

1	TITLE SHEET / PLOT PLAN
A	SITE PLAN AND DEMO PLAN
A-7	EXTERIOR ELEVATIONS



5625 MAPLE PLAZA
LONG BEACH, CALIFORNIA
90803

**DOLEX DOLLAR EXPRESS
NEW MONEY TRANSFER BOOTH**

1240 GLADYS AVE
LONG BEACH, CALIFORNIA

NOTES

- FLOOR PLAN NOTES**
1. ALL DIMENSIONS ARE TO FACE OF FINISH (F.O.F.) UNLESS OTHERWISE NOTED.
 2. VERIFY EXISTING DIMENSIONS FROM EXISTING RESIDENCE
 3. SLEEP ROOMS: AT LEAST ONE WINDOW WITH CLEAR OPENING SHALL BE AT LEAST 5.75 SQ.FT.(24" HIGH X 20" WIDE) AND FIN. HIGHT SHALL NOT EXCEED 64" FROM FIN. FLOOR
 4. SAFETY GLASS FOR GLAZING IN HAZARDOUS LOCATIONS SUCH AS GLASS DOORS, GLASS WINDOWS ADJACENT TO DOORS AND WALKING SURFACES SHALL BE PROVIDED.
 5. PROVIDE SHATTERPROOF GLASS ENCLOSURE AT SHOWER AND TUB AREAS
 6. ALL INTERIOR WALLS SHALL HAVE 5/8" COP. BO.-MINIMUM (I.I.O.)

PROJECT LEGEND

CLIENT:
DOLEX DOLLAR EXPRESS
18200 ST.
CARRITOS, CA.
PHONE # 562-565-1212

PROJECT ADDRESS
DOLEX DOLLAR EXPRESS
1240 GLADYS AVE.
LONG BEACH, CA.

ZONING INFORMATION
ZONE: -
OCCUPANCY: -
CONSTRUCTION TYPE: TYPE 2

LEGAL DESCRIPTION:
:
:
:

DESIGN BY: BILL RIDGEWAY
DRAWN BY: JY
SCALE: NOTED
PROJECT No. OR-0004
DATE: 8-20-09

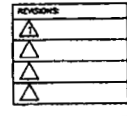
EXISTENCE NOTE

SEE EXIST. NOTES ON PLOT PLAN AS TO EXISTING UTILITIES. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

CONSULTANTS

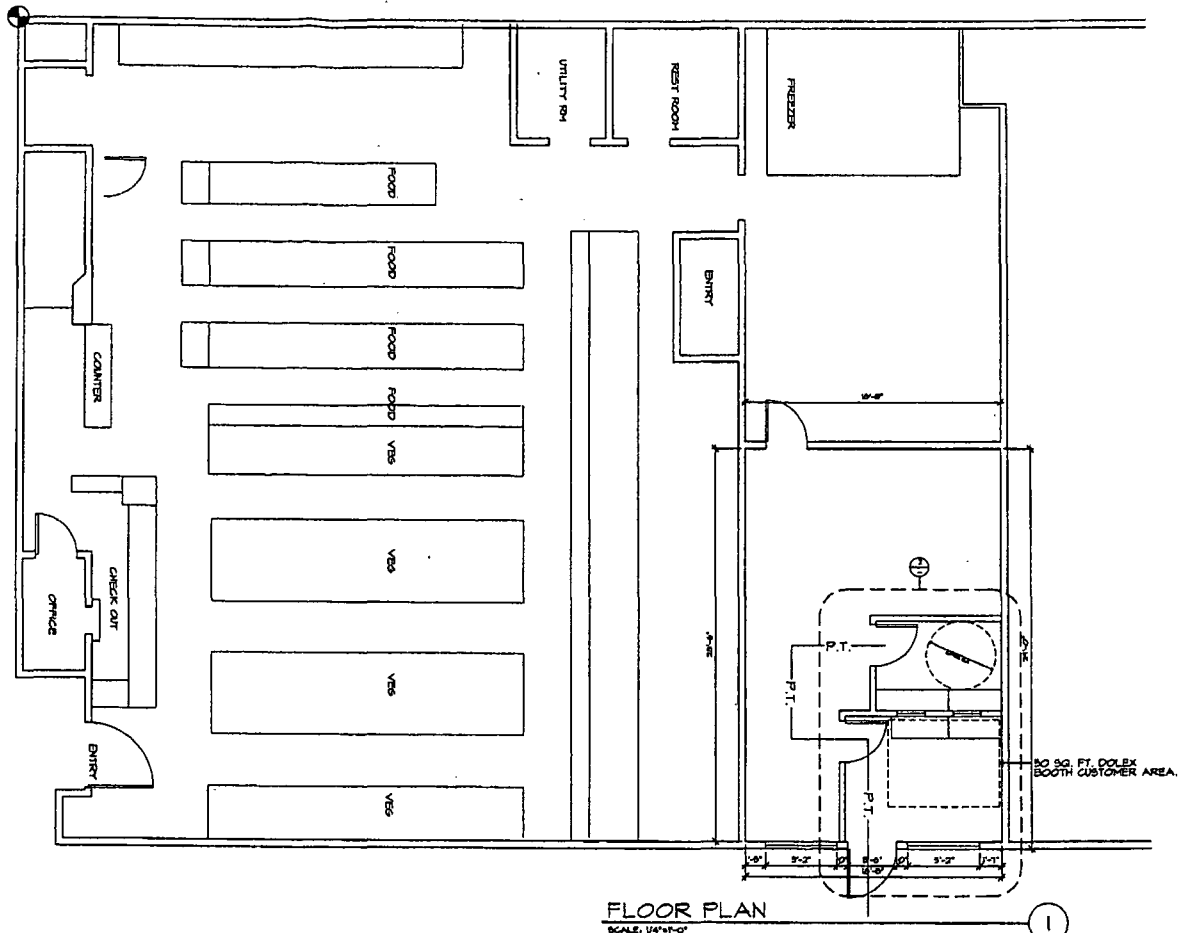
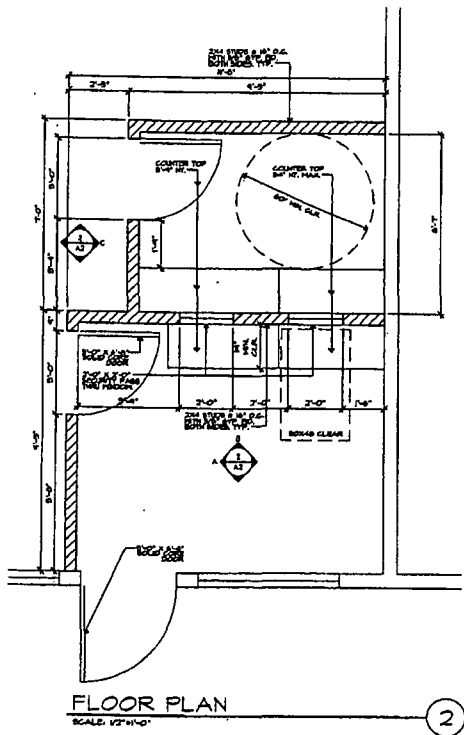
ARCHITECTURAL:
BILL RIDGEWAY DESIGN
5633 SORRENTO DRIVE
LONG BEACH, CA 90803
(562) 434-2358
CONTACT: BILL RIDGEWAY

