



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

July 18, 2019

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION.

Accept Categorical Exemption CE-19-187 and approve a Conditional Use Permit (CUP) to allow the sale of beer and wine for off-site consumption within an existing building where a tenant improvement is in progress for a convenience store located at 2011 E. Spring Street, within the Light Industrial (IL) zone. (District 3)

APPLICANT: Adan Madrid
5932 Bolsa Avenue, Suite 107
Huntington Beach, CA 92649
(Application 1806-04)

DISCUSSION

The subject site is located at 2011 E. Spring Street, at the northeast corner of Spring Street and Cherry Avenue (Exhibit A – Vicinity Map). The site is located within the Light Industrial (IL), Zoning District and developed with a recently constructed commercial shopping center that includes 74 parking spaces along with restaurants and retail uses (Exhibit B Plans & Photographs). The applicant is requesting approval of a Conditional Use Permit to allow the sale of beer and wine for off-site consumption (Alcohol Beverage Control Type 20).

In considering a Conditional Use Permit (CUP) application for the sale of beer, wine and distilled spirits, staff evaluated the number of existing alcohol licenses in the subject Census Tract (9800.18) in which this convenience store is located, as well as the total number of reported crimes in the subject Police Reporting District. Section 21.52.201 of the Zoning Code requires that a new CUP for alcohol sales not be approved in a reporting district with an over concentration of alcohol sales, as recommended by the California Department of Alcoholic Beverage Control (ABC), and that the use shall not be in a reporting district with a high crime rate as reported by the Long Beach Police Department (LBPD). The convenience store is not located in a high crime area per LBPD; nor is it an over concentrated district for off-site alcohol sales. In the subject census tract (9800.18), one license for off-site alcohol sales is allowed; there are zero licenses currently active (Exhibit C – Map of Existing Alcohol Licenses).

Staff consulted with the LBPD for this application and they expressed no opposition to approval of this permit provided that the applicant incorporates security measures such as lighting and security cameras, as conditioned. These measures have been included as

Conditions #22 and #27. Staff believes that the approval of this Conditional Use Permit application will have minimal impact on the surrounding land uses because the use is not located in a high crime area, and the conditions of approval recommended for the project will require the implementation of a number of operational measures designed to reduce any potential negative effects from the proposed off-site sales of alcohol.

Accordingly, staff recommends that the Planning Commission approve the CUP subject to conditions (Exhibit D – Findings & Conditions of Approval).

PUBLIC HEARING NOTICE

A Notice of Application was sent to the local community groups on July 3, 2018, and Public Hearing Notices were distributed on July 1, 2019, in accordance with the provision of the Zoning Ordinance. At the time of writing this report, staff has received no inquiries on this project.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15301 – Existing Facilities Class 1(a), as the project consists of the operation of a convenience store within an existing commercial building.

Respectfully submitted,



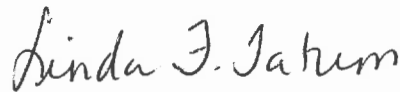
JORGE RAMIREZ
PROJECT PLANNER



ALEXIS OROPEZA
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LT:CK:AO;jr

Attachments: Exhibit A – Vicinity Map
 Exhibit B – Plans & Photographs
 Exhibit C – Map of Existing Alcohol Licenses
 Exhibit D – Findings & Conditions of Approval