



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 WEST OCEAN BOULEVARD

LONG BEACH, CALIFORNIA 90802

(562) 570-6194

FAX (562) 570-6068

MARCH 3, 2011

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach

California

RECOMMENDATION:

Approve a finding of conformity with the adopted General Plan for the vacation of public right-of-way adjacent to 5855-5865 Naples Plaza within the Neighborhood Pedestrian (CNP) zone. (Council District 3)

APPLICANT: Environ Architecture, Inc.
100 Oceangate, Suite P-200
Long Beach, CA 90802
(Application No. 1101-11)

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 review.

The subject site is located on the north side of Naples Plaza directly off of 2nd Street in the Naples neighborhood (Exhibit A – Location Map). The subject site consists of three properties; one improved with a three-story professional office building built in 1964, one with a one-story medical office building built in the late 1950's, and the third property contains a small surface parking lot. It is located within the Neighborhood Pedestrian (CNP) zone. The CNP zone is oriented towards serving pedestrians with small scale neighborhood compatible uses.

The applicant has received approval from the Site Plan Review Committee and the Zoning Administrator for a façade improvement to update the existing three-story office building on the site (Application No. 1005-02). As part of the applicant's efforts to improve the subject property, a request to vacate a strip of land adjacent to the public right-of-way along 2nd Street and Naples Plaza has been submitted (Exhibit B – Plans & Photographs). The vacation will serve two purposes. First, it will allow elements of the façade improvement to be completed; as proposed, the new exterior materials would have encroached onto public property. Second, the vacation along 2nd Street will permit the construction of a retaining wall to prevent the building from flooding, which has been an ongoing issue for the site given the significant change in elevation between the first level of the building and the 2nd

Street bridge. In general, the use of the vacated property will not change, but enhancements will be made to the landscaping and drainage.

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 11 elements and each element of the General Plan carries the same authority concerning land use issues. The elements of the General Plan were considered and staff finds this vacation in conformance with those elements. A review of the relevant element(s) 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. 8P (Pedestrian-Oriented Retail Strip). As described in the General Plan, this land use district is a special category for use in a few specific areas of the City where small scale services and retail uses catering primarily to pedestrian trade abound or may be developed. Because of the importance of the role that the pedestrian-oriented strips play in serving the adjacent residential uses, they are considered to be a valuable resource to be preserved and enhanced for the future. The requested vacation of the public right-of-way adjacent to the subject property will be maintained in much the same way as it is now with further landscaping and improvements done to enhance the pedestrian experience and the property in general.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a Categorical Exemption (CE 11-010) was prepared for the proposed project (Exhibit C – Categorical Exemption).

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:AZ

Attachments: Exhibit A – Location Map
Exhibit B – Plans & Photographs
Exhibit C – Categorical Exemption (CE11-010)

