



2630 East Ocean Boulevard Appeal

City Council Public Hearing – October 4, 2022

Background

- July 21, 2022 – Planning Commission hearing for Conditional Use Permit for onsite alcohol sales at the Junipero Concession Stand
- July 25, 2022 – Third-Party Appeal filed (APL22-005)
- July 26, 2022 – Third-Party Appeal filed (APL22-006)

Vicinity Map



Zoning:

- Park (P)

General Plan (1989):

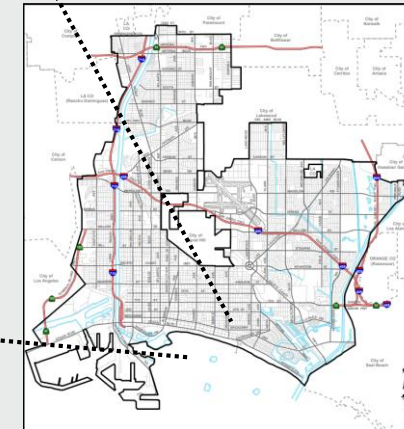
- Open Space (LUD 11)

General Plan (2019):

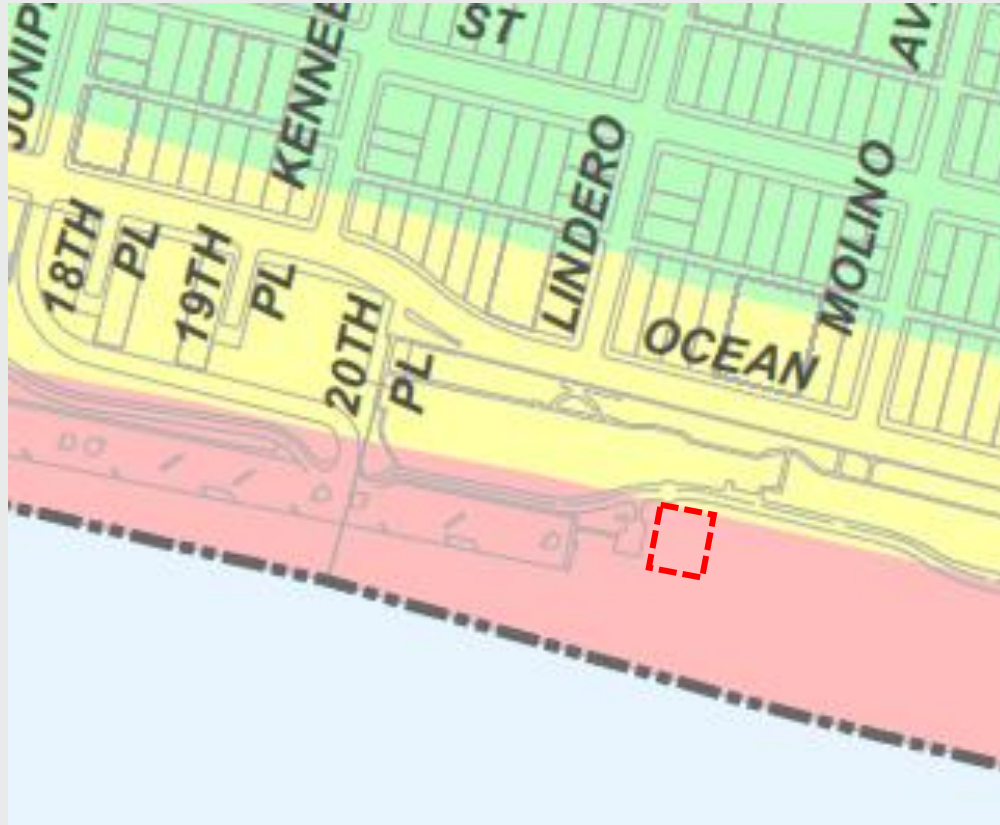
- OS/2 stories

LCP Area:

- Area B

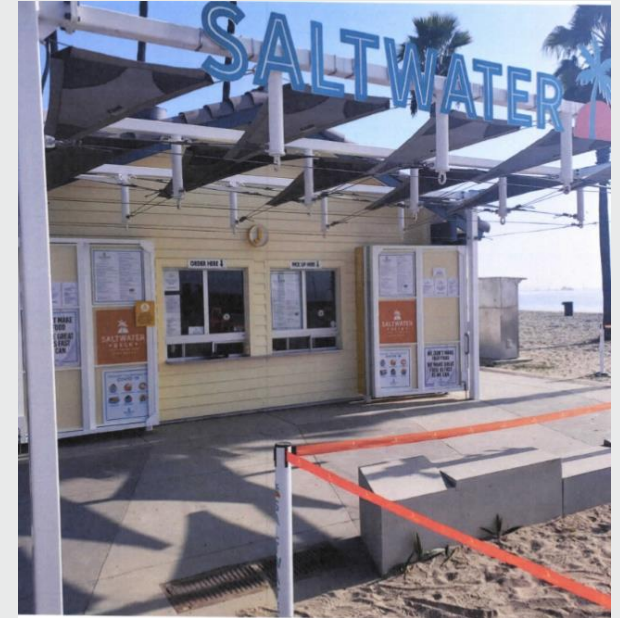
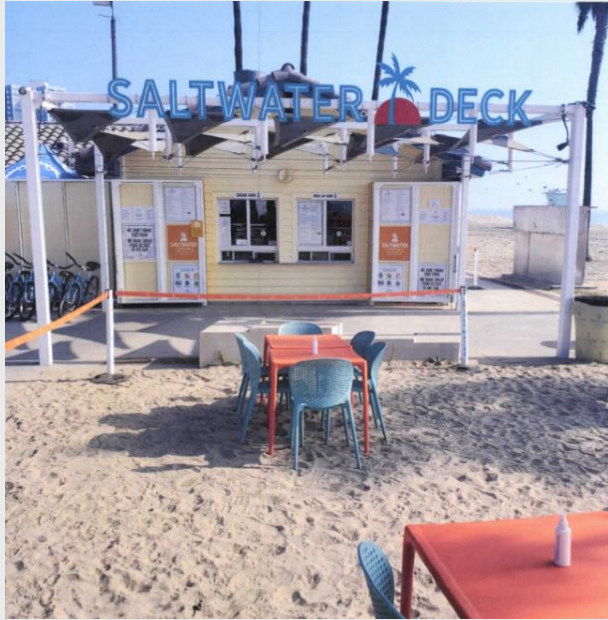


Coastal Jurisdiction

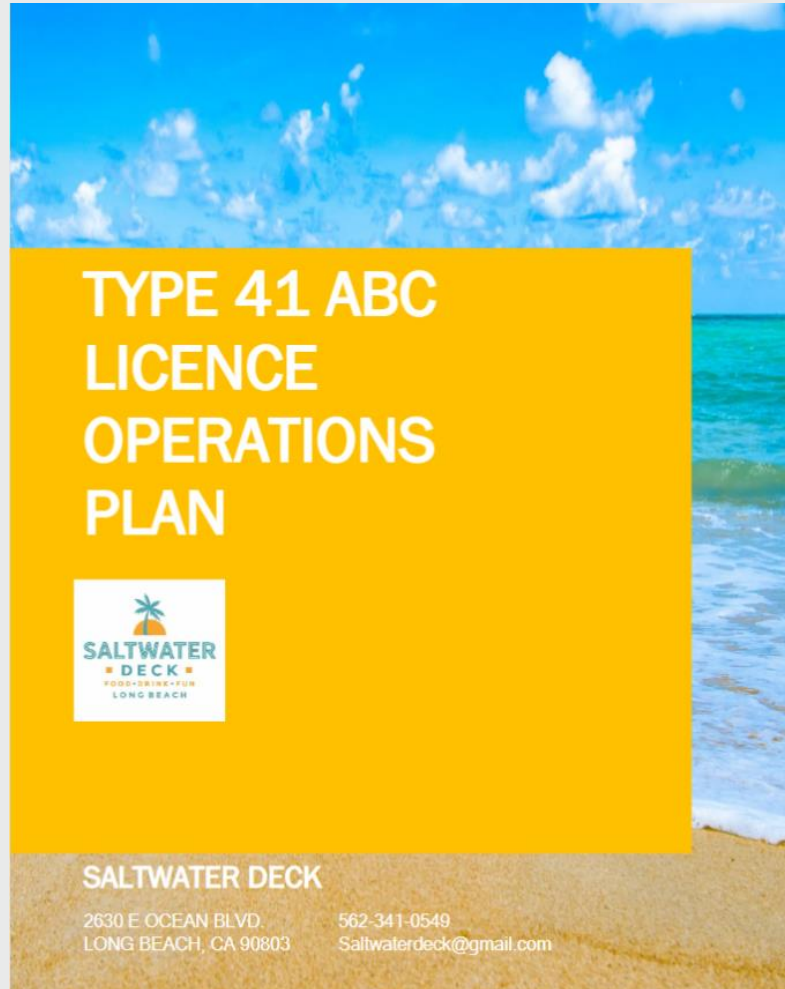


California Coastal
Commission Original Permit
Jurisdiction

Existing Conditions



Project Summary



- Type 41 (Beer and Wine) only
- Similar conditions to approved Alamitos Beach Concessions CUP
- Alcohol service with food service
- No physical change other than temporary rope for seating area
- Alcohol sales to end one hour prior to close

