



Planning Commission

5716 East 2nd Street

December 2, 2021

Conditional Use Permit CUP21-011 and Local Coastal Development Permit LCDP 21-051 to allow the expansion of on-site alcohol sales at an existing restaurant and within a new outdoor patio (SPR 21-030) located at 5716 East 2nd Street within the Neighborhood Pedestrian (CNP) Zoning District. (District 3)

Application No. 2106-01 (CUP21-011, LCDP21-051)

VICINITY MAP



Zoning:

- CNP

General Plan (1989):

- LUD No. 8P (Pedestrian-Oriented Retail Strip District)

LCP Area:

- Area E – Coastal Zone (City Jurisdiction)



Project site

BACKGROUND



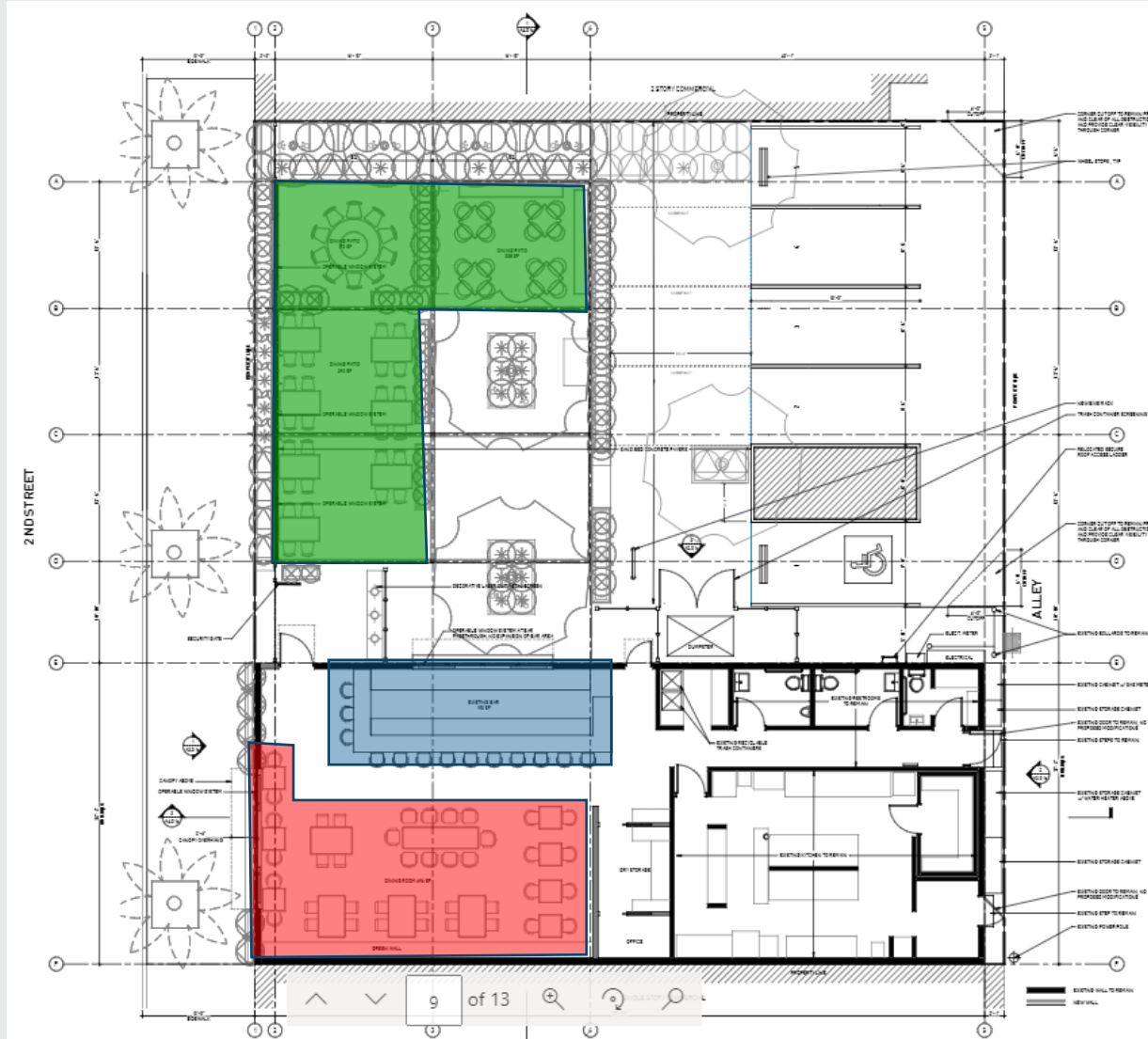
- August 25, 2021 – SPR approved by Site Plan Review Committee
- September 27, 2021 – AUP and LCDP approved by Zoning Administrator
- October 4, 2021 – Third Party Appeal of Zoning Administrator approval of AUP and LCDP
- November 18, 2021 – Planning Commission Upheld the AUP and LCDP



