



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

October 4, 2018

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE-17-155 and approve two Conditional Use Permits (CUP18-023 and CUP18-024) to establish two drive-through lanes for restaurant uses in conjunction with the remodel and 16,352-square-foot expansion of an existing shopping center (Harding Square) located at 6141-6191 Atlantic Avenue in the Commercial Neighborhood Automobile-Oriented District (CNA) Zone. (District 9)

APPLICANT: Sarah Newman
Westland Real Estate Group
520 W. Willow Street
Long Beach CA 90806
(Application No. 1706-11)

DISCUSSION

The subject site at 6141-6191 Atlantic Avenue is comprised of two lots located south of Harding Street, north of 61st Street, east of Linden Avenue and west of Atlantic Avenue (Exhibit A – Location Map). The 2.58-acre parcel is rectangular in shape and is located in the Commercial Neighborhood Automobile-Oriented District (CNA) Zone. The northern portion of the site is currently developed with a 14,071-square-foot shopping center known as Harding Square comprised of a 2,162-square-foot drive-through restaurant, a 1,009-square-foot sit-down restaurant and 10,900-square-feet of retail use.

The southern portion of the site is a vacant lot. The vacant parcel is a Successor Agency property which must be entitled for development prior to its disposition. The site is bounded by commercial uses to the east on Atlantic Avenue and predominantly multi-family residential uses to the north, south and west.

Site Plan Review is required for new commercial buildings of 1,000-square feet or more, and in the Commercial Neighborhood Automobile-Oriented (CNA) Zone for remodeling fifty feet (50') or more of building frontage. On September 26, 2018, the Site Plan Review Committee approved a proposal for the remodel and expansion of the commercial shopping center. The scope of work includes demolition of 3,337-square-feet from an existing building, a façade remodel of the remaining structures, and construction of four new buildings for a net increase of 16,351-square-feet, for a total floor area of 30,422-square-feet. The proposed project will rebrand the shopping center known as Harding Square to "The Uptown" project. The project will consist of a mixture of food-related and

retail uses incorporating private patios and public open spaces to further enhance the dining and shopping experience. (Exhibit B – Plans). The Site Plan Review Findings and Conditions of Approval are included for your information. (Exhibit C).

Project Description

The project will retain the existing 2,162-square-foot drive-through restaurant (Unit 6191 currently WaBa Grill) and approximately 8,572-square-feet of commercial space located on the northern portion of the site (Units 6151, 6155, E3). Four new buildings will be added facing the Atlantic Avenue corridor. The building located near the intersection of 61st Street and Atlantic Avenue will include a 2,015-square-foot drive-through restaurant (Unit A2) and a 2,001-square-foot commercial space (Unit A1). Adjacent to this structure is a 4,753-square-foot commercial building with 2,000-square-feet of mezzanine storage space (Unit B). The adjacent building (5,824-square-feet) is designed to resemble shipping containers and will contain food-related uses (Units S2, S3, C1, C2, D1, D2). South of the existing drive-through restaurant, a new commercial building (2,993-square-foot) fronting Atlantic Avenue is proposed (Units G, H). The height of the buildings range from 14-feet to 28-feet high.

The development will be accessed from three primary drive approaches, Atlantic Avenue, 61st Street, Harding Street and one secondary ingress only via Linden Avenue and one secondary egress only via 61st Street. The site provides onsite vehicular circulation via two-way drive aisles on the northern portion from existing driveways on Harding Street and Atlantic Avenue. One-way drive aisles are proposed for north/south circulation to access angled parking spaces.

The development provides above the code-required number of parking spaces. These spaces are located behind the buildings fronting on Atlantic Avenue and are screened by a landscaping and a 4-foot high block wall. The parking requirement for the shopping center is calculated under the commercial cluster standard, 4 spaces per 1,000-square-feet. This applies to commercial projects less than 60,000-square-feet with three or more tenants sharing common open parking located on the side, or behind the project. The code requires fast-food restaurant uses with drive-throughs to provide 10 spaces per 1,000-square-feet. The project will provide eight spaces above the code requirement for a total of 134 parking spaces. A bus stop is also located near the Atlantic and Harding intersection, bike racks and pedestrian access are provided throughout the project to encourage non-vehicle trips to the shopping center.

