



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 16-228 and find the proposed vacation of the City alley west of Cedar Avenue between La Reina Way to the north and 7th Street to the south in conformance with the adopted goals and policies of the City's General Plan. (District 1)

APPLICANT: Department of Public Works
Sherbert Jones
333 W. Ocean Boulevard
Long Beach, CA 90802
(Application No. 1609-17)

DISCUSSION

The subject request pertains to a 5-foot-wide alley running north-south between La Reina Way and 7th Street (Exhibit A – Location Map). The majority of the alley measures 145 feet long by 5 feet wide and a small portion measuring 5 feet long by 10 feet wide. The alley is bounded by a privately-owned, residential-developed parcel to the west (327 W. 7th Street) and four privately-owned, residential-developed parcels to the east (307 W. 7th Street, 701 Cedar Avenue, 711 Cedar Avenue, and 719 Cedar Avenue) (Exhibit B – Alley Plan). The alley currently provides no vehicular access to these parcels, and no development is proposed with this application.

The alley lies within Subarea 1 of the Wilmore City Planned Development District (PD 10), which is intended to preserve and rehabilitate historic structures, and serve the housing resources of downtown by containing a mixture of housing densities and limited commercial professional office and personal service uses which are compatible with primarily residential neighborhoods. The properties abutting the alley are developed with uses permitted in this subarea. 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 go before 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 General Plan were considered and staff finds this vacation to be in conformance with all applicable elements. A review of the relevant elements and specific General Plan consistency findings are presented below.

Land Use Element

The Land Use Element divides the City into 21 land use districts, which provide general guidance as to the appropriate type and density of land uses. The alley is located within Land Use District Number 4 – High Density Residential (LUD 4). LUD 4 encourages an intensification of dwelling units in limited areas of the City where apartments and condominium lifestyles are logically related to transportation and services. Vacation of the subject alley would revert the land to private ownership. As all abutting parcels are developed with residential uses consistent with LUD 4, vacation of the alley would conform to the Land Use Element.

Mobility Element

The City's Mobility Element is aimed at transforming Long Beach into a community that offers flexible, convenient, affordable, and energy-efficient transportation options for residents and visitors alike. The alley to be vacated is regarded by the Department of Public Works as no longer necessary for present or prospective public use or convenience. Existing north-south rights-of-way providing vehicular and pedestrian access are located approximately 50 feet west and 95 feet east of the alley. Alley abandonment would therefore not prove detrimental to the movement of people and goods through the area.

