



## Legislation Text

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**File #:** 17-0566, **Version:** 1

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Recommendation to receive supporting documentation into the record, conclude the public hearing, accept Categorical Exemption CE-17-078, and consider the Appeal from Siew New; and

Deny the Appeal and uphold the Planning Commission's decision to approve a Conditional Use Permit (CUP17-006) permitting the operation of a bail bonds business at 1420 East Pacific Coast Highway in the Regional Highway (CHW) zoning district. (District 6)

On June 1, 2017, the Planning Commission held a public hearing and voted 5-0 to approve a Conditional Use Permit allowing the operation of a bail bonds business at 1420 E. Pacific Coast Highway. The subject site is located on the southeast corner of Long Beach Boulevard and Gundry Avenue within the Regional Highway District (CHW) zoning district (Exhibit A - Location Map).

Aladdin Bail Bonds (Aladdin) proposes to operate within an existing shopping center that totals 24,000 square feet of area and is developed with 2,906 square feet of commercial building with an attached 2,338-square-foot car wash. A total of 12 parking spaces are required for the retail/office uses and four parking spaces are required for the car wash (one space for every 18 feet of conveyor length). The site plan illustrates that the shopping center exceeds code-required onsite parking with a total of 19 parking stalls (Exhibit B - Site Plan).

According to the applicant, Triton Management Services, LLC, Aladdin is the largest bail service provider in the United States. 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. Aladdin is licensed by the California Department of Insurance, which regulates the bail bond industry (Exhibit C - Business Narrative). Aladdin states that they operate similar to an insurance office in that bail bonds are a form of insurance. 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, 7 days a week.

The Long Beach Police Department reviewed the application request and has indicated they have no objections to the business' operations. In addition, a letter was received from the Central Neighborhood Advisory Committee expressing support for Aladdin's request (Exhibit E - Letter of Support). As the bail bonds industry is wholly regulated by the State, the City does not issue business licenses to bail bonds businesses.

Two letters of opposition were received stating the bail bonds business would create a safety

concern, in addition to projecting a bad image for the neighborhood (Exhibit F - Letters of Opposition). During the Planning Commission hearing, one individual spoke in opposition to the proposed bail bonds business indicating general safety concerns and that the business would project a bad image for the neighborhood.

The Planning Commission found the proposed CUP for the bail bonds business will not result in substantial adverse effects on neighboring land uses, or the community at large. The Planning Commission considered specific conditions of approval incorporated to mitigate potential impacts, as well as positive findings (Exhibit G - Conditions of Approval and Findings).

On June 7, 2017, Ms. New filed an appeal (Exhibit H - Appeal) indicating that the neighborhood has a reputation as a high crime area and the presence of a bail bonds business would enhance and reinforce this reputation. Neither the crime rate for the area, nor the calls for service to this location, support this contention.

Public hearing notices were mailed and distributed on June 23, 2017, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code.

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Categorical Exemption CE 17-078 was prepared for the proposed project, finding that this project qualifies for a Categorical Exemption per Section 15301 of the California Environmental Quality Act Guidelines (Exhibit I - Categorical Exemption 17-078).

This matter was reviewed by Assistant City Attorney Michael J. Mais on June 14, 2017 and by Operations Administrator Grace Yoon on June 21, 2017.

City Council action is requested on July 18, 2017, as Section 21.21.504 of the Zoning Regulations requires a public hearing for an appeal to the City Council to take place within 60 days of the Planning Commission hearing, which occurred on June 1, 2017.

There is no direct fiscal or local job impact associated with this recommendation.

Approve recommendation.

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AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:

PATRICK H. WEST  
CITY MANAGER