

# CITY OF LONG BEACH

H-1

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 (562) 570-5237

July 18, 2017

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**RECOMMENDATION:**

Receive the 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 E. Pacific Coast Highway in the Regional Highway (CHW) zoning district. (District 6)

**DISCUSSION**

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.

HONORABLE MAYOR AND CITY COUNCIL

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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.

**TIMING CONSIDERATIONS**

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.

**FISCAL IMPACT**

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

HONORABLE MAYOR AND CITY COUNCIL

July 18, 2017

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SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

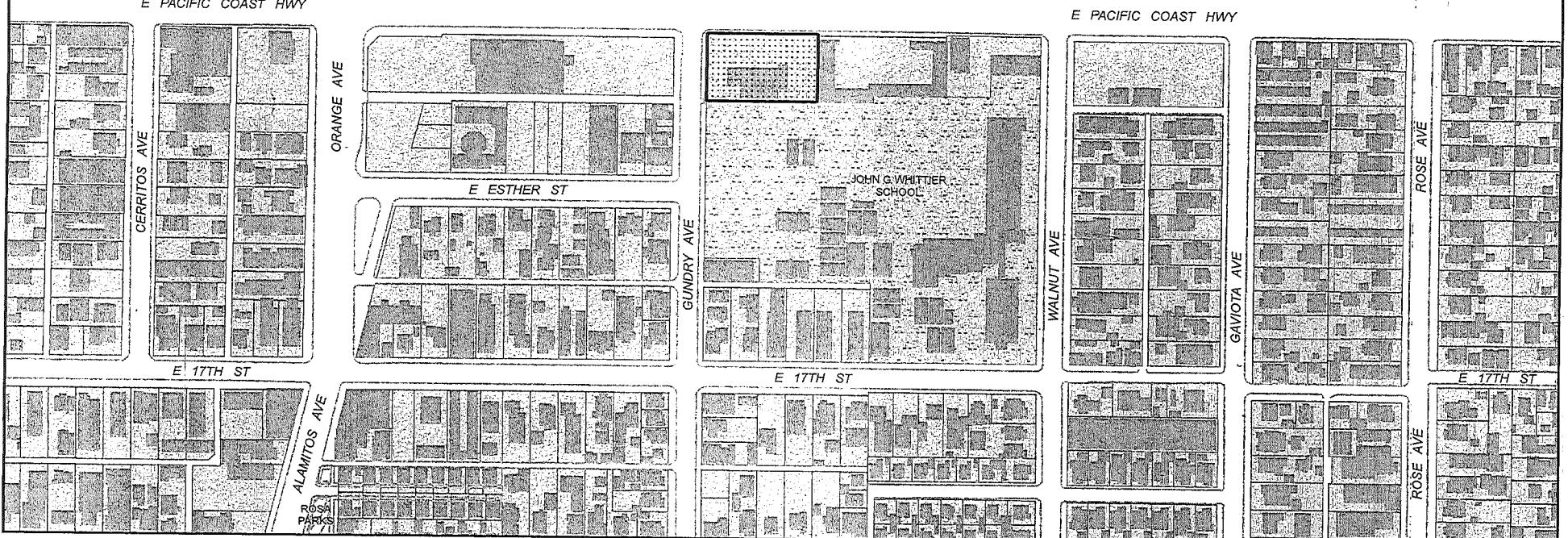
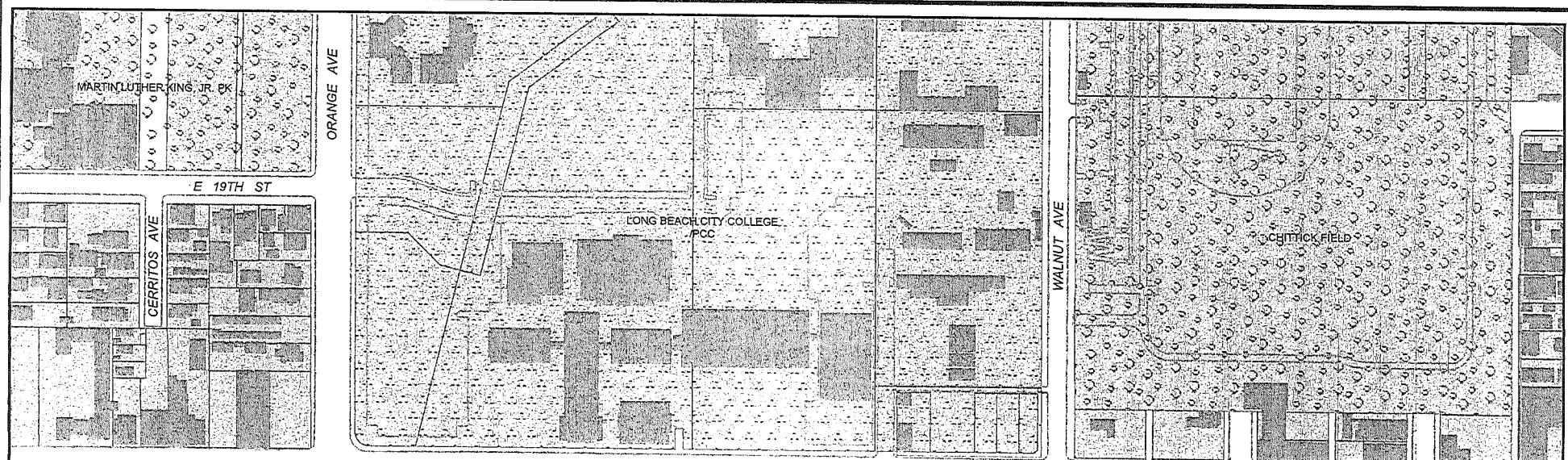
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APPROVED:

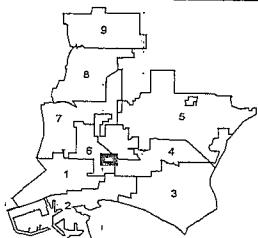
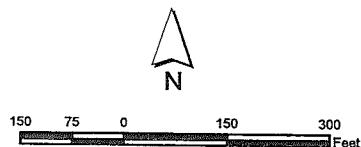
  
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PATRICK H. WEST  
CITY MANAGER

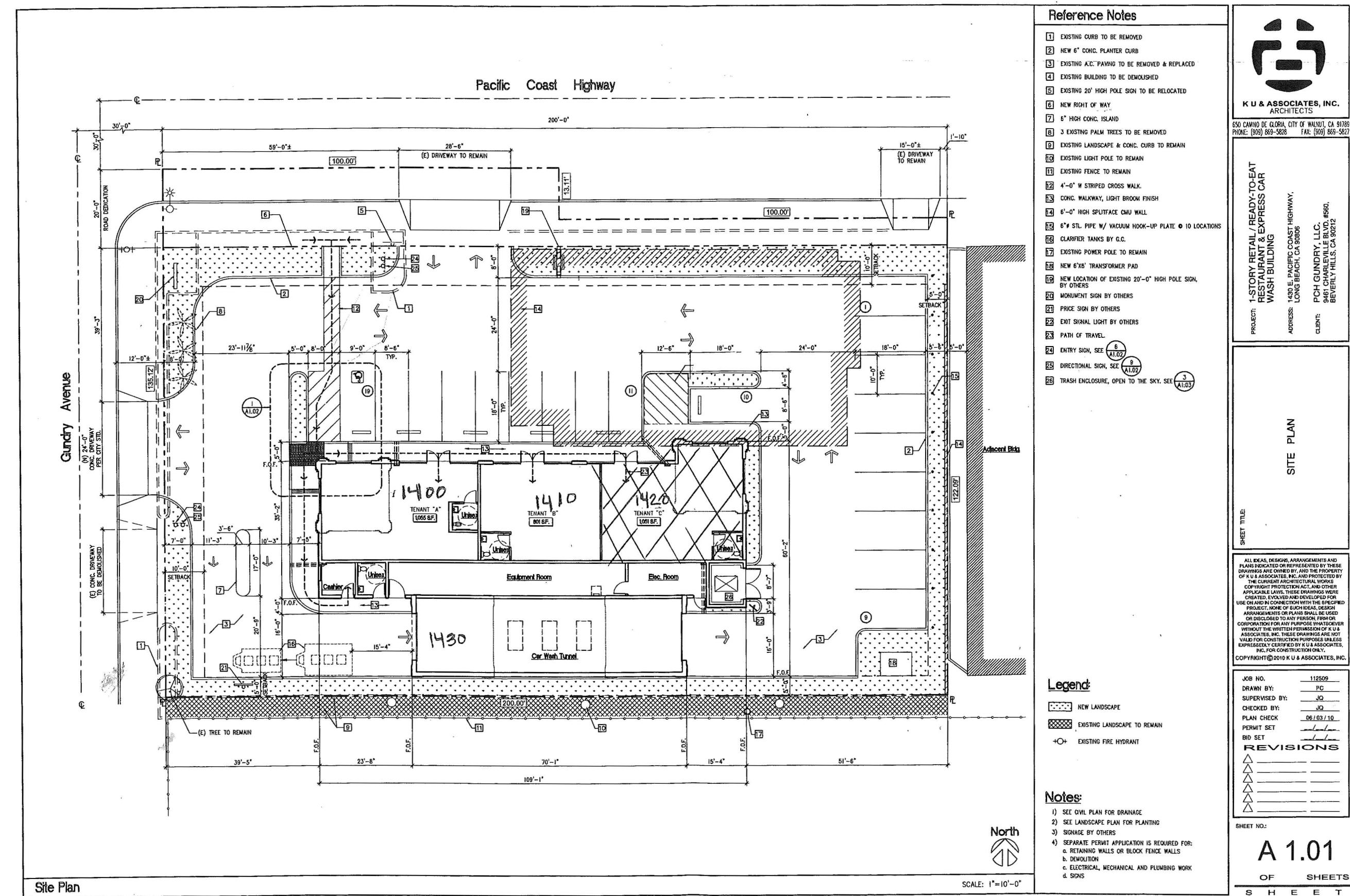
- Attachments:
- Exhibit A – Location Map
  - Exhibit B – Site Plan
  - Exhibit C – Business Narrative
  - Exhibit D – Floor Plans
  - Exhibit E – Letter of Support
  - Exhibit F – Letters of Opposition
  - Exhibit G – Conditions of Approval and Findings
  - Exhibit H – Appeal
  - Exhibit I – Categorical Exemption



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

## Exhibit A







RECUPERO & ASSOCIATES, INC.

ESTABLISHED 1973

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.



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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



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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.

