



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194 FAX (562) 570-6068

June 1, 2017

## CHAIR AND PLANNING COMMISSIONERS

City of Long Beach  
California

### RECOMMENDATION:

Accept Categorical Exemption CE 17-078 and approve a Conditional Use Permit request to allow the operation of a bail bonds business located at 1420 E. Pacific Coast Highway within the Regional Highway (CHW) zoning district. (District 6)

APPLICANT: Justin Pinney  
1000 Aviara Parkway, Suite 300  
Carlsbad, CA 92011  
(Application 1703-38 / CUP17-006)

### DISCUSSION

The 24,000-square-foot subject site is located at 1420 E. Pacific Coast Highway, on the southeast corner of Long Beach Boulevard and Gundry Avenue (Exhibit A – Location Map), located within the Regional Highway District (CHW) zoning district. Aladdin Bail Bonds (Aladdin) proposes to operate from a 1,051-square-foot tenant suite within an existing shopping center, which is developed with a 2,906-square-foot commercial building with an attached 2,338-square-foot car wash. The surrounding land uses include Long Beach Community College (north), Whittier Elementary School (south), retail uses (west), and a motel (east).

The floor plan illustrates that the tenant space will consist of an open office/customer reception area; a private office and an employee break room (Exhibit D – Floor Plan). Aladdin proposes to operate the business 24 hours a day, seven days a week.

Bail bonds businesses post bonds for the release of a defendant from the custody of law enforcement officials pending a subsequent court appearance. According to the applicant, Aladdin is the largest bail service provider in the United States. Business operations are similar to the operations of an insurance office or financial institution where customers conduct business transactions in a general office environment. Aladdin has operated the business from their downtown office in Long Beach for the past 20 years. Aladdin is proposing to relocate their business to the new location. Aladdin is licensed by the California Department of Insurance, which also regulates the bail bond industry (Exhibit B – Business Narrative).

Bail bonds are not called out as a permitted land use within any zoning district in the Long Beach Municipal Code. The CHW zoning regulations do not identify bail bonds as a land use category. However, for this application, the use is classified under "all financial services not listed", which requires the approval of a Conditional Use Permit (CUP). For reference only, the PD-30 Downtown Plan (PD-30) is the only zoning district in the City that clearly addresses bail bonds as a permitted land use, when located within 600 feet of a police station, jail, or court facility upon the approval of a CUP.

A total of 12 parking spaces are required for retail/office uses and 4 parking spaces are required for the car wash (one space for every 18 feet of conveyor length). The site plan illustrates there is adequate onsite parking with a total of 19 parking stalls. (Exhibit C – Site Plan).

The Long Beach Police Department reviewed the application request and has indicated that they have no objections to the business operations. No calls for service have occurred at their current downtown location. In addition, a letter was received from the Central Neighborhood Advisory Committee expressing support for Aladdin's request (Exhibit E – Letter of Support). The City does not issue business licenses to bail bonds, however, staff found more than 30 bail bond companies that serve the Long Beach area. In addition, the Department of Insurance has indicated that more than 20 bail bonds businesses are operating in Long Beach.

In an effort to increase onsite security, staff is recommending that a video security camera system and an alarm system be installed for the business. Additionally, staff is recommending that additional exterior lighting be installed to better illuminate the site. Based on Aladdin's business operations and the added onsite security measures recommended, staff finds that the proposed CUP for the bail bonds business will not cause any substantial adverse effects on neighboring land uses, or the community at large. Specific conditions have been incorporated to mitigate potential impacts (Exhibit F – Conditions of Approval). Staff has prepared positive findings (Exhibit G – Findings) and recommends that the Planning Commission approve the proposed bail bonds business, subject to conditions of approval.

### **PUBLIC HEARING NOTICE**

Public hearing notices were distributed on May 15, 2017, in accordance with the provision of the Zoning Ordinance. No comments have been received as of the preparation of this report.