The code requires a minimum of 150-linear-feet of vehicle queuing for each drive-through lane. The drive-through lane for the existing restaurant wraps around the building along Atlantic Avenue and Harding Street, and provides 160-feet of vehicle queuing. The drive-through lane for the new restaurant will wrap around the building on 61st Street providing 150-feet of vehicle queuing. The menu and speaker boxes will be oriented to the interior of the site. Both drive-through lanes have been designed to maximize the safe and efficient movement of vehicles and pedestrians, and are not abutting a residential district (being separated by streets on all sides).

The project is developed in a contemporary style with the use of metal and concrete siding. A focal point will be a structure designed to look like shipping containers. The new buildings will feature a combination of exterior finishes such as smooth stucco, wood siding, metal siding, and metal awnings. The buildings will be a combination of muted hues with vibrant accent colors. The site will feature a communal patio area as well as private patio dining along Atlantic Avenue. Permeable paving, trellis features, and landscaping will be incorporated throughout the project. The parking lot visible to the adjacent residential area will be screened behind a landscape buffer and a 4-foot high block wall. The community dining patio, landscaped areas and expanded retail space will provide goods, services and amenity space for the benefit of the surrounding community.

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, the applicant shall be required to execute an Irrevocable Offer of Dedication to dedicate three-feet along 61st Street, and to install traffic signal related equipment at Atlantic and 61st Street. The applicant will also coordinate with Long Beach Transit and the Department of Public Works to incorporate a new bus shelter design on Atlantic Avenue near Harding Street. Sidewalk, street tree, and street improvements, including traffic signal equipment at the intersection of Atlantic Avenue and 61st Street, have been included as conditions of approval from the Department of Public Works. The project, as designed, will therefore not be detrimental to the surrounding community.

The project is consistent with the zoning and development standards of the CNA district. The site is located in General Plan Land Use District (LUD) No. 8A – Traditional Retail Strip Commercial District. The district allows for retail and service uses primarily intended to serve local neighborhood needs. The proposed mix of uses and site design are intended and appropriately conditioned to serve the surrounding residential community. Therefore, the project is consistent with this designation and is in conformance with the General Plan.

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 D – Conditional Use Permit Findings). Staff prepared conditions of approval to ensure that the project is developed and operated in accordance with the plans (Exhibit E – Conditional Use Permit Conditions of Approval). Staff recommends that the Planning Commission approve the proposed project which consists of two Conditional Use Permits permitting drive-through lanes for the two fast-food restaurant pads, subject to conditions of approval.

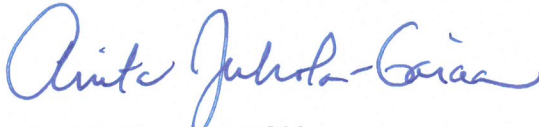
PUBLIC HEARING NOTICE

Public hearing notices were distributed on September 18, 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.

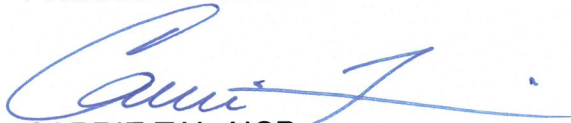
ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, this project is exempt per Section 15332 In-Fill Development Projects (Exhibit E – Categorical Exemption CE-17-155 & Statement of Support).

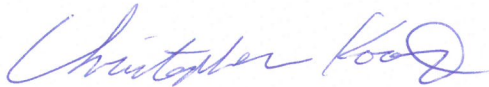
Respectfully submitted,



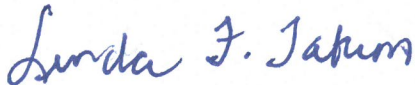
ANITA JUHOLA-GARCIA
PROJECT PLANNER



CARRIE TAI, AICP
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:CT:ajg

Attachments:	Exhibit A – Location Map
	Exhibit B – Plans
	Exhibit C – Site Plan Review Findings & Conditions of Approval
	Exhibit D – Conditional Use Permit Findings
	Exhibit E – Conditional Use Permit Conditions of Approval
	Exhibit F – Categorical Exemption CE-17-155 & Statement of Support