

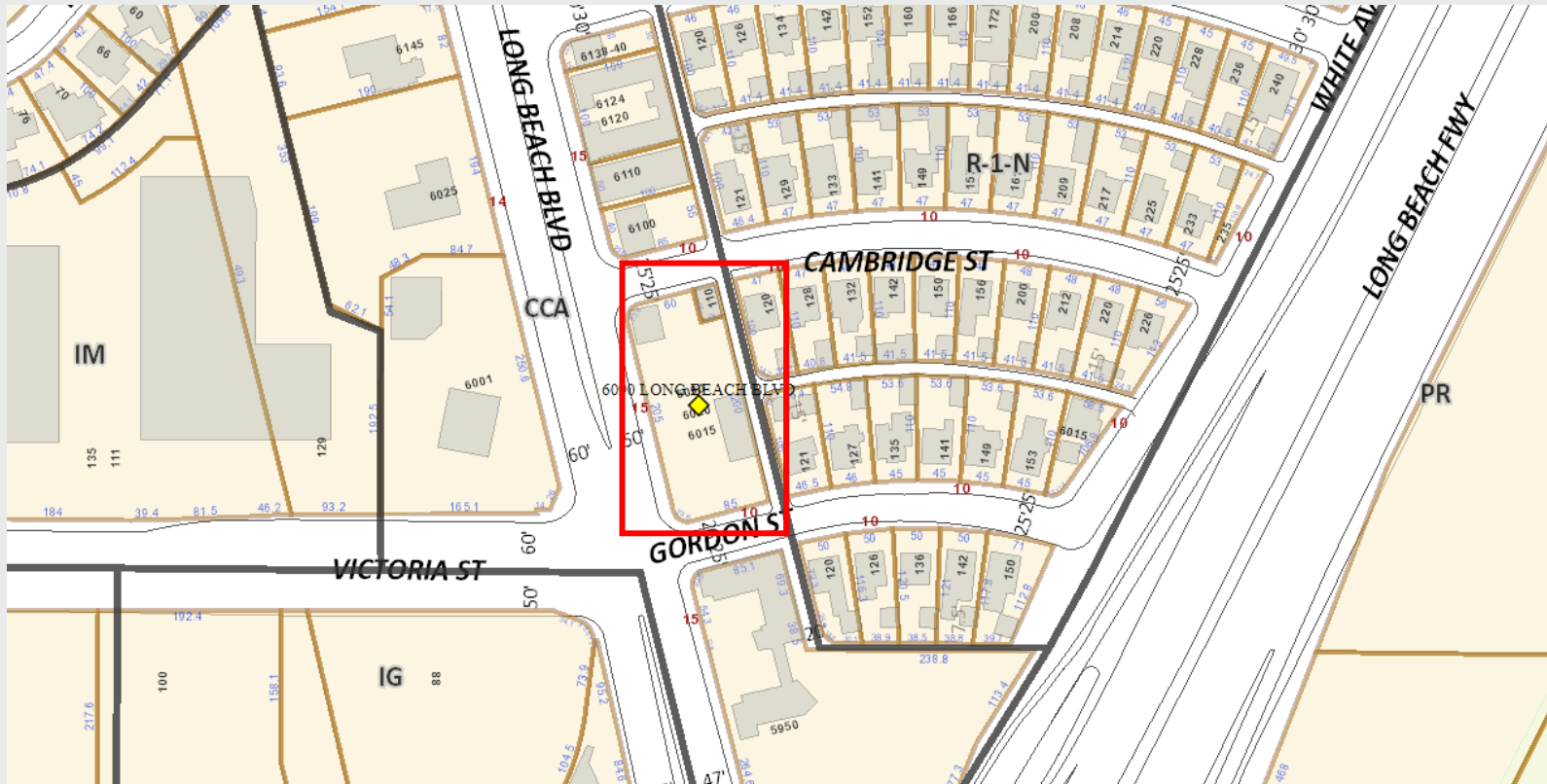


Planning Commission 6090 Long Beach Blvd

June 17, 2021

Receive supporting documentation into the record, conclude the public hearing, consider two, third-party appeals filed by Tempestt Garland (APL21-002) and Long Beach Unified School District c/o Alan Reising (APL21-003); accept Categorical Exemption CE-20-045; and uphold the Zoning Administrator's decision to approve Administrative Use Permit AUP20-004 to allow the sale of diesel fuel at a future gas station located at 6090 Long Beach Boulevard in the Community Commercial Automobile-Oriented (CCA) Zoning District, (Application No. 2004-08). The diesel fuel sales would be in conjunction with a future gas station and convenience store, which are uses allowed by right in the CCA Zoning District (District 9).

