



Planning Commission

September 7, 2023

7681 Carson Boulevard

Conditional Use Permit & Modification to Approved Permit

Case No. 2303-06 (MOD23-008, CUP23-009)



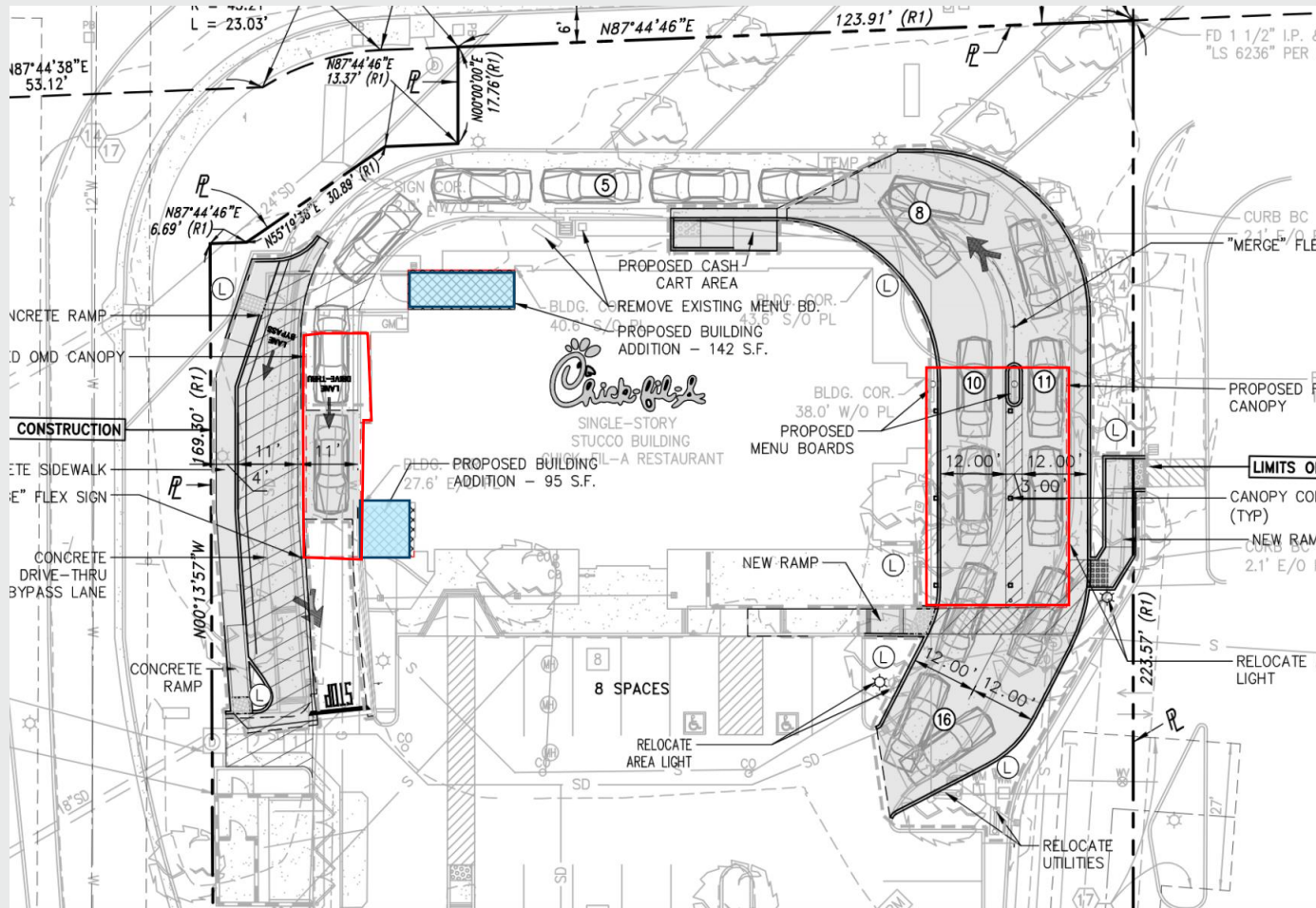
- **Location:** 7681 Carson Boulevard
- **Zoning:** CCA
- **Land Use PlaceType:** CC / 2 Stories
- **Current Development :** Long Beach Towne Center
- **Surrounding Land Uses:**
 - **North** – Commercial Uses, City of Lakewood
 - **South** – Long Beach Towne Center
 - **East** – Long Beach Towne Center
 - **West** – Long Beach Towne Center
- **Project Description:** Modification to approved permit and Conditional Use Permit to allow modifications to an existing 4,659 sf restaurant w/ drive-through that includes a 236 sf. addition, a new bypass drive-thru lane, canopies and interior/exterior improvements.



