

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

CHAIR AND PLANNING COMMISSIONERS December 1, 2016 Page 2

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 1 – Single Family Residential (LUD 1). LUD 1 allows single family residential neighborhoods at a density of one dwelling unit per lot, or seven units per acre. Small neighborhood-serving retail clusters may occur in LUD 1, provided they conform to the specification in the appropriate commercial districts. Vacation of the subject alley would revert the land to private ownership. As the existing parcel is developed with a parking lot associated with an existing commercial building, the use is considered consistent with LUD 1, and 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 portion of the alley that is proposed to be vacated was determined to be not necessary for public use or convenience because access to existing residential and commercial uses can be maintained by means of an existing north/south and east/west alley that abuts the proposed vacated 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 14-007 was issued for the proposed project (Exhibit C – Categorical Exemption).

Respectfully submitted,

LINDA F. TATUM, AICP

PLANNING BUREAU MANAGER

Lunda J. Takum

AMY J. BODEK, AICP

DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:CT:sv

Attachments:

Exhibit A - Location Map

Exhibit B – Alley Plan

Exhibit C – Categorical Exemption

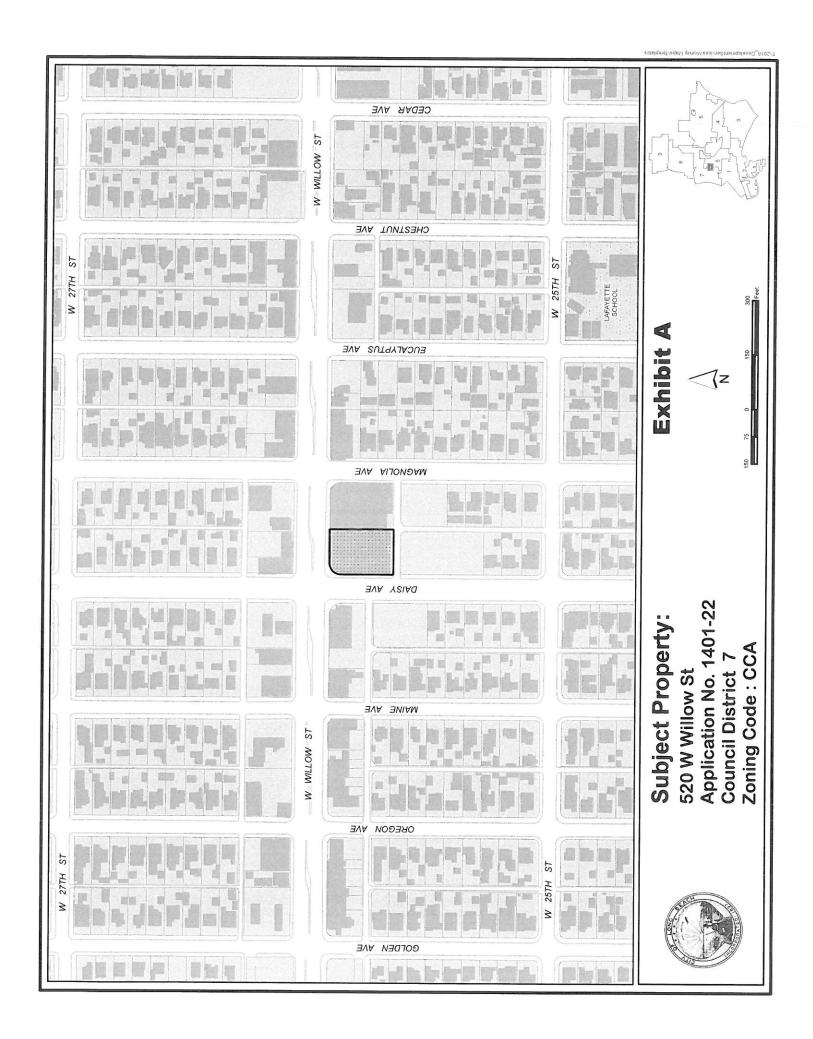


EXHIBIT A

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:

EXHIBIT B

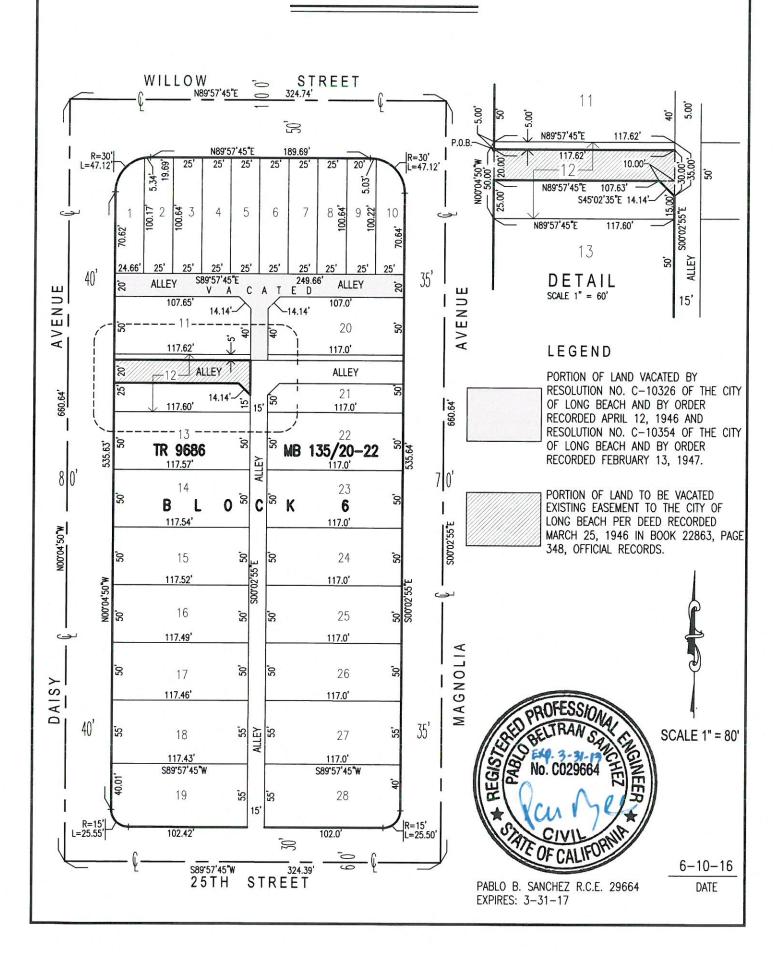


EXHIBIT C



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

lbds.longbeach.gov TO: Office of Planning & Research FROM: Department of Development Services 1400 Tenth Street, Room 121 333 W. Ocean Blvd, 5th Floor Sacramento, CA 95814 Long Beach, CA 90802 L.A. County Clerk Environmental Fillings 12400 E. Imperial Hwy. 2nd Floor, Room 2001 Norwalk, CA 90650 Categorical Exemption CE-Project Location/Address: 520 W. WILLOW Project/Activity Description: ALEY VACATION AT READ OF COMMERCIAL SPENTURE, APPROXIMATLY 125 IN LENGTH, LETTUREN Public Agency Approving Project: City of Long Beach, Los Angeles County, California Applicant Name: Mailing Address: Gas Lone Beach Phone Number: 20.629 7120 _Applicant Signature: BELOW THIS LINE FOR STAFF USE ONLY Application Number: 1401 - 22 Planner's Initials: Plan Conformity Finding Required Permits: 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: Revse of existing alley as private driveway Contact Person: Graig Chalfant
Signature: La AM Contact Phone: 562-570-6368