



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

411 West Ocean Blvd., 3rd Floor Long Beach, CA 90802 (562) 570-8194

August 1, 2019

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE19-149 and approve a Conditional Use Permit (CUP19-017) to allow off-premise alcohol ales (Alcoholic Beverage Control License – Type 21) within an 18,336 sq. ft. grocery establishment located in the Community Commercial Automobile (CCA) Zoning District at 8145 East Wardlow Road. (District 5)

APPLICANT: Grocery Outlet c/o Steve Rawlings
26023 Jefferson Avenue, Suite B
Murrieta, CA 92562
(Application 1905-24)

DISCUSSION

The subject site is located at the northeast corner of Norwalk Boulevard and Wardlow Road within an existing shopping center in the CCA zoning district (Exhibit A). The site is immediately abutted with residential uses to the north and west, Coyote Creek channel to the east, and commercial uses to the south.

The 70,616-square-foot shopping incenter includes an 18,336-square-foot. tenant space which housed a clothing retailer since the early 1990s, until recently. The shopping center requires 354 parking spaces where 398 parking spaces are provided. The applicant, Grocery Outlet, has filed tenant improvement plans for building plan check with the department of Development Services to establish a grocery retail establishment. In conjunction with the allowed by right grocery store, the applicant is requesting a Conditional Use Permit (CUP) for the off-site sales of alcohol, Type 21. This Type 21 Department of Alcoholic Beverage Control (ABC) license allows for the sale of beer, wine and distilled spirits for off-site consumption. Of the 12,228 sq. ft. sales floor, approximately 497 sq. ft. is allocated for alcohol sales as depicted on the project plans (Exhibit B).

Pursuant to Long Beach Municipal Code Section 21.3, a CUP is required for certain uses such as off-premise alcoholic beverages sales to ensure the use is compatible with the surrounding land uses. Long Beach Municipal Code Section 21.52.201 outlines the findings that must be met for alcoholic beverage sales which include the concentration of alcohol licenses as recommended by ABC, and that the use not be in a reporting district with a high crime rate as reported by the Long Beach Police Department (LBPD).

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In considering this CUP application, staff evaluated the number of existing alcohol licenses in the subject Census Tract (Tract 555.02), as well as the total number of reported crimes in the subject Police Reporting District (District 692). The subject property's census tract allows for two alcohol licenses as per ABC. Currently, there are zero alcohol licenses issued. As for the crime rates reported by the LBPD, this district reports a crime rate of 73, whereas a rate of 115 is considered high-crime.

The proposed off-site alcohol sales area comprises 4 percent of the total grocery store and is an accessory to the food and goods sold at the grocery store. Staff finds that the proposed use can operate in a manner compatible with the surrounding uses with the incorporation of conditions. The conditions of approval include measures concerning security, lighting, noise, and loitering. Staff finds the required findings can be made in support of the Conditional Use Permit recommends approval subject to the conditions of approval (Exhibit C).

PUBLIC HEARING NOTICE

In accordance with provisions of the Long Beach Municipal Code, 159 public hearing notices were distributed on July 15, 2019, and two public hearing posters were displayed. As of 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 grocery store within an existing commercial building. (CE19-149).

Respectfully submitted,



JONATHAN INIESTA
PROJECT PLANNER



ALEXIS OROPEZA
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER
SERVICES



LINDA TATUM, FAICP
DIRECTOR OF DEVELOPMENT

Jl:AO:CK:LT

Attachments:

- Exhibit A – Vicinity Map
- Exhibit B – Plans & Photographs
- Exhibit C – Findings & Conditions of Approval