PROJECT

- Conditional Use Permit to allow the expansion of on-site alcohol sales at an existing restaurant and within a new outdoor patio located at 5716 East 2nd Street.
- Areas to be covered by the CUP:
 - Indoor Dining: 696 square feet
 - Bar Area: 198 square feet
 - Outdoor Patio: 845 square feet

SITE PLAN/FLOOR PLAN



-  Outdoor Patio (845 sf)
-  Indoor Bar (198 sf)
-  Indoor Dining (696 sf)

OFF-SITE, JOINT-USE PARKING



- **Restaurant Use:** 5716 2nd Street
- **Onsite Parking:**
 - 5 Spaces
 - 3 Tandem (Valet Only)
- **Off-Site, Joint-Use Parking:** 5720 2nd Street
 - The off-site, joint-use parking (9 spaces) is located approximately 332 feet from the restaurant location.



Project site

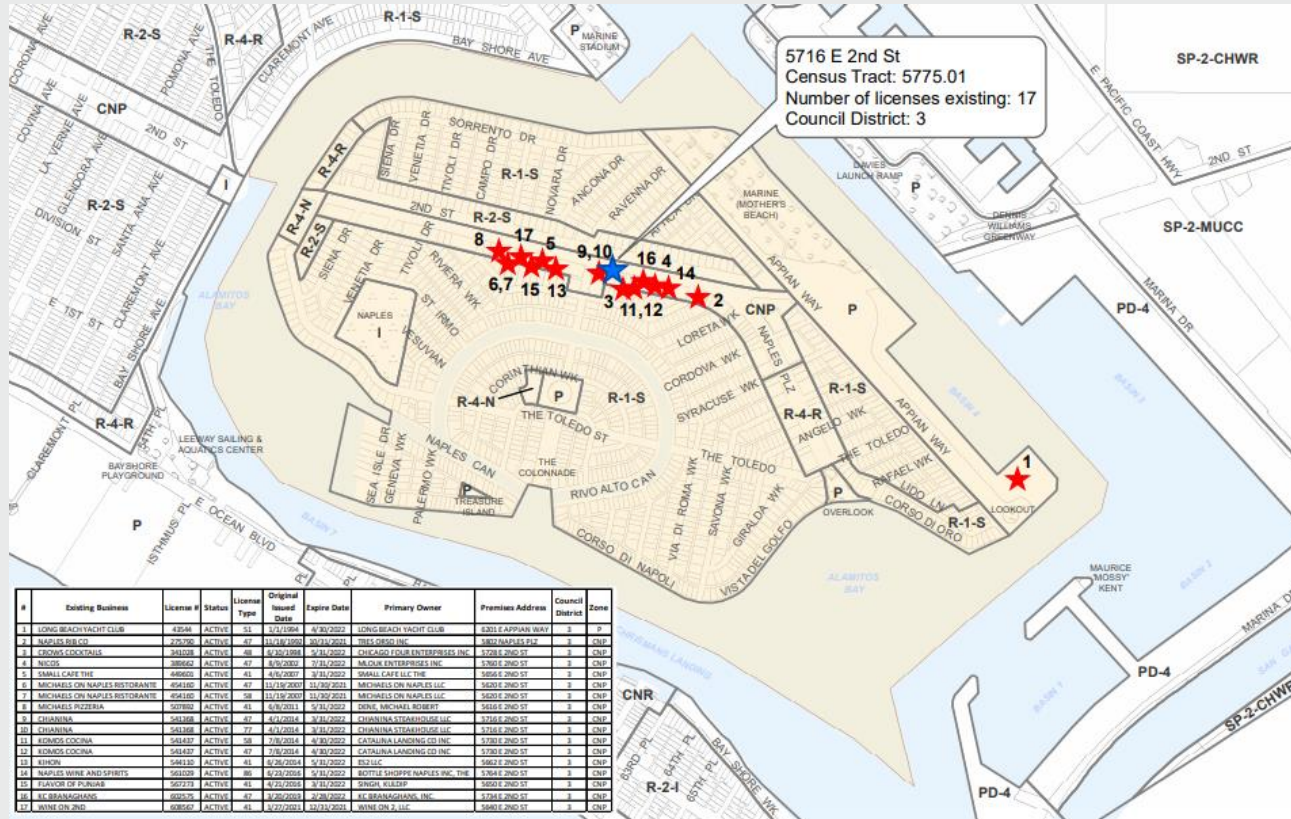


Off-site, joint-use parking area

REQUIRED FINDINGS (CUP)

- 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 proposed use **will not be detrimental to the surrounding community** including public health, safety, general welfare, environmental quality or quality of life;
- The approval is in compliance with the **special conditions** for the use enumerated in chapter 21.52; and
 - The business operator shall provide **parking** for the use equivalent to the parking required for new construction...
 - The business operator shall provide **night lighting and other security measures**...
 - The business operator shall **prevent loitering** or other activity in the parking lot...
 - The use shall not be in a **reporting district** with more than the recommended maximum concentration of the applicable on or off premise sales use, as recommended by the Long Beach Police Department...
 - The use shall not be located within 500 feet of a public school or public park...
- 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.

ABC STATISTICS



- **Census Tract: 5775.01**
- **Police Reporting District: 622**
- **City-wide high crime threshold: 116**
- **Crime Rate for Reporting District: 155**
- **Maximum Number of ABC Licenses: 3**
- **Number of Existing ABC Licenses: 17**
 - Inclusive of existing license at 5716 E. 2nd Street, there would be no net increase in licenses with this application.
- **Long Beach Police Department Comments:**
 - With the imposed conditions pertaining to site design and security, LBPD is in support of this application.

REQUIRED FINDINGS (LCDP)