VICINITY MAP



- Zoning: CCA (Community Commercial Automobile-Oriented)
- Current General Plan: NSC-L - Neighborhood-Serving Center or Corridor-Low
- Parcel Size: 22,516 square feet

6090 Long Beach Blvd

BACKGROUND

- Use:
 - Restaurant & Parking Lot (vacant use)
 - Auto repair garage, diesel fuel pumps, and underground storage tanks (vacant use)
- Lot last developed circa 1966
- The business license for the diesel fuel sales and repair garage is active
- The fast-food restaurant is currently closed; the business license expired in January 2020.

VIEW FROM GORDON STREET



EXISTING SITE CONDITIONS (FACING SOUTHEAST/EAST)



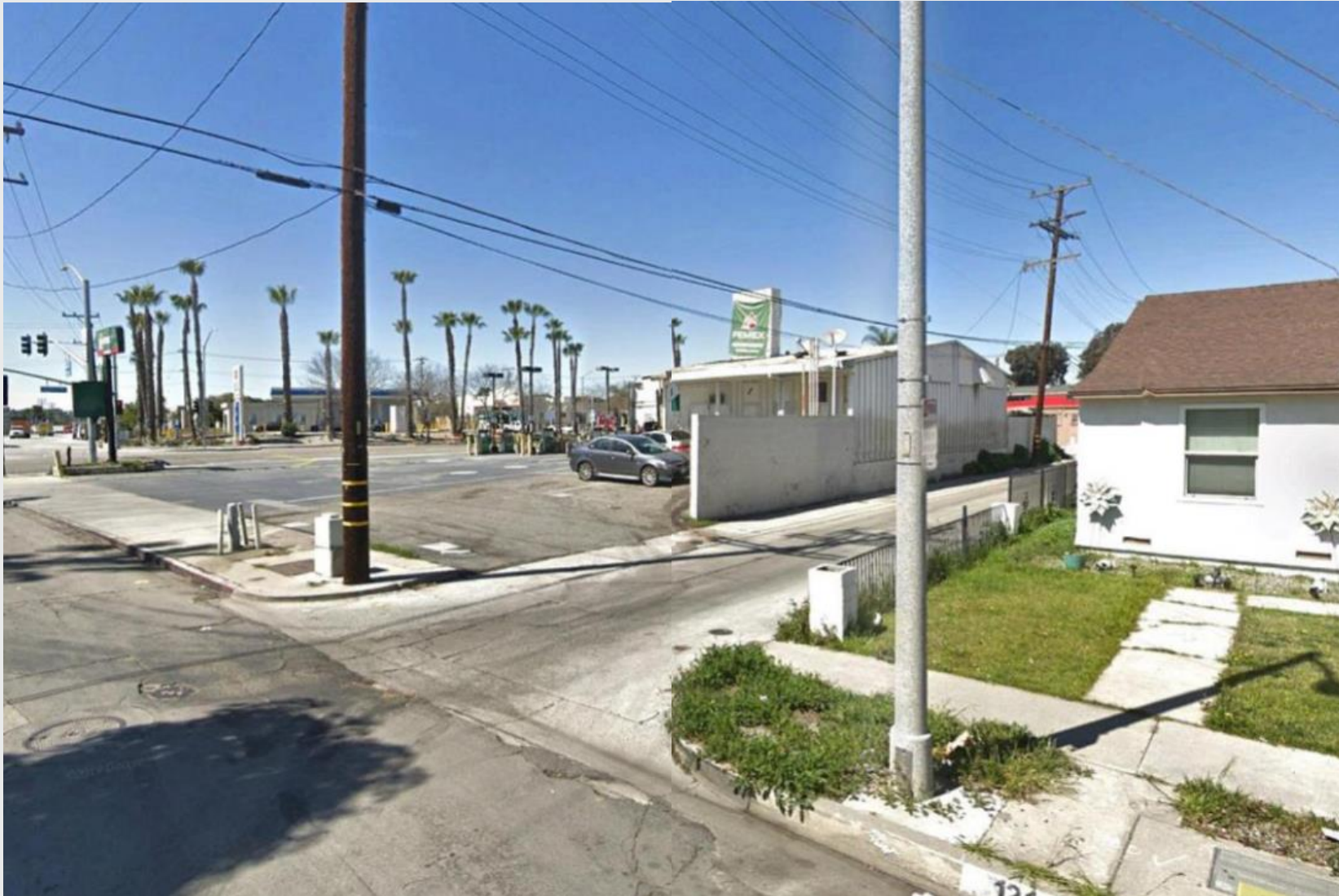
EXISTING SITE CONDITIONS (NORTH)



