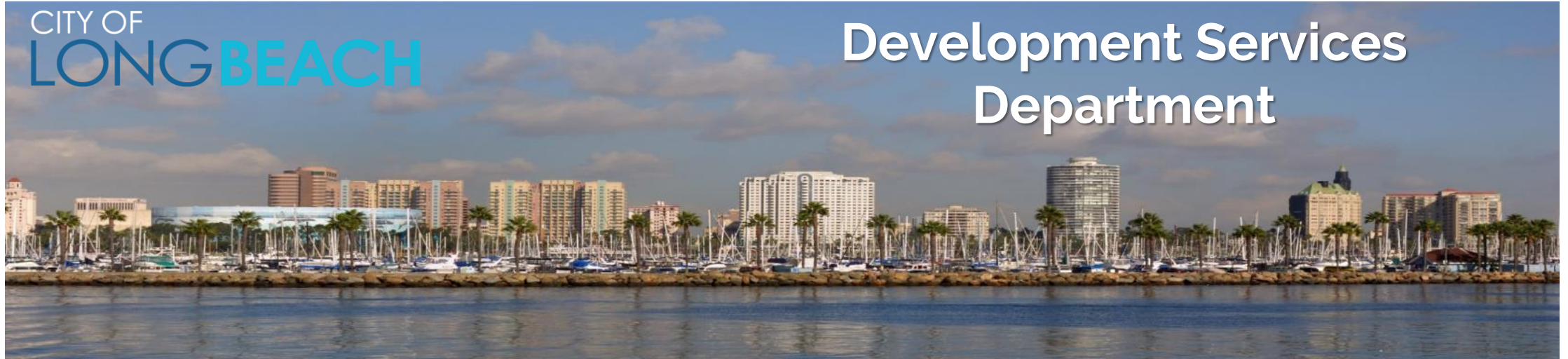


CITY OF
LONG BEACH

**Development Services
Department**



Planning Commission

Feb. 7, 2019

Study Session Regarding Drive-Through Regulations

Impacts Associated with Drive Throughs

Air Quality

Traffic
Circulation

Pedestrian
Accessibility

Safety

Noise
Pollution

Light
Pollution

Parking

Landscape

Aesthetics

Drive-Through Inventory

LEGEND	# of Approved Applications	# of Pending Applications	# of Denied Applications
last 12 months	<u>3</u>	<u>5</u>	<u>0</u>
last 36 months (2015-2018)	<u>12</u>	<u>6</u>	<u>1</u>
last 60 months (2013-2018)	<u>15</u>	<u>6</u>	<u>1</u>

Total number of existing fast food drive-throughs Citywide: **116**

Goal: Creation of a Regulatory Framework

Aimed at improving land-use patterns and urban design to mitigate impacts that fast food drive-throughs have on:

- pedestrian safety;
- the public realm;
- traffic and queuing;
- noise, light, air pollution; and
- aesthetics.

Existing Regulatory Framework

- Zoning code does not define fast food drive-through facility
 - *References 'Restaurant, fast-food' instead:*
 21.15.2330 - Restaurant, fast-food.
 "Fast-food restaurant" means a restaurant which supplies food and beverages primarily in disposable containers and which is characterized by high automobile accessibility, self-service and short stays by customers.
- A Conditional Use Permit (CUP) is required for a fast food drive-through in the commercial zones that permit the use (CNA, CCA, CCP, CCR, CCN, and CHW)
- Fast food drive-throughs are allowed by-right in industrial zones (as well as in PD-7) unless location is within 300' from the nearest residential district, in which case, a CUP is required
- No design standards or required findings related to the negative impacts associated with drive-throughs

Proposed Regulatory Framework

- Create a robust definition for drive-through facilities
 - *Strengthen the link between the use and proposed regulations*
- Require CUPs for drive-throughs everywhere they are allowed
 - *Require CUPs in industrial zones and in PD-7 for consistency with fast food drive-through review process in the commercial zones*
- Consistent with the General Plan Update, prohibit drive-throughs in certain future pedestrian-oriented commercial and mixed-use zones
- Required findings related to consideration of the potential negative impacts associated with drive-throughs

Proposed Standards & Requirements

- **Location and Design:** *compatibility with existing uses, main entrance at street edge/front setback, stacking away from street, pedestrian amenities i.e. outdoor dining, landscaping, minimum FAR and dining areas, overconcentration, opportunity cost*
- **Pedestrian/Vehicular Circulation Plan:** *Pedestrian crossing and visibility, traffic flow, signage for crossing, queueing study, bicycle access*
- **Emission Control:** *Tunneling effect, idling vehicles*
- **Buffers for Sensitive Uses:** *Sound attenuating measures, wall/landscaping buffer for existing drive-throughs adjacent to residential properties*
- **Lighting/Noise Regulations:** *Speakers, shield lights to prevent light spillage and glare*
- **Hours of Operation**
 - Limit hours for site within 150' of a residential zone*
 - Drive-through hours vs. dining area hours of operation*

Precedents



Starbucks – 11162 Garden Grove Blvd
Source: Google Maps



Glazed canopies with integrated lighting and signage promote pedestrian use.



Walkways through the larger site should be separated from vehicular parking, circulation and snow storage. Walkways should be landscaped and well lit.

Images from *Urban Design Guidelines for Sites with Drive-Through Facilities*, Toronto Urban Development Services

Next Steps

- ***Meetings with Stakeholder Groups***
 - ***February 19: Meeting with industry reps and applicant groups***
 - ***February 25: Meeting with community groups and the public***
- Finalize proposed changes to the code
- March 21 Planning Commission review of Ordinance
- City Council 1st & 2nd readings in May
- June ordinance effective date
- Design guidelines will be developed over the next several months and will be brought back to Planning Commission