

944V

**SKETCH SHOWING A PORTION OF PUBLIC
RIGHT-OF-WAY SOUTH OF SIXTH STREET AND
WEST OF ROYCROFT AVENUE TO BE
VACATED BY THE CITY OF LONG BEACH.**

 SHOWS AREA TO BE VACATED



ENGINEERING BUREAU
CITY OF LONG BEACH, CALIFORNIA
EXHIBIT A

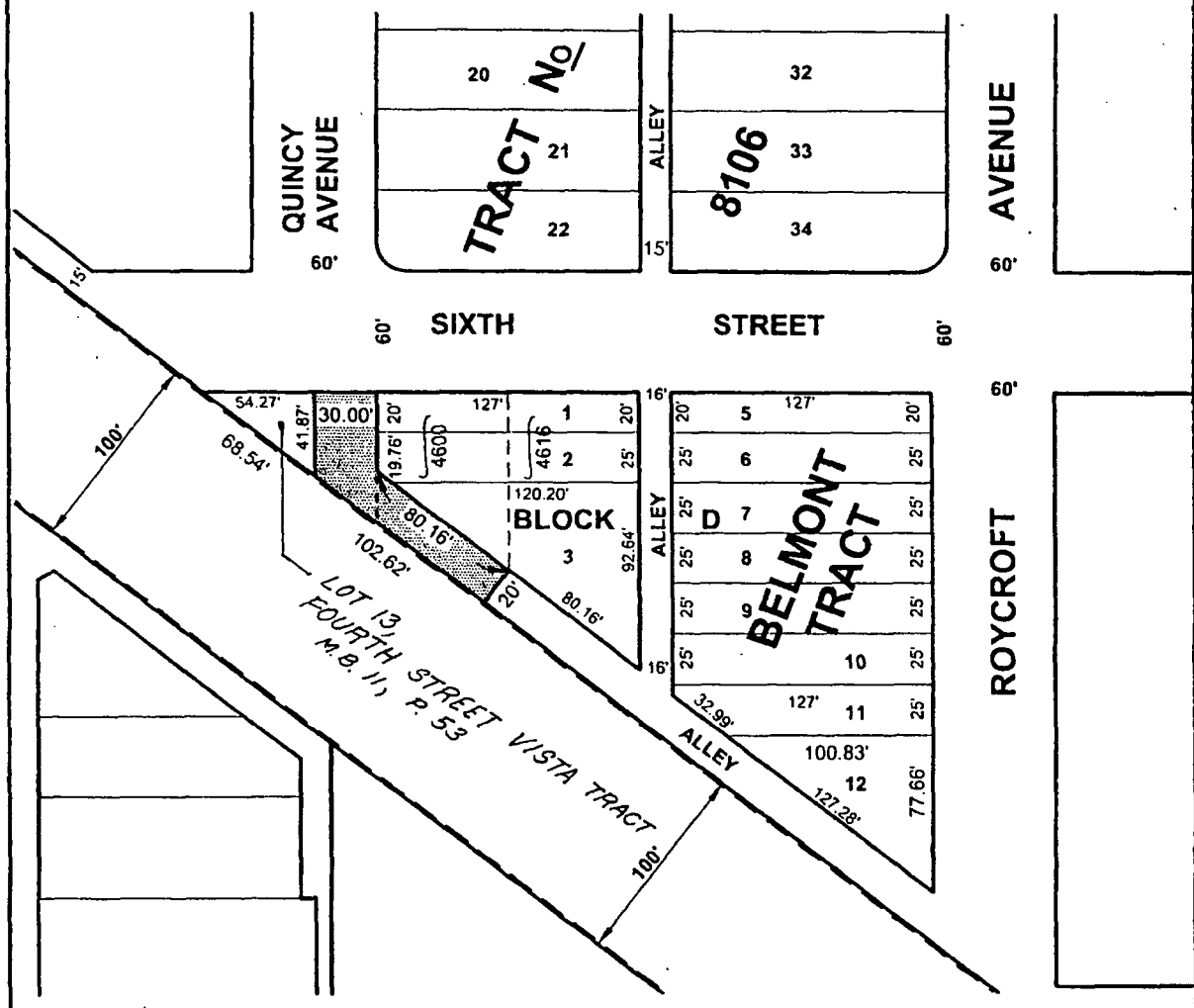
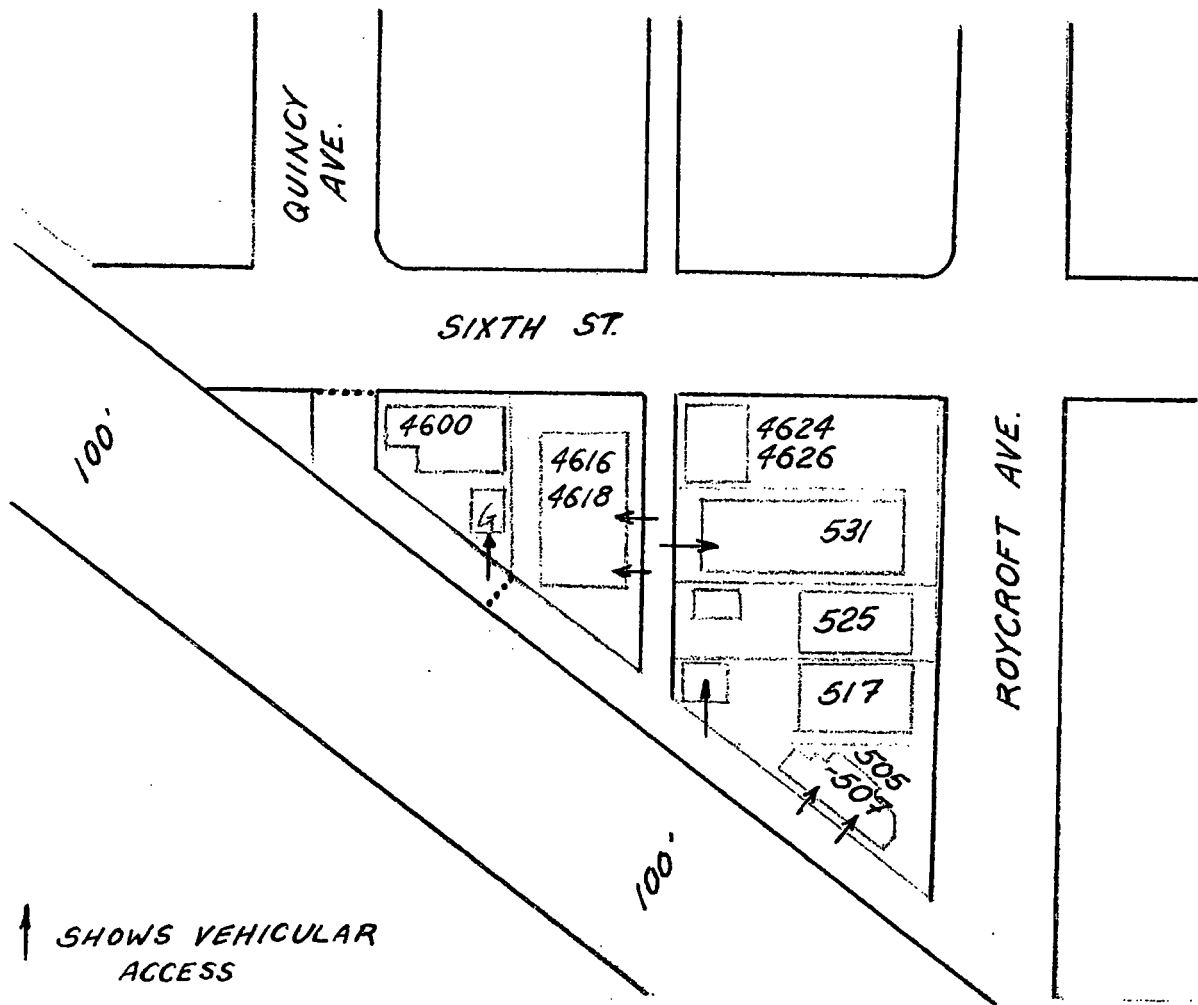
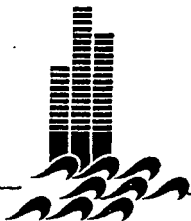


EXHIBIT A



**EXISTING BUILDINGS AND VEHICULAR ACCESS
ON BLOCK SOUTH OF SIXTH STREET
AND WEST OF ROYCROFT AVENUE**

EXHIBIT B



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570- 5972 FAX (562) 570-6068

ADVANCE PLANNING

CONSENT CALENDAR

October 16, 2003

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Finding of Conformity with the *General Plan* for a Partial Alley Vacation

LOCATION: Near the Intersection of 6th Street and Quincy Avenue Abutting the Pacific Electric Rail Right-of-Way

APPLICANT: Charles Murray
130 Corona Avenue
Long Beach

RECOMMENDATION

Find the proposed partial alley vacation near the intersection of 6th Street and Quincy Avenue, as depicted in Exhibit A, in conformance with the *General Plan*.

