4000 Via Oro Ave./Via Alcalde Ave.

Intex Via Alcalde Right-of-way Vacation

Application No. 1805-03 (GPCC19-002)

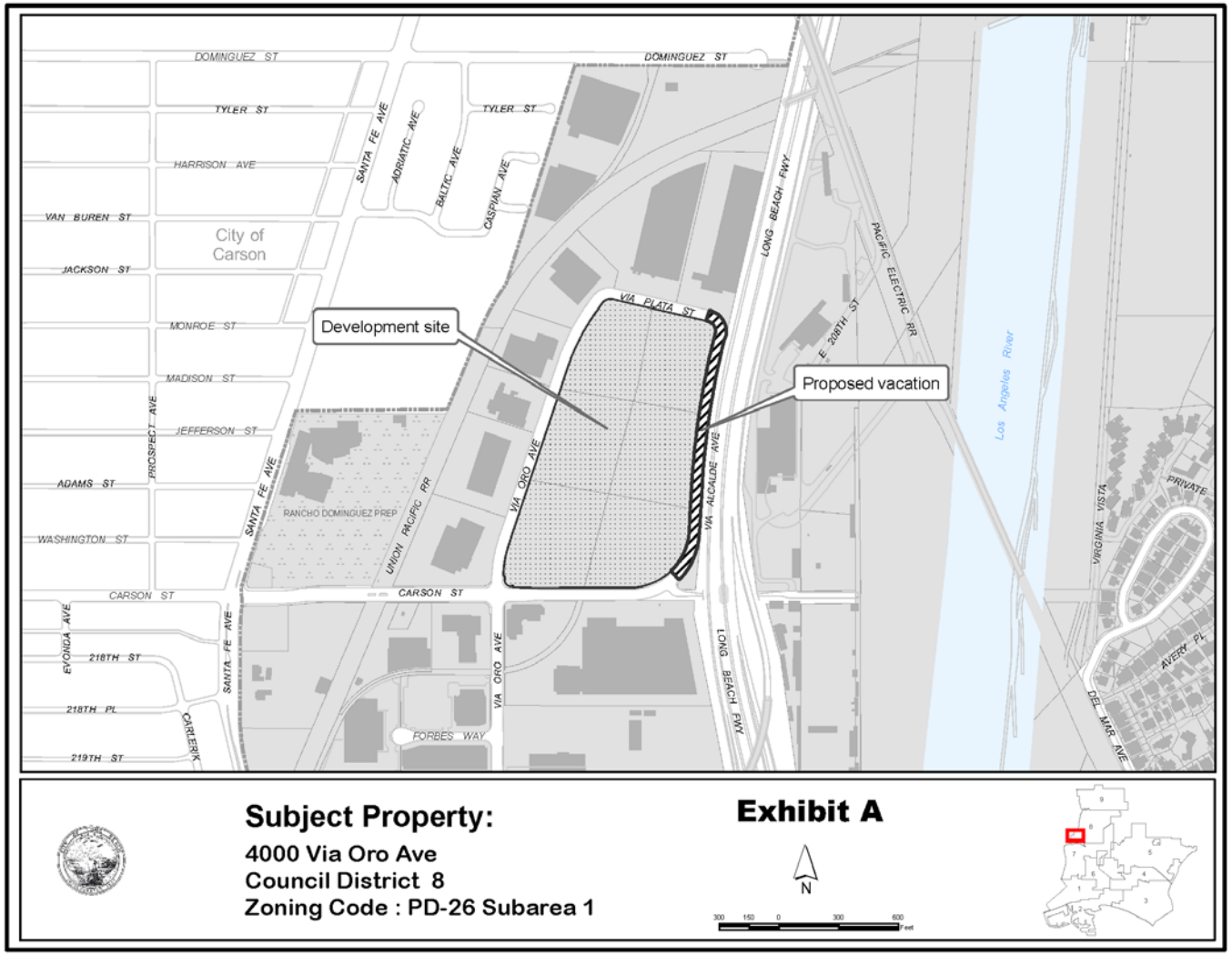
Planning Commission

August 6, 2020

LONGBEACH DEVELOPMENT SERVICES

CITY OF LONGBEACH

Project Location



Project Location

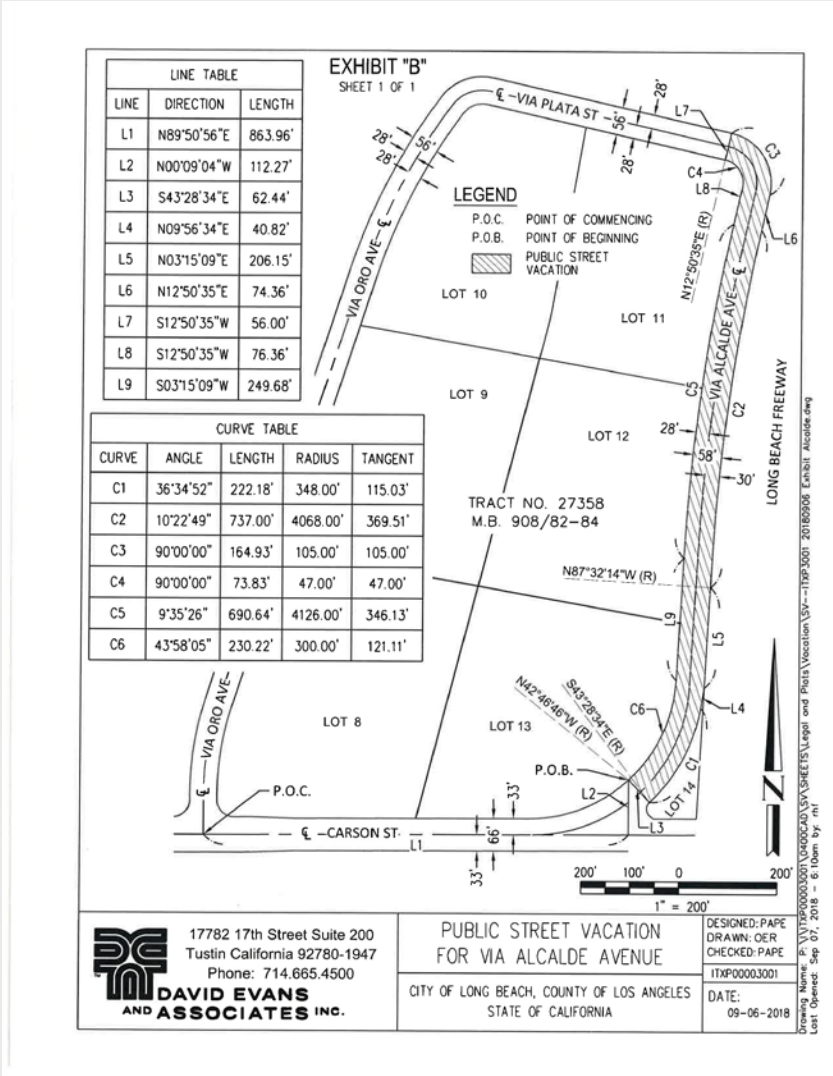
Project Description

- Request for a General Plan Conformity Finding for the vacation of Via Alcalde Ave.
- The vacated right-of-way will become part of an abutting 20-acre development site.
- A future 510,000-sq. ft. fulfillment warehouse is proposed for the development site.
- The Via Alcalde ROW does not serve any other properties or through traffic, only providing access to the development site.
- This ROW vacation is required before the project may proceed further, since the ROW area is included in the applicant's site plan.

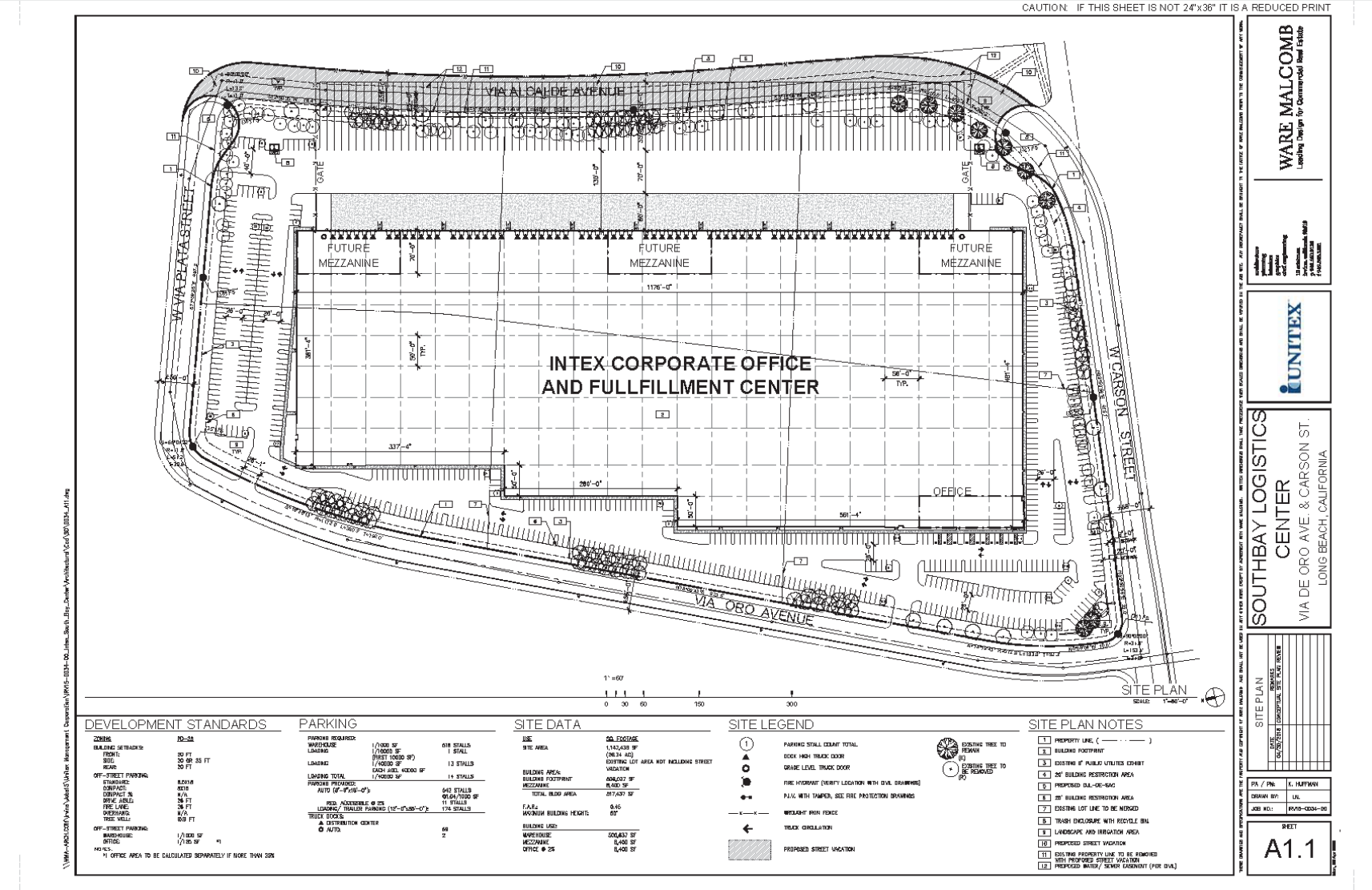
Summary of Request

- Applicant requests vacation of Via Alcalde Ave.
- The actual decision to vacate will be heard at City Council.
- State law requires the Planning Commission to find the proposed vacation in conformance with the General Plan before it can proceed.

Project Plans



Project Plans



Project Plans

PLANT LEGEND

EXISTING TREE LEGEND

TREE CALCULATIONS

WARE MALCOMB
ARCHITECTURE | PLANNING | INTERIORS
BRANDING | CIVIL ENGINEERING

INTEX SOUTH BAY
LONG BEACH, CA

PRELIMINARY LANDSCAPE PLAN
PRELIMINARY LANDSCAPE PLAN

L1.1
JOB # 18036
4/20/18

0 60 120 150

RLA

Project Plans

Findings

- The continued existence of Via Alcalde Ave. as a public street is not necessary to vehicular or pedestrian circulation.
- Other means of access to affected parcels are provided.
- Street vacation will allow land assembly for the proposed Intex Corporate Fulfillment Center Project.
- If part or all of the vacation area is required by Caltrans, Metro, or another public agency, the applicant will be required to retrocede the ROW at no cost to the public.
- The site plan has been designed so that if the ROW is retroceded, the project will still be compliant with code.

Findings

The proposed vacation complies with the relevant elements of the General Plan:

- Land Use Element – vacation for purposes of development is consistent with the Industrial PlaceType.
- Mobility Element – adequate vehicular access is provided to the development site by other means; the vacation will not be detrimental to goods and people movement through the City.
- The Public Works Department has found Via Alcalde Avenue to be no longer necessary for present or prospective public use or convenience.

Conditions of Approval

Staff has included conditions of approval covering two main issues:

- A Lot Merger for the six lots of the development site must be completed prior to City Council action to approve the vacation, and
- The applicant must complete the appropriate legal instrument, to the satisfaction of the City Attorney, to retrocede the vacated right-of-way for public purposes at no cost to the public if needed for the I-710 Corridor Project (this is a Public Works requirement).

Recommendation

Staff recommends that the Planning Commission:

- CEQA
  - Determine the this General Plan Conformity Certification is not a project under CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines and is exempt from further environment review.
- General Plan Conformity
  - Find that the street vacation is consistent with the adopted goals and policies of the City's General Plan.

- Questions for staff
- Questions/comments from the applicant

Thank you

Scott Kinsey, AICP
Planner V