



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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December 20, 2018

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption (CE-18-216) and Approve Administrative Use Permit (AUP18-004) to establish a bank with a drive-through, Conditional Use Permits (CUP18-019 & CUP18-020), to establish two restaurants with drive-throughs and Vesting Tentative Parcel Map (TPM-18-003) to establish a four-parcel subdivision in conjunction with a new shopping center located at 6600 Atlantic Avenue in the Community Automobile-Oriented District (CCA). (District 9)

APPLICANT: Atlantic & Artesia LLC
c/o Tom Carpenter
610 Newport Center Drive, Suite 1520
Newport, CA 92660
(Application No. 1806-25)

BACKGROUND

On October 4, 2018, the Planning Commission at the applicant's request continued the public hearing to a future Planning Commission date.

DISCUSSION

Project Site

The Uptown Commons project (Project) site is located at the north-east corner of Atlantic Avenue and Artesia Boulevard in the Community Automobile-Oriented District (CCA) which is intended for retail and service uses (Exhibit A – Location Map). The site consists of eleven parcels that total 93,045-square-feet.

The project site is bounded by Atlantic Avenue to the west, Lime Avenue to the east, Artesia Boulevard to the south, and an unnamed alley to the north. Adjacent uses include a variety of commercial retail and restaurant uses. To the south of the project site across Artesia Boulevard are two shopping centers and a tract of single family home which back up to the street. To the west of the project site across Atlantic Avenue is a self-storage facility and drive-through restaurant. To the east of the site across Lime Avenue are a series of single-story commercial-retail buildings. The area north of the project site across

the alley consists of 1940's era single-story, single-family tract homes with detached garages that have primary access from Barry Drive. The rear yards of these properties have solid perimeter walls consisting of either brick, wood picket, or some combination of the two.

The site was formerly developed with four, single-story buildings consisting of an auto service and gas station, a fast food restaurant, a dentist office, a donut shop, and a liquor store. The site now sits as a vacant dirt and gravel lot with minimal ground cover. The property is a Successor Agency property which must be entitled for development prior to its disposition.

On September 26, 2018, the Site Plan Review Committee approved plans for the development of the site which consists of six buildings (including two shipping containers) totaling 11,013 square feet of area. The buildings are all single-story structures, designed in a contemporary style that incorporates a mixture of materials including brick, fiber cement paneling, combination of smooth plaster with reveals, aluminum store fronts, metal canopies, and trellises with vertical features to create an attractive design. A large outdoor plaza area which incorporates a specimen tree and metal trellis serves as the cornerstone of the commercial center (Exhibit B – Project Plans). The buildings are designed in a contemporary style that includes the use of brick, fiber cement paneling, combination of smooth plaster with reveals, aluminum store fronts, metal canopy/trellis/patios, vertical landscape, plaza pavers, modified wood cladding furniture, and powder coated aluminum bike racks. The Site Plan Review Findings and Conditions of Approval are included for your information (Exhibit C).

Project Description

The applicant is requesting approval of Conditional Use Permits (CUP) to establish drive-through lanes at two of the six buildings. The buildings are generally located toward the perimeter (west, south and east) of the site with the parking located to the rear of the buildings. The entrances of the buildings are oriented towards the parking lot with the side and rear building elevations facing the streets. Vehicle access to the site will be taken from the existing alley off Atlantic Avenue and Lime Avenue as well as a driveway entry created along Artesia Boulevard.

The first CUP (CUP18-019) is for the building at Pad 1 located along the westerly side of the site which consists of a 2,653-square-foot building intended for use as a restaurant. The 206 linear-foot drive-through lane exceeds the 150-foot minimum queuing distance required. The second CUP (CUP18-020) is for the building at Pad 3 located on the east side of the site. The 1,990-square-foot building is intended for use as a restaurant or ready-to-eat establishment with a 187 linear-foot drive-through lane, also exceeding the 150-foot minimum queuing distance which can accommodate up to ten vehicles. The drive through lanes and center are separated from the nearest residents to the north by an alley and therefore do not abut residential uses. The applicant has incorporated a three-foot wide planter that will extend the length of the alley. This landscaping will be densely landscaped and serve to buffer the rear yards of those residential properties from

the drive through lanes. The proposed site and drive through configuration will not impede the pedestrian circulation throughout the site.