BACKGROUND

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 vacation is herein submitted for such review.

The applicant intends to develop a single-family home on a vacant, irregular sized lot at the southwest corner of 6th Street and Quincy Avenue. The applicant is requesting the vacation of the unpaved alley adjacent to his property to increase the size of the parcel, which will reduce the number of standard variances necessary for the construction of a single family home on the site. However, the findings regarding this alley vacation do not portend the approval by staff of any necessary standard variances. In addition, as part of this application, the unpaved alley abutting the single-family home at 4600 6th Street will revert to the said property owner.

Open Space and Recreation Element

The Open Space and Recreation Element identifies opportunities and programs that increase open space for recreation and preservation. The subject alley is abutting an obsolete rail right-of-way identified in the Element as open space linkages. Moreover, the Department of Parks, Recreation and Marine are in the preliminary planning stages for the development of the right-of-way for a linear park. Nevertheless, the adjacent alley is programmed for this open space linkage and the developer is required to build a fence along the boundary of the future park site.

ENVIRONMENTAL REVIEW

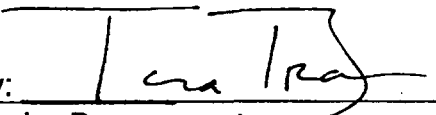
In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), this discretionary action is not subject to CEQA review and therefore Categorical Exemption CEP 627-03 was issued.

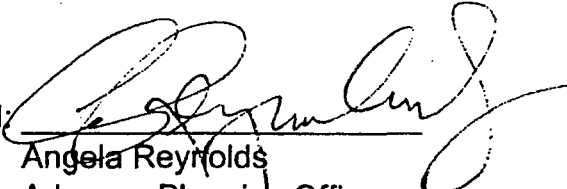
IT IS RECOMMENDED THAT THE PLANNING COMMISSION

Find the proposed alley vacation near the intersection of 6th Street and Roycroft Avenue, as depicted in Exhibit A, in conformance with the *General Plan*.

