



CITY OF LONG BEACH

C-12

DEPARTMENT OF PUBLIC WORKS

333 WEST OCEAN BOULEVARD • LONG BEACH, CA 90802 • (562) 570-6383 • FAX (562) 570-6012

July 14, 2009

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt a resolution of intention to vacate a portion of the alley north of Artesia Boulevard and west of Orange Avenue, accept the dedication of a new branch alley, and set a date for a public hearing on the vacation for August 11, 2009. (District 9)

DISCUSSION

A new City of Long Beach Fire Station is to be constructed at 1199 East Artesia Boulevard. The development of the proposed 56,181 square foot project site will entail the elimination of the southerly part of the alley system in this block, and the creation of a new branch alley 135 feet northerly of the old east-west branch alley. The proposed changes to the alleys in the block north of Artesia Boulevard and west of Orange Avenue are shown on the attached Exhibit A. The site development plan for the new fire station is shown on Exhibit B.

Proceedings for this vacation are being conducted in accordance with Chapter 3, General Vacation Procedure, of the Public Streets, Highways and Service Easements Vacation Law of the California Streets and Highways Code. Findings must establish that the subject right-of-way is unnecessary for present or prospective public use. The Department of Public Works supports this action based on the following evidence, facts, conditions and findings, establishing that the dedicated right-of-way to be vacated is unnecessary for present or prospective public use.

1. On December 4, 2008, the City of Long Beach Planning Commission approved plans for a new 11,080 square foot fire station and a 4,632 square foot Emergency Support Center at 1199 E. Artesia Boulevard.
2. Also on December 4, 2008, the Planning Commission determined that the subject alley vacation is consistent with the City's General Plan, as required in Section 8313 of the Public Streets, Highways and Service Easements Vacation Law. In conformance with the California Environmental Quality Act, Negative Declaration Number ND 14-08 was issued for this project. The Planning Department staff report is included as Exhibit C.

**DIRECTOR'S OFFICE
BUDGET & PERSONNEL**
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ENGINEERING
333 W. Ocean Blvd., 9th Floor
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**ENVIRONMENTAL
SERVICES**
2929 E. Willow Street
Long Beach, CA 90806
Ph. (562) 570-2850
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FLEET SERVICES
2600 Temple Avenue
Long Beach, CA 90806
Ph. (562) 570-5400
Fax (562) 570-5414

PUBLIC SERVICE
1601 San Francisco Avenue
Long Beach, CA 90813
Ph. (562) 570-2782
Fax (562) 570-2729

3. A new 20-foot wide branch alley will be dedicated and constructed to maintain through alley access to all of the private properties in this block.
4. There are existing public utilities in the alley portion to be vacated. These utilities will be rerouted from the alley to be vacated during the construction of the fire station. Upon completion of the utility relocation, the easement reserved for public utilities will be quitclaimed by the City of Long Beach.
5. The interested City Departments, including Fire and Police, have reviewed the proposed right-of-way vacation and land development, and have no objections to this action. Conditions of approval, satisfying the concerns of the public utility companies, are shown on Exhibit D.

The public hearing on this matter to be held on August 11, 2009, will allow all persons interested in, or objecting to, the proposed vacation to appear and be heard.

This matter was reviewed by Deputy City Attorney Linda Trang on May 5, 2009, and by Budget and Performance Management Bureau Manager David Wodynski on May 13, 2009.

TIMING CONSIDERATIONS

City Council action is requested on July 14, 2009, in order to allow the construction of the fire station to proceed on schedule.

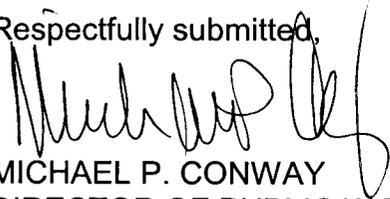
FISCAL IMPACT

A vacation processing fee of \$3,180 was deposited to the General Fund (GP) in the Department of Public Works (PW).

