



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

December 1, 2011

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Find the proposed vacation of the east half of the east-west alley, south of 7th Street and west of Quincy Avenue in conformance with the adopted goals and policies of the City's General Plan. (District 3)

APPLICANT: Diane B. Copeland
669 Quincy Avenue
(Application No. 120111)

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.

The applicant proposes to vacate the east half of the east-west alley, south of 7th Street and west of Quincy Avenue, as depicted in Exhibit A, in order to prevent nuisance activity and illegal dumping. As a result of this vacation, the adjacent property owners' side yards will be extended to the centerline of the vacated alley. The proposed alley vacation has been reviewed and approved by the Long Beach Public Works Department after consultation with other interested City departments.

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:

General Plan Consistency Findings

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 (LUD) No. 1 (Single Family). The intent of LUD No. 1 is to set aside an area for single-family housing. The Land Use Element further recognizes the need for neighborhood revitalization and preservation. The proposed alley vacation may ameliorate some of the external forces that are negatively affecting neighborhood stability. Therefore, the proposed vacation is consistent with Land Use Element.

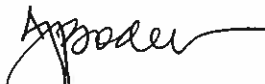
ENVIRONMENTAL REVIEW

In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), Categorical Exemption number 139-11 was issued for the proposed project (Exhibit C).

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 – CE 139-11

SKETCH NO 1002V

SKETCH SHOWING THE EAST HALF OF THE EAST-WEST ALLEY IN THE BLOCK SOUTH OF 7TH ST AND WEST OF QUINCY AVENUE TO BE VACATED BY THE CITY OF LONG BEACH.

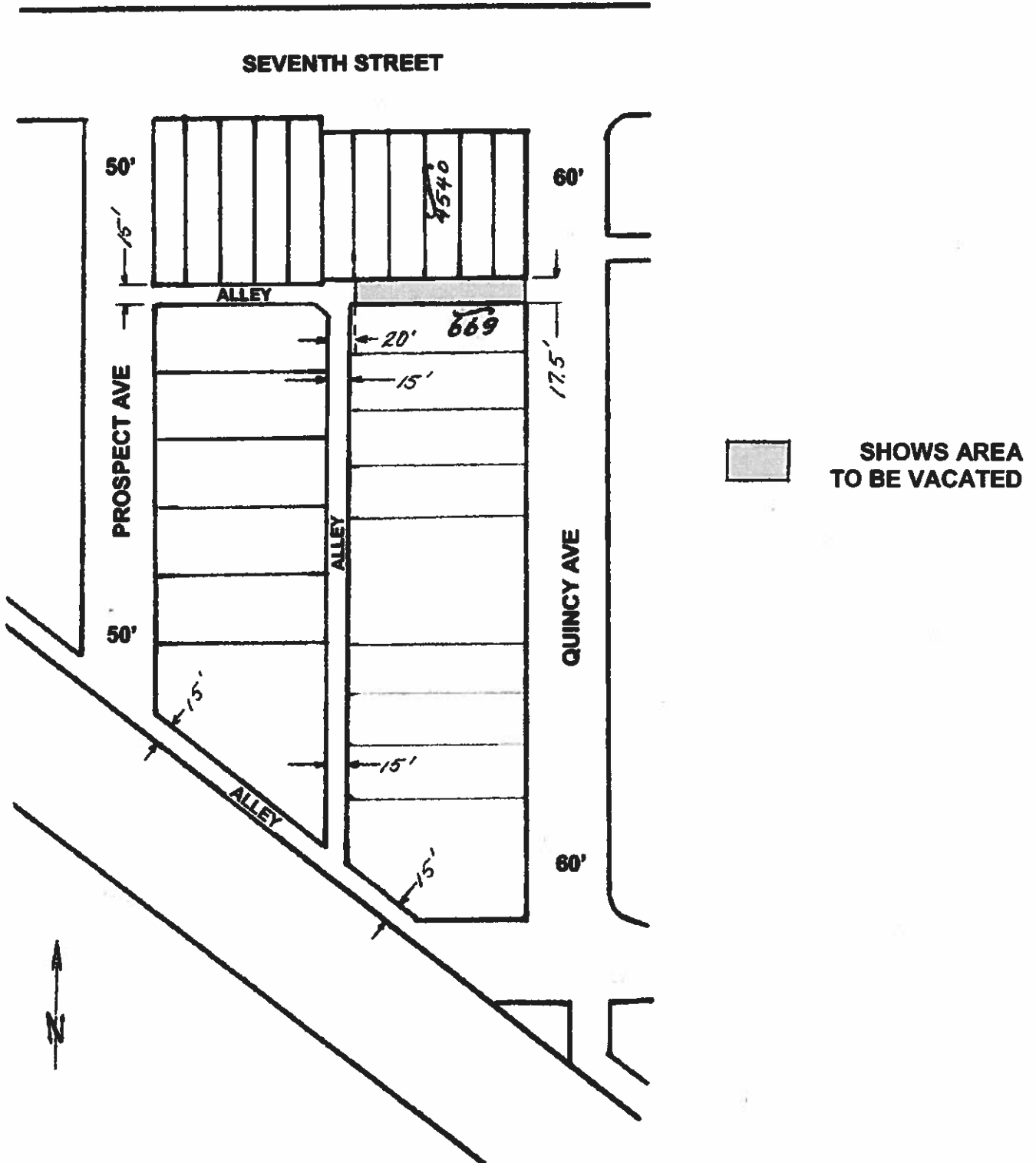


EXHIBIT A



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
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- 139-11

Project Location/Address: 669/671 QUINCY AVENUE
Project/Activity Description: ABANDONMENT OF PORTION OF ALLEY ADJACENT TO AND IMMEDIATELY NORTH OF PROPERTY

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

Applicant Name: DIANE B CORELAND

Mailing Address: 669 QUINCY AVENUE, LONG BEACH, CA 90814-1818

Phone Number: 562-434-4640 Applicant Signature: Diane B Coreland

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 120111 Planner's Initials: IB

Required Permits: GP CONFORMANCE FINDING

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

15301

Statement of support for this finding: NO CHANGE IN USE

Contact Person: IRA BROWN

Contact Phone: 562-570-5772

Signature: [Signature]

Date: 11-15-11