



Planning Commission 2022

January 5,

Application No. 2107-17 (CUP21-014, LCDP21-035)
6430 East Pacific Coast Highway

VICINITY MAP



Zoning:

- Southeast Area Specific Plan (SEASP) (SP-2)

General Plan (1989):

- LUD No. 7 (Mixed Use)



Project site

BACKGROUND



- September 7, 2017 – Planning commission approved 2nd and PCH shopping center
- March 21, 2019 – CUP for off-site alcohol sales approved by Planning Commission
- September 19, 2019 – Master CUP for on-site alcohol sales approved by Planning Commission

BACKGROUND



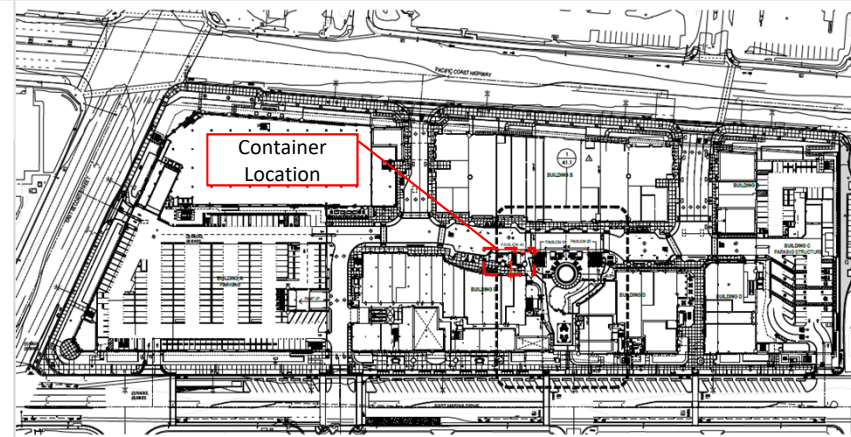
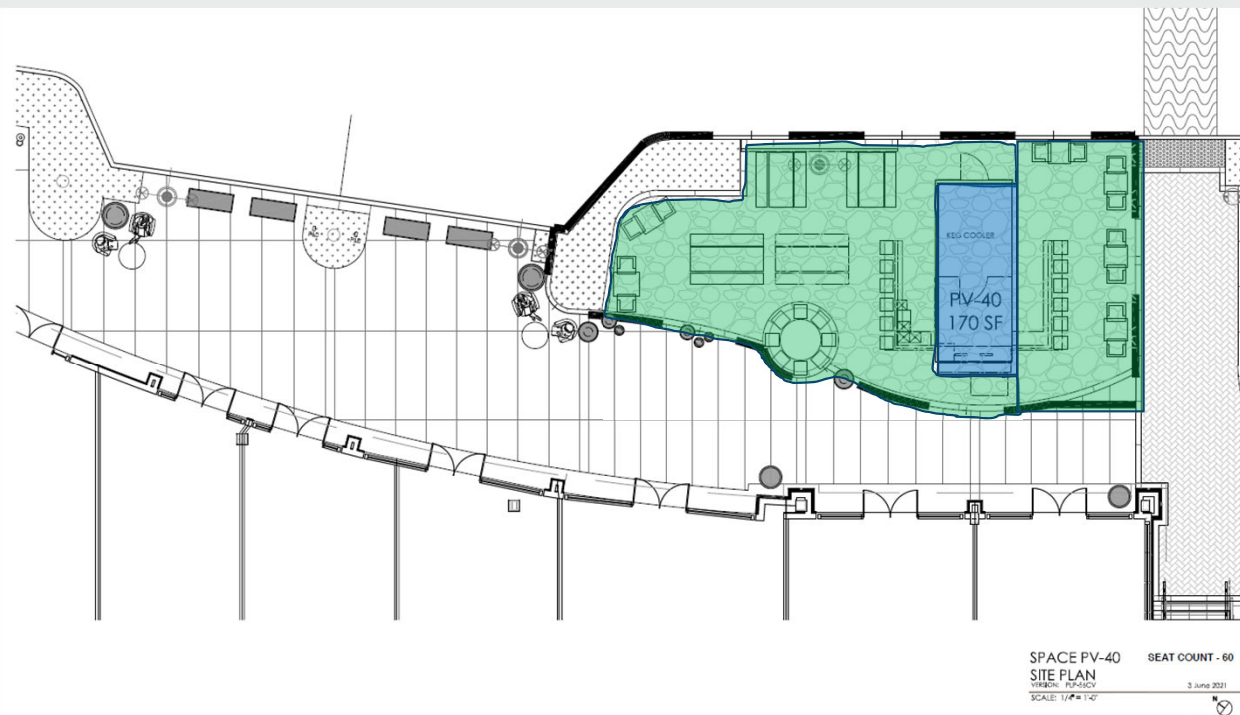
TYPE 47 LIQUOR LICENSE SUMMARY:



SPACE A-110	1,913 SF
SPACE B-100	2,382 SF
SPACE B-110	2,007 SF
SPACE B-175	4,266 SF
SPACE C-100	3,085 SF
SPACE C-130	2,200 SF
SPACE D-100	2,707 SF
SPACE D-120	300 SF
SPACE D-125	2,800 SF
SPACE D-130	1,565 SF
SPACE D-140	2,650 SF
SPACE D-154	872 SF
SPACE D-200	5,208 SF
SPACE D-210	1,505 SF
SPACE D-215	1,496 SF
SPACE D-220	3,588 SF
SPACE E-140	1,270 SF
SPACE E-145	1,400 SF
SPACE E-153	654 SF
SPACE E-160	2,627 SF
SPACE E-167	1,129 SF
SPACE E-170	2,000 SF
SPACE E-200	8,487 SF
SPACE E-210	4,900 SF
SPACE E-215	1,320 SF
SPACE E-220	6,107 SF
SPACE E-230	6,155 SF
SPACE PV-10	310 SF
SPACE PV-20	400 SF
SPACE PV-30	375 SF
SPACE PV-35	375 SF
SPACE PV-40	160 SF

TOTAL: 76,213 SF

 SPACES REQUIRING
TYPE 47 LIQUOR LICENSES

SITE PLAN/FLOOR PLAN



-  Outdoor Tasting Lounge (1130 sf)
-  Indoor Serving Area (170 sf)

ABC Type 23 – Small Beer Manufacturer Offices”

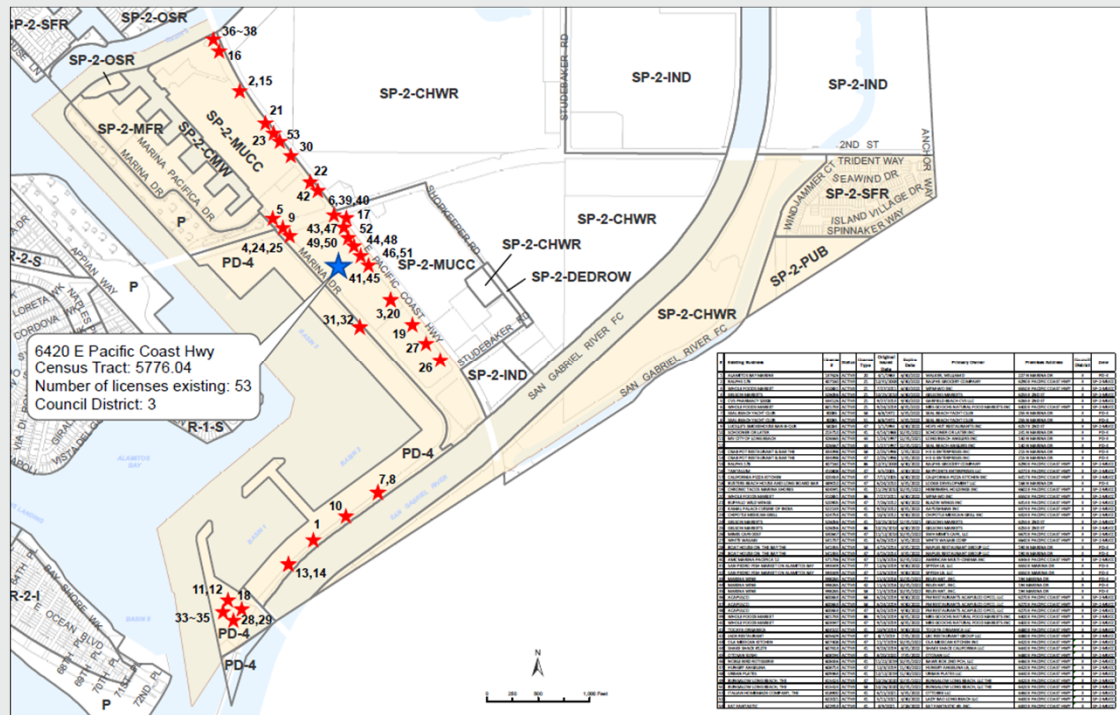
What are Type 23 “Duplicate Licenses”?