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

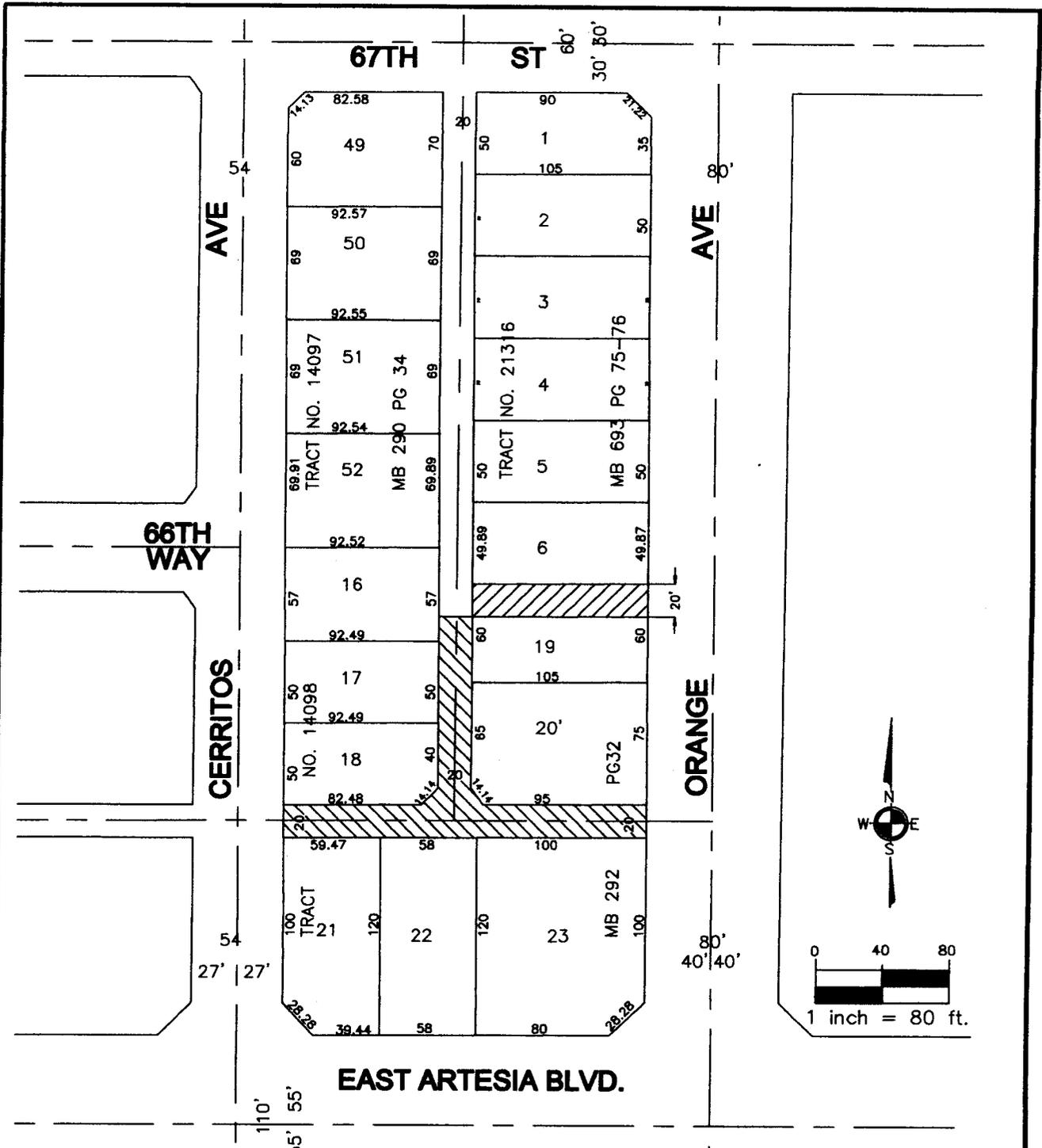

MICHAEL P. CONWAY
DIRECTOR OF PUBLIC WORKS

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Attachments – Exhibit A
Exhibit B
Exhibit C
Exhibit D
Resolution

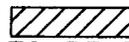
APPROVED:



PATRICK H. WEST
CITY MANAGER



LEGEND:

-  AREA TO BE DEDICATED FOR ALLEY PURPOSES
-  AREA TO BE VACATED

CITY OF LONG BEACH

STREET DEDICATION & VACATION

1199 E. ARTESIA BLVD.
LONG BEACH, CALIFORNIA 90805

DWG No.

