



Planning Commission

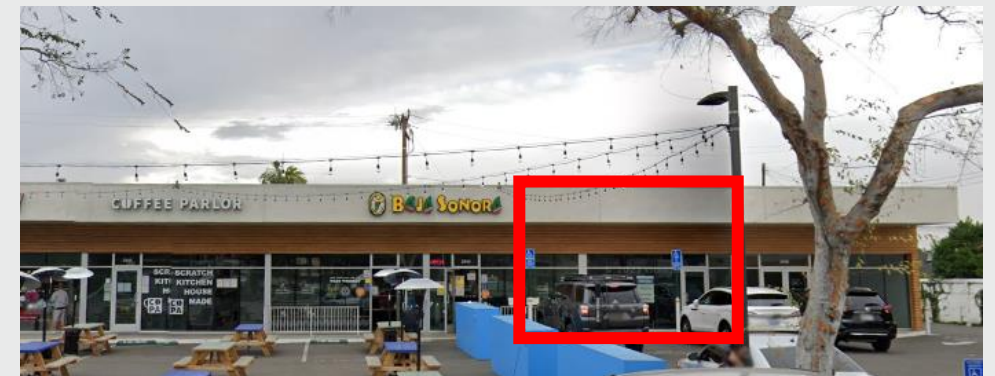
2938 Clark Avenue

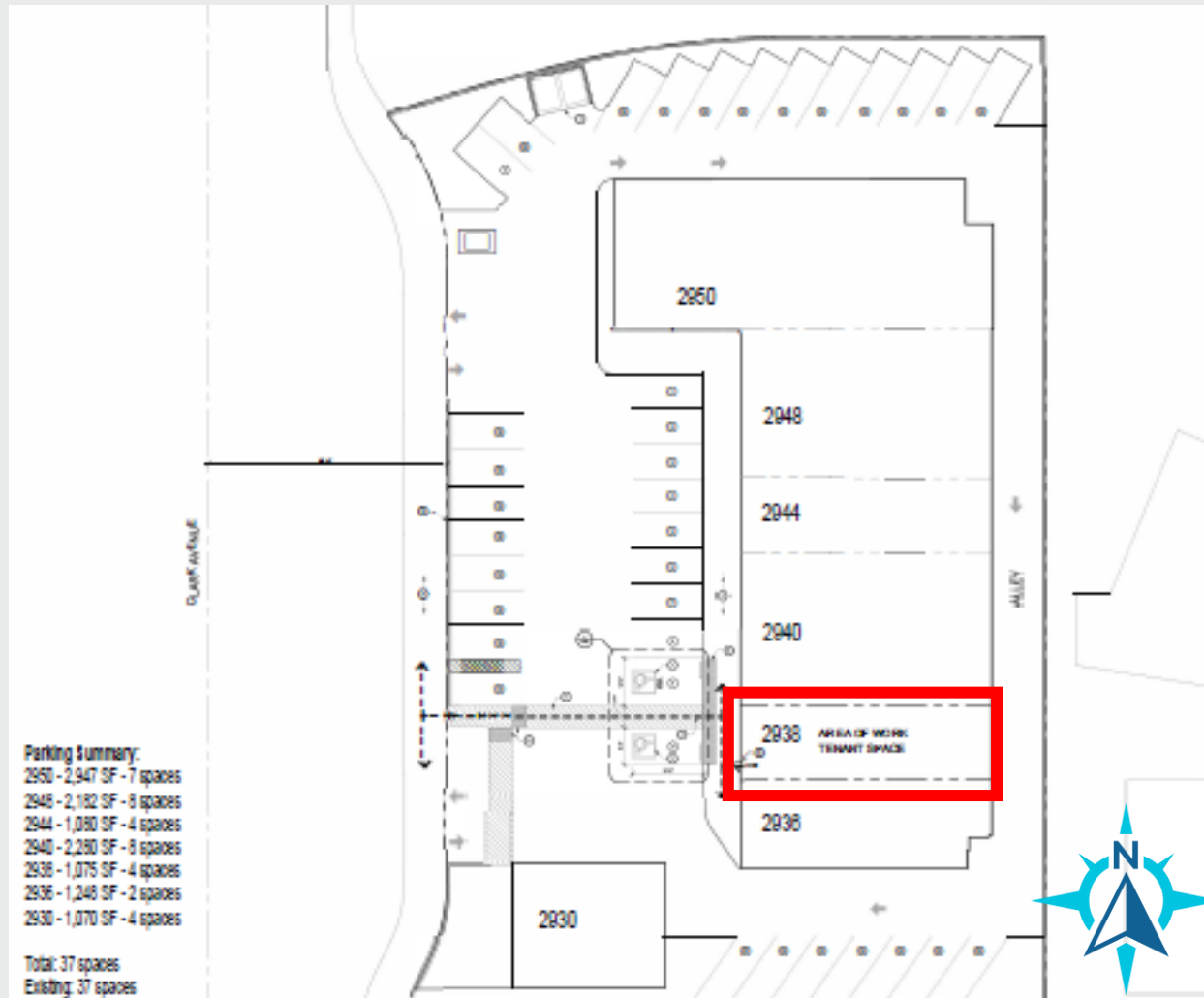
Case No. 2107-07 (CUP21-015)

October 21, 2021



- **Lot Size:** 30,450 SF (0.69 acre)
- **Zoning:** CNA
- **GP LUE PlaceType:** CC
- **Adjacent Uses:** Residential, commercial and offices within the vicinity.

