



## Zoning Administrator Hearing

Alexis Oropeza, Hearing Officer

**Monday, April 24, 2023**  
**Via Teleconference**  
**2:00 pm**

### ZONING ADMINISTRATOR HEARING VIA TELECONFERENCE

**The Zoning Administrator, as a non-legislative hearing body, will meet via teleconference.**

Written comments may be submitted to [Zoning.Administrator@longbeach.gov](mailto:Zoning.Administrator@longbeach.gov).

**For more information on how to participate in this meeting, please visit:**

[www.longbeach.gov/lbds/planning/current/zoning/administrator/](http://www.longbeach.gov/lbds/planning/current/zoning/administrator/)

### REGULAR AGENDA

- |   |  |   |
|---|--|---|
| 1 | <b>2301-16 (LCDP23-001)</b><br>Jonathan Iniesta, Planner | <b>25 39<sup>th</sup> Place</b><br>District 3 |
|---|--|---|

A Local Coastal Development Permit request to establish an outdoor dining area 525 square feet in area within the public right-of-way adjacent to the Belmont Brewing Company restaurant and bar within the R-4-R zoning district (District 3).

This project **IS** in the Coastal Zone and **IS** appealable to the Coastal Commission.

This project qualifies for a categorical exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines.

**Suggested Action: Approve, subject to conditions**

### NEXT ZA HEARING

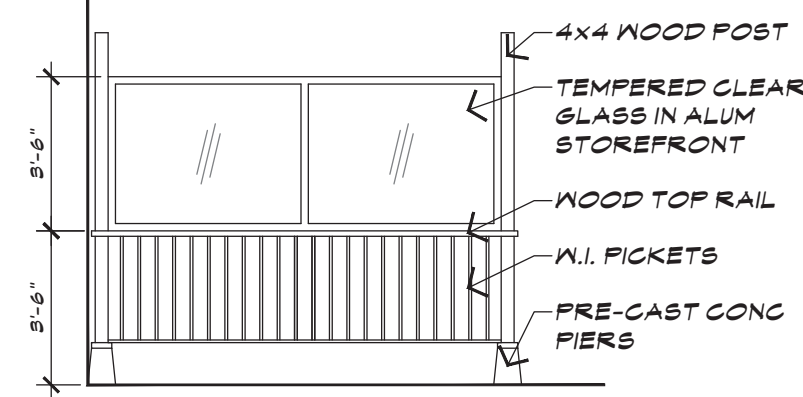
**May 8, 2023**

### **ATTACHMENTS:**

- ZA ITEM 1- 25 39<sup>th</sup> Place (project is located within the public right-of-way abutting this address)

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at [longbeach.gov/lbds](http://longbeach.gov/lbds) and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.

