



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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November 15, 2018

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE-18-085 and approve a Conditional Use Permit (CUP18-032) for the construction of a 5,000 square-foot retail and restaurant pad, with a drive-thru lane located on an existing commercial strip at 4700 Cherry Avenue in the Commercial Highway (CHW) District. (District 7)

APPLICANT: Kevin Le
801 S. Myrtle Avenue
Monrovia, CA 91016
(Application No. 1803-15)

DISCUSSION

The project site is located at the southeast corner of Cherry Avenue and Del Amo Boulevard (Exhibit A – Location Map). The site is approximately 3.70 acres in size and is developed with a 51,000 square-foot Northgate Market, a 2,000 square-foot warehouse and a 64 square-foot key shop, and 290 parking spaces. It is within the Regional Highway (CHW) Commercial District and is bounded to the north by a gas station, to the south and west by a cemetery, and to the east by residential uses.

The proposed project consists of the demolition of the existing warehouse and key shop buildings and construction a new 5,000 square-foot retail and restaurant pad in the northern portion of the project site (Exhibit B – Plans & Photos). The project will include a drive-thru lane wrapping around the perimeter of the proposed new building and a complete reconfiguration of the existing parking lot for the entire site, including the existing 51,000 square-foot supermarket. Pursuant to Section 21.25.502 of the Zoning code, Site Plan Review approval is required for the construction of new commercial buildings of 1,000 square-feet or more.

The Site Plan Review Committee reviewed and approved the new building design on July 25, 2018, based on positive Site Plan Review findings that the proposed design is considered harmonious and consistent within itself and compatible with neighboring structures (Exhibit C – Findings & Conditions). As the proposed 5,000 square-foot retail and restaurant pad is located on the same site as the Northgate Market, the applicant proposed a design that is compatible with the architectural character of the existing supermarket. The Northgate Market had undergone a façade change and interior remodel in 2014. This renovation incorporated a Spanish style with features such as orange tile at

the building's base, smooth stucco, white and beige paint, recurring arches (both painted and canopy arches) throughout the building's main elevations, decorative canopy structures used as architectural projections, decorative molding along the parapets, and several tiled gable roof elements that extend further in height. The applicant has submitted plans that perfectly mimic all the architectural elements of the remodeled Northgate Market. The Site Plan Review for the new retail and restaurant pad also included the proposal to reconfigure the parking lot for the entire site. The existing parking lot configuration features angled parking and the applicant is proposing to incorporate 90 degree spaces for the entire site. The parking requirement for the entire site is 239 spaces, which has been provided.

Pursuant to section 21.32.130 of the Zoning Code, new drive-thru lanes for a commercial use must obtain approval of a Conditional Use Permit (CUP) to operate. In order to approve a CUP request for a drive-thru facility, positive findings must be made by the Planning Commission and compliance with the special development standards of the zoning ordinance must be met. Section 21.45.130 of the Zoning Code requires that a minimum queuing distance of 150' must be incorporated, to allow adequate space for the stacking of vehicles in the drive-thru lane. The proposed drive-thru lane provides more than 150' of queuing distance, as shown on the site plan. To the extent feasible, the drive-thru lane will be screened and visually softened with the use of landscaping and the appropriate distance from Cherry Avenue. Furthermore, the location of drive-thru around the northern perimeter of the site offers the most sensible and least-obtrusive option for vehicle circulation, queuing and overall functionality of the project.

Project approval is not anticipated to cause any adverse impacts. Although residential properties are located directly to the east of the project site, the drive-thru will be buffered by a 30' alley, landscaping and parking spaces. Conditions of Approval are incorporated to ensure proper maintenance and functioning of the site, including hours of operation for the drive-thru facility. The applicant has worked with staff to submit a design that is consistent within itself, as well as the existing Northgate Market located on the same site. Staff recommends that the Planning Commission approve the Conditional Use Permit, subject to Conditions of Approval.

PUBLIC HEARING NOTICE

In accordance with provisions of the Zoning Ordinance, 707 Public Hearing notices were mailed on October 29, 2018. At the time of preparation of this report, staff has not received any correspondence regarding the project.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15303 – New Construction or Conversion of Small Structures, as the project consists of the construction of 5,000 of commercial building area (Exhibit D – CE 18-085).

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Respectfully submitted,



CUENTIN JACKSON
PROJECT PLANNER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:CJ

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Attachments: Exhibit A – Location Map
 Exhibit B – Plans & Photos
 Exhibit C – Findings & Conditions
 Exhibit D – Categorical Exemption 18-085