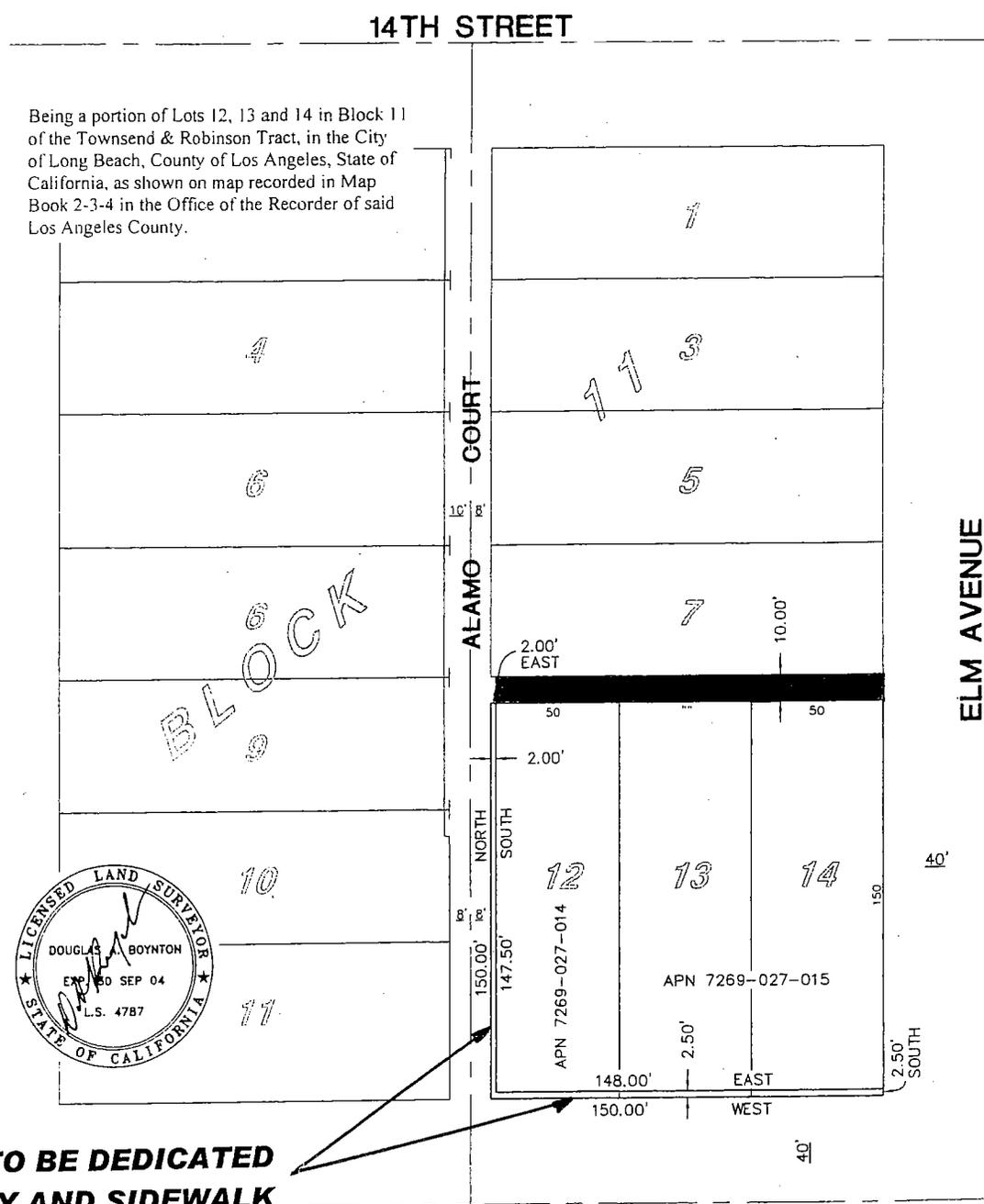
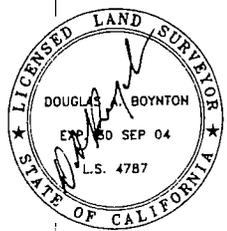


**SKETCH NO. 954V**  
**SKETCH SHOWING THE EAST-WEST ALLEY NORTH OF**  
**ANAHEIM STREET AND WEST OF ELM AVENUE TO BE**  
**VACATED BY THE CITY OF LONG BEACH.**

 **SHOWS AREA TO BE VACATED**



Being a portion of Lots 12, 13 and 14 in Block 11 of the Townsend & Robinson Tract, in the City of Long Beach, County of Los Angeles, State of California, as shown on map recorded in Map Book 2-3-4 in the Office of the Recorder of said Los Angeles County.



