

**From:** [Grace Chang](#)  
**To:** [PlanningCommissioners](#)  
**Cc:** [Alejandro Sanchez-Lopez](#); [Grace Chang](#)  
**Subject:** Aggrieved Status-Proposed Zone Changes North Long Beach 6/4/20  
**Date:** Friday, May 29, 2020 10:37:50 AM  
**Attachments:** [Zoning on MU-1-A Restuarant Drive Thru.pdf](#)

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**-EXTERNAL-**

Dear Planning Commissioners of City of Long Beach,

I represent Cherry Artesia LLC which owns a commercial shopping center on the North East corner of Cherry Avenue and Artesia Blvd. in North Long Beach. We just received a notice of proposed zone changes, which if implemented, would our property zoning from "I, CCA" to "MU-1-A". Upon my preliminary review of the materials provided along with the City of Long Beach planning website, I have two (2) primary concerns that I would like to bring to your attention:

- There is an existing Jack-in-Box restaurant with a drive-thru on our property. As an essential business during the current COVID-19 pandemic, the JIB restaurant has remained open with the drive-thru, serving an important role to the surrounding community. I have attached one-page from the proposed zone change document apparently indicating that restaurants with drive-thru are no longer a permissible under the proposed zoning under MU-1-A.
- Our shopping center has been serving the community for many years. While we understand that the City is attempting to revitalize North Long Beach through these proposed zoning changes, the additional constraints placed on tenant uses as well as parking would greatly impair our ability to continue to provide a best of class retail shopping experience to the community. We have invested greatly in operating, maintaining, and securing our shopping center, with a focus on providing outstanding service to the community. We would like for the City to continue partnering with us with a minimum of obstacles in serving our community's needs.

Please accept this email as my written testimony for your Planning Commission Meeting to be held on June 4, 2020 at 5pm as indicated by your Notice of Public Hearing with Application Number 2002-06 (ZCA20-004) application date February 1, 2018. I will also send you a printed version of this email message via courier to your office as designated in the notice. I can be reached with any questions you may have. I look forward to continuing working with all of you.

Thank you for your time and consideration.

Sincerely,  
Grace Chang  
Toyama Shoji Inc.  
310-920-3921

Table 2B: Permitted Uses

Uses	Mixed-Use Zones			Mixed-Use Zones (A-Series)			Notes and Exceptions
	MU-1	MU-2	MU-3	MU-1-A	MU-2-A	MU-3-A	Code section numbers reference the Long Beach Municipal Code.  All uses subject to 21.52.29 and the following noted standards or regulations.
Banquet Room Rental, Accessory Use	A	A	A	A	A	A	Accessory to restaurant or hotel.
Banquet Room Rental, Primary Use	AP	C	C	AP	C	C	
Indoor Amusement/Entertainment Facility	Y	AP	AP	Y	AP	Y	See Section 21.45.115.5, Section 21.52.203 (arcades) and Section 21.52.220.5 (computer arcades).
Outdoor Amusement/Entertainment Facility	AP	N	AP	AP	N	AP	
Dancing, Accessory Use	A	A	A	A	A	A	Accessory to restaurant, hotel, banquet room only. City council hearing is required for new and transferred business licenses.
Private Club, Social Club, Night Club, Pool Hall	C	C	C	C	C	C	City council hearing required for new and transferred business licenses; consistent with Section 21.32.
Other Entertainment Uses							
Accessory to a Restaurant or Food Service Use	Y	Y	Y	Y	Y	Y	See Specific Use Standards, Section C.4 within this chapter.
≤9,000 Sq. Ft GFA	AP	AP	AP	AP	AP	AP	
>9,000 Sq. Ft GFA	C	C	C	C	C	C	
Food Uses							
Grocery and Food Market							
≤4,500 Sq. Ft. GFA	Y	Y	Y	Y	Y	Y	
>4,500 and ≤9,000 Sq. Ft. GFA	Y	Y	Y	Y	Y	Y	
>9,000 Sq. Ft. GFA	Y	AP	AP	Y	AP	AP	
Mobile Food Trucks (Temporary)	T	T	T	T	T	T	Subject to 21.53.106.
Outdoor Dining / Seating	A	A	A	A	A	A	
Restaurants & Ready-To-Eat Foods							
Restaurant	Y	Y	Y	Y	Y	Y	
Ready-to-Eat Without Drive-Through	Y	Y	Y	Y	Y	Y	
Ready-to-Eat With Drive-Through	N	N	N	N	N	N	

Unclear whether existing or new drive-thru restaurant is permissible. Subject property Has existing drive-thru restaurant.

**From:** [JAY PATEL](#)  
**To:** [PlanningCommissioners](#); [JAY PATEL](#)  
**Subject:** ATTENTION: COASTAL COMMISSION. Notice of Public Hearing  
**Date:** Wednesday, May 27, 2020 9:53:12 PM

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**-EXTERNAL-**

ATTENTION: COASTAL COMMISSION

Application Number: 2002-06 (ZCA20-004)

Hello,

This is:

722

JAY V AND RIMA J PATEL

5485 ATLANTIC AVE

LONG BEACH, CA 90805

I RECEIVED THE PUBLIC NOTICE FROM THE PLANNING COMMISSION FOR THE PROPOSED ZONE CHANGES. I WANT TO APPEAL IN THE COASTAL ZONE PROJECT BY THE COASTAL COMMISSION. THE PROPERTY I OWN HERE IS ALSO MY PLACE OF RESIDENCE AND BUSINESS SO I AM NOT INTERESTED IN GIVING MY PROPERTY TO THIS PROJECT.

JAY PATEL

562-500-7420