



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

June 2, 2016

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE 16-123 and find the proposed vacation of a portion of a City alley east of 400 E. Willow Street in conformance with the adopted goals and policies of the City's General Plan. (District 6)

APPLICANT: Two Willow Partners
P.O. Box 5034
Los Alamitos, CA 90721
(Application No. 1605-26)

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 alley vacation is herein submitted for such review.

The subject request pertains to a portion of an alley running alongside the former Pacific Electric Right-of-Way (ROW) in a northwest/southeast direction from Willow Street to Atlantic Avenue. Most of the ROW was developed as a self-storage facility in 1998, with the northernmost portion fronting on Willow Street slated for a City park. This park, now known as Fellowship Park, was completed in 2004. A new north-south driveway was created to allow for vehicular access to the park from Willow Street, rendering the segment of the alley between Willow Street and Pasadena Avenue unnecessary. A curb and sidewalk were also constructed along Willow Street, prohibiting any vehicular access. Exhibit A includes a Locational Map; Exhibit B is an aerial showing the context around the alley.

The 10-foot-wide alley is flanked by a private commercial property (400 E. Willow Street) to the west and a triangular-shaped City-owned property to the east. Typically, only the western half of the alley (measuring 5 feet wide) would be vacated to the private property owner. However, since the alley is not needed for any public purpose, the City is seeking methods to allow the full 10-foot width alley to be vacated to the owner of the abutting commercial property.

General Plan Consistency Findings

A finding of conformity must be made as to whether the proposed vacation of property conforms to the maps and policies of the General Plan. 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 vacation to be 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.

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 Numbers 8A (Traditional Retail Strip Commercial District) and 9R (Restricted Industry). The 8A District recognizes the continuing need to provide commercial uses along street frontages for the service and convenience of persons travelling by car and needing local services. The 9R District is intended to accommodate industrial as well as non-industrial uses, including commercial uses, to support employment centers. Vacation of the alley to function as part of the existing commercial site is consistent with the intent of the 8A and 9R Land Use Districts.

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 alley vacation will not degrade circulation, in that the alley is not currently used for circulation. Moreover, the proposed vacation does not contradict any policies or objectives in the Transportation Element. The proposed alley vacation has 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 16-123 was issued for the proposed project (Exhibit C).

