenant spaces to allow the opportunity to provide productive uses within the commercial center. This project will allow 43,512 square feet to be occupied as a fitness facility while also providing future opportunities for new business to occupy the remaining area such a grocery store. The project would help add to the City's economic case while also providing for future employment opportunities. |
| LU 7-4                                     | Encourage degraded and abandoned buildings and properties to transition to more productive uses through adaptive reuse or new development.                  |  |

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| LU 9-1  | Protect neighborhoods from the encroachment of incompatible activities or land uses that may have negative impacts on residential living environments.                      | The project proposes a 43,512 square-foot fitness facility which will include interior improvements, exterior façade improvements and the subdivision of the 100, 833-square-foot commercial building. The fitness facility as proposed, is an appropriate use with the approval of a CUP. The facility will help provide healthy health opportunities for the residential uses in the vicinity and the city as a whole.  |
| LU 10-1 | Ensure neighborhoods contain a variety of functional attributes that contribute to residents' day-to-day living, including schools, parks and commercial and public spaces. | The CUP would allow for a new fitness facility help contribute to residents day-to-day needs to maintain a healthy lifestyle.   |
| LU 11-1 | Require that land use plans, policies and regulations promote health and wellness and reduce barriers to healthy living.  | The site has a Neighborhood-Serving Centers or Corridors – Moderate General Plan Land Use Element PlaceType, which allows for medium-rise, moderate intensity mixed-use (housing and retail) commercial centers and corridors that provide goods and services conveniently located relative to housing. A variety of commercial uses is encouraged for this LUE PlaceType to meet consumers' daily needs for goods and services, including but not limited to restaurants, cafes, retail shops, financial institutions, fitness centers and other daily conveniences within walking distance from residential uses.<br><br>The fitness facility will help provide the residential uses in the vicinity and the City entirely the physical |
| LU 11-6 | Achieve health equity, eliminate disparities and improve health of residents throughout the City.   |   |

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|  |  | health opportunities, achieve health equality, and reduce barriers to healthy living. |
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**2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY OR GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Categorical Exemption (CE21-137) was prepared for this project. The project proposes interior and exterior improvements to an existing 100,883-square-foot building that previously a grocery store, to construct a 43,512-square-foot fitness facility. As conditioned, the site will be equipped with a surveillance system, which will include interior and exterior cameras to deter criminal activity and promote safety. Although the project proposes a 24-hour operation, the project is not expected to be detrimental to the community as the project site is in a commercial shopping center, is surrounded by commercial and industrial uses and is approximately 450 feet of the nearest residential use to the west.

**3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR SPECIFIC CONDITIONAL USE, ASSISTED IN CHAPTER 21.52**

In addition to the above findings, Section 21.52.232 states that the following Conditions shall apply to all Fitness or health club, dance or karate studio and the like:

**A. The use shall demonstrate adequate parking for peak demand.**

As previously stated in the above findings, fitness facilities require five (5) spaces plus four (4) spaces per each 1,000 square feet of gross floor area plus 20 spaces per each 1,000 square-foot of gross floor area for exercise floors. Based on the proposed floor plan, a total of 272 parking space. The current commercial center has a total of 492 existing parking stalls. The remain existing commercial uses in the center require a total of 98 parking stalls for a grand total parking requirement of 370 spaces, which complies with the parking requirement and provide adequate parking for this project. As this site is not neighborhood commercial zone, the proposed 43,512 square-foot fitness center is acceptable and will help service the community's needs.

**B. The facility shall be limited to five thousand (5,000) square feet of gross usable floor area in neighborhood commercial zones (CNP, CNA and CNR).**

The subject site is located on an 8.94-acre lot with approximately 112,475 square-feet of commercial space within the Regional Commercial (CHW) Zoning District. As this site is not in a neighborhood commercial zoning district (CNR, CNP, CNA), the 5,000 square-foot size limit for a fitness facility is not applicable. As proposed, the 43,512-square-foot fitness center is acceptable and will help service the community's needs.

**4. The related development approval, if applicable, is consistent with the green building standards for public and private development, as listed in Section 21.45.400.**

Section 21.45.400 specifies specific types of projects that require compliance with green building standards, which is applicable for project that include new or additional square-footage within the scope of work. As this project only proposes interior alterations, exterior façade improvements and does not include additional square-footage, the proposed use is not one of the types of projects that require compliance with Section 21.45.400, and therefore, this section of the Municipal Code would not be applicable to the proposed use.