### **ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Categorical Exemption CE 17-078 (Exhibit H – Categorical Exemption) was issued for the proposed project.

CHAIR AND PLANNING COMMISSIONERS

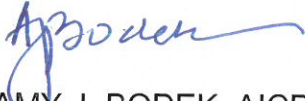
June 1, 2017

Page 3 of 3

Respectfully submitted,



LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER

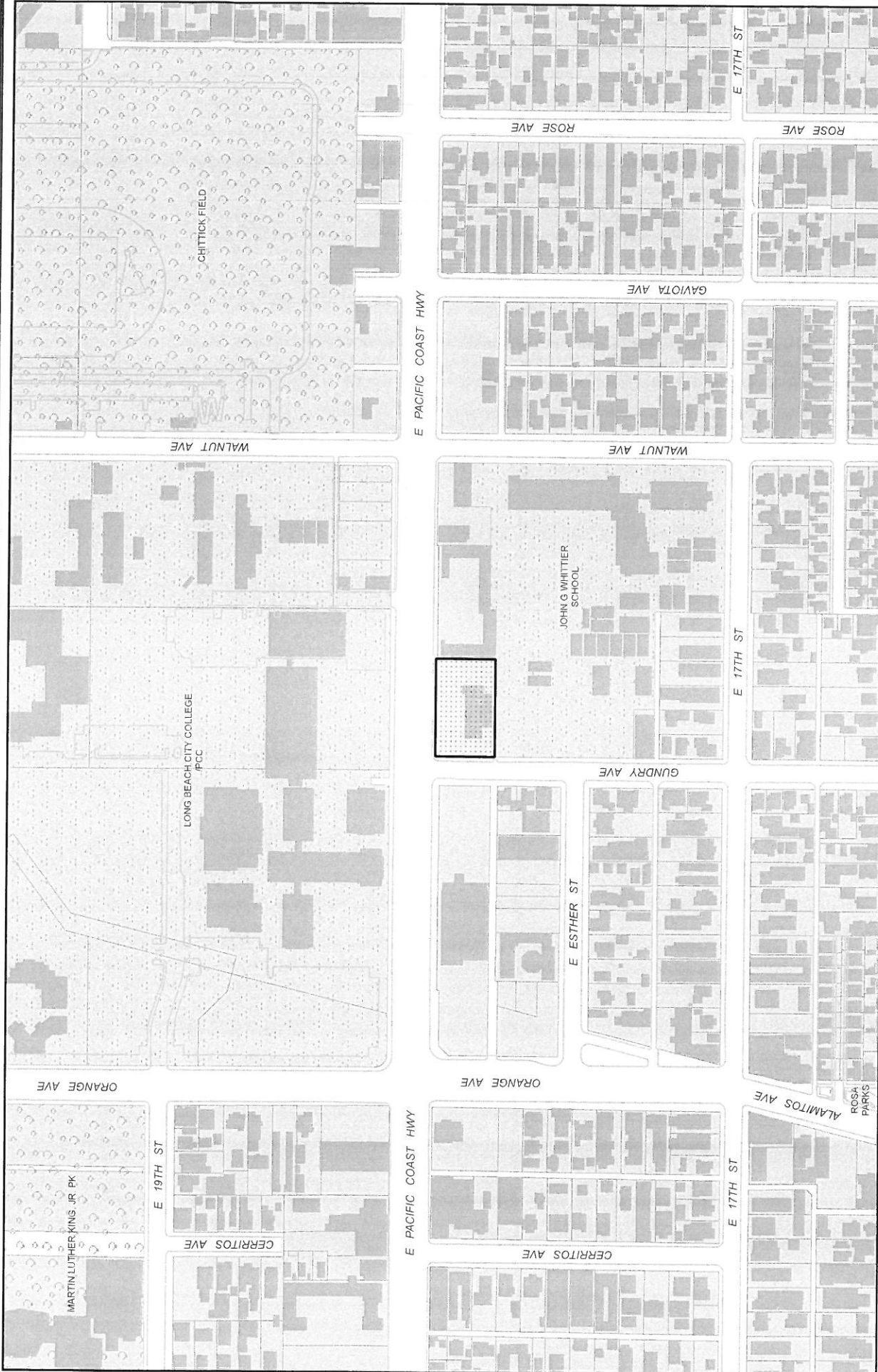


AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:CT:gc

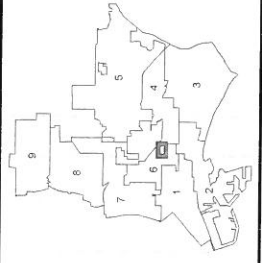
Attachments:

- Exhibit A – Location Map
- Exhibit B – Business Narrative
- Exhibit C – Site Plan
- Exhibit D – Floor Plan
- Exhibit E – Letter of Support
- Exhibit F – Conditions of Approval
- Exhibit G – Findings
- Exhibit H – Categorical Exemption



**Subject Property:**  
 1420 E Pacific Coast Hwy  
 Application No. 1703-38  
 Council District 6  
 Zoning Code : CHW

## Exhibit A





RECUPERO & ASSOCIATES, INC.  
ESTABLISHED 1978

**EXHIBIT B**

March 15, 2017

To Whom It May Concern  
Current Planning  
Long Beach Development Services / Planning Bureau  
333 West Ocean Blvd.  
Long Beach CA 90802

**BY HAND DELIVERY**

**Re: Application for Conditional Use Permit for Triton Management Services, LLC, Aladdin Bail Bonds facility at 1420 E. Pacific Coast Highway, Long Beach CA 90806**

Dear Sir or Madam:

**I. INTRODUCTION**

Please accept this application and letter of justification for a conditional use permit for an Aladdin Bail Bond facility ("Project") identified above. Aladdin Bail Bonds ("Aladdin") has been doing business in the City of Long Beach for nearly 20 years and was previously informed of the need to move their location on Ocean Boulevard due to the changeover in use of that facility. This Project involves the lease of an existing commercial space and does not involve any structural or entry changes to the approved building.