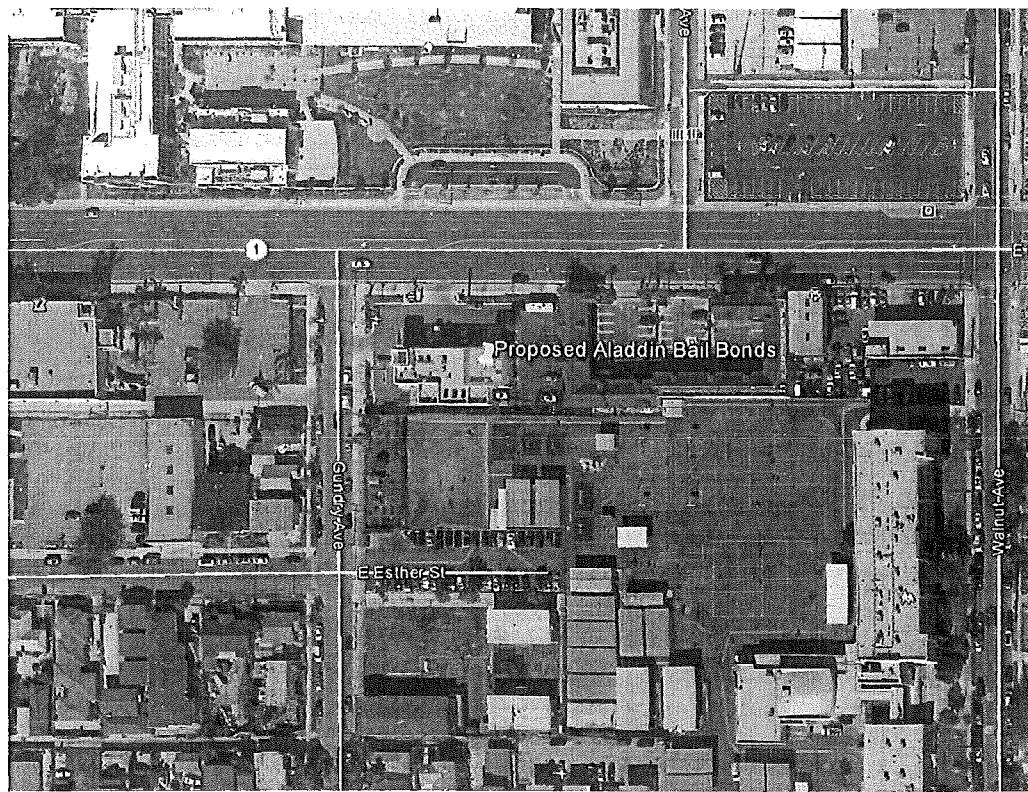
As the largest retail bail services provider in the United States, Aladdin is committed to ensuring its staff provides exceptional customer service all the while maintaining the highest standards of professionalism. All members of their retail staff are required to bi-annually complete customer service 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**

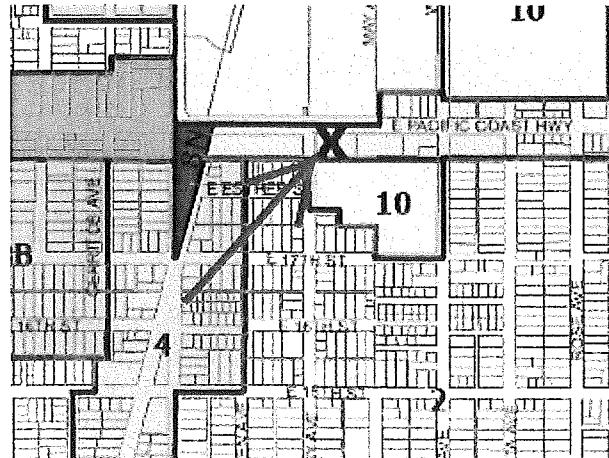


#### **IV. LAND USE REGULATION CONSISTENCY REVIEW**

##### **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**





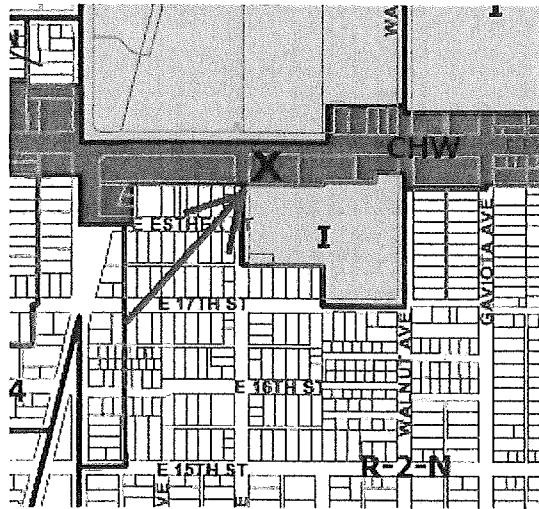
The use proposed by the Project will help vitalize the existing center, which currently has a vacancy. The Project will bring a well-managed, clean and professional business to fill this vacancy.

