



# Planning Commission

## 6480 E. Pacific Coast Highway, Suite 150

**August 4, 2022**

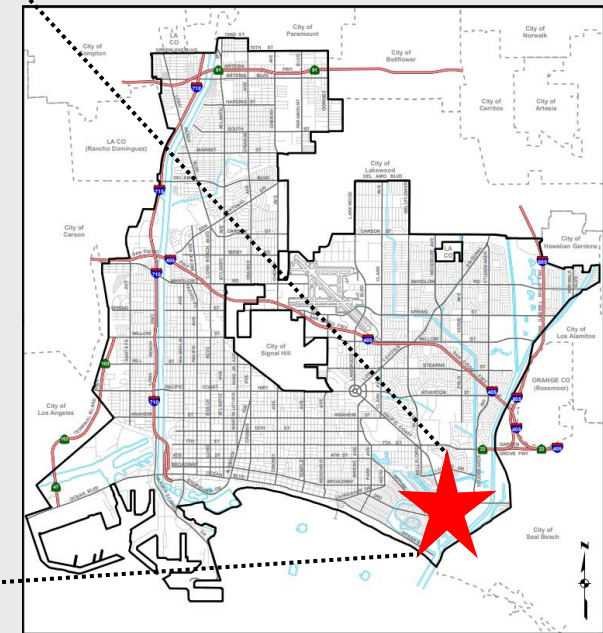
Conditional Use Permit (CUP22-016) and Local Coastal Development Permit (LCDP22-024) for the for the operation of a massage establishment at 6480 E. Pacific Coast Highway Suite 150, located in the Southeast Area Specific Plan (SP-2) Zoning District. (District 3)

