

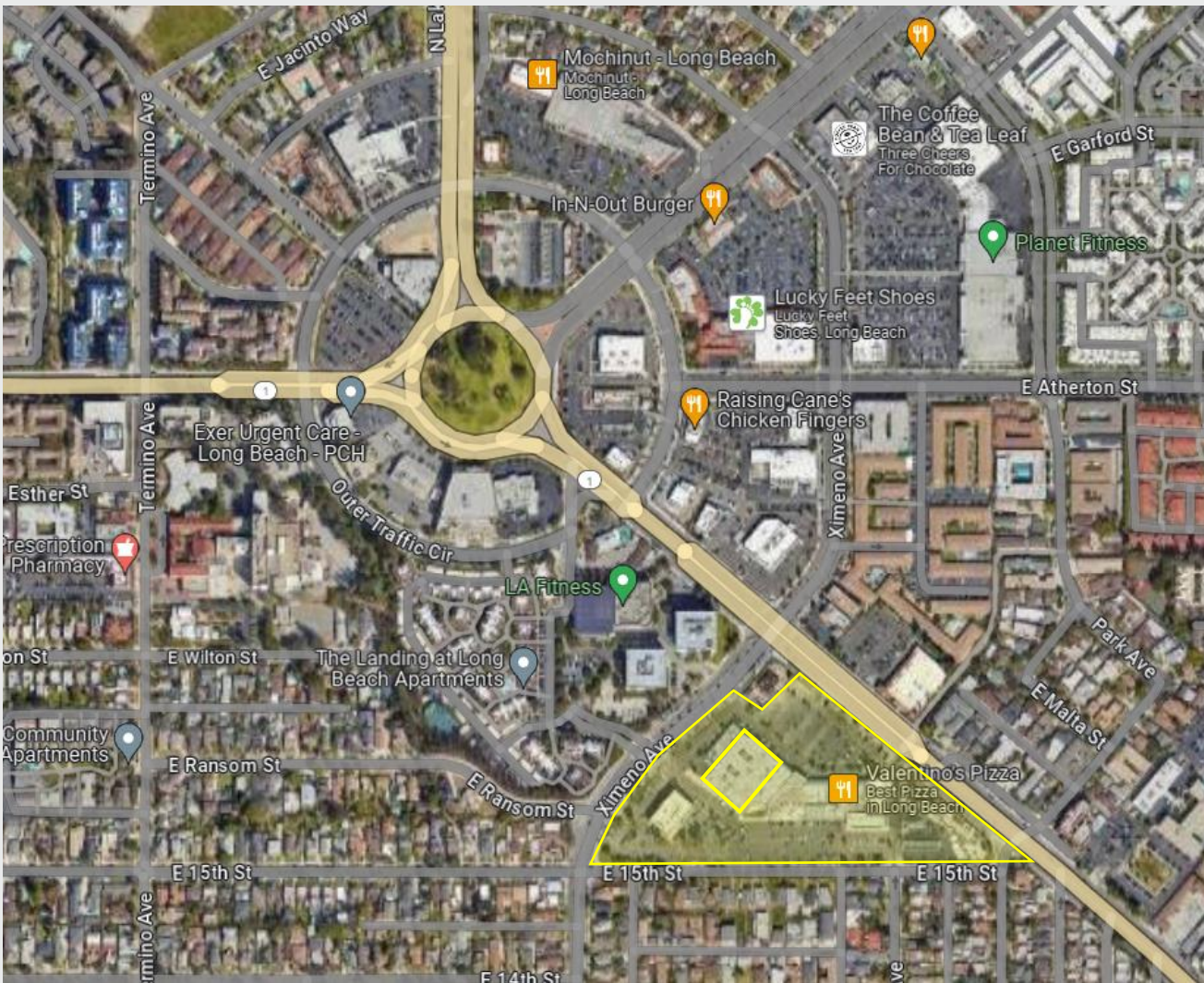


Planning Commission

July 18, 2024

**4600 East Pacific Coast Highway
Conditional Use Permit
Application No. 2401-23 (CUP24-001)**

Vicinity Map



- **Address:** 4600 East Pacific Coast Highway
- **Location:** Southeast corner of Ximeno and E Pacific Coast Hwy.
- **Zoning:** CCA
- **Land Use PlaceType:** NSC-M (4 ST)
- **Current Development :** 9.31-acre multi-tenant shopping center
- **Surrounding Land Uses:**
 - **North** –Commercial
 - **South** – Residential
 - **East** – Commercial, Residential
 - **West** – Commercial, Residential

Existing Conditions



Proposed Project and Background



CUP Proposal :

Type 20 – Off-Sale Beer & Wine for accessory alcohol sales at a full grocery store.

Background:

- Shopping center constructed in 1957.
- 23,117-square-foot tenant space.
- Previously a Staples.
- No parking required, located within AB 2097.
- Total parking provided: 607 spaces
- Proposed business is “Sprouts Farmers Market”.
- Site Plan Review approval for a Façade remodel – Case No. 2305-08 (SPR23-037).

