AGENDA ITEM No.



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

May 18, 2017

CHAIR AND PLANNING COMMISSIONERS City of Long Beach California

RECOMMENDATION:

Accept Categorical Exemption CE-17-020 and find the proposed vacation of a segment of Pasadena Avenue, south of 33rd Street and north of the San Diego Freeway (I-405), in conformance with goals and policies of the City's General Plan. (District 7)

APPLICANT:

SA Properties - William Russell

116A Main Street

Tiburon, California 94920 (Application 1701-36)

DISCUSSION

The request is for a General Plan conformity determination associated with a vacation of a 150-foot segment of Pasadena Avenue located between East 33rd Street and the I-405 Freeway (Exhibit A – Location Map and Exhibit B – Street Plan).

Pasadena Avenue generally extends north and south through the City and the General Plan Mobility Element classifies it as a local street. This segment of Pasadena Avenue is improved as a cul-de-sac which terminates at the I-405 Freeway. This segment of Pasadena Avenue provides access only to the adjacent commercial properties, directly west and east. The property directly west is improved as a surface parking lot and the property directly east is developed with a commercial building which is currently vacant. The street vacation will facilitate a lot merger of the two commercial properties for a potential future development.

This portion of Pasadena Avenue is located in the Community Automobile-Oriented (CCA) zoning district and the Land Use District - Moderate Density Residential District (LUD 3B) on the General Plan Land Use Map.

General Plan Consistency Findings

Before an application for street vacation can be considered by 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 the requested street vacation to be in conformance with all applicable elements. 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. This portion of Pasadena Avenue is located within Land Use District Number 3B – Moderate Density Residential District (LUD 3B) which encourages apartment and condominium living opportunities in moderate density projects. As part of the 2040 Land Use Element update, land use districts will be replaced with *Placetypes*. The proposed Placetype for this area is Neighborhood-Serving Center or Corridor – Moderate (NSC-M). The NSC-M Placetype is characterized by medium-rise moderate intensity mixed use (housing and retail) commercial centers and corridors that provide goods and services conveniently located relative to housing. Commercial uses would be consistent with both the proposed land use Placetype and the current CCA zoning district. Vacation of this segment of Pasadena Avenue would revert the land and control to the property owner of the two adjacent properties.

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. This segment of Pasadena Avenue is developed as a culde-sac that terminates at the I-405 Freeway. The Department of Public Works regards this cul-de-dac as no longer necessary for present or prospective public use or convenience. This segment of Pasadena Avenue currently provides access only to the two adjacent commercial properties. Other north-south streets providing vehicular and pedestrian access are located one block west and east of Pasadena Avenue. The abandonment of this portion of Pasadena Avenue would 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 CE-17-020 was issued for the proposed request (Exhibit C – Categorical Exemption).

Respectfully submitted,

LINDA F.TATUM, AICP

Linda J. Jahum

PLANNING BUREAU MANAGER

AMY/J. BODEK, AICP

Boder

DIRECTOR OF DEVELOPMENT SERVICES

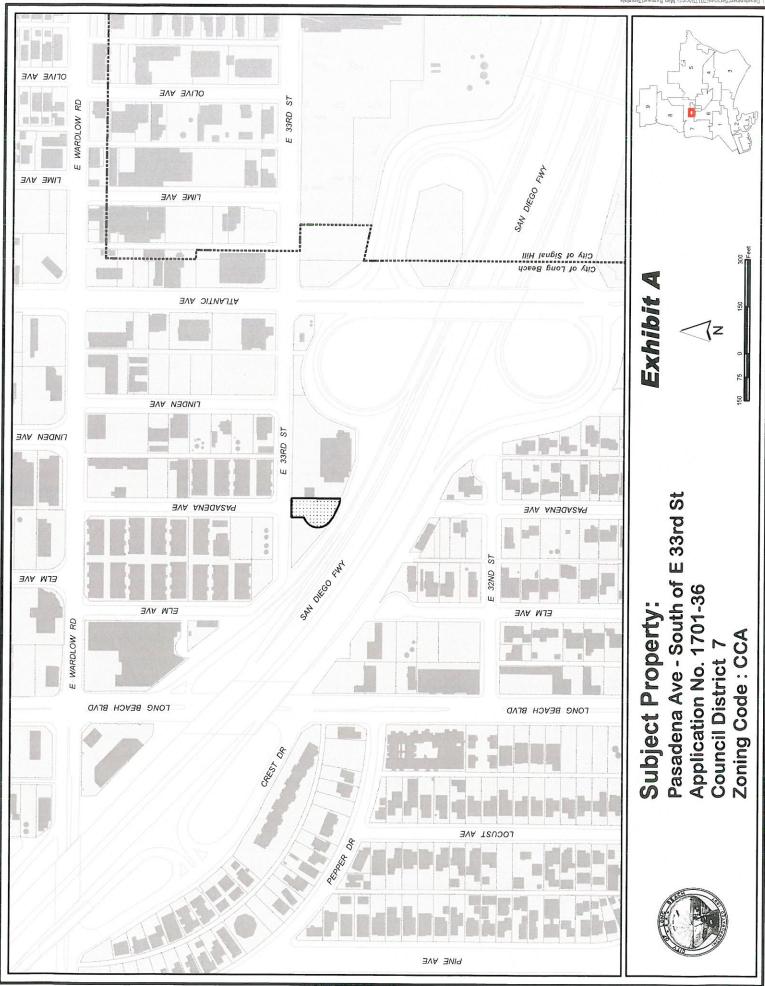
AJB:LFT:CT:gc

Attachments:

Exhibit A – Location Map

Exhibit B - Street Plan

Exhibit C – Categorical Exemption



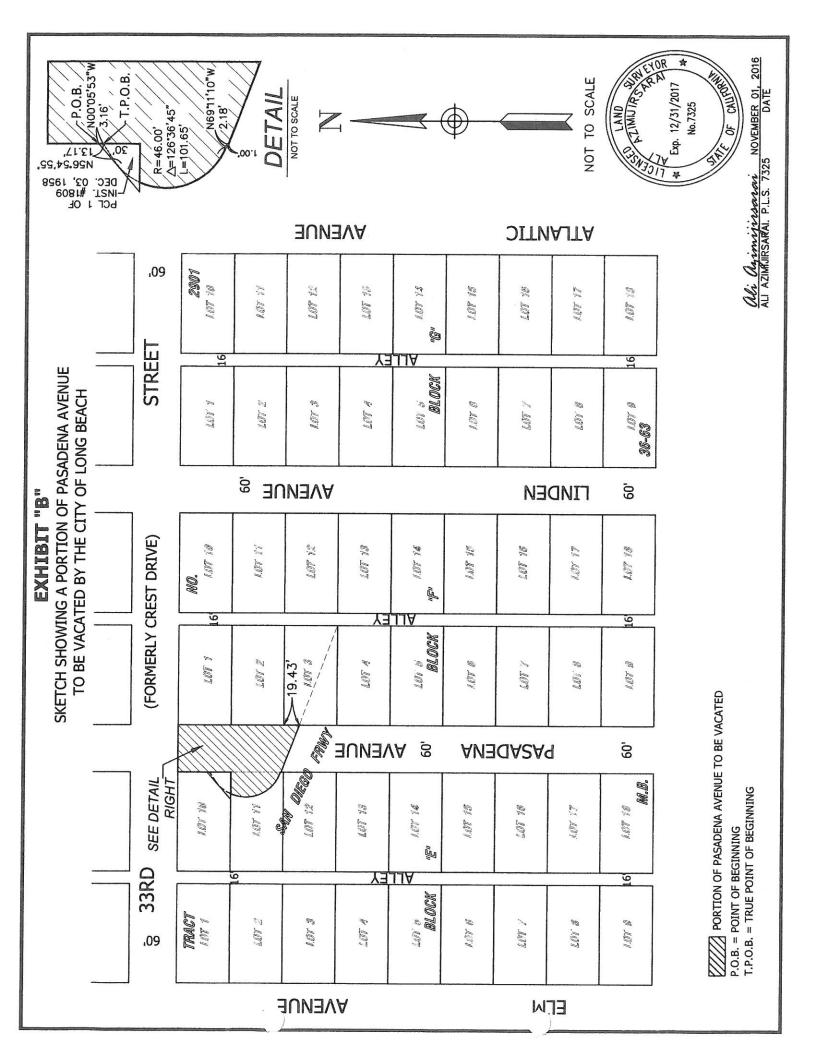


EXHIBIT C



NOTICE of EXEMPTION from CECA

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES 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., Room 1201 Norwalk, CA 90650		
Project Title: CE-17-62C		
Project Location/Address: 530 E. 337 St.		
Project Activity/Description: Vacate a porte of Pasaton Avenu		
Public Agency Approving Project: City of Long Beach, Los Angeles County, California Applicant Name:		
Mailing Address: 3350 E. 7/2 St. #4/12 Long Book, CA SOOKY		
Phone Number: <u>512.354.1436</u> Applie	cant Signatu	ire: ARC
BELOW THIS LINE FOR STAFF USE ONLY		
Application Number: 1701-36 Planner's Initials: 60 Required Permits: General Plan Conformaty Finding		
THE ABOVE PROJECT HAS BEEN FOUND TO BE STATE GUIDELINES SECTION\5305_	Clas	5 Minor
Alterations in La		se Limitation
Statement of support for this finding:		impact to property
neighborhood:		
2	51	
Contact Person: Gin a Casillas Signature: Gina Casillas		hone: <u>562 570 - 6879</u> ite: