



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

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

October 18, 2005

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt revised findings to deny a request for 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

On October 4, 2005, the City Council conducted a public hearing on an appeal of the Planning Commission's approval for the Modification of an approved Conditional Use Permit to establish a check cashing/money transfer booth within the market located at 1240 Gladys Avenue. After considering testimony from persons in opposition to the approval, the City Council voted 7-0 to overturn the Planning Commission's decision and grant the appeal, thereby denying the proposed Conditional Use Permit Modification.

As a part of the motion, the City Council directed staff to return with revised findings supporting the action to deny the Conditional Use Permit. Staff has prepared revised findings (see attachment) that determine that the approval will cause a detrimental impact to the surrounding community including public health, safety and the general welfare, and the quality of life. This position is supported by the testimony provided related to the history of chronic code enforcement violations and a lack of off-street parking spaces for the existing businesses that currently occupy the property. During public testimony, examples were presented of parking problems, delivery truck traffic and the constant noncompliant state of the existing market and property in general. Based on the public testimony provided, it has been shown that the Conditional Use Permit Modification for a check cashing/money transfer use is not in the best interest of the community and would impose a detrimental impact on the surrounding neighborhood.

Assistant City Attorney Michael Mais reviewed this Council letter on October 7, 2005.

TIMING CONSIDERATIONS

Action on this item is not time critical.

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

Attachment: Revised Findings