



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5<sup>th</sup> 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

## General Plan Consistency Findings

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.

Respectfully submitted,

AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

Attachments:      Exhibit A – Street Vacation Plan  
Exhibit B – Photo  
Exhibit C – Categorical Exemption



## NOTICE of EXEMPTION from CEQA

DEPARTMENT OF DEVELOPMENT SERVICES | PLANNING BUREAU  
333 W. OCEAN BLVD., 5<sup>TH</sup> 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<sup>th</sup> Floor  
Long Beach, CA 90802

☒ L.A. County Clerk  
Environmental Fillings  
12400 E. Imperial Hwy. 2<sup>nd</sup> Floor, Room 2001  
Norwalk, CA 90650

Categorical Exemption CE- 14-007

Project Location/Address: 520 W. WILLOW

Project/Activity Description: ALLEY VACATION AT REAR OF COMMERCIAL  
STRUCTURE, APPROXIMATELY 125' IN LENGTH, BETWEEN  
DAISY AVENUE AND CROSS ALLEY

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

Applicant Name: \_\_\_\_\_

Mailing Address: 6605 LONG BEACH BL, LONG BEACH, CA 90805

Phone Number: 310-639-7130 Applicant Signature: \_\_\_\_\_

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1401-22 Planner's Initials: SV

Required Permits: General Plan Conformity Finding

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH  
STATE GUIDELINES SECTION 15301, Class 1, Existing Facilities

Statement of support for this finding: Re-use of existing alley as private driveway

Contact Person: Craig Chalfant

Contact Phone: 562-570-6368

Signature: \_\_\_\_\_

Date: 3/25/14