



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 15, 2016

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE 16-277 and find the proposed vacation of a City alley north of Spring Street between Elm Avenue to the east and Long Beach Boulevard to the west in conformance with the adopted goals and policies of the City's General Plan. (District 1)

APPLICANT: Pedro Blanco
Kardent Design for Salvation Army
11 Golden Shore
Long Beach, CA 90802
(Application No. 1611-22)

DISCUSSION

The subject request is to abandon a 10-foot-wide (600 feet long) alley running north-south between Elm Avenue and Long Beach Boulevard (Exhibit A – Location Map). The subject alley is bound by 31st Street on the north and Spring Street on the south, and is adjacent to six privately-owned, residential-developed parcels to the east (3045-3095 Elm Avenue) and privately-owned, commercially developed parcels owned by the Salvation Army (3002-3092 Long Beach Boulevard) (Exhibit B – Alley Plan) on the west.

The alley does not provide vehicular access to the residential properties to the east, but primarily provides access to the Salvation Army Campus. A portion of the overhead Edison lines have been placed underground, and an easement will be retained by the city to allow access for maintenance. The alley abandonment would allow for all Salvation Army-owned parcels to be merged, in anticipation of the future development of a gym on the campus (Exhibit C – Proposed Plan).

The alley lies within the Midtown Specific Plan (SP-1), which is intended to be more flexible than conventional zoning to encourage new investment and development along the Long Beach Boulevard corridor. The Specific Plan establishes a land use plan and regulations, infrastructure requirements, design guidelines, and implementation strategies necessary to achieve that vision. The properties abutting the alley are located in a single-family residential zoning district (R-1-N) and the existing residences 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 an alley 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 General Plan were considered and staff finds this alley 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 7 – Mixed Use District (LUD 7). In LUD 7 a careful blending of different types of land uses is encouraged. The LUD allows for multi-purpose activity centers and synergistic blending. Vacation of the subject alley would revert the land to private ownership. As all abutting parcels are developed with commercial and residential uses consistent with LUD 7, 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 is not used for pedestrian or vehicular access, or for City services, other than service lines provided underground and protected by means of an easement. Alley abandonment would not be detrimental to the movement of people and goods through the area. Therefore, 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.

ENVIRONMENTAL REVIEW

In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), Categorical Exemption CE 16-277 was issued for the proposed project (Exhibit D – Categorical Exemption).