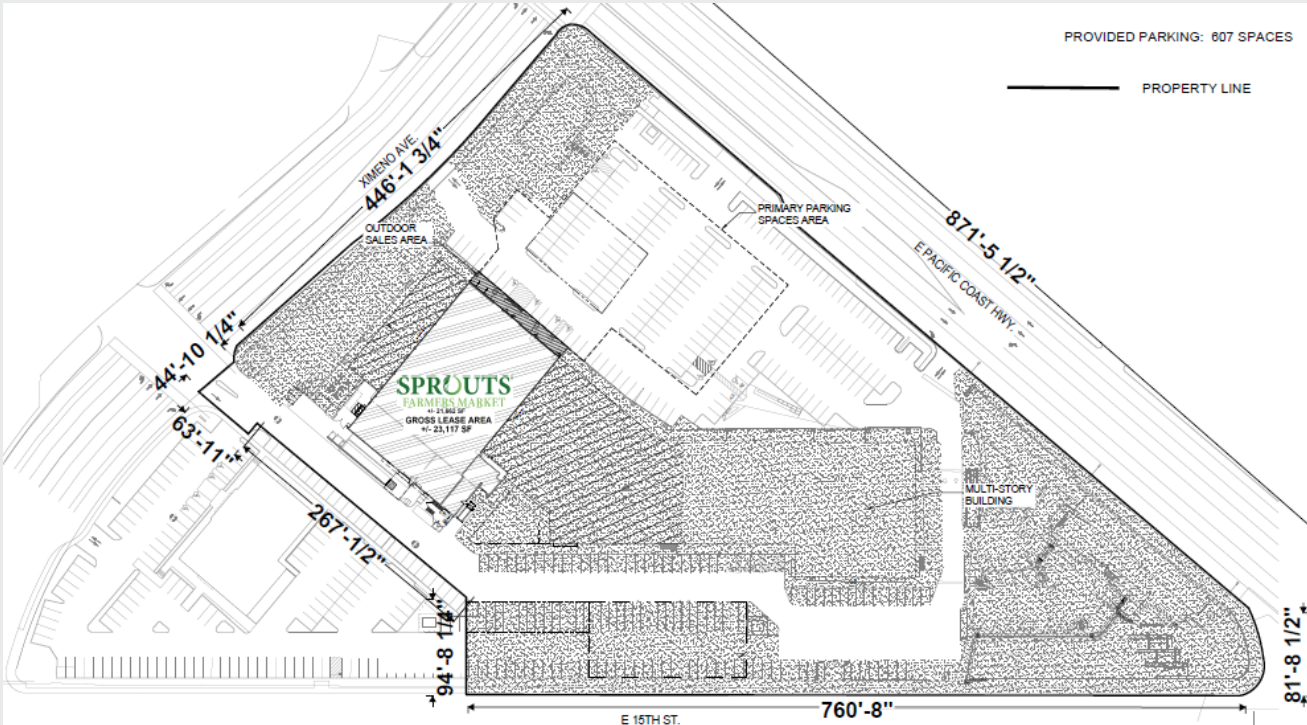
Floor Plan

Alcohol Back of House Storage

Alcohol Sales Areas
(400 Sq. Ft. Total)

