



Date: November 22, 2006
To: Jim Goodin, Business Services Officer
From: Carolyn Bihn, Zoning Officer *CB*
Subject: **REVIEW OF ENTERTAINMENT LICENSE REQUEST**

This is in response to your request regarding the following site:

Site Address: 217 Pine Avenue
Long Beach, CA 90802

Applicant: Hush on Pine Inc.

Zoning District: PD-30 (Downtown Planned Development Ordinance)

Proposed Use: Entertainment with Dancing

The Zoning Division of the Department of Planning and Building has the following comments:

Regarding Club Hush located at 217 Pine Avenue, dancing is allowed as an accessory to a restaurant in the PD-30. However, plans show that a 444 square foot dance floor will be used. The parking requirement for a dance floor is 25 spaces per 1,000 square feet of area. Previous owners of 217 Pine have had Entertainment Permits granted based on arrangements with the Redevelopment Agency Parking Management Program. However, this parking agreement has been voided with the current owners, Club Hush. Therefore, nonconforming parking requirements must be taken from the original construction of the building. Official building records indicate that the proposed 444 square foot dance floor is in a location that was originally bar area. The parking requirement for bar area is 20 spaces per 1,000 square feet. Therefore, the net increase in required parking for the proposed dance floor is 3 addition spaces. Staff recommends that the applicant provide 3 designated parking spaces for the dance floor.

If you have any questions regarding this response, please call Cuentin Jackson, Planner, at (562) 570-6345.