



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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June 7, 2018

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE-17-183 and approve two Conditional Use Permits (CUP17-011 and CUP17-012) to establish two drive-through lanes for restaurant uses and a Lot Line Adjustment (LLA18-004) for a proposed 11,827 square-foot commercial development located at 2528 and 2590 N. Lakewood Boulevard in the Commercial Regional Highway District (CHW) Zone. (District 4)

APPLICANT: Ara Tchaghlassian
14407 Alondra Blvd.
La Mirada CA 90638
(Application No. 1708-77)

DISCUSSION

The subject site, addressed as 2528 and 2590 N. Lakewood Boulevard, is comprised of three lots located on the southeast corner of Lakewood Boulevard and Willow Street (Exhibit A – Location Map). The site is located in the Commercial Regional Highway District (CHW) Zone and is currently improved with a 4,897-square-foot restaurant (Spire's) and a 11,000-square-foot tire installation building (Good Year Tires). The site is bounded by a gas station and hotel to the north, a gas station and shopping center to the west, and to the south and east, across a 20'-0"-wide alley, single-family residences.

On April 11, 2018, the Site Plan Review Committee approved a proposal for a modification to the commercial development. The 4,897-square-foot restaurant will be demolished, the tire installation building will be reduced in size, and the lot lines will be adjusted (Exhibit B – Plans). Parcel 1 will consist of a new 4,238-square-foot building designed to accommodate two restaurant tenants with 610 square feet of outdoor dining area and one drive-through lane. Parcel 2 will consist of a new 2,516-square-foot building designed to accommodate a restaurant with a drive-through lane. The existing 11,000-square-foot building located on Parcel 3 will be reduced to 5,073 square feet of area and will continue to be used as a tire installation use.

A lot line adjustment has been requested to accommodate the proposed development. This project site will result in the same number of parcels. The CHW Zoning District requires a minimum lot size of 20,000 square feet of area. As proposed, each of the parcels will comply with this requirement: Parcel 1 will total 32,885 square feet of area, Parcel 2 will total 21,864 square feet of area, and Parcel 3 will total 20,733 square feet of area.

The development will be accessed from two primary drive approaches, one on Lakewood Boulevard and one on Willow Street, and one secondary access point via the adjacent alley. The site provides onsite vehicular circulation between all three parcels via two-way drive aisles. A reciprocal access agreement will be required to allow pedestrian and vehicular traffic, and shared parking for all parcels to be recorded prior to issuance of building permits for the development. The development provides the code-required number of parking spaces. The code requires fast-food restaurant uses to provide 10/1,000 GFA, and tire installation uses to provide 4/1,000 GFA plus three spaces. Each parcel will provide the required number of spaces to support each use independently: Parcel 1 will provide 43 spaces, Parcel 2 will provide 25 spaces, and Parcel 3 will provide 23 spaces for a total of 92 parking stalls.

The new buildings will feature a combination of exterior finishes such as smooth stucco, wood siding, decorative tile accented with metal siding, and metal awnings. The buildings will feature brown, grey and taupe, earth-toned exterior colors. The site will feature new landscaping throughout. To ensure the site will provide sufficient buffering between the new commercial development and the existing residential properties, a condition of approval will require a new 6'-6"-tall decorative block wall be installed along the west and south property lines adjacent to the alley.

The code requires a minimum of 150 lineal feet of vehicle queuing for each drive-through lane. The drive-through lane for Parcel 1 will wrap around the building along the two street sides and will provide 188 feet of vehicle queuing. The drive-through lane for Parcel 2 will wrap around the building on two sides providing 151 feet of vehicle queuing. The menu and speaker boards will be screened by new landscape buffers along Willow Street and Lakewood Boulevard and on site. Both drive-through lanes have been designed to maximize the safe and efficient movement of vehicles and pedestrians through and around their respective sites. In order to ensure that the drive-through operations do not impact the residential properties to the west and south, a condition has been added to restrict drive-through facilities to operate between the hours of 4:00 a.m. and 12:00 midnight.

To offset any visual impacts associated with the drive-through facilities, enhanced landscaping, including tree plantings, have been provided onsite. The plans were reviewed by the Public Works Department to ensure proper onsite circulation as well as to identify improvements to the public right-of-way. Subsequently, a three-foot-wide dedication will be required along the entire development frontage along Willow Street and a five-foot dedication will be required along the entire development frontage along Lakewood Boulevard. The facilities, as designed, will therefore not be detrimental to the surrounding community.

The project site has two existing non-conforming freestanding pole signs that will be removed as part of this project. Two new monument signs meeting the sign criteria are proposed for the new development along with wall signage for each tenant, which was reviewed under a master sign program.

The Site Plan Review Committee and staff determined that the project architecture, design and layout are compatible with the surrounding area. Planning staff finds that the proposed CUPs for the drive-through lanes will not cause any substantial adverse effects on neighboring land uses or the community at large (Exhibit C – Findings). Staff prepared conditions of approval to ensure that the project is developed and operated in accordance with the plans (Exhibit D – Conditions of Approval). Staff recommends that the Planning Commission approve the proposed project which consists of a Lot Line Adjustment and two Conditional Use Permits permitting two drive-through lanes for the buildings on Parcel 1 and 2, subject to conditions of approval.

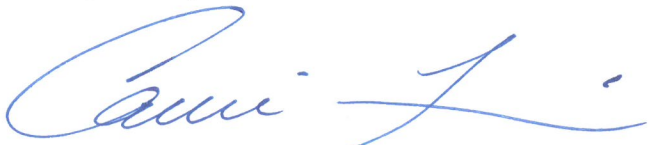
PUBLIC HEARING NOTICE

Public hearing notices were distributed on May 21, 2018, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. At the time of writing of this report, staff has received no public inquiries on this project.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, this project is exempt per Section 15302 Replacement or Reconstruction, and Section 15303 New Construction or Conversion of Small Structure (Exhibit E – Categorical Exemption CE-17-183).

Respectfully submitted,



CARRIE TAI, AICP
CURRENT PLANNING OFFICER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CT:gc

Attachments: Exhibit A – Location Map
 Exhibit B – Plans
 Exhibit C – Findings
 Exhibit D – Conditions of Approval
 Exhibit E – Categorical Exemption CE-17-183