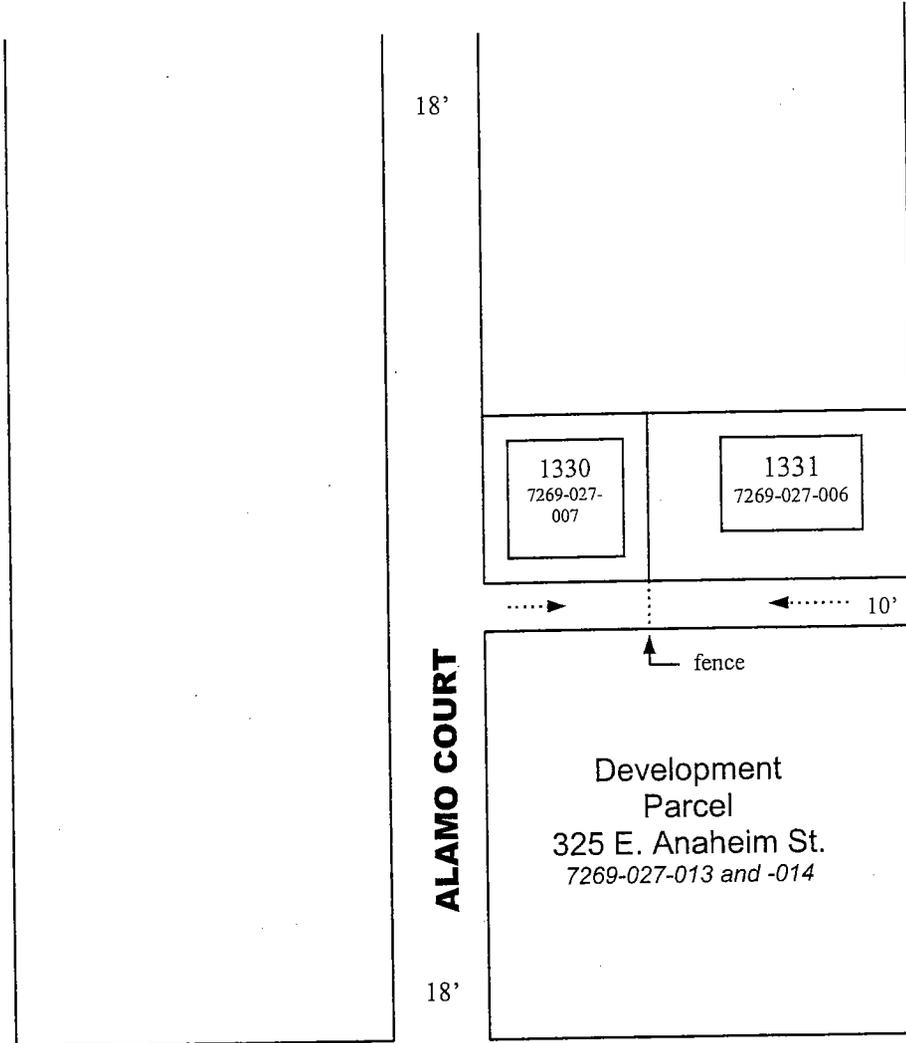
**AREAS TO BE DEDICATED FOR ALLEY AND SIDEWALK PURPOSES SHOWN ALSO.**

**ANAHEIM STREET**



**EXHIBIT A**

**LONG BEACH BLVD**



18'

1330  
7269-027-  
007

1331  
7269-027-006

10'

**ALAMO COURT**

18'

