

May 19, 2022

**CHAIR AND PLANNING COMMISSIONERS**

City of Long Beach

California

**RECOMMENDATION:**

Find the proposed vacation of an easement for a north-south alley located on the westerly 15 feet of Lot 23 and Lot 30 in Block "B" of Tract No. 6922 between Del Amo Boulevard (to the north) and Pleasant Street (to the south), in conformance with the adopted goals and policies of the City's General plan (GPC21-004) in the Multi-Family Residential (R-3-T) and Community Automobile-Oriented (CCA) Zoning District. (District 8)

**APPLICANT:** Karl Huy  
c/o Travis Companies Inc.  
4430 East Miraloma Avenue, Suite F  
Anaheim, CA 92807  
(Application No. 2112-02)

**DISCUSSION**

The subject site is located on the southwest corner of West Del Amo Boulevard and Long Beach Boulevard, on a six Parcel Lot within the R-3-T and Community Automobile-Oriented (CCA) Zoning District (Attachment A - Vicinity Map). The lot is currently developed with a gasoline station and parking lot, approved in 1957 through Special Use Permit S-57-72 (Attachment B – Site Photos). As part of the original approval of the gasoline station, the applicant vacated the original alley (Lot 57), and in its place recorded a "Grant Deed for Street Purposes" easement on Lot 23 and 30 for the potential use of an alley.

The applicant requests the City to vacate the easement for an alley on the westerly 15 feet of Lot 24 and Lot 30 in Block "B" of Tract 6922. The alley is currently developed with a parking lot and landscaping, associated with the gasoline station (Figure 1; Attachment C - Vacation Exhibits). This vacation has been requested to eliminate encumbrances on the property that are unnecessary. There is no known project associated with this request but rather it is a clean-up action. Pursuant to California Streets and Highway Code Section 8313 and California Government Code Section 65402, before an application of an alley vacation can be considered



by the City Council in a jurisdiction with an adopted General Plan, the jurisdictions' Planning Commission must make a finding of conformity with the adopt the General Plan maps and policies.



Figure 1 - Aerial of Vacated Alley

The applicant is currently pursuing the vacation application with the Public Works Department (Public Works), for which the process requires the requested General Plan Conformity Finding before it may proceed further. Public Works has reviewed the request and has found it feasible to vacate the existing easement which exists on private property.

### GENERAL PLAN CONSISTENCY FINDINGS

Before an application for the vacation of the public right-of-way can be acted on by the City Council, a finding of conformity with the maps and policies of the Long Beach General Plan must be made by the Planning Commission. The General Plan consists of 13 elements; each element carries the same authority concerning land use issues. Staff reviewed this project's conformance with all elements of the General Plan, with particular emphasis on the most relevant elements which are the Land Use and Mobility Elements. The proposed vacation was found to be in conformance with all applicable elements. A review of the relevant elements and specific General Plan consistency findings are presented below.

#### Land Use Element

The Land Use Element (LUE) divides the City into 14 land use districts, called "PlaceTypes", which provide general guidance as to the appropriate type and density of land uses. The subject site is located within the Neighborhood Serving Center or Corridor, Low Density (NSC-L) and Founding and Contemporary Neighborhood (FCN) PlaceType of the LUE. The properties surrounding the proposed vacated alley are all within the NSC-L PlaceType, with the exception of the westerly 15 feet of lot 30, which is within the FCN PlaceType. The LUE states that the NSC-L PlaceType is intended for low-and moderately-scaled neighborhood-serving development encompassing a mix of residential and nonresidential uses. The FCN PlaceType encourages low-density housing at one or two stories in height, along with appropriately scaled multi-family structures, compatible public facilities and small-scale neighborhood serving commercial uses. The existing use of a gasoline station is not compatible with the LUE PlaceType designations; however, the vacation of the site will not expand the nonconforming site as it is currently developed.

According to the LUE consistency section of the Administration Chapter (Chapter 6), a subdivision approval (which would include the proposed vacation) is considered consistent with the LUE when the density of the proposed subdivision meets the PlaceType's commercial/industrial intensity. Although the use of a gasoline station is considered nonconforming, the vacation would be consistent, as the existing use would not intensify as part of this approval and is not increasing in density.

#### Mobility Element

The City's Mobility Element is aimed at transforming Long Beach into a city of flexible, convenient, affordable, and energy-efficient transportation options for residents and visitors alike. The easement for the alley is already developed with parking and landscaping and does not facilitate circulation through the area. The vacation of an easement on private property is not necessary for present or prospective public use or convenience. This vacation would therefore not prove detrimental to the movement of people and goods. Therefore, the vacation can be found consistent with the Mobility Element.

The initial review of the proposed vacation yielded no above ground nor below ground public utilities that will require a reservation of easement; therefore, none will be reserved.

#### **PUBLIC HEARING NOTICE**

A General Plan Conformity Certification does not require a public hearing or public notice. However, Public Works conducts public notification for the vacation in accordance with State law, as the vacation is presented to the City Council for consideration.

#### **ENVIRONMENTAL REVIEW**

This action to make a finding of conformance with the General Plan is not a project under the California Environmental Quality Act (CEQA), per Section 15378 of the CEQA Guidelines, and no environmental review is required. Separate CEQA review will be required for any development proposal that moves forward at this site.

Respectfully submitted,

