

**FINDINGS  
LOT LINE ADJUSTMENT  
CASE NO. 1708-77/LLA18-004  
June 7, 2018**

The procedures for a lot line adjustment shall apply to the adjustment of the property boundaries between two (2) or more lots in accordance with Long Beach Municipal Code Section 20.20.010.

1. EACH ADJUSTED LOT SHALL HAVE A MINIMUM LOT WIDTH OF TWENTY-FIVE FEET (25') AND IN NO CASE, SHALL SUCH LOT WIDTH BE LESS THAN FOUR-FIFTHS (4/5) OF THE AVERAGE LOT WIDTH WITHIN A RADIUS OF THREE HUNDRED FEET (300') FROM SAID LOT;

The new adjusted lots will provide more than 100 feet of lot frontage, which exceed the minimum lot width by code.

2. NO ZONING VIOLATIONS SHALL RESULT FROM THE ADJUSTMENT;

The lot adjustment will not create zoning violations. The existing restaurant will be demolished and existing structures will be modified, and new structures will conform to all development standards for setbacks, onsite parking and landscaping.

3. INDIVIDUAL SEWER CONNECTIONS ARE AVAILABLE TO EACH ADJUSTED LOT, OR NECESSARY EASEMENTS ARE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS;

Each lot will provide individual sewer connections.

4. ALL DRAINAGE ACROSS THE ADJUSTED LOT LINE SHALL BE ELIMINATED OR NECESSARY EASEMENTS ARE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS; AND

To accommodate the new development on Parcel 1 and Parcel 2 as well as the remodel of Parcel 3, all lots will be regraded to accommodate a new parking lot, new landscaping and new property line walls. Site drainage will be reviewed and approved by Public Works.

5. A PROCESSING FEE FOR A LOT LINE ADJUSTMENT SHALL BE PAID TO THE DIRECTOR OF PUBLIC WORKS AS PROVIDED FOR IN THE CITY COUNCIL RESOLUTION ESTABLISHING FEES.

Upon approval of the lot line adjustment, the applicant will submit application to Public Works for final approvals.

**FINDINGS**  
**CONDITIONAL USE PERMIT**  
**CASE NO. 1708-77/CUP17-011 AND CUP17-012**  
**June 7, 2018**

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, the Planning Commission shall not approve a Conditional Use Permit unless all of the following findings are positive. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

1. 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 subject property is located in General Plan Land Use District (LUD) #8N, "Shopping Node Land Use District," and the CHW (Regional Highway) Zoning District. LUD #8N is established to provide retail and service uses in small clusters. The CHW Zone allows for commercial-only land uses. The project, new fast-food restaurants, is compatible with and conforms to both the General Plan LUD and the Zoning District, and applicable zoning regulations.

2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY OR GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND

The project was designed to minimize potential impacts on surrounding properties from the operation of the drive-through lane for two detached, fast-food restaurants. The project site does not abut a residential use nor does it abut a residential use district. The building and drive-through lane were specifically oriented to minimize vehicle queuing along Willow Street and Lakewood Boulevard.

3. THE SITE SHALL NOT ADJOIN OR ABUT A RESIDENTIAL USE DISTRICT;

The subject site does not abut residential use nor does it abut a residential use district. The site abuts a 20-foot-wide alley to the west and south, which provide buffering for the residential uses to the west and south.

4. THE PROPOSED SITE SHALL NOT INTERRUPT OR INTRUDE INTO A CONCENTRATION OF RETAIL USES AND SHALL NOT IMPEDE PEDESTRIAN CIRCULATION BETWEEN RETAIL USES;

The proposed drive-through lanes are located within a remodeled commercial development proposed with restaurant uses, and an existing tires installation business. The three lots will provide reciprocal easement for vehicle and pedestrian circulation. The drive-through lanes provide sufficient queuing and are orientated away from drive aisles.

5. THE USE SHALL NOT CONSTITUTE A NUISANCE TO THE AREA DUE TO NOISE, LITTER, LOITERING, SMOKE OR ODOR; AND

The subject site will be redeveloped and two new commercial buildings will be constructed. The site is commercially zoned and the new development will be used as commercial. The drive-through lanes will be used by fast-food restaurants and will not create adverse effects to the site nor the adjacent properties. Conditions have been incorporated to address noise and property maintenance.

6. ORDER BOARD SPEAKERS SHALL BE ORIENTED AND DIRECTED AWAY FROM ADJACENT RESIDENTIAL USES.

The subject site does not abut residential use nor does it abut a residential use district.