### 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.

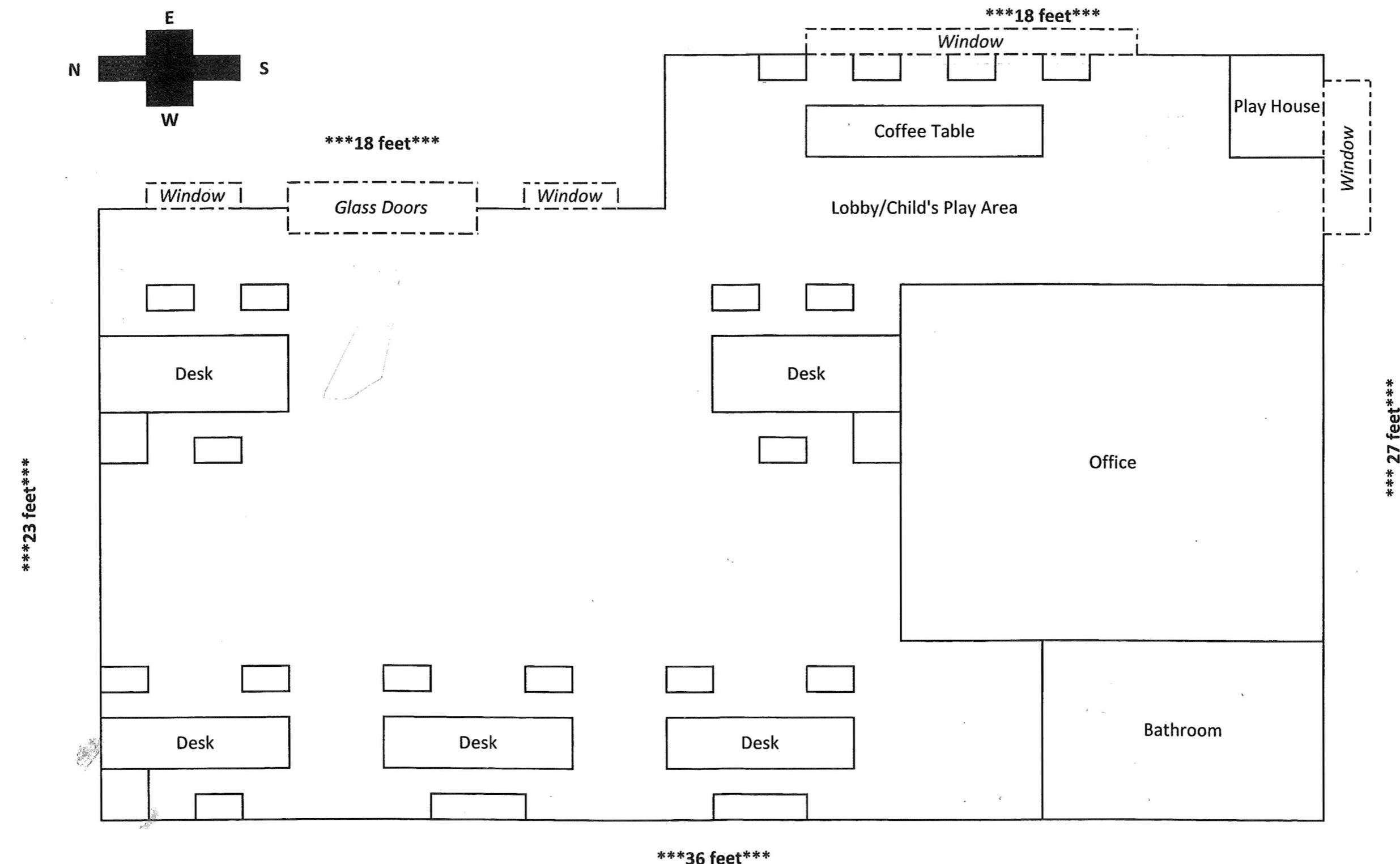
## V. CONCLUSION

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 "Michael Recupero".

Michael Recupero  
RECUPERO AND ASSOCIATES, INC.



