

FINDINGS
CONDITIONAL USE PERMIT (CUP18-019)
6600 Atlantic Avenue
Application No. 1806-25
October 4, 2018

Pursuant to Section 21.25.206 of the Long Beach Municipal Code, a Conditional Use Permit can be granted only when positive findings are made consistent with the following criteria set forth in the Zoning Ordinance. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

- 1. 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;**

Positive Finding

The request consists of Conditional Use Permit (CUP18-019) to establish a drive-through lane for the restaurant at Pad 1 of a new shopping center located at 6600 Atlantic Avenue in the Community Automobile-Oriented District (CCA). (District 9).

Pad 1 located on the westerly side of the shopping center will consist of a 2,600-square-foot building with drive-through lane measuring 209 linear feet and will exceed the 150-foot minimum queuing distance required for this use which can account for up to 10 vehicles. The drive-through will be visible from Atlantic Avenue and will wrap along three sides of the building. The drive-through although visible from the right of way will have a 18-foot buffer of landscape along Atlantic Avenue from the required 5-foot minimum.

The parking requirement for the restaurant uses are calculated at the ratio of one parking space per 1,000 square feet of dining area. As such 1,250 square feet of dining area requires 13 stalls. The Pad 1 will also have a 250-square-foot patio/dining area which will be exempt from any additional required parking. 19 stalls will be provided for Pad 1 which will have a surplus of six stalls. The project along with its included conditions of approval will carry out the zoning regulations applying to this district.

The subject site is currently located in an area of General Plan designated as Land Use Designation (LUD) No. 8N – Shopping Node and 8A Traditional Retail Strip Commercial District. Both LUD's allow for retail and services uses primarily intended to serve local neighborhood needs and would be compatible land uses for the proposed project. The drive-through established for the restaurant use is allowed within the Community Automobile-Oriented District (CCA), and will be in conformance with the General Plan as a retail-service related use. The project provides access to goods and services in a center with an outdoor plaza which is currently unavailable. Furthermore, the configuration of the site and drive through

is consistent with the General Plan as it is designed to be sensitive to nearby residential uses.

2. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY OR GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND

Positive Finding

The location of the drive-through lane will wrap around three sides of the building but have primary visibility along Atlantic Avenue. The 209-linear-foot drive-through lane will be able to accommodate up to 10 vehicles which exceeds the 150-linear foot minimum queuing distance required for a restaurant use. The drive-through lane will be designed to maximize the safe and efficient movement of vehicles and pedestrians. The pedestrian crossing occurring through the drive-through will be located along the beginning or end of the drive-through lane.

To offset any visual impacts associated with the facilities, enhanced landscaping (including a variety of ground cover, shrubs, and tree specimens) have been provided in the yard areas along the Atlantic Avenue and will also have new street trees in the right of way. The project as designed, will therefore not be detrimental to the surrounding community. The project provides access to good and services in a center with an outdoor plaza which is currently unavailable.

3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR SPECIFIC CONDITIONAL USES, AS LISTED IN CHAPTER 21.52.

Chapter 21.52 of the Zoning Regulations contains special conditions for fast-food restaurant uses. The following conditions shall apply to fast-food restaurants:

a. THE SITE SHALL NOT ADJOIN OR ABUT A RESIDENTIAL USE DISTRICT;

Positive Finding

The Project site is bounded by Atlantic Avenue to the west, an alley to the North Artesia Boulevard to the South, and Lime Avenue to the east. The closest residential district to the project site is located north, south and further east of the project however is separated by either an alley or street. Therefore, the site does not adjoin or abut a residential use district.

b. THE PROPOSED SITE SHALL NOT INTERRUPT OR INTRUDE INTO A CONCENTRATION OF RETAIL USES AND SHALL NOT IMPEDE PEDESTRIAN CIRCULATION BETWEEN RETAIL USES;

Positive Finding

The Project's drive-through lane will not interrupt or intrude into a concentration of retail uses or impede pedestrian circulation between retail uses. The projects drive-through lane has been well integrated into the overall development of the shopping center, with adequate spacing between each entry and exit lane, and have adequate queuing and maneuvering space. The pedestrian experience and circulation has been a focal point on the programming for the site. The primary entry/pathway will be placed along the northeast corner of Atlantic Avenue and Artesia Boulevard, two additional pathways are proposed along Artesia Boulevard, and one additional pathway along Lime Avenue. All of which will not be impede with the projects proposed drive-through.

c. THE USE SHALL NOT CONSTITUTE A NUISANCE TO THE AREA DUE TO NOISE, LITTER, LOITERING, SMOKE OR ODOR; AND

Positive Finding

Conditions of approval addressing noise, loitering, and property maintenance are incorporated for this project to limit adverse effects caused by the proposed drive-through facilities.

d. ORDER BOARD SPEAKERS SHALL BE ORIENTED AND DIRECTED AWAY FROM ADJACENT RESIDENTIAL USES.

Positive Finding

The drive-throughs will have ample opportunity to place the order board speakers in a location directed away from adjacent residential uses. A condition of approval will be incorporated for the project to ensure compliance with this requirement.