



Planning Commission

January 5, 2022

Application No. 2105-17 (AUP21-039, CUP21-010, LCDP21-034)

1900 East Ocean Boulevard

VICINITY MAP



Zoning:

- PD-5 Ocean Boulevard

General Plan (1989):

- LUD No. 4 (High Density Residential)

LCP Area:

- Area A – The Bluffs (Appealable Area)

 Project site

BACKGROUND

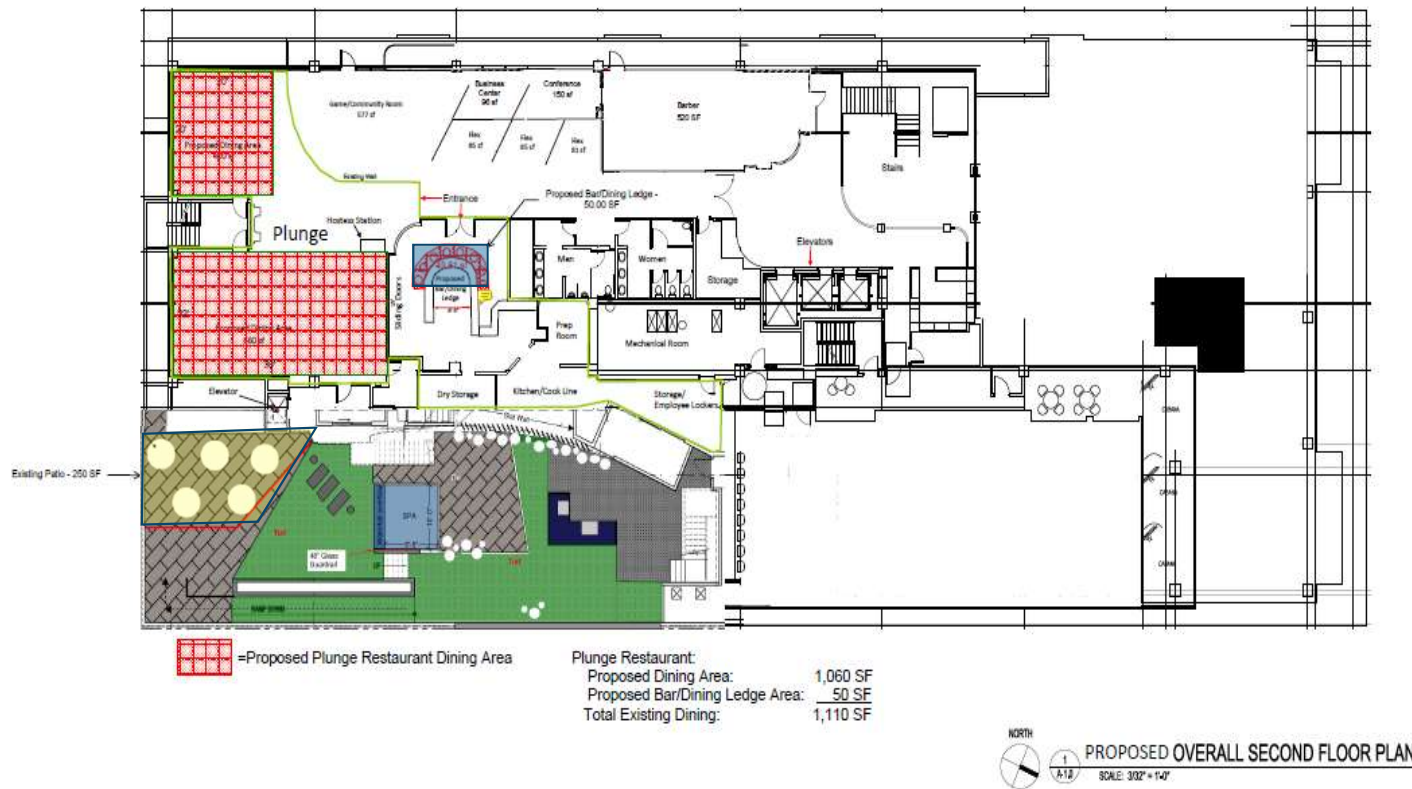


- The tenant space has long served residents and the public as a retail/restaurant use.
- December 8, 2016 – Conditional Use Permit exemption (CUPEX) is approved for a Type 41 license at bona fide restaurant, Plunge.
- May 5, 2021 – Application submitted for the proposed AUP, CUP, and LCDP.

PROJECT

- **Administrative Use Permit (AUP)** to allow the conversion of a portion of a dining ledge within a legal non-conforming restaurant use to a bar.
- **Conditional Use Permit (CUP)** to expand the alcohol license to allow the sale of beer, wine and distilled spirits at the restaurant with a new bar located at 1900 East Ocean Boulevard.
- **Local Coastal Development Permit (LCDP)** required for projects in the Coastal Zone requiring entitlements.

