

March 2, 2023

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE21-137 and approve a Conditional Use Permit (CUP21-023) to allow the operation of a 43,512-square-foot fitness facility within an existing 100,883-square-foot commercial building on an 8.94-acre site located at 2185 South Street in the Regional Commercial Highway (CHW) Zoning District. (District 9)

APPLICANT: Chuze Fitness
 c/o Kevin Kohan for Elevated Entitlements LLC.
 280 Thousand Oaks Boulevard #H
 Thousand Oaks, CA 91360
 (Application No. 2110-39)

DISCUSSION

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 (Attachment A - Vicinity Map). The site has a Neighborhood-Serving Centers or Corridors – Moderate (NSC-M) General Plan Land Use Element (LUE) 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. Surrounding uses include an industrial use to the north, commercial uses to the west, commercial and automotive uses to the south, and commercial and self-storage uses to the east (Attachment B - Site Photos).

The applicant, Chuze Fitness, proposes interior and exterior improvements to an existing 100,883-square-foot commercial building, previously a grocery store, to subdivide the space and construct a 43,512-square-foot fitness facility that will operate up to 24 hours per day. The



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Zoning Ordinance establishes that certain uses due to the nature of the use require an individual review by way of a conditional use permit to determine if the use proposed is compatible, or, through the imposition of conditions, may be made compatible (Long Beach Municipal Code [LBMC] 21.25.201). In accordance with Table 32-1 of Chapter 21.32 of the LBMC, a Conditional Use Permit (CUP) is required for fitness facilities that exceed over 25,000 square-feet of gross floor area in the CHW Zoning District.

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, which is consistent with General Plan LUE Policy 11-1, which is intended to “require that land use plans, policies and regulations promote health and wellness and reduce barriers to healthy living”. Increase access to health supporting uses in general, and fitness facilities in particular, has been a stated desire of the North Long Beach community voiced through the Uptown Planning Land Use and Neighborhood Strategy (UPLAN) rezoning effort. designed to implement the LUE.

As part of the request to establish a fitness facility, the project includes interior improvements and exterior façade improvements to the west and south elevations. Exterior site improvements will 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 architectural theme (Attachment C- Plans). The Site Plan Review Committee, which is the decisionmaker on proposed exterior façade modifications, approved the design on December 14, 2022 (MOD22-009), with a condition to work with staff on the final façade improvements. These improvements help met the intent of General Plan LUE Policy 7-4, which is intended to “Encourage degraded and abandoned buildings and properties to transition to more productive uses through adaptive reuse or new development”. The fitness facility will operate 24 hours a day, seven (7) days a week and will employ 25-30 employees.

Special development standards for fitness or health clubs are identified in Section 21.52.232 of the Zoning Regulations including providing adequate parking for the use and limiting the size of the fitness facility to 5,000-square-feet when located in a neighborhood commercial zone which is not applicable to the subject property that is located in the regional commercial zoning district, CHW. Pursuant to Chapter 21.41 of the LBMC, 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 spaces are required. The current commercial center has a total of 492 existing parking stalls. The remaining 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 provides adequate parking for this project. The proposed 43,512-square-foot fitness center is consistent with the intent of the regional commercial CHW zoning

district and will help service the community's needs as established in the General Plan and heard by staff during community engagement for the UPLAN Zoning Code updates in progress.

The proposed fitness facility promotes a number of Long Beach General Plan Goals, meets the required findings and all zoning regulations (Attachment D - Findings). 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 facility's proposed 24-hour operations are not expected to be detrimental to the surrounding community as conditioned. Furthermore, the project will help achieve LUE Policy 6-11, intended to "Pursue new developments and businesses that add to the City's economic base, particularly those that generate sales tax and property tax increment revenue". Therefore, staff recommends the Planning Commission approve the CUP, subject to conditions of approval (Attachment E – Conditions).

PUBLIC HEARING NOTICE

A total of 322 Public Hearing notices were distributed on February 15, 2023, in accordance with the requirements of Chapter 21.21 of the LBMC. No comments were received at the time the report was prepared.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act, this project is eligible for a categorical exemption per Section 15301 (Existing Facilities) as the project consists of interior and exterior improvements to existing 100,883-square-foot commercial building to construct a fitness facility (CE21-137).

Respectfully submitted,



SERGIO GUTIERREZ
PROJECT PLANNER



ALEXIS OROPEZA
CURRENT PLANNING OFFICER

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PLANNING BUREAU MANAGER



CHRISTOPHER KOONTZ, AICP
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Attachments:

- Attachment A - Vicinity Map
- Attachment B – Site Photos
- Attachment C - Plans
- Attachment D - Findings
- Attachment E - Conditions of Approval