PROJECT DATA



T-1

SHEET 1 OF 1



- FIRE DEPARTMENT NOTES**
1. ADDRESS NUMBERS SHALL BE VISIBLE FROM STREET.
 2. FIRE EXTINGUISHER (A MINIMUM OF 2A, 10BC) ALL FIRE EXTINGUISHERS SHALL BE EASILY IDENTIFIED WITH A SIGN.
 3. EXIT HARDWARE SHALL REQUIRE NO SPECIAL KNOWLEDGE OR EFFORT TO EXIT.
 4. LIGHTED EXIT LIGHT LOCATED OVER REQUIRED EXIT DOORS.
 5. PROVIDE A SIGN OVER MAIN ENTRY DOOR THAT READS: "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS."
 6. OCCUPANT LOAD SIGN WITH OCCUPANT LOAD REQUIRED TO BE POSTED.
 7. FIRE DEPARTMENT PERMIT REQUIRED.
 8. DECORATIVE MATERIAL AND FURNISHINGS REQUIRED TO MEET FLAME RETARDANT REQUIREMENTS.
 9. REGULATIONS OF CA, FIRE CODE ARTICLE 01 SHALL BE FOLLOWED THROUGHOUT DEMOLITION & CONSTRUCTION.
 10. BUILDING TO REMAIN OPEN DURING DEMOLITION & CONSTRUCTION.
- LEGEND**
- P.T. — P.T. —
— PATH OF TRAVEL TYP.



DOLEX DOLLAR EXPRESS
NEW MONEY TRANSFER BOOTH
1230 GLADYS AVE.
LONG BEACH, CALIFORNIA

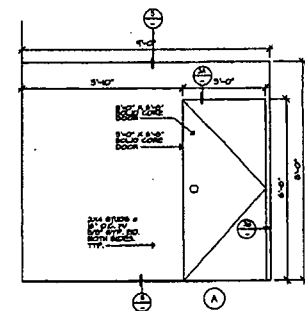
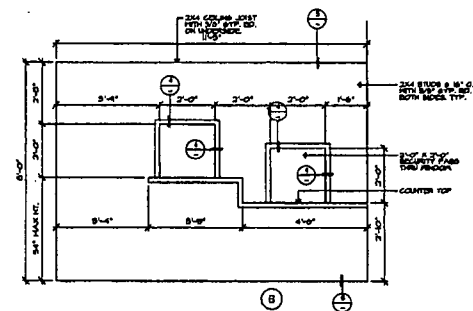
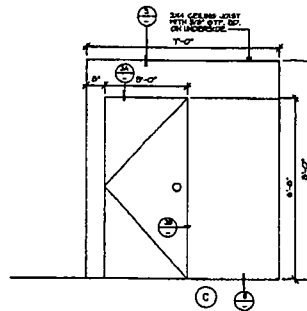
DESIGN BY: E. RODRIGUEZ
DRAWN BY: J.P.
SCALE: NOTED
PROJECT NO.: 09-0004
DATE: 8-02-09

REVISIONS

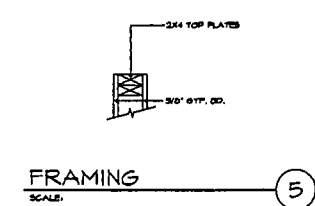
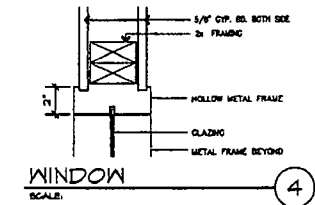
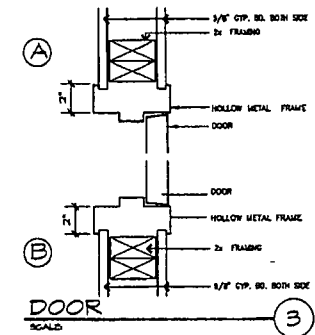
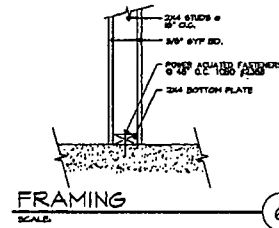
NO 30 FT. DOLEX BOOTH CUSTOMER AREA
ALL ROOMS EXIST
ALL ROOMS EXIST

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

A-1
SHEET ... OF ...