EXISTING SITE CONDITIONS (FACING SOUTHEAST)



EXISTING SITE CONDITIONS (FACING NORTHWEST)



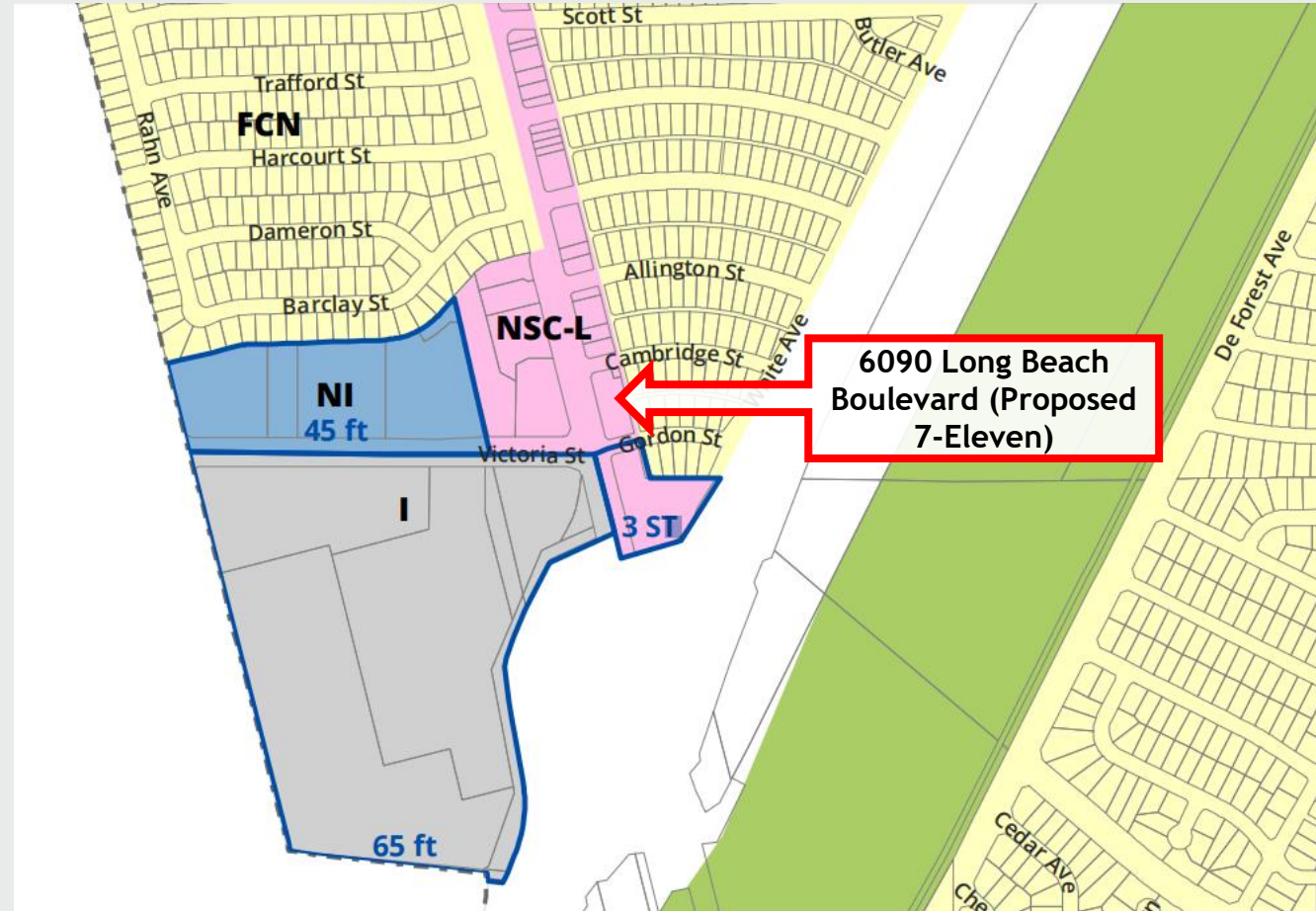
GENERAL PLAN & ZONING

Land Use Element (LUE) PlaceType – Neighborhood-Serving Center or Corridor-Low (NSC-L)

- Encourages low-rise, low-intensity mixed-use commercial centers and corridors designed to meet consumers' daily needs for goods and services close to residential areas.

Zoning District– Community Commercial Automobile-Oriented (CCA)

- Intended for retail and service uses for an entire community including convenience and comparison shopping for goods and associated services..



