



Planning Commission

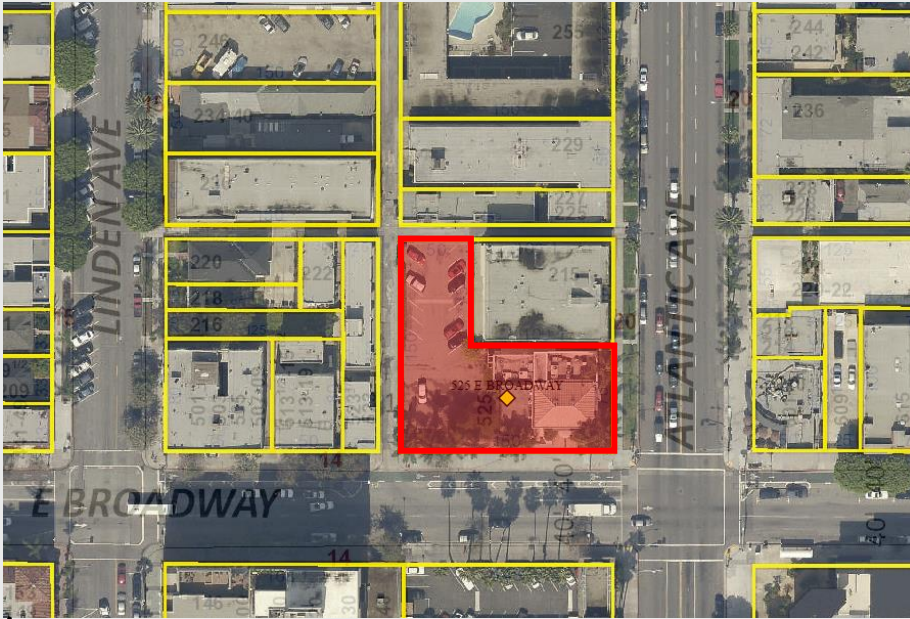
525 East Broadway

September 1, 2022

Find the proposed vacation of an easement for alley and sidewalk purposes located on a portion of the southern 4 feet of the property along East Broadway in conformance with the adopted goals and policies of the City's General plan (GPC22-002) at 525 East Broadway in the Downtown Plan (PD-30) Planned Development District. (District 1)

Application No. 2206-06 (GPC22-002)

Vicinity Map



Zoning:

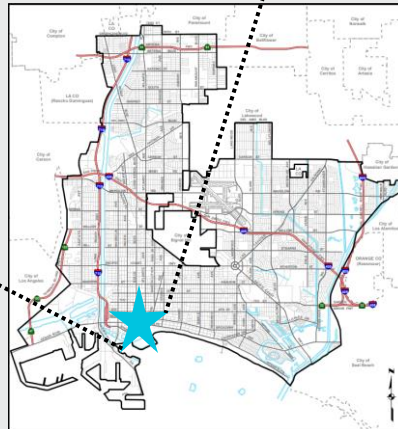
- PD-30 (Downtown Plan) – Height Incentive Area

General Plan (2019):

- Downtown/DT



Project site



Existing and Proposed Conditions



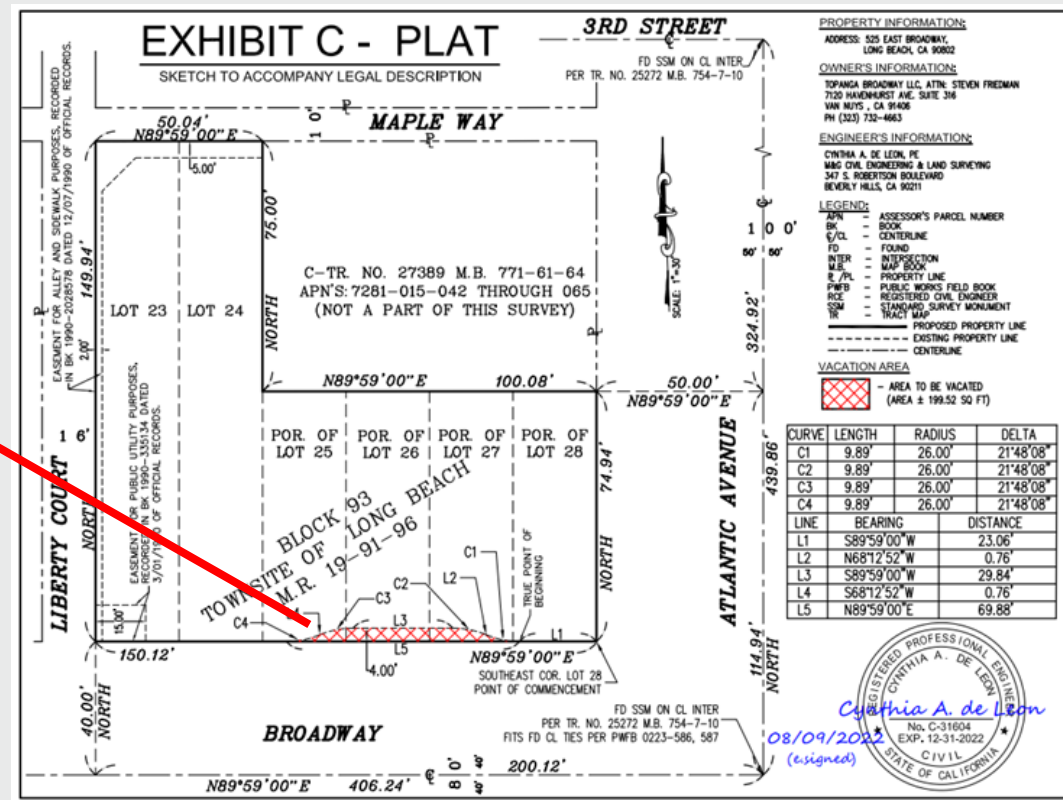
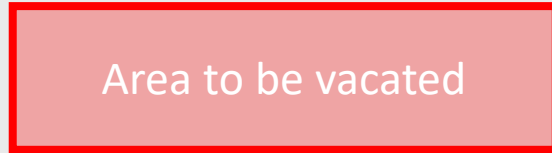
Existing Conditions



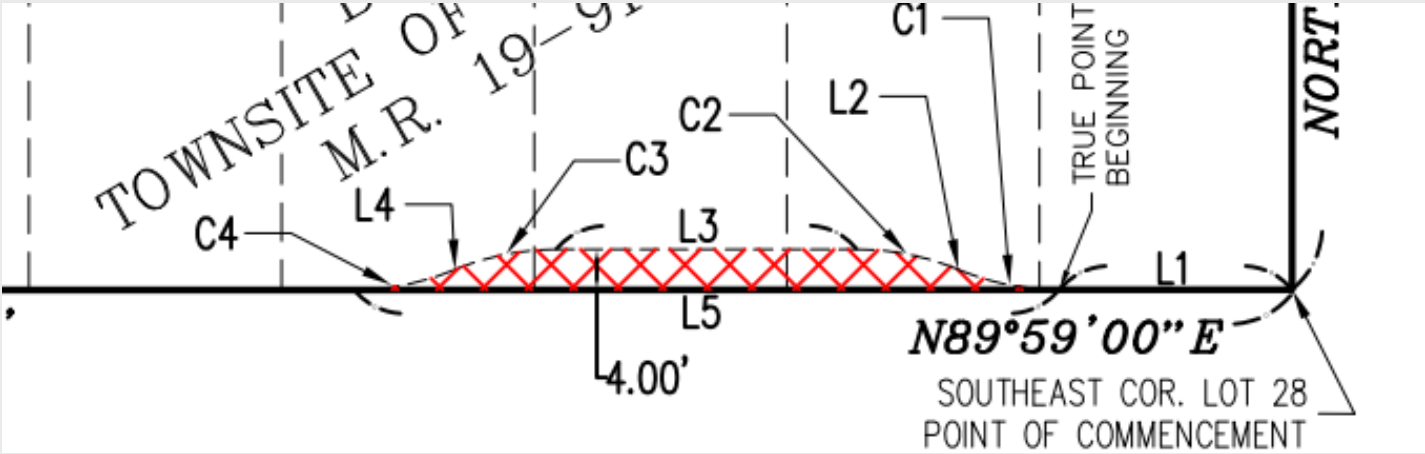
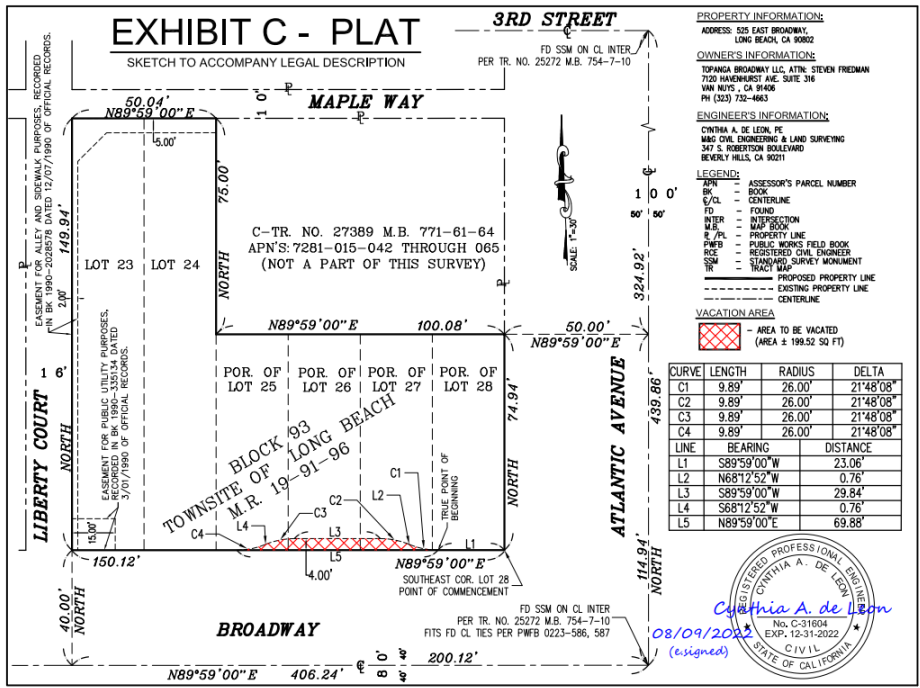
Approved Project

Project

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Vacation Area



VACATION AREA



- AREA TO BE VACATED
(AREA ± 199.52 SQ FT)

Previous and Existing Conditions



Previous Conditions (2018)



Existing Conditions (2022)

Required Findings

A finding of conformity with the maps and policies of the Long Beach General Plan must be made by the Planning Commission:

Land Use Element:

- The existing restaurant use and proposed mixed-use project are compatible with the DT PlaceType designation. The vacation of the site will not change the existing development onsite, as the area of the easement is currently occupied by features of the private development.
- The approval of the vacation allows for development on the private property in conformance with the minimum build to lines included in the PD-30 development standards.

Mobility Element:

- The easement was previously used for sidewalk purposes when a bus bay area previously existed in front of the subject property. The easement area no longer facilitates public circulation through the area.
- East Broadway abutting the development site is classified as a Major Avenue.
 - The existing easement is outside of the existing 80-foot right-of-way and, therefore, vacation of this area would not reduce the street cross-section to a condition that is in conflict with the intent of the design criteria for a Major Avenue.

CEQA and Noticing

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 was conducted as part of the approved mixed-use project (Application No. 2004-05). The project was determined that the project is within the scope of the project previously analyzed as part of the Downtown Plan Program EIR (SCH #2009071006) and warrants no further environmental pursuant to CEQA Guidelines Section 15162.

Noticing:

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

Recommendation

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Thank you

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LONG BEACH
DEVELOPMENT
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CITY OF
LONG BEACH