ELEVATIONS OF BOOTH
SCALE: 1/2"=1'-0"



DOLEX DOLLAR EXPRESS
NEW MONEY TRANSFER BOOTH
1180 CLAYTON AVE.
LONG BEACH, CALIFORNIA

DESIGN BY: B. RODRIGUEZ
DRAWN BY: JY
SCALE: NOTED
PROJECT No. CS-0004
DATE: 8-00-09

REVISIONS: NONE
NOTES: SEE ALL NOTES ON DRAWINGS. ALL DIMENSIONS ARE IN FEET AND INCHES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

NO.	REVISIONS
1	
2	
3	

A-1
SHEET ___ OF ___

**CITY OF LONG BEACH**

DEPARTMENT OF PLANNING & BUILDING

333 West Ocean Boulevard, 7th Floor ! Long Beach, CA 90802 ! (562) 570-6194 FAX (562) 570-6068

ZONING DIVISION

July 21, 2005

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Request for the Modification of an Approved Conditional Use Permit For a Check Cashing/Money Transfer Booth within an Existing Market (dba La Bodega Market #5) to a Newly Created Commercial Store Front located at 1240 Gladys Avenue (Council District 4)

LOCATION: 2900 East Anaheim Street/1240 Gladys Avenue

APPLICANT: Dolex Dollar Express
c/o Manuel Silva
10900 East 183rd Street
Cerritos, CA 90703

RECOMMENDATION

Approve Conditional Use Permit, subject to conditions of approval.

REASON FOR RECOMMENDATION

1. The proposed use provides a needed service in a convenient location; and
2. The proposed use will comply with all public safety and crime prevention conditions recommended by the Long Beach Police Department.

BACKGROUND

At a previously held public hearing, the Planning Commission approved Case No. 0202-35 for the operation of a seventy (70) square foot check cashing/money transfer booth within La Bodega Market #5. Dolex Dollar Express, is requesting the modification and relocation of the aforementioned Conditional Use Permit to establish a separate check cashing and money transfer business to a newly created commercial store front. The proposed commercial space will be a newly created five hundred fifty-four (554) square foot commercial space within the same building (see attached Location Map and Plans and Photographs) that is currently occupied by the market.

Dolex Dollar Express operates several money-transfer booths in the City, all of which are located in neighborhood markets. The proposed business will be a separate stand alone operation. The proposed business will no longer affiliated La Bodega Market #5. All business operations will be controlled by Dolex Dollar Express, thus all requirements will be the sole responsibility of Dolex Dollar Express and not in conjunction with another business owner. Although Zoning Enforcement officials have experienced excessive delays with the implementation of conditions of approval with the previously approval discretionary permit for Dolex Dollar Express at the 2900 East Anaheim Street location, recent efforts by Dolex Dollar Express to complete compliance with past-required conditions of approval for other locations throughout the City of Long Beach has resulted in a positive staff recommendation for this request.

The project site was developed within a 3,192 square feet retail commercial building with no on-site parking spaces in 1930 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 retail sales business.

Money transfer is classified in Section 21.15.475 of the Zoning Regulations under a broad definition of "check cashing." Establishment of a check cashing use in this zoning district is subject to the approval of a Conditional Use Permit.

The applicant will provide primarily money transfers within the United States and to foreign countries and check cashing services for customers of the market.

A summary of the surrounding land use is as follows:

	ZONING	GENERAL PLAN	LAND USE
PROJECT SITE	CCP	LUD#8A (TRADITIONAL RETAIL STRIP COMMERCIAL)	RETAIL COMMERCIAL
NORTH	CCP	LUD#8A (TRADITIONAL RETAIL STRIP COMMERCIAL)	RETAIL COMMERCIAL
SOUTH	R-2-N	LUD#2 MIXED STYLE HOMES	RESIDENTIAL
EAST	CCP	LUD#8A (TRADITIONAL RETAIL STRIP COMMERCIAL)	RETAIL COMMERCIAL
WEST	CCP	LUD#8A (TRADITIONAL RETAIL STRIP COMMERCIAL)	RETAIL COMMERCIAL

CURRENT ACTION REQUESTED

The applicant has requested the Planning Commission approve a Modification to a Conditional Use Permit for the establishment of a check cashing and money transfer business at the project site. In order to approve this request, the following findings must be analyzed, made and adopted before any action is taken to approve or deny the subject permit and must be incorporated into the record of proceedings:

- A. The approval is consistent with and carries out the General Plan, any applicable specific plans such as the local coastal development program and all Zoning Regulations of the applicable district;**

The zoning classification of the project site is CCP and the General Plan Land Use Designation of the project site is 8A. The CCP zoning district allows a check cashing and money transfer business subject to the approval of a Conditional Use Permit. A Conditional Use Permit is "consistent" when it carries out the intent of the land use district in which it is to be located, and otherwise complies with the required findings of the Zoning Regulations.

This land use district is intended to provide commercial opportunities that serve local neighborhood needs. Commercial uses that may adversely affect adjoining residential uses are subject to conditional use permits.

The proposed use is provides a neighborhood service and is subject to conditions recommended by the Police Department in order to prevent criminal activity on the project site and in the immediate area (Condition No. 13). In addition, the proposed use complies with the required findings of the Zoning Regulations, as evidenced below.

- B. The approval will not be detrimental to the surrounding community including public health, safety, general welfare, environmental quality or quality of life; and**

The proposed use involves the wire transfer of fund to locations throughout the world and the cashing of checks. As a financial institution involving the exchange of money, the Police Department has provided a crime prevention analysis (see attached Crime Prevention and Safety Memo). The recommendations made through this analysis have been incorporated in the proposed conditions of approval.

- C. The approval is in compliance with the special conditions for the use enumerated in Chapter 21.52**

Check Cashing.

The following conditions shall apply to check cashing businesses:

- a. Off-street parking for check cashing businesses shall be the same as for banks and savings and loans as required by Chapter 21.41;**

Off-street parking is required for the existing building at a rate of four (4) parking spaces per one thousand (1,000) square feet of gross floor area (GFA). The off-street parking requirement for banks, savings and loans, and shopping centers is five (5) parking spaces per one thousand (1,000) square feet GFA. The existing nonconforming development has maintains no off-street parking spaces. Code requires sixteen (16) spaces. The proposed use does not conform to Chapter 21.41. However, the proposed use should not increase the demand for parking since it is not expanding the building area and acts as an accessory to the adjacent market.