The drive-through lanes meet the zoning requirements which regulate minimum queuing distance as previously described, do not interrupt pedestrian circulation through the site given the larger queuing lanes and strategic placement along the site's perimeter, and adequately buffers residential uses. Similarly, an Administrative Use Permit (AUP) request to establish the drive-through for the bank located at Pad 2 is requested. Pad 2 is located towards the center of the site and consist of a 2,780-square-foot building intended for a bank with a 153-linear-foot drive-through lane, exceeding the 100-foot minimum queuing distance which can account for up to nine vehicles. The drive through lane wraps around the south side of the building parallel to Artesia Boulevard. The drive through lane is separated from the sidewalk by a seven-foot wide planter that is densely landscaped. The proposed drive-through for this building will further promote the General Plan to provide personal service uses, offer a benefit of convenience to the community, and have adequate queuing distance as previously discussed.

The Project includes a vesting tentative parcel map to reconfigure the 11 existing lots into a four-parcel subdivision allowing for the individual financing of each lot. Details of the subdivision are provided in the table below and illustrated in the exhibit attached (Exhibit D – Vesting Tentative Tract Map). The reconfigured parcels and proposed buildings comply with the development standards including meeting the minimum building setbacks to property line and parking lot buffering to property line as outlined in the Table 1 below. The Project requires 72 parking stalls and is proposing 82 parking stalls which will create a surplus of 10 parking stalls. Each parcel will be independently parked and the project has been conditioned to require the recordation of reciprocal access agreements.

Table 1: Vesting Tentative Parcel Map 82403

PARCELS	DESCRIPTION	LOT SIZE	PARKING	BLDG TO PROPERTY LINE	PARKING LOT BUFFER
Parcel 1	Pad 1- Restaurant	Required: 10,000 SF Provided: 21,134 SF	Required: 15 Provided: 18	Front Yard Required: 10' Provided: 35.7' Side Yard Required: 5' Provided: 12' Required: 20' Provided: 45' Rear Yard Required: 5' Provided: 31'	Front Yard Required: 10' Provided: 18' Side Yard Required: 5' Provided: 10'
Parcel 2	Shops & (2) Container Buildings- Restaurant	Required: 10,000 SF Provided: 28,672 SF	Required: 34 Provided: 34	Front Yard Required: 10' Provided: 18' Side Yard Required: 5' Provided: 5'	Required: 10' Provided: 152' Side Yard Required: 5' Provided: 5' * and 10'

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				Required: 20' Provided: 16'	
				Rear Yard Required: 5' Provided: 72'	
Parcel 3	Pad 2- Bank	Required: 10,000 SF Provided: 21,177 SF	Required: 14 Provided: 14	Front Yard Required: 10' Provided: 25' Side Yard Required: 5' Provided: 25' Required: 5' Provided: 95' Rear Yard Required: 5' Provided: 18' Required: 20' Provided: 105'	Required: 10' Provided: 12'
Parcel 4	Pad 3- Restaurant	Required: 10,000 SF Provided: 19,560 SF	Required: 11 Provided: 16	Front Yard Required: 10' Provided: 24' Side Yard Required: 20' Provided: 25' Required: 5' Provided: 87' Rear Yard Required: 5' Provided: 112'	Required: 10' Provided: 12' Side Yard Required: 5' Provided: 12'
* Plans currently show a four-foot setback but has been conditioned to require a minimum of five feet be maintained.					

As conditioned, the Project is consistent with the zoning and development standards of the CCA district and subdivision requirements of Title 20 of the Long Beach Municipal Code (Exhibit E – Findings & Exhibit F – Conditions of Approval). The site is located in General Plan Land Use District (LUD) No. 8N – Shopping Node and 8A Traditional Retail Strip Commercial District. Both LUD's allows for retail and services uses primarily intended to serve local neighborhood needs and are designed and conditioned in a manner that will ensure its compatibility with surrounding uses. Therefore, the Project is consistent with this designation, and is in conformance with the General Plan and staff recommends the Planning Commission approved the project as conditioned.

PUBLIC HEARING NOTICE

A total of 629 notices of public hearing were distributed by mail on December 4, 2018, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. As of the

preparation of this report written comments in opposition to the project were received by staff (Exhibit G – Public Comments).

ENVIRONMENTAL REVIEW

This project qualifies as an infill development and categorical exemption per Section 15332 of the California Environmental Quality Act Guidelines (CE-18-216) (Exhibit H – Categorical Exemption).

Respectfully submitted,



NICK VASUTHASAWAT
PROJECT PLANNER



ALEXIS OROPEZA
SENIOR PLANNER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LT:CK:CT:NV

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Attachments:

- Exhibit A – Location Map
- Exhibit B – Project Plans
- Exhibit C – SPR18-036 Findings and Conditions of Approval
- Exhibit D – Vesting Tentative Parcel Map
- Exhibit E – Findings
- Exhibit F – Conditions of Approval
- Exhibit G – Public Comments
- Exhibit H – Categorical Exemption

