



AGENDA ITEM NO.

CITY OF LONG BEACH

LONG BEACH DEVELOPMENT SERVICES

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

December 2, 2010

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve findings of conformity with the General Plan for the vacations of 16th, 15th, Cowles, and 14th Streets between San Francisco Avenue and the Los Angeles River. (District 1)

APPLICANT: Jeffrey A. Berger
LCW Yard, LLC
1601 San Francisco Avenue
Long Beach, CA 90813
(Application No. 1010-06)

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 rights-of-way vacations are herein submitted for such review.

On June 7, 2010 the City consummated a real estate transaction with LCW Partners, LLC to exchange approximately 13.4 acres of the City-owned Public Service Yard for approximately 37.77 acres of the Los Cerritos Wetlands. The Public Service Yard has been operated by the Department of Public Works Public Service Bureau for outdoor storage of maintenance equipment and repair activities. The Bureau intends to consolidate its activities onto the northerly four acres of the Public Service Yard as well as at the Gas and Oil Department property on Spring Street.

The applicant proposes to vacate four east to west public rights-of-way located south of 17th Street between San Francisco Avenue and the Los Angeles River, as depicted in Exhibits A and B. The public rights-of-way listed in this request are contained within the City's former Public Service Yard. These "paper" streets have not functioned as public

rights-of-way for over 30 years. The vacation of these "paper" streets would facilitate parcel consolidation and prepare the property for private use. Preliminary plans for the former Public Service Yard include a construction yard with heavy equipment and other general industrial uses.

A finding of conformity shall be made when the proposed re-use of the property conforms to the maps and land use 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 these vacations in conformance with every element of the General Plan. A review of the relevant elements and specific General Plan consistency findings are presented below:

General Plan Consistency Findings

Land Use Element

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 (LUD) No. 9G (General Industry). LUD No. 9G allows more intense operations and is intended to provide areas for any business to conduct legitimate industrial activities, indoors or outdoors, provided such business conducts its operations in a manner consistent with all applicable safety, environmental and zoning regulations.

The proposed re-use of the Public Service Yard for outdoor industrial uses is consistent with the Land Use Element and LUD No. 9G (General Industrial). Moreover, any development proposal will need to be found consistent with LUD No. 9G and the General Industrial (IG) zoning district.

Transportation Element

A key goal of the Transportation Element is to establish a transportation system which can provide sufficient mobility for people and goods throughout the city while accommodating reasonable, balanced growth. The proposed vacations will not degrade circulation. Moreover, the subject public rights-of-way are not referenced in the Transportation Element and the proposed vacations do not contradict any policies or objectives in the Transportation Element.

The proposed public rights-of-way vacations have been reviewed and approved by the Long Beach Public Works Department after consultation with other interested City departments.

Environmental Review

In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), Categorical Exemption number 55-10 (CE 55-10) was issued for the proposed project.

Respectfully submitted,

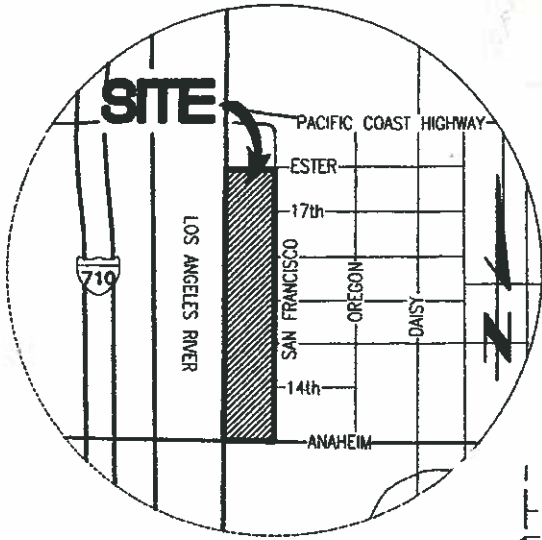
A handwritten signature in blue ink, appearing to read "Amy J. Bodek".

AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

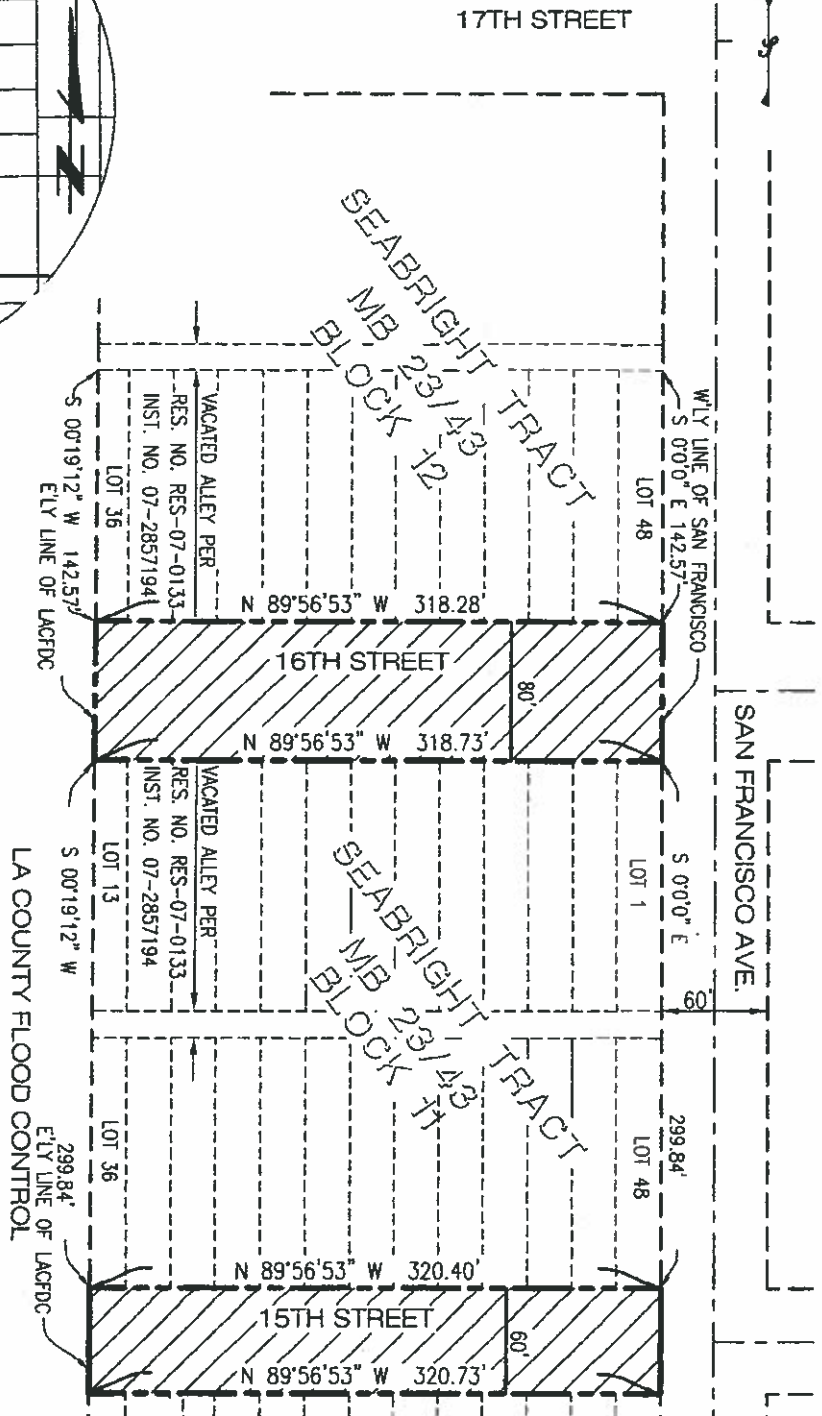
AB:JG:IB

Attachment: Exhibit A – Sketches showing portion to be vacated
 Exhibit B – Aerial

EXHIBIT A



Vicinity Map
N.T.S.



