



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

411 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 Phone: 562-570-6194

September 19, 2019

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE-19-173 and approve a master Conditional Use Permit (CUP 19-013) and a Local Coastal Development Permit (LCDP 19-020) to allow the sale of alcoholic beverages beer, wine, and distilled spirits for on-site consumption within existing buildings where improvements are in progress for 32 proposed restaurants with outdoor dining located at 6420 E. Pacific Coast Highway, within the Southeast Area Development and Improvement Plan (PD-1) Zoning District. (District 3)

APPLICANT: PCH Property, LLC, Barret Bradley
1600 E. Franklin Avenue
El Segundo, CA 90245
(Application 1906-06)

DISCUSSION

The subject site is located at 6420 E. Pacific Coast Highway, Suite 160 at the southwest corner of Marina Drive and 2nd Street (Exhibit A – Vicinity Map). The site is located within the Southeast Area Development and Improvement Plan (SEADIP) (PD-1), zone subarea 17, and is currently being developed with nine buildings including the 32 restaurants. 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 by November of 2019 (Exhibit B – Plans & Photographs). Previously, the Planning commission approved three CUP's for on-site alcohol sales and one for off-site sales for Whole Foods market. The owner of the shopping center is requesting approval for 27 Type 47 and five, Type 41 alcohol licenses to allow the sale of beer, wine and distilled spirits for on-site consumption through a master Conditional Use Permit. A master Conditional Use Permit provides a streamlined review process and will give them greater consistency as to the required operating conditions and timing. It will also be of benefit to the City of Long Beach and the community to have a blanket review of variety of different uses, rather than addressing each restaurant's proposed conditions in a piecemeal manner.

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 these restaurants are 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). Pursuant to Section 21.52.100, all special conditions shall be met unless findings of fact can be made to support the use. The restaurants are not located in a high crime area per LBPD; however, they are in an over concentrated district for on-site alcohol sales. In the subject census tract (5776.04), one license for on-site alcohol sales is allowed; there are 26 licenses currently active. (Exhibit C – Map of Existing Alcohol Licenses).

Staff consulted with the LBPD for this application and they expressed no opposition to approval given the fact there are no residents within 500 feet of this site and security measures such as security cameras and lighting have been incorporated to ensure minimization of any negative impacts associated with the operation of the project. These measures have been included as Conditions #19 and #24 Staff believes that the approval of this Conditional Use Permit application 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 on-site sales of alcohol.

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 on-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- and moderate-income housing will be removed as a result of this use.

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

PUBLIC HEARING NOTICE

A Notice of Application was sent to the local community groups on June 20, 2019, and 324 Public Hearing Notices were distributed on September 3, 2019, in accordance with the provision of the Zoning Ordinance. At the time of writing this report, staff has received no comments 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 restaurants within existing commercial buildings (CE 19-173).

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Respectfully submitted,



JORGE RAMIREZ
PROJECT PLANNER



ALEXIS OROPEZA
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER



LINDA F. 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