



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90802 • (562) 570-6194 FAX (562) 570-6068

December 1, 2016

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE 14-007 and find the proposed vacation of 117.62 feet of the east/west alley located east of Daisy Avenue and south of Willow Street, behind 520 W. Willow Street, in conformance with the adopted goals and policies of the City's General Plan. (District 6)

APPLICANT: Geovanny Mendoza
Westland Real Estate Group
518 W. Willow Street
Long Beach, CA 90806
(Application No. 1401-22)

DISCUSSION

The subject request pertains to a 117.62-foot-wide alley running east-west between Daisy Avenue and Magnolia Avenue (Exhibit A – Location Map). The entire length of the alley measures 249.7 feet long by 15 feet wide. The 117.62-foot-wide portion of the alley proposed for vacation is bounded by privately-owned, commercial-developed parcels to the north (520 W. Willow) and a privately-owned parking lot to the south (no address) (Exhibit B – Alley Plan). The alley currently provides vehicular access to the parking lot, and no development is proposed with this application.

The alley lies within the Park zoning district, which is intended for City and private parks, and recreational services. The properties abutting the alley are located in the Community Automobile-Oriented (CCA) zoning district and are permitted uses in the zone. Vacation of the subject alley would not increase the potential for expansion of a nonconforming use.

General Plan Consistency Findings

Before an application for vacation can be considered by the City Council, a finding of conformity with the maps and policies of the Long Beach General Plan must be made by the Planning Commission. The General Plan consists of 11 elements and each element carries the same authority concerning land use issues. All elements of the

Land Use Element

Mobility Element

ENVIRONMENTAL REVIEW

Respectfully submitted,

AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

Attachments: Exhibit A – Location Map
Exhibit B – Alley Plan
Exhibit C – Categorical Exemption

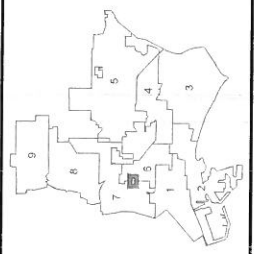


Exhibit A

Subject Property:
520 W Willow St
Application No. 1401-22
Council District 7
Zoning Code : CCA