LARRY V. CASE
LS 5411

 INDICATES AREA TO BE VACATED

EXHIBIT A

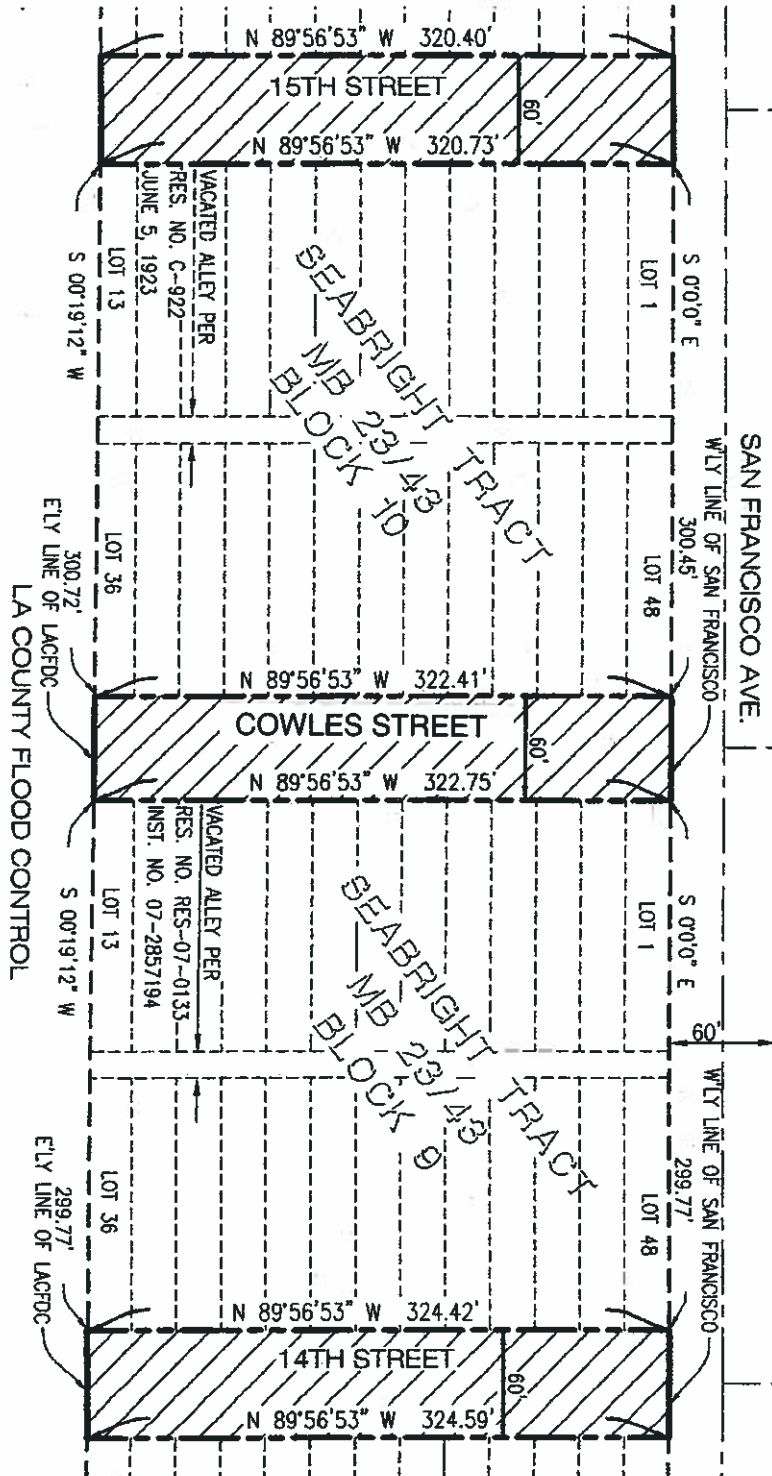


EXHIBIT A

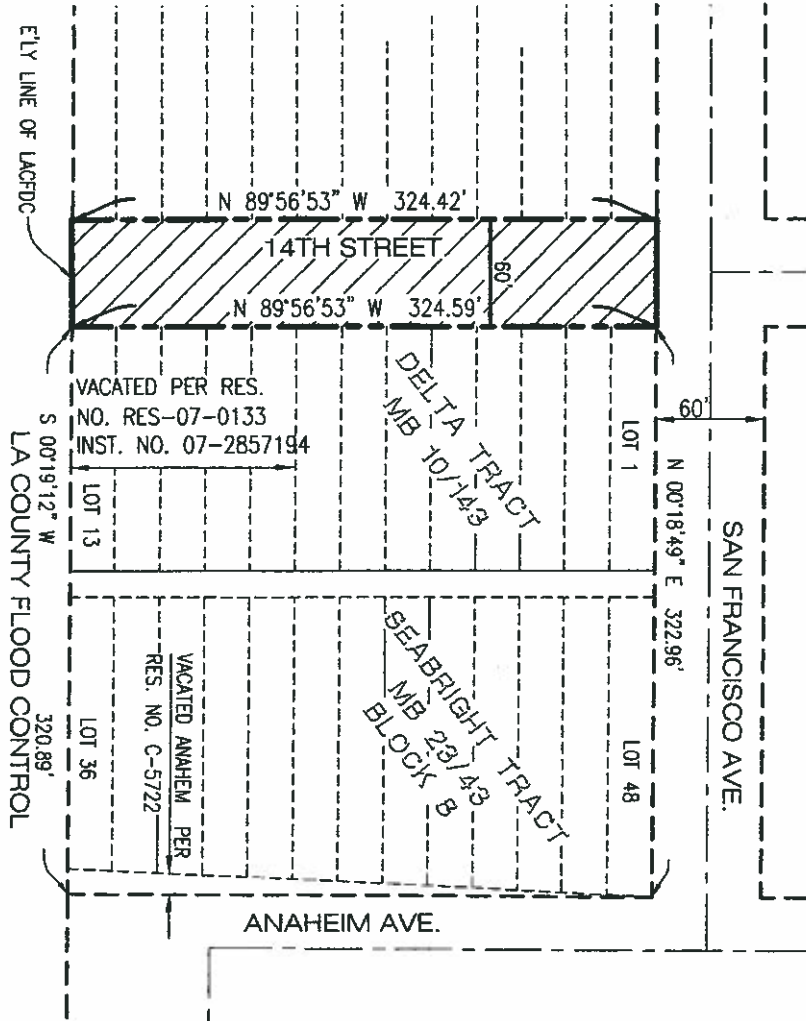




EXHIBIT B

- Area to be Vacated
- Project Site