



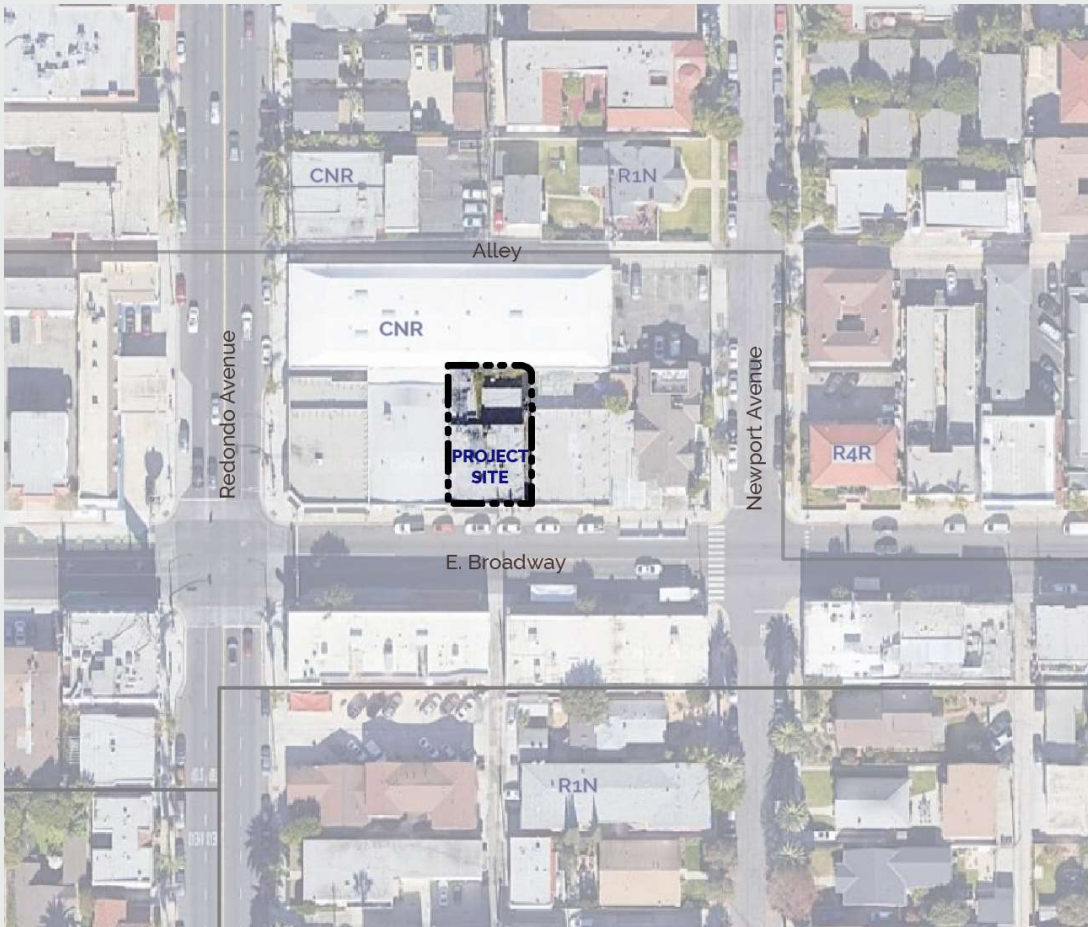
Planning Commission 3411 and 3417 East Broadway

October 21, 2021

Conditional Use Permit (CUP)
Application No. 2103-02 | CUP21-001

Vicinity Map

3411 and 3417 East Broadway



- **Zoning District**
 - Light Industrial (CNR)
- **Surrounding Zoning**
 - **West, East, South, & North: CNR**
- **Land Use**
 - Neighborhood Serving Center or Corridor PlaceType (NSC-L)

