



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

December 6, 2018

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE-18-156 and approve Conditional Use Permits (CUP-18-017—Southwest corner of the subject property (Pad 1) and CUP 18-035—Northwest corner of the subject property (Pad 2)) to establish two (2) drive-through uses on outlying pads within an existing, remodeled shopping center at 1320 Atlantic Avenue in the Community Automobile-Oriented District (CCA) zone. (District 6)

APPLICANT: Hany Malak
McKently Malak Architects
35 Hugus Alley, Suite 200
Pasadena, CA 91103
(Application No. (1801-015))

DISCUSSION

The subject site at 1320 Atlantic Avenue is located in the Community Automobile-Oriented District (CCA) zone and is currently improved with a 60,225-square foot retail strip center set back from Atlantic Avenue with parking in front of the building. There are two (2) outlying pads at the southwest and northwest corners of the project. Uses within the shopping center include Smart N Final, Poly Burgers, Atlantic Coin Laundry, and Babette Bakery. The subject site is bounded by New York Avenue to the north, Lime Avenue to the east, Anaheim Street to the south and Atlantic Avenue to the west. The table below identifies adjacent land uses.

Table 1: Adjacent Zoning and Land Uses

DIRECTION	ZONING	LAND USE
North	R-1-N	Assembly and Single-Family Residential
East	R-1-N and CCA	Single-Family Residential and Commercial
South	CHW and CCA	Vacant Building and Vacant Lot
West	SP-1-TN, CO and P	Auto Repair, Barber Shop, Pocket Park and Multi-Family Residential

A proposed project includes the exterior remodel of the in-line building that incorporates an updated modern architectural theme that will be consistent with the newly developed outlying pad buildings. Additionally, the proposed site improvements include an additional

CHAIR AND PLANNING COMMISSIONERS

December 6, 2018

Page 2 of 4

15,068 square feet (s.f.) of new landscaped areas, including the installation of 121 trees. The overall remodel of the existing buildings, the new construction and newly improved landscaping that is proposed for the site was approved by the City's Site Plan Review Committee on September 12, 2018.

The proposed remodel of the shopping center consists of several components including demolitions, remodels and new construction that results in a net decrease in the total building area. The table below identifies the proposed changes to the property

Table 2: Proposed Changes to the Existing Structures On-Site.

SITE LOCATION	PROPOSED FLOOR AREA	PROPOSED CHANGES
Pad #1	1,800 s.f.	New Construction for a potential food use with a vehicular drive-through and outdoor patio/dining area
Pad #2	4,400 s.f.	New construction of a multi-tenant building with a vehicular drive-through and outdoor patio/dining area.
Building #3	4,020 s.f.	New construction of a building that has space for outdoor patio/dining area
Building #4	26,000 s.f.	Existing building shall remain with major anchor tenant Smart N Final.
Building #5	20,125 s.f.	Demolition of 7,142 s.f. of building, proposed exterior remodel of remaining
TOTAL FLOOR AREA	56,345 s.f.	

The existing parking area which serves both the in-line buildings and outlying pads is nonconforming, and currently striped with 239 parking stalls where 301 spaces are required by today's code. Exhibit B—Plans and Photographs, shows that the parking area is proposed to be remodeled, adding more landscaped areas and tree wells, in addition to being restriped and reconfigured to accommodate 224 parking stalls. Although there is a loss of fifteen (15) spaces as shown in Table 3 below, the Site Plan Review Committee found the reduction could be supported as it did not make the non-conforming parking worse since there was a corresponding reduction of 3,880 square feet in the overall floor area of the project.

Table 3: Parking Analysis

EXISTING DEVELOPMENT		PROPOSED PROJECT	
Current Floor Area	60,225 s.f.	Proposed Floor Area	52,345 s.f.
Existing Parking Stalls	239	Proposed Number of Parking Stalls	224
Current Rate	3.9 spaces / 1,000 s.f. of Floor area	Proposed Rate	3.9 spaces / 1,000 s.f. of Floor area

Project Description

The applicant is requesting approval of a Conditional Use Permit for two restaurants that include vehicular drive-through lanes. Per Section 21.45.130 (Special Development Standards- Drive Thru Facilities) of the Long Beach Municipal Code, a minimum queuing distance of 150 feet must be provided from the forward most drive-up window to the entrance of the drive-through automobile queuing area. As designed, the drive-through for Pad #1 (CUP 18-017--Southwest Corner Pad) measures approximately 193 linear feet, which is room for approximately nine (9) vehicles. The vehicular drive-through for Pad #2 (CUP 18-035--Northwest Corner Pad) measures approximately 155 linear feet, which is room for approximately seven (7) vehicles. Both vehicular drive-through queuing lanes exceed the minimum queuing requirement of 150 feet.

