

April 2, 2020

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach

California

RECOMMENDATION:

Accept Categorical Exemption CE18-156 and approve Conditional Use Permit CUP18-017 to establish a drive-through use 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. 1806-24)

DISCUSSION

On December 6, 2018, the Planning Commission, at the Applicant's request, continued the public hearing to a date uncertain. The 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 (Exhibit A – Vicinity Map). Uses within the shopping center include Smart N Final, Poly Burgers, Atlantic Coin Laundry, and Babette Bakery. The 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

The 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 16,737 square feet of new landscaped areas, including the installation of 68 new trees.



CHAIR AND PLANNING COMMISSIONERS

April 2, 2020

Page 2 of 5

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 February 26, 2020.

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

SITE LOCATION	PROPOSED FLOOR AREA	PROPOSED CHANGES
Building #1	6,256 sq. ft.	New construction for potential food uses with outdoor patio/dining area
Building #2	26,000 sq. ft.	Existing building shall remain with major anchor tenant Smart N Final.
Building #3	20,125 sq. ft.	Demolition of 7,142 sq. ft. of building, proposed exterior remodel of remaining
Building #4	6,174 sq. ft.	New construction of a multi-tenant building with a vehicular drive-through and outdoor patio/dining area.
TOTAL FLOOR AREA	58,555 sq. ft.	

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 234 parking stalls. Although there is a loss of five (5) 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 1,670 square feet in the overall floor area of the project. The existing parking ratio of the retail strip center is 3.9 spaces / 1,000 square feet of floor area. The proposed parking ratio is 4.0 spaces / 1,000 square feet of floor area.

Table 3: Parking Analysis

EXISTING DEVELOPMENT		PROPOSED PROJECT	
Current Floor Area	60,225 sq. ft.	Proposed Floor Area	58,555 sq. ft.
Existing Parking Stalls	239	Proposed Number of Parking Stalls	234
Current Rate	3.9 spaces / 1,000 sq. ft. of Floor area	Proposed Rate	4.0 spaces / 1,000 sq. ft. of Floor area

Project Description

The applicant is requesting approval of a Conditional Use Permit for one restaurant that includes a vehicular drive-through lane. This specific conditional use permit application was not subject to the newly updated drive-through development standards and design guidelines because it was submitted to the City and under consideration prior to the

CHAIR AND PLANNING COMMISSIONERS

April 2, 2020

Page 3 of 5

beginning of the moratorium. The purpose of conditional use permits are to allow individual review of specific uses for the intention of identifying potential issues and mitigating them with site-specific conditions of approval when possible. At the time of application submittal, Section 21.45.130 (Special Development Standards - Drive Thru Facilities) of the Long Beach Municipal Code required a minimum queuing distance of 150 feet to 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 Building #4 measures approximately 297 linear feet, which is room for approximately fourteen (14) vehicles.

The outlying pad with the drive-through lane is located directly along the southwest quadrant of New York Street and Lime Avenue (northwest corner of the site) on a site that is also adjacent to Atlantic Avenue. The drive-through lane will wrap around the building and will not be actively visible from Atlantic Avenue. It has been designed to accommodate a high volume of vehicles so as not to cause parking lot circulation issues with pedestrians and vehicles. Furthermore, the drive-through lane will be screened from right-of-way view by landscape buffers along New York Street and Lime Avenue. This will serve to offset any visual impacts associated with the facility and the incorporation of enhanced landscaping, including tree plantings, have been provided in the right-of-way. The facility, as designed, will therefore not be detrimental to the surrounding community.

The Project's drive-through lane will not interrupt or intrude into a concentration of retail uses or impede pedestrian circulation between retail uses. The outlying pad with the drive-through lane is part of the existing commercial development which is proposed to be rehabilitated and upgraded. Pedestrian experience and circulation have been a focal point to the programming of the site which provides a pedestrian pathway connecting each building on the site.

The location of the ordering board speaker for the drive-through lane will be placed along the south side of the building, directly across Lime Avenue from the nearest residential use. Despite the close proximity to the residential properties across the street, certain measures will be conditioned to provide mitigation from potential noise concerns. These measures include a block wall, landscaping and compliance with all applicable city noise ordinance regulations. With the additional noise-mitigating conditions and the distance of approximately 78 feet from the nearest residential structure, adverse impacts are not anticipated.

The site has a General Plan Land Use PlaceType designation of Transit-Oriented Development-Low (TOD-L). This PlaceType encourages mixed-use and commercial buildings, apartments, condominiums, and community-serving commercial uses. A mix of commercial uses is encouraged to meet consumers' daily needs for goods and services, including restaurants with outdoor dining, cafes, retail shops, grocery stores and other uses that support a pedestrian-friendly streetscape. While the proposed drive-through use does not specifically cater to transit users, the overall scope of the project and its improvements does address the intent of providing a mix of commercial uses that includes retail and restaurants with outdoor space. Pedestrian-friendly development is achieved with the use of clearly delineated walkways and several outdoor patio areas throughout

CHAIR AND PLANNING COMMISSIONERS

April 2, 2020

Page 4 of 5

the site. The project is expected to revitalize a site consisting of an underutilized commercial/retail/office building with the construction of the new buildings and the renovation of the existing buildings (Exhibit C – Finding of Fact).

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, 25-foot-high structures, will be in character and scale with the existing, surrounding area, provided the conditions of approval are met (Exhibit D – Conditions of Approval). Staff recommends that the Planning Commission adopt the Findings of Fact and approve the Conditional Use Permit for the new drive-through use at 1320 Atlantic Avenue.

PUBLIC HEARING NOTICE

A total of 542 public hearing notices were distributed on March 16, 2019, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. No public comments were received at the time the report was prepared.

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 E - Categorical Exemption CE18-156).

Respectfully submitted,



AMY L. HARBIN, AICP
PROJECT PLANNER



CUENTIN JACKSON
PROJECT PLANNER



ALEXIS OROPEZA
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

CHAIR AND PLANNING COMMISSIONERS

April 2, 2020

Page 5 of 5

Attachments:

- Exhibit A - Vicinity Map
- Exhibit B - Plans & Photographs
- Exhibit C – Findings of Fact
- Exhibit D - Conditions of Approval
- Exhibit E - Categorical Exemption CE-18-156