Existing Conditions

3411 and 3417 East Broadway

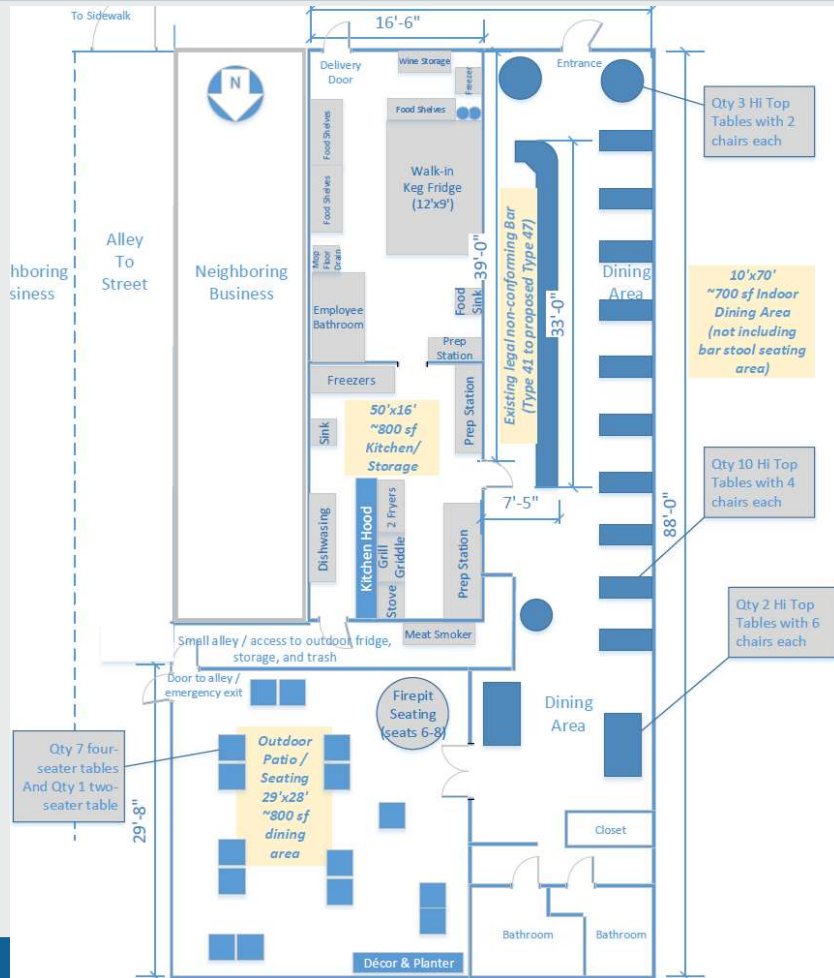


- **Site Area**
 - 4,250-square-foot lot
- **Project Area**
 - 3,200-square-foot Restaurant
 - Existing legal nonconforming bar
 - Restaurant use has existed since 1992



CUP Request

3411 and 3417 East Broadway



• Request

- As the subject use (an existing restaurant containing a fixed bar with an existing alcohol license) is a legal nonconforming use, **the proposed expansion of the existing alcohol license to allow the sale of a wider range of alcoholic beverages requires a Conditional Use Permit (CUP)**, in accordance with Long Beach Municipal Code (LBMC) Section 21.27.060 (Nonconformities)

