



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

April 3, 2014

CHAIR AND PLANNING COMMISSIONERS City of Long Beach California

RECOMMENDATION:

Find the proposed vacation of 117.62 feet of the east/west alley located east of Daisy Avenue and south of Willow Street, behind 520 W. Willow Street, in conformance with the adopted goals and policies of the City's General Plan and accept Categorical Exemption 14-007. (District 6)

APPLICANT:

Geo Mendoza

Westland Real Estate Group 6665 Long Beach Boulevard Long Beach, CA 90806 (Case No. 1401-22)

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 right-of-way vacation is herein submitted for such review.

The applicant proposes to vacate the west 117.62 feet of the alley to provide for a safer entry into the building located at 520 W. Willow Street. Currently, the alley is utilized by existing tenants of 520 W. Willow Street and as a bypass for vehicles as a means to avoid traffic on Willow Street (Exhibit A- Street Vacation Plan). The proposed alley vacation has been preliminarily reviewed by the Department of Public Works, and requires their approval prior to project final.

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 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 this vacation in conformance with all the elements of the General Plan. A review of CHAIR AND PLANNING COMMISSIONERS April 3, 2014 Page 2

the relevant elements and specific General Plan consistency findings are presented below:

General Plan Consistency Findings

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 No. 1 (Single Family District). The Land Use Element states, "Small, neighborhood serving retail clusters may occur, in LUD No. 1, providing they conform to the specifications detailed in the appropriate commercial districts". The proposed vacation will reduce the number of cars traveling along the alley, as a means to bypass traffic, without prohibiting trash pickups or blocking accessibility to parking along the alley. The vacation will help reduce the traffic on the alley from vehicles avoiding traffic on Willow, and in turn will promote a safer pedestrian transition from the parking lot to the building, which allows for a better transition to the Park and Single Family Residential zone that abut the commercial properties fronting on Willow Street. This transition will help vitalize the site, and give it more importance in the urban structure. Therefore, the proposed vacation is consistent with the Land Use Element.

The Mobility Element does not identify the alley and related street for improvements. Public Works staff has preliminarily reviewed this alley request and has determined that the alley will not impede traffic flow, block entry or exit ways. Staff has determined that the vacation is consistent with the Mobility Element.

ENVIRONMENTAL REVIEW

In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), Categorical Exemption number 14-007 was issued (Exhibit C- Categorical Exemption).

Respectfully submitted,

JEFF WINKLEHLECK

ACTING PLANNING ADMINISTRATOR

AMY J. BODEK, AICP

ØIR⊭CTOR OF DEVELOPMENT SERVICES

AJB:JW:SV

Attachments:

Exhibit A - Street Vacation Plan

Exhibit B - Photo

Exhibit C - Categorical Exemption

EXHIBIT C



NOTICE of EXEMPTION from CEQA

DEPARTMENT OF DEVELOPMENT SERVICES | PLANNING BUREAU 333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802 (562) 570-6194 FAX: (562) 570-6068 lbds.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 Indicate Norwalk, CA 90650	2001	
Categorical Exemption CE-		
Project Location/Address: 520 W. WILLOW	/	
Project/Activity Description:	TON AT	READ OF COMMERCIAL
STRUCTURE, APPROXIMATLY	*	
DAISY AVENUE AND CROS	SALE	74
Applicant Name:		
Below This Line F	OR STAFF USE C	INLY
Application Number: 1401-22 Planner's Required Permits: General PLan Conform	s Initials: <u>S</u>	sing
THE ABOVE PROJECT HAS BEEN FOUND TO STATE GUIDELINES SECTION		
Statement of support for this finding:Revse	of exist	ing alley as private driveway
Contact Person: Graig Chalfant Signature: All t	_ Contact F	Phone: <u>562-570-6369</u> ate: <u>3/25/14</u>