- b. If established in an existing shopping center, off-street parking shall be provided as required for a shopping center by Chapter 21.41;**

See finding (a) above.

- c. Windows shall not be obscured by placement of signs, dark window tinting, shelving, racks or similar obstructions;**

This finding is incorporated in Condition No. 13(f) within the conditions of approval.

- d. Exterior phones, security bars and roll up doors shall be prohibited;**

These findings are incorporated in Conditions No. 9 and 13(g) within the conditions of approval.

- e. The floor plan shall include a customer waiting/service area of sufficient size to fully accommodate anticipated queuing lines. Such waiting/service area shall provide not less than fifty (50) square feet for each teller window; and**

This finding is incorporated in Condition No. 10 within the conditions of approval.

- f. The hours of operation shall be stated in the application and subject to review.**

Planning staff believes it is appropriate to restrict the hours of operation for the check cashing/money transfer business to those of similar uses.

PUBLIC HEARING NOTICE

A total of sixty-six (66) Public Hearing Notices were mailed on July 6, 2005, to all owners of properties within a 300-foot radius of the project site as well as to the Zaferia Neighborhood Advisory, the Old Eastside Neighborhood Group and elected representative of the 4th Council District.

REDEVELOPMENT REVIEW

The project site is located within the Central Long Beach Redevelopment Project Area. Redevelopment agency staff has not provided any comments on the proposed project.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), no environmental review was required.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION

Approve Conditional Use Permit, subject to conditions of approval.

Respectfully submitted,

SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

By: _____

LEMUEL HAWKINS
PLANNER IV

Approved: _____

CAROLYNE BIHN
ZONING OFFICER

Attachments

1. Conditions of Approval
2. Vicinity Map
3. Plans
4. Police Department Memorandum

**MODIFICATION OF CONDITIONAL USE PERMIT
CONDITIONS OF APPROVAL**

Case No. 0202-35

Date: July 21, 2005

1. The use permitted on the site, in addition to other uses permitted in the CCP zone, shall be a **check cashing and money transfer business**.
2. This permit and all development rights hereunder shall **terminate one year** from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced, a business license establishing the use is obtained or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and applicant(s) have failed to return **written acknowledgment** of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
4. If, for any reason, there is a **violation of any of the conditions** of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
5. In the event of **transfer of ownership** of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions, which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
6. All operational conditions of approval of this permit **must be posted** in a location visible to the public, in such a manner as to be readable when the use is open for business.

Conditional Use Permit Conditions

Date: July 21, 2005

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7. The Director of Planning and Building is authorized to make **minor modifications** to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
8. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
9. **Exterior security bars, scissor gates, and roll-up doors** applied to windows and pedestrian building entrances shall be prohibited. Should security bars be installed on the interior of the store, they shall remain open during business hours.
10. A queuing area of at least fifty (50) square feet in size for each teller window shall be provided in front of the business and designated with stanchions and/or permanent guardrail.
11. The **hours of operation** shall be limited to those of similar uses to the satisfaction of the Director of Financial Management.
12. Any **graffiti** found on site must be removed within 24 hours of its appearance.
13. Prior to issuance of a business license, the business operator shall comply with the following security requirements to the satisfaction of the Long Beach Chief of Police:
 - a. **Thumbprints (and/or index fingerprints) and written records should be captured** for **EACH** transaction, along with a clear, legible photocopy of the person's identification (including a photograph).
 - The check cashing business owner/manager should contact our Forgery/Fraud Detail at (562) 570-7330 prior to the release of the final permit to ensure the business has a clear understanding of the necessary procedures.
 - b. **Additional and more accurate authenticity verification techniques should be instituted.**

Conditional Use Permit Conditions

Date: July 21, 2005

Page 3

- Simple procedures such as calling 411 to obtain the business phone number rather than calling the phone number posted on the face of the check is a more thorough approach to verifying authenticity.
 - Additional, more in depth questioning should also occur before any of the other information on the face of the check is considered authentic.
- c. **Installation of surveillance cameras at the check cashing counters and parking lot area.** These cameras should be high definition color with the ability capture still photographs. Cameras should be located and positioned so that a clear, unobstructed view of the patron and the vehicle is captured. Cameras placed behind glass distort images and make identification extremely difficult.
- d. **“What to do in case of forgery, fraud or robbery calls” to the location should be posted at every cashier stand and periodically reviewed for accuracy.**
- The notices should include the appropriate emergency contact phone numbers, definitions of each crime, how to report suspect and vehicle descriptions as well as how to remain safe.
- e. **Entire site should be well lit.**
- Avoid sodium lighting to limit yellowness, which casts shadows and distorts colors.
 - Lighting should exceed minimum requirements. We recommend at least 5-foot candle in all public access areas.
 - Ensure lighting is located under all eyebrows, canopies and awnings.
 - Lighting should be located along walls and above all points of entry/exit (especially in the alley).
- f. **No signs, advertisements, or furniture should block the windows and eliminate any visibility into/out of businesses.**
- g. **No exterior payphones on site.** All payphones should be removed or relocated to the inside of the store.

Conditional Use Permit Conditions

Date: July 21, 2005

Page 4

- h. **Address should be clearly marked** on front and rear of structure as well as on the rooftop for air support identification.
 - i. **Business should have an alarm system installed** with panic buttons at the cashier stands and inner offices.
 - j. **Interior office doors and exterior delivery doors should have fish-eye style viewers** to screen person attempting to gain entry. They should also be solid core construction.
 - k. **Business owners should join the Long Beach Police Department's Business Watch program.** Further information can be obtained by calling the Community Relations Division at (562) 570-7215.
14. The applicant shall provide the following to the satisfaction of the Director of Public Works:

ENGINEERING BUREAU

- a. The developer shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the developer to the satisfaction of the Director of Public Works.
- b. Demolition and reconstruction of curb and gutter, driveways, sidewalks, wheelchair ramps, roadway and alley pavements, removal and relocation of utilities, traffic signal modifications and installations, traffic striping and signing, street tree removals and plantings in the public right-of-way, shall be performed under Public Works street improvement permit. Permits to perform work within the public right-of-way must be obtained from the Public Work Permit Section of the City of Long Beach Development Services Center, 4th Floor of City Hall, 333 West Ocean Boulevard, telephone (562) 570-7082 or 7084.
- c. All work within the public right-of-way shall be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. The contractor shall have on file with the City Engineer Certification of General Liability Insurance and an endorsement evidencing minimum limits of required general liability insurance.