Respectfully submitted,

FADY MATTAR
DIRECTOR OF PLANNING AND BUILDING

By: 
Ira Brown
Planner

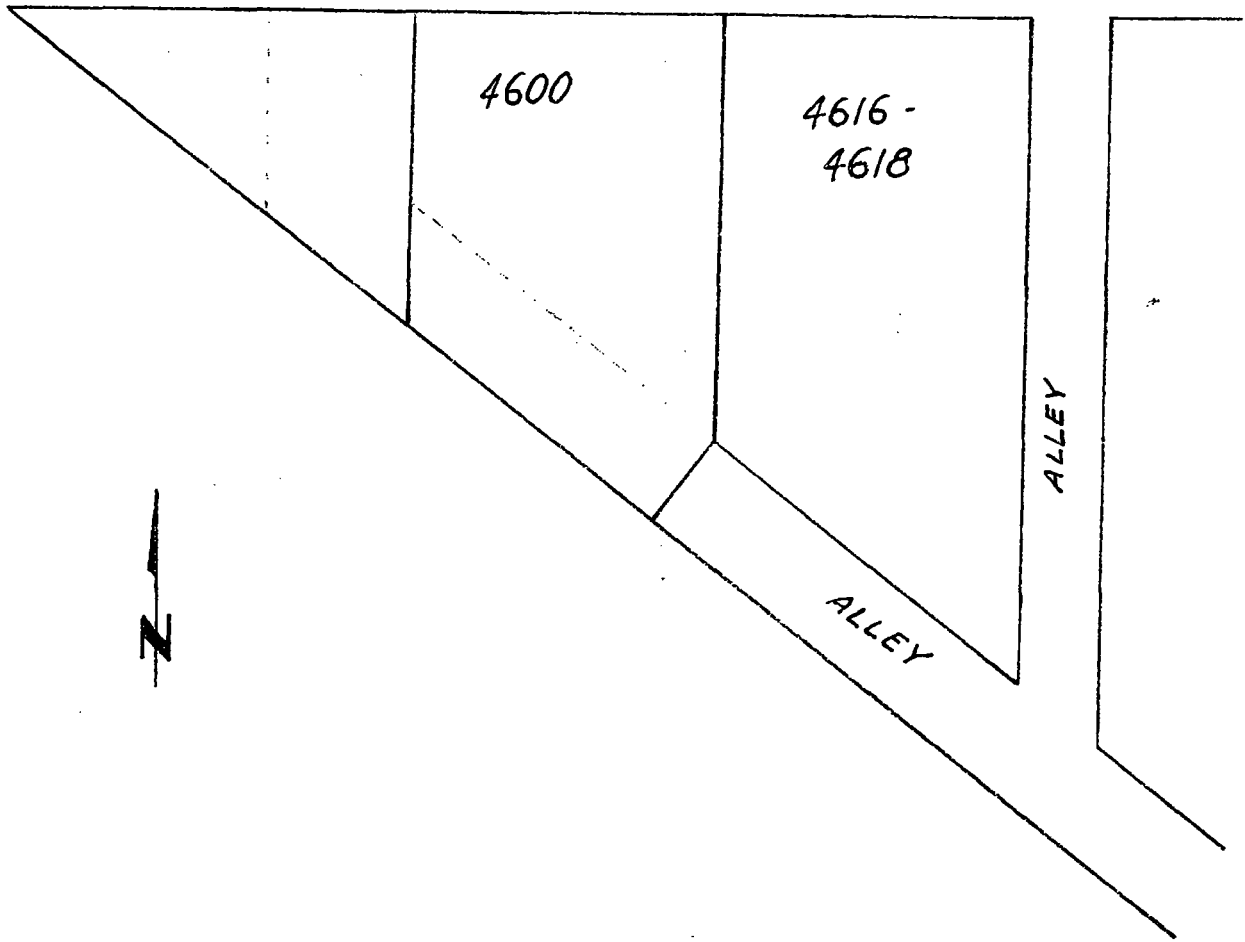
Approved: 
Angela Reynolds
Advance Planning Officer

Vacation@Roycroft_Ave&6th_St.doc
FM:AR:IB:SN

Attachments:

1. Exhibit A: Sketches Depicting Alley to be Vacated
2. Exhibit B: Public Works Conditions of Approval
3. Exhibit C: Site Photographs

SIXTH ST



**EXPECTED DIVISION OF PROPERTY
EXHIBIT D**

CONDITIONS OF APPROVAL

Vacation of a Portion of the Alley South of Sixth Street and West of Roycroft Avenue (Reference Sk. No. 944V)

The proposal was reviewed by the interested city departments and public agencies, and there were no objections, provided that the following conditions of approval are included:

1. An easement shall be reserved for public utilities over the entire area to be vacated. Known public utilities include a storm drain and Verizon cable. If public facilities are relocated or abandoned, the reserved easement or applicable portion thereof will be quitclaimed by the City. No structures shall be constructed or installed within a utility easement.
2. The developer shall construct a fence along the boundary of the adjacent 100-foot wide strip of City park property extending southeasterly to the intersection with the next north-south alley (approximately 80 feet long) to prevent vehicles from driving onto City property from the new alley terminus to get to Sixth Street. The fencing material must be reviewed and approved by the Director of Parks, Recreation and Marine. The range of the fencing to be installed is shown on the attached page 2 of this exhibit.
3. The developer shall pave the 150-foot long north-south alley in this block to City standards in order to improve access for the Fire Department and the general public. The area to be paved is also shown on page 2 of this exhibit.
4. If storm water drainage is presently accepted from the adjacent 100-foot wide strip of City-owned park property, this drainage shall continue to be accepted. Alternatively, the property owner may make modifications affecting surface flow if a plan for this work is reviewed and approved by the Director of Parks, Recreation and Marine. Any work on City property will require a permit from the City. The vacation petitioner shall resolve any storm water drainage problems resulting from the vacation to the satisfaction of the Director of Public Works.
5. The developer shall provide standard improvements along the Sixth Street frontage of this project, such as sidewalk, curb and gutter, or make any necessary repairs thereto, subject to the satisfaction of the City Engineer.

