



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5<sup>th</sup> 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:

**Attachments:** Exhibit A – Sketches showing portion to be vacated  
Exhibit B – Categorical Exemption

SKETCH SHOWING A PORTION OF  
ESTHER STREET WEST OF JUDSON  
AVENUE TO BE VACATED BY THE  
CITY OF LONG BEACH

100'



**PORTION OF ESTHER STREET TO BE VACATED**





# CITY OF LONG BEACH NOTICE OF EXEMPTION

DEPARTMENT OF DEVELOPMENT SERVICES  
333 W. OCEAN BLVD., 5<sup>TH</sup> 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<sup>th</sup> Floor  
Long Beach, CA 90802

☐ L.A. County Clerk  
Environmental Fillings  
12400 E. Imperial Hwy. 2<sup>nd</sup> Floor, Room 2001  
Norwalk, CA 90650

Categorical Exemption CE- 12-003

Project Location/Address: See attached Exhibits "A", "B" & "C".

Project/Activity Description: Vacation of remaining/unvacated portion of W. Esther Street west of  
Judson Avenue in the City of Long Beach.

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: (310) 326-5500

Applicant Signature: 

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1201-05 Planner's Initials: IB

Required Permits: \_\_\_\_\_

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH  
STATE GUIDELINES SECTION \_\_\_\_\_

SECTION 15301 CLASS 1

Statement of support for this finding: \_\_\_\_\_

NO CHANGE IN USE OR INTENSITY

ADMINISTRATIVE REVIEW ONLY

Contact Person: \_\_\_\_\_

IRA BROWN

Contact Phone: \_\_\_\_\_

562-570-5972

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

2/13/12