

AGENDA ITEM No.: 2

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90802 • (562) 570-6194 FAX (562) 570-6068

March 1, 2012

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Find the proposed vacation of Esther Street west of Judson Avenue in conformance with the adopted goals and policies of the City's General Plan. (District 1)

APPLICANT:

Don L. Tuffli

2202 Esther Street Long Beach, CA 90811

(Application No. GPC-030112.1)

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.

Esther Street west of Judson Avenue is a dead-end street segment that terminates at the Terminal Island Land Freeway. In 1978, the Tuffli Company vacated the westerly portion of Esther Street to consolidate their operations. The Tuffli Company and related companies own the entire block abutting Esther Street west of Judson Avenue. The applicant proposes to vacate the remainder of Esther Street west of Judson Avenue, as depicted in Exhibit A to allow more consistent repair and maintenance of this roadway.

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 the relevant elements and specific General Plan consistency findings are presented below:

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General Plan Consistency Findings

Land Use Element

The Land Use Element divides the City into 21 land use districts, which provide general guidance as to the type and density of land uses considered appropriate. The subject site is located within Land Use District Number 9G (General Industry). The 9G District is established in order to maintain a strong industrial employment component in the City's economic base by accommodating more intense industrial operations outdoors. The City's maintenance yard is a consistent use with the 9G Land Use District and this proposed vacation is consistent with the 9G Land Use District.

Transportation Element

A key goal of the Transportation Element is to establish a transportation system which can provide sufficient mobility for people and goods throughout the city while accommodating reasonable, balanced growth. The proposed vacations will not degrade circulation. Moreover, the subject public right-of-way is not referenced in the Transportation Element and the proposed vacation does not contradict any policies or objectives in the Transportation Element. The proposed public right-of-way vacation has been reviewed and approved by the Long Beach Public Works Department after consultation with other interested City departments.

ENVIRONMENTAL REVIEW

In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), Categorical Exemption number 12-003 was issued for the proposed project (Exhibit B).

Respectfully submitted,

DEREK BURNHAM

PLANNING ADMINISTRATOR

AMY J. BODEK, AICP

DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:IB

Attachments:

Exhibit A - Sketches showing portion to be vacated

Exhibit B - Categorical Exemption

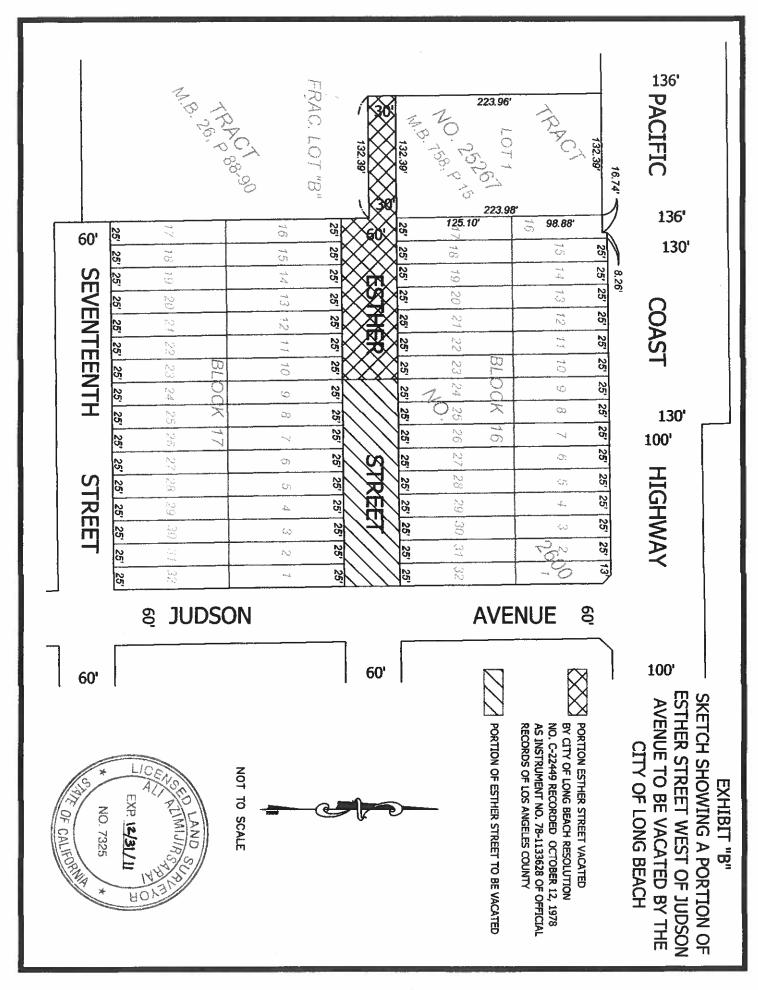


Exhibit A



CITY OF LONG BEACH NOTICE OF EXEMPTION

DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
Ibds.longbeach.gov

TO: Office of Plan 1400 Tenth S Sacramento,	treet, Room 121	FROM:	Department of I 333 W. Ocean E Long Beach, CA		rvices
L.A. County (Environment: 12400 E. Imp Norwalk, CA	al Fillings erial Hwy. 2 nd Floor, Room	2001			
Categorical Exemption	CE- <u>17-003</u>				
Project Location/Address	See attached Exhibits "	A", "B" & "C	n		
Project/Activity Description: Vacation of remaining/unvacated portion of W. Esther Street west of					
Judson Avenue in the	City of Long Beach.	2.10			
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	2				
Public Agency Approving Project: City of Long Beach, Los Angeles County, California					
Applicant Name: Don L. Tuffli, President, Tuffli Company, Inc.					
Mailing Address: 2780 Skypark Drive, Suite 410, Torrance, CA 90505					
Phone Number: <u>(310) 32</u>	6-5500 Appl	icant Signatu	re:		4/19
					//
BELOW THIS LINE FOR STAFF USE ONLY					
Application Number: <u>120</u> Required Permits:	Planner	s Initials:	3		
THE ABOVE PROJECT	T HAS BEEN FOUND TO SECTION	BE EXEMPI	FROM CEQA IN	I ACCORDANC	E WITH
	SEC	てのり	15301	CLASI	1
Statement of support to	or this finding:				
NO CITY	MG= W USE	of I	MENS, FM		
Adminis	Thative PEVIE	NHO W	١		
	,				
IRA	BROWN		562-5	70-597	
Contact Person:	5 S	_ Contact P	hone:		_
Signature:	y)	Da	hone: $\frac{u}{2}$	5/12	
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