Conditional Use Permit Conditions

Date: July 21, 2005

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- d. The developer shall remove unused driveways and replaced with full height curb and gutter, and sidewalk. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331, to request additional information regarding driveway requirements.
- e. After completion of the required off-site improvements, the developer or project representative shall contact the Engineering Bureau to initiate the process of clearing any Public Works holds attached to the development project. Contact Jorge M. Magaña, Civil Engineering Associate, at (562) 570-6678.

TRAFFIC & TRANSPORTATION BUREAU

- a. The developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
 - b. The developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
15. Any off-site improvements found to be damaged shall be replaced to the satisfaction of the Director of Public Works. The applicant shall comply with applicable ADA requirements in the public sidewalk area abutting the project site.
16. Compliance is required with these Conditions of Approval as long as this use is on site. As such, the site shall be available for periodic reinspection conducted at the discretion of city officials, to verify that all conditions of approval are being met. The property owner shall reimburse the City for the inspection cost as per special building inspection specifications established by City Council.
17. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.

CITY PLANNING COMMISSION MINUTES

July 21, 2005

A study session of the City Planning Commission convened Thursday, July 21, 2005, at 12:00 pm in the City Council Chambers, 333 W. Ocean Boulevard, to discuss the West Gateway Redevelopment project. The regular meeting of the Planning Commission convened at 1:30.

PRESENT: COMMISSIONERS: Morton Stuhlberg, Leslie Gentile, Matthew Jenkins, Mitchell Rouse, Nick Sramek, Charles Winn

CHAIRMAN: Morton Stuhlberg

EXCUSED: Charles Greenberg

STAFF MEMBERS PRESENT: Suzanne Frick, Director of Planning and Building
Greg Carpenter, Planning Manager
Angela Reynolds, Advance Planning Officer
Lemuel Hawkins, Planner
Jeff Winklepleck, Planner

OTHERS PRESENT: Barbara Kaiser, Redevelopment Agency
Lisa Malmsten, City Attorney's Office
Kathy Brown, Minutes Clerk

PLEDGE OF ALLEGIANCE

Commissioner Winn led the pledge of allegiance.

MINUTES

The minutes of June 16, 2005 were approved on a motion by Commissioner Winn, seconded by Commissioner Jenkins and passed 5-0-1. Commissioner Gentile abstained and Commissioner Greenberg was absent.

SWEARING OF WITNESSES

CONSENT CALENDAR

In response to a query from Commissioner Winn, Lemuel Hawkins stated that the La Bodega Market had some issues with Code Enforcement regarding bringing the market into compliance, but not issues related to the check cashing business.

Greg Carpenter stated that an e-mail was received regarding Item 1C and a request to add several additional conditions with regards to hours of operation, curbs being repainted and curb cuts being filled in.

Commissioner Sramek made a motion to approve items 1A, B, C, D, E, and F as presented by staff and Commissioner Jenkins seconded the motion which passed 6-0. Commissioner Greenberg was absent.

1A. Case No. 0505-11, Conditional Use Permit, CE 05-83

Applicant: Dolex Dollar Express, Inc.
c/o Manuel G. Silva
Subject Site: 305 W. Anaheim Street (Council District 1)
Description: Request for a Conditional Use Permit for the installation of a fifty-five (55) square foot check cashing/money transfer booth within an existing market (dba La Bodega Market #8).

Approved the Conditional Use Permit, subject to conditions of approval.

1B. Case No. 0505-09, Conditional Use Permit, CE 05-81

Applicant: Dolex Dollar Express, Inc.
c/o Manuel G. Silva
Subject Site: 1420 E. Anaheim Street (Council District 2)
Description: Request for a Conditional Use Permit for the installation of a fifty-six (56) square foot check cashing/money transfer booth within an existing market (dba La Bodega Market #4).

Approved the Conditional Use Permit, subject to conditions of approval.

1C. Case No. 0202-25 (Modification) Conditional Use Permit

Applicant: Dolex Dollar Express, Inc.
c/o Manuel G. Silva
Subject Site: 2900 E. Anaheim Street/1240 Gladys Avenue
(Council District 4)
Description: Request for the Modification of an approved Conditional Use Permit for a check cashing/money transfer booth within an existing market (dba La Bodega Market #5) to a newly created commercial store front located at 1240 Gladys Avenue.

Approved the Conditional Use Permit, subject to conditions of approval.

1D. Case No. 0504-18, Vesting Tentative Parcel Map, CE 05-70

Applicant: Kent Bumgarner
c/o Robert Vargo
Subject Site: 3246 Wilton Street (Council District 4)
Description: Request for approval of Vesting Tentative Parcel Map No. 062454 to convert four (4) residential dwelling units in an existing apartment building into condominiums.

Approved Vesting Tentative Parcel Map No. 062454, subject to conditions.

1E. Case No. LDR-05

Applicant: City of Long Beach
Subject Site: Citywide
Description: The 2004-2005 Local Development Report and its conformance with the 2004 Congestion Management Program.

Recommended that the City Council adopt a Resolution self-certifying the Local Development Report and its conformance with the Congestion Management Program.

1F. Case No. GPC 7-21-05

Applicant: Jae VonKlug
Long Beach Redevelopment Agency
Subject Site: 1401 E. Anaheim Street (Council District 6)
Description: Finding of Conformity with the General Plan for an alley vacation and dedication.

Found the proposed vacation and dedication in conformance with the adopted goals and policies of the City's General Plan.

