



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

December 17, 2009

## CHAIR AND PLANNING COMMISSIONERS

City of Long Beach  
California

**RECOMMENDATION:** Approve finding of conformity with the adopted General Plan for the vacation of three alley portions between Argonne and Pomona Avenues. (District 3)

**APPLICANT:** City of Long Beach  
Public Works Department  
(Application No. 121709-1)

## DISCUSSION

The City of Long Beach proposes to vacate three alley portions just south of Second Street in Belmont Shore. The alley portions are between 1) Argonne and Granada Avenues, 2) Corona and Covina Avenues, and 3) Glendora and Pomona Avenues (Exhibit A – Location Map). For a visual reference of typical alley sections, please see Exhibit B. The City will retain ownership of each property after the vacations. The purpose of these vacations are to relocate the trash bins, belonging to the adjacent property owners, off the alley that parallels Second Street and into permanent trash enclosures within the surface parking lot south of Second Street. The construction of these new trash enclosures is being funded by the Belmont Shore Parking Commission.

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. 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:

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

the alley south of Second Street. Moreover, the subject public rights-of-way are not referenced in the Transportation Element and the proposed vacation does not contradict any policies or objectives in the Transportation Element.

The subject sites are located within Land Use District No. 2 (Mixed Style Homes) and abutting LUD No. 8P (Pedestrian-Oriented Retail Strip). LUD No. 2 describes parts of the city with a mixture of low density housing types. The proposed alley vacations may improve circulation within surface parking lots south of Second Street, which is identified as a neighborhood concern in the Land Use Element. Therefore, the proposed vacation is consistent with the Land Use Element.

**PUBLIC HEARING NOTICE**

The posting and distribution of the Planning Commission agenda for December 17, 2009 meets the requirements for adequate public hearing notice for this action.

**ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption (CE 79-09) was issued for the proposed project.

Respectfully submitted,



CRAIG BECK  
DIRECTOR OF DEVELOPMENT SERVICES

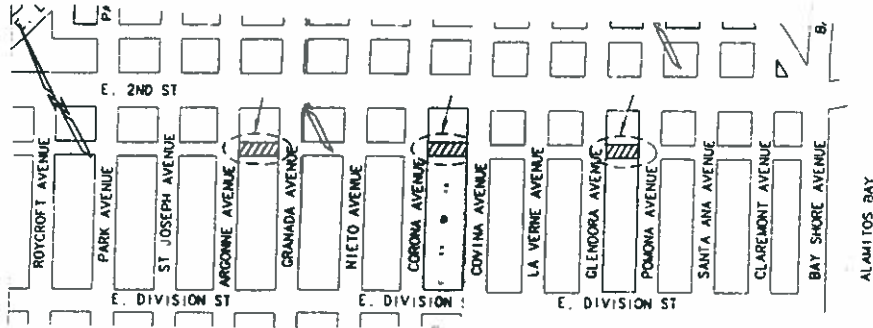
CB:JG:IB  
P:/ Planning/PC Staff Reports/alley vacation

Attachments      Exhibit A – Maps of Alley Vacations  
                                 Exhibit B – Visual Depiction of Typical Alley Portion