SITE PLAN/FLOOR PLAN



- Outdoor Patio (250 sf)
- Indoor Bar (49.9 sf)
- Indoor Dining (1060 sf)

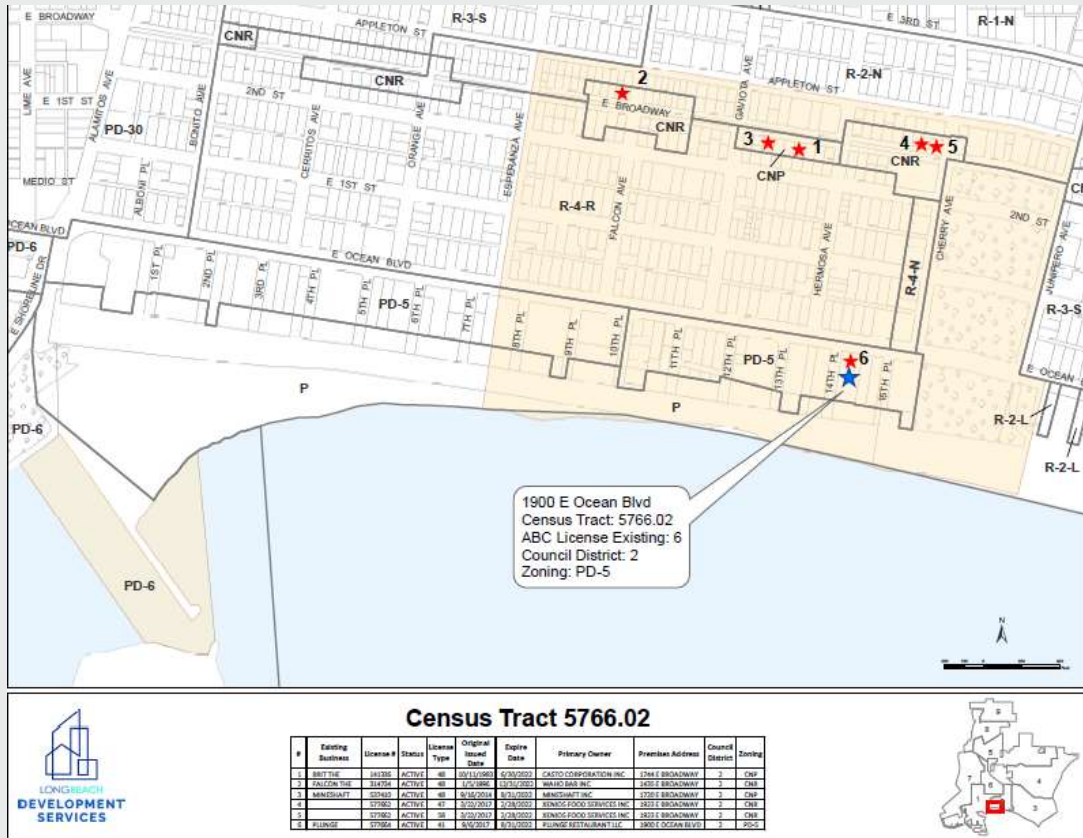
REQUIRED FINDINGS AUP

- 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
 - Chapter 21.52 does not enumerate any special conditions related to the conversion of a restaurant area to bar or for the expansion of the range of alcohol to be sold.
 - Chapter 21.52 does enumerate special conditions for alcohol beverage sale uses that require Conditional Use Permits which are analyzed separately in the findings for CUP21-010.
- 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.

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: 5766.02**
 - **Police Reporting District: 352**
 - **City-wide high crime threshold: 116**
 - **Crime Rate for Reporting District: 176**
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- **Maximum Number of ABC Licenses: 9**
 - **Number of Existing ABC Licenses: 4**
 - Inclusive of existing license at 1900 East Ocean Boulevard, There would be no net increase in licenses with this application. Only an upgrade of the existing license.
 - **Long Beach Police Department Comments:**
 - With the imposed conditions of approval pertaining to security, LBPD is not in opposition to 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

- A required operations plan detailing onsite security and compliance with alcohol service, noise standards, and occupancy and to provide contact information for manager to all adjacent/adjoining property owners/occupants.

- Hours of Operation:

Table 2b: Staff Conditioned Operating Hours

| Operating Area | Days of the Week | Hours of Operation |
|----------------|---------------------|--------------------|
| Restaurant | Monday - Thursday | 7 am – 11pm |
| | Friday and Saturday | 7 am – 11pm |
| | Sunday | 7 am – 11pm |
| Patio | Monday - Thursday | 7 am – 9 pm |
| | Friday and Saturday | 7 am – 10 pm |
| | Sunday | 7 am – 9 pm |

- Compliance with noise ordinance.
- Alcohol training for all staff.
- Lighting and security cameras on site.
- Urban etiquette signage and prohibition of loitering.

CEQA AND NOTICING

The project has been determined to be Categorical Exempt under:

- Section 15301 -Existing Facilities Class 1(a) as the scope of the project is within an existing structure.

Noticing was completed in accordance with Section 21.21 of the Municipal Code for the hearing on January 5, 2022.



Thank you

Christopher Aldana

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