CONTINUED ITEMS

2. Downtown Parking Management Plan Update

Barbara Kaiser, of the Redevelopment Agency, stated that in 2000 a Parking Task Force was formed to look at parking needs in the Downtown area. A consulting firm recommended 10 strategies that have guided actions, relative to downtown parking, since 2001 including the development of additional parking, a parking marketing program, a parking monitoring program, a signage program, the incorporation of shared parking, the modification of meter times and fees and the

reorganization and centralization of parking management. Ms. Kaiser then discussed each strategy in depth and discussed the actions that have been taken in the last 2 ½ years to implement these recommendations. She then summarized the Redevelopment Agency's financial investment in the program.

In response to a query from Commissioner Jenkins, Ms. Kaiser stated that she felt the city was keeping up with the parking needs created by the development of more residential and commercial projects.

John Morris, owner of Smooth's at 144 Pine Avenue, stated that while he supports the program he believes there are serious problems. He stated that on weekend evenings there is traffic gridlock at the intersection of Broadway and Pine, causing a 20 minute wait to get cars retrieved from valet parking. He also stated that signage at Landmark Square is hard to read due to sign placement. He also remarked that he didn't believe that all the parking would be replaced that was lost when new residential developments were built.

In response to a query from Commissioner Gentile, Mr. Morris stated that he would like to focus on parking at Landmark Square and the City Place, suggesting that better signage be provided at Landmark Square and that something be done to change the public's perceptions regarding the safety of walking from the City Place structure to Broadway and Pine.

The owner of Aladdin Grill on Pine stated that he had a 20 person party on a recent Friday night and they were an hour and a half late for their reservation due to the traffic and difficulty in finding parking. He also stated that in the last five months he had been receiving numerous complaints from customers regarding the parking/traffic situation. He suggested that the option of closing Pine/Broadway on the weekends be considered.

In response to Mr. Morris' comments, Ms. Kaiser stated that the Redevelopment Agency had been in negotiations with the former manager of Landmark Square to receive money under a grant from the MTA for better signage, but that manager had resigned and the new manager was not interested in increasing the amount of public parking in the building and was considering pulling out of the parking validation program completely.

Ms. Kaiser also stated that the traffic signals are currently set to give priority to East/West traffic flow, but the City Traffic Engineer could look into switching the timing of lights on weekend evenings to give priority to North/South traffic.

Ms. Kaiser also stated that she could provide a chart showing that more parking was being added than was being removed.

In response to a query from Commissioner Jenkins, Ms. Kaiser stated that the Redevelopment Agency would continue to work with downtown stakeholders to discuss parking issues.

In response to a query from Commissioner Rouse, Ms. Kaiser stated that valet companies could contract with the Redevelopment Agency for access to more parking spaces.

Robert Procter, 100 Atlantic Avenue, asked if the DLBA had made any accommodations to provide monthly parking for residents.

In response, Ms. Kaiser stated that none of the programs developed with the DLBA addressed residential parking. Parking is required by code for each of the new residential projects.

Shirley Rhoads, 100 W. 5th Street, representing the Kress Lofts Homeowners Association, stated that she had observed that much of the traffic on the weekends is attributed to people cruising Pine Avenue, not patrons of the businesses. She suggested that Pine Avenue be closed to traffic on weekend evenings.

Commissioner Jenkins made a motion to receive and file the Downtown Parking Management Plan and Commissioner Rouse seconded the motion, which passed 6-0. Commissioner Greenberg was absent.

3. Case No. 0506-10, Certificate of Appropriateness

Applicant: David Hayden
Subject Site: 349 Carroll Park East (Council District 2)
Description: Hearing to consider an appeal of the Cultural Heritage Commission's decision to Conditionally Approve a Certificate of Appropriateness for exterior alterations to 349 Carroll Park East, a home within the Carroll Park Historic District.

A request was received from the applicant that the item be continued to the Planning Commission hearing of August 18, 2005.

Commissioner Sramek made a motion that the item be continued to August 18, 2005 and Commissioner Jenkins seconded the motion, which passed 6-0. Commissioner Greenberg was absent.

4. Case No. 0506-05, Local Coastal Development Permit, Site Plan Review, Standards Variance, Tentative Subdivision Map, ND 11-01.

Applicant: Jim Najah
Subject Site: 23 - 4th Place
Description: Request for approval of a Local Coastal Development Permit, Site Plan Review, Standards Variance and Tentative Tract Map to construct a new four-story, six-unit condominium project with interior setbacks of 5'6'' (instead of not less than 14' 6'').

Jeff Winklepleck presented the staff report recommending approval of the project. Mr. Winklepleck gave a brief history of the project stating that in May 2001 the Planning Commission approved a 10-unit condominium project that included the subject site and the site directly to the north. The project was appealed to the City Council and the approval was upheld. The project was then appealed to the California Coastal Commission. The Commission found that no substantial issue existed with respect to the conformity of the project with the Local Coastal Program or public access. Subsequent to the approval, the interested parties were unable to consolidate the property and the project approvals had expired as of June 2005.

In response to a query from Commissioner Sramek regarding bluff slippage, Mr. Winklepleck stated that the Parks, Recreation and Marine Bureau were actively performing bluff erosion control studies and that the applicant would be required to perform soils analysis and mitigation measures to ensure that the bluff is stable.

Ms. Reynolds stated that the applicant would also be required to build a retaining wall.

Jim Najah, applicant, stated that the current project is smaller than what had previously been planned and that he felt the project would be a great addition to the block.

In response to a query from Commissioner Winn with regards to bluff stability, Mr. Najah stated that according to their engineer, the 4th Place level was stable. He also stated that caissons would be used for construction at beach level.

Rosemary Chavez, 1100 E. Ocean, stated that the project would completely obscure her view of the beach. She also stated that according to CEQA guidelines, she felt the project required an Environmental Impact Report to be prepared.

Robert Jackson, chairman of Homeowners Association for 1100 E. Ocean, stated that his association opposed the project for a long list of reasons including the fact that no plans by the current architect had

been presented, no soils analysis had been presented, the negative parking impacts to their neighborhood, the run-off from the site eroding their property, and the destabilization of their building caused by construction of the project.