We are greatly appreciative of any efforts you can make to expedite this application. Our meetings with City staff have been very helpful and we trust you will find this application complete. Attached please find the following documents for your review:

1. Completed Application;
2. Letter of Agency from Triton Management Services for Recupero and Associates, Inc. to process this Project;
3. Current California Department of Insurance Bail Agency License;
4. Check in the amount of \$8,825.80, representing City Processing fees of (\$8,384 for Conditional Use Permit plus \$441.80 for Categorical Exemption), made out to the City of Long Beach.





5. One (1) full-sized set (24"x36") and fifteen (15) reduced-size (11"x17") sets of the following:
  - a. Site Plan of commercial center where Project is located;
  - b. Floor Plans of Project area;
  - c. Sign Plans;
6. Fifteen (15) sets of site photographs.
7. Letter of Support from Central Neighborhood Advisory Committee.

We are informed that no "Elevations," "Sections," "Roof Plan," or "Material Board" are required considering the Project is within an existing facility, the Applicant is making no changes to the exterior appearance of the building (other than signage), and doing no landscape improvements. In terms of Notice Sign posting requirements, a single sign will be sufficient as the building only fronts on Pacific Coast Highway.

## II. THE APPLICANT: ALADDIN BAIL BONDS

The applicant, Aladdin, is the largest retail bail service provider in the United States. It is lead by distinguished advisors, financial officers, operations managers and professionals with impeccable credentials, recently recognized and honored by Ernst & Young with a regional *EY Entrepreneur of the Year® 2015 Award*. Aladdin has revolutionized the traditional "mom and pop" bail industry through an emphasis on professionalism, the development of proprietary systems to help achieve uniformity and consistency, and the optimization of finance, accounting, and corporate operations to facilitate growth and minimize risks.