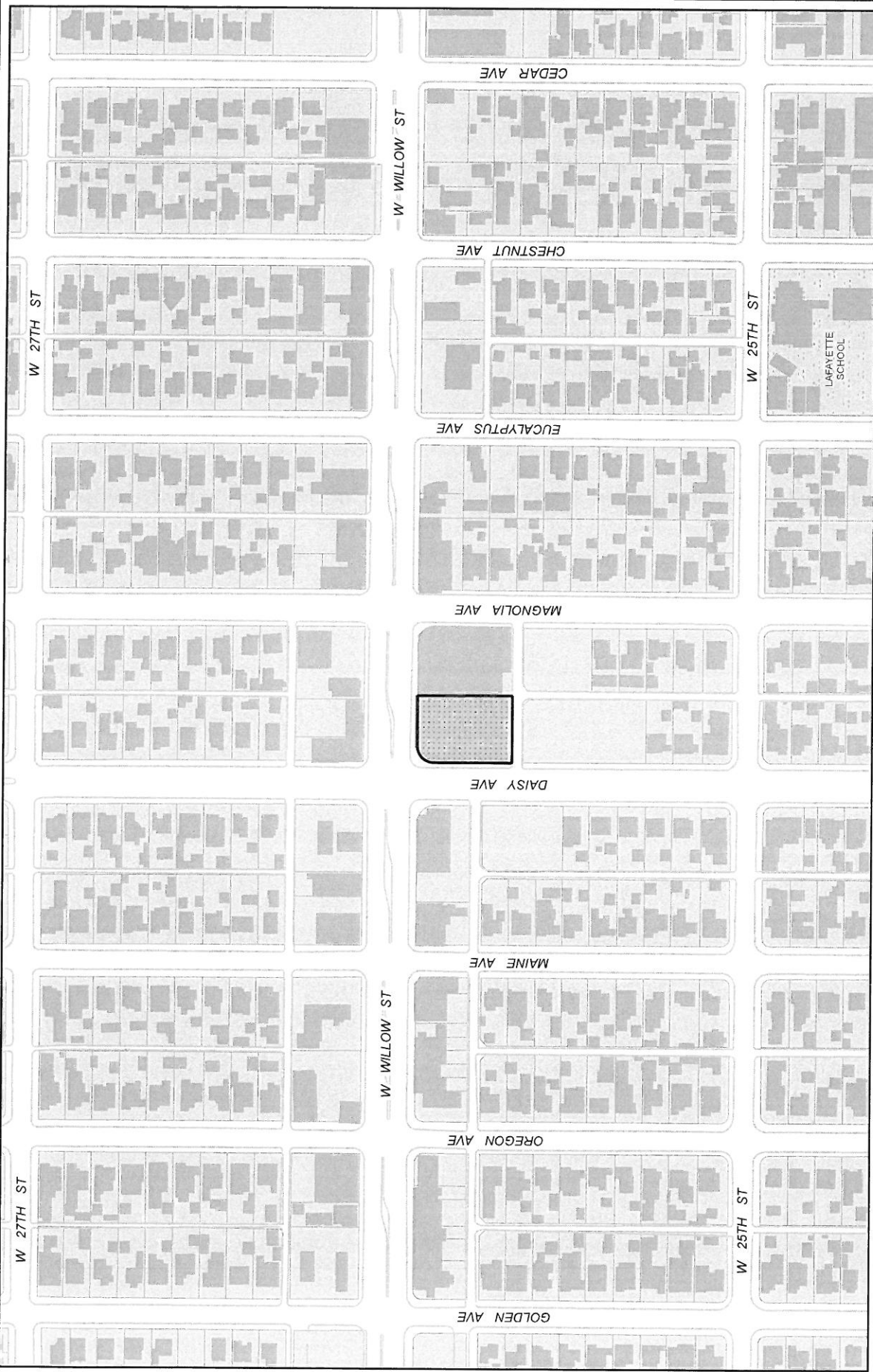


EXHIBIT A

THAT CERTAIN PORTION OF LOT 12, BLOCK 6, TRACT NO. 9686, AS PER MAP RECORDED IN BOOK 135, PAGES 20 TO 22, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF LOS ANGELES BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 12 DISTANT 5 FEET SOUTHERLY FROM THE NORTHWEST CORNER THEREOF; THENCE SOUTH 20 FEET ALONG SAID WEST LINE; THENCE EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 12 TO A POINT 10 FEET WESTERLY THEREON FROM THE EAST LINE OF SAID LOT; THENCE SOUTHEASTERLY IN A DIRECT LINE TO A POINT IN SAID EAST LINE 35 FEET SOUTHERLY THEREON FROM THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH 30 FEET ALONG SAID EAST LINE OF LOT 12 TO A POINT 5 FEET SOUTH OF NORTHEAST CORNER OF SAID LOT; AND THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT TO THE POINT OF BEGINNING.

SUBJECT TO ALL MATTERS OF RECORD, IF ANY.

CONTAINING AN AREA OF 2,402 SQUARE FEET, MORE OR LESS.

EXHIBIT "B" IS ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED BY ME OR UNDER THE SUPERVISION OF:

PABLO B. SANCHEZ R.C.E. 29664

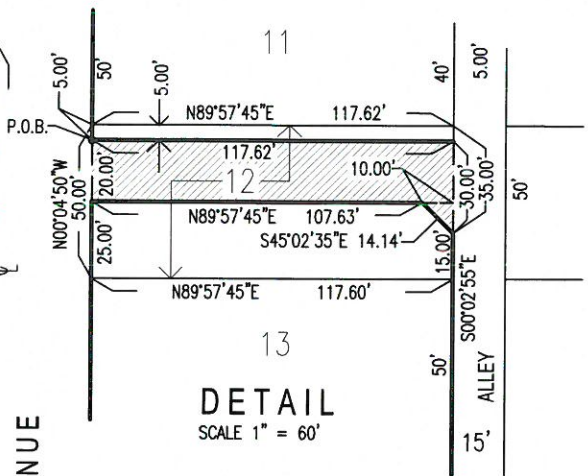
EXPIRES: 3-31-17



6-10-16

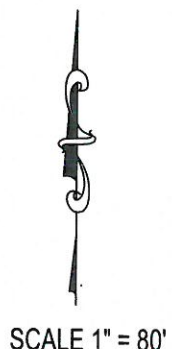
DATE:

[Downloaded from ascelibrary.org by University of California, San Diego on 06/07/14](#)



SCALE 1" = 60'

PORTION OF LAND VACATED BY
RESOLUTION NO. C-10326 OF THE CITY
OF LONG BEACH AND BY ORDER
RECORDED APRIL 12, 1946 AND
RESOLUTION NO. C-10354 OF THE CITY
OF LONG BEACH AND BY ORDER
RECORDED FEBRUARY 13, 1947.



SCALE 1" = 80'

PABLO B. SANCHEZ R.C.E. 29664
EXPIRES: 3-31-17

DATE _____



NOTICE of EXEMPTION from CEQA

DEPARTMENT OF DEVELOPMENT SERVICES | PLANNING BUREAU
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbsds.longbeach.gov

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

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

☒ L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 14-007

Project Location/Address: 520 W. WILLOW

Project/Activity Description: ALLEY VACATION AT REAR OF COMMERCIAL
STRUCTURE, APPROXIMATELY 125' IN LENGTH, BETWEEN
DAISY AVENUE AND CROSS ALLEY

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

Applicant Name: _____

Mailing Address: 6605 LONG BEACH BL, LONG BEACH, CA 90805

Phone Number: 310-639 7130 Applicant Signature: _____

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1401-22 Planner's Initials: SV

Required Permits: General Plan Conformity Finding

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15301, Class 1, Existing Facilities

Statement of support for this finding: Reverse of existing alley as private driveway

Contact Person: Graig Chalfant

Contact Phone: 562-570-6368

Signature: Graig Chalfant

Date: 3/25/14