

In Order to approve the above-mentioned request, the City Council is required to make certain findings in support of an approval decision. These findings along with staff analysis are presented below for consideration, adoption and incorporation into the record of proceedings.

CONDITIONAL USE PERMIT FINDINGS

A. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL 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 expansion of the proposed use has the potential to significantly increase public nuisances such as an increase in parking congestion and additional consumers impacting an already dense commercial area. There are similar uses within the immediate area including the current operation, thus nullifying the need for the requested use on the subject property.

B. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY OR GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND

The proposed use will be detrimental to the surrounding community including public health, safety, general welfare and quality of life. The proposed use involves the wire transfer of funds to locations throughout the world and the cashing of checks. The addition of a fourth business to the existing nonconforming building with no off-street parking will intensify the existing chronic off-street parking problem in the area. The subject property is located in a City of Long Beach designated Parking Impacted Area. The additional business will intensify the predetermined parking problem.

C. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR SPECIFIC CONDITIONAL USE, ASSISTED 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 maintains no off-street parking spaces; the Code requires sixteen (16) spaces, therefore the proposed use does not conform to Chapter 21.41. There will be an increase in the demand for parking because of the additional business for the subject property. Staff has also determined that the proposed business will not be in compliance with Chapter 21.52.212 of the Long Beach Municipal Code (conditions for check cashing businesses).

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

N/A due to denial.

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

N/A due to denial.

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

N/A due to denial.

- 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**

N/A due to denial.

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

N/A due to denial.