ENVIRONMENTAL REVIEW

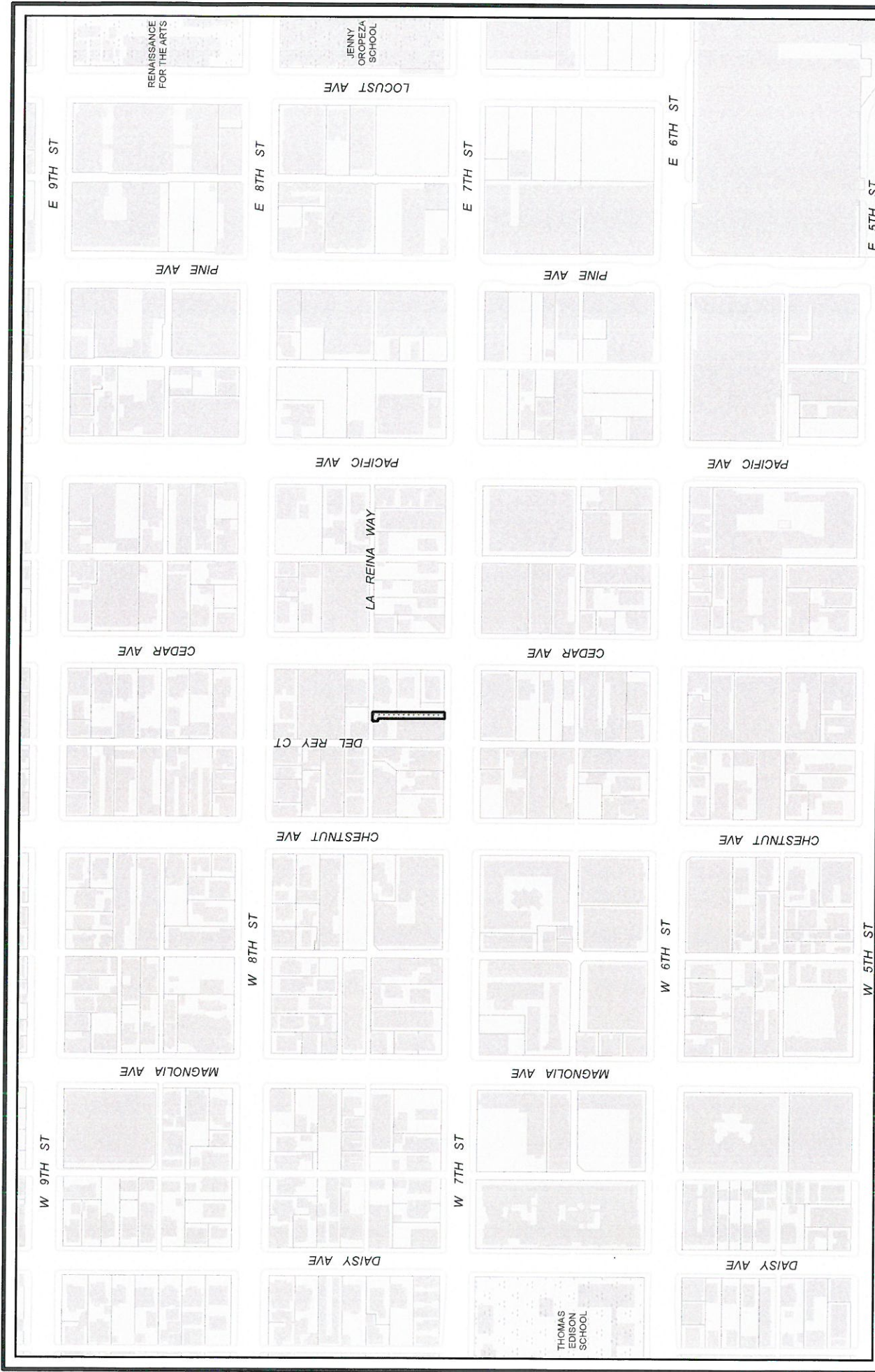
In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), Categorical Exemption CE 16-228 was issued for the proposed project (Exhibit C – Categorical Exemption).

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Linda J. Tatum

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



Subject Property:

Alley: West of Cedar Ave between
La Reina Way & 7th St
Application No. 1609-17
Council District 1
Zoning Code : PD-10 SubArea 1