Existing Conditions



Site Plan/Proposal

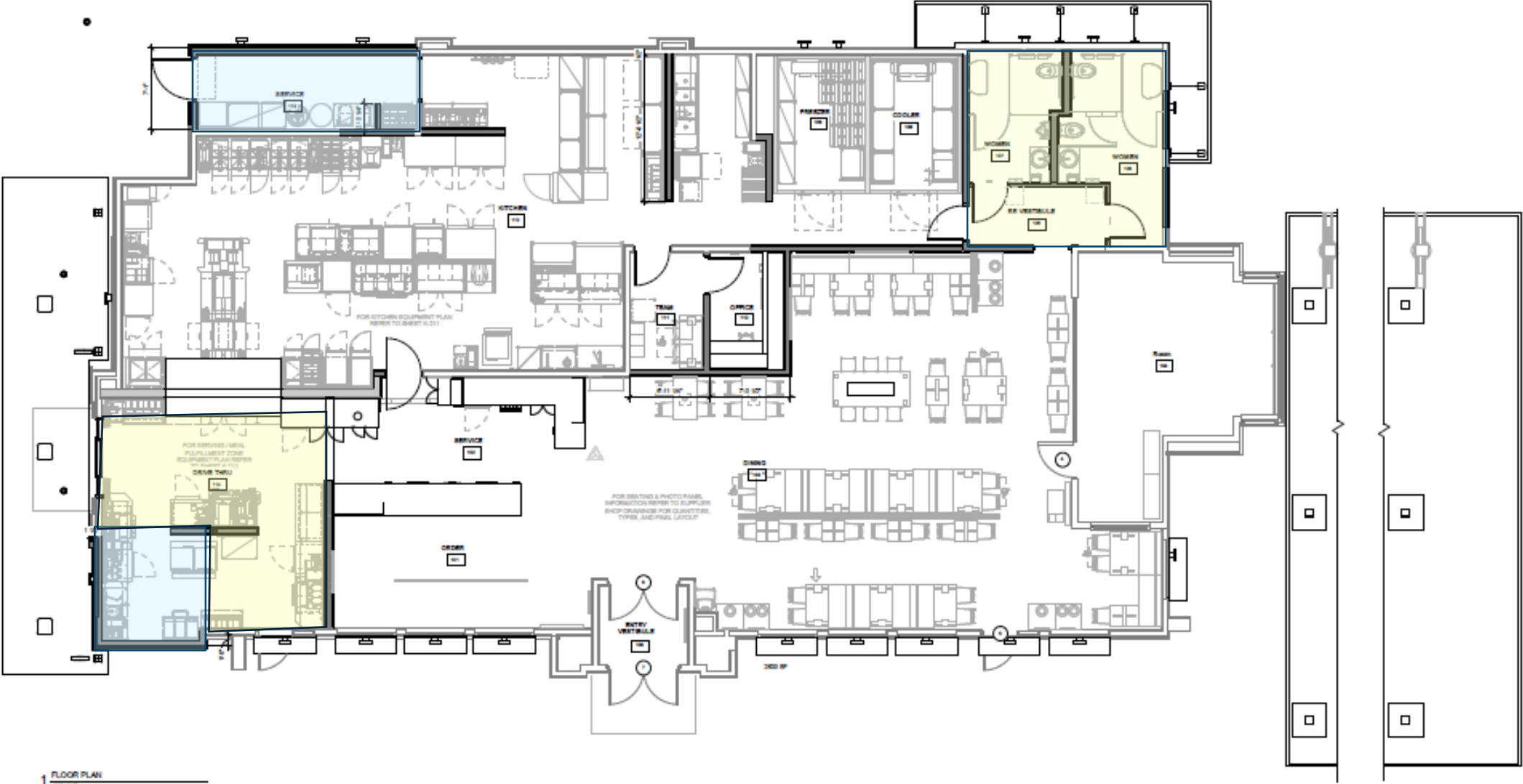


The Request:

- 236-square-foot building addition
- 2 new exterior order canopies
- Exterior façade remodel
- Additional drive-thru ordering lane on the right and a bypass lane on the left.