Development  
Parcel  
325 E. Anaheim St.  
7269-027-013 and -014

fence

**ELM AVENUE**

**ANAHEIM STREET**

**N**

**EXHIBIT B**





# CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

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

ADVANCE PLANNING

March 2, 2006

## CONSENT CALENDAR

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

SUBJECT: Finding of Conformity with the *General Plan* for an alley vacation  
(Council District 1)

LOCATION: 325 East Anaheim Street

APPLICANT: Konti Chong  
630 West 9<sup>th</sup> Street

### RECOMMENDATION

Find the proposed alley vacation north of Anaheim Street between Alamo Court and Elm Avenue, as depicted in Exhibit A, in conformance with the adopted goals and policies of the City's *General Plan*.

### BACKGROUND

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 applicant is requesting the vacation of an "privatized" public alley to accommodate a new commercial building and to legalize the current function as a private driveway.

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: Land Use, Open Space, Transportation, Noise, Scenic Routes, Conservation, Local Coastal Program, Housing, Air Quality, Public Safety, and Seismic Safety. 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**

#### **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 project in question is located in Land Use District LUD 3B (Townhomes). The Townhomes District implements a policy to provide the opportunity to create single-family lifestyles with higher dwelling unit densities than permitted in LUD No. 1 or No. 2. The proposed alley vacation and related development is consistent with these land use designations.

#### **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, nor will it 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**

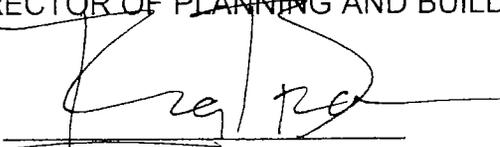
In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), Negative Declaration 03-06 is before you today for your certification.

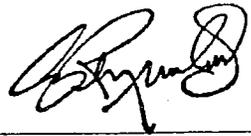
### **IT IS RECOMMENDED THAT THE PLANNING COMMISSION**

Find the proposed alley vacation north of Anaheim Street between Alamo Court and Elm Avenue, as depicted in Exhibit A, in conformance with the adopted goals and policies of the City's *General Plan*.

Respectfully submitted,

Suzanne Frick  
DIRECTOR OF PLANNING AND BUILDING

By:   
Ira Brown  
Planner

Approved:   
Angela Reynolds  
Planning Officer

325 East Anahiem Street.doc  
SF:AR:IB

Attachment:

1. Exhibit A: Sketch depicting proposed alley vacation
2. Notice of Exemption

## CONDITIONS OF APPROVAL

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### SKETCH NO. 954V

The proposal was reviewed by the interested city departments and public agencies, and there were no objections, provided that the following conditions of approval are included:

1. This vacation requires the consent of all three parties adjoining the alley.
2. The property owners at 1331 Elm Avenue and 1330 Alamo Court use the alley for access to their on-site parking. To provide for this continued use, the south half of the vacated alley must be quitclaimed to the property owners on the north.
3. The north-south alley adjacent to 325 E. Anaheim Street is currently 18 feet wide. An additional 2 feet of alley width shall be dedicated and improved in order to widen this alley to our 20-foot standard.
4. The sidewalk adjacent to 325 E. Anaheim Street along Anaheim Street is currently 7.5 feet wide. An additional 2.5 feet of sidewalk width shall be dedicated and improved in order to widen the alley to the City's 10-foot standard.
5. An easement shall be reserved for any existing utilities, which are known to include water, sewer and gas lines. No structures may be constructed or installed over the easement area.
6. Any required traffic control modifications are the responsibility of the vacation petitioner, and shall be installed in the public right-of-way under a street improvement permit from the Department of Public Works.
7. The vacation petitioner shall resolve any storm water drainage problems resulting from the vacation to the satisfaction of the Director of Public Works.

The above conditions are flexible in that they may be adjusted in consideration of changing conditions or of new evidence which occurs or becomes available prior to the adoption of the resolution vacating by the City Council.

GM:SC/ D71

**EXHIBIT E**

RESOLUTION NO.

