



# 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

March 1, 2018

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Find the proposed vacation of 122 feet of the east-west alley located east of Long Beach Boulevard and west of an unnamed alley (GPC17-002), located between 2400 and 2450 Long Beach Boulevard, in conformance with the adopted goals and policies of the City's General Plan. (District 6)

APPLICANT: Richard Todd  
2400 Long Beach Boulevard  
Long Beach, CA 90806  
(Application No. 1706-21)

## DISCUSSION

Pursuant to California Streets and Highways Code Section 8313 and California Government Code Section 65402, before an application for an alley vacation can be considered by the City Council in a jurisdiction with an adopted General Plan, the jurisdiction's Planning Commission must make a finding of conformity with the adopted General Plan maps and policies.

The subject request pertains to a 10-foot-wide east-west alley that measures 122 feet in length between 25<sup>th</sup> Street and E. Burnett Street, within the Midtown Specific Plan (SP-1) (Exhibit A – Location Map). The alley is between two privately owned vacant properties at 2450 Long Beach Boulevard to the north and 2400 Long Beach Boulevard to the south, respectively. The properties are currently fenced off and used for bus storage. The subject property is adjacent to a single-family residential home to the east, and commercial uses to the north, south, and west.

The applicant, who is the owner of the property adjacent to the alley, has submitted preliminary development plans for a senior residential project, and has submitted a request to the Public Works Department for the alley vacation. Obtaining a finding of General Plan conformity during this early stage of the project review will allow the property owner additional certainty when preparing development plans for formal submittal for Site Plan Review. The decision-making body on the alley vacation is the City Council.

### General Plan Consistency Findings

The General Plan consists of 11 elements and each element carries the same authority concerning land use issues. All elements of the General Plan were considered and staff finds this vacation to be in conformance with all applicable elements. A review of the relevant General Plan elements and specific General Plan consistency findings are presented below.

#### **Land Use Element**

The Land Use Element divides the City into 21 land use districts, which provide general guidance as to the appropriate type and density of land uses. The alley is located within Land Use District Number 7 – Mixed Use District (LUD 7). LUD 7 is intended to allow for a blending of different land uses as established by the adopted Planned Development District. The subject alley is located within the Midtown Specific Plan (SP-1). Alleys within SP-1 are identified for their potential to serve as a means for pedestrian connection and enhancement. However, the subject alley was not identified as an essential piece of the Connectivity Network in the Midtown Specific Plan, nor does the surrounding development pattern lend itself to use as an essential pedestrian connector. The intent of LUD 7 is to facilitate more cohesive development as opposed to disparate pockets of development. The vacation of the alley is consistent with this purpose by allowing parcels to potentially be assembled for development.

#### **Mobility Element**

The Mobility Element is aimed at transforming Long Beach into a community that offers flexible, convenient, affordable, and energy-efficient transportation options for residents and visitors alike. The portion of the alley that is proposed to be vacated was determined to be not necessary for public use or convenience because access to the abutting residential uses can be maintained by means of two existing streets (E. Burnett Street and 25<sup>th</sup> Street). Furthermore, the alley is not currently used for access. Alley vacation would therefore not prove detrimental to the movement of people and goods through the area.

### **PUBLIC HEARING NOTICE**

General Plan Conformity findings do not require a public hearing notice. However, the Public Works Department conducts public notification of the alley vacation prior to the City Council's consideration.

### **ENVIRONMENTAL REVIEW**

The proposed vacation is not a project under the California Environmental Quality Act (CEQA) pursuant to the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment (Section 15061(b)(3) of Chapter 3 of Title 14 of the California Code of Regulations, State CEQA Guidelines). There is no possibility that a finding of conformity with the General Plan will result in a physical change in the environment. This finding does not approve any development



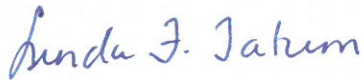
CHAIR AND PLANNING COMMISSIONERS

March 1, 2018

Page 3 of 3

project nor does it, either directly or indirectly, disturb the physical environment. Furthermore, all development projects are otherwise subject to CEQA. Therefore, no further environmental review is required.

Respectfully submitted,



LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER



TOM MODICA  
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

TM:LFT:CT:sv

Attachments:

- Exhibit A – Location Map
- Exhibit B – Alley Vacation Plan
- Exhibit C – Midtown Specific Plan
- Exhibit D – Notice of Exemption