The bail bond industry is, in fact, a financial service which is licensed and regulated by the California Department of Insurance. Aladdin currently has 45 retail offices operating in the State--additional offices are licensed and located in Washington, Idaho, Nevada, New Mexico and Utah (and continuing to expand). Aladdin's vision and purpose is directly related to their motto of "Bail Done Right". As the industry leader, they strive to do right by their clients, society, and each other.

For nearly 20 years Aladdin has been a model corporate citizen, providing an important community service in the City of Long Beach. It enjoys a successful relationship with the local community and, importantly, has earned an amicable and cooperative relationship with the local law enforcement, court, and detention facility personnel. Throughout its lengthy history in Long Beach, Aladdin has never received any complaints regarding its tenancy or the occupancy of its retail location, nor has it been the site of any criminal activity.

Aladdin endeavors to provide at all its locations a clean, professional, uniform and pleasant office environment where clients can be afforded courtesy, dignity, and respect by Aladdin staff. When a customer visits an Aladdin office, licensed professionals in business attire (e.g., suits, ties, and white shirts) guide them through the financial arrangement in a respectful, compassionate and non-judgmental manner. Aladdin is mindful of its responsibility and



commitment to both the criminal justice system and society, and promotes confidential and professional services.

The operations of an Aladdin retail location are largely akin to that of an insurance company or other financial institution. The office is well lit, with a professionally planned office arrangement branded to be consistent with Aladdin's professional reputation. It offers a comfortable client waiting area, a coffee/water station, and a children's play area. As further discussed in Section IV.B, below, the proposed Project would operate 24-hours a day in order to accommodate the needs of its customers, which largely include the family and friends of the accused who, often faced with a difficult and unfamiliar situation at any given time of the day or night, are looking for immediate information and assistance.

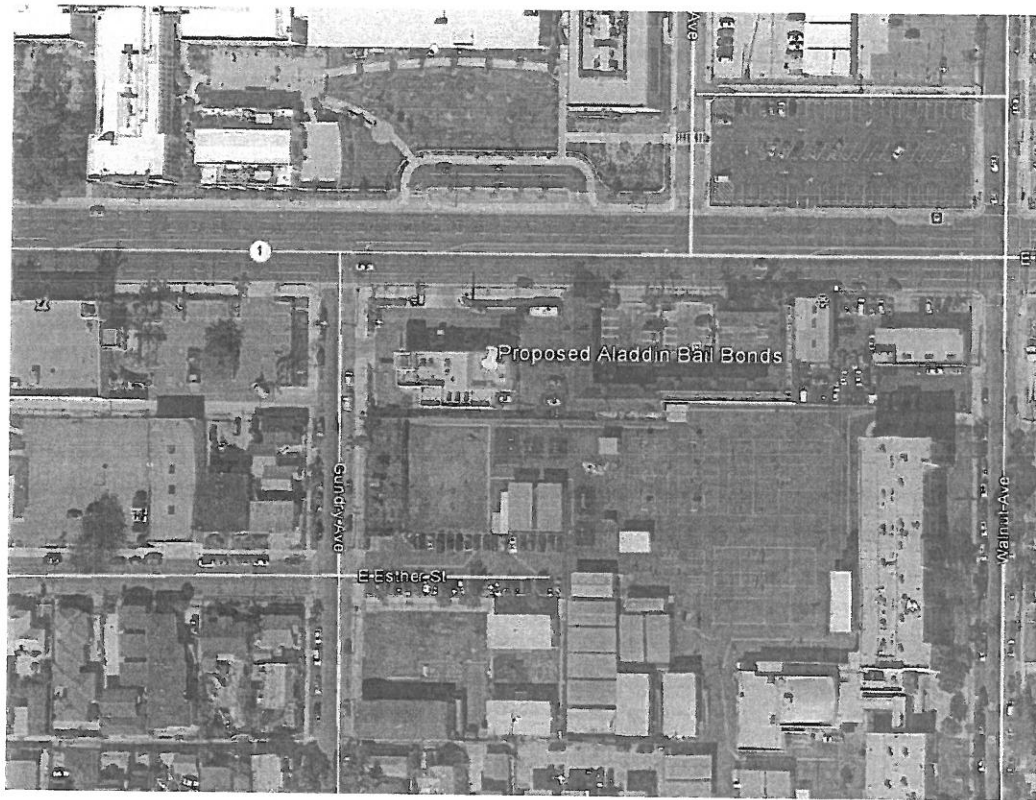
As the largest retail bail services provider in the United States, Aladdin is committed to ensuring its staff provides exceptional customer service all the while maintaining the highest standards of professionalism. All members of their retail staff are required to bi-annually complete customer service and sales training coursework in order to provide consistent customer service to both their customers and the communities in which they serve.

