

ADMINISTRATIVE USE PERMIT FINDINGS

1147 Loma Avenue

App. No. 2103-25 (AUP21-014)

Date: July 15, 2021

Pursuant to Chapter 21.25, Division IX of the Long Beach Municipal Code, the City shall not approve an Administrative Use Permit unless positive findings are made consistent with the criteria set forth in the Zoning Ordinance.

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;

The applicant is requesting approval of a new wine shop with accessory marketplace and wine tasting. The subject site has a General Plan Land Use PlaceType designation of Multifamily Residential, Low (MFR-L) and is within the R-4-R (moderate-density multifamily residential) Zoning District. The MFR-L PlaceType encourages a wide variety of multifamily housing typologies ranging from two to six stories in height. Compatible public facilities and neighborhood-serving commercial uses are also encouraged. Specifically, neighborhood-serving, low-intensity commercial uses with floor area ratios between 0.25-0.50 are permitted in the MFR-L PlaceType. The Land Use Element also states that within this PlaceType, designs should contribute to walkable streets by incorporating pedestrian-oriented building frontages and balancing building massing with usable on-site open space.

The proposed project is consistent with the MFR-L's goal of incorporating small-scale, neighborhood-serving commercial uses within multifamily residential neighborhoods. Recent renovations to the existing building are consistent with the goal of incorporating pedestrian-oriented building frontages. The exterior renovations made to the project site include installing storefronts with high degree of window transparency which creates a frontage that is more pedestrian-friendly and contributes to the walkability of Loma Avenue.

One of the citywide goals identified in the Land Use Element is to implement sustainable planning and development practices (Goal No. 1 of the Land Use Element). Under this goal, one of the City's pursuits in sustainable planning is to encourage walkable and bicycle-friendly environments. Strategy No. 1 of the Land Use Element is to "support sustainable urban development patterns." In particular, LU Policy 1-1 promotes sustainable development patterns and development intensities that use land efficiently and accommodate and encourage walking. The proposed project offers a retail storefront with additional glazing, within an existing building that was previously used as a manufacturing site with limited interior visibility. While the project only consists of the street activation of a single site, it sets a precedent for the adjacent commercial properties to follow. Additionally, LU Policy 1-7 encourages neighborhood-serving retail, employment and entertainment destinations in new mixed-used projects to create local, walkable daily trip destinations. While the proposed project is not a mixed-use project, it will bring a

neighborhood-serving retail store to the community and provide additional jobs in the area.

Within the R-4-R Zoning District, commercial uses such as a retail store are currently prohibited. However, pursuant to Section 21.27.050 of the Long Beach Municipal Code (LBMC), a nonconforming nonresidential structure, which has been abandoned for a period greater than twelve months, may apply for an Administrative Use Permit (AUP) to establish a CNP permitted use. The project site is a nonconforming nonresidential structure because it is a commercial building on a residentially zoned property. Since the project site has been vacant for more than twelve months, the AUP is requested to re-establish a nonresidential use that is consistent with CNP-allowed retail uses.

An AUP is consistent when it carries out the intent of the General Plan land use district in which it is located, and otherwise complies with the required findings of the Zoning Regulations. Approval of an AUP would allow for the establishment of a small-scale neighborhood-serving retail use, within an existing building that was previously used as an art decal manufacturing facility. The subject site consists of a 6,350-square-foot lot with a 3,400-square-foot commercial building, split into two tenant spaces of 1,219 square-feet (1147 Loma Avenue) and 2,181 square-feet (1145 Loma Avenue), respectively. The applicant proposes to establish a new wine bar with accessory marketplace and wine tasting within the 1147 Loma Avenue tenant space. The proposed use will include a 240-square-foot outdoor space with additional seating. The proposed use will not result in any additional square footage being added to the existing building. New parking spaces will be added to a site that currently doesn't have any spaces, thereby bringing the property further into compliance with parking standards.

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

The proposed use is not anticipated to be detrimental to the surrounding community. Although the site is located on a residential street, a retail wine shop with accessory wine tasting within an existing 1,219-square-foot commercial space is expected to have minimal impacts. The proposed outdoor seating area will be appropriately buffered from the neighboring residential properties with landscaping. New on-site parking will be provided to accommodate the required number of spaces based on previous grandfathered rights. As the previous use of the site was an art decal manufacturing facility, the proposed retail store is considered a less intense use. Several Conditions of Approval will be included to further ensure public health, safety, and welfare. They include noise control, hours of operation, prohibition of loitering or queuing of patrons, and security measures.

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

Chapter 21.52 does not enumerate any special conditions related specifically to the re-establishment of CNP permitted uses for nonconforming, nonresidential structures on residentially zoned properties.

4. 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

This project does not include the development of any new building square footage and consists of the operation of a retail wine shop with accessory marketplace and wine bar within an existing building. This project does not trigger any thresholds for compliance with green building standards except as otherwise required by CalGreen and the building code.