



CITY OF LONG BEACH

LONG BEACH DEVELOPMENT SERVICES

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-6357 FAX (562) 570-6068

June 3, 2010

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve finding of conformity with the adopted General Plan for a public right-of-way between Janice Drive and Harding Street. (District 9)

APPLICANT: Mike Conway
Director of Public Works
(Application No. 60311-1)

DISCUSSION

Pursuant to California Government Code Section 65402, no street, parcel or alley may be vacated until such action has been submitted to, and reported upon by, the Planning Commission as to its conformity with the adopted General Plan. The proposed public right-of-way vacation is herein submitted for such review.

The applicant proposes to vacate a walkway between Harding Street and Janice Drive, as depicted in Exhibit A and B, in order to prevent nuisance behavior and illegal dumping. As a result of this vacation, the adjacent property owners' side yard will extend to the centerline of the vacated pedestrian alley with a new block wall delineating the property line. The proposed alley vacation has been reviewed and approved by the Long Beach Public Works Department after consultation with other interested City departments.

A finding of conformity shall be made when the proposed re-use of the property conforms to the maps and policies of the General Plan. The General Plan consists of eleven elements and each element of the General Plan carries the same authority concerning land use issues. All elements of the General Plan were considered and staff finds this vacation in conformance with all the elements of the General Plan. A review of the relevant elements and specific General Plan consistency findings are presented below:

General Plan Consistency Findings

The Land Use Element divides the City into 21 land use districts which provide general guidance as to the type and density of land uses considered appropriate. The subject site is located within Land Use District No. 1 (Single Family). The intent of LUD No. 1 is to set aside an area for single-family housing. The Land Use Element further recognizes the need for neighborhood revitalization and preservation. The proposed alley vacation may ameliorate some of the external forces that are negatively affecting neighborhood stability. Therefore, the proposed vacation is consistent with the Land Use Element.

Environmental Review

In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), Categorical Exemption number 29-10 (CE 29-10) was issued for the proposed project.