### III. PROJECT LOCATION

The proposed Project would be located at 1420 E. Pacific Coast Highway, within an existing retail center at the intersection of Pacific Coast Highway and Gundry Avenue, APN 7268029061. This main building in this center is approximately 2,906 square feet with an attached car wash of approximately 2,338 square feet, with the entire lot being approximately 24,000 square feet. The building is currently occupied by a Subway restaurant, Mini Mart and Tobacco retail store, car wash, and a vacant space which is proposed to be occupied by the Project. The Project premises are approximately 1,051 square feet. The Project site is bounded by a Days Inn motel to the east, Whittier Elementary School to the southeast, residential across Gundry Ave. to the southwest, a CVS Pharmacy across Gundry Ave. to the west, and Long Beach City College across Pacific Coast Highway to the north.



**FIGURE 1.0: SITE LOCATION MAP**

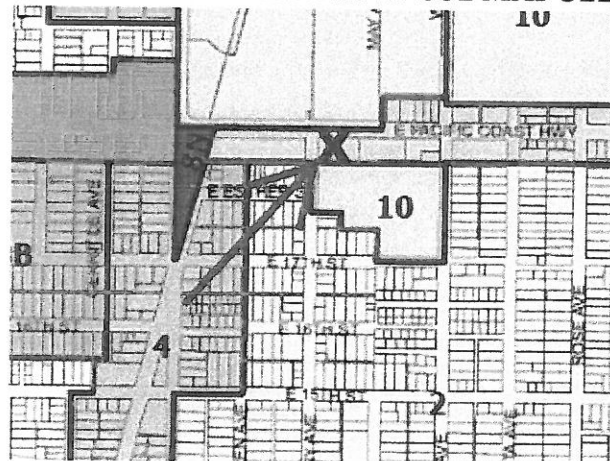


#### **IV. LAND USE REGULATION CONSISTENCY REVIEW**

##### **A. General Plan Consistency**

The Project site is designated as “Mixed Office/Residential Strip District” (LU-8M) in the City of Long Beach General Plan. The General Plan categorizes this district as intended for free-standing office and residential building use, with provision for some retail uses.

**FIGURE 2.0: GENERAL PLAN LAND USE MAP SELECTION**







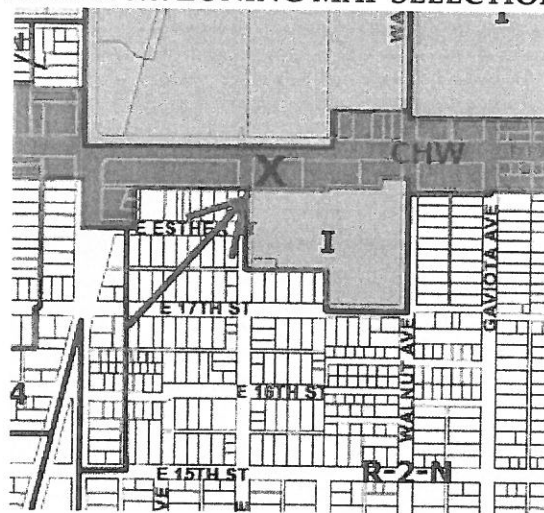
The use proposed by the Project will help vitalize the existing center, which currently has a vacancy. The Project will bring a well-managed, clean and professional business to fill this vacancy.