PROJECT PROPOSAL

7-Eleven gas station & convenience store

- 1-story
- 2,960 square feet convenience store
- 1,340 square-foot fueling canopy
- 2 new underground 20,000 gallon fuel storage tanks
- 6 fueling positions
- New landscaping
- 17 parking spaces
- New light standards
- New trash enclosure
- Signage

Entitlements Required

- Site Plan Review (Committee Level)
- AUP



PROJECT ENTITLEMENTS

SITE PLAN REVIEW

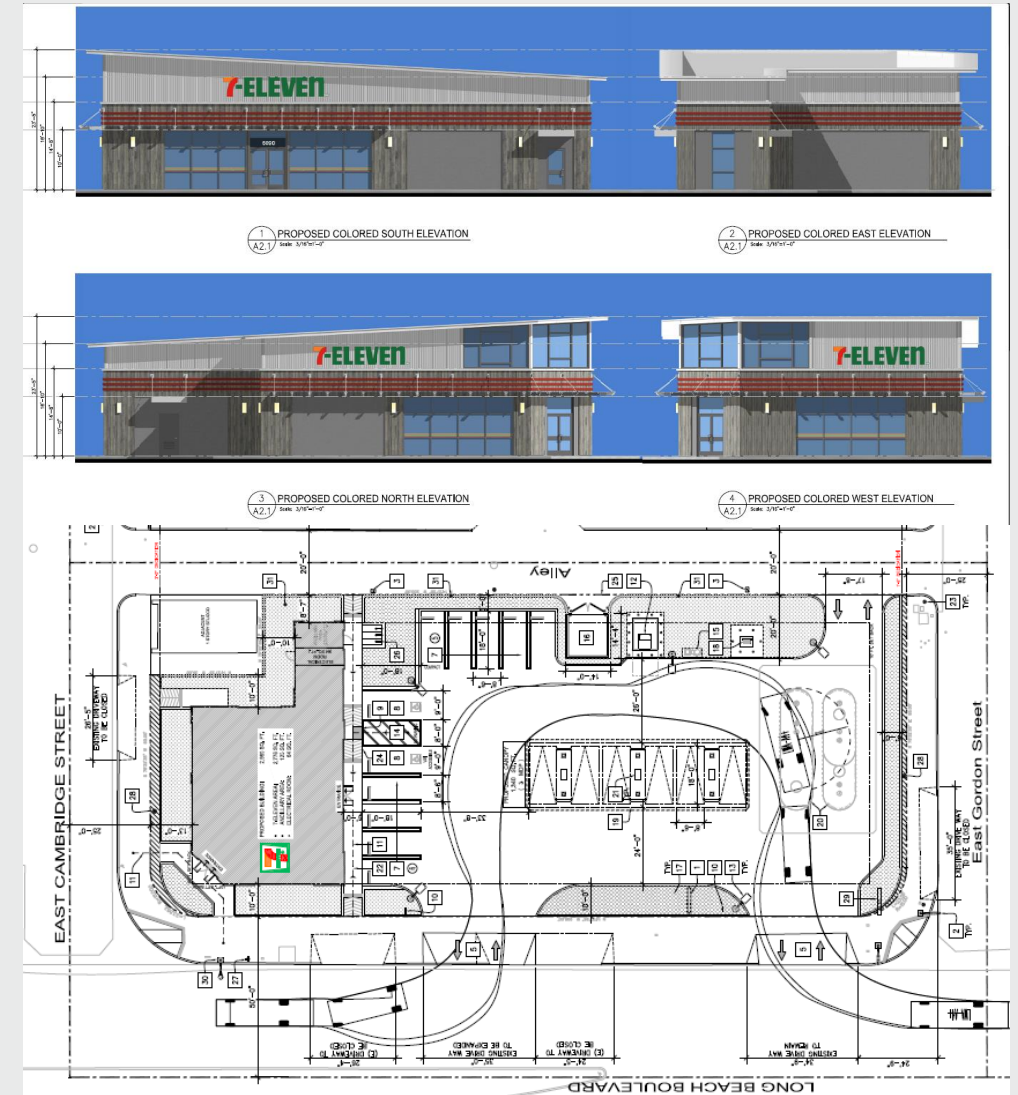
- Required for 1,000 square feet of new building area in a commercial zone.
- Retail uses and gasoline sales are by-right permitted uses in the CCA zone.