Floor Plan



1 FLOOR PLAN

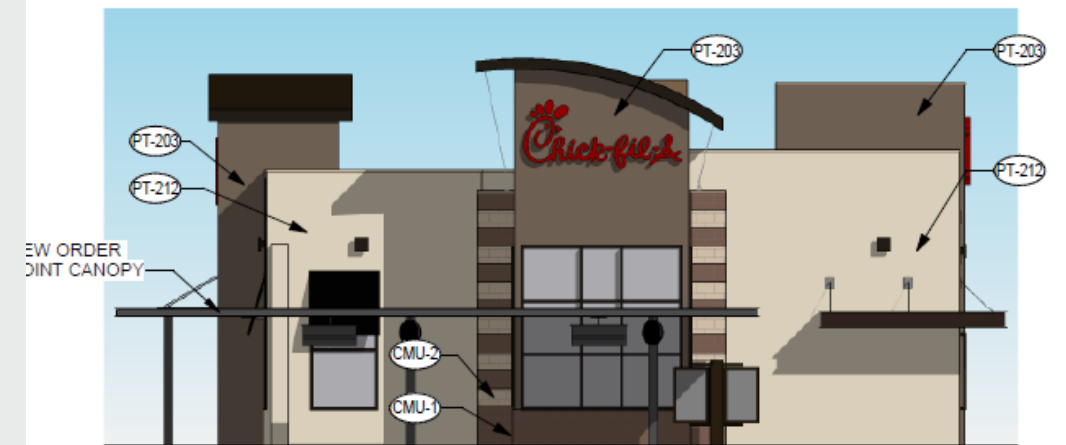


Façade Remodel

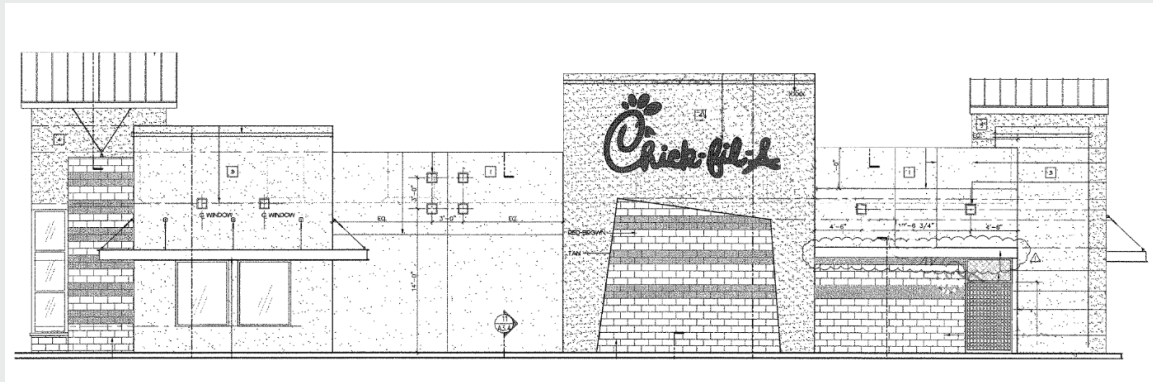
East Elevation



West Elevation



Architectural drawing of the exterior elevation of a building. The drawing shows a facade with multiple windows, a central entrance, and a sign reading "The Chick-fil-cu". Callouts indicate various materials (T-21, T-22, T-23, T-24, T-25, T-26, T-27, T-28, T-29, T-30, T-31, T-32, T-33, T-34, T-35, T-36, T-37, T-38, T-39, T-40, T-41, T-42, T-43, T-44, T-45, T-46, T-47, T-48, T-49, T-50, T-51, T-52, T-53, T-54, T-55, T-56, T-57, T-58, T-59, T-60, T-61, T-62, T-63, T-64, T-65, T-66, T-67, T-68, T-69, T-70, T-71, T-72, T-73, T-74, T-75, T-76, T-77, T-78, T-79, T-80, T-81, T-82, T-83, T-84, T-85, T-86, T-87, T-88, T-89, T-90, T-91, T-92, T-93, T-94, T-95, T-96, T-97, T-98, T-99, T-100) and a "NEW ORDER POINT CANOPY".



Architectural elevation drawing of the proposed Chick-fil-A building at 1000 N. Highway 101. The drawing shows a multi-story structure with various callouts indicating specific features and materials. Callouts include PT-200, PT-203, PT-210, CMU-1, CMU-2, and NEW ORDER POINT CANOPY. The building features a mix of brown and tan colors, with a prominent Chick-fil-A logo on the central section. The drawing also shows a new wall mounted section and a new order point canopy on the left side.

Findings

- **General Plan & Zoning Regulation Consistency** – The project is consistent with and carries out the General Plan, and all zoning regulations of the applicable district;
- **Detrimental effects** – Proposed use will not be detrimental to the surrounding community including public health, safety or general welfare, environmental quality or quality of life;
- **Drive through Special Development Standards** – The project is in compliance with the special conditions for specific conditional uses, as listed in Chapter 21.45 and Chapter 21.52.

Conditions

- Addresses business operations, landscaping, pedestrian safety, emissions control, and noise impacts.

CEQA

- This project is exemption per Section 15303, Class 3 “New Construction or Conversion of Small Structures” as this project involves new construction of an additional drive through lane and building additions.

Recommendation

- Staff Recommends to Conditionally Approve project.



Thank you

Liana Arechiga

Liana.arechiga@longbeach.gov

562-570-5081