Aladdin Bail Bonds  
1420 E. Pacific Coast Highway  
Long Beach, CA 90806

Applicant: Aladdin Bail Bonds (Justin Pinney),  
(760) 431-9911  
Property Owner: PCH Gundry, LLC (Danny Golshan),  
(310) 650-3330

## 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)



To the Long Beach Planning Commission:

My Name Is Belen Garcia and I am a resident in the city of long beach. My home is located at 1745 Gundry avenue (Attachment 1-Circled).

I am opposing the proposed business of a bails bond at 1420 E Pacific Coast Hwy, application Number 1703-38/CUP17-006).

This proposal would create a safety concern for residents, school children, higher volume of traffic on Gundry avenue and potential property damage, higher volume of noise and it also creates a bad image for the street and block, therefore hurting the re-sale value of my property.

As a homeowner, I am very concerned about my safety, my family's safety and the safety of my neighbors and children whom attend Whittier Elementary school.

My home is located east of the proposed location (See attachment 1). I am one of two privately owned homes on that block. We do not have any homes located across the street from our homes, as it is facing the Whittier Elementary school garden.

There are many times in which I arrive home after dark from work. Having a business of this type around the corner from homes, poses a safety concern to the residents. Most of my neighbors on Esther Street park on Gundry avenue and leave their cars overnight due to street sweeping. It would seem as if Gundry avenue would be the perfect row of choices, for someone in need of the services of the proposed bails bond location.

Bail Bonds business are business that run 24 hours, therefore we would be running into these potential safety hazards at all hours of the day and night.

Whittier Elementary school is located just south of 1420 E Pacific Coast Hwy. The City of Long Beach College Plaza (1420 E. PCH) has two entrances, one off of PCH and another on Gundry avenue.

Gundry avenue is used as an entrance (see the "X" on Attachment 1) for the children that attend kindergarten therefore there is constant traffic of children and parents on the corner of Gundry and PCH. The entrance to the teachers parking lot is also located on Gundry avenue (See "XX" on attachment 1).

Long Beach City College (East Campus) is located in front of the College plaza across the street from the proposed business. There is a handful of students that prefer to park on Gundry avenue street. These students attend night classes and there are times in which I have personally witnessed students walking to their vehicles as late as 11:00 p.m. This type of business poses a safety threat to those students as well.

Pacific Coast Hwy is a busy Hwy in its own, but now by adding a bail bonds to the 1420 E PCH location, will create an overload of noise, in an area where it is already congested with noise. The Car Wash Air blowers located in the college plaza also contributes to the noise and to the busy street of cars waiting to be serviced. This type of environment makes it uncomfortable for a home owner to enjoy their front porch. This type of business around the corner from a residential area sets a bad image for the street and block, in the long run this would affect the re-sale value of my home.