1.0

1 OF 1

12-09-08

EXHIBIT A

**CITY OF LONG BEACH**

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

December 4, 2008

CHAIR AND PLANNING COMMISSIONERSCity of Long Beach
California**RECOMMENDATION:**

Approve Site Plan Review, Lot Merger, and Standards Variances for (1) Front setback of 15 feet 3 inches instead of 20 feet, (2) Street side setback of 6 feet 3 inches instead of 10 feet (Cerritos Avenue side), (3) Curb cut width of 59 feet instead of not more than 24 feet (Orange Avenue side), (4) Antenna height of 100 feet instead of not more than 60 feet, and (5) Fence height of 10 feet instead of not more than 8 feet. Make a finding of General Plan Conformity for Alley Vacation. Recommend City Council approve a General Plan Amendment to change Land Use District designation from 8A to 10, and a Zone Change from CCA and R-1-N to I (Institutional). Certify Negative Declaration ND 14-08, for a new City fire station at 1199 E. Artesia Blvd. (District 9)

APPLICANT: City of Long Beach Redevelopment Agency
333 W. Ocean Blvd., 3rd Floor
Long Beach, CA 90802
(Application No. 0810-04)

DISCUSSION

The Long Beach Redevelopment Agency proposes to build a new city fire station and an emergency resources center (a disaster support and training building) at 1199 East Artesia Boulevard (Exhibit A – Location Map). The fire station will be 11,080 square feet and the support building will be 4,632 square feet, for a total of 15,712 square feet (Exhibit B – Plans and Photos). The project site is 56,181 square feet (1.29 acres) and will be assembled through the merger of seven parcels combined with the vacation of portions of existing alleys and dedication of new alley segments (Exhibit C – Alley Vacation and Street Dedication plans). This project will require demolition of an existing retail commercial building and parking improvements on the site, and modification and under-grounding of utilities that cross the site.

The station house and the emergency resources center both will be one story, with the station house located on the corner of Artesia Boulevard and Orange Avenue, and the emergency resources center at the corner of Artesia and Cerritos Avenue. The apparatus bay, which houses the fire engines and ambulances, joins the north side of the station house and fronts on Orange. The new buildings will achieve a LEED certification at the Gold status level, making use of construction techniques to reduce water consumption, optimize energy performance, utilize renewable and recycled materials and resources, increase indoor environmental quality, and other

EXHIBIT C**Page 1 of 2**

green building approaches. Awnings with solar photovoltaic panels will cover the staff parking spaces, the roof and paving are designed to reduce the heat-island effect, and the building will be constructed of materials that emit lower levels of volatile organic compounds (VOCs). A 100-foot-tall communications tower will be located between the station house and the support building. This antenna has been sited as far as possible from the residential district to the north (over twice as far as it is tall), to prevent the antenna from looming over the homes. Since the fire company will respond to emergencies via Orange Avenue, the project involves upgrades to the traffic signals at the intersection of Orange and Artesia to control traffic flow while fire engines are emerging from the station and entering traffic during emergency responses.

Staff recommends approval of the requested entitlements (Exhibit D – Findings and Conditions of Approval). The Zoning Regulations do not set forth specific development standards for public safety facilities, so staff has relied on the Fire Department and architectural team—the experts on the subject—to define the necessary building envelope and other parameters. The 59-foot-wide curb cut for the apparatus bay and the 100-foot-tall communications tower are necessary for the functioning of the fire station. Likewise, staff has found that the requests for reduced setbacks and increased fence height are necessary for site security and a functional site layout. Staff believes these requests will have no negative effects on the surrounding area.

PUBLIC HEARING NOTICE

Public hearing notices were distributed on November 17, 2008, as required by the Long Beach Municipal Code. Staff has received no responses or comments.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Negative Declaration (ND 14-08) was prepared for the proposed project (Exhibit E). Planning Commission certification of this Negative Declaration is required if the Commission wishes to approve the entitlements as staff recommends.