- Additional licensed locations that allow Retail Sales, Storage & Distribution
- These are generally “Tasting Rooms”
- No manufacturing is allowed at these locations
- Out of the 6 allowed, only 2 can be Restaurants in conjunction with wine & offer other manufacturers beers

REQUIRED FINDINGS CUP

- The approval is **consistent with and carries out** the general plan, any applicable specific plans such as the Local Coastal Program and all Zoning Regulations of the applicable district;
- The proposed use **will not be detrimental to the surrounding community** including public health, safety, general welfare, environmental quality or quality of life;
- The approval is in compliance with the **special conditions** for the use enumerated in chapter 21.52; and
 - The business operator shall provide **parking** for the use equivalent to the parking required for new construction...
 - The business operator shall provide **night lighting and other security measures**...
 - The business operator shall **prevent loitering** or other activity in the parking lot...
 - The use shall not be in a **reporting district** with more than the recommended maximum concentration of the applicable on or off premise sales use, as recommended by the Long Beach Police Department...
 - The use shall not be located within 500 feet of a public school or public park...
- The related development approval, if applicable, is consistent with the **green building standards for public and private development**, as listed in Section 21.45.400.

ABC STATISTICS



- **Census Tract: 5776.04**
- **Police Reporting District: 623**
- **City-wide high crime threshold: 116**
- **Crime Rate for Reporting District: 142**

- **Maximum Number of ABC Licenses: 1**
- **Number of Existing ABC Licenses: 53**
- **Long Beach Police Department Comments:**
 - With the imposed conditions pertaining to site design and security, LBPD is in support of this application.

REQUIRED FINDINGS (LCDP)

- The proposed development **conforms to the certified local coastal program**, including but not limited to all requirements for replacement of low- and moderate-income housing; and
- The proposed development **conforms to the public access and recreation policies of Chapter 3 of the Coastal Act**.
- **For an application for a religious assembly use**, if an exception or waiver of LCP requirements is sought under Section 21.52.219.8.G, that the exception or waiver allows the minimum deviation from LCP requirements necessary to comply with RLUIPA, and that the decision maker has imposed all conditions necessary to comply with all provisions of the LCP, with the exception of the provision(s) for which implementation would violate RLUIPA.
- The proposed development is sited, **designed and managed to minimize the transport of pollutants by runoff into coastal waters and groundwater**, and to minimize increases in runoff volume and velocity from the site which may adversely impact coastal resources or coastal bluff stability. Best Management Practices shall be implemented, as applicable, including but not limited to applicable local, regional, state and federal water quality permits, standards and guidance provided in the LCP, best practices and other measures as may be recommended by the City Engineer.

CONDITIONS OF APPROVAL

- Required operations plan detailing onsite security and compliance with alcohol service, noise standards, and occupancy.
- Provide contact information for manager to all adjacent/adjoining property owners/occupants.
- Hours of Operation: **Table 1: Brewery Hours**

Area	Monday through Saturday	Sunday
Beachwood	11:00am – 11:00pm	11:00am – 11:00pm

- Compliance with noise ordinance.
- Alcohol training for all staff.
- Lighting and security cameras on site.
- Conformance with signage requirements.
- The ability to purchase food from onsite restaurants and food retailers and are permitted to bring food into the outdoor seating area for consumption during all operating hours.

CEQA AND NOTICING

The project has been determined to be Categorical Exempt under:

- Section 15303 (New Construction or Conversion of Small Structures)
- Section 15304 (Minor Alterations to Land)

Noticing was completed in accordance with Section 21.21 of the Municipal Code.

- PC notices mailed on December 22, 2021 for hearing on January 5, 2022
- No comments were received at the time the report was prepared.



Thank you

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ELEVATIONS



On-Site PARKING

- **Shopping Center:** 6430 Pacific Coast Highway
- **Onsite Parking:**
 - 1150 Spaces

 Parking areas

