



Planning Commission

May 19, 2022

**4111 Viking Way
Conditional Use Permit
Case No. 2109-12 (CUP21-018)**

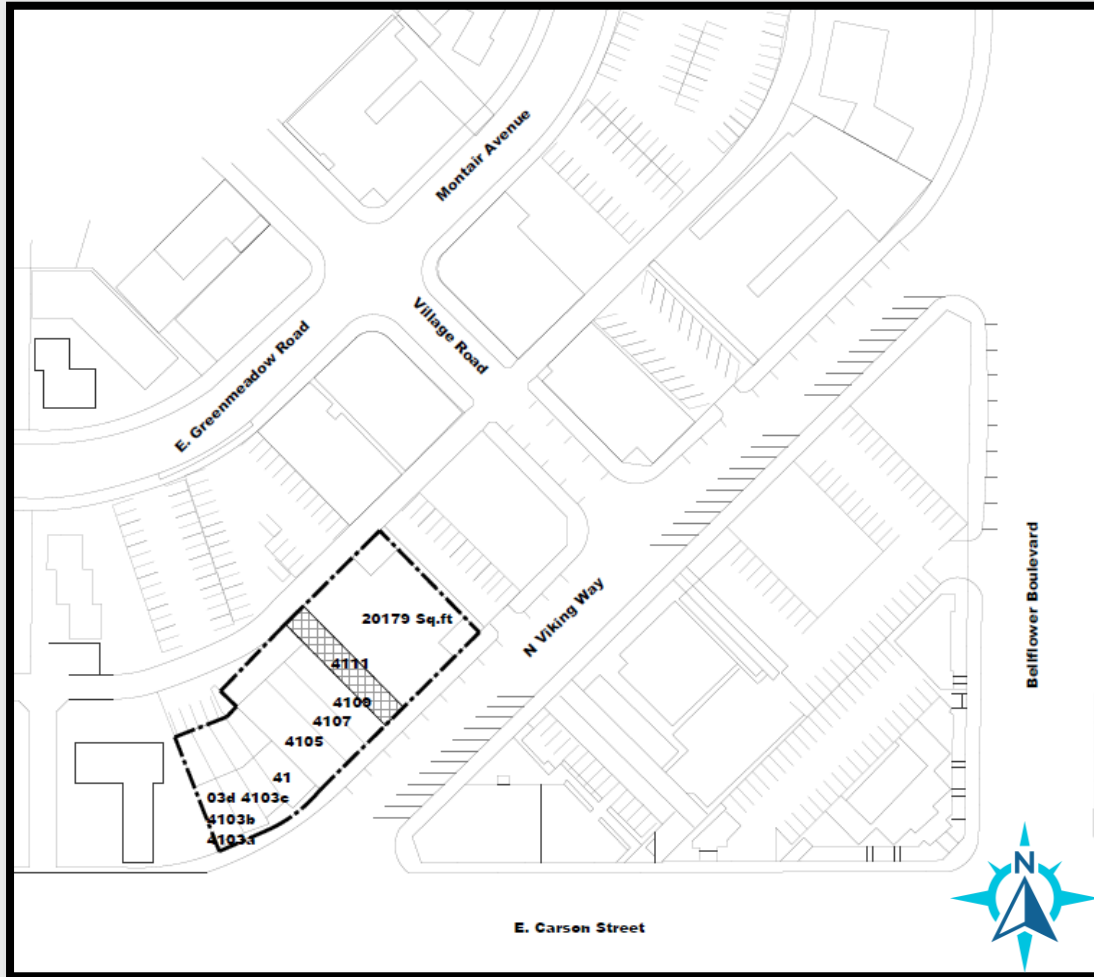


- **Zoning:** CCP
- **GP LUE PlaceType:** CC
- **Adjacent Uses:** Park, Residential, and commercial uses within the vicinity.



Existing storefront



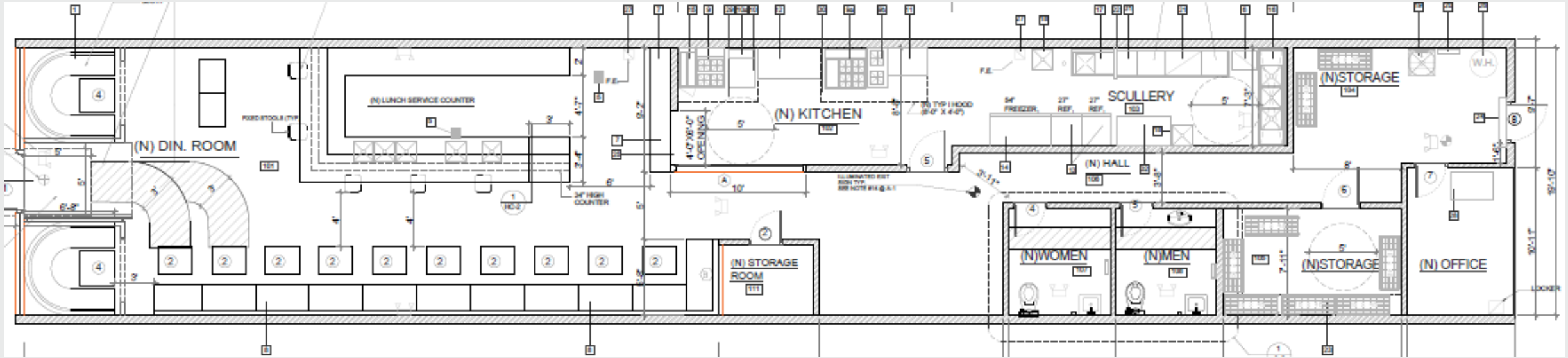


CUP Proposal:

On-premises sales of beer, wine and distilled spirits (ABC License Type-47) within an existing 2,187 SF tenant space.

