



Planning Commission

April 2, 2020

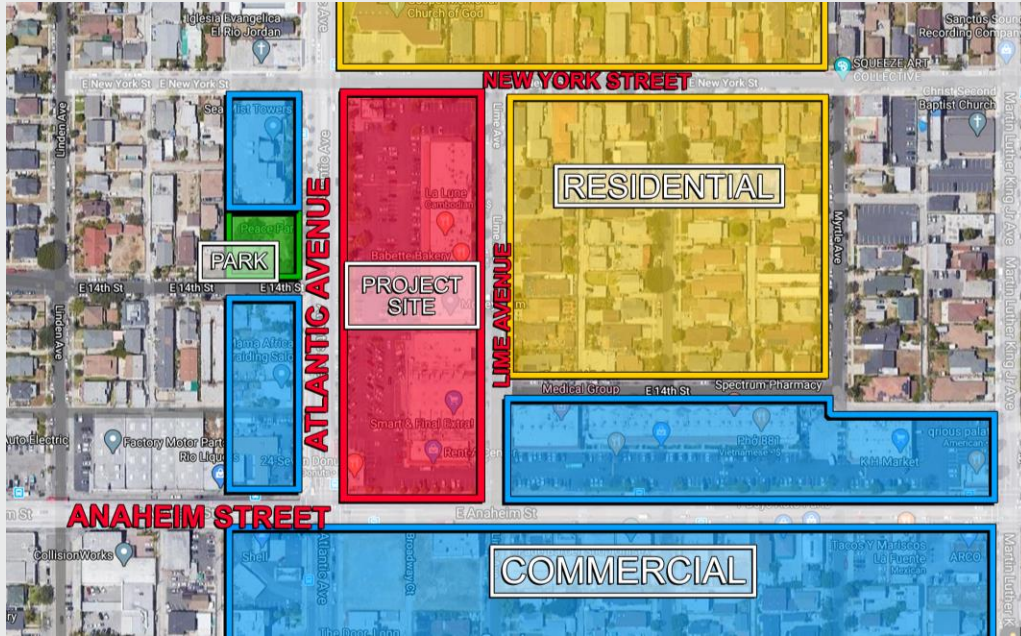
Poly Plaza Renovation

Conditional Use Permit

Application No. 1806-24

Poly Plaza Renovation - 1320 Atlantic Avenue

Project Site



Project Location

- Located at **1320 Atlantic Avenue** on northeast corner of Anaheim St. & Atlantic Av.

Zoning

- Community Auto-Oriented Commercial (**CCA**)