### **B. Zoning Code Consistency**

As shown below, the Project site is located in the Regional Highway Commercial District (CHW). The intent of this district is to create "a commercial use district for mixed scale commercial uses located along major arterial streets and regional traffic corridors." The Project's use is compatible with the surrounding uses in its commercial center. The Subway, Car Wash, and Mini-Mart facilities located in the center will not be impacted negatively by the Project.

While "Bail Bonds" are not listed as a use in the CHW District, previous discussion with the City has indicated it can be considered "all financial services, not listed", requiring the processing of a conditional use permit.

**FIGURE 3.0: ZONING MAP SELECTION**



### **V. CONSIDERATION OF IMPACTS TO THE SURROUNDING AREA**

In the review of the proposed location for the Project, consideration has also been given to the following issues to confirm that no adverse impacts are brought to the immediate vicinity neighboring the project site.

#### **A. Noise Impacts**

As the Project operations are most comparable to that of an insurance company or financial institution, it is not expected to generate any noise concerns in or outside of the facility. The Project does not involve the use of any machinery or equipment generating noise.



**B. Traffic and Parking Impacts**

Parking is shared in the Project's commercial center with the adjacent businesses. The Project is not anticipated to generate significant traffic or parking needs, and as such no traffic congestion or parking concerns are anticipated. The current site has been permitted and constructed with the appropriate ratio of parking spaces to useable square feet.

**V. CONCLUSION**

We trust you will find this application complete and would be pleased to provide any further information as you deem necessary. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Recupero", with a stylized flourish at the end.

Michael Recupero  
RECUPERO AND ASSOCIATES, INC.

## Central Neighborhood Advisory Committee

July 27, 2016

**Jose M. Flores**  
Chair

**Alice Robinson**  
Correspondence Secretary

**Katherine Bayard**  
Treasurer

**Yvonne Booth**  
Finance Committee

**Juanita Wilson**  
Membership/Resources

**Charles Wade**  
Transportation

**Anatoliy Yakovlev**  
Graphic Engineer

**Artyom Yakovlev**  
Photography

**Joseph Johnson**

**Sinta Tamba Wade**

**Isabel Arvea**  
6<sup>th</sup> Council District

Dear Mayor and Members of the City Council:

As Chair of the Central Neighborhood Advisory Committee (CNAC), a community organization advocating for the residents of the Sixth District, I would like to express our strong support for the opening of an Aladdin Bail Bonds at 1420 Pacific Coast Highway.

Robert Lloyd, Senior Director of Corporate Operations, and Justin Pinney, Corporate Counsel, presented us with detailed information regarding the business and its operations that assure this business to be productive and prominent in our community. This project is important to us as it would help activate one of our business corridors with a valuable community service. Being a dense district calls for businesses where people can conduct transactions knowing the business will continue to serve them in the future.

The proposed location at 1420 Pacific Coast Highway is an integral and important part of the District and we believe Aladdin Bail Bonds will be highly active, and provide "eyes on the street" with its 24-hour presence. Our community is in need of a business is a stable and long term partner with the City, and Aladdin has proven this over their 20-year presence as a good community patron in Long Beach.

I am extremely grateful for the opportunity to express the organization's support of Aladdin Bail Bonds and thank you for providing me a moment to come forward with this initiative. Once again, we strongly recommend and support the opening of an Aladdin Bail Bonds business in the Sixth District. Thank you for your kind consideration.

