

February 20, 2020

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

RECOMMENDATION:

Approve Conditional Use Permit CUP19-043 and Local Coastal Development Permit LCDP19-027 to establish a restaurant and bar with on-site alcohol sales (ABC License Type 47) in conjunction with Site Plan Review SPR19-033 for a remodel of an existing commercial space located, at 6415 East Pacific Coast Highway in the PD-1 Zoning District. (District 3)

APPLICANT: RSI Group, Inc  
c/o Nina Ray  
3187-A Airway Ave  
Costa Mesa, CA 92626  
(Application no. 1912-05)

**DISCUSSION**

The site is located on the east side of Pacific Coast Highway just south of 2<sup>nd</sup> Street in the Southeast Area Development and Improvement Plan (PD-1) Zoning District within the "Marketplace" shopping center (Exhibit A - Vicinity Map). The multi-tenant building for this application fronts Pacific Coast Highway and is located on the northwest portion of the shopping center. The existing land uses in the vicinity are described in Table 1 below.

Table 1: Uses Adjacent to the Subject Site

Location	Zoning Designation	Land Uses
North	PD-1	Commercial, Restaurant, Retail
East	PD-1	Commercial, Restaurant, Retail
South	PD-1	Commercial, Office, Retail
West	PD-1	Los Cerritos Wetlands

The site is located within the General Plan Land Use Designation No. 7, Mixed Uses (LUD No. 7). LUD No. 7 intends for a combination of land uses that vitalize sites and give them more importance in the urban structure of the City. The recently city-adopted Land Use Element identifies this site as a Regional Serving PlaceType (RSF). The RSF PlaceType further intends to serve the sub-region and the region at large with, in part, business concentrations. The site is also located within the city's jurisdiction of the Coastal Zone. It should be noted, however, that the newer General

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Plan Land Use Element is still pending California Coastal Commission's approval. Therefore, LUD No. 7 is the governing designation for this site. The proposed restaurant and bar use is consistent with the mixture of land uses promoted by LUD No. 7.

The applicant is proposing to update a portion of a detached commercial building in the shopping center by remodeling the façade and the interior of the tenant space, incorporating two outdoor dining patios totaling 980-square-feet, and establishing a restaurant and bar with on-site alcohol sales (ABC Type 47) (Exhibit B – Plans). The façade remodel received approval from the Site Plan Review Committee on January 8, 2020. The zoning for the site of PD-1 further requires a Conditional Use Permit (CUP) for alcohol sales. Additionally, a Local Coastal Development Permit (LCDP) is required due to the site's coastal designation. The review of the CUP and the LCDP fall within the purview of the Planning Commission for this application.

The purpose of CUPs is to allow a review of certain land uses to ensure it is compatible with surrounding uses, or, through the imposition of development conditions, can be made compatible with surrounding uses (Exhibit C – Conditions). In addition to the required CUP findings, the Long Beach Municipal Code Section 21.52.201 establishes special conditions that must be met for alcoholic beverage sales. The findings for alcoholic beverage sales include the concentration of alcohol licenses to the population within a census tract as recommended by Alcoholic Beverage Control (ABC), and that the use not be in a reporting district with a high crime rate as reported by the Long Beach Police Department (LBPD). However, these special conditions may be waived with findings of fact (LBMC 21.52.100).

In considering this CUP application, staff evaluated the number of existing alcohol licenses in the subject census tract (Tract 9800.07) (Exhibit D - Tract Map). Currently, there are eight existing ABC licenses where no licenses are permitted based on the population of the census tract. The site is located within a tract that has no residential uses but has a unique geographic location and history which has been a magnet of commercial activity that attracts not only the residents of the city of Long Beach but also visitors from the metropolitan region at large. The addition of the newly constructed "2<sup>nd</sup> & PCH" project immediately west of the site reinforces this area as a regional serving center of commercial activity. The proposed use is therefore compatible with the surrounding community.

As for crime rates, the subject Police Reporting District, District 624, yielded a crime rate of 35, whereas a rate of 108 is considered high-crime. In reviewing this application, LBPD was consulted to offer comments as to security and design. With the imposed conditions pertaining to site lighting, site design, and site security, LBPD has no objections to the proposed use.

An LCDP is also required whenever a discretionary application is considered within the City's jurisdiction of the coastal area. The purpose of the LCDP is to determine if an application is consistent with the city's certified Local Coastal Plan (LCP). The LCP identifies the subject site, and the shopping center as a commercial center serving the adjacent neighborhoods and coastal visitors at large. As the proposed restaurant and bar is open to the public, both residents and visitors will benefit from the dining opportunity created by the use. Therefore, the proposed restaurant and bar are consistent with the guidelines and intent of the LCP (Exhibit E – Findings).

Staff recommends that the Planning Commission accept Categorical Exemption CE-19-267 and approve a Conditional Use Permit CUP19-043) and Local Coastal Development Permit LCDP19-027, to allow on-premise alcohol sales (Alcoholic Beverage Control License – Type 47) at the proposed restaurant and bar, subject to Conditions of Approval.

**PUBLIC HEARING NOTICE**

A total of 239 notices of public hearing were distributed on February 3, 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 Class 1(a), as the project consists of remodeling an existing commercial building (CE19-267).

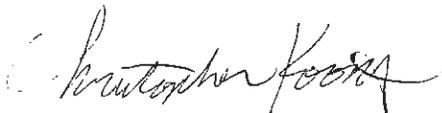
Respectfully submitted,



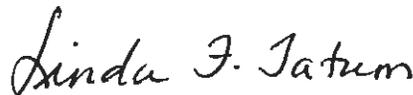
JONATHAN INIESTA  
PROJECT PLANNER



ALEXIS OROPEZA  
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP  
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP  
DIRECTOR OF DEVELOPMENT SERVICES

LT:CK:AO:JI

- Attachments:
- Exhibit A - Vicinity Map
  - Exhibit B - Plans
  - Exhibit C - Conditions
  - Exhibit D - Tract Map
  - Exhibit E - Findings