

## **Planning Commission**

2112 East 4<sup>th</sup> Street Conditional Use Permit Case No. 2205-15 (CUP22-018) October 6, 2022



## **Vicinity Map**

# 2112 East 4<sup>th</sup> Street



- Zoning: CNP
- GP LUE PlaceType: NSC
- Adjacent Uses: Commercial, Retail, Restaurant, and institutional uses within the vicinity.



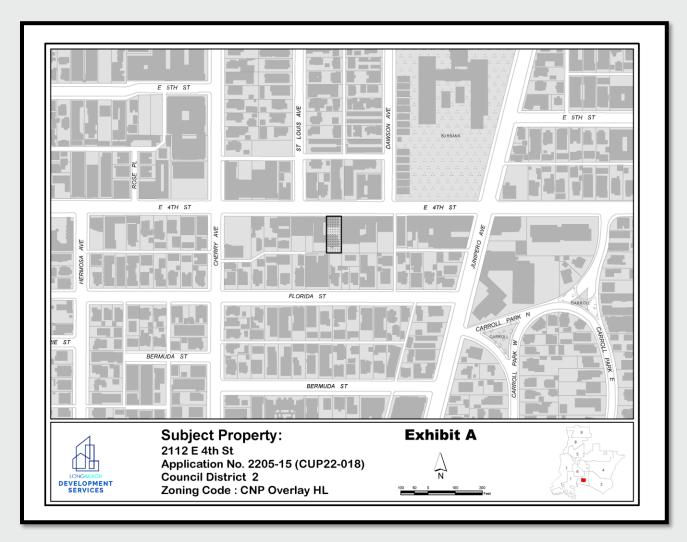
**Looking South at Project Site** 





## **Background & Proposal**

# 2112 East 4<sup>th</sup> Street



### **Background:**

 539 SF tenant space (existing use, Oh La Vache, a gourmet cheese shop specializing in cheeses from around the world, and pairing foods)

## **CUP Proposal:**

Off-Sale beer and wine (ABC License Type-20)





## Floor Plan/Operation Plan

### 15'7" FLOOR PLAN 2112. E. 4TH STREET. LONG BEACH, CA 90914 WINDOW WINDOW 3'11X5'11" 1/4 INCH = 1 FOOT RED OUTLINE = RETAIL AREA RETAIL AREA SOUARE FOOTAGE IS ABOUT BLUE OUTLINE = TOTAL FLOOR AREA OF UNIT FLOOR AREA SOUARE FOOTAGE OF UNIT IS ABOUT FRONT ROOM DISPLAY/SALES DISPLAY PREP AREA SINK AREA BACK ROOM 3'1" 15'7"

# 2112 East 4<sup>th</sup> Street

## **Operation Plan**

- Alcohol limited to a maximum of 3% of unit space
- No exterior alcohol advertisement
- Will operate from:
  - Tuesday through Saturday from 12:00 p.m. to 6:00 p.m.
  - Sundays 12:00 p.m. to 4:00 p.m.







## **Stats**

#### 5720.01 Cherry Ave Long Beach 5722.02 5734.02 5742.01 5742.02 5731.01 5743 5734.03 5752.02 5750.01 5749.01 5749.02 5751.01 5768.01 5748 5781 5746.02 22 22 5762 5776.06 E Colorado St 5776.02 5776.05 5766.01 5759.02 980 5774 5760.01 5768.01 5768.02 E Ocean Blvd 5775.01 5766.02 5773 5767 5772

# 2112 East 4<sup>th</sup> Street

### **LB Police Stats:**

- Census Tract: 5768.01
- Number of Licenses envisioned: 2
- Number of licenses existing: 3
- Within Police District 434
- Site is NOT in a high crime district
  - 116 considered high crime
  - 99 reports within the district





## **Summary**

# 2112 East 4<sup>th</sup> Street

## **Conditional Use Permit Findings**

- Proposed use will not be detrimental to the surrounding community including public health, safety or general welfare, environmental quality or quality of life;
- The approval is in compliance with the special conditions for specific conditional uses, as listed in <u>Chapter 21.52</u>; and

### **Conditions:**

- Mandatory staff training
- Lighting and security
- Operating Hours





## **CEQA/Recommendation**

# 2112 East 4<sup>th</sup> Street

### **CEQA**

• Exempt per Section 15301 (Existing facilities) as the project consists of the on-site sale of alcohol within an existing retail space.

## **Staff Recommendation**

 Approve the Conditional Use Permit for Off-Site Consumption Alcohol Sales (Type 20) in conjunction with a gourmet cheese shop, subject to conditions of approval.





