



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

333 W. Ocean Boulevard Long Beach, California 90802 562-570-6194 FAX 562-570-6068

October 4, 2005

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the hearing, deny the appeal and uphold the Planning Commission's decision to grant the modification of an approved Conditional Use Permit to allow the relocation of a check cashing business to a newly created commercial storefront at 1240 Gladys Avenue. (Case No. 0202-35 {Modification}) (District 4)

DISCUSSION

The Planning Commission approved the original Conditional Use Permit for the operation of a 70-square foot check cashing/money transfer booth within the La Bodega Market #5 on May 2, 2002. Dolex Dollar Express is now requesting the modification and relocation of the aforementioned Conditional Use Permit to establish a separate check cashing and money transfer business in a newly created 554-square foot storefront commercial space within the same building (Attachment 1) that is currently occupied by the market. The site is located in the CCP Zone District and General Plan Land Use Designation of LUD#8A (Traditional Retail Strip Commercial).

The project site was developed in 1930 as a 3,192-square foot retail commercial building with no on-site parking spaces and is located in the Community Pedestrian-Oriented (CCP) zoning district. Within the existing commercial building is a Karate instruction studio and a retail glass and mirror sales business.

On July 21, 2005, the Planning Commission unanimously approved the request for a modification of the approved Conditional Use Permit to establish a check cashing/money transfer booth within the market located at 1240 Gladys Avenue subject to conditions (Attachment 2). Subsequently, the West Eastside Community Association appealed the Planning Commission's decision, arguing that the subject property has a history of chronic code enforcement violations and a lack of off-street parking spaces for the existing businesses that currently occupy the property (Attachment 3).

In taking their action, the Planning Commission found that the proposed use provides a neighborhood service. Additionally, conditions recommended by the Police Department in order to prevent criminal activity on the project site and in the immediate area were incorporated (Attachment 4). Regarding Code Enforcement and property maintenance issues, the conditions of approval require that the property be maintained in a neat and orderly manner for as long as this business exists on the property.

Assistant City Attorney Michael Mais reviewed this Council letter on September 23, 2005.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires that an appeal be transmitted to the City Council within 60 days of receipt by the City Clerk from the Department of Planning and Building.

A 14-day public notice of the hearing is required.

FISCAL IMPACT

None.


SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,

MORTON STUHLBARG, CHAIR
CITY PLANNING COMMISSION

BY:



SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

SF:GC:LH

Attachments:

- 1) Project Plans
- 2) Planning Commission Staff Report, Conditions of Approval and Minutes of July 21, 2005
- 3) Completed Appeal Form and attached letter
- 4) Police Department requirements