Current Improvements

- 60,225 square-foot retail strip center with 239 parking spaces

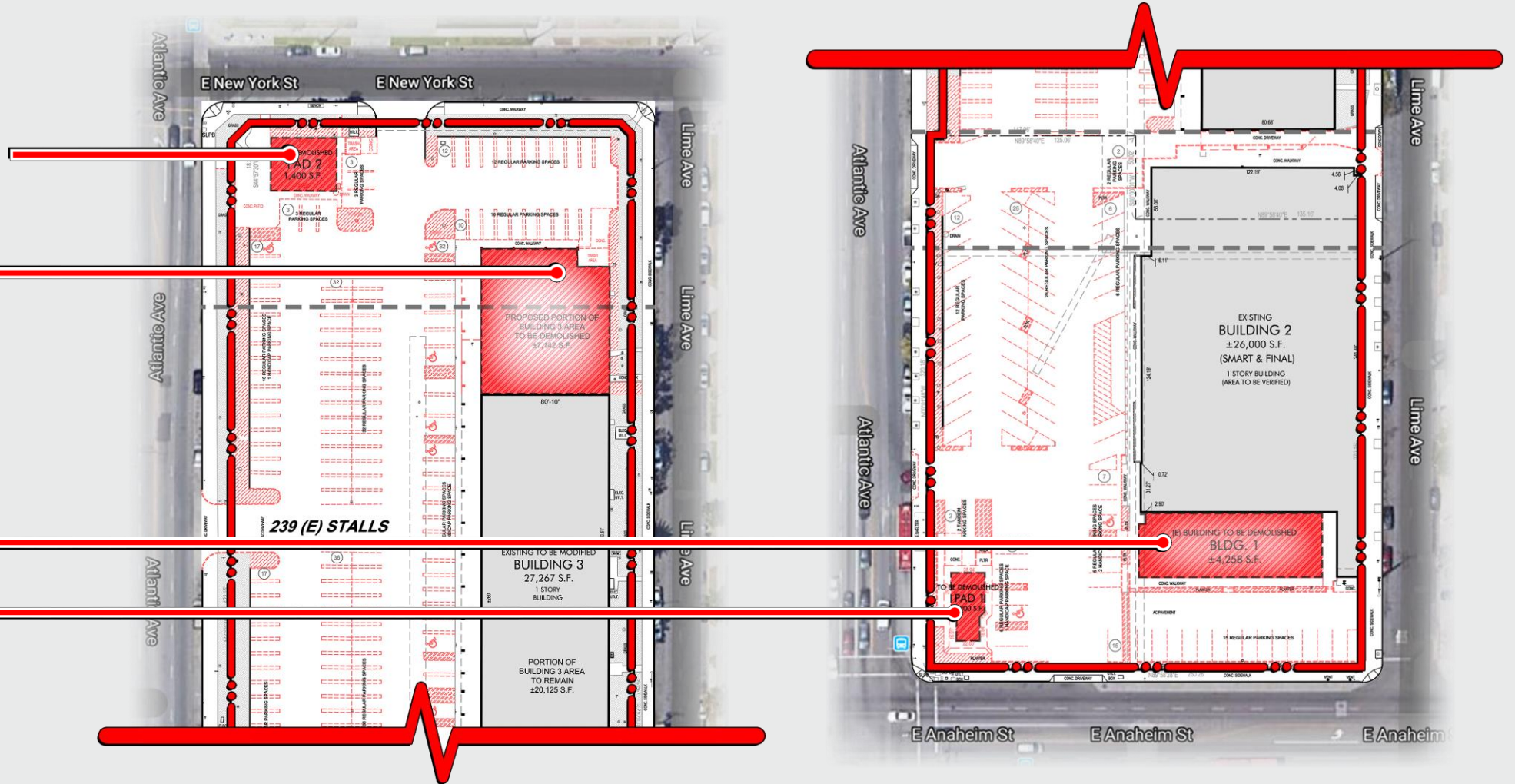
Surrounding Uses

- North – Assembly & Single-Family Residential
- South – Vacant Lot & Building
- East – Single-Family Residential & Commercial
- West – Auto Repair, Barber Shop, Pocket Park and Multi-Family Residential