• Hours

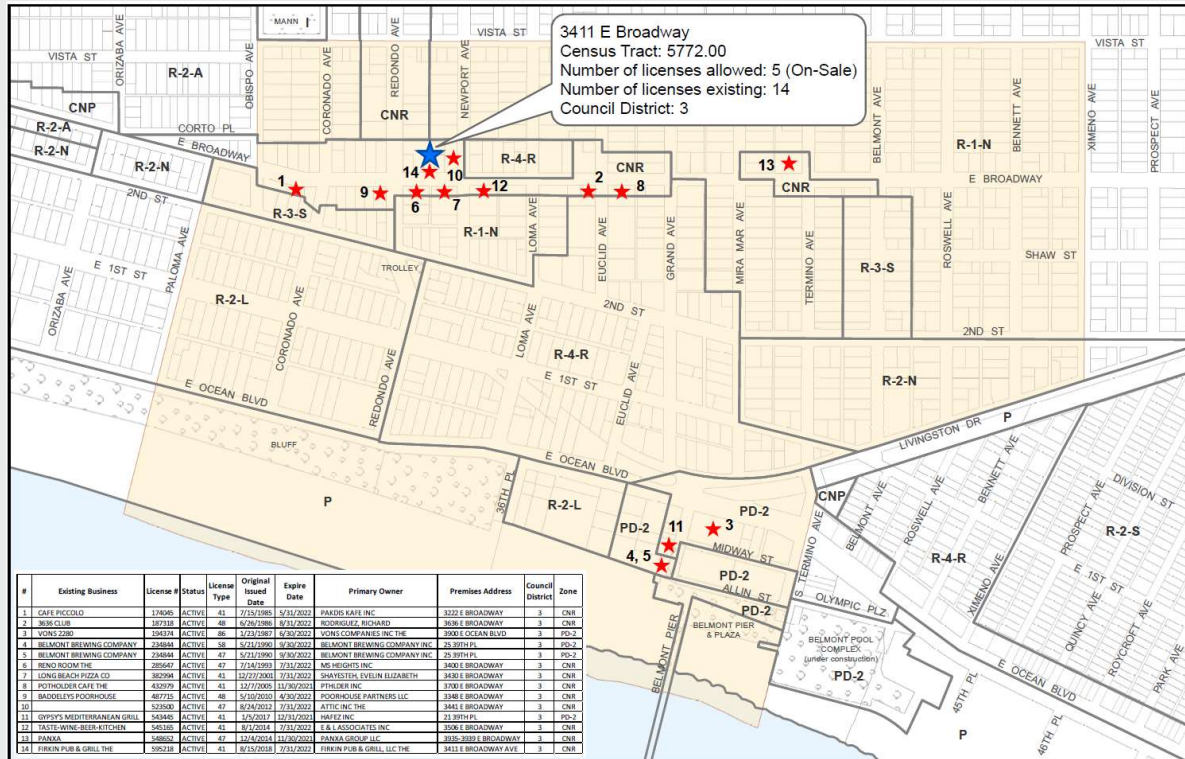
Monday - Friday: 11:00AM - 12:00AM

Saturday: 8:00AM – 12:00AM

Sunday 8:00AM - 11:00PM

Findings

3411 and 3417 East Broadway

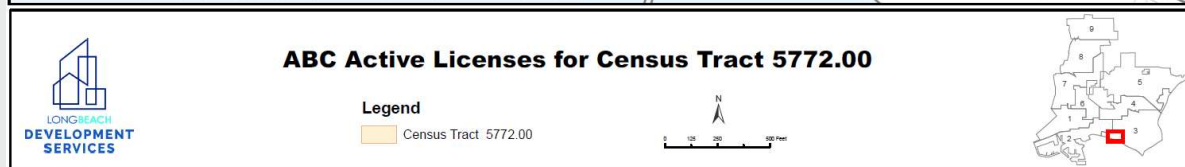


Census Tract

- On-Premise Licenses Allowed: **5**
- On-Premise Licenses, including **Existing** License: **14**

Police Reporting District

- Current Crime Rate: **148**
- High Crime Threshold: **116**



Conditions of Approval

3411 and 3417 East Broadway

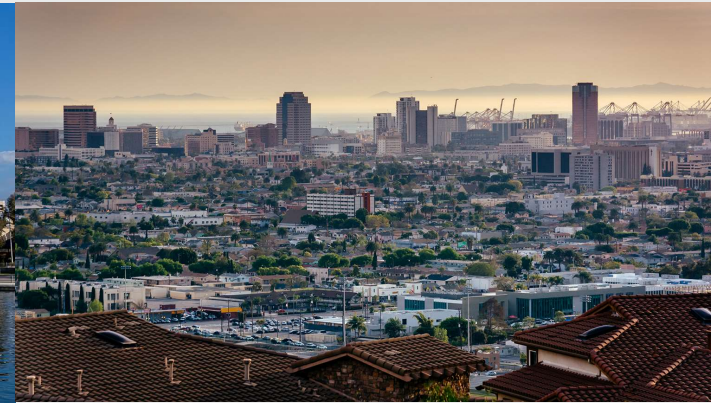


- Limit Operational hours
- Limit bar area
- Window visibility shall be maintained
- Security cameras
- Noise limits



Conditional Use Permit

- Accept Categorical Exemption CE21-111 and approve Conditional Use Permit CUP21-001 to expand the on-premise alcohol sales served within an existing restaurant and bar to include beer, wine, and distilled spirits (Alcoholic Beverage Control License Type 47) located at 3411 and 3417 East Broadway in the Neighborhood Commercial and Residential (CNR) Zoning District. (District 3)



The background of the slide is a composite image. The top half features a night sky filled with various colorful fireworks exploding. The bottom half shows a large, brightly lit ship, possibly a cruise ship, at night, with its lights reflecting on the water. The ship has several yellow-lit funnels and is surrounded by other lights and structures.

Thank you

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