



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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September 20, 2018

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE-18-148 and approve a Conditional Use Permit (CUP18-014) and a Local Coastal Development Permit (LCDP18-026) to allow the sale of beer, wine, and distilled spirits for on-site consumption (Type 47 license), at an existing restaurant located at 4711 E. 2nd Street, within the Neighborhood Commercial Pedestrian (CNP) zone. (District 3)

APPLICANT: Manuel Orozco
2698 Junipero Avenue
Signal Hill, CA 90755
(Application No.1806-15)

DISCUSSION

The subject site is located at 4711 E. 2nd Street, on the north side of 2nd Street between Livingston Drive and Park Avenue (Exhibit A – Vicinity Map). The property is located within the Neighborhood Commercial Pedestrian (CNP) Zone and is developed with a one-story, multi-tenant building with 21 shared-parking spaces located behind the structure. (Exhibit B – Plans & Photographs). The existing restaurant has a Type 47 alcohol license that allows the sale of beer, wine, and distilled spirits for on-site consumption, with meal service. The applicant is seeking to convert an existing service counter to a seated bar adding 72 square-feet of new dining area, and removing 144 square-feet of floor area from the existing outdoor patio. (Exhibit B – Plans & Photographs)

The existing establishment has held a Conditional Use Permit Exemption (CUPEX), allowing the sale of beer, wine and distilled spirits for consumption on the premises of a restaurant with a service bar since 2014. The proposed addition of a fixed bar requires the approval of a Conditional Use Permit. No changes to the alcohol license type are being proposed.

In considering a Conditional Use Permit (CUP) application for the sale of beer, wine, and distilled spirits, staff typically evaluates the number of existing alcohol licenses in the subject Census Tract (5774.00), as well as the total number of reported crimes in the subject Police Reporting District. The restaurant is not located in a high crime area per LBPD; however, it is located in an over-concentrated district for on-site alcohol sales. In

the subject Census Tract (5774.00), nineteen (19) alcohol licenses currently exist in an area allowing three (3). This Census Tract is located in the Belmont Shore commercial district, where there is a large concentration of restaurants and bars along 2nd Street. This restaurant has an existing Type 47 alcohol license and does not propose any changes. The approval of this Conditional Use Permit request will not increase the number of alcohol licenses in the Census Tract. (Exhibit C – Map of Existing Alcohol Licenses)

Staff consulted with the Long Beach Police Department for this application and they expressed no opposition to approval of this permit. In the past year, there has been one call for service regarding music coming from the restaurant. The restaurant has been serving alcohol with meal service, for the last four years, with minimal impact on the surrounding land uses. The addition of a Conditional Use Permit (CUP), provides the City with an opportunity to place operating conditions to ensure that the restaurant continues to operate in a manner that does not affect the surrounding uses. Staff has added conditions of approval to address business operations in order to minimize potential negative impacts, such as measures to prevent nuisances and loitering.

A Local Coastal Development Permit (LCDP) is required whenever a discretionary application is considered within the Coastal zone. Such applications are required to be consistent with the certified Local Coastal Program (LCP). The subject site is located in Area D – Belmont Shore. The LCP recognizes the nature of 2nd Street, in Belmont Shore, as a pedestrian-oriented commercial area. The sale of beer, wine, and distilled spirits for on-site consumption (Type 47 license) at an existing restaurant is consistent with the non-residential provisions found in the certified Local Coastal Program, which allocate this site to commercial uses.

Accordingly, staff recommends that the Planning Commission approve the CUP and LCDP subject to conditions (Exhibit D – Findings & Conditions of Approval).

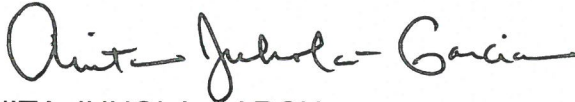
PUBLIC HEARING NOTICE

A Notice of Application was sent to the local community groups on August 20, 2018, and Public Hearing Notices were distributed on September 4, 2018, in accordance with the provisions of the Zoning Ordinance. Attached is a letter from the Friends of Belmont Shore in support of the CUP application (Exhibit E – Correspondence). At the time of writing this report, staff has received one inquiry on this project.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Categorical Exemption (CE 18-148) was issued for the proposed project (Exhibit F - Categorical Exemption CE 18-148).

Respectfully submitted,



ANITA JUHOLA-GARCIA
PROJECT PLANNER



CARRIE TAI, AICP
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:CT:ajg

Attachments:

- Exhibit A – Vicinity Map
- Exhibit B – Plans & Photographs
- Exhibit C – Map of Existing Alcohol Licenses
- Exhibit D – Findings & Conditions of Approval
- Exhibit E – Correspondence
- Exhibit F – Categorical Exemption CE 18-148