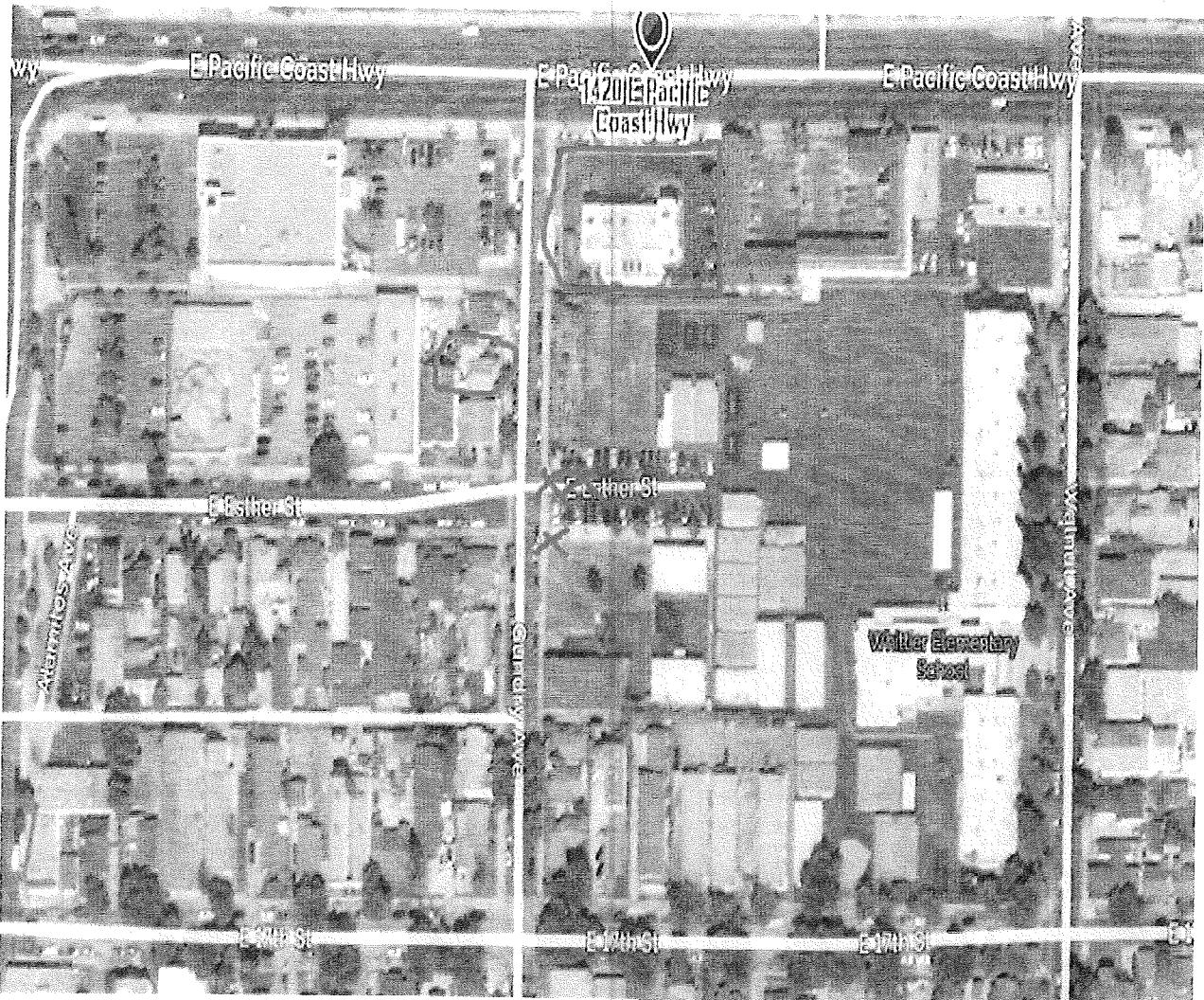
Aladdin Bail Bonds is currently located at 432 W Ocean Blvd, surround by businesses, major street traffic, and just 0.3 miles from the police department. There is constant vigilance in this area because of its location. The condo homes located at 400 W Ocean Blvd is located next to the business. The condo homes have gated and secured parking entrances, and building security for entering/exiting the building.

As a private home owner, I do not have the luxury of having 24-hour security personnel for my home, and parking.

Aladdin is proposing added security for their business; alarm system, video surveillance, and exterior lighting. But these measures are only to protect their business, what about the safety of my home and family? Aladdin has been at the same location for 20 years, in a location that is not like the proposed location. The proposed location has two schools, and privately-owned residents just a few feet from the proposed location.

I urge and plead the Planning Commission to place themselves in the homeowner's shoes, and consider the safety of my family, my property, and of my neighbors. There are families with children and pets that walk their dogs along Gundry avenue towards PCH, they go shopping to CVS on the corner of PCH and Orange, they walk to subway to grab lunch or dinner. Our neighborhood will not feel safe with this type of business around the corner from our homes and schools.

Attachment 1



Thank you

A handwritten signature in black ink, appearing to read "Belen Garcia".

