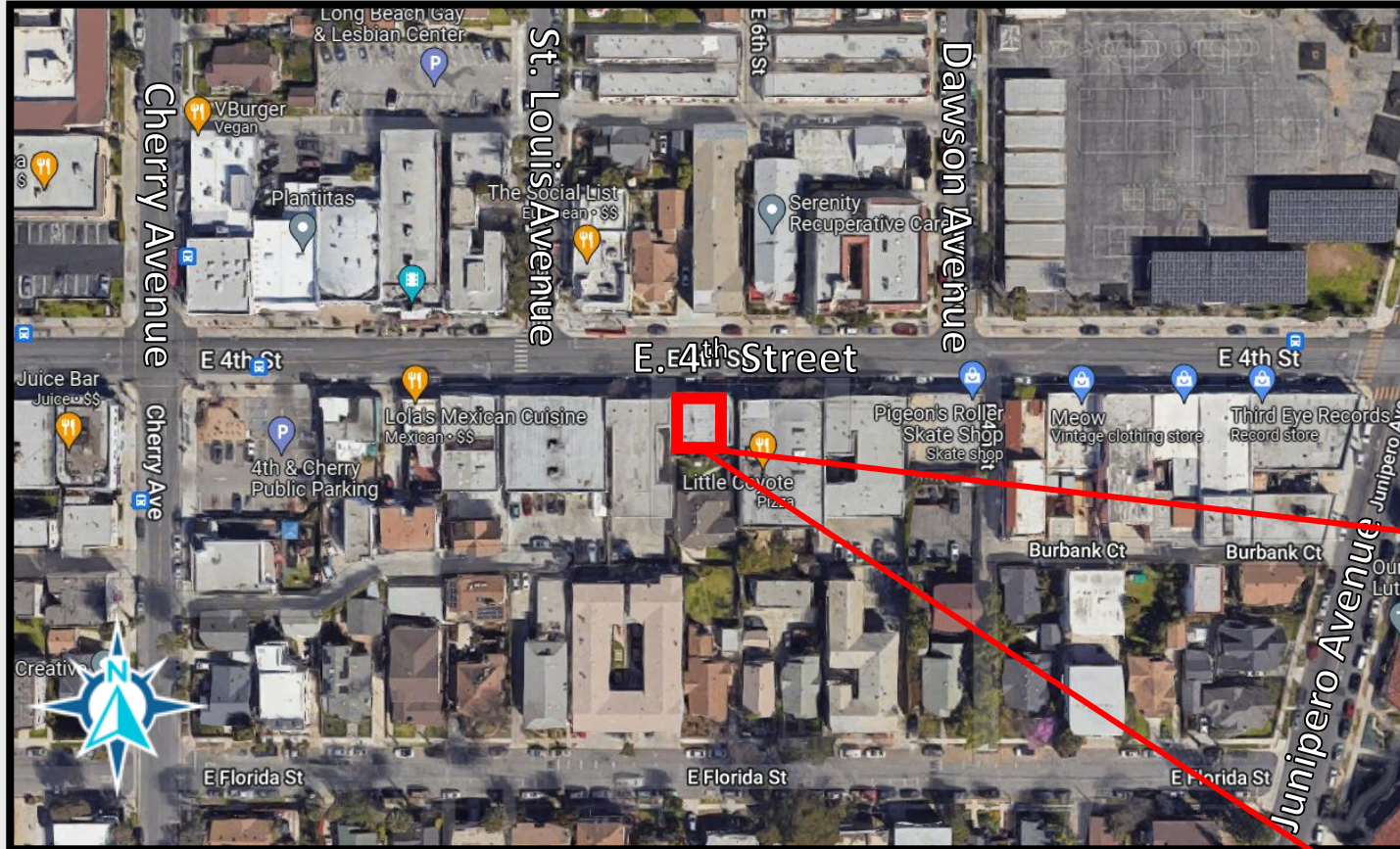




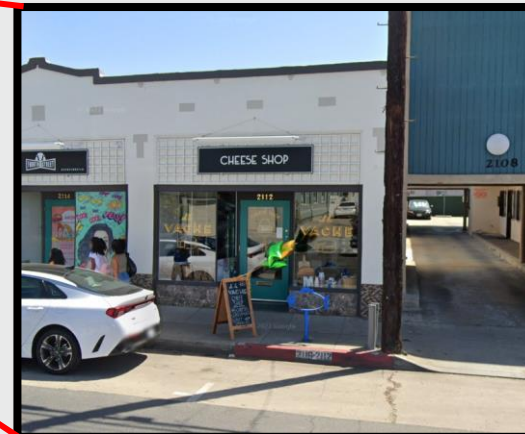
Planning Commission

October 6, 2022

**2112 East 4th Street
Conditional Use Permit
Case No. 2205-15 (CUP22-018)**



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



Looking South at Project Site



2112 E 4th St
Application No. 2205-15 (CUP22-018)
Council District 2
Zoning Code : CNP Overlay HL



