



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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March 21, 2019

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Accept Categorical Exemption CE-18-239 and approve a Conditional Use Permit (CUP1810-05) and a Local Coastal Development Permit (LCDP18-030) to allow the sale of beer, wine and distilled spirits for off-site consumption (Type 21 license) for a Whole Foods Market, located at 6400 E. Pacific Coast Highway, Unit A-100, within the Southeast Area Development and Improvement Plan, Subarea17 (PD-1) zone. (District 3)

APPLICANT: Stephen Allen Jamieson  
426 Culver Boulevard  
Playa Del Rey, CA 90293  
(Application 1810-05) (CUP18-029, LCDP18-030)

## DISCUSSION

The subject site is located at the southwest corner of Pacific Coast Highway and 2<sup>nd</sup> Street (Exhibit A – Vicinity Map) within the Southeast Area Development and Improvement Plan (SEADIP) (PD-1) zone, Subarea17, and is currently being developed with nine buildings including Whole Foods Market. The commercial center will be anchored by Whole Foods and will provide 1,120 parking spaces along with landscaping and open space. The project is expected to be completed and open for business in fall 2019 (Exhibit B – Plans & Photographs). The applicant is requesting approval for a Type 21 alcohol license to allow the sale of beer, wine and distilled spirits for off-site consumption.

In considering a Conditional Use Permit (CUP) application for the sale of beer, wine and distilled spirits, staff evaluated the number of existing alcohol licenses in the subject Census Tract (5776.04) in which this market is located, as well as the total number of reported crimes in the subject Police Reporting District. Section 21.52.201 of the Zoning Code requires that a new CUP for alcohol sales not be approved in a reporting district with an over concentration of alcohol sales, as recommended by the California Department of Alcoholic Beverage Control (ABC), and that the use shall not be in a reporting district with a high crime rate as reported by the Long Beach Police Department (LBPD). The Whole Foods market is not located in a high crime area per LBPD; however, it is an over concentrated district for off-site alcohol sales.

In the subject census tract (5776.04), zero licenses for off-site alcohol sales are allowed; there are five currently active licenses for off-site alcohol sales. This request will not add to the concentration of alcohol licenses in this Census tract given that this Type 21 license will be replacing the existing license at the Whole Foods Market currently located at 6550 E. Pacific Coast Highway to their new location at the subject site (Exhibit C – Map of Existing Alcohol Licenses).

Staff consulted with the LBPD for this application and they expressed no opposition to approval of this permit provided that the applicant incorporates security measures such as lighting and security cameras, as conditioned. These measures have been included as Conditions #10 and #18. Staff believes that the approval of this Conditional Use Permit will have minimal impact on the surrounding land uses because the use is not located in a high crime area and because the conditions of approval recommended for the project will require the implementation of a number of operational measures designed to reduce any potential negative effects from the proposed off-site sales of alcohol. These conditions include measures such as lighting and security cameras.

A Local Coastal Development Permit (LCDP) is required whenever a discretionary application is considered within the designated coastal area. Such applications are required to be consistent with the certified Local Coastal Program and not affect any affordable housing. The off-site sales of alcohol are consistent with the non-residential provisions found in the certified Local Coastal Program, which allocate this site to commercial uses. Additionally, no low- or moderate-income housing will be removed as a result of this use.

Staff recommends that the Planning Commission approve 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 November 14, 2018, and 324 Public Hearing Notices were distributed on March 4, 2019, in accordance with the provision of the Zoning Ordinance. At the time of writing this report, staff has received no inquiries on this project.

### **ENVIRONMENTAL REVIEW**

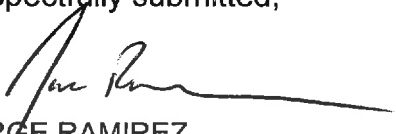
In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the project is exempt per Section 15301 – Existing Facilities Class 1(a), as the project consists of the operation of a grocery store within an existing commercial building. (CE 18-239).

CHAIR AND PLANNING COMMISSIONERS

May 4, 2017

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Respectfully submitted,



JORGE RAMIREZ  
PROJECT PLANNER



ALEXIS OROPEZA  
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP  
PLANNING BUREAU MANAGER



LINDA TATUM, FAICP  
DIRECTOR OF DEVELOPMENT SERVICES

LT:CK:AO;jr

Attachments:

- Exhibit A – Vicinity Map
- Exhibit B – Plans & Photographs
- Exhibit C – Map of Existing Alcohol Licenses
- Exhibit D – Findings & Conditions of Approval