A RESOLUTION OF INTENTION TO VACATE THE EAST-WEST ALLEY NORTH OF ANAHEIM STREET AND WEST OF ELM AVENUE , IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PURSUANT TO THE PUBLIC STREET, HIGHWAYS AND SERVICE EASEMENTS LAW (DIVISION 9, PART 3, CALIFORNIA STREETS AND HIGHWAYS CODE); FIXING A TIME AND PLACE FOR HEARING ALL PERSONS INTERESTED IN OR OBJECTING TO THE PROPOSED VACATION

The City Council of the City of Long Beach resolves as follows:

Section 1. The City Council of the City of Long Beach hereby elects to proceed under Division 9, Part 3, Chapter 3, of the California Streets and Highways Code, as amended, generally known and referred as the "Public Street, Highways and Service Easements Law", and hereby declares its intention to vacate a portion of The East-West Alley North of Anaheim Street and West of Elm Avenue in the City of Long Beach, County of Los Angeles, State of California, described more particularly as follows:

The east-west alley, 10 feet wide, located in Block 11 of the Townsend & Robinson Tract, in the City of Long Beach, County of Los Angeles, State of California, as shown on the Map recorded in Book 2, Pages 3 and 4 of Maps, in the Office of the Recorder of said County, bounded on the east by the westerly line of Elm Avenue, 80 feet wide, and bounded on the west by a line 2.00 feet easterly of the easterly line of Alamo Court, 16 feet wide, both as shown on said map of the Townsend & Robinson Tract;

Reserving unto the City of Long Beach, its successors and assigns a perpetual easement and right-of-way, at any time or from time to time, to lay, construct, maintain, operate, repair, renew, replace, change the size of and remove the existing utility lines, including, but not limited to, sanitary sewers,

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

1 together with all necessary gates, valves, fitting, hydrants and  
2 appurtenances for the transportation of water and gas, with the  
3 right of ingress to and egress from the same, over, through,  
4 under, along and across that certain property vacated  
5 herewith; and pursuant to any existing franchises or renewals  
6 thereof, or otherwise, to construct, maintain, operate, replace,  
7 remove, renew and enlarge lines of conduits, cables, wires,  
8 poles and other convenient structures, equipment and fixtures  
9 for the operation of telephone lines and other communication  
10 lines, and for the transportation or distribution of electric  
11 energy, and incidental purposes including access and the right  
12 to keep the property free from inflammable materials, and  
13 wood growth, and otherwise protect the same from all hazards  
14 in, upon and over the part vacated. Access for maintenance  
15 of the above-mentioned facilities must be maintained at all  
16 times. No improvements shall be constructed within the  
17 easement which would impede the operation, maintenance or  
18 repair of said facilities. Construction of any improvements,  
19 including changes of grade, shall be subject to the prior written  
20 approval of all the City departments and public utilities  
21 responsible for the above said facilities.

22  
23 Sec. 2. All of the foregoing real property is shown on the map or plan  
24 thereof, attached hereto as Exhibit "A", and on file in the office of the City Clerk, which  
25 map or plan is known and referred to as City of Long Beach Department of Public  
26 Works Vacation Sketch No. 954V, said sketch showing the east-west alley north of  
27 Anaheim Street and west of Elm Avenue to be vacated by the City of Long Beach.

28 Sec. 3. The City Council hereby fixes the \_\_\_\_\_ day of  
\_\_\_\_\_, 2006 at the hour of \_\_\_\_\_ .m., as the time and the City Council  
Chamber, Plaza Level of the City Hall, 333 West Ocean Boulevard, in the City of Long  
Beach, California, as the place for hearing all persons interested in or objecting to the  
proposed vacation.

Sec. 4. The City Council hereby directs that notice of this street vacation  
be posted conspicuously along the street to be vacated at least two (2) weeks before  
the date set for hearing and in the manner provided by Section 8323 of the State  
Streets and Highways Code.

Sec. 5. This resolution shall take effect immediately upon its adoption by  
the City Council, and the City Clerk shall certify the vote adopting this resolution.