ADMINISTRATIVE USE PERMIT

- AUP is required for diesel fuel sales in the CCA zone.

SITE PLAN REVIEW COMMITTEE ACTION

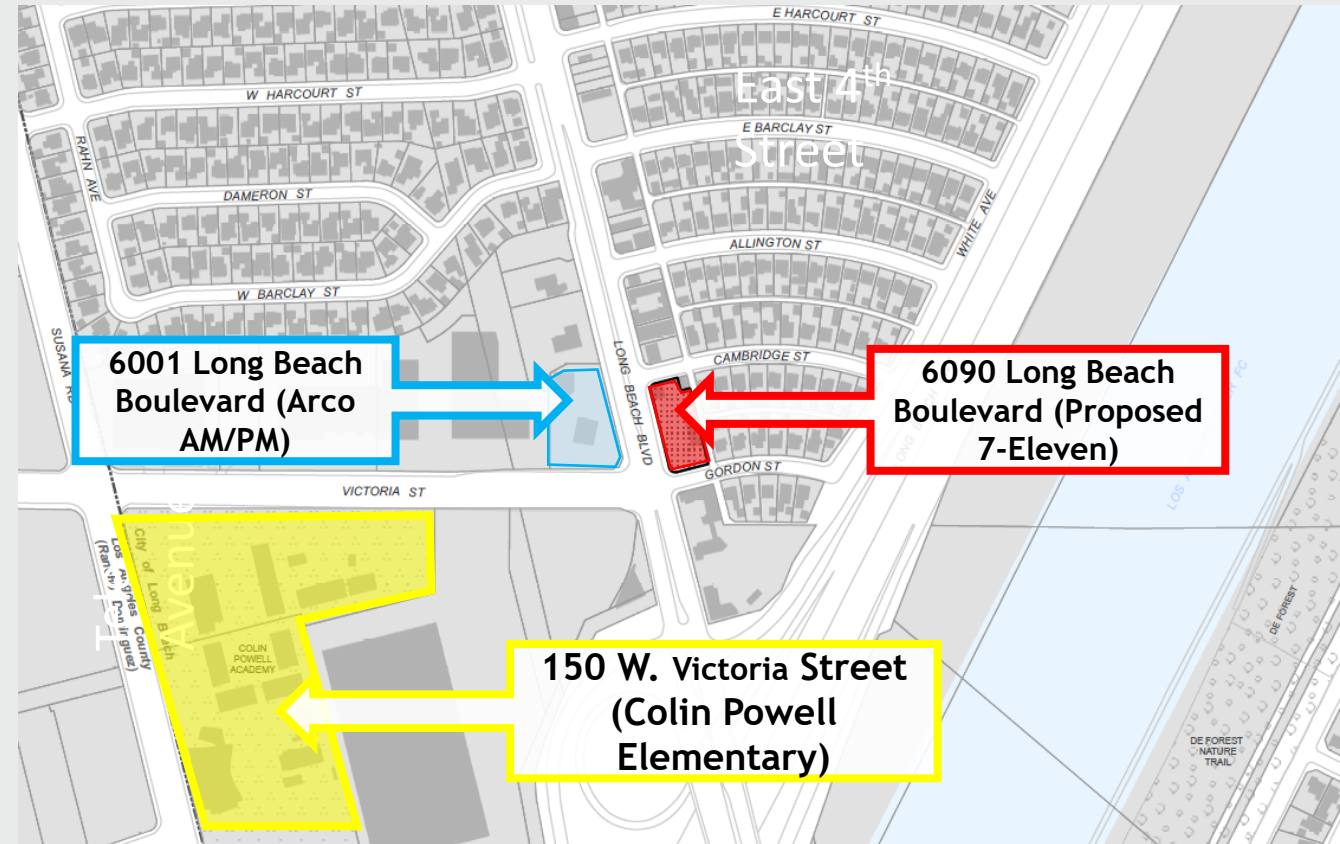
- Approved on November 11th 2020
- **SPR Findings**
 - Project is harmonious and consistent within itself and compatible with community
 - Project includes high-quality materials and modern architecture.
 - There is an essential nexus between the improvements to the site, which will bring the alley and abutting rights-of-way adjacent to the project site up to current code standards that will be most immediately used by the project.



