

AGENDA ITEM No.

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

January 5, 2017

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

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, not in conformance with the adopted goals and policies of the City's General Plan. (District 7)

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

DISCUSSION

On December 1, 2016, the Planning Commission considered a General Plan Conformity for a proposed alley vacation. 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. After public testimony and Planning Commission discussion, the Commission determined that the proposed alley vacation would not be in conformance with the General Plan. The Planning Commission requested that staff bring back findings reflecting this determination. The findings of inconsistency are listed below:

Findings of General Plan Inconsistency:

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 Planning Commission determined that the portion of the alley proposed to be vacated had the potential to provide public use or convenience due to existing access points to existing residential and commercial uses currently provided by the existing east/west alley. Furthermore, the Commission determined that the alley's ability to provide local circulation outweighed the use of the alley for private

purposes. Therefore, the alley vacation had the potential to be detrimental to in that the alley would no longer be available for present or prospective public use.

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 that 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. However, since the project is not consistent with the Mobility Element, positive findings cannot be made.

ENVIRONMENTAL REVIEW

In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), Categorical Exemption CE 14-007 for the proposed alley vacation is not required with determination of inconsistency with the General Plan and therefore, is not included with this letter.

Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:CT:sv

Attachments: Exhibit A – Location Map
 Exhibit B – Alley Plan

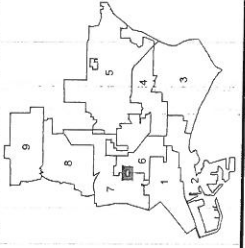


Exhibit A

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

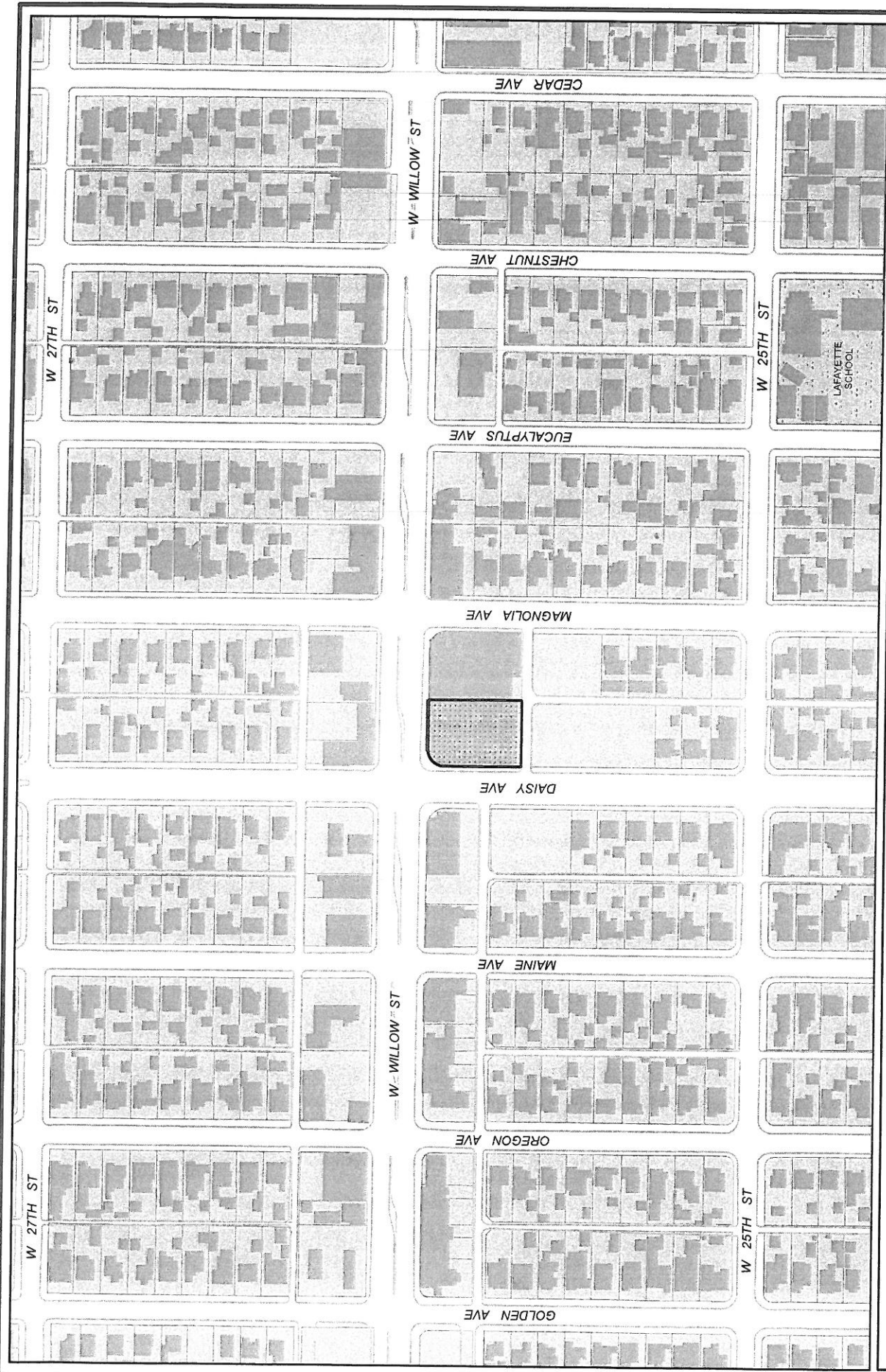


EXHIBIT A

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:

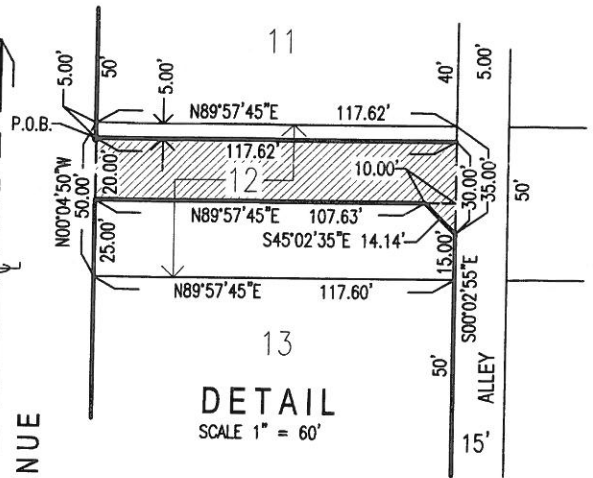
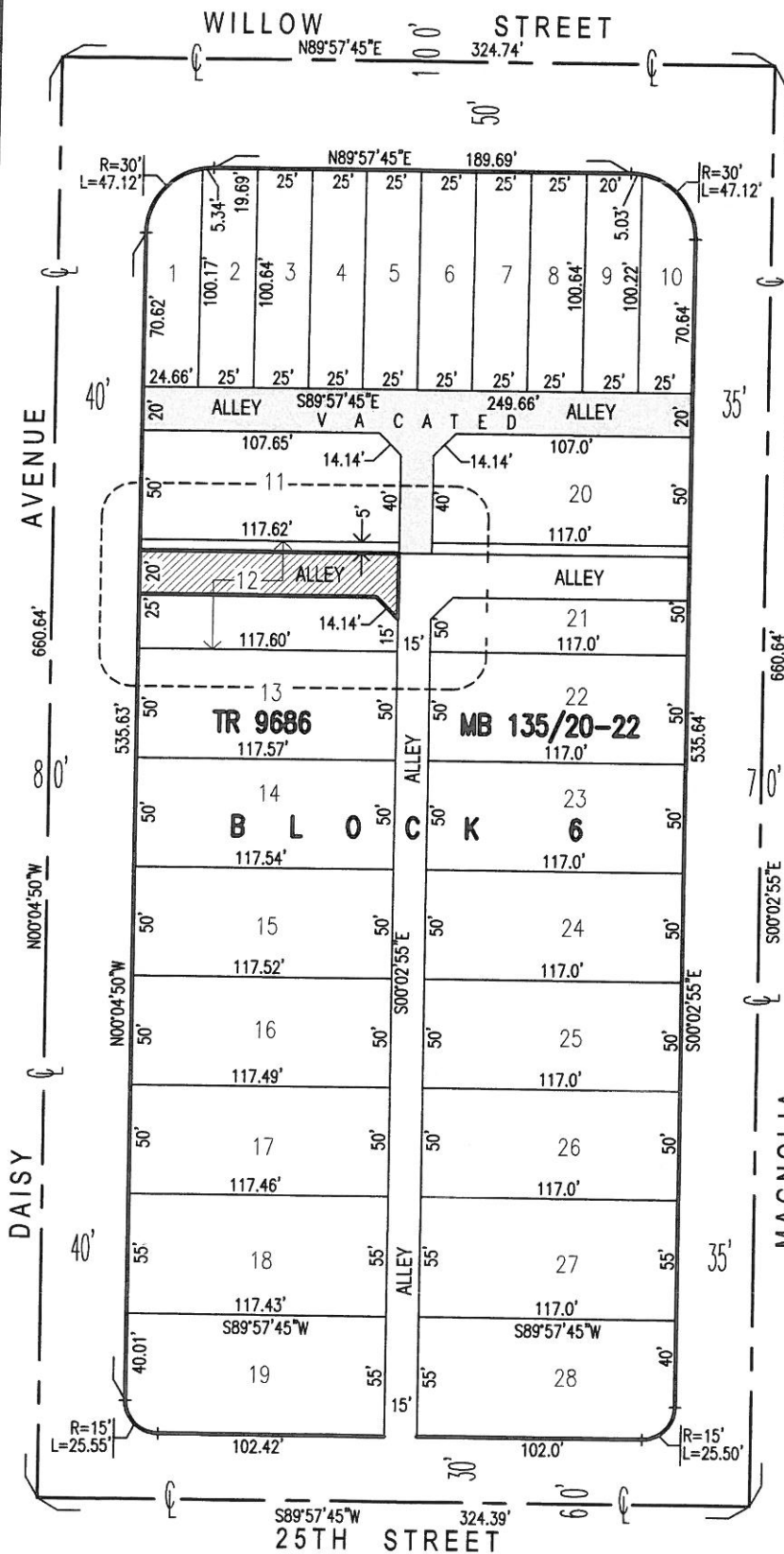
PABLO B. SANCHEZ R.C.E. 29664
EXPIRES: 3-31-17



6-10-16

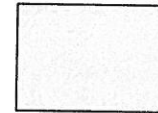
DATE:

EXHIBIT B

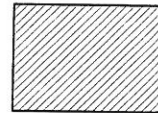


LEGEND

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.



PORTION OF LAND TO BE VACATED EXISTING EASEMENT TO THE CITY OF LONG BEACH PER DEED RECORDED MARCH 25, 1946 IN BOOK 22863, PAGE 348, OFFICIAL RECORDS.



SCALE 1" = 80'



PABLO B. SANCHEZ R.C.E. 29664
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DATE