Exhibit A



SKETCH 1022V

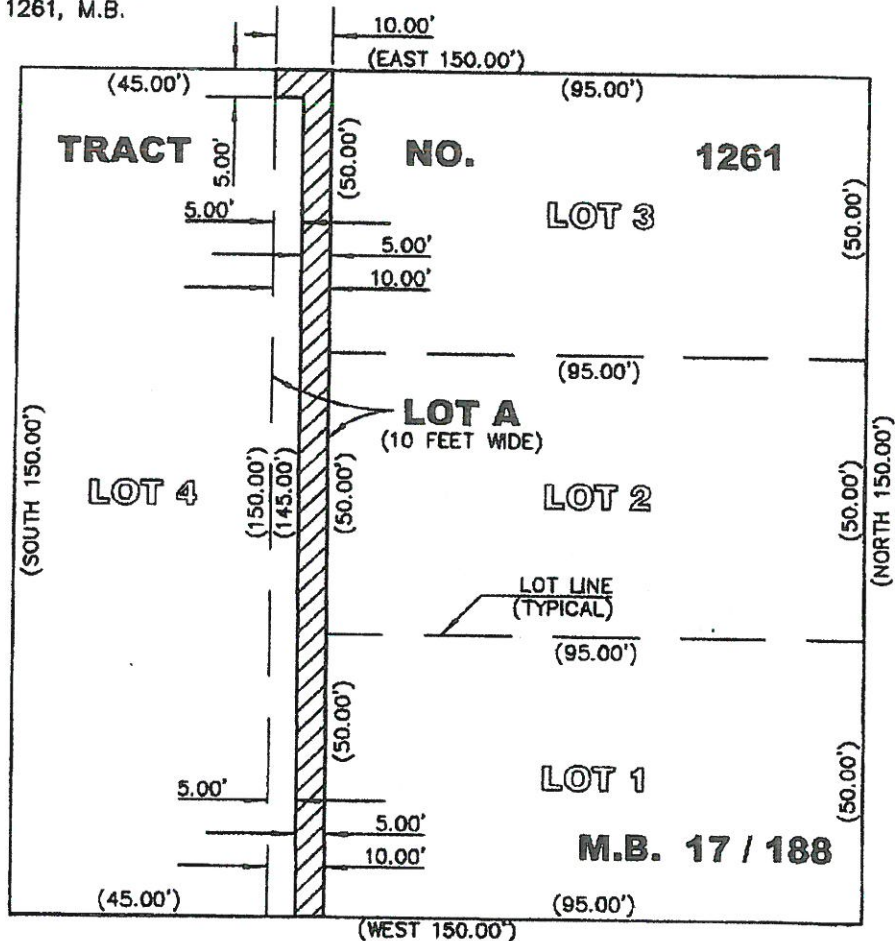
RECORD DATA:

() - INDICATES RECORD OR
CALCULATED DATA PER
TRACT NO. 1261, M.B.
17/188.

LA REINA WAY

(ALLEY - 10 FEET WIDE)

DEL REY COURT
(ALLEY - 16 FEET WIDE)



CEDAR AVENUE
(80 FEET WIDE)

LEGEND:

 - INDICATES AREA OF VACATION: 775 S.F.

SEVENTH STREET

(80 FEET WIDE)

SURVEYOR'S STATEMENT:

THIS EXHIBIT WAS PREPARED BY ME OR
UNDER MY DIRECT SUPERVISION.

TREVOR D. RICE
SIGNED: 06/20/16

P.L.S. NO. 8862



NOTE:

LOT A OF TRACT NO. 1261, M.B.
17/188, WAS DEEDED TO THE CITY OF
LONG BEACH BY ROSA HELLER PER
DEED RECORDED JULY 7, 1915 IN BOOK
6068, PAGE 116 OF DEEDS.


D. Woolley & Associates™

2832 WALNUT AVENUE, SUITE A
TUSTIN, CA 92780

(714) 734-8462 FAX (714) 508-7521

SHEET 1 OF 1

DATE: 06/20/16

DRAWN BY: BJM

CHKD. BY: TDR

FILE NO.: 15201.13

0' 30' 60'

[illegible]

SCALE: 1" = 30'



NOTICE of EXEMPTION from CEQA

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES
 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., Room 1201
 Norwalk, CA 90650

Project Title: CE- 16-228

Project Location/Address: alley west of Cedar Avenue north of 7th Street

Project Activity/Description: property is currently an unused
unused alley

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

Applicant Name: Sherbert Jones

Mailing Address: 333 West Ocean Blvd, 10th floor, Long Beach, CA 90802

Phone Number: (562) 570-6975

Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1609-17 Planner's Initials: NV

Required Permits: General Plan Conformity Finding

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
 STATE GUIDELINES SECTION 15304, Class 4 Minor Alteration to Land

Statement of support for this finding: Minor Alley Vacation

Contact Person: Nide Vasuthasawat Contact Phone: 562 570 - 6410

Signature: [Signature] Date: 10/3/16