The above conditions are flexible in that they may be adjusted in consideration of changing conditions or of new evidence which occurs or becomes available prior to the adoption of the resolution vacating by the City Council.

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RESOLUTION NO. C-

A RESOLUTION OF INTENTION TO VACATE A PORTION OF THE ALLEY SOUTH OF SIXTH STREET AND WEST OF ROYCRAFT AVENUE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PURSUANT TO THE PUBLIC STREET, HIGHWAYS AND SERVICE EASEMENTS LAW (DIVISION 9, PART 3, CALIFORNIA STREETS AND HIGHWAYS CODE); FIXING A TIME AND PLACE FOR HEARING ALL PERSONS INTERESTED IN OR OBJECTING TO THE PROPOSED VACATION

The City Council of the City of Long Beach resolves as follows:

Section 1. The City Council of the City of Long Beach hereby elects to proceed under Division 9, Part 3, Chapter 3, of the California Streets and Highways Code, as amended, generally known and referred as the "Public Street, Highways and Service Easements Law", and hereby declares its intention to vacate a portion of the alley south of Sixth Street and west of Roycraft Avenue in the City of Long Beach, County of Los Angeles, State of California, described more particularly as follows:

Those certain 30-foot wide and 20-foot wide public street and alley rights-of-way shown westerly and southerly of Lots 1, 2 and 3, Block D, of the tract named "Belmont", in the City of Long Beach, County of Los Angeles, State of California, as recorded in Book 11, Page 84 of maps, official records of the County Recorder of said County; said rights-of-way described as follows:

Parcel A

Said 30-foot wide public right-of-way beginning at the northwesterly corner of said Lot 1; thence S 0°00'30" W 39.75 feet along the westerly line of said Lots 1 and 2 to the most westerly southwest corner of Lot 2; thence continuing S 0°00'30" W 25.24 feet to the northeasterly line of the abandoned Pacific Electric Railway right-of-way, 100 feet wide, as shown on said map of the Belmont tract; thence N 52°23'03" E 37.87 feet along said northeasterly line to a point on the westerly line of said 30-foot wide right-of-way, said point also being the southeasterly corner of Lot 13 of the Fourth Street Vista Tract in the City of Long Beach, County of Los Angeles, State of California, recorded in Book 11, Page 53 of maps, records of said county;

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

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1 thence along said westerly line of the 30-foot wide right-of-way N 0°00'30" E
2 41.87 feet to the northeast corner of said Lot 13, said corner point lying on
3 the southerly line of Sixth Street, 60 feet wide; thence along the southerly
4 line of Sixth Street N 89°58'52" E 30.00 feet to the point of beginning.

Parcel B

5 Said 20-foot wide public right-of-way beginning at the southeast corner of the
6 land described in that deed recorded as Instrument No. 87-1989342 on
7 August 16, 1987, in the official records of said County, said point lying on the
8 northeasterly line of said 20-foot wide right-of-way; thence S 37°36'57" W
9 20.00 feet to the southwesterly line of said right-of-way, said line also being
10 the northeasterly line of the abandoned Pacific Electric Railway right-of-way,
11 100 feet wide; thence along said southwesterly line N 52°23'03" W 64.75 feet
12 to the southerly prolongation of the westerly line of said Lot 2 in Block D of
13 the tract named "Belmont"; thence N 0°00'30" E 25.24 feet along said
14 southerly prolongation to said northeasterly line of the 20-foot wide right-of-
15 way; thence S 52°23'03" E 80.16 feet along said northeasterly line to the
16 point of beginning.

17 Reserving unto the City of Long Beach, its successors and assigns, over the
18 entire area vacated herein, a perpetual easement and right-of-way, at any
19 time or from time to time, to lay, construct, maintain, operate, repair, renew,
20 replace, change the size of and remove storm drains and appurtenant
21 structures; and pursuant to any existing franchises or renewals thereof, or
22 otherwise, to construct, maintain, operate, replace, remove, renew and
23 enlarge lines of conduits, cables, wires, poles and other convenient
24 structures, equipment and fixtures for the operation of telephone lines and
25 other communication lines, and incidental purposes including access and the
26 right to keep the property free from inflammable materials, and wood growth,
27 and otherwise protect the same from all hazards in, upon and over the part
28 vacated. Access for maintenance of the above-mentioned facilities must be
29 maintained at all times. No improvements shall be constructed within the
30 easement which would impede the operation, maintenance or repair of said
31 facilities. Construction of any improvements, including changes of grade,
32 shall be subject to the prior written approval of all the City departments and
33 public utilities responsible for the above said facilities.