Robert E. Shannon  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
Telephone (562) 570-2200

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I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 2006, by the following vote:

Ayes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Noes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

Absent: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Clerk

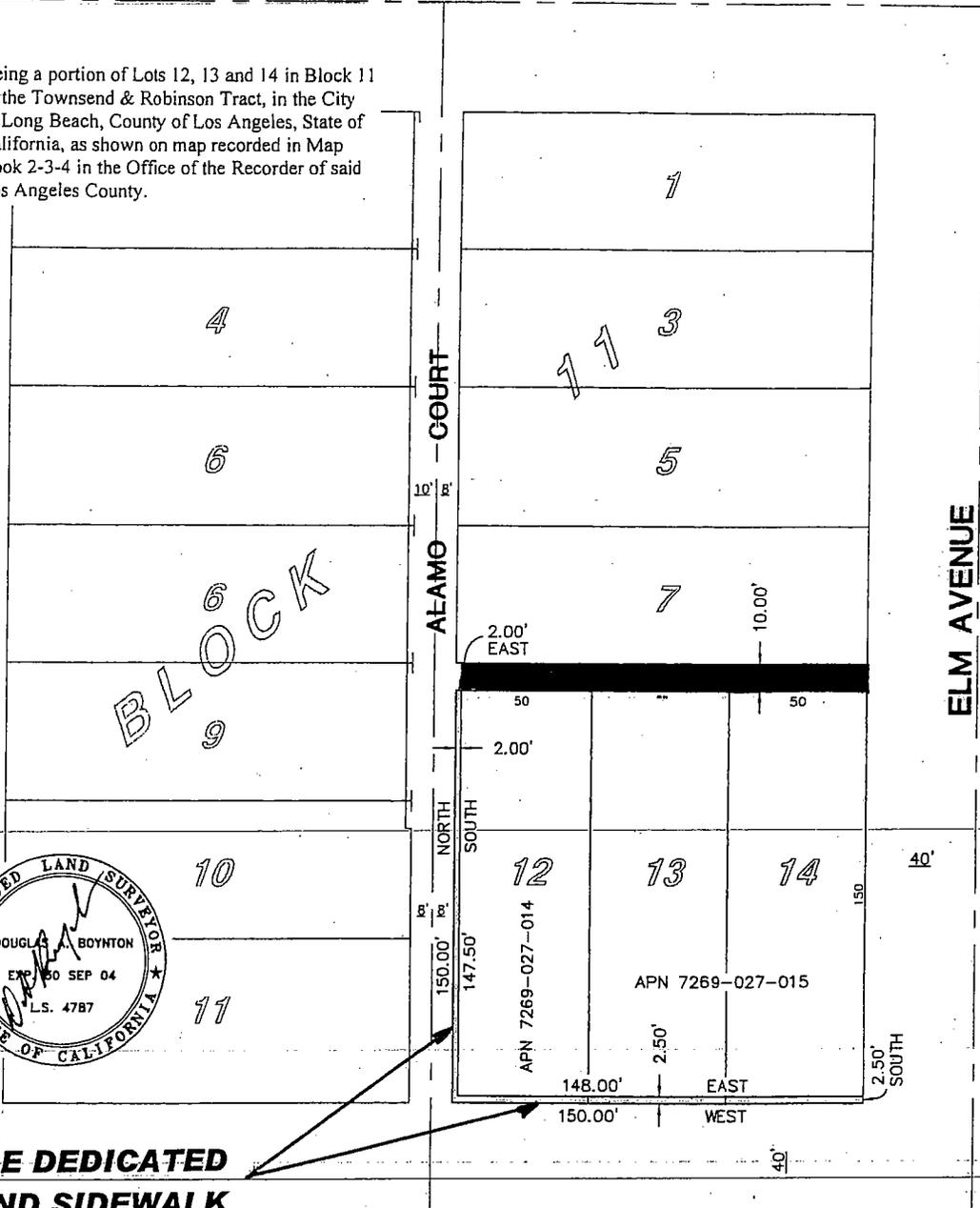
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**VACATED BY THE CITY OF LONG BEACH.**



**SHOWS AREA TO BE VACATED**

**14TH STREET**

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**AREAS TO BE DEDICATED FOR ALLEY AND SIDEWALK PURPOSES SHOWN ALSO.**

**ANAHEIM STREET**



**EXHIBIT A**