ZONING ADMINISTRATOR ACTION

Public Hearings

- On February 8, 2021, the Zoning Administrator (ZA) held a public hearing on an Administrative Use Permit (AUP) (Application No. 2004-08) request to allow a gas station with the sale of diesel fuel for a future 7-Eleven convenience store. The ZA heard public comments from residents, a nearby business owner, and the Long Beach Unified School District representative whom expressed concern about the project. The hearing was continued to March 8, 2021.
- On March 8, 2021, the ZA held a continued public hearing to consider the AUP request.
 - 7 public comments received.



PUBLIC COMMENTS (ZA)

Seven (7) public comments received on the 7-Eleven project. The following topics were included in the comments:

1. Concerns related to the sale of alcohol
2. Concerns related to increased traffic.
3. Concerns related to noise.
4. Concerns related to the level of environmental review
5. Concerns related to the use being detrimental to the surrounding area.

FINDINGS

- Consistent with and carries out the general plan and all zoning regulations of the applicable district.
- The proposed use shall operate in a manner that is compatible with the surrounding uses.
- In compliance with the special conditions for the use enumerated in chapter 21.52. for diesel fuel.

CONDITIONS

1. No outdoor audio component.
2. The site shall be cleaned for trash and debris morning and dusk.
3. Project may be subject to an annual review, which shall be paid for by the Applicant, this would be tied to the annual business license review.
4. Install an auto shut off on the air compressor generally outside of 7am to 5pm.
5. Restrict trash dumping in the dumpsters to during regular business hours
6. It was noted that any proposed Amazon lockers would need to be within the building and not located outside.
7. Trash receptacles shall be placed at the entrance and the southerly east and west corners.
8. Trash removal shall be no less than once a day or above that as needed.

SUMMARY APPELLENT CONCERNS

- The project description did not include the entire project.
- The City must consult the Long Beach Unified School District (“District”) regarding hazardous air emitters.
- The City Must Conduct a Health Risk Assessment due to the proximity of the project to Colin Powell Elementary school.
- The traffic analysis did not address existing congestion, pass through trips through the adjacent residential streets, the entrances and exits that at Collin Powell Elementary School and did not account for existing traffic congestion.
- Request for an Environmental Impact Report

ADDED CONDITIONS

- The convenience store shall dedicate a minimum of sixty (60) linear feet of shelving to healthy foods.
- The applicant shall coordinate with the school district on truancies. Staff shall be trained to report unaccompanied minors who are present during school hours to the school district or other designated school district contact.
- The operator shall not permit vending machines, water machines, games, rides, etc. on the exterior of the building.
- The proposed project is located along a designated Safe Route to School. The applicant shall not encroach within the right-of-way except with an encroachment permit to complete the necessary abutting improvements within the right-of-way. Construction which requires the closure of the sidewalk shall be minimized and completed outside of school year calendar and/or operating hours to the extent feasible.

ENVIRONMENTAL REVIEW

- This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Section 15332, Class 32, this project is eligible for a Categorical Exemption for “In-Fill Development” as it consists of a new use within an in-fill development project (gas station and convenience store).

PC PUBLIC NOTICE

- A total of 65 notices of public hearing were distributed within a 300-foot radius from the project site on June 1, 2021 in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. All interested parties that commented on the previous public hearings were also noticed. As of the preparation of this report, no public comments have been received.