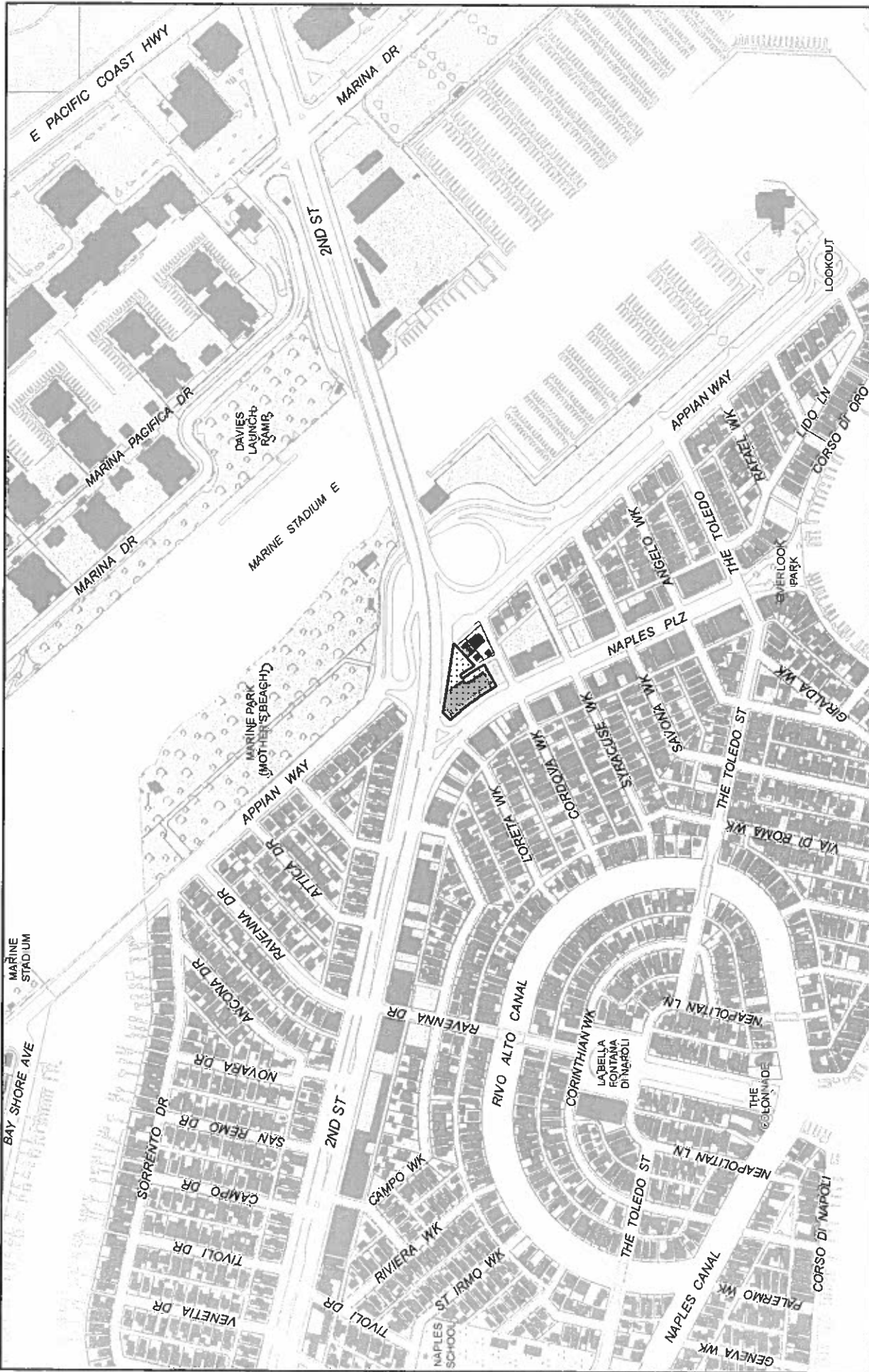
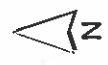
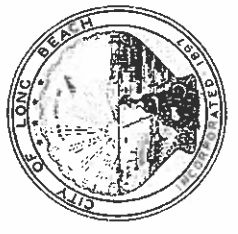


Exhibit A



Subject Property:
5855-5865 Naples Plaza
Application No. 1101-11
Council District 3
Zoning Code : CNP





CITY OF LONG BEACH NOTICE OF EXEMPTIC

EXHIBIT C

DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.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- 11-010

Project Location/Address: 5855-5865 Naples Plaza

Project/Activity Description: A Site Plan Review, Local Coastal Development Permit, Standards Variance requests, and vacation of public right-of-way in conjunction with a facade improvement & addition of approximately 1,000 square feet to an existing office building within the CNP zone.

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

Applicant Name: Environ Architecture, Inc.

Mailing Address: 100 Oceangate, Suite P-200, Long Beach, CA 90802

Phone Number: 562-495-7110

Applicant Signature: _____

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1005-02, 1101-11 Planner's Initials: AZ

Required Permits: Site Plan Review, Local Coastal Development Permit, Standards Variance
General Plan conformity finding for vacation of public right-of-way.

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15303, Class 3, New Construction of Small Structures

Statement of support for this finding: Construction of small addition to existing commercial structure.

Contact Person: Craig Chaffant

Contact Phone: 562-570-6368

Signature: [Handwritten Signature]

Date: 2/14/11