Sincerely yours,



Jose M. Flores  
Chair  
Central Neighborhood Advisory Committee  
(CNAC)



## CONDITIONAL USE PERMIT CONDITIONS OF APPROVAL

1420 E. Pacific Coast Highway  
Application No. 1703-38/CUP17-006  
June 1, 2017

### Standard Conditions:

1. This approval permits a Conditional Use Permit (CUP) request to operate a bail bonds business for Aladdin Bail Bonds.
2. This permit and all development rights hereunder shall terminate two years from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the two-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/or 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).
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 conditions of approval must be printed verbatim on all plans submitted for plan review to the Planning and Building Bureaus. These conditions must be printed on the site plan or a subsequent reference page.
7. The Director of Development Services is authorized to make minor modifications to the approved plans or to any of the conditions of approval, if such modifications shall not significantly change/alter the approved project. Major modifications to business operations or expansions to the business shall be reviewed and approved by the Planning Commission.

8. Site development, including landscaping, shall conform to the approved plans on file in Long Beach Development Services. At least one set of approved plans containing Planning, Historic Preservation, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
9. All landscaped areas must be maintained in a neat and healthy condition. Any dying or dead plant materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations. At the discretion of City officials, a yearly inspection shall be conducted to verify that all irrigation systems are working properly and that the landscaping is in good, healthy condition. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by the City Council.
10. Where feasible, all landscaped areas shall be planted with drought-tolerant plant materials. All landscaped areas shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
11. Adequately sized trash enclosures shall be designed and provided for this project as per LBMC Section 21.45.167. The designated trash area shall not abut a street or a public walkway and shall be placed at an inconspicuous location on the property. Trash enclosures shall be designed to complement the building architecture, screened on all sides and provided for easy access. Prior to the issuance of a building permit, detailed drawings of these enclosures shall be submitted to the Director of Development Services for review and approval of the enclosure designs and materials. Trash enclosures require a separate permit. The trash enclosure location that is easily accessible to trash collection trucks.
12. The Department of Development Services and the Long Beach Police Department shall have the authority to review the site for security issues, and said departments shall have the power to require additional security measures including, but not limited to, security guards, fencing, and additional security lighting if problems develop at the site.
13. 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).
14. Prior to the issuance of a building permit, the applicant must depict all utility apparatus, such as, but not limited to, backflow devices and Edison transformers,



on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Such devices shall be properly screened with landscaping or other screening methods approved by the Director of Development Services.

15. All rooftop mechanical equipment shall be fully screened from public view. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment plan must be submitted showing screening and must be approved by the Director of Development Services prior to the issuance of a building permit.
16. All parking areas serving the site shall provide appropriate security lighting pursuant to Section 21.41.259. All exterior lighting shall be operated by a photocell that activates the lighting when it senses darkness. Such lighting shall be adequately shielded to prevent intrusion of light and glare upon neighboring properties. The Chief of Police may require other security measures to be provided.
17. Energy conserving equipment, lighting, and construction features shall be utilized on the building.
18. Any graffiti found on site must be removed within 24 hours of its appearance.
19. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
20. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
21. The applicant shall comply with all Low Impact Development (LID) measures as required by the Building Bureau.
22. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
23. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
  - a. Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
  - b. Saturday: 9:00 a.m. - 6:00 p.m.; and
  - c. Sundays: not permitted
24. 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.

25. The street address shall be clearly posted on the street side of the main building and visible from the street.

### **Special Conditions**

26. Exterior lighting should clearly illuminate the common areas surrounding the building including, but not limited to, the entrance and exit doors, as well as the business address. Lighting shall also be positioned to discourage homeless people from sleeping. A lighting plan shall be submitted for review prior to obtaining a Certificate of Occupancy from Building and Safety.
27. The applicant shall install a video security camera system. The cameras shall record video for a minimum of 30 days. All video security cameras shall be installed to the satisfaction of the Police Chief, Director of Technology Services and the Director of Development Services.
28. The operator/owner/tenant shall prevent loitering and loud noises on site during hours of operation. If loitering continues, as determined by the Long Beach Police Department, a security guard shall be required during business hours at the discretion of the Director of Development Services. Continual problems with loitering, which increase the calls for service at the business may lead to revocation of the Conditional Use Permit.
29. The use of noise making vehicular advertisements and magnetic car-top advertisements on or off the premise shall be prohibited.
30. The use of human advertisements shall be prohibited.