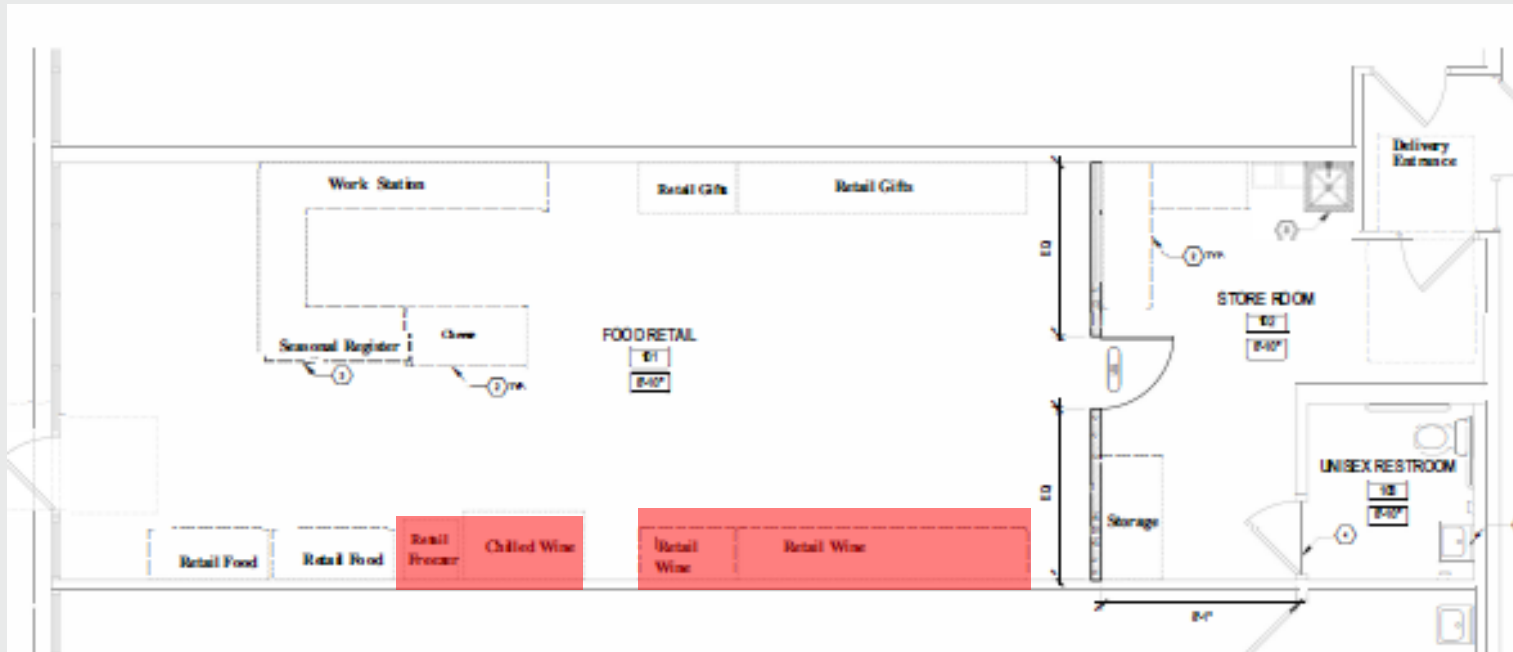




CUP Proposal:

Off Sales beer and wine (ABC License Type-20)

- 1,075 SF gourmet food market
- 10,879-square-foot multi-tenant commercial site with 37 parking stalls
- Use Requires 4 spaces
- Total Required: 37 Spaces



Operation Plan

- Sell artisanal cheeses and charcuteries, local ceramics, cookbooks, gift baskets and unique culinary gifts
- Monthly Wine Club
- Bi-monthly events open to members and the general public
- Events are intended to be an informative class (no food or beverage)
- 162 square-feet will be reserved for alcohol display (15% total)
- Alcohol display area
- Total of 2-5 employees
- Will operate from:
 - Monday-Sunday: 8am-10pm