Respectfully submitted,



CRAIG BECK *Ar*

DIRECTOR OF DEVELOPMENT SERVICES

CB:DB:SK

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Attachments

- Exhibit A – Location map
- Exhibit B – Plans and photos
- Exhibit C – Alley Vacation and Street Dedication plans
- Exhibit D – Findings and Conditions of Approval
- Exhibit E – Negative Declaration ND 14-08

CONDITIONS OF APPROVAL

SKETCH NO. 990V

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 all existing utilities, which may be relocated during construction of the Fires Station. Once properly relocated to the satisfaction of the utility owner, the City of Long Beach will quitclaim the reserved easement.
2. A new 20-foot wide branch alley will be constructed and dedicated to replace the alley portion vacated. An alley outlet south of the residential properties on the north part of the subject block will remain available for occupant's use during the building of the Fire Station with only minor and necessary interruptions in service due to construction activities.
3. The vacation petitioner shall at its cost resolve any storm water drainage problems resulting from the vacation to the satisfaction of the Director of Public Works.

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.

EXHIBIT D

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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RESOLUTION NO.

A RESOLUTION OF INTENTION TO VACATE A PORTION OF THE ALLEY NORTH OF ARTESIA BOULEVARD AND WEST OF ORANGE AVENUE, IN THE CITY OF LONG BEACH, 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 (Section 8320 *et seq.*), 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 north of Artesia Boulevard and west of Orange Avenue, in the City of Long Beach, County of Los Angeles, State of California, described more particularly as follows:

All those certain alleys lying within Tract No. 14098, in the City of Long Beach, County of Los Angeles, State of California, as shown on the map recorded in Book 292, Page 32 of Maps, recorded in the office of the County Recorder of said County, lying southerly of a line parallel with and 20.00 feet southerly of the northerly line of Lot 19 of said Tract.

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Reserving unto the City of Long Beach, its successors and assigns a perpetual easement and right-of-way, at any time or from time to time, to lay, construct, maintain, operate, repair, renew, replace, change the size of and remove the existing utility lines, including, but not limited to, sanitary sewers and appurtenant structures, together with all necessary gates, valves, fittings, hydrants and appurtenances for the transportation of water and gas, with the right of ingress to and egress from the same, over, through, under, along and across that certain property vacated herewith; and pursuant to any existing franchises or renewals thereof, or otherwise, to construct, maintain, operate, replace, remove, renew and enlarge lines of conduits, cables, wires, poles and other convenient structures, equipment and fixtures for the operation of telephone lines and other communication lines, and for the transportation or distribution of electric energy, and incidental purposes including access and the right to keep the property free from inflammable materials, and wood growth, and otherwise protect the same from all hazards in, upon and over the part vacated. Access for maintenance of the above-mentioned facilities must be maintained at all times. No improvements shall be constructed within the easement which would impede the operation, maintenance or repair of said facilities. Construction of any improvements, including changes of grade, shall be subject to the prior written approval of all the City departments and public

1 utilities responsible for the above said facilities.

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3 Section 2. All of the foregoing real property is shown on the map or plan
4 thereof, attached hereto as Exhibit "A", and on file in the office of the City Clerk, which
5 map or plan is known and referred to as "City of Long Beach Department of Public Works
6 Vacation Sketch No. 990V".

7 Section 3. The City Council hereby fixes the _____ day of
8 _____, 200_ at the hour of _____ p.m., as the time and the City
9 Council Chamber, Plaza Level of the City Hall, 333 West Ocean Boulevard, in the City of
10 Long Beach, California, as the place for hearing all persons interested in or objecting to
11 the proposed vacation.

12 Section 4. The City Council hereby directs that notice of said hearing on
13 this proposed street vacation be published for at least two (2) successive weeks prior to
14 the hearing and in the manner provided by Section 8322 of the State Streets and
15 Highways Code.

16 Section 5. The City Council hereby directs that notice of this street
17 vacation be posted conspicuously along the street proposed to be vacated at least two
18 (2) weeks before the date set for hearing and in the manner provided by Section 8323 of
19 the State Streets and Highways Code.

20 Section 6. This resolution shall take effect immediately upon its adoption
21 by the City Council, and the City Clerk shall certify to the vote adopting this resolution.

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I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of _____, 20__ by the following vote:

