



# Planning Commission 2022

4991 Long Beach Boulevard  
General Plan Conformity  
App. No. 2112-02 (GPC21-004)

May 19,



### Zoning District

- Multi-Family Residential (R-3-T)
- Community Automobile-Oriented (CCA)

### Surrounding Uses

- **North & East:** Gas Station
- **West:** Residential
- **South:** Residential and Market

### Land Use PlaceType

- Founding and Contemporary Neighborhood (FCN)
- Neighborhood Serving Center or Corridor, Low Density (NSC-L)






# Existing Conditions

4991 Long Beach Blvd

## Aerial

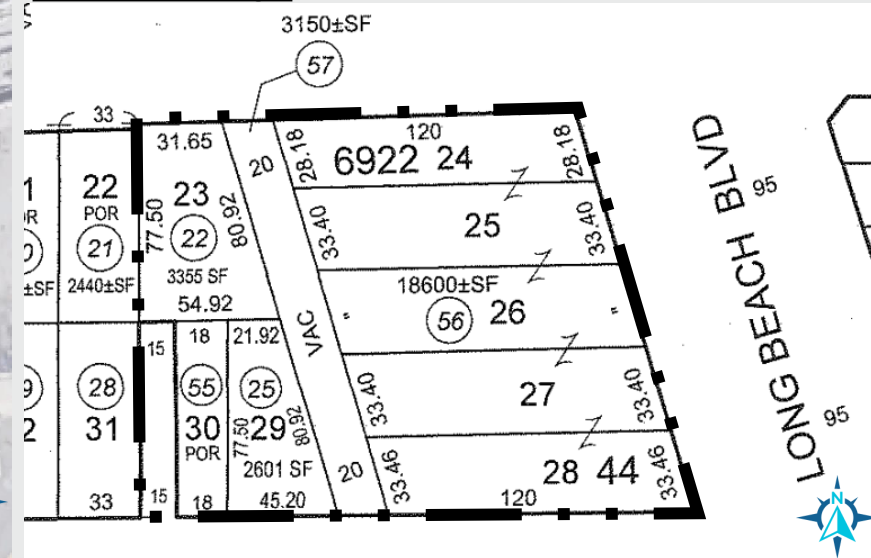


## Legend

 Subject Site

- a. Gas Pumps
- b. Parking and Landscaping
- c. Supporting Retail

## Parcel Map



# Proposal

4991 Long Beach Blvd

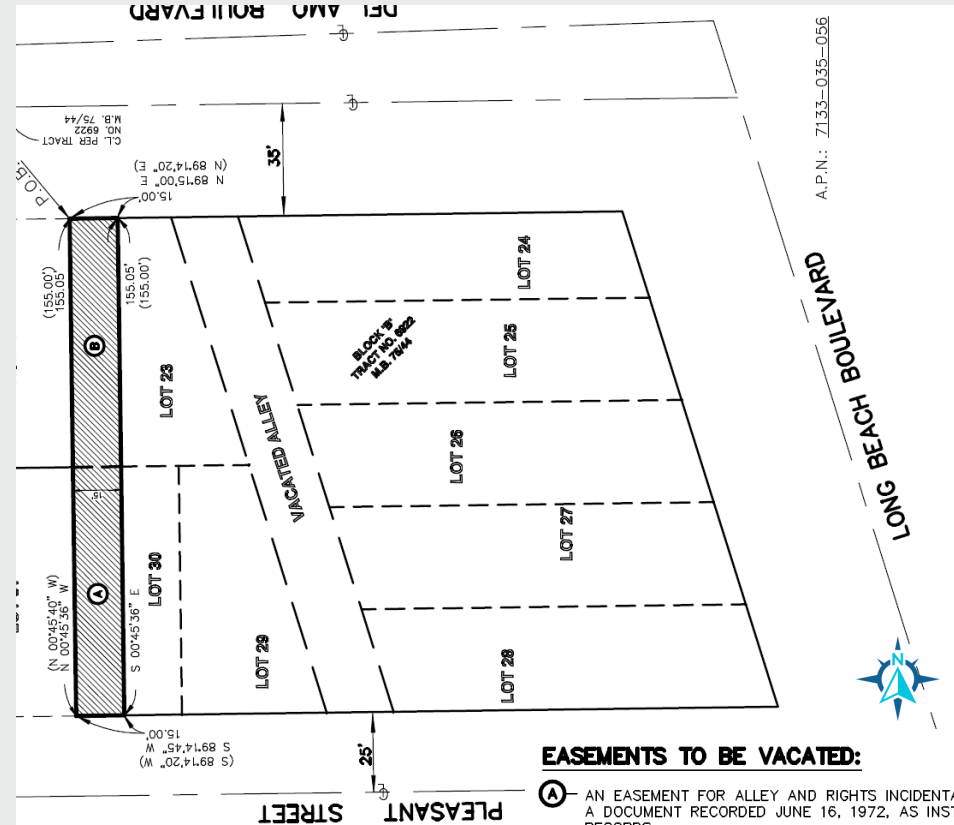
## Aerial



## Request

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


## Vacation Diagram



### EASEMENTS TO BE VACATED:

- Ⓐ AN EASEMENT FOR ALLEY AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED JUNE 16, 1972, AS INSTRUMENT NO. 4590, OFFICIAL RECORDS.
- Ⓑ AN EASEMENT FOR ALLEY AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED JUNE 16, 1972, AS INSTRUMENT NO. 4600, OFFICIAL RECORDS.

### LEGEND:

-  - INDICATES LAND TO BE VACATED, 2,326 SQUARE FEET
- P.O.B. - POINT OF BEGINNING
- ( ) - RECORD BEARINGS & DISTANCES PER TRACT NO. 6922

## 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.**
- 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.
- 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 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.

## Environmental

- 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.

## Public Hearing

- A General Plan Conformity Certification **does not require a public hearing or public notice**.





Thank you

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