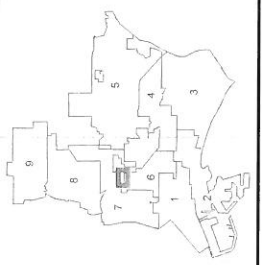
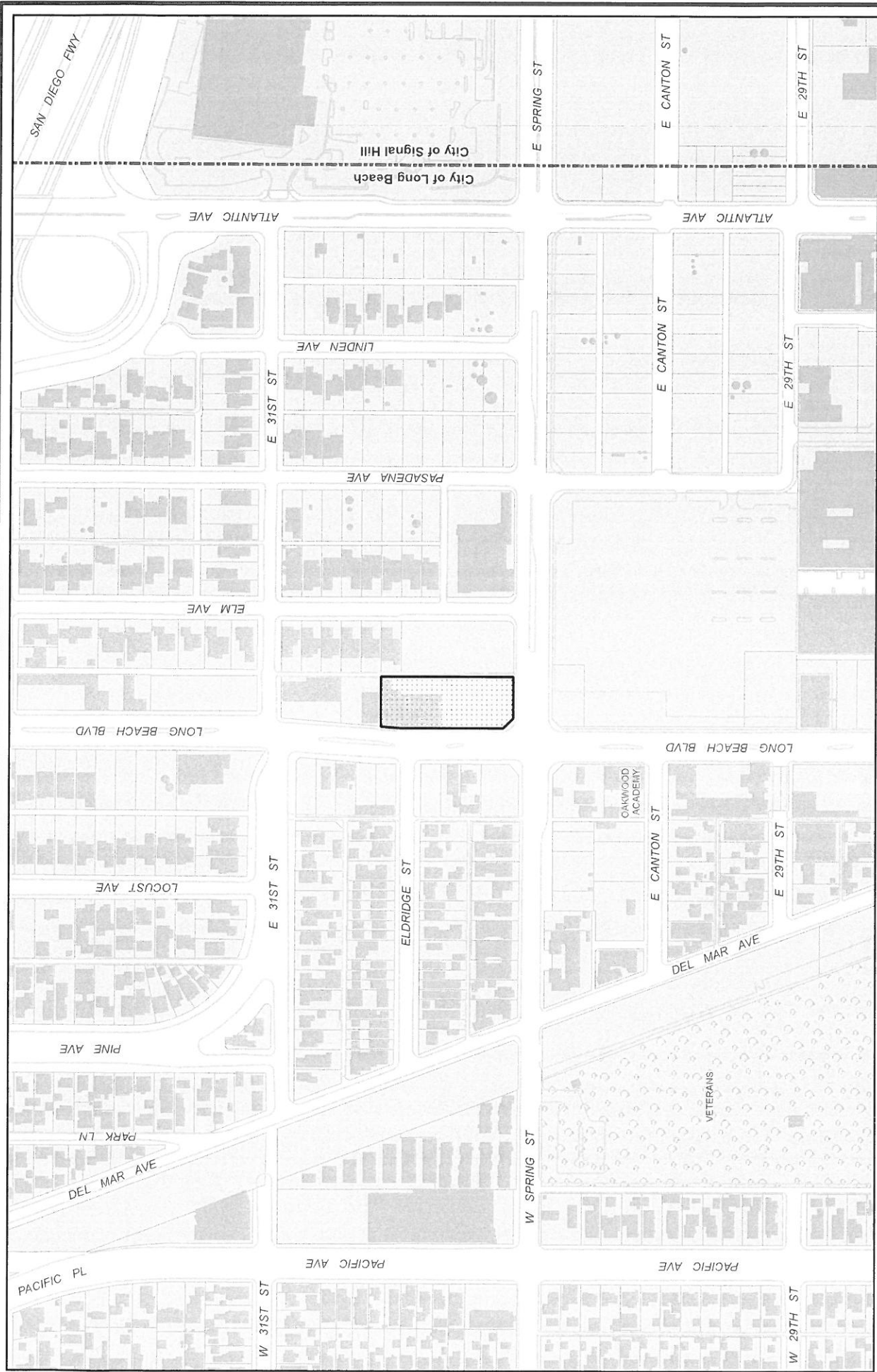


Exhibit A



Subject Property:
3000 Long Beach Blvd
Application No. 1611-22
Council District 7
Zoning Code : SP-1-CDR SubArea 1




EXHIBIT "A"
ALLEY VACATION
(LEGAL DESCRIPTION)

A STRIP OF LAND, 10 FEET WIDE, THAT LIES EAST OF LOTS 1 THROUGH 12 AND WEST OF LOTS 13 THROUGH 24, IN BLOCK A, OF TRACT NO. 3207, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE ABOVE DESCRIBED PARCEL CONTAINS 6,001 SQUARE FEET, MORE OF LESS.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE PART HEREOF.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION,
IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.


MICHAEL FURLONG, PLS 8899
LICENSE EXPIRES: 12-31-17

5-25-16

DATE



O.K.O. ENGINEERING INC.
23671 BIRTCHE DRIVE
LAKE FOREST, CA 92630
(949) 597-3577



NOTICE of EXEMPTION from CEQA

EXHIBIT D

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
lbsd.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 Filings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Project Title: CE- 16-277

Project Location/Address: 3012 Long Beach Blvd

Project Activity/Description: VACATE A 10-FOOT-WIDE ALLEY

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

Applicant Name: Pedro Blanco / Kardent Design

Mailing Address: 11 Golden Shore, Suite 540 ; Long Beach CA 90802

Phone Number: 562-436-9900

Applicant Signature: Pedro Blanco

Digitally signed by Pedro Blanco
DN: cn=Pedro Blanco, o=Kardent Design, cn=Pedro
Blanco
Reason: I am the author of the document
Date: 2016.12.21 14:43:03 -0800

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1611-22 Planner's Initials: SV

Required Permits: General Plan Conformity Finding

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15305, Class 5, Minor Alterations in
Land Use Limitations

Statement of support for this finding: Minor change to property
boundaries

Contact Person: Craig Chalfant

Contact Phone: 562-570-6368

Signature: [Signature]

Date: 12/2/16