

May 21, 2020

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

**RECOMMENDATION:**

Accept Categorical Exemption CE19-247 and approve Conditional Use Permit CUP19-040 to allow on-site alcohol sales (Alcoholic Beverage Control - License Type 47) in conjunction with a new restaurant and new art gallery at an existing 6,250-square-foot building located at 1395 Coronado Avenue in the Light Industrial (IL) Zoning District. (District 4)

APPLICANT: Megan Tagliaferri  
c/o Compound LB LLC  
5318 E. 2<sup>nd</sup> Street #573  
Long Beach, Ca 90803  
(Application No. 1910-25)

**DISCUSSION**

The site is located on the southwest corner of Coronado Avenue and 14<sup>th</sup> Street, within the Zaferia District (Exhibit A – Vicinity Map). The site is within the Light Industrial (IL) Zoning District and has a General Plan PlaceType of Neo-Industrial (NI). The surrounding uses include residential uses to the north across 14<sup>th</sup> Street and east across Coronado Avenue. Commercial business, such as offices, ready to eat and retail uses are located to the east, west and south. The site is 13,000 square feet in area and developed with a 6,250-square-foot, single-story warehouse building which was last occupied by a pre-school.

The applicant is requesting approval of a Conditional Use Permit (CUP) for the on-premise sale and consumption of beer, wine, and distilled spirits in conjunction with a new 1,675 square foot restaurant and bar area of approximately 825 square feet. (Exhibit B – Plans & Photos). The conversion of the site was approved through the Site Plan Review Committee (SPR 20-004) as an adaptive reuse project for an art gallery and restaurant with associated retail, and office on March 11, 2020 (Exhibit C- Findings). The approval included 20 offsite parking spaces at 1322-1326 Obispo Ave. The overall project is consistent with the goals of the adaptive reuse ordinance, to preserve existing buildings and bring new community-serving uses to communities. The on-premise sale and consumption of beer, wine, and distilled spirits is compatible with the previously approved use of a restaurant and art gallery. Pursuant to Table 33-2 (Uses in industrial districts) of Section 21.33. Division I of the Long Beach Municipal Code (LBMC), any business involved in the sale of alcoholic beverage shall require the approval of a CUP. The purpose of Conditional Use Permits is to allow the individual review of certain



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land uses to ensure it would operate in a manner compatible with the surrounding uses or through the imposition of conditions of approval, can be made compatible. LBMC Section 21.52.201 establishes special conditions that apply to all alcoholic beverage sales uses requiring a CUP (Exhibit C – Findings; Exhibit D Conditions of Approval) unless findings can be made to waive the standard

Special Condition A states that the operator of the use shall provide parking for the use equivalent to the parking required for new construction regardless of the status of the previous use as to legal nonconforming rights. The project site consists of an Art Gallery and Restaurant in an existing 6,250 square foot industrial building with no parking. Special Development standards for an Adaptive Reuse project (LBMC 21.45.500.F) requires two (2) spaces per every (1,000) square feet of usable internal space and seventy-five percent (75%) of the minimum required parking shall be provided for assembly, office or retail conversions in mixed use or stand-alone buildings. The purpose of the Adaptive Reuse is to help re-use older buildings, thus reducing the parking required. Overall, the parking required for the site is 25 parking spaces, with 14 grandfather parking spaces from the previous use of a pre-school and a warehouse. Consequently, the new restaurant, bar and art gallery will result in an increase of 11 parking spaces. The applicant has secured the required 11 parking spaces at 1322-1326 Obispo Avenue, less than 600 feet away. Additionally, the applicant is providing valet parking in the front of the proposed project to assist with the overall operation of offsite parking.

The site is located within Census Tract 5751.03, where up to five on-sale licenses are allowed based on the Department of Alcoholic Beverage Control (ABC) criteria, which establishes a threshold for oversaturation within a census tract. Currently, there are four ABC licenses in this census tract, and the proposed restaurant would sell beer, wine, and distilled spirits under a new ABC Type 47 license, bringing the total number of on-sale licenses in the census tract to five (Exhibit E – Map of Existing Alcohol Licenses). The fifth new alcohol license would not result in an overconcentration of on-sale licenses in the census tract.

The site is located within Police Reporting District 512, which is considered a high-crime rate area based on a crime rate of 165, with the high-crime rate threshold being 108. Although the project site is located within a high-crime Reporting District, staff has consulted with the Long Beach Police Department (LBPD) to address concerns regarding potential nuisance impacts on the surrounding neighborhood. Several stringent conditions of approval have been included to closely monitor the operation of the bar and ensure that the use does not threaten public health, safety, or welfare.

To ensure the use operates in a manner compatible with the surrounding neighborhood, the following additional conditions of approval are recommended: prohibition on the expansion of bar area (825 square feet); the prohibition of any loitering or queuing of patrons beyond the interior of the tenant space; and the prevention of any loud noises coming from the tenant space. The incorporation of conditions of approval gives staff the authority to periodically re-inspect the project site to monitor the use for compliance with the conditions. Violations of these conditions can ultimately serve as grounds for permit revocation at a noticed public hearing. Staff recommends that the Planning Commission approve the Conditional Use Permit, subject to Conditions of Approval.

### **PUBLIC HEARING NOTICE**

Notice of Application was sent to the local community groups on November 19, 2019. A total of 885 public hearing notices were distributed on May 6, 2020 in accordance with the requirements of Chapter

21.21 of the Long Beach Municipal Code. At the time of writing this report, staff has received no comments in response to the hearing notice. However, six letters in support of the application were submitted as part of the application submittal (Exhibit F – Public Comments).

**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 operation of a bar at a proposed restaurant and art gallery commercial space. (CE 19-247).

Respectfully submitted,



MARCOS LOPEZ, JR.  
PROJECT PLANNER



ALEXIS OROPEZA  
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP  
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP  
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:AO:ml

Attachments: Exhibit A – Vicinity Map  
Exhibit B – Photos & Plans  
Exhibit C – Findings  
Exhibit D – Conditions of Approval  
Exhibit E – Map of Existing Alcohol Licenses  
Exhibit F – Public Comments