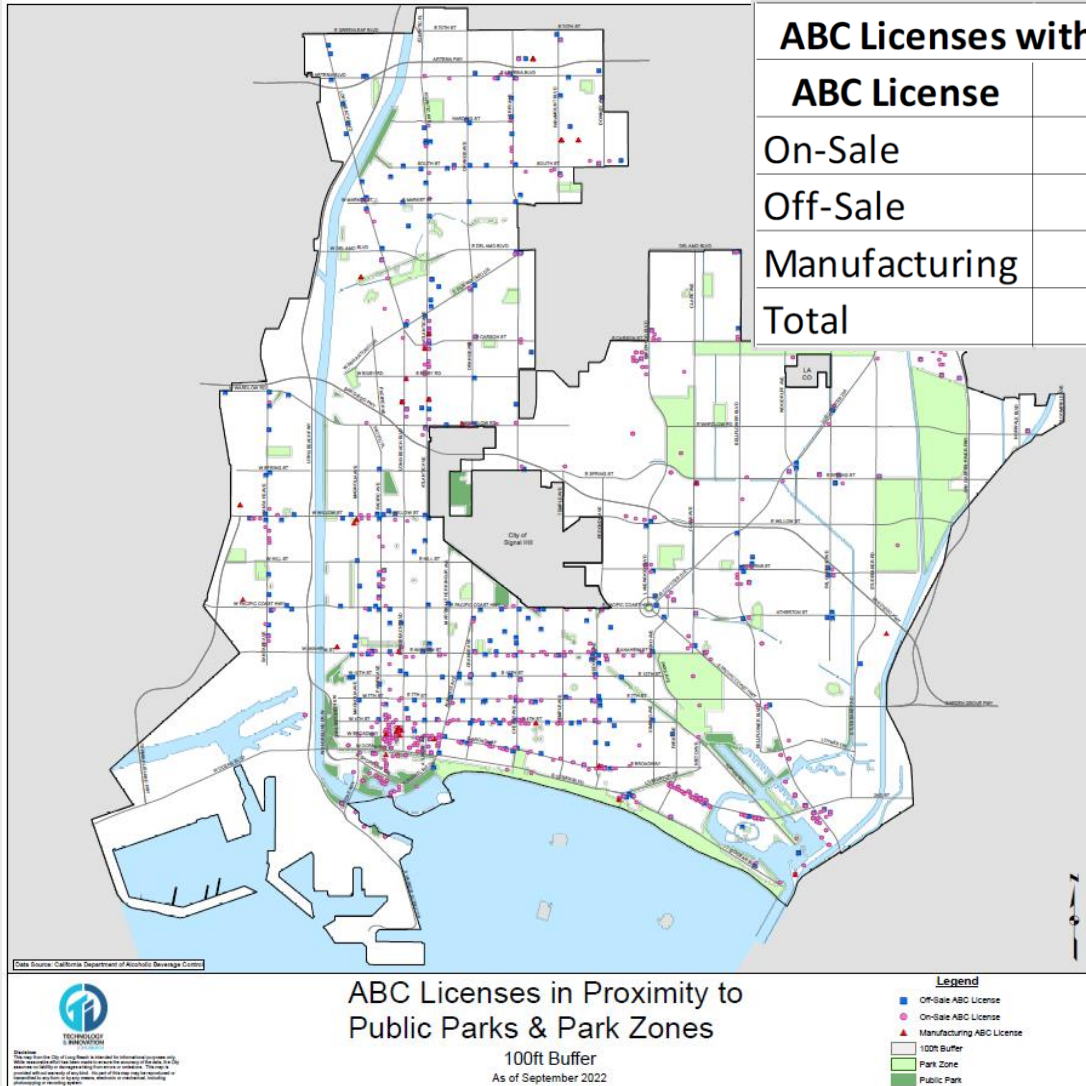
Planning Commission Approval

- The existing concession stand is a visitor-serving use, and the sale of beer and wine would not change the nature of the use since alcohol sales would be in conjunction with the service of food:
 - Beaches are regional serving, and the concession stands serve to provide food and beverages, including lower-cost options. The concession stands are located in areas that are relatively remote from commercial districts. The onsite sale of food and beverages at the concession stand, including alcoholic beverages, enables visitors to remain at the beach, rather than departing the coastal beach areas to seek commercial areas for restaurant and retail uses.
 - Alcoholic beverage sales would generate a small percentage of the overall sales as the primary use is a concession stand.
 - The outdoor seating area is subject to fluctuations in weather and seasonal trends, which is unique compared to a typical restaurant use.