**CONDITIONAL USE PERMIT FINDINGS**  
**APPLICATION NO. 1703-38/CUP17-006**  
**June 1, 2017**

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, the Planning Commission shall not approve a Conditional Use Permit unless all of the following findings are positive. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

- 1. 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 subject site, addressed as 1420 E. Pacific Coast Highway, is located in General Plan Land Use District (LUD) No. 8M, "Mixed Office/Residential Strip" and is zoned "Regional Highway (CHW) District". LUD No. 8M intends for office uses be citywide or regional serving, rather than for local or neighborhood service. The proposed use is consistent with LUD No. 8M as the business operations are similar to operations of an insurance office or financial institution where customers conduct business transactions in a general office environment and the use is a regions serving use. The CHW zoning regulations do not identify bail bonds as a land use category, however under this application the use is classified under "all financial services not listed", which requires the approval of a Conditional Use Permit. For reference only, the PD-30 Downtown Plan (PD-30) is the only zoning district in the City that clearly addresses bail bonds as a permitted land use when located within 600 feet of a police station, jail, or court facility upon the approval of a Conditional Use Permit.

- 2. 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 subject site is located at 1420 E. Pacific Coast Highway, on the southeast corner of Long Beach Boulevard and Gundry Avenue. Aladdin proposes to operate the bail bonds business from a 1,051-square-foot commercial unit within an existing shopping center. The business operations for this use are similar to operations of an insurance office or financial institution where customers conduct business transactions in a general office environment. Aladdin serves as the bail agent that posts a bond for the release of a defendant from the custody of law enforcement officials pending a subsequent court appearance. The use would not be detrimental to the surrounding neighborhood as all business will be conducted inside the tenant suite and the operations are similar to a general office. As conditioned, the business operations under this permit would be in compliance with all such regulations to safeguard against negative impacts.



**3. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR THE USE ENUMERATED IN CHAPTER 21.52.**

There are no special standards for this use. However, conditions have been imposed to address potential negative impacts to the neighborhood such as prohibiting the use of human or vehicle advertising for the business and requiring the installation of a security and video surveillance system. The existing commercial center is equipped with exterior lighting currently, however, a lighting plan for the entire center will be required to be submitted for review to assure the site has sufficient lighting.

**4. THE RELATED DEVELOPMENT APPROVAL, IF APPLICABLE, IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400.**

This request is a use permit located in an existing commercial development and is not subject to the Green Building standards.



# NOTICE of EXEMPTION from CE

## EXHIBIT H

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES  
333 W. OCEAN BLVD., 5<sup>TH</sup> FLOOR, LONG BEACH, CA 90802  
(562) 570-6194 FAX: (562) 570-6068  
lbds.longbeach.gov

TO: ☐ Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: Department of Development Services  
333 W. Ocean Blvd, 5<sup>th</sup> Floor  
Long Beach, CA 90802

☐ L.A. County Clerk  
Environmental Fillings  
12400 E. Imperial Hwy., Room 1201  
Norwalk, CA 90650

Project Title: CE- 17-078

Project Location/Address: 1420 E. PACIFIC COAST HIGHWAY, LONG BEACH, CA 90806

Project Activity/Description: CONDITIONAL USE PERMIT FOR AN ALADDIN BOWL BOWL FACILITY TO BE LOCATED WITHIN AN EXISTING RETAIL SPACE OF APPX. 1,051 SQ. FT.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: JUSTIN PINNEY, TRITON MANAGEMENT SERVICES

Mailing Address: 1000 AVIARA PARKWAY, SUITE 300, CARLSBAD, CA 92011

Phone Number: 760-431-9911

Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1703-38 Planner's Initials: GC

Required Permits: Conditional Use Permit

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH  
STATE GUIDELINES SECTION 15301 Existing Facilities

Statement of support for this finding: This request is for a laundromat business to be located in an existing commercial unit with no expansion of structures resulting from this request

Contact Person: Gina Casillas Contact Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_