**Application No. 22204-38**

# Vicinity Map

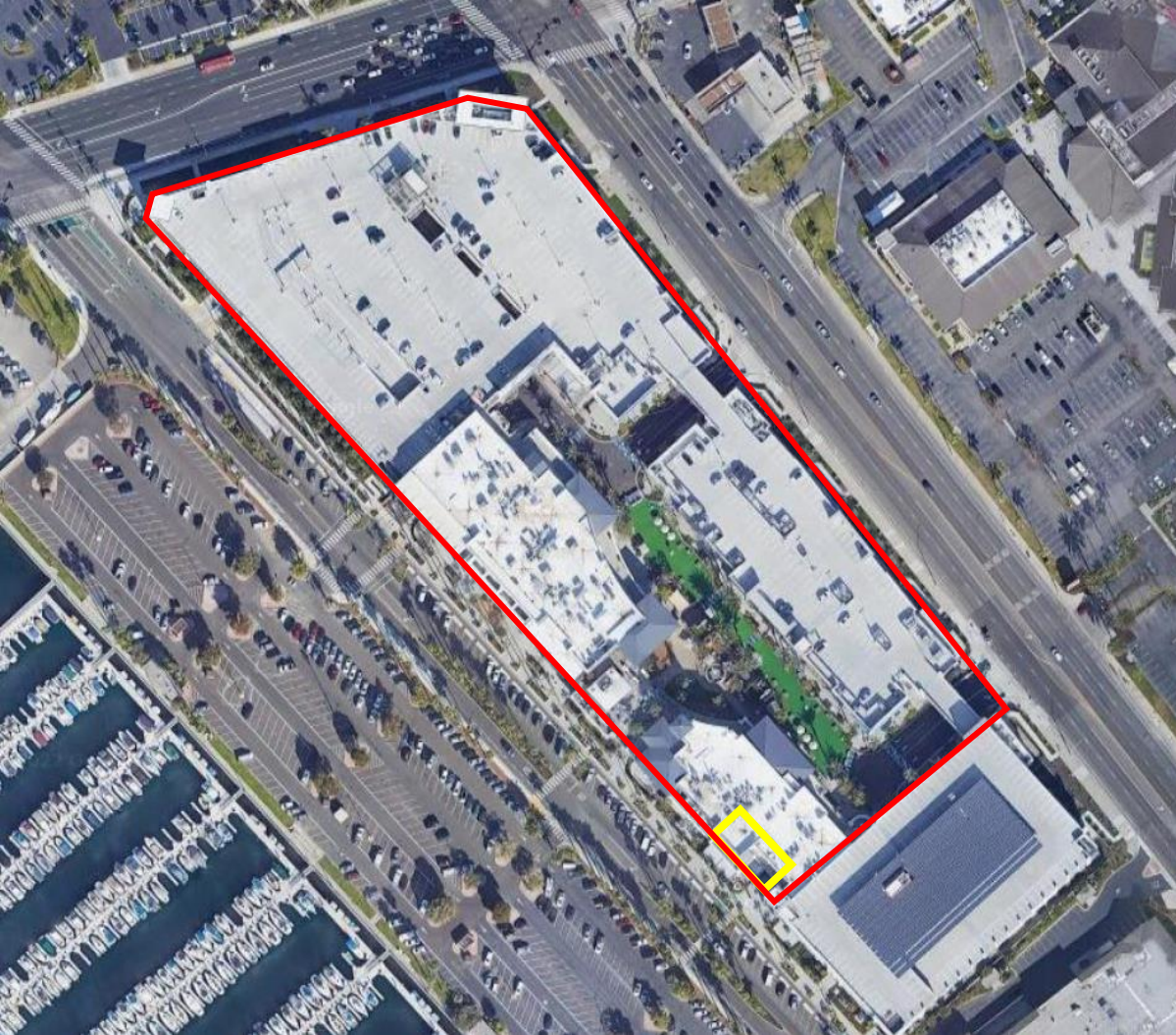


- The project site is located at 6480 E. Pacific Coast Highway in the SP-2 Zoning District.





# Project Site



- Zoning: SP-2-MUCC
- General Plan (1989): LUD No.7 (Mixed-Use District)
- General Plan (2019): RSF / Height: SP-2
- Coastal Zone: City Jurisdiction (SEASIP Area)
- 1,093 onsite parking spaces within two main parking structures