RECOMMENDATION

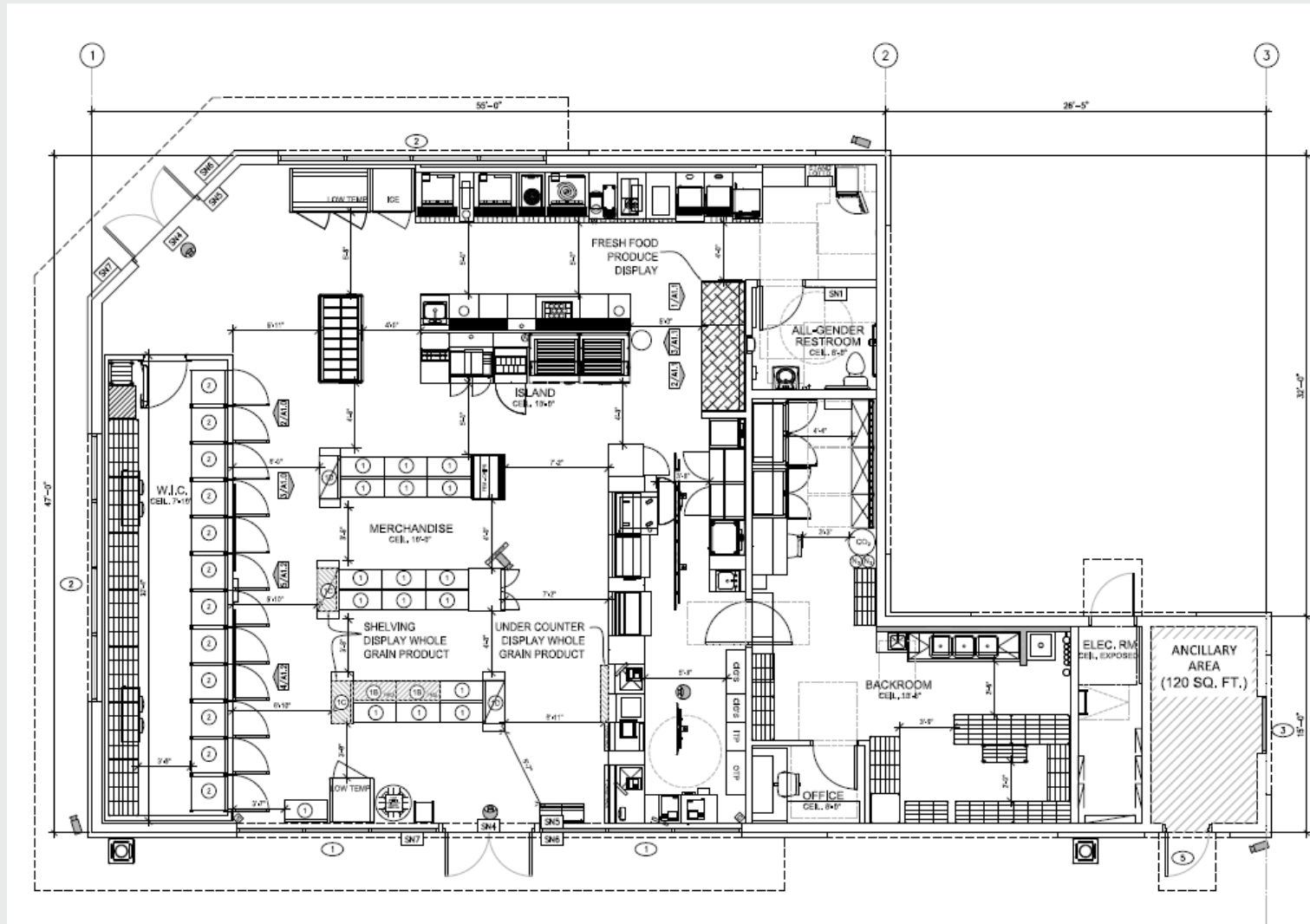
Staff has analyzed the project in accordance with the required findings for an AUP entitlement and finds that positive findings can be made. As such, staff recommends the Planning Commission deny the appeals and uphold the decision of the ZA to approve the project, subject to conditions.