CHAIR AND PLANNING COMMISSIONERS

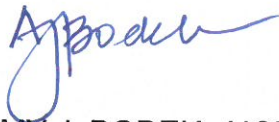
June 2, 2016

Page 3

Respectfully submitted,



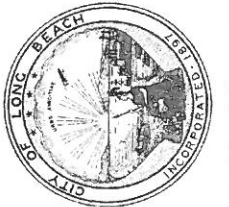
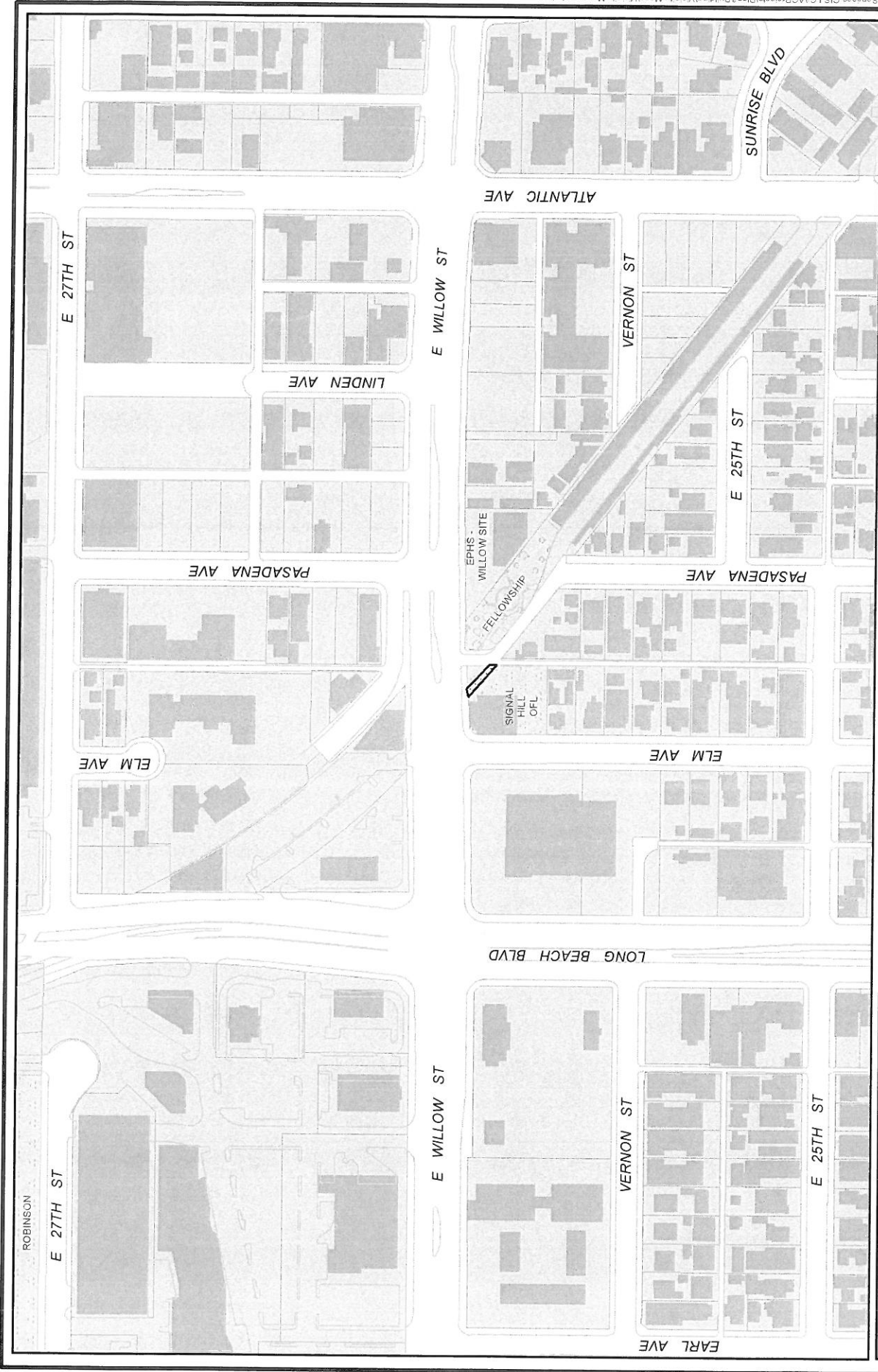
LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:ct

Attachments: Exhibit A – Locational Map showing portion to be vacated
 Exhibit B – Aerial Map
 Exhibit C – Categorical Exemption CE 16-123



Subject Property:
 Alley East of 400 E Willow St
 Application No. 1605-26
 Council District 6
 Zoning Code : CCA & PD-22

Exhibit A





NOTICE of EXEMPTION from CEQ

EXHIBIT C

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
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., Room 1201
Norwalk, CA 90650

Project Title: CE-_____

Project Location/Address: Diagonal Alley east of 400 East Willow Street, Long Beach CA 90806

Project Activity/Description: General Plan Conformity Finding for
Finalize the vacation of a diagonal Alley that was only partially vacated in 2005. The diagonal Alley
was abandoned in 2002 in conjunction with an adjacent development. The diagonal Alley was replaced by a wider, safer alley
oriented perpendicular to Willow Street.

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

Applicant Name: Two Willow Partners LLC, c/o John B. Necarsulmer, Managing Member

Mailing Address: P. O. Box 5034, Los Alamitos CA 90721-5034

Phone Number: 562-999-6850

Applicant Signature: _____

John B. Necarsulmer

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1605-26 Planner's Initials: CB

Required Permits: General Plan Conformity Finding

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15304, Class 4, Minor Alteration to Land

Statement of support for this finding: This is considered a minor alteration to
land in that an alley vacatin would change ownership from
one party to another with no change of use.

Contact Person: Carrie Tai

Contact Phone: 562. 5706411

Signature: _____

Date: 5/16/16