 Project Site

 Project Unit

# Existing Conditions and Requested Entitlements

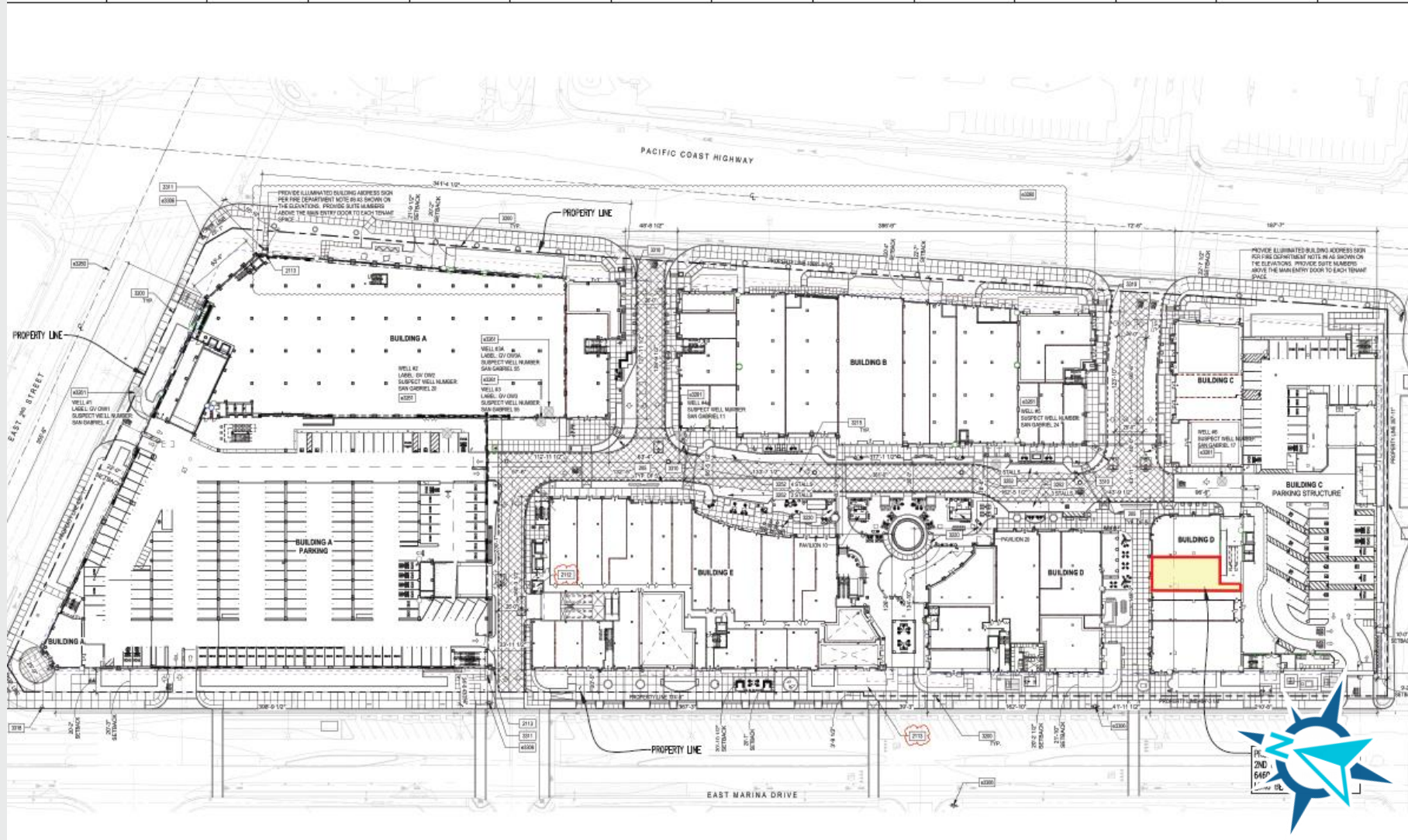


- **Conditional Use Permit (CUP)** for the establishment of a massage establishment within an existing shopping center (2<sup>nd</sup> and PCH)
- **Local Coastal Development Permit (LCDP)** for the scope of work requiring discretionary approvals in the coastal zone (CUP)





# Site Plan



# Floor Plan



## Tenant Improvement to Establish Massage Parlor

- 2,094-square-foot tenant suite
- Ground Floor
  - Reception area (Green)
  - Massage room with nine (9) massage beds (Blue)
  - Transition Room, Hallway, and Vestibule (Yellow)
  - Bathroom for Guests (Pink)
  - Breakroom for employees (Orange)
  - Office (Red)

# Conditional Use Permit



## Request for a CUP to Allow the Operation a New Massage Establishment

- Proposed Business Operations:
  - Mon through Sat, from 10 am to 9 pm
  - Sun from 10 am to 8 pm
- Parking – Massage establishment is to share the 1,093 onsite parking with other business at 2<sup>nd</sup> and PCH
- More than 750 ft from another massage establishment
  - Nearest Massage Establishment is located at 5870 E. Naples Plaza (2,715 feet from project site)
- Massage Establishment shall require the store front glass by uncovered



# Local Coastal Development Permit



## Compliance with the Local Coastal Program (LCP)

- SEADIP Area – Permits commercial uses on the south side of Second Street and west side of Pacific Coast Highway

## Required Findings

- Comply with all applicable local, regional, state, and federal water quality permits.
- Compliance with Chapter 3 of the Coastal Act deals with the public's right to use beach and water resources for recreational purposes
- Restrictions on Short Term Rentals



# Special Conditions of Approval

- No expansion of the massage establishment/area
- Operating hours 10 a.m. at 9 p.m. on Monday through Saturday; 10 a.m. at 8 p.m. on Sunday
- Sea level rise advisory
- Visibility into the massage establishment shall not be blocked

# Findings

- The LCP acknowledges the unique character of the shopping district in (SEADIP Area) and encourages the commercial uses along 2nd Street and Pacific Coast Highway.
- The proposed massage establishment would continue to promote coastal access with a personal service use for enjoyment by the broader public and local residents as noted in the LCP.
- The massage establishment would not affect coastal access or impede the ability for the existing light commercial use to continue in conformance with the LCP



# CEQA and Noticing

The project qualifies for a categorical exemption under the following exemptions under the California Environmental Quality Act (CEQA):

- 15301 (Existing Facilities)

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

- No public comments have been received

# Recommendation

- **Accept** Categorical Exemption CE-22-116
- **Approve** Conditional Use Permit and Local Coastal Development Permit (CUP22-016, and LCDP22-024) with conditions of approval incorporated.





Thank you

**Baltazar Barrios**

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