



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

October 20, 2011

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

That the Planning Commission recommend that the City Council approve the Pre-Zoning of the three areas at the east Long Beach City limit along the San Gabriel River to be annexed as part of the proposed boundary adjustment between the Cities of Long Beach, Seal Beach and Los Alamitos and Los Angeles and Orange Counties (Districts 3 and 5).

APPLICANT:

City of Long Beach

Department of Development Services

333 W. Ocean Boulevard Long Beach, CA 90802

DISCUSSION

The cities of Long Beach, Seal Beach and Los Alamitos have been working cooperatively over the last few years to adjust the county and city limit lines along the San Gabriel River and the Los Coyotes flood control channel to better align them with service delivery boundaries and physical barriers. Originally, there were a total of seven areas included in the proposed adjustment. However, as the process progressed, three of the areas were dropped from consideration by the City Council due to concerns regarding potential land use and private property issues. For the remaining four areas, no residential neighborhoods are impacted, and the adjustment will effectively clean up the inconsistencies (Exhibit A – Adjustment Areas).

On April 5, 2011, the City Council adopted a resolution to make formal application and request the Local Agency Formation Commission (LAFCO) of Los Angeles County to initiate annexation/detachment proceedings for the adjustment. One of the last steps required in the process is to pre-zone areas 1, 2 and 3 that will be annexed to Long Beach from Seal Beach. Since Area 4 will be detached from Long Beach to Los Alamitos, no additional action is required.

The proposed pre-zoning for the areas to be annexed to Long Beach is as follows:

Area 1 - A 10.54-acre area south of Marina Drive, east of Ocean Boulevard located in the San Gabriel River Channel water area with a small portion of the Alamitos Bay Marina and Koury's parking lot. The parking lot will be zoned PD-4 (Planned Development for Long Beach Marina) Subarea 1, to be

CHAIR AND PLANNING COMMISSIONERS October 20, 2011 Page 2 of 2

consistent with the adjacent property. The channel area will not have a zoning designation, which is consistent with the other waterways in the City.

- Area 2 A 4.97-acre area north of Pacific Coast Highway between the San Gabriel River Channel and 1st Street. This area will take the adjacent zoning designation of PD-1 (SEADIP), Subarea 27.
- Area 3 A 19.58-acre area north of 7th Street located in the San Gabriel River Channel. The park portion of the area has a zoning designation of P (Park). The channel area will not have a zoning designation, which is consistent with other waterways in the City.

Once the City adopts the pre-zoning, the annexation/detachment process will continue with LAFCO of Los Angeles County and the years of cooperative work between the Cities of Long Beach, Seal Beach, Los Alamitos, Los Angeles County and Orange County will result in a cleaner and more functional city/county boundary.

PUBLIC HEARING NOTICE

In accordance with the Noticing Requirements of the Zoning Ordinance, a legal notice appeared in the Press Telegram Newspaper on September 22, 2011.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a Categorical Exemption (CE 11-065) was issued for the proposed project (Exhibit B – Categorical Exemption).

Respectfully submitted.

DEREK BURNHAM

PLANNING ADMINISTRATOR

AMY J. BODEK, AICP

DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:JW

Attachments:

Exhibit A – Adjustment Areas

Exhibit B – Categorical Exemption 11-065

Exhibit B



CITY OF LONG BEACH NOTICE OF EXEMPTION

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

TO: Office of Planning & Research 1400 Tenth Street, Room 121 Sacramento, CA 95814	FROM: Department of Development Services 333 W. Ocean Blvd, 5 th Floor Long Beach, CA 90802
L.A. County Clerk Environmental Fillings 12400 E. Imperial Hwy. 2 nd Floor, Room 2 Norwalk, CA 90650	2001
Categorical Exemption CE-11-065	
Project Location/Address: City's Fastern Downday Project/Activity Description: Pre-zoning of three areas (descriptions attached) to be annexed as part of boundary adjustment with the City of Seal Beach and County of Orange.	
No resdential neighborhoods are impacted.	
Public Agency Approving Project: City of Long Beach, Los Angeles County, California Applicant Name: City of Long Beach Mailing Address: 333 W. Ocean Boulvard, Long Beach, CA Phone Number: 562-570-6607 Applicant Signature: Below This Line for Staff Use Only	
Application Number: 109-05 Planner's Initials: 1	
THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15319, Class 19, Annexations of Existing Facilities	
Statement of support for this finding: Annexa: existing Section 15	tion to City of areas containing structures in accordance with
Contact Person: Craig Chalfant Signature: Chalfant	Contact Phone: <u>562-570-6368</u> Date: <u>9/7-6/11</u>