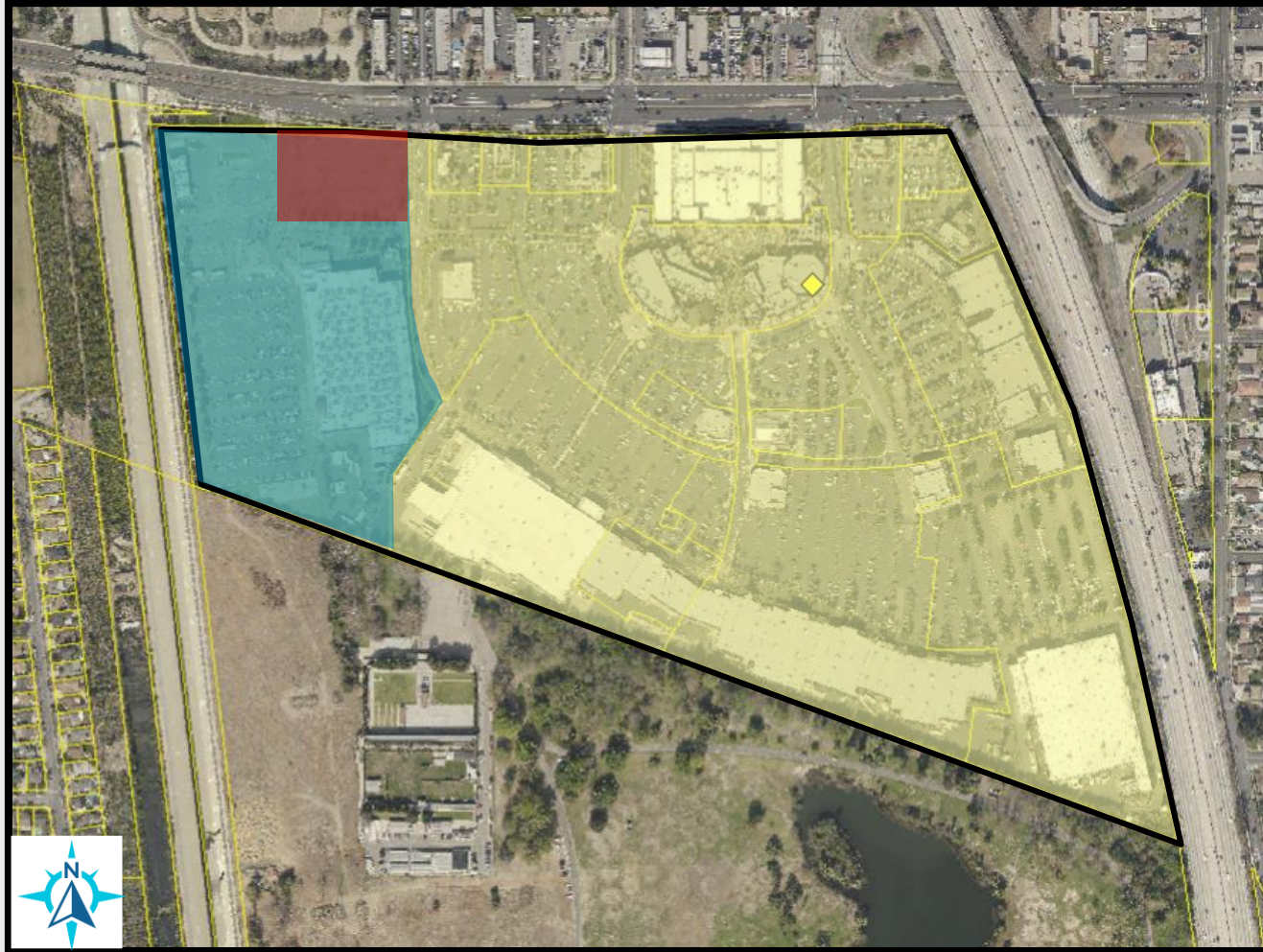







Planning Commission

August 3, 2023

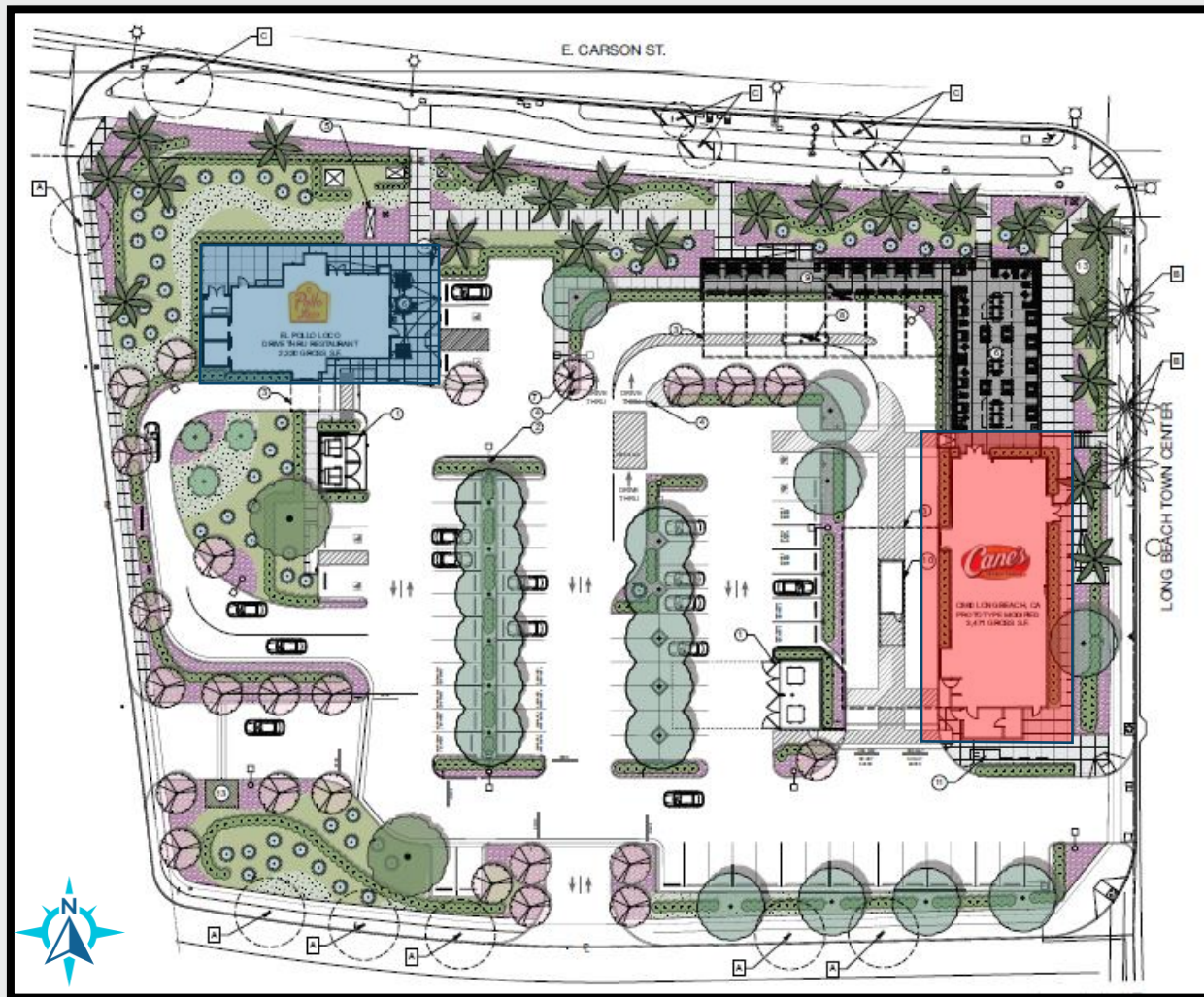
**7250 Carson Boulevard
Conditional Use Permits & Tentative Parcel Map
Case No. 2112-17**



- **Lot Size:** 873,880 SF (20 acres)
- **Zoning:** CHW
- **GP LUE PlaceType:** CC – Community Commercial
- **Site Access:** Site is accessed by Carson Blvd and internal private streets
- **Existing conditions:** Wal Mart center with detached gas station and vacant 2.44-acre area north of the site
- Long Beach Towne Center - 102 Acre shopping center

-  - LB Town Center
-  - Project Site
-  - Scope of Work

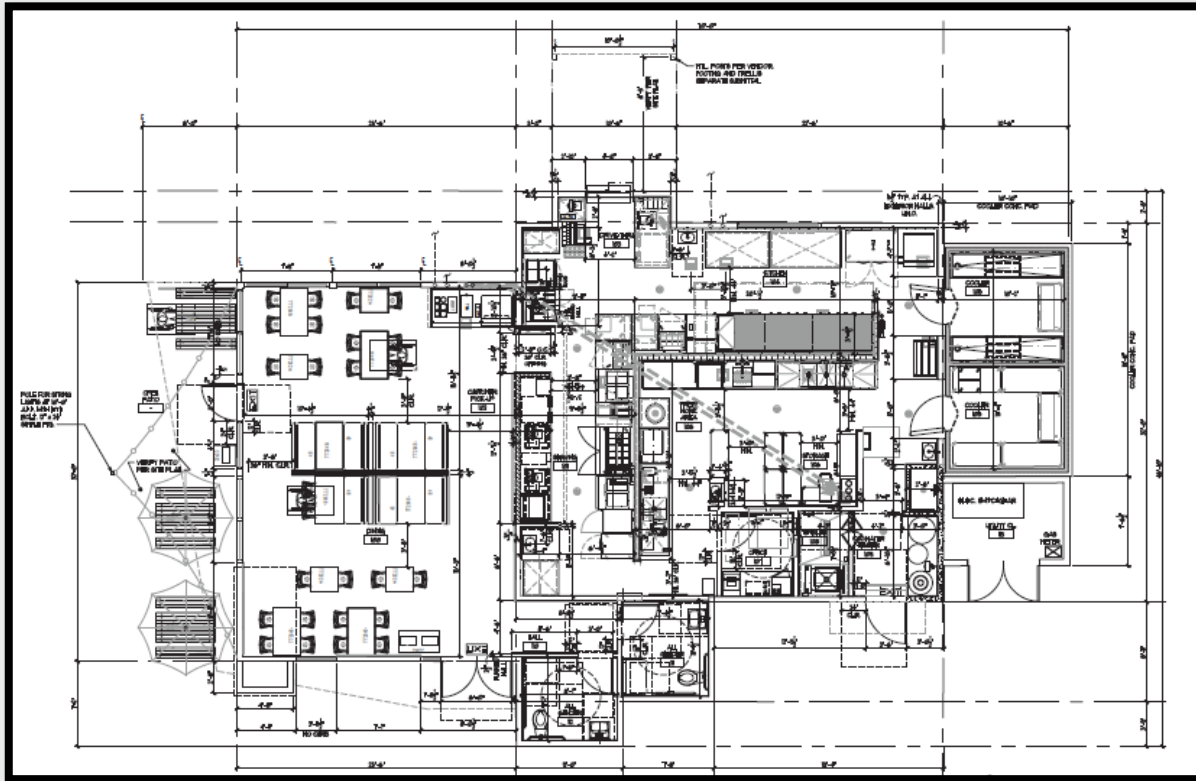




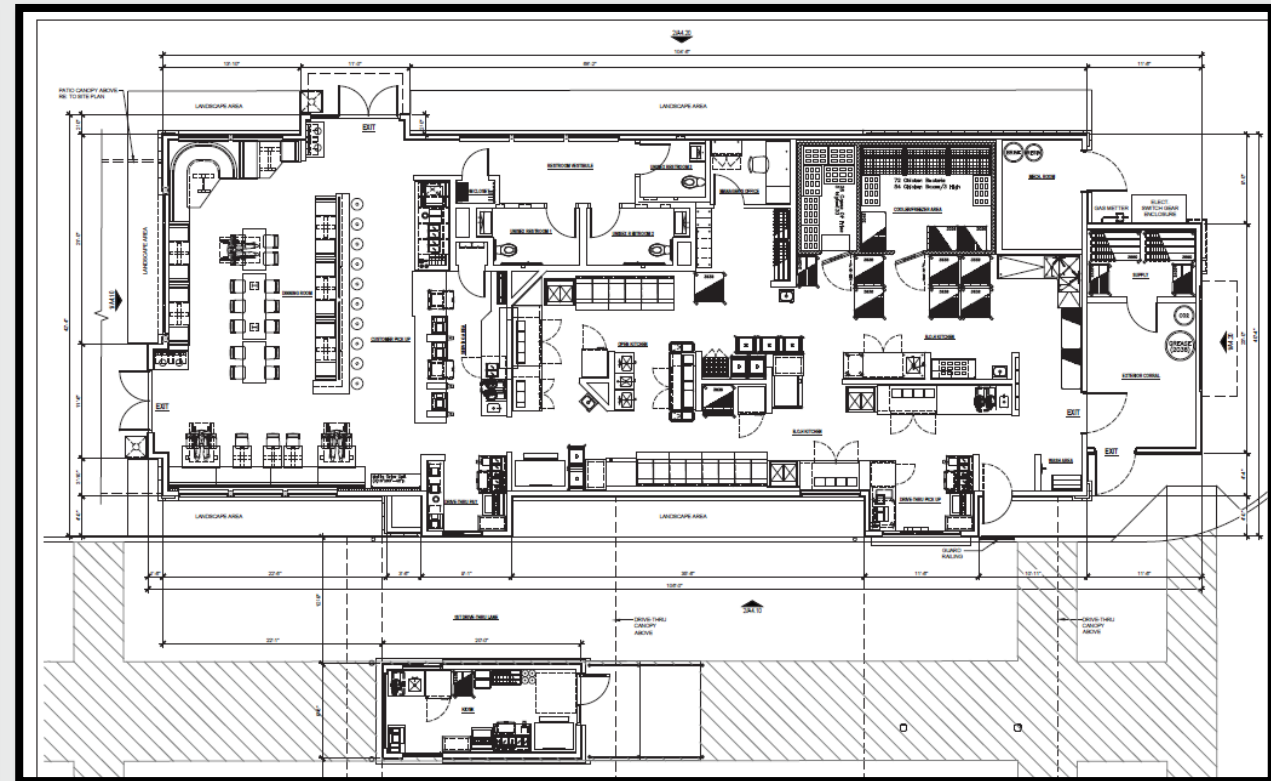
The Request:

- **Two Conditional Use Permits**
- Drive Through Facility for a new detached 2,320 SF building with a 280 SF open patio area – West of site
 - Dual drive through that merges into a single lane.
- Drive Through Facility for a new detached 3,471 SF building with a 3,590 SF covered patio area – East of site
 - Dual Drive through lane with a kiosk
- 74 parking stalls
- 8 bicycle stalls
- 29,654 SF of drought tolerant landscaping

 - El Pollo Loco  - Raising Canes



El Pollo Loco



Raising Canes

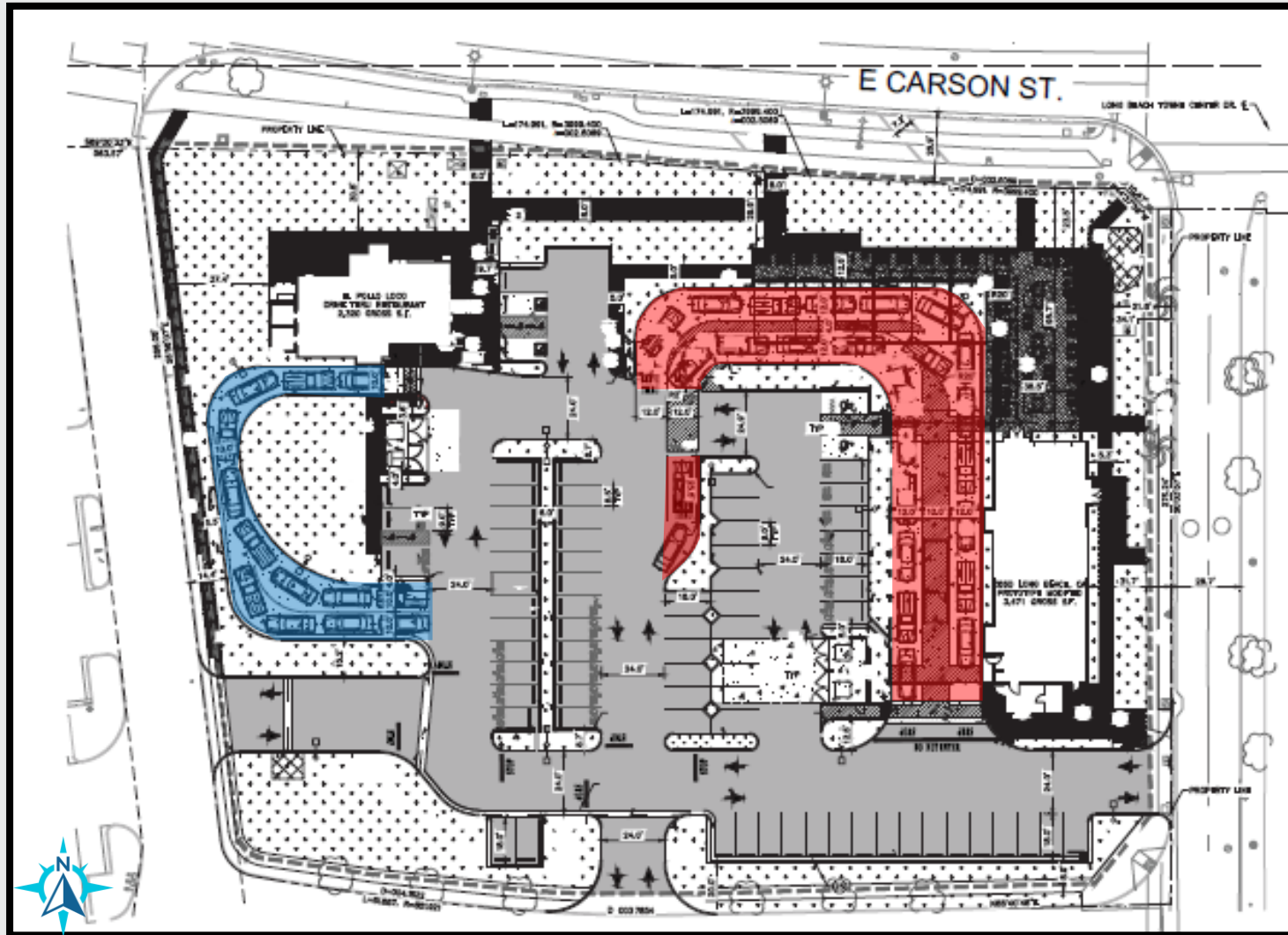


El Pollo Loco





Raising Cane's



El Pollo Loco

- Dual drive through lane that merges into 1 lane
- 8 vehicle queue to menu board
- Total queuing capacity of 13 vehicles
- Drive through would have sufficient queuing per queuing analysis

Raising Canes:

- Side by side double drive through lanes
- 2 vehicle entrance into the drive throughs
- 4-5 vehicle queue to menu boards
- Kiosk will take payments and provide beverages to increase efficiency of drive throughs by 25%
- Overall queuing capacity of 19 vehicles
- Drive through would have sufficient queuing per queuing analysis



- Tentative Parcel Map
- Subdivide existing 20-acre site
- Minimum Lot Size:
 - 10,000 SF per CHW Zone
 - Proposes:
 - Parcel A – 17.56-acres
 - Parcel B – 2.44-acres
- Minimum Lot With:
 - 50-feet per LBMC Chapter 20.36
 - Proposes:
 - Parcel A – 397 feet
 - Parcel B – 341 feet

Conditional Use Permit Findings

- The project is consistent with and carries out the General Plan, and all zoning regulations of the applicable district;
- Proposed use will not be detrimental to the surrounding community including public health, safety or general welfare, environmental quality or quality of life;
- The project is in compliance with the special conditions for specific conditional uses, as listed in Chapter 21.45 and Chapter 21.52.

Tentative Parcel Map Findings

- That the proposed map is consistent with applicable general and specific plans;
- That the design or improvements of the proposed subdivision is consistent with applicable general and specific plans;
- The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

LUE/UDE PEIR:

- In accordance with the California Environmental Quality Act (CEQA), this project was analyzed as part of the previously certified General Plan Land Use and Urban Design Elements Program Environmental Impact Report and a PEIR Compliance Checklist (PECC 02-23) was prepared for this project.
- The PEIR Compliance Checklist analyzed the proposed project in accordance with the General Plan Land Use and Urban Design Elements PEIR and determined that the project will not result in any new significant impacts that exceed those analyzed in the General Plan Land Use and Urban Design Elements PEIR, with mitigation measures included.

Conditions of Approval

- Require raised pedestrian crossing and signage per the guidelines;
- Require the site to include solar panels to the maximum extent feasible;
- Limit hours of operation to 9-2am daily.

Staff Recommendation

- Determine that the project is within the scope of the project previously analyzed as part of the General Plan Land Use and Urban Design Elements Program Environmental Impact Review (EIR) (SCH #2015051054) (PECC02-23) and warrants no further environmental review pursuant to CEQA Guidelines Sections 15168 and 15162;
- Approve the two (2) Conditional Use Permits for two (2) Drive Through Facilities and a Tentative Parcel Map, subject to conditions of approval.



Thank you

Sergio Gutierrez

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Planner IV

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