The background of the slide is a composite image. The top half shows a night sky filled with bright, white and yellow fireworks exploding. The bottom half shows a large, illuminated ship, likely a cruise ship, at night, with its lights reflecting on the water. The ship has three prominent funnels and is surrounded by other lights and structures.

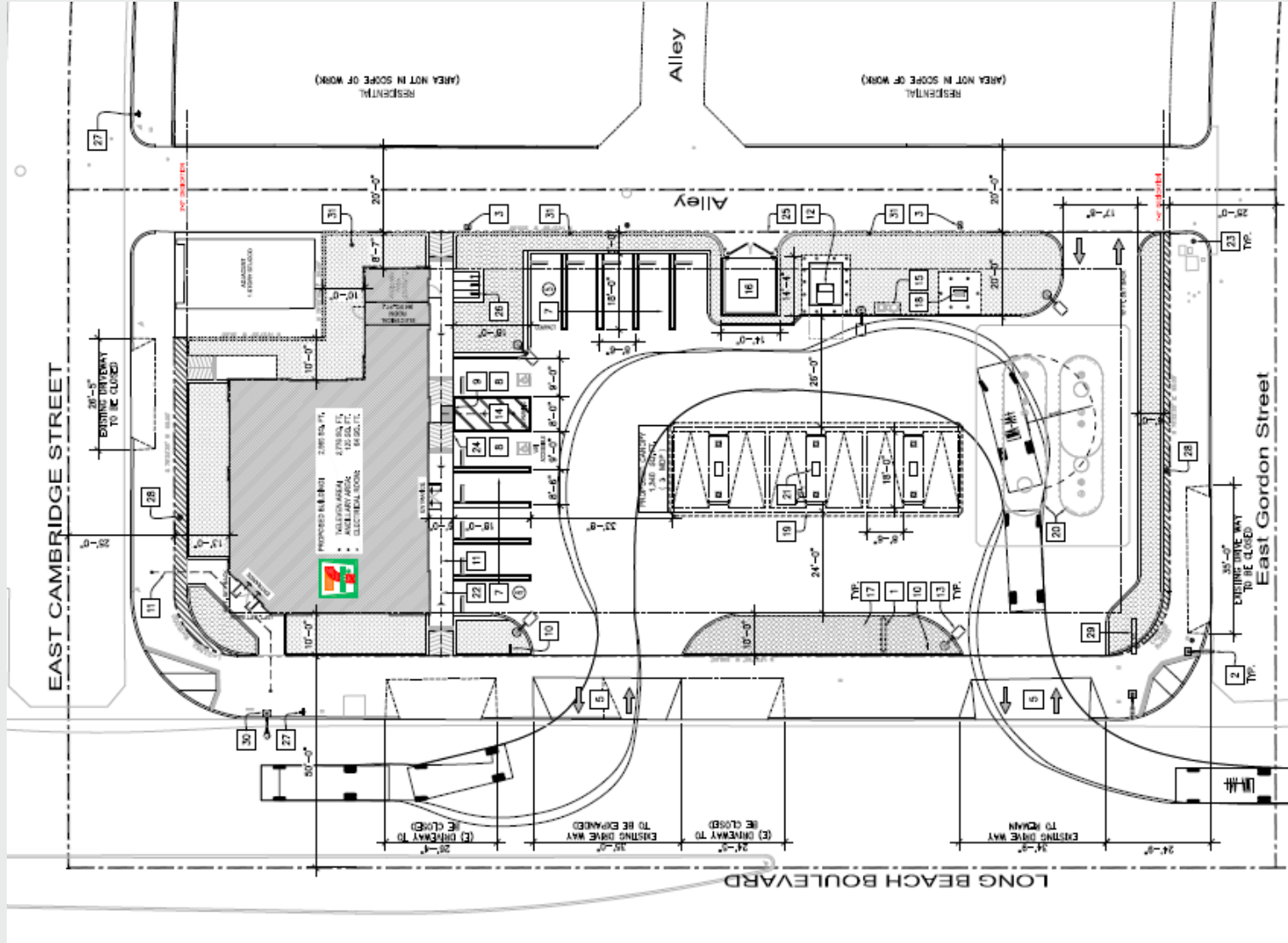
Thank you

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APPROVED FLOOR PLAN



APPROVED SITE PLAN



SPR APPROVED Design



SPR APPROVED Elevations



VICINITY MAP

