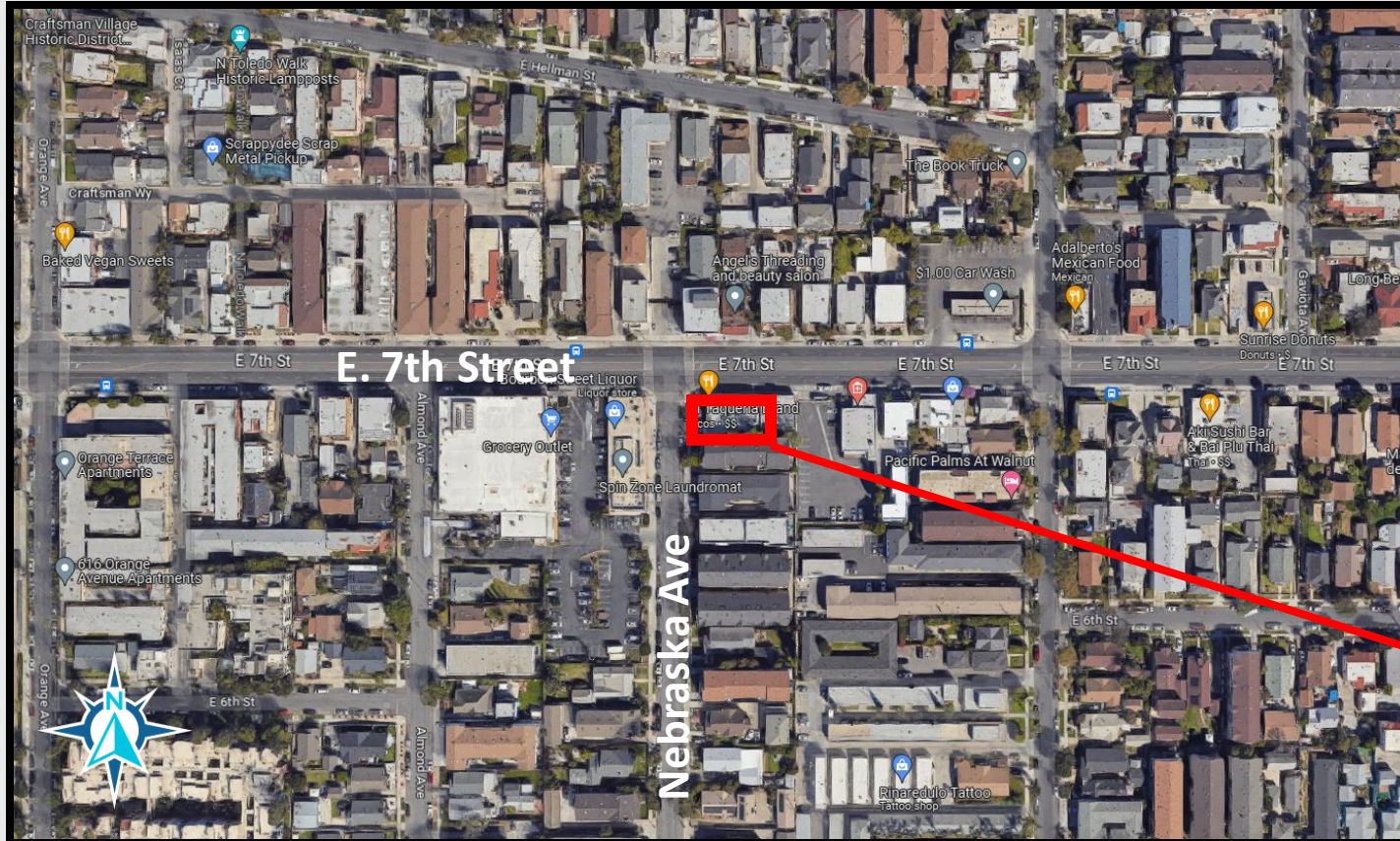




Planning Commission

September 7, 2023

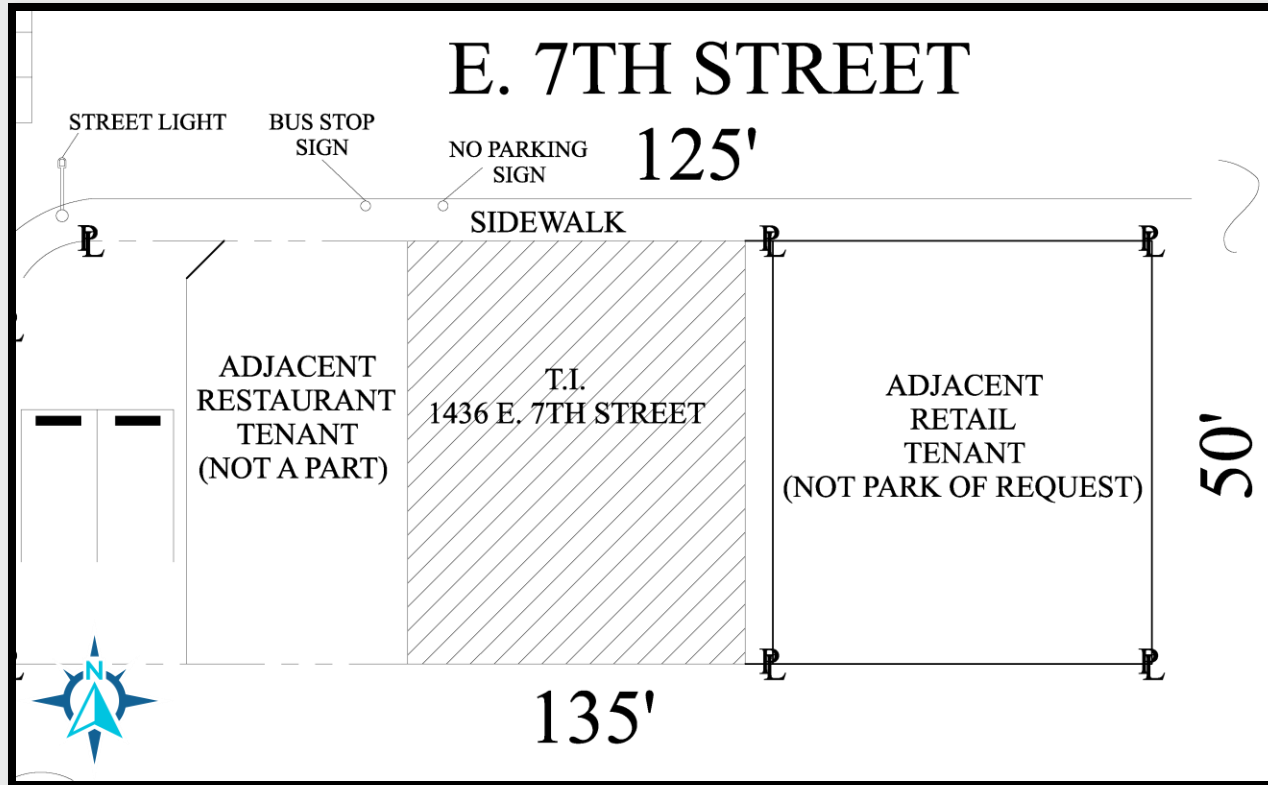
**1436 East 7th Street
Conditional Use Permit
Case No. 2304-14 (CUP23-012)**



- **Unit Size:** 1,985 square-feet
- **Zoning:** CCP
- **GP LUE PlaceType:** NSC-M
- **Surrounding Uses:** Commercial, Retail, Restaurant, and Residential



Looking Southwest at East 7th St



CUP Proposal:

On-Sale beer, wine, and distilled spirits for restaurant with fixed bar seating area.

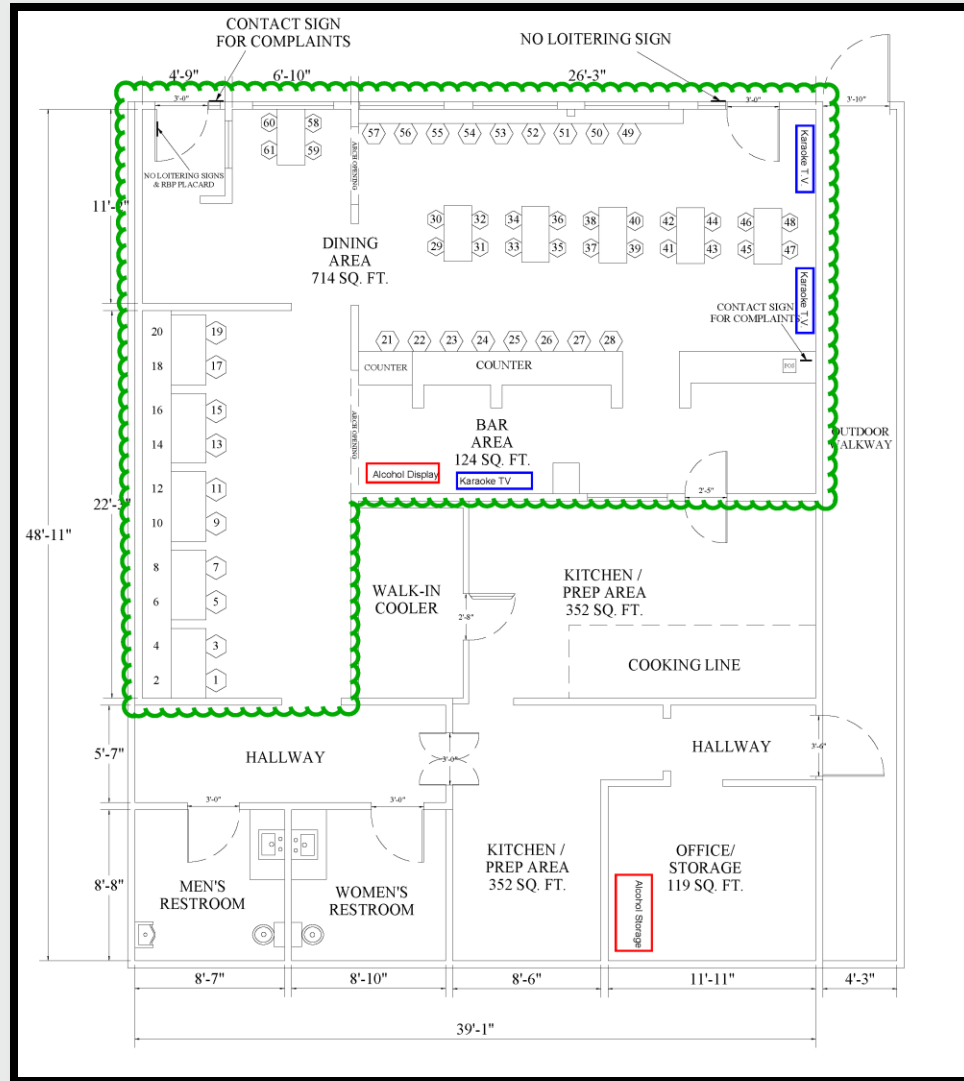
(ABC License Type-47)

Background:

- 1,989 SF tenant space
 - 714 SF seating area
 - 124 SF bar area
- Previous use: Restaurant with Type 41 CUPEX
- Use Requires: 6 parking spaces
- Total Provided: 0 (Project is subject AB2097)

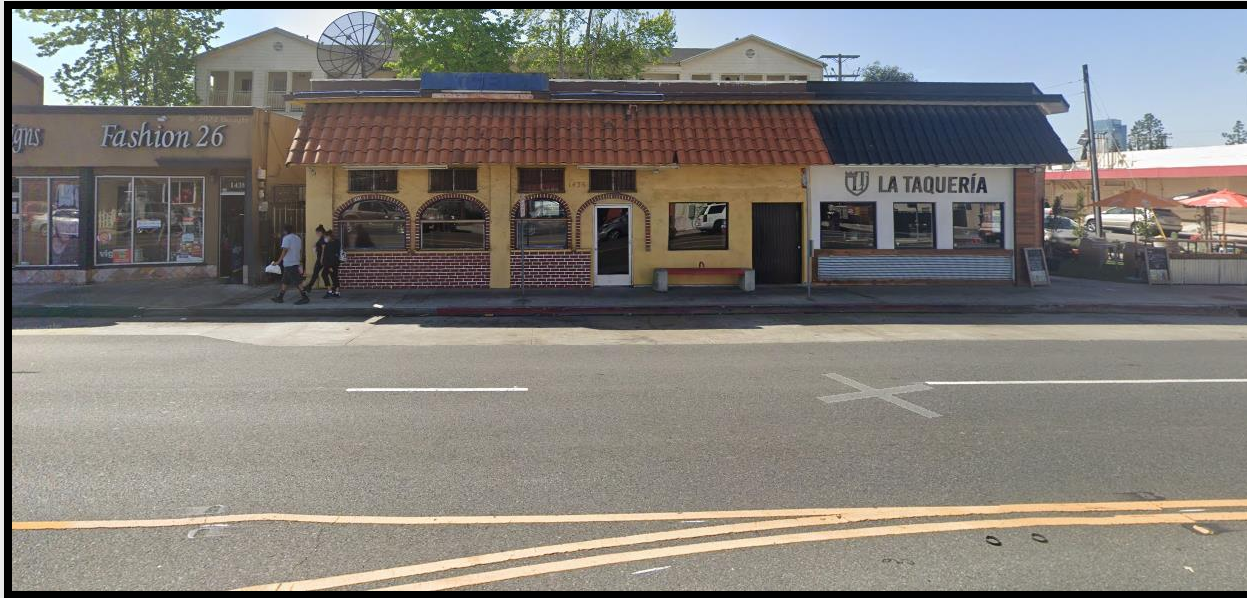
Previous Use:

- Previously subject to CUPEX (ABC Type 41)
- Interior and exterior renovations were completed without building permit
 - Included modification and expansion of existing bar seating
- CUPEX was nullified as a result



Operation Plan

- Renovated restaurant, Ruta 15 Ceviche Bar & Mexican Kitchen
- Will offer various types of ceviches, tacos and typical Mexican dishes resembling a baja experience
- Variety of Latin American inspired cocktails
- Average of 12-14 total employees
- Will operate from:
 - Mon - Wed - 7 am to 11 pm
 - Thurs - Sun - 7 am to 12 am
 - Karaoke - 3 55-inch screen TV's with 3 wireless microphones - daily from 6:00 pm to 10:00 pm.





LB Police Stats:

- Census Tract: 5765.02
- Number of Licenses envisioned: 4
- Number of licenses existing: 3
- Within Police District 361
- Site is in a high crime district
 - 66 considered high crime
 - 72 reports within the district
- Calls for service for location: 0

Conditional Use Permit Findings

- Proposed use will not be detrimental to the surrounding community including public health, safety or general welfare, environmental quality or quality of life;
- Special conditions for specific conditional uses, as listed in [Chapter 21.52](#);
 - High-crime
 - Residences within 100-feet of use

Conditions:

- Mandatory staff training
- Lighting and security
- Security Cameras

CEQA

Exempt per Section 15301 (Existing facilities) as the project consists of the on-site sale of alcohol in relation to a new restaurant, within an existing commercial space.

Staff Recommendation

Approve the Conditional Use Permit for On-Site Consumption of Alcohol Sales (Type 47) in conjunction with a newly remodeled restaurant, subject to conditions of approval.



Thank you

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