Poly Plaza Renovation - 1320 Atlantic Avenue

Project Proposal - Demolition

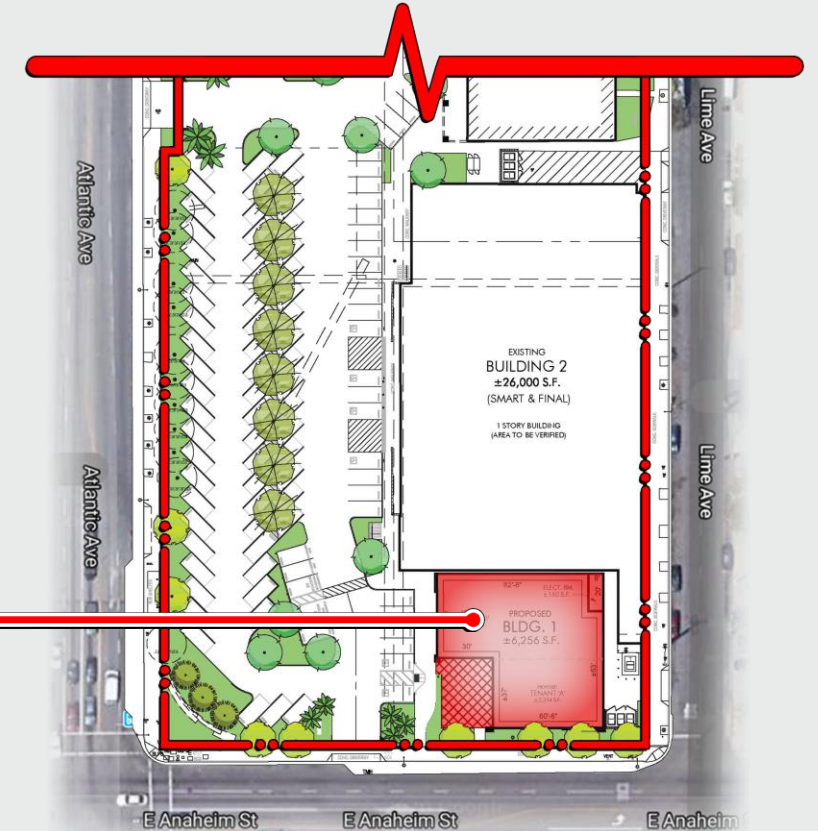
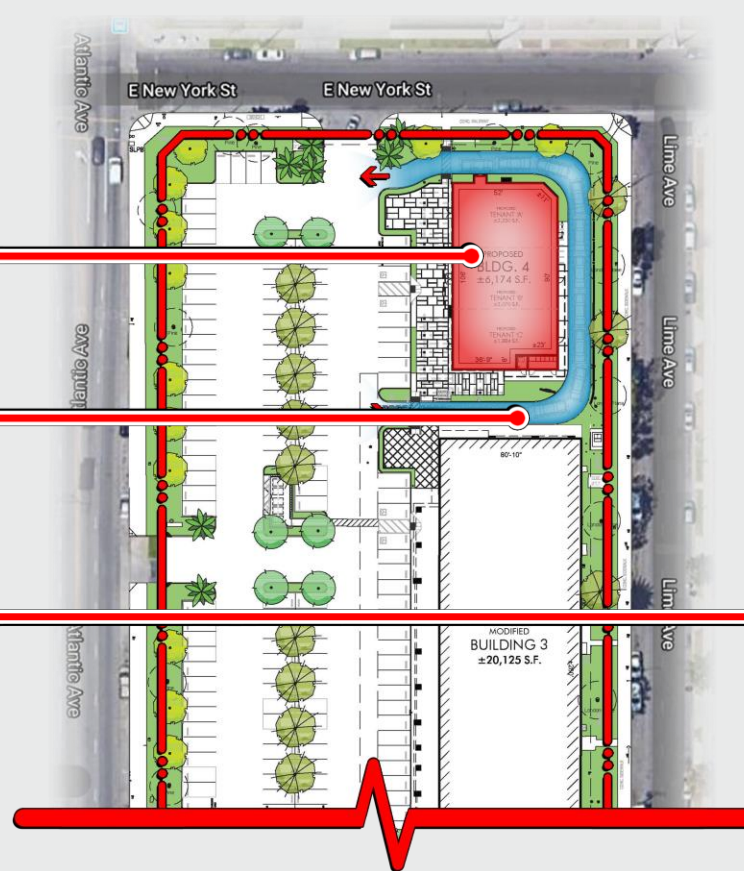
- **PAD 2** - Demolition of the entire 1,400 square-foot building.
- **Building 3** – Demolition of 7,142 square feet of existing building and exterior remodel.
- **Building 1** – Demolition of the entire 4,258 square-foot building.
- **PAD 1** - Demolition of the entire 1,300 square-foot building.