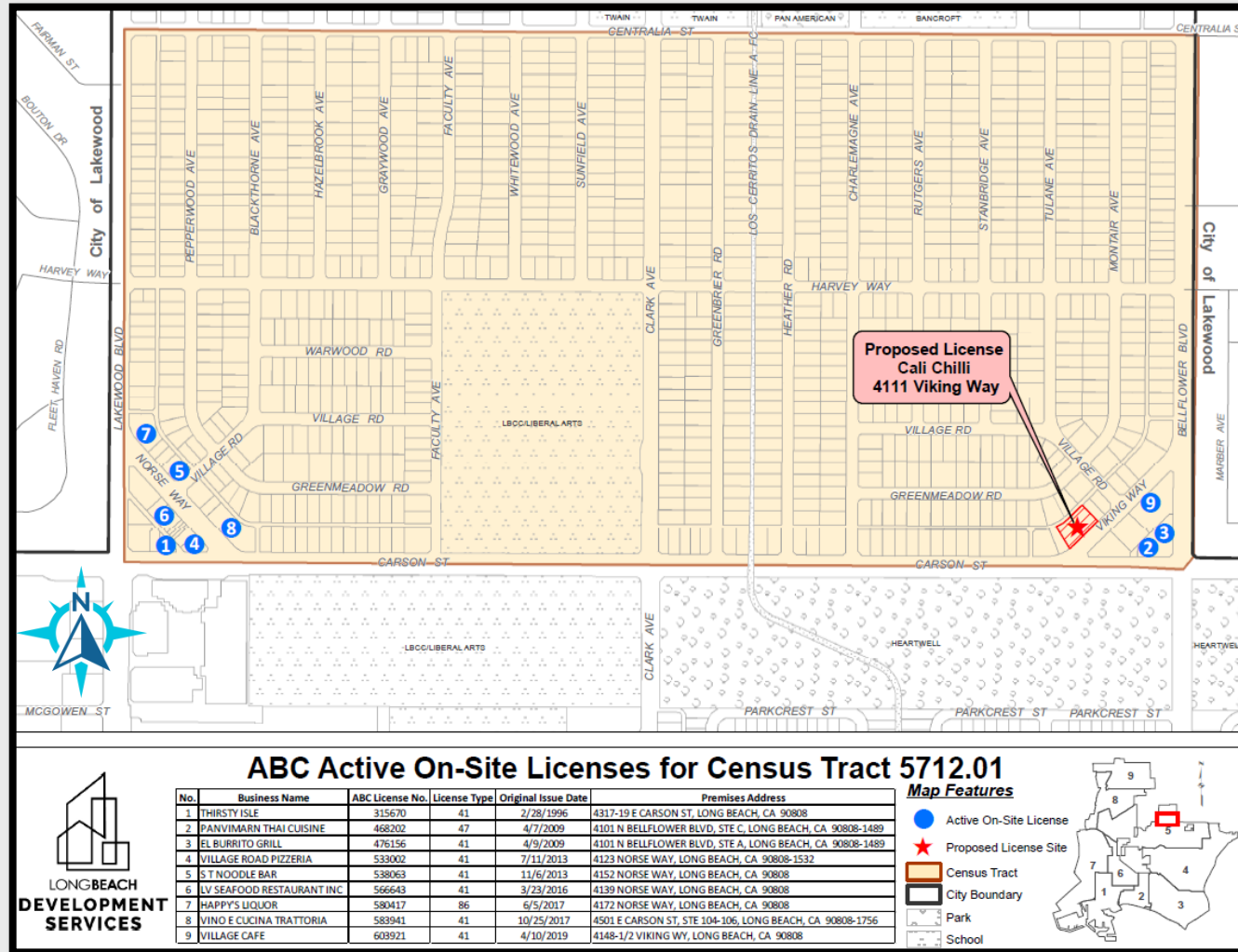
Background:

- Parkview Village – 116,000 SF of commercial space.
- One to Two-story commercial buildings on multiple parcels.
- Use Requires: 11 parking spaces.
- Overall Development: 300 parking spaces
- Total Provided: 322 off-street parking spaces within the development.



Operation Plan

- Fine dining casual Indian Cuisine experience.
- Unique menu developed by Michelin Star Chef Manjunath Mural.
- Breakfast, lunch and dinner options.
- Operate daily: Monday – Sunday from 7am to 12am.
- Staff of 10-12 employees.



ABC Stats:

- Census Tract: 5712.01
- Number of License allowed: 3
- Number of existing allowed: 9

LB Police Stats:

- Within Police District 676
- Not in a high crime district
 - 97 considered high crime
 - 32 reports within the district

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;
- The approval is in compliance with the special conditions for specific conditional uses, as listed in Chapter 21.52.

Conditions:

- Mandatory staff training
- Lighting and security
- Restricting film or other similar obstructions from being installed along the tenant space windows and door to allow visibility into the restaurant.

CEQA

- Exempt per Section 15301 (Existing facilities) as the project consists of the sale of alcohol products for on-site consumption at a new restaurant within an existing commercial building.

Staff Recommendation

- Approve the Conditional Use Permit for On-Site Consumption Alcohol Sales (Type 47), subject to conditions of approval.



Thank you

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