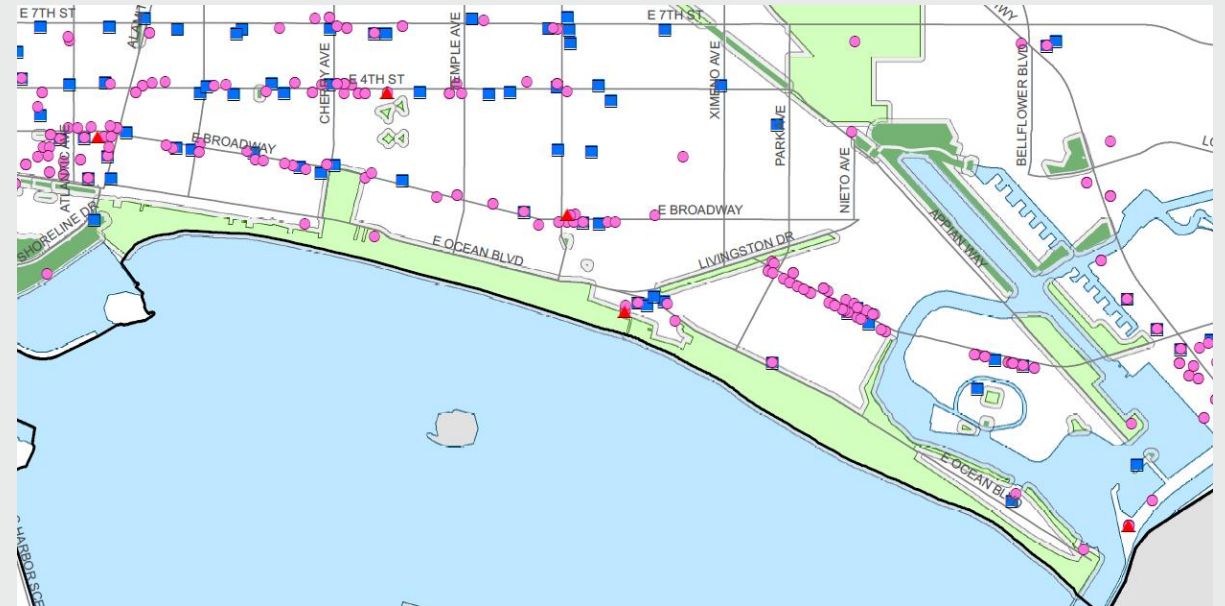
Appeal

- Two third-party appeals were filed within the 10-day appeal period.
- The appeal seeks denial for the request for a CUP for alcohol sales for the following reasons:
 - Long Beach Municipal Code reference to prohibition of alcoholic beverages
 - High Crime area
 - Overconcentration
 - Park, Recreation, and Marine and Marine Advisory Commissions process
 - Proximity to playground

Context



ABC Licenses within 100ft Buffer	
ABC License	Total
On-Sale	61
Off-Sale	8
Manufacturing	5
Total	74



Conditions (Operational)

- Alcohol service onsite in seating area only
- Alcoholic beverages to be served in clear cup with identifiable logo
- Sale of alcoholic beverages stop one-hour prior to close
- All sales or service of alcoholic beverages shall be made only from the concession counter
- No deliveries of alcoholic beverages shall be permitted
- No live entertainment, dancing, disc jockey and no amplified music or stereo systems permitted on the premises at any time
- Compliance with all ABC standards and training

Conditions (Fixed)

- ABC-required enclosures around the dining area (temporary ropes, visually open)
- “No Alcoholic Beverages Beyond This Point” signage
- All Police Department recommended conditions, including security cameras and lighting
- No exterior signage advertising sale of alcoholic beverages

California Environmental Quality Act and Noticing

- The project qualifies for a categorical exemption under the following exemption under the California Environmental Quality Act (CEQA):
 - 15301 (Existing Facilities)
- Noticing of the hearing was completed in accordance with Section 21.21 of the Long Beach Municipal Code.
 - Public comments have been received in response to the required noticing.

Recommendation

Receive supporting documentation into the record, conclude the public hearing, and consider two (2), third-party, appeals by Melinda Cotton (APL22-005) and Shemaiah Sims and Franklin Sims (APL22-006);

Accept Categorical Exemption CE-22-113 in accordance with the provisions of the California Environmental Quality Act (CEQA) Article 19 and Section 15301 (Existing Facilities) of the CEQA Guidelines; and,

Deny the appeals and approve a Conditional Use Permit (CUP22-002) for the onsite service of alcoholic beverages (Type 41 - On-Sale Beer and & Wine – Eating Place) at the Junipero Concession Stand located at 2630 East Ocean Blvd in the Park (P) Zoning District. (District 2).



Thank you

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LONG BEACH

Floor Plan