Respectfully submitted,



REGINALD I. HARRISON
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

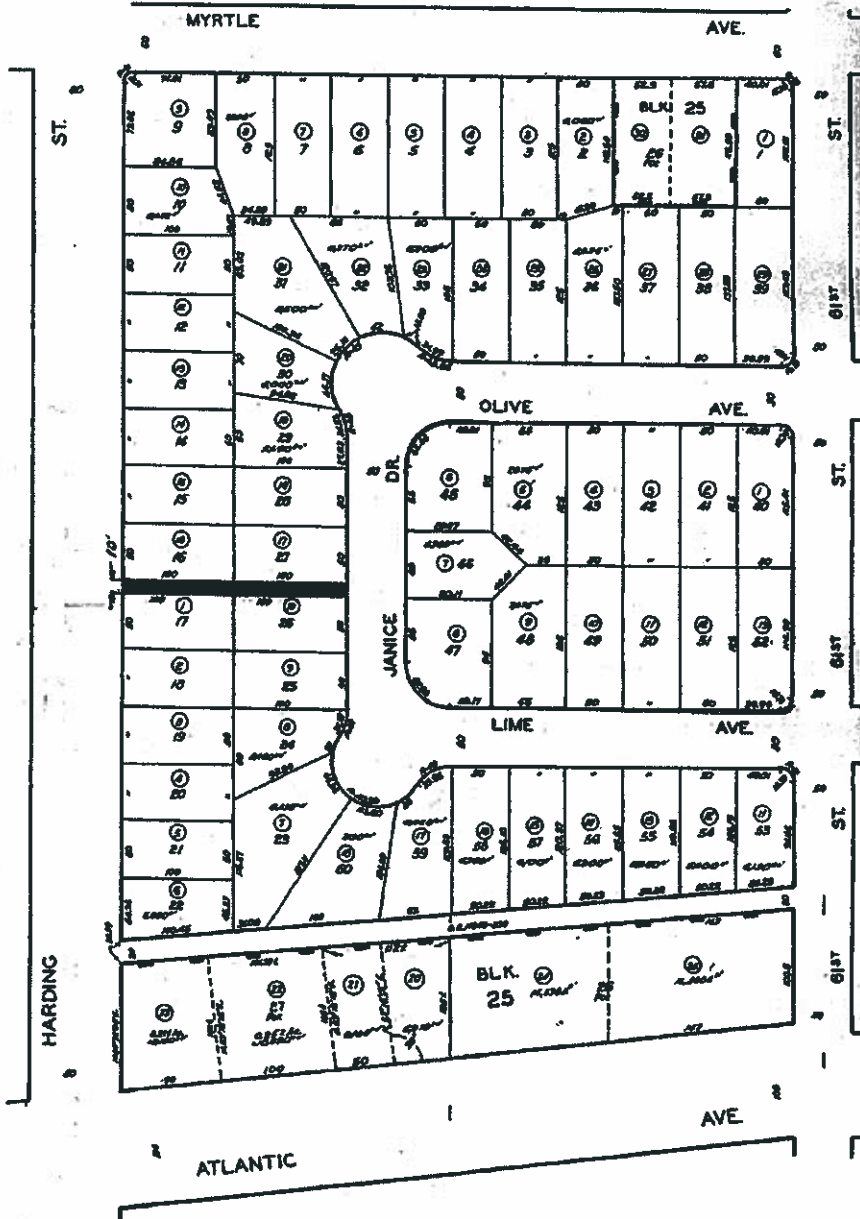
RH:JG:IB

Attachment: Exhibit A – Sketch showing portion to be vacated
 Exhibit B – Photo

SKETCH NO. 997V

**SKETCH SHOWING THE 10-FOOT
WIDE ALLEY BETWEEN JANICE
DRIVE AND HARDING STREET
EAST OF ATLANTIC AVENUE TO
BE VACATED BY THE CITY OF
LONG BEACH.**

**SHOWS AREA TO BE
VACATED**

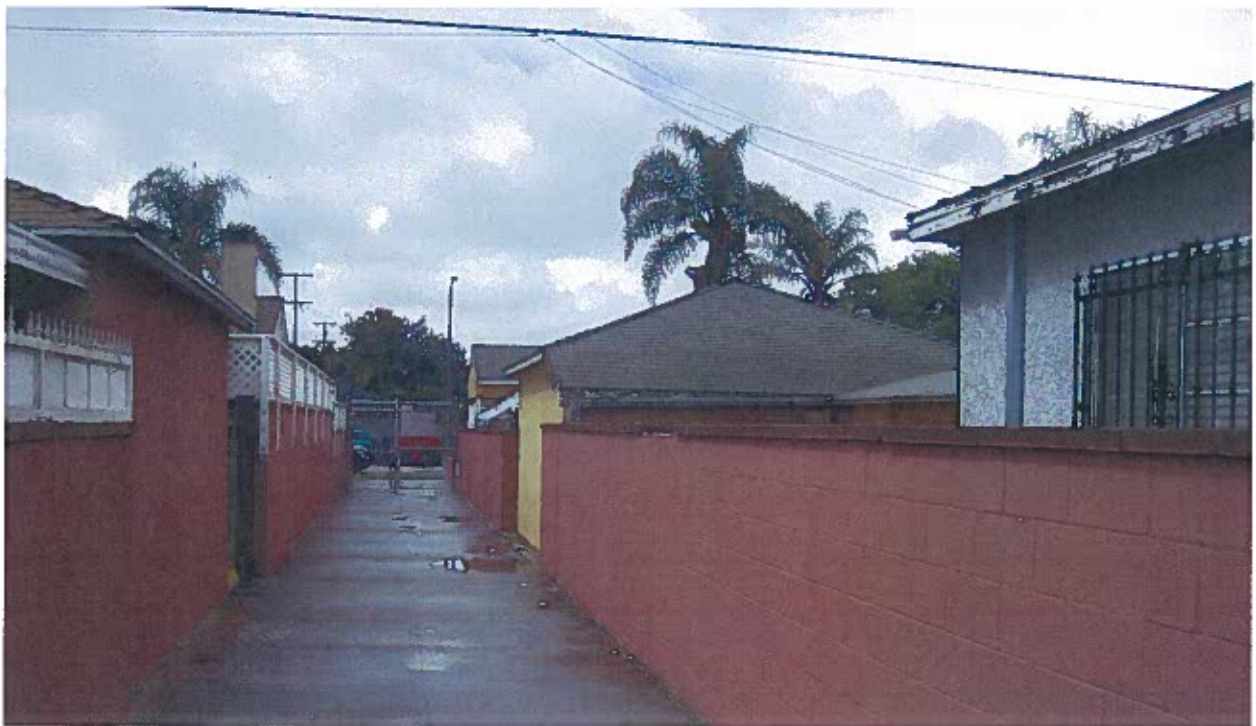


**ENGINEERING BUREAU
CITY OF LONG BEACH, CALIFORNIA**

Exhibit A -- Sketch



Harding Street: South Facing.



Harding Street: South Facing

Exhibit B – Photo