



Planning Commission

September 21, 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, additional drive through ordering lane, a new bypass drive-thru lane, canopies and interior/exterior improvements.



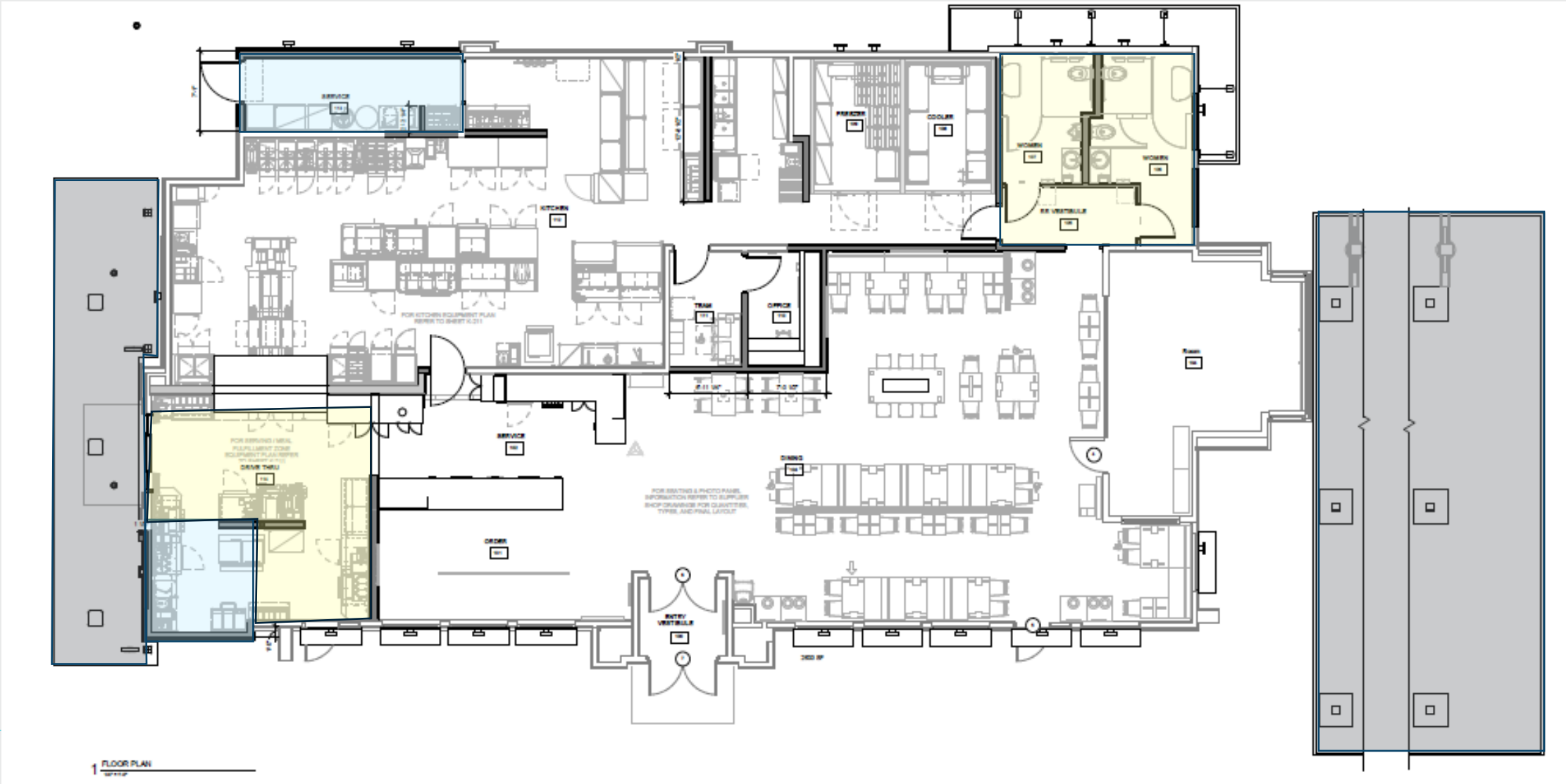
Existing Conditions





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

Floor Plan



Façade Remodel

East Elevation



West Elevation



MEAL SERV SPY

PT-21

PT-21

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MEU

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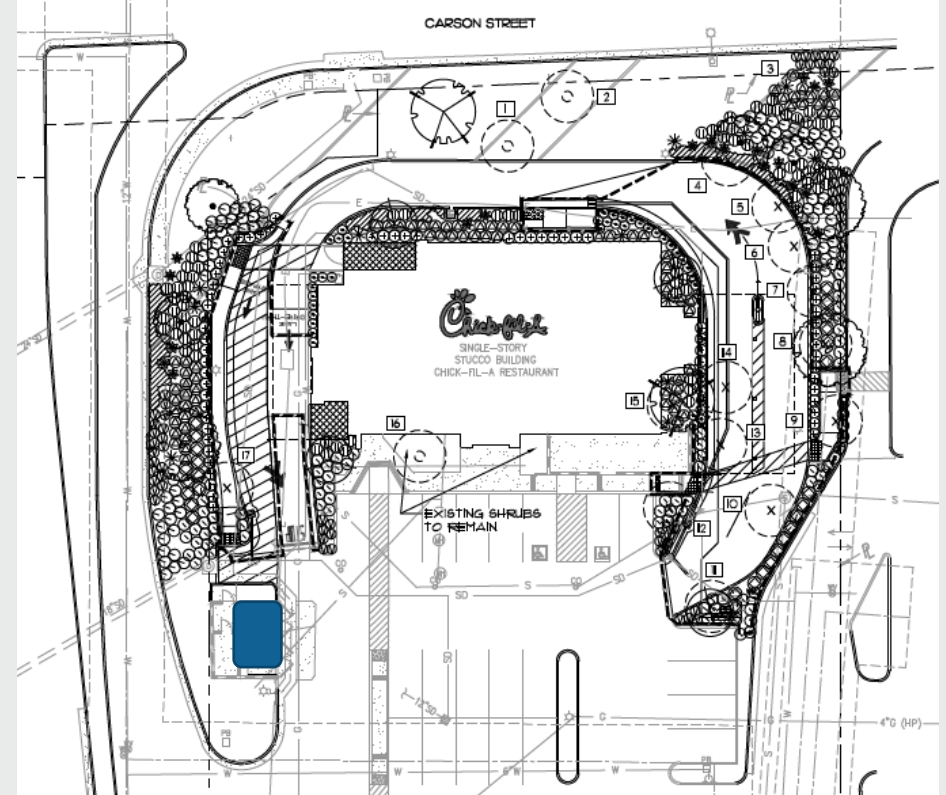
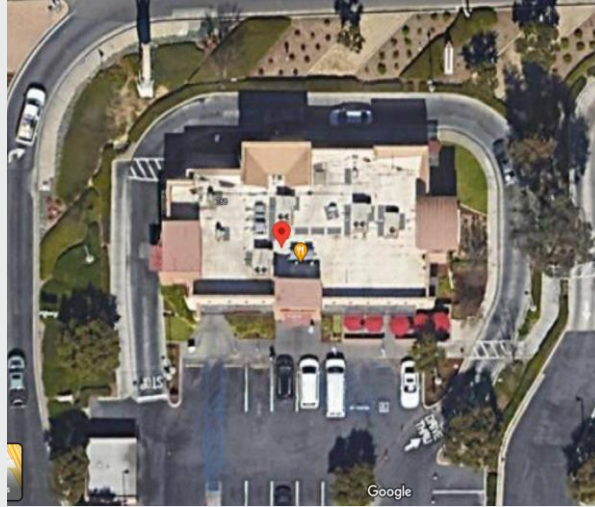
NEW ORDER POINT CANOPY

CHICK-FIL-A

EXTERIOR ELEVATION
1" = 10'-0"



Landscaping



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