Bob Kaplan, 19 4th Place, stated that he opposed the setback variance, he felt that the tiering needed to be greater to alleviate the shadowing it would cause on the neighboring building and also felt that there would be a negative impact on the parking in the neighborhood.

Brent Blount, 1100 E. Ocean, stated that he opposed the project due to the negative impacts caused by it being built so close to the lot lines which would increase the vulnerability of their property's stability and increase noise levels, obstruct views of the beach from their common area, diminish morning sunlight to their building and negatively impact parking in the neighborhood.

Mr. Najah stated that the construction of the project would not cause destabilization of the neighboring property.

In response to a query from Commissioner Gentile, Mr. Najah stated that having the side setback to code would decrease the size of the project.

Commissioner Gentile remarked that the curb cut appeared to be smaller and located to the south of the required drive aisle compared to the original plans and that the curb cut appeared to be very close to what the minimum clearance would be to street parking.

Mr. Najah responded that the plans met code requirements and that no street parking was lost. It was necessary to move the curb cut in order to meet code requirements for parking.

Commissioner Gentile also remarked that the necessary terracing needed to reflect the slope of the bluff was not defined enough in the submitted elevations and made the building appear to be vertical on the beach side.

Mr. Najah responded that they would be willing to explore options with their structural engineer.

Commissioner Gentile expressed concerns over the lack of composition in the elevations and over the livability of units that were essentially buried into the hillside. She also commented that the project did not seem to follow the development pattern of the area.

Commissioner Gentile stated that she felt more work was needed on the project before it could be approved. She wanted to see more attention paid to other recent developments in the area that were sensitive to the bluff, the skyline and the neighbors.

Commissioner Rouse stated that he felt that the scale of the project was imposing, but felt that it was appropriate to grant the variance for the reduced setback. He also stated that he would like to see the concerns over terracing addressed.

Commissioner Sramek stated that he would like to see additional study done with regards to the affect on the stability of the neighboring building.

Commissioner Jenkins made a motion to continue the item for redesign to address issues regarding design and to provide additional soils analysis to justify the setback requirement and to ensure that it would not impact the adjacent property. Commissioner Gentile seconded the motion which passed 6-0. Commissioner Greenberg was absent.

5. Downtown EIR Scoping Sessions

Applicant: City of Long Beach
Subject Site: Downtown and Central Long Beach Redevelopment Plan Areas
Description: Downtown EIR Scoping Session

Angela Reynolds stated that the purpose of the scoping session was to discuss the Master Environmental Impact Report for eight conceptual project locations in the downtown area, within the downtown and central redevelopment areas, looking ahead at potential environmental impacts that could occur with the redevelopment of Downtown.

Greg LaJoie, RBF Consulting, outlined the steps and timeline of the review process. He also discussed each of the eight project sites located within three primary cluster areas at the intersection of Pacific and 4th Street, Broadway and Long Beach Boulevard, and Broadway and Lime. Mr. LaJoie stated that the projects would be mixed use residential/retail developments with parking.

In response to a query from Commissioner Winn, Jae VonKlug, Downtown Redevelopment Officer, stated that the Redevelopment Agency had strategic action plans for each of its project areas and downtown had been targeted for increased residential growth to respond to the housing demand. She further stated that if demand were to return for office space, there would be opportunities to provide additional space along the Long Beach Boulevard corridor.

In response to queries from Commissioner Sramek with regards to low-income housing and relocation assistance, Ms. VonKlug stated that the Redevelopment Agency reserves the right to subsidize up to 20% of the units in each of the planned residential projects for affordable housing. She also stated that California State Law mandates that assistance and monetary benefits be provided for relocation.

Don Darnauer, Central Project Area Committee and Downtown Long Beach Associates, had a question regarding a site at 3rd and Elm where the owners had entered into an owner participation agreement.

Ms. VonKlug responded that the owner of the building was part of a group that had submitted a proposal for a new development at that site. While the proposal had not been rejected, it was tabled so that other proposals could be received and reviewed.

In response to another query from Mr. Darnauer, Ms. VonKlug stated that the purpose of the scoping session was to look at potential impacts if development occurs. She further stated that projects were in a conceptual stage and that no one should take the meeting as notice that a project had been approved or that people needed to relocate.

Louise Kripal, 100 Atlantic Avenue, stated that her apartment building did not have enough parking spaces for each of the units, so tenants must park on the street. She asked that street parking for her building be considered when development occurs. She also asked that the effect of construction debris on the neighborhood be considered during development.

Ms. VonKlug stated that when possible, the Redevelopment Agency tries to incorporate additional parking into projects in areas where other properties suffer from parking shortages.

Marjorie D'Ambrosio, 100 Atlantic Avenue, stated that she thought the Volunteers of America building should be torn down and used for parking.

Todd Spence, 100 Atlantic Avenue, stated that it was hard to comment on how a project was going to affect him, if he didn't know what the project would look like.

Ms. Reynolds responded that the purpose of the Master Environmental Impact Report was to estimate what types of impacts might occur such as noise and debris during construction.

Carlos Mendes, 100 Atlantic, stated that with the growth of the arts community, there are events going on all the time that impact parking in the area. He commented that he would like to see a large subterranean parking structure be included in the Von's project. He also stated that he would like to see an architectural statement made, reflecting the flavor of the East Village.

MATTERS FROM THE AUDIENCE

Kristen Autry, Save Long Beach Skyline, P.O. Box 20378, stated that there was a piece of property at Ocean Boulevard and Alamitos, where the Video Choice store is located, that she was told was public property that had been purchased for road expansion. She asked if road expansion was being considered in light of the new projects planned downtown. Ms. Reynolds responded that the intersection was included in the Master EIR and would definitely be looked at.

MATTERS FROM THE DEPARTMENT OF PLANNING AND BUILDING

There were no matters from the Department.

MATTERS FROM THE PLANNING COMMISSION

There were no matters from the Commission.