34 Sec. 2. All of the foregoing real property is shown on the map or plan thereof,
35 attached hereto as Exhibit "A", and on file in the office of the City Clerk, which map or plan
36 is known and referred to as City of Long Beach Department of Public Works Vacation
37 Sketch No. 903V entitled, "SKETCH SHOWING A PORTION OF THE ALLEY SOUTH OF
38 SIXTH STREET AND WEST OF ROYCRAFT AVENUE TO BE VACATED BY THE CITY
39 OF LONG BEACH."

40 Sec. 3. It is the intent of the City Council that the proposed vacation not
41 occur until such time as the Director of Planning and Building and the City Engineer certify

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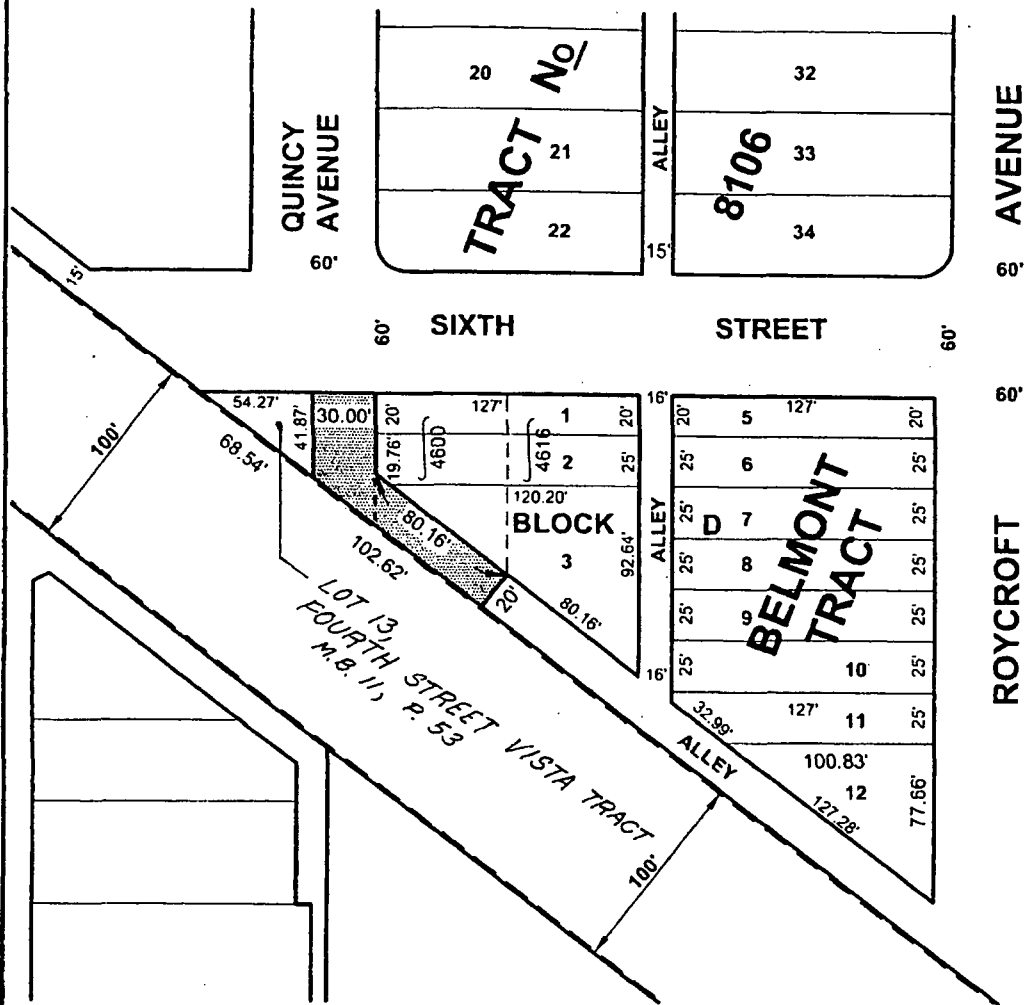


EXHIBIT A