Poly Plaza Renovation - 1320 Atlantic Avenue

Project Proposal - New Construction

- **NEW Building 1** - Construction of new 6,256 square-foot building.
- **NEW Drive-Through Lane** – Building 1 to include a new Drive-Through lane.
- **Building 4** – Construction of new 6,174 square-foot building.

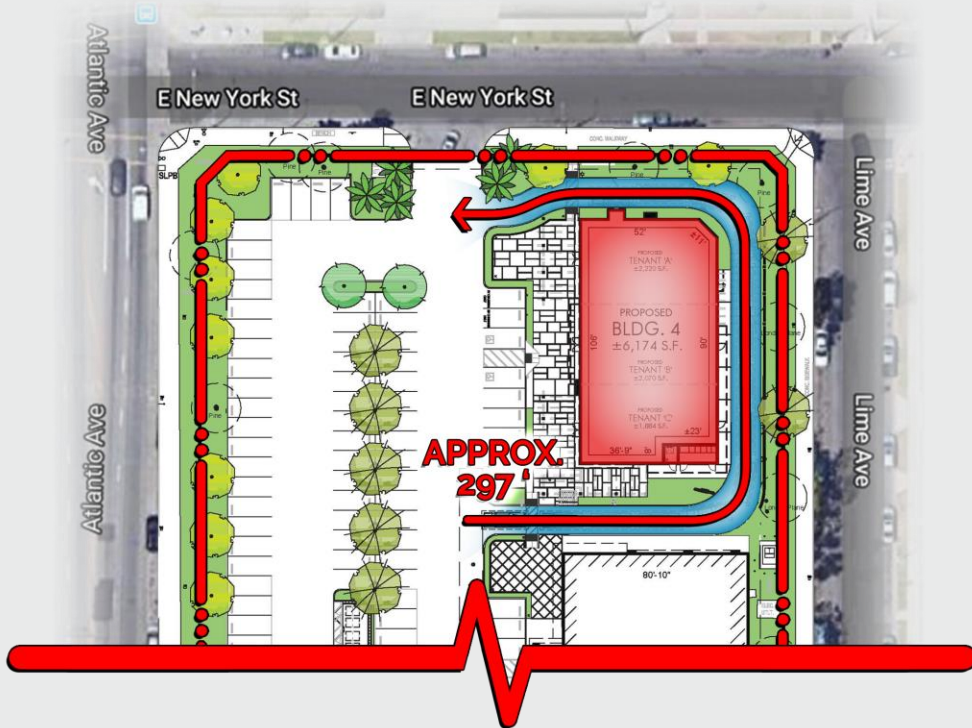


***Conditional Use Permit** triggered by the incorporation of the Drive-Through Lane.

Poly Plaza Renovation - 1320 Atlantic Avenue

Conditional Use Permit Requirements

- **Special Development Standard** – Minimum **150'** from entrance to forward-most drive-through window.
- **Project Proposal** – Approximately **297'**



CUP FINDINGS

- The use shall not be detrimental to **public health, safety or welfare.**
 - Project located adjacent to a major thoroughfare in Atlantic Avenue.
 - Designed to accommodate high volume of cars, to minimize traffic impacts within the site.
 - Drive-through lane to be screened from right-of-way with landscape buffers

Poly Plaza Renovation - 1320 Atlantic Avenue

General Plan - Land Use

Land Use Designation

- **PlaceType** – Transit-Oriented Development-Low (TOD-L)
- **TOD-L** – Encourages mixed-use and community-serving commercial uses
- **Proposed Renovation** – The overall scope of the project (including the drive-through lane) addresses the intent of TOD-L to provide a mix of commercial uses including retail and restaurants with outdoor space.

Poly Plaza Renovation - 1320 Atlantic Avenue

Recommendation

- Staff recommends that the Planning Commission approves the Conditional Use Permit for the proposed Drive-Through Lane.



Thank you

Cuentin Jackson (562) 570-6345

Cuentin.Jackson@longbeach.gov

Amy Harbin (562) 570-6872

Amy.Harbin@longbeach.gov