

Lot Construction Co., 2810...
2015 Palo Verde Ave., Long Beach, CA

11-30-76 30 DAY CPC ACTION DATE
11-30-76 AIR ----- ASSESSOR'S PCL. NO. 2-181-17

DESCRIPTION: Special Permit (P-7565) to develop a single-story, 207,000 sq. ft. Restaurant in the M-2(PC) Zone.

ADDRESS: 450 Bercut Drive

PROJECT INFORMATION:

General Plan Designation: Industrial
Community Plan Designation: Industrial
Existing Zoning of Site: M-2(PC)
Existing Land Use of Site: Vacant

Surrounding Land use and Zoning:

North: American River Parkway and ARP (F) Zone
South: Vacant and M-2
East: Restaurant and M-2(PC) Zone
West: I-5 Freeway and TC Zone

Parking Required: 88 Parking Provided: 135
Ratio Required: 1 per 3 seats Ratio Provided: 1 per 1.50 seats
Property Acreage: 1.941 Area: 84,547 square feet
Landscaped: 23.9% Parking: 65.7% Building Coverage: 10.0%
Square Footage of building: 8,752
Topography: Flat

The proposal is to develop a single-story restaurant adjacent to the American River Parkway. The site plan provides a pedestrian walkway connection between the proposed restaurant parking lot and the existing parking area for a restaurant adjacent to the east. The design of this walkway necessitates deletion of two parking stalls from the existing parking lot. The loss of the two stalls does not affect the required parking ratio.

Approximately 24% of the site is landscaped. This includes tree wells and landscaped islands on the interior of the parking lot. A State of California bond easement (part of I-5 freeway) is not proposed for landscaping.

The building is approximately 33 feet in height. Lighting will be provided on the adjacent restaurant (low intensity metal shielded incandescent 11' to 14' diameter wall sign (see elevation drawings) has been provided on the north side of the building. An office building approved for development on the

P-7565 (OVER) MEETING DATE December 9, 1976

002071

of the staff has no major conceptual views
to the height requirement of the American River
Parkway Ordinance. Considerable landscaping has been provided.

The staff has is with the building and lot
it is important to control light intrusion
"glow" intrusion into the parkway.

RECOMMENDATION: The staff recommends approval of the project
subject to the following conditions:

1. The site and landscape plans subject to approval of staff.
2. The trees and shrubs used in the landscape plan must conform to the American River Parkway Corridor requirements.
3. The State of California slope easement is to be landscaped subject to approval by the State of California Department of Transportation.
4. The building, sign and parking lot illumination must conform to the American River Parkway Ordinance.

The light fixtures used for the project are to be low-intensity, ground
level, subject to the approval of the City Electrical Engineer.

The staff recommendation is based on the following assertions:

1. The project is based on sound principles of land use in that:

- a. the adjacent parcel is developed with a restaurant;
- b. the site is adjacent to a freeway;
- c. the property to the south is zoned Industrial.

2. The project will not be injurious to the public or surrounding area
in that:

- a. the building height conforms to the height requirements of the American River Parkway;
- b. approximately 24% of the site will be landscaped;
- c. the plan provides 47 parking spaces in excess of the required 33 spaces (total 135).

3. The project conforms to the 1974 General Plan and the Industrial
Community Plan in that:

- a. the area is designated for Industrial uses;
- b. restaurants are permitted in Industrial areas.

December 9, 1976

002072



PLAN 1

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