- The proposed development **conforms to the certified local coastal program**, including but not limited to all requirements for replacement of low- and moderate-income housing; and
- The proposed development **conforms to the public access and recreation policies of Chapter 3 of the Coastal Act**.
- **For an application for a religious assembly use**, if an exception or waiver of LCP requirements is sought under Section 21.52.219.8.G, that the exception or waiver allows the minimum deviation from LCP requirements necessary to comply with RLUIPA, and that the decision maker has imposed all conditions necessary to comply with all provisions of the LCP, with the exception of the provision(s) for which implementation would violate RLUIPA.
- The proposed development is sited, **designed and managed to minimize the transport of pollutants by runoff into coastal waters and groundwater**, and to minimize increases in runoff volume and velocity from the site which may adversely impact coastal resources or coastal bluff stability. Best Management Practices shall be implemented, as applicable, including but not limited to applicable local, regional, state and federal water quality permits, standards and guidance provided in the LCP, best practices and other measures as may be recommended by the City Engineer.

CONDITIONS OF APPROVAL

- Operation of the off-site, joint use parking approved under the Administrative Use Permit, inclusive of all conditions of approval.
- Required operations plan detailing onsite security and compliance with alcohol service, noise standards, and occupancy.
- Provide contact information for manager to all adjacent/adjoining property owners/occupants.
- Hours of Operation:

Area	Sunday through Thursday	Friday and Saturday
Restaurant	7am – 11 pm	7am – 1 am
Outdoor Patio	7am - 9 pm	7am - 9 pm

- Compliance with noise ordinance.
- Alcohol training for all staff.
- Lighting and security cameras on site.
- Urban etiquette signage and prohibition of loitering.

CEQA AND NOTICING

The project has been determined to be Categorical Exempt under:

- Section 15303 (New Construction or Conversion of Small Structures)
- Section 15304 (Minor Alterations to Land)

Noticing was completed in accordance with Section 21.21 of the Municipal Code.

- PC notices mailed on October 7, 2021 for hearing on October 21, 2021
- On October 21, 2021, this hearing item was continued to a date certain



Thank you

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