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

FLOOR PLAN
2112 E. 4TH STREET,
LONG BEACH, CA 90914

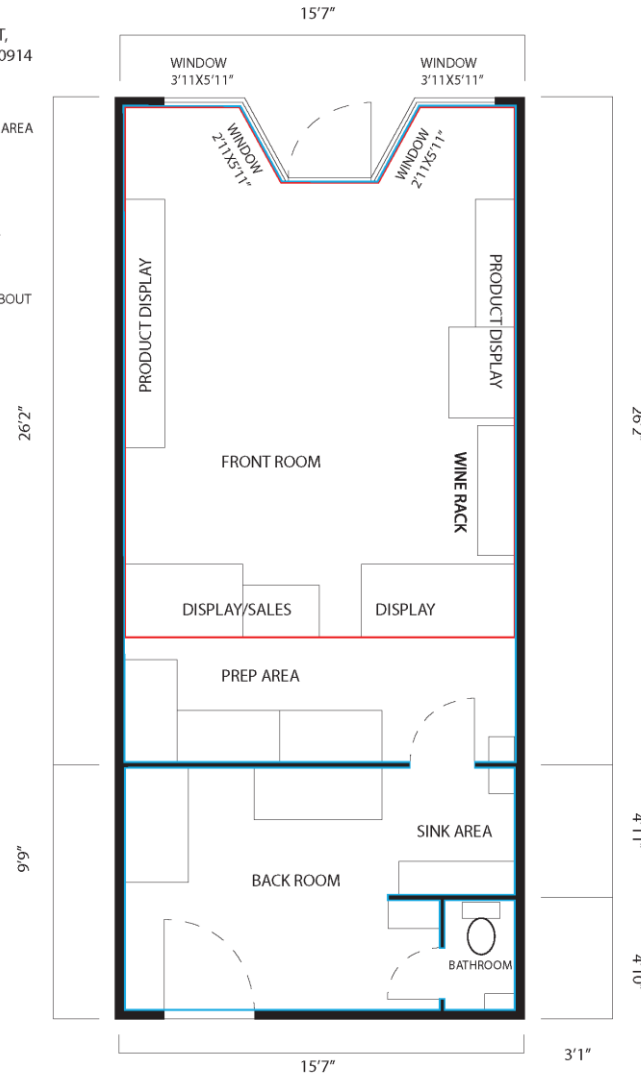
1/4 INCH = 1 FOOT

RED OUTLINE = RETAIL AREA

RETAIL AREA SQUARE
FOOTAGE IS ABOUT
308.93 FT²

BLUE OUTLINE = TOTAL
FLOOR AREA OF UNIT

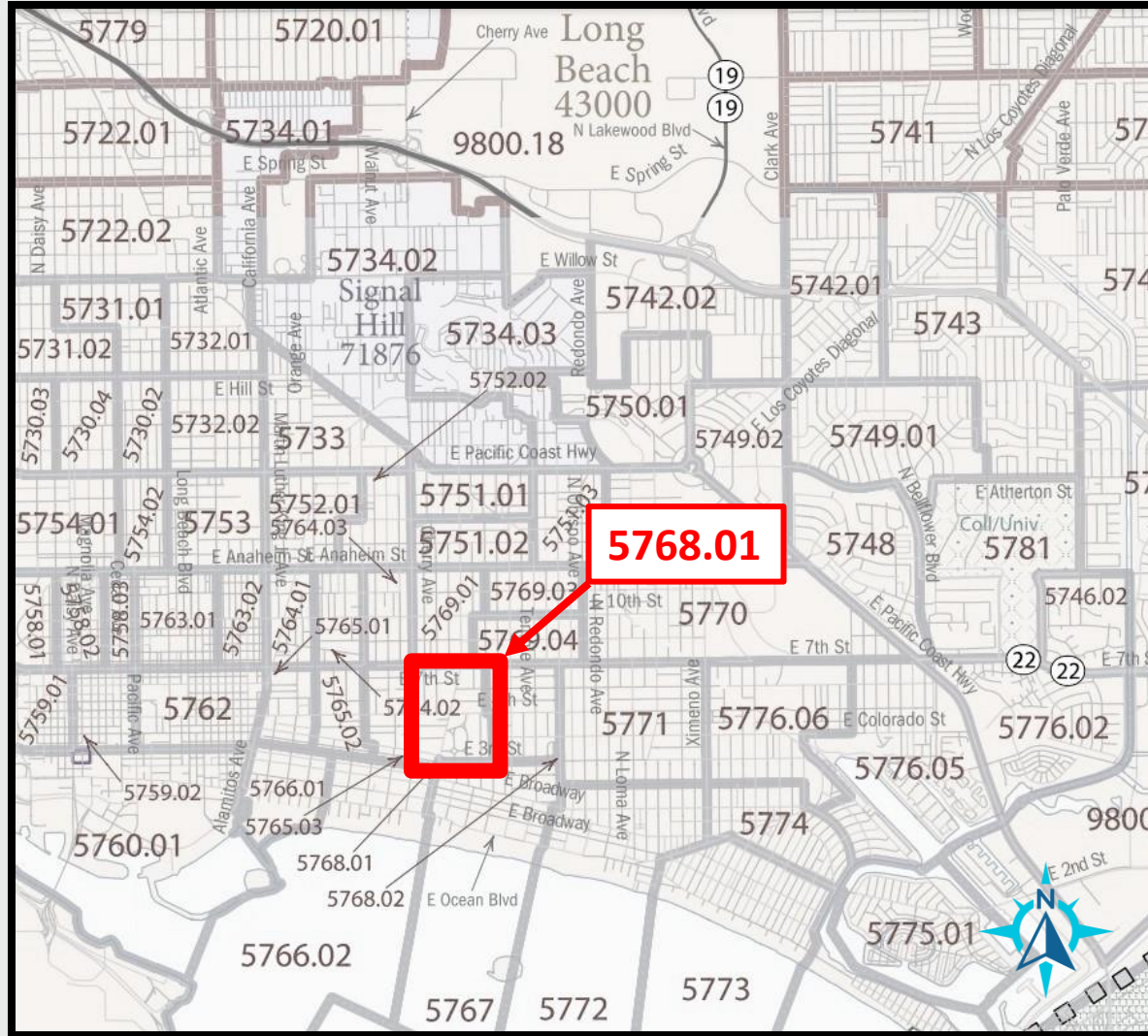
FLOOR AREA SQUARE
FOOTAGE OF UNIT IS ABOUT
539 FT²



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.





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

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 [Chapter 21.52](#); and

Conditions:

- Mandatory staff training
- Lighting and security
- Operating Hours

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.



Thank you

Miguel Samayoa

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