



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

November 20, 2014

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Find the proposed partial vacation of May Avenue north of Pacific Coast Highway and the related east-west alley in conformance with the adopted goals and policies of the City's General Plan and accept Categorical Exemption 14-149. (District 6)

APPLICANT: Michael Boomsma
Long Beach Community College District
4901 East Carson Street – G21
Long Beach, CA 90808
(Case No. 1411-06)

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 subsurface street vacation is herein submitted for such review.

In 2003, Long Beach City College (LBCC) prepared a campus master plan to modernize, renovate and construct facility improvements to its Pacific Coast Campus. Over the past five years, LBCC has made significant progress in implementing facilities identified in the Pacific Coast Campus Master Plan. LBCC had recently purchased the parcels at the northwest corner of Pacific Coast Highway and Walnut Avenue. The applicant is requesting the vacation of an approximately 100-foot segment of May Avenue north of Pacific Coast Highway, as depicted on Exhibit A, to gain control of all the properties fronting Pacific Coast Highway within their master plan.

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: Land Use, Open Space, Mobility, Noise, Scenic Routes, Conservation, Local Coastal Program, Housing, Air Quality, Public Safety, and Seismic Safety. 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 of the elements of the General Plan. A review of the relevant elements and specific General Plan consistency findings are presented below:

GENERAL PLAN CONSISTENCY FINDINGS

Land Use Element

The subject site is located within the Land Use Districts of Institutional (LUD I) and Mixed Office / Residential Strip (LUD 8M) of the Land Use Element. The Institutional Land Use District is characterized by public service uses over a long period of time. Land Use District 8M is intended to encourage a mix of freestanding office buildings with provisions for some ground floor retail, but also permits institutional and open space uses. The proposed re-use of May Avenue and any related development is consistent with these land use designations.

Mobility Element

A key goal of the Mobility 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 street vacation will not degrade circulation. Moreover, the subject public right-of-way is not referenced in the Mobility Element and the proposed street vacation does not contradict any policies or objectives in the Mobility Element.

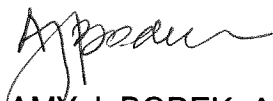
ENVIRONMENTAL REVIEW

In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), Categorical Exemption 14-139 was issued (Exhibit B).

