

**SITE PLAN REVIEW  
FINDINGS  
1395 Coronado Avenue  
Case No. 1910-25 (SPR20-004)  
March 23, 2020**

Pursuant to Chapter 21.25, Division V of the Long Beach Municipal Code, the Site Plan Review Committee shall not approve a Site Plan Review unless positive findings are made consistent with the criteria set forth in the Site Plan Review regulations.

**1. THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATABLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;**

The project consists of an adaptive reuse of an existing industrial building to an art gallery and restaurant, within the Light Industrial (IL) zoning district and General Plan Neo-Industrial (NI) Placetype. Although there are no specific design criteria within the Light Industrial Zoning District, the intent of an adaptive reuse project is to allow a conversion of existing structures into new land uses that maintain the character of a neighborhood or district, extend the life of the building, reduce use of new constructions material. The reuse of this existing industrial building allows for the art deco façade to remain as it adds to the overall design of the street and Zaferia neighborhood. The Neo-industrial Placetype encourages the location, evolution and retention of restricted light industrial activities associated with innovative start-up businesses and creative design offices and overall considered existing buildings within the Zaferia area suitable for adaptive reuse. The façade color and art deco style will remain and the proposal to add an awning will create an inviting entrance. The overall façade changes are minor and consistently cohesive with itself and the neighborhood character. The approval of the adaptive reuse project for an art gallery and restaurants adds character to the neighborhood and allows for the conversion of an existing structure into a land use that is compatible with the surrounding area.

**2. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES ADOPTED BY PLANNING COMMISSION OR SPECIFIC PLAN REQUIREMENTS, SUCH AS THE DESIGN GUIDELINES FOR R-3 AND R-4 MULTIFAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PD GUIDELINES OR THE GENERAL PLAN;**

There are no specific design guidelines for this zone or the general plan; however, the adaptive reuse of an existing industrial building to a commercial use is consistent with the following provision of the Land Use Element and Urban Design Element of the General Plan. Land Use (LU) Element Policy 3-3 to promote the Neo-Industrial PlaceType to nurture creative class businesses and artists,

including clean light industrial, artist galleries, studios, and limited live work units. The project is consistent with the goal of Policy UD25-7 of the Urban Design Element, to support the conversion and reuse of existing building for creative commercial or office use, as well as spaces for artist to live, work and display their work on-site. The overall conversion into a restaurant and art gallery is consistent with the policy. Furthermore, the façade changes are minor and consistent with the intent of the Neo-Industrial PlaceType to maintain the character of the Placetype through preserving the stock of older industrial buildings.

**3. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE DESIGN IS FEASIBLE;**

No mature trees are being removed nor impacted as part of this adaptive reuse project.

**4. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT;**

There are no public improvement requirements as part of this project.

**5. THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT);AND**

This provision is applicable to development projects consisting of new nonresidential development of 25,000 square feet and over. The proposed project does not propose additional square footage. Therefore, this provision does not apply.

**6. THE APPROVAL IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400.**

This project includes minor façade alterations and color changes. Therefore, the provisions under this section are not applicable.

# **CONDITIONAL USE PERMIT FINDINGS**

**1395 Coronado Avenue  
Case No. 1910-25 (CUP19-040)  
May 21, 2020**

Pursuant to Section 21.25.206 (Required Findings) of the Long Beach Municipal Code (LBMC), a Conditional Use Permit (CUP) can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings:

- 1. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;**

The subject site is located in General Plan Neo-Industrial (NI) Placetype and within the Light Industrial (IL) zoning district. The Neo-industrial Placetype encourages the location, evolution and retention of restricted light industrial activities associated with innovative start-up businesses and creative design offices and overall considered existing buildings within the Zaferia area suitable for adaptive reuse. The applicant proposes to establish a bar within a previously approved restaurant and associated art gallery at 1395 Coronado Ave. The proposed sale of beer, wine, and distilled spirits for on-site consumption associated with the new restaurant is consistent with the requirements of this district, and therefore the intended use of the site is consistent with the General Plan. Furthermore, the approval is consistent with the following General Plan Land Use Policies;

**LU Policy 3-3: Promote the Neo-Industrial PlaceType to nurture creative class businesses and artists, including clean light industrial, artist galleries, studios and limited live/work units; and**

**LU Policy 3-4: Promote and attract a mix of commercial and industrial uses by emphasizing the flexibility of the PlaceTypes designations.**

Permitting alcohol sales within the restaurant that is established in conjunction with a gallery for the convenience of its patrons supports the flexibility of uses needed to support the gallery being a successful business venture.

**LU Policy 9-1: Protect Neighborhoods from the encroachment of incompatible activities or land uses that may have negative impacts on residential living environments.**

The Conditions of Approval will help to prevent any detrimental effects from spilling into the adjacent residential neighborhood.

The project is not located in the Coastal Zone and no specific plans apply to this location. The project site is located within the IL zone which allows the on-site sale of beer, wine, and distilled spirits at an eating place with Planning Commission approval of a Conditional Use Permit (CUP). Therefore, approval of this project would be consistent with the General Plan and the zoning regulations.

**2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY OR GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND**

While the proposed sale of beer, wine, and distilled spirits for on-site consumption has the potential to adversely impact the surrounding neighborhood, several stringent Conditions of Approval are included to give staff the authority to closely monitor the use to ensure that it will not become detrimental to the community. The conditions of approval include: 1) conditions limiting the hours of operation from 11:00 a.m. to 10:00 p.m. daily, so the use does not become a nuisance to the neighbors directly to the north; 2) implementation of safety and security measures to the satisfaction of the Chief of the Long Beach Police Department (LBPD); 3), prohibition of any expansion of bar and dining area; 4), included with this approval, the prohibition of any loitering or queuing of patrons beyond the interior of the tenant space; 5) the prohibition of sale of alcoholic beverages for consumption off-premises; 6), and the prevention of any loud noises coming from the tenant space. The incorporation of such stringent conditions of approval gives staff the authority to periodically re-inspect the project site and enforce permit revocation, if the permitted use becomes a nuisance to the neighborhood and to ensure the use is being operated in compliance with the conditions and its operations are not detrimental to the public health, safety or general welfare, and environmental quality or quality of life.

**3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR SPECIFIC CONDITIONAL USES, AS LISTED IN CHAPTER 21.52.**

Sections 21.52.100 and 21.52.201 state that the following conditions shall apply to all alcoholic beverage sales uses requiring a Conditional Use Permit, unless specifically waived with written findings:

**A. The operator of the use shall provide parking for the use equivalent to the parking required for new construction regardless of the previous use as to legal nonconforming rights.**

The project site consists of an art gallery and restaurant in an existing 6,250 square foot industrial building with no parking. Special Development standards

for an Adaptive Reuse project (LBMC 21.45.500.F) requires two (2) spaces per every (1,000) square feet of usable internal space and seventy-five percent (75%) of the minimum required parking shall be provided for assembly, office or retail conversions in mixed use or stand-alone buildings. The purpose of the Adaptive Reuse is to help re-use older buildings, thus reducing the parking required. Overall, the parking required for the site is 25 parking spaces, with 14 legal non-conforming parking spaces from the previous use of a pre-school and warehouse. Consequently, the new restaurant, bar and art gallery will result in an increase of 11 parking spaces. The applicant has secured the required 11 parking spaces at 1322-1326 Obispo Avenue, less than 600 feet away. Additionally, the applicant is providing valet parking in the front of the proposed project to assist with the overall operation of offsite parking.

**B. The operator of the use shall provide night lighting and other security measures to the satisfaction of the Chief of Police.**

As conditioned, the use will provide adequate security measures to the satisfaction of the Chief of Police.

**C. The operator of the use shall prevent loitering or other activity in the parking lot that would be a nuisance to adjacent uses and/or residential neighborhoods.**

As conditioned, the operator shall be required to prevent loitering in the parking lot or anywhere on the exterior of the establishment.

**D. The use shall not be in a reporting district with more than the recommended maximum concentration of the applicable on or off-premise sales use, as recommended by the Long Beach Police Department, except: (1) locations in the greater downtown area; or (2) stores of more than 20,000 square feet of floor area, and also providing fresh fruit, vegetables, and meat, in addition to canned goods.**

The project site is located within Census Tract 5751.03, where up to five on-sale licenses are allowed based on ABC criteria for population, which establishes a threshold for overpopulation within a census tract. Currently, there are four ABC licenses in this census tract, and the proposed restaurant would sell beer, wine, and distilled spirits under a new ABC Type 47 license, bringing the total number of on-sale licenses in the census tract to five. The fifth new alcohol license would not result in an overconcentration of on-sale licenses in the census tract.

The project site is located within Police Reporting District 512, which is considered a high-crime rate area based on a crime rate of 165, with the high-crime rate threshold being 108. Although the project site is located within a high-crime Reporting District, staff has consulted with the Long Beach Police

Department (LBPD) to address concerns regarding potential nuisance impacts on the surrounding neighborhood. A number of conditions of approval have been included, such as restrictions on hours of operation and security measures are required to ensure closely monitor the ensure the operation of the restaurant with a bar is operated in a manner that and ensure that the use does not threaten public health, safety, or welfare.

- E. The use shall not be located within 500 feet of a public school or public park, except: (1) locations in the greater downtown area; or (2) stores of more than 20,000 square feet of floor area, and also providing fresh fruit, vegetables, and meat in addition to canned goods.**

The project location observes the distance requirement from public schools and public parks. The proposed restaurant is not located within 500 feet' of a park or public school; the nearest park, Orizaba Park, is approximately 850 feet away. The nearest school, Willard elementary school, is over 1,500 feet away. Based on the location this condition is waived.

**4. THE RELATED DEVELOPMENT APPROVAL, IF APPLICABLE, IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400**

This project does not include any new development and consists of the establishment of on-site alcohol sales in conjunction with a restaurant as a primary use within an existing commercial tenant space.