Belen Garcia

Siew C. New Rentals, LLC  
2215 West 165<sup>th</sup> Street  
Torrance, CA 90504

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May 18, 2017

Gina Casillas, Project Planner  
City of Long Beach  
Department of Development Services  
Planning Bureau  
333 West Ocean Blvd.  
Long Beach, CA 90802

RE: APPLICATION #: 1703-38 / CUP17-006 dated 22, 2017

TO WHOM IT MAY CONCERN

I own a 4-plex apartment at 1640 Gundry Avenue, Long Beach, CA 90813 and would like to strongly oppose the proposed project of approving a conditional use permit of a bail bonds business located at 1420 E. Pacific Coast Highway in the CHW zoning district for the following reasons:

1. The mere presence of this business attracts an unseemly clientele and, whether true or not, projects an unsavory image of criminality in the area.
2. The neighborhood already has a high-crime image as is, and the mere presence of this company, will only strengthen that image.
3. Other similar businesses of this nature will more likely to occur in the future and the neighborhood will be heading the wrong direction.
4. The neighborhood currently comprises of many apartments serving the working class population which is currently paying rent much lower than other areas in Long Beach. The addition of this business, due to the perception of criminality, will make it harder to rent our apartments at a decent rate and would force small business owners such as myself to sell our properties.
5. The close proximity of both an elementary school and the Long Beach City College was one of the few attractions to tenants in this neighborhood but the existence of the bail bond company will completely erase this advantage.

I sincerely hope the commission will look into these matters of concern and, again, wish to reiterate my strong opposition to this project.

Sincerely,



Siew New, Manager  
Siew C. New Rentals, LLC

**CONDITIONAL USE PERMIT  
CONDITIONS OF APPROVAL**

**1420 E. Pacific Coast Highway  
Application No. 1703-38/CUP17-006  
July 18, 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 18, 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.



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

PLANNING BUREAU

## APPLICATION FOR APPEAL

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

- Site Plan Review Committee
- Zoning Administrator
- Planning Commission
- Cultural Heritage Commission

Which was taken on the 1st day of June, 20 17.

**Project Address:** 1420 E. Pacific Coast Highway, Long Beach, CA 90813

I/We, your appellant(s), hereby respectfully request that Your Honorable Body **reject** the decision and  **Approve** /  **Deny** the application or permit in question.

ALL INFORMATION BELOW IS REQUIRED

**Reasons for Appeal:** The neighborhood already has a reputation as a high crime area. The presence of this bail bond company will enhance and reinforce this reputation. The perception of a safe neighborhood is a major selling point for a rental business to get tenants and this high criminality image will further lower the rent where current rents are already much lower than elsewhere in the City of Long Beach, making it difficult for small business owners such as myself to stay in business. I appeal to the council to deny this bail bond company and not drive us out of business or resort to leaving the area.

Appellant Name(s): Siew C. New

Organization (if representing) \_\_\_\_\_

Address: 2215 West 165th Street

City Torrance State CA ZIP 90504 Phone 310-938-7529

Signature(s) Siew C. New Date 06-05-2017

- A separate appeal form is required for each appellant party, except for appellants from the same address, or an appellant representing an organization.
- Appeals must be filed within 10 days after the decision is made (LBMC 21.21.502).
- You must have established aggrieved status by presenting oral or written testimony at the hearing where the decision was rendered; otherwise, you may not appeal the decision.
- See reverse of this form for the statutory provisions on the appeal process.

BELOW THIS LINE FOR STAFF USE ONLY

**Appeal by Applicant**     **Appeal by Third Party**

Received by: GC

Case. No.: 1103-38

Appeal Filing Date: 6-7-17

Fee: 100

Fee Paid

Project (receipt) No.: PLN E 39229



## NOTICE of EXEMPTION from CE

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  
 ldds.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 Filings  
 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 BOIL BAND  
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 303, Carlsbad, CA 92011

Phone Number: 760-431-9911      Applicant Signature:

BETWEEN 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: \_\_\_\_\_