



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

January 18, 2018

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Find the proposed vacation of 150 feet of the east-west alley (named Nardo Way) located east of Palmer Court (a named alley) and west of Long Beach Boulevard (GPC17-005), located between 923 and 927 Long Beach Boulevard, in conformance with the adopted goals and policies of the City's General Plan. (District 1)

APPLICANT: BJ KIM
10200 Sepulveda Boulevard, Suite 290
Mission Hills, CA 91345
(Application No. 1712-07)

DISCUSSION

Pursuant to California Streets and Highways Code Section 8313 and California Government Code Section 65402, before an application for an alley vacation can be considered by the City Council in a jurisdiction with an adopted General Plan, the jurisdiction's Planning Commission must make a finding of conformity with the adopted maps and policies.

The subject request pertains to a 10-foot-wide east-west alley (named Nardo Way) that measures 150 feet in length between Palmer Court (a named alley) and Long Beach Boulevard, within the Downtown Plan (PD-30) (Exhibit A – Location Map). The alley is between two privately owned vacant properties at 923 and 927 Long Beach Boulevard, to the north and to the south, respectively. The properties are currently fenced off and provide no vehicular access to the site.

The private-property owner has submitted preliminary development plans for a residential mixed-use project, and has submitted a request to the Public Works Department for the alley vacation. Obtaining the finding of General Plan conformity during this early stage will allow the property owner additional certainty when preparing development plans for formal submittal. The decision-making body on the alley vacation is the City Council.

General Plan Consistency Findings

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 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 Use District (LUD 7). LUD 7 is intended to allow for a blending of different land uses as established by the adopted Planned Development District. The subject alley is located within the Downtown Plan (PD-30). Alleys within PD-30 are identified for their potential to serve as a means for pedestrian connection and enhancement. However, the subject alley was not identified as an essential piece of the Connectivity Network per Figure 2-2 in the Downtown Plan, nor does the surrounding development pattern lend itself to use as an essential pedestrian connector. Currently, the alley is substandard and each adjacent property would be required to allocate five feet of its property frontage to increase the width of the alley; thereby reducing the properties' street frontage to just 45 feet in width and reducing the available lot area upon which a sizable development could be made. The intent of LUD 7 is to facilitate more cohesive development as opposed to disparate pockets of development. The vacation of the alley is consistent with this purpose by allowing parcels to potentially be assembled for development.

Mobility Element

The 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 portion of the alley that is proposed to be vacated was determined to be not necessary for public use or convenience because access to the abutting residential and commercial uses can be maintained by means of an existing north-south alley (named Palmer Court) and the remaining east-west alley (named Nardo Way) that will remain to the west of the alley. Furthermore, the alley is not currently used for access or transportation purposes. Alley vacation would therefore not prove detrimental to the movement of people and goods through the area.

PUBLIC HEARING NOTICE

General Plan Conformity findings do not require a public hearing notice. However, the Public Works Department conducts public notification of the alley vacation prior to the City Council's consideration.

The proposed vacation is not a project under the California Environmental Quality Act (CEQA) pursuant to the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment (Section 15061(b)(3) of Chapter 3 of Title 14 of the California Code of Regulations, State CEQA Guidelines). There is no possibility that a finding of conformity with the General Plan will result in a physical change in the environment. This finding does not approve any development project nor does it, either directly or indirectly, disturb the physical environment. Furthermore, all development projects are otherwise subject to CEQA. Therefore, no further environmental review is required.

Linda J. Takem

T.B.M.

AJB:LFT:CT:AO

Attachments: Exhibit A – Location Map
 Exhibit B – Alley Vacation Plan
 Exhibit C – Figure 2-2 from the Downtown Plan
 Exhibit D – Notice of Exemption