

February 6, 2020

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE19-144 and approve a Conditional Use Permit CUP19-015 to establish a fitness gym in an existing building located at 5400 Cherry Avenue within the Light Industrial (IL) Zoning District. (District 8)

APPLICANT: Duc Tran
15141 Woodlawn Ave
Tustin, CA 92780
(Application No. 1905-17)

DISCUSSION

The site consists of an approximately 52,838-square-foot parcel located on the northeast corner of Cherry Avenue and Market Street (Exhibit A - Vicinity Map). The site is currently developed with a one-story, 12,613-square-foot commercial building previously used for retail sales and surface parking lot consisting of 55 parking stalls. The surrounding uses are composed of commercial uses to the north and west, apartments to the east and additional commercial uses under the City of Lakewood jurisdiction to the south.

The site has a zoning designation of Light Industrial (IL) and a General Plan Place Type of Neighborhood Serving Center or Corridor-Moderate Density (NSC-M). A Conditional Use Permit (CUP) is required to operate on athletic club within the IG Zoning District. The Zoning Code establishes that certain uses like athletic clubs require an individual review to determine whether the use is compatible with the surrounding uses or may be made compatible with the imposition of conditions of approval.

The fitness gym will consist of an open workout area of 10,744-square-feet with a variety of exercise equipment, a 1,021-square-foot room for group exercise, a 700-square-foot tanning room, and 1,569-square-foot restroom and locker room. As part of the request to establish a fitness gym, the project will undergo the demolition of a drive-through canopy on the east elevation of the building, façade improvements to the north and east elevations, and repainting. Additional site improvements proposed include restriping a portion of the parking lot to create 14 additional parking stalls and one loading stall which will meet the minimum number of parking spaces and loading spaces required for the new use. The site will be improved to have a total of 70 stalls



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inclusive of one loading stall (Exhibit B - Plans & Photographs). The club hours of operation will be 24 hours, 7 days a week with the exception to holidays which special hours are generally limited from 5:00 a.m. to 9:00 p.m.

Other special development standards for fitness or health clubs identified in Sections 21.52.233 of the Zoning Regulations includes providing adequate parking for the use and limiting the size of the fitness gym to 5,000-square-feet if located in a neighborhood commercial zone which is not applicable to the subject property. Adequate parking has been achieved with the creation of the 15 new parking stalls required for the use. The fitness gym is a neighborhood serving commercial use consistent with the General Plan and Zoning Regulations and is not anticipated to disturb the surrounding community which primarily consists of various commercial uses adjacent to the site as well as other nearby residential uses west of Cherry Avenue (Exhibit C - Findings). The following site can be made in the affirmative and staff is recommending approval, as conditioned (Exhibit D - Conditions of Approval).

PUBLIC HEARING NOTICE

A total of 193 notices of public hearing were distributed on January 24, 2020, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. As of the preparation of this report, no letters of opposition were received.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15301 - Existing Facilities, as the project consists of the reuse of an existing 12,613-square-foot commercial building (CE 19-144).

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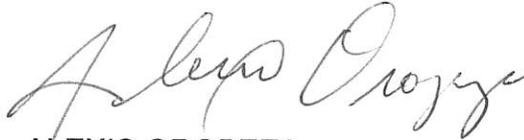
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Respectfully submitted,



NICK VASUTHASAWAT
PROJECT PLANNER



ALEXIS OROPEZA
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LT:CK:AO:nv

Attachments:

- Exhibit A - Vicinity Map
- Exhibit B - Plans & Photographs
- Exhibit C - Findings
- Exhibit D - Conditions of Approval