Respectfully submitted,



JEFF WINKLEPLECK
ACTING PLANNING ADMINISTRATOR



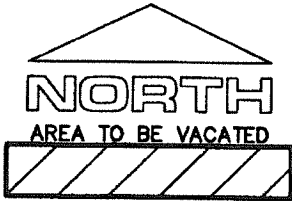
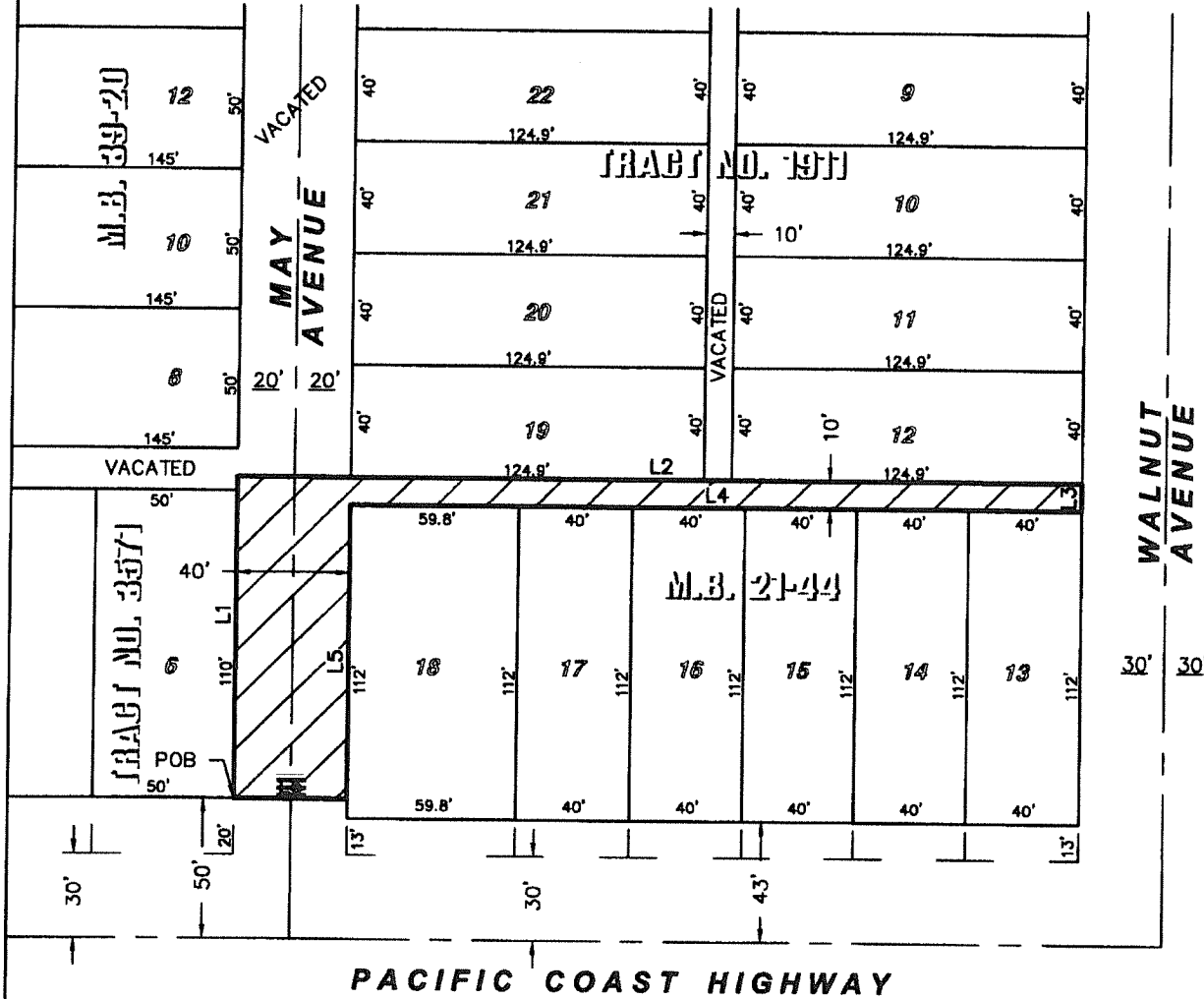
AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:JW:IB

Attachments: Exhibit A – Sketches depicting subsurface vacation
 Exhibit B -- Categorical Exemption 14-139

EXHIBIT "A"

VACATION



LINE TABLE		
LINE	LENGTH	BEARING
L1	115.00	NORTH
L2	299.80	N89° 57' 00" E
L3	10.00	SOUTH
L4	259.80	S89° 57' 00" W
L5	105.00	SOUTH
L6	40.00	S89° 57' 00" W



NOTICE of EXEMPTION from CEQA

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

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

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

Categorical Exemption CE- 14-139

Project Location/Address: MAY AVE. AT PCH & WALNUT AVE

Project/Activity Description: _____
GENERAL PLAN CONSISTENCY FINDING
FOR THE VACATION OF MAY AVENUE
RELATE TO SUTON MASTER PLAN

Public Agency Approving Project: **City of Long Beach, Los Angeles County, California**

Applicant Name: Long Beach City College

Mailing Address: 4901 E. Carson St -G21, Long Beach, CA 90808

Phone Number: 562-938-4072 Applicant Signature: Medhansh Ennem

Deputy Director
Maintenance and Operations

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1411-06 Planner's Initials: IB

Required Permits: _____

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

15301 CLASS 1

Statement of support for this finding: _____
THIS ACTION WILL NOT CHANGE
USE OR INTENSITY OF SITE.

Contact Person: IRA BROWN Contact Phone: 562-570-5972

Signature: _____ Date: 11-10-14