

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90802

(562) 570-6194 FAX

FAX (562) 570-6068

December 19, 2013

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Find the proposed vacation of Solana Court between Anaheim Street and 14th Street and the proposed vacation of a portion of the unnamed, east-west alley north of Anaheim Street between Pine Avenue and Pacific Avenue in conformance with the adopted goals and policies of the City's General Plan. (District 1)

APPLICANT:

1301 Pine Avenue, LLC

c/o George Medak

11400 W. Olympic Boulevard, #850

Los Angeles, CA 90064 (Application No. 1309-15)

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 vacations are herein submitted for such review.

The applicant proposes to vacate Solana Court between Anaheim Street and 14th Street as well as a portion of the unnamed, east-west alley north of Anaheim Street between Pine Avenue and Pacific Avenue (Exhibit A- Alley Vacation Plan). The areas included in the proposed vacations are no longer required for public access purposes and currently serve only as parking lot access for the subject property (Exhibit B- Photos). The proposed street vacation has been reviewed and approved by the Long Beach Public Works Department after consultation with other interested City departments, pending a finding of conformity by the Planning Commission and approval by the City Council.

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 Long Beach General Plan

CHAIR AND PLANNING COMMISSIONERS December 19, 2013 Page 2

consists of eleven mandatory and optional 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 No. 8A (Traditional Retail Strip Commercial District). The Land Use Element states that "the district is established to recognize the continuing need to provide commercial uses along frontages of certain streets for the service and convenience of persons travelling by car, and needing local services". The proposed vacations will not interfere with public access. Therefore, the proposed vacations are consistent with the Land Use Element.

ENVIRONMENTAL REVIEW

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

Respectfully submitted,

AMY J. BODEK, AICP

DIRECTOR OF DEVELOPMENT SERVICES

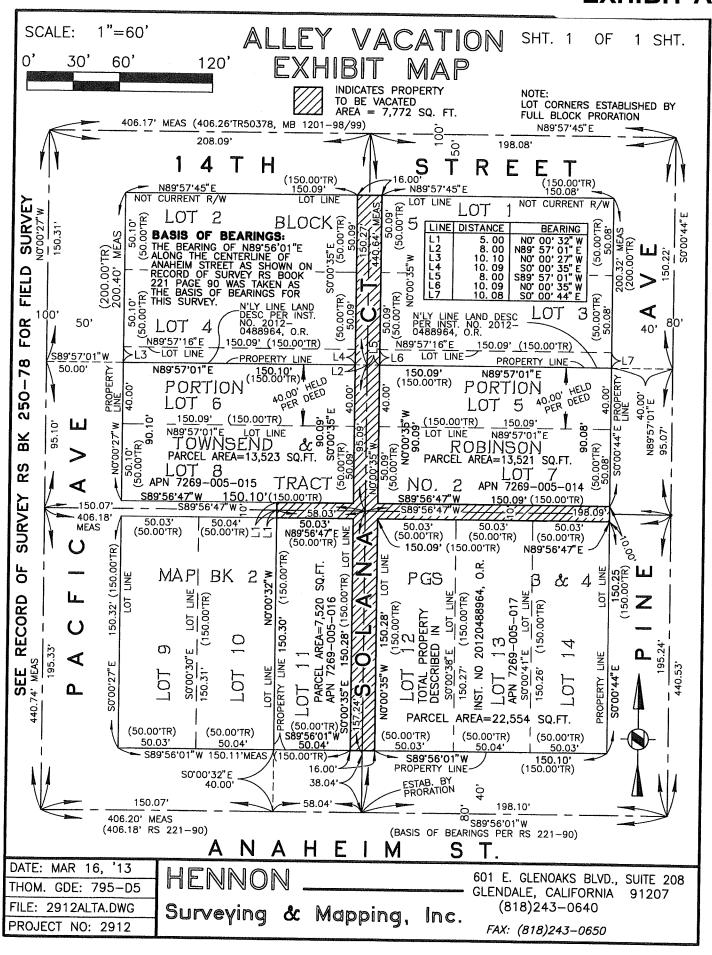
AJB:JW

Attachments:

Exhibit A - Street Vacation Plan

Exhibit B - Photos

Exhibit C – Categorical Exemption





NOTICE of EXEMPTION from CE

EXHIBIT C

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068

Ibds.longbeach.gov

Complete Com		iviigueaui.gev		•
то: 🗌	Office of Planning & Research 1400 Tenth Street, Room 121 Sacramento, CA 95814	FROM:	Department of De 333 W. Ocean Bly Long Beach, CA 9	
×	L.A. County Clerk Environmental Fillings 12400 E. Imperial Hwy. 2 nd Floor, Room 2 Norwalk, CA 90650	2001		
Categorica	al Exemption CE-13-109			
Project Loc Project/Acti	ation/Address: 1301 PIN. vity Description: BLUE VACAT	E ÅU€	rue le	orh Beach
Applicant Na Mailing Add	ncy Approving Project: City of Long Beach ame: 1301 PINE AVEN Iress: 11400 WEST OLY ober: (Se2) S47 - 6523 Applic	UE LL ULPIC	- Bwo. 1	ornia ME 850 OS ATUBLES, A 900GH
	BELOW THIS LINE FO			no
	Number: <u>1309-15</u> Planner's ermits: <u>CRCF</u>	Initials: <u>V</u>	al_	
THE AB	OVE PROJECT HAS BEEN FOUND TO E GUIDELINES SECTION 15304, CLASS	BE EXEMPT 。4,か	FROM CEQA IN A LOZ ALTOZATU	CCORDANCE WITH
Stateme	nt of support for this finding: THE EXIS	TING ALL	OVACATO 15	105
	DERED A DINOR ALTERATION			
	912205F.			
Contact Pers	son: VEFF WINKLESPECK		one: <u>562-57</u> e: <u>11/19/13</u>	70-10607
	- ' '		1 1 -	