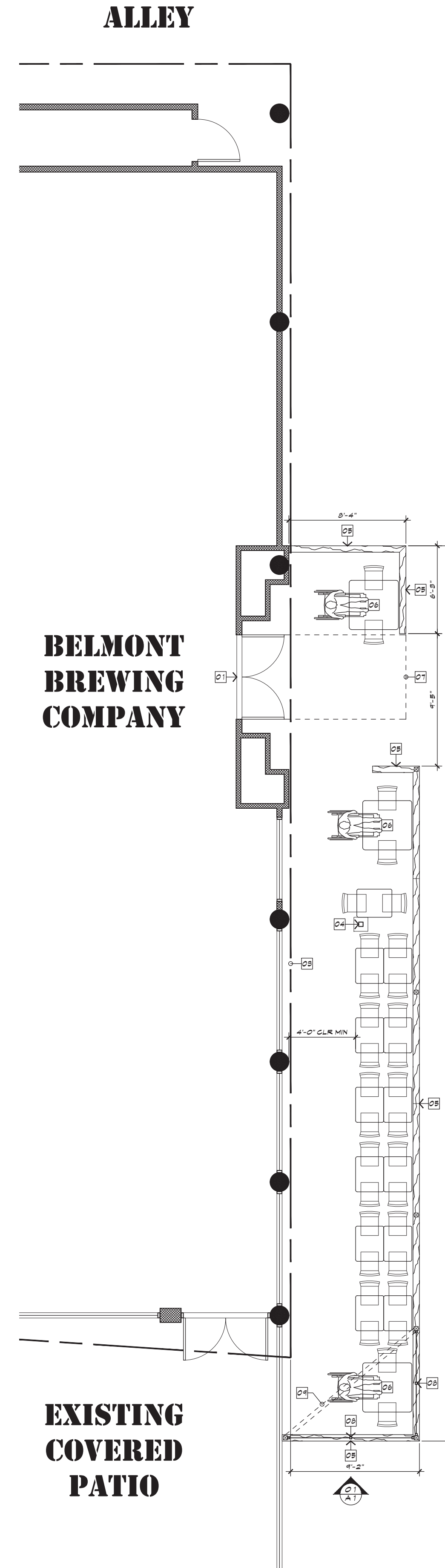
**ITEM 1**



**01 TYP RAIL ELEV** SCALE: 1/4" = 1'-0"



**DINING PATIO FACING SOUTH**



**EXISTING COVERED PATIO**

**DINING PATIO PLAN** SCALE: 3/16" = 1'-0"

**PROJECT SUMMARY**

PATIO ENCLOSURE  
 NUMBER OF STORIES: ONE  
 CONSTRUCTION TYPE: V-B (NON-RATED)  
 OCCUPANCY: A-2  
 MIXED OCCUPANCY: NO  
 FIRE SPRINKLERS: NO

PROPERTY OWNER  
 BELMONT BREWING COMPANY, INC.  
 ATTN: DAVID HANSEN, PRESIDENT  
 25 39th PLACE  
 LONG BEACH, CA 90803  
 (714) 557-2885  
 davedogger@gmail.com

PROJECT DESCRIPTION:  
 INSTALLATION OF A WOOD/WROUGHT-IRON UN-COVERED PATIO DINING ENCLOSURE ON PUBLIC PROPERTY.

SQUARE FOOTAGE & ASSESSOR INFORMATION:  
 PROJECT AREA: 521 S.F.  
 A.P.N.: 7256-001-057

SEAT COUNT = 55  
 TABLE COUNT = 16  
 OCCUPANT LOAD = 55

**SHEET INDEX**

A1 PROJECT INFO, INDEX, FLOOR PLAN, PHOTO OF INSTALLATION

**KEYNOTES**

- 01 EXISTING MAIN ENTRANCE DOORS.
- 02 EXISTING PUBLIC SIDEWALK. (39th PLACE)
- 03 PROPERTY LINE.
- 04 EXISTING CITY LIGHT POLE.
- 05 42" HIGH WOOD/WROUGHT-IRON GUARDRAIL. SEE PHOTO, THIS SHEET. GUARDRAIL POST BASES SIT ON TOP OF SIDEWALK & DO NOT PENETRATE INTO CONCRETE.
- 06 42" SQUARE ACCESSIBLE TABLE. 34" MAXIMUM TOP HEIGHT, 19" MINIMUM KNEE SPACE. (20%)
- 07 DASHED LINES DENOTE AREA TO BE KEPT CLEAR & UNOBSTRUCTED AT ALL TIMES.
- 08 42" HIGH (FROM TOP OF RAIL) ALUMINUM STOREFRONT WITH CLEAR TEMPERED GLASS WINDSCREEN.
- 09 DIAGONAL ALUMINUM BRACE AT TOP OF STOREFRONT.

**RELEVANT CODES**

THIS PROJECT SHALL COMPLY WITH THE 2019 EDITION OF CALIFORNIA BUILDING STANDARDS (ALSO KNOWN AS TITLE-24 OF THE CALIFORNIA CODES OF REGULATIONS) AND ORDINANCES OR LAWS HAVING JURISDICTION ON THE PROJECT, WHICH INCLUDE BUT SHALL NOT BE LIMITED TO:  
 PART 1 CALIFORNIA ADMINISTRATIVE CODE (CAC)  
 PART 2 CALIFORNIA BUILDING CODE (CBC)  
 PART 2.5 CALIFORNIA RESIDENTIAL CODE (CRC)  
 PART 3 CALIFORNIA ELECTRICAL CODE (CEC)  
 PART 4 CALIFORNIA MECHANICAL CODE (CMC)  
 PART 5 CALIFORNIA PLUMBING CODE (CPC)  
 PART 6 CALIFORNIA ENERGY CODE (CEC2)  
 PART 7 (CURRENTLY VACANT)  
 PART 8 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)  
 PART 9 CALIFORNIA FIRE CODE (CFC)  
 PART 10 CALIFORNIA EXISTING BUILDING CODE (CEBC)  
 PART 11 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)  
 PART 12 CALIFORNIA REFERENCE STANDARDS CODE  
 LEMC 14.15 - PARKLETS & THE SIDEWALK DINING & PARKLETS HANDBOOK



**TURPIN  
 DESIGN  
 GROUP, INC.**  
 mark@turpindgi.com  
 562 . 221 . 0585



**BELMONT BREWING CO.**  
 SIDEWALK DINING PARKLET  
 25 39th PLACE  
 LONG BEACH, CA 90803

DATES

DEC. 28, 2022

PROJECT NUMBER

22.223

SHEET TITLE

PARKLET PLAN  
 PARKLET ELEVATIONS

SHEET NUMBER

**A1**