The two outlying pads with drive-through lanes are located along Atlantic Avenue in the northwest (Pad 2) and southwest (Pad 1) corners of the property adjacent to the Atlantic Avenue Street intersections of Anaheim Street and New York Street. Neither drive-through lanes will wrap the building and are not actively visible from Atlantic Avenue. The pads' drive-through lanes have been designed to accommodate a high volume of vehicles so as not to cause parking lot circulation issues with pedestrians and vehicles. The drive-through lane will be screened from right-of-way view by landscape buffers along Anaheim Street and New York Street. All drive-through lanes proposed have been designed to maximize the safe and efficient movement of vehicles and pedestrians through and around their respective sites. To offset any visual impacts associated with the facilities, enhanced landscaping, including tree plantings, has been provided in the right-of-way. The facilities, as designed, will therefore not be detrimental to the surrounding community.

The Project's drive-through lanes will not interrupt or intrude into a concentration of retail uses or impede pedestrian circulation between retail uses. The outlying pads with drive-through lanes are part of the existing commercial development which is proposed to be rehabilitated and upgraded. Pedestrian experience and circulation has been a focal point to the programming of the site which provides a pedestrian pathway connecting Buildings numbers 3, 4 and 5 as well as the outlying Pad buildings.

The location of the ordering board speaker for Pad 1 (Southwest Corner of the property) will be placed along the east side of the building and is not located adjacent to a residential use. The location for the ordering board speaker for Pad 2 (Northwest Corner of the Property) is not adjacent to a residential use either. Both the location and placement of the ordering board speaker for Pad 2 are over 100 feet away from the nearest residential uses.

In keeping with the objectives of General Plan Land Use District 8N (LUD 8N) Shopping Nodes, the project will be able to provide a diversity of restaurant dining and retail options to the community in addition to revitalizing a site consisting of an underutilized commercial/retail/office building with the construction of two new, updated pad buildings.

CHAIR AND PLANNING COMMISSIONERS

December 6, 2018

Page 4 of 4

The project will also be consistent with the CCA zone, which allows for restaurants with drive-through lanes pursuant to a Conditional Use Permit process. The development, which consists of four (4), one-story, 28-foot-high structures, will be in character and scale with the existing, surrounding area. Staff recommends that the Planning Commission adopt the Findings of Fact and approve the conditional use permits for two (2) new drive-through uses at 1320 Atlantic Avenue (Exhibit C- Findings & Conditions of Approval).

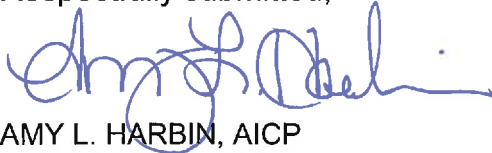
PUBLIC HEARING NOTICE

Public hearing notices were distributed on November 19, 2018, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. At the time of writing of this report, staff has received no public inquiries on this project.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, this project is exempt per Section 15301, Class 1 (Existing Facilities, subsections d and e.2.A & B and Section 15303, Class 3 (New Construction or Conversion of Small Structures) Subsection c (Exhibit D- Categorical Exemption CE18-156).

Respectfully submitted,



AMY L. HARBIN, AICP
PROJECT PLANNER



CUENTIN JACKSON
PROJECT PLANNER



ALEXIS OROPEZA
SENIOR PLANNER



CHRISTOPHER KOONTZ, AICP
PLANNING MANAGER



LINDA TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LT:CK:CJ:ah

file:///P:/Planning/Entitlement%20Applications/2018/1806-24%20-%201320%20Atlantic%20Avenue/Staff%20Report%20V3.docx

- Attachments:
- Exhibit A – Location Map
 - Exhibit B – Plans & Photographs
 - Exhibit C – Findings & Conditions of Approval
 - Exhibit D – Categorical Exemption CE-18-156