ADJOURN

The meeting adjourned at 4:30.

Respectfully submitted,

Heidi Eidson
Minutes Clerk



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard ! Long Beach, CA 90802 ! (562)570-6194 FAX: (562)570-6068

RECEIVED

AUG 01 2005

Planning and Building Dept.
Plan Check Division

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the

() Zoning Administrator on the 21st day of JULY 2005.

() Planning Commission () Cultural Heritage Commission

APPELLANT: JAN WARD FOR WESCA

APPLICANT: DOLEX DOLLAR EXPRESS

Project address: 1240 GLADYS AVE.

Permits requested: CUP

Project description: CUP FOR A NEWLY CREATED COMMERCIAL STORE FRONT.

Reason for appeal: SEE ATTACHED.

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the () Zoning Administrator or () Planning Commission () Cultural Heritage Commission and () approve or () deny this application.

Signature of Appellant: [Signature]

Print name of Appellant: WEST EASTSIDE COMMUNITY ASSO. (WESCA)

Mailing address: 425 ATLANTIC AVE.

Phone No.: 562-570-1010

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

=====STAFF USE ONLY=====

Counter staff: L. HAWKINS Case No. 0205-35(mod) Date: 8/1/05

Filing Fee required: () Yes () No Application complete: () Yes () No

Attachment to Application for Appeal

Appellant: Jan Ward for W.E.S.C.A
Applicant: Dolex Dollar Express
Project Address: 1240 Gladys Ave.

Reasons for appeal:

W.E.S.C.A., a neighborhood group that represents the areas bordered by Anaheim St., 10th St., Cherry Ave. and Redondo Ave. submit this application for appeal regarding the above-mentioned project that was approved by the Planning Commission on July 21. We are appealing the decision for two reasons as outlined below.

Chronic Code Violations

Planning staff recommended approval of the CUP for Dolex citing that Dolex has been in compliance with Municipal Code in other locations throughout the City. We strongly disagree with the assumption that because there is alleged compliance in other locations and that there will be compliance in the Gladys location. The best predictor of compliance is the state of their current operations. As planning staff has stated, "Zoning Enforcement officials have experienced excessive delays in the implementation of conditions of approval." Dolex has a history of code violations and of non-compliance costing the city enforcement resources and burdening the neighborhood.

Insufficient Parking

As required by Chapter 21.41 of the City's Zoning Ordinance, off-street parking is required for the existing building at a rate of four parking spaces. Currently the building has no off-street parking. We strongly disagree with the Planning staffs' statement in the July 21, 2005 staff report that, "the proposed use should not increase the demand for parking."

Dolex is proposing expanding their business from a single booth occupying 70 square feet, to an entire storefront occupying almost 600 square feet. Dolex's current operations in the La Bodega Market have already placed an additional burden on the neighborhood for parking. With the expansion of Dolex's options, expanding to eight times its current size, it is clear there will be an increase in the demand for parking in an area that already has a severe deficiency in parking spaces. This will place a further burden on residents and existing businesses in the area.

Conclusion

We believe that both the history of chronic code violations and the already lack of sufficient parking for existing businesses are strong grounds for appealing the Planning Commission's approval. The benefits that Dolex may bring the neighborhood will not outweigh the burdens it will create. As a representative of the neighborhood, W.E.S.C.A respectfully submits this appeal.



Date: June 20, 2005
To: Lemuel Hawkins, Planner, Zoning Administration
From: Steven L. Ditmars, Lieutenant, Information Technology Division
Subject: 2900 East Anaheim/1240 Gladys - check cashing

After review of the plans for the proposed project, the following recommendations were made in regard to public safety and crime prevention.

- **Thumbprints (and/or index fingerprints) and written records should be captured for EACH transaction, along with a clear, legible photocopy of the person's identification (including a photograph).**
 - The check cashing business owner/manager should contact our Forgery/Fraud Detail at (562) 570-7330 prior to the release of the final permit to ensure the business has a clear understanding of the necessary procedures.
- **Additional and more accurate authenticity verification techniques should be instituted**
 - Simple procedures such as calling 411 to obtain the business phone number rather than calling the phone number posted on the face of the check is a more thorough approach to verifying authenticity.
 - Additional, more in depth questioning should also occur before any of the other information on the face of the check is considered authentic.
- **Installation of surveillance cameras at the check cashing counters and parking lot area.** These cameras should be high definition color with the ability capture still photographs. Cameras should be located and positioned so that a clear, unobstructed view of the patron and the vehicle is captured. Cameras placed behind glass distort images and make identification extremely difficult.
- **"What to do in case of forgery, fraud or robbery calls" to the location should be posted at every cashier stand and periodically reviewed for accuracy.**
 - The notices should include the appropriate emergency contact phone numbers, definitions of each crime, how to report suspect and vehicle descriptions as well as how to remain safe.
- **Entire site should be well lit**
 - Avoid sodium lighting to limit yellowness, which casts shadows and distorts colors.
 - Lighting should exceed minimum requirements. We recommend at least 5-foot candle in all public access areas.
 - Ensure lighting is located under all eyebrows, canopies and awnings.

June 20, 2005

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- Lighting should be located along walls and above all points of entry/exit (especially in the alley).
- **No signs, advertisements, or furniture should block the windows and eliminate any visibility into/out of businesses.**
- **No exterior payphones on site.** All payphones should be removed or relocated to the inside of the store.
- **No roof top access.**
- **Address should be clearly marked** on front and rear of structure as well as on the rooftop for air support identification.
- **Business should have an alarm system installed** with panic buttons at the cashier stands and inner offices.
- **Interior office doors and exterior delivery doors should have fish-eye style viewers** to screen person attempting to gain entry. They should also be solid core construction.
- **Business owners should join the Long Beach Police Department's Business Watch program.** Further information can be obtained by calling the Community Relations Division at (562) 570-7215.

A lighting plan should be submitted, prior to issuing permit.

If you have any questions or need further information, please contact Detective Mike Weber at (562) 570-5805.

SD:mjw