CHEESE BOARDS FOR PICNICS
AND SPECIAL EVENTS

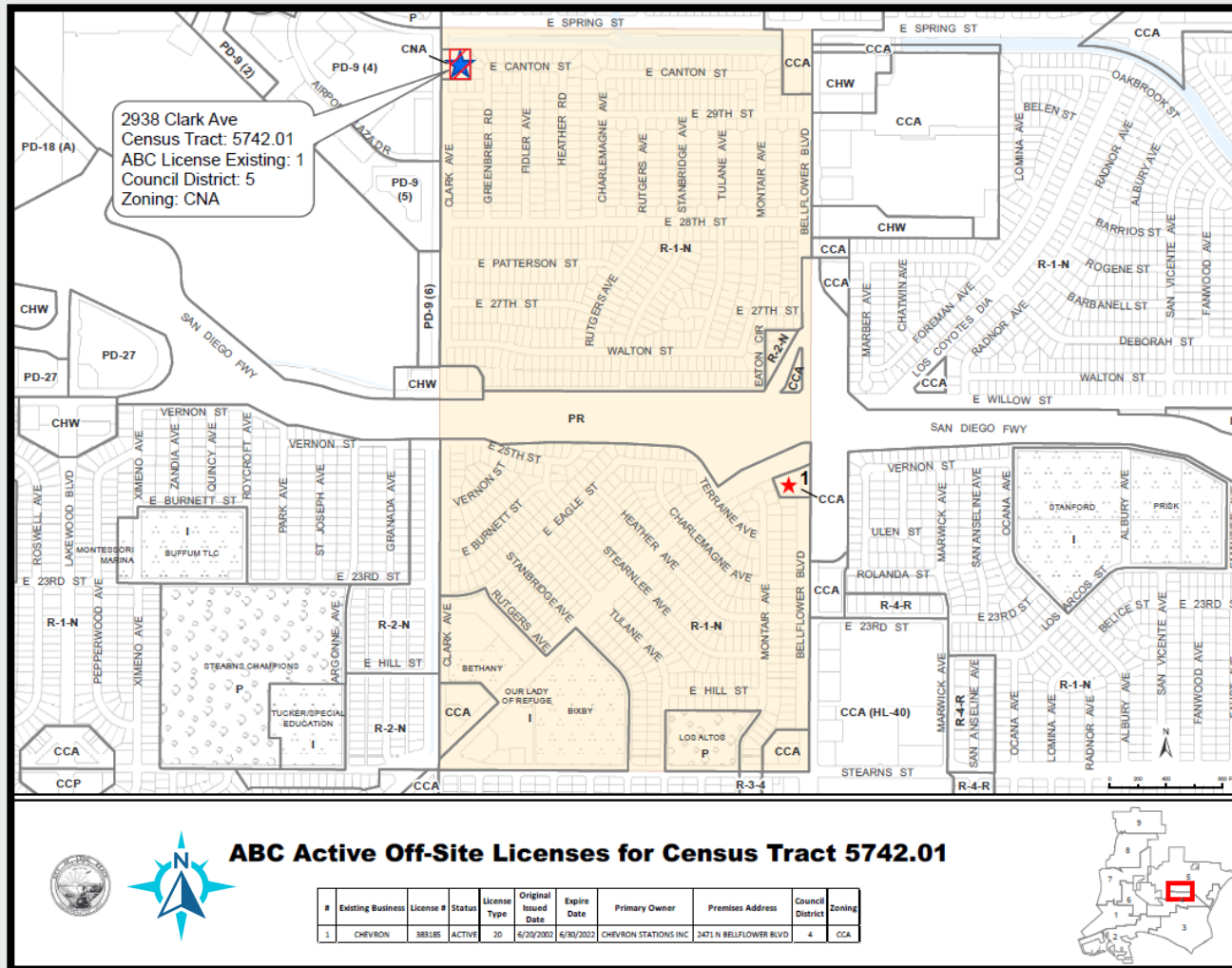


SPECIALTY ARTISANAL FOOD



CUSTOM AND CORPORATE
GIFT BASKETS





LB Police Stats:

- Census Tract: 5742.01
- Number of License allowed: 1
- Number of existing allowed: 1
- Within Police District 641
- Not in a high crime district
 - 97 considered high crime
 - 38 reports within the district

Conditional Use Permit Findings

- Proposed use will not be detrimental to the surrounding community including public health, safety or general welfare, environmental quality or quality of life;
- The approval is in compliance with the special conditions for specific conditional uses, as listed in [Chapter 21.52](#); and

Conditions:

- Maximum area allocated to alcohol sales 162 SF
- Mandatory staff training
- Lighting and security

CEQA

- Exempt per Section 15301 (Existing facilities) as the project consists of the sale of alcohol products within an existing commercial building.

Staff Recommendation

- Approve the Conditional Use Permit for Off-Site (Type 20), subject to conditions of approval.



Thank you

Sergio Gutierrez

Sergio.Gutierrez@longbeach.gov

562-570-5934