

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90802 • (562) 570-6194

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July 21, 2016

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE 16-022 and find the proposed vacation of a portion of a City alley west of 4100 E. Ocean Boulevard in conformance with the adopted goals and policies of the City's General Plan. (District 3)

APPLICANT:

Kurt Schneiter

3633 E. Broadway, Suite 102 Long Beach, CA 90803 (Application No. 1602-01)

DISCUSSION

The subject request pertains to a 15-foot-wide alley running north-south between E. Ocean Boulevard and Olympic Plaza (Exhibit A – Location Map). The alley measures 131.2 feet in length and is bounded by a privately-owned, commercially-developed parcel to the east (4100 E. Ocean Boulevard) and four privately-owned, commercially-developed parcels to the west (20-30 Termino Avenue, and 4000 E. Ocean Boulevard) (Exhibit B – Alley Plan). The alley currently provides no vehicular access to these parcels, and no development is proposed with this application.

The alley lies within Subarea 1 of the Belmont Pier Planned Development District (PD-2), which permits retail, restaurant, motel, and personal and professional service uses. The properties abutting the alley are developed with uses permitted in this subarea. Vacation of the subject alley would not increase the potential for expansion of a nonconforming use.

General Plan Consistency Findings

Before an application for vacation can go before the City Council, a finding of conformity with the maps and policies of the Long Beach General Plan must be made by the Planning Commission. 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

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applicable elements. 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 Number 7 – Mixed Uses (LUD 7). LUD 7 recognizes the benefits of a careful blending of residential and commercial land uses, as such mixtures can simplify and shorten the transactions of goods and services, vitalize sites, and save time and energy in transportation and communications. Vacation of the subject alley would revert the land to private ownership. As all abutting parcels are developed with commercial uses consistent with LUD 7, vacation of the alley would conform to the Land Use Element.

Mobility Element

The City's Mobility Element is aimed at transforming Long Beach into a community that offers flexible, convenient, affordable, and energy-efficient transportation options for residents and visitors alike. The alley to be vacated is seen as excess right-of-way by the Department of Public Works, no longer necessary for present or prospective public use or convenience. Existing north-south rights-of-way providing vehicular and pedestrian access are located approximately 150 feet and 300 feet east of the alley, respectively. Alley abandonment would therefore not prove detrimental to the movement of people and goods through the area.

ENVIRONMENTAL REVIEW

In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), Categorical Exemption number 16-022 was issued for the proposed project (Exhibit C – Categorical Exemption).

Respectfully submitted,

LINDA F. TATUM, AICP

PLANNING BUREAU MANAGER

Linda J. Jakim

AMY J. BODEK, AICP

DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:mh

Attachments:

Exhibit A - Location Map

Exhibit B - Alley Plan

Exhibit C - Categorical Exemption

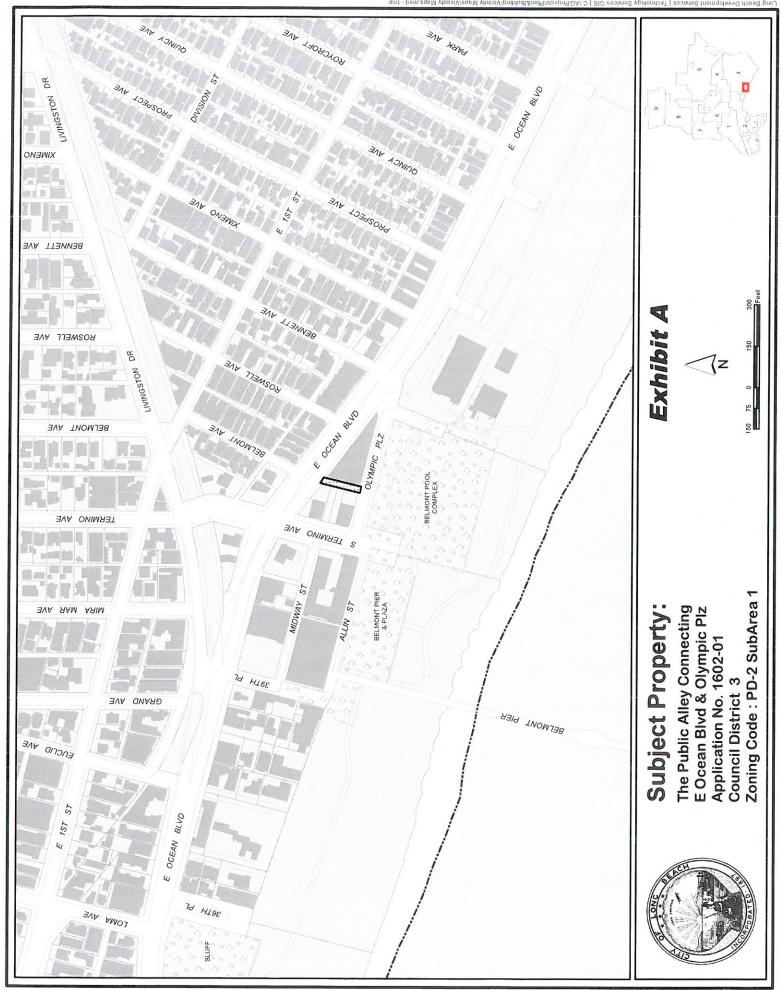


EXHIBIT C



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 Ibds.longbeach.gov

1400	e of Planning & Research Tenth Street, Room 121 Imento, CA 95814	FROM:	Department of Development Services 333 W. Ocean Blvd, 5 th Floor Long Beach, CA 90802
Enviro 12400	County Clerk onmental Fillings DE. Imperial Hwy. 2 nd Floor, Room alk, CA 90650	2001	
Categorical Exemption CE- 16-022			
Project Location/Address: 4/00 E. Ocean Blyd. Project/Activity Description: Varab Existing North South siley adjacent to 4/00 E. Ocean Blyd. 131.2 LINEAR FEET, 15-FOOT-WIDE.			
Public Agency Approving Project: City of Long Beach, Los Angeles County, California Applicant Name: Sunking Mailing Address: 3350 6. 7th St. #4/2 LongBan, CA 5089 Phone Number: (502) 354-1430 Applicant Signature:			
BELOW THIS LINE FOR STAFF USE ONLY			
Application Number: 1602-01 Planner's Initials: Required Permits: GENERAL PLAN CONFORMITY FINDING THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH			
STATE GUIDE	LINES SECTION 15304, 0	1955 4,	Minor Alterations to Land
Statement of support for this finding:			
Contact Person: Signature:	raig Chalfart	_ Contact Pl	hone: <u>562-570-6368</u> te: <u>6/22/16</u>