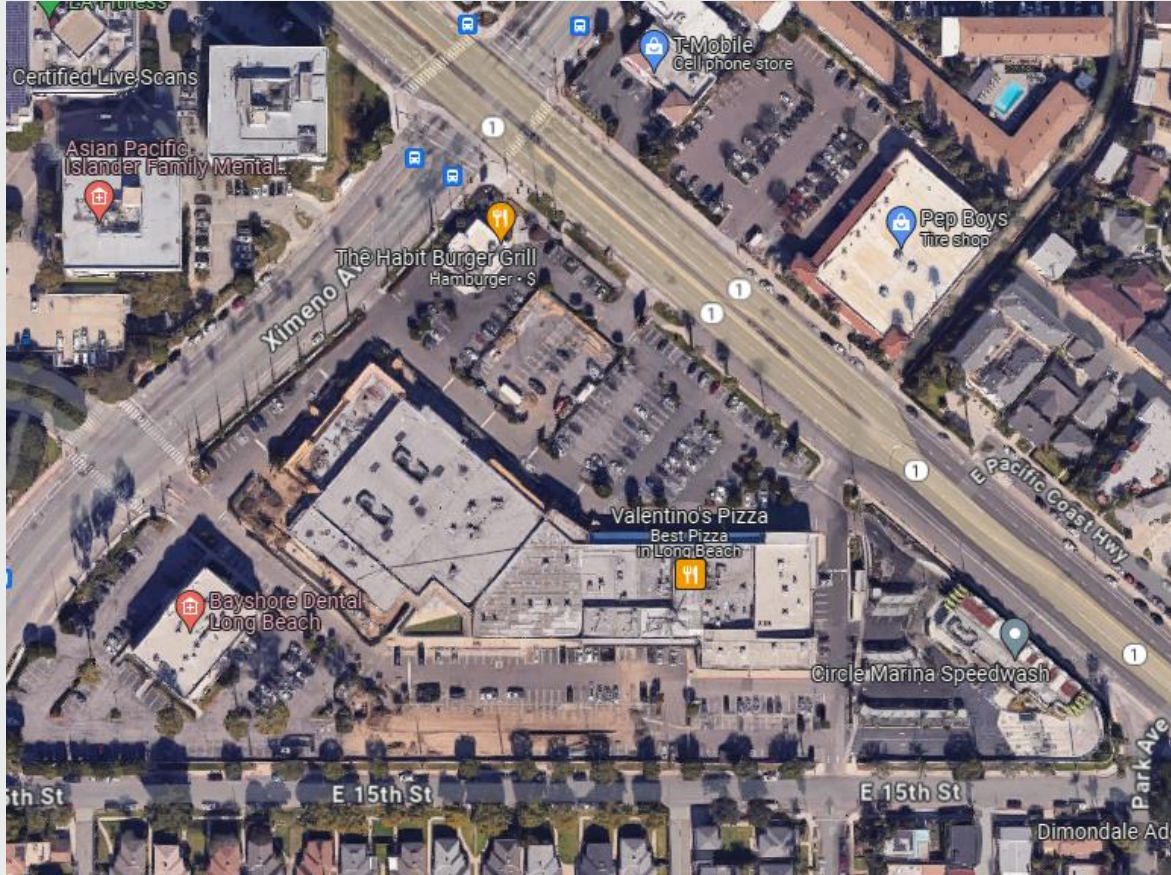
- Alcohol Retail
- Main Entrance
- Cashier Location
- Receiving Area
- Generator Location
- Exits

Operations and Safety Measures



- Hours of Operation: 7 am to 10 pm
- The sales area for beer and wine is approximately 400 square feet, less than 2% of the total store square footage.
- On average, alcohol sales are less than 5% of total sale volume.
 - Beer: .05% of sales
 - Wine is 2% of sales
- All staff must complete the State Alcoholic Beverage Control's mandated training, as well as an internal training on the sale of alcohol as part of their new employee orientation.
- Camera Surveillance will be located throughout the sales area and on the exterior elevation.

Police and ABC Statistics



- Census Tract: 5750.02
- Number of licenses allowed: 2 (Off-sale), 5 (On-sale)
- Number of license existing: 2 (Off-Sale), 5 (On-Sale)
- Within Police District: 604
- Calls for service attributed to the address: 0 Approx (3/12/2023 – 3/12/2024)
- Site is not a high crime district
 - Reported crimes in this district for ABC purposes: 40
 - Crime in a reporting district must be at least 66 to qualify for high crime protest.

Conditions of Approval

- Compliance with ABC Laws
- Completion of mandated ABC training for employees
- Exterior lighting locations
- Adequate security surveillance
- Window signage
- Regulation on the beer and wine sizes and single sale

Findings

Conditional Use Permit Findings

1. The approval is consistent with and carries out the general plan and all zoning regulations of the applicable district
2. Proposed use will not be detrimental to the surrounding community including public health, safety or general welfare, environmental quality or quality of life;
3. The approval is in compliance with the special conditions for specific conditional uses, as listed in Chapter 21.52.201.
4. The related development approval, if applicable, is consistent with the green building standards for public and private development, as listed in Section 21.45.400.

Section 21.52.201 – Alcoholic Beverage Sale Uses

- A. Parking – Located within AB2097, 607 parking spaces provided.
- B. Lighting – Security surveillance throughout store and exterior elevations. Lighting can be conditioned.
- C. Loitering – Urban etiquette signage can be conditioned to be installed throughout.
- D. Over Concentration – Public convenience and necessity for accessory alcohol sales and Grocery store is above 20,000, finding does not apply.
- E. School or Park – Grocery store is above 20,000 sq. ft. and this finding does not apply.

4600 E Pacific Coast Highway

CEQA:

Pursuant to the California Environmental Quality Act Section 15301, Class 1 – Existing Facilities, the project is utilizing an existing commercial tenant space and is exempt from further environmental review.

Noticing:

Noticing of the hearing was completed in accordance with Section 21.21 of the Municipal Code.

- A total of 639 notices of public hearing were distributed within a 300-foot radius from the project site and to those requesting notification.
- No public comments received.

Recommendation

Accept Categorical Exemption CE-24-096; and

Approve Conditional Use Permit CUP24-001 and adopt the proposed findings and conditions of approval thereto, to allow off-site alcohol sales (License Type 20 – Off-Sale Beer and Wine) for a Sprouts Farmers Market grocery store proposed within an existing 23,117-square-foot commercial tenant space located at 4600 East Pacific Coast Highway in the Community Automobile Oriented District (CCA) Zoning District. (District 3)



Thank you

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