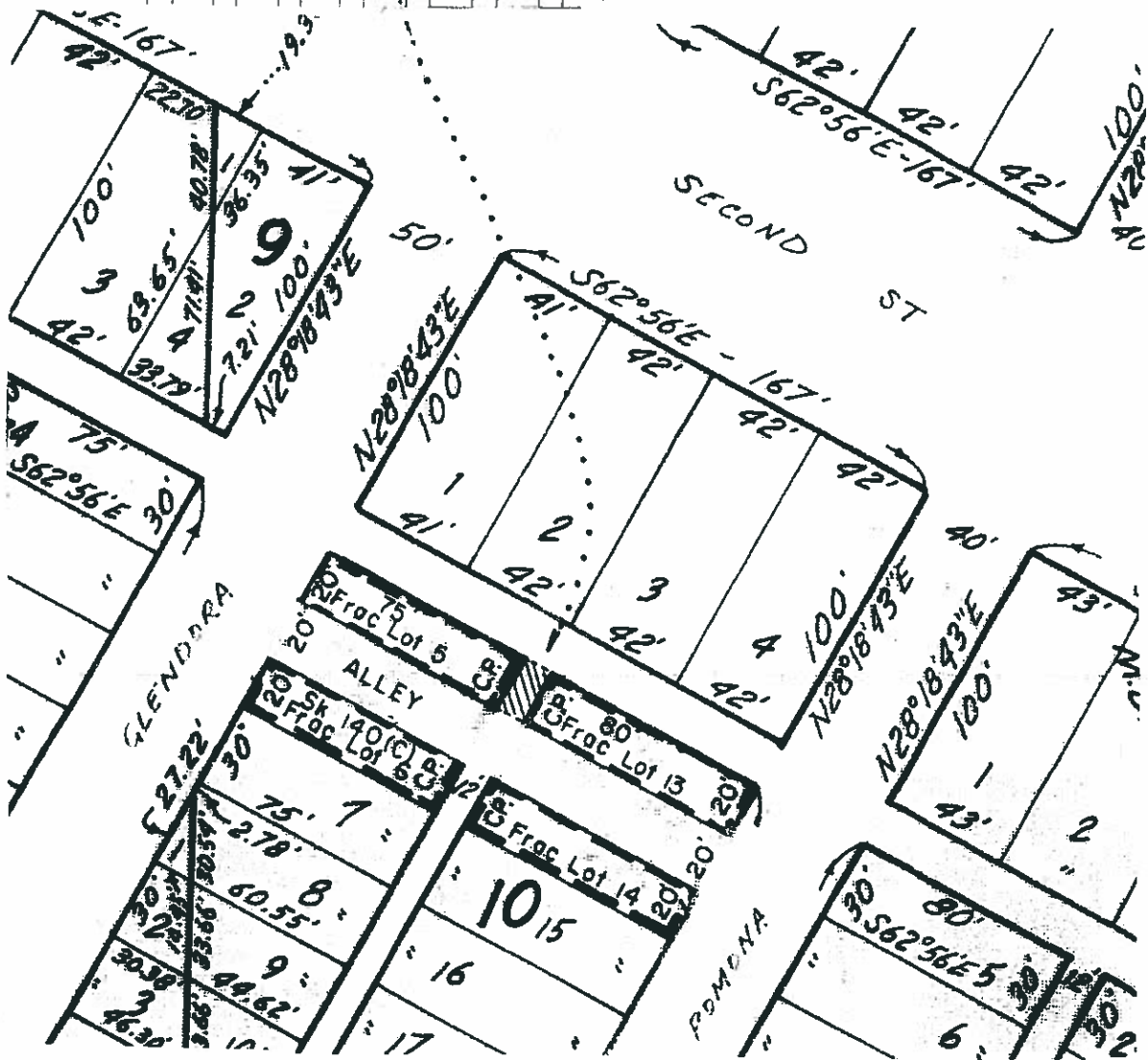
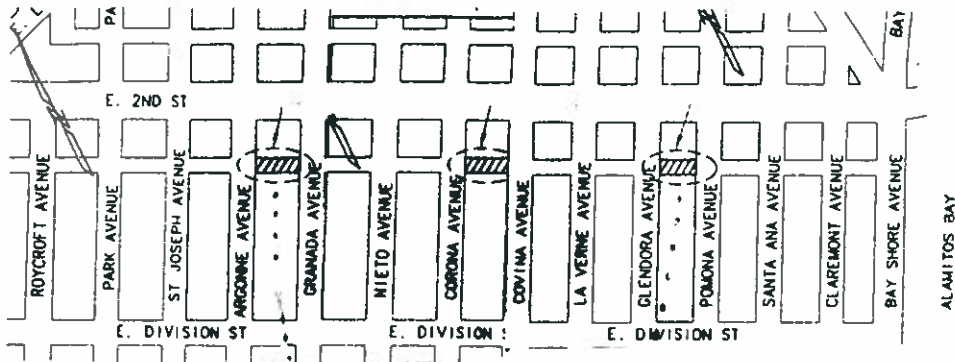
**Alley portion between Argonne and Granada Avenues to  
be vacated by the City of Long Beach.**



# Alley portion between Corona and Covina Avenues to be vacated by the City of Long Beach



# Alley portion between Glendora and Pomona Avenues to be vacated by the City of Long Beach



**EXHIBIT A**

Page 3 of 3



**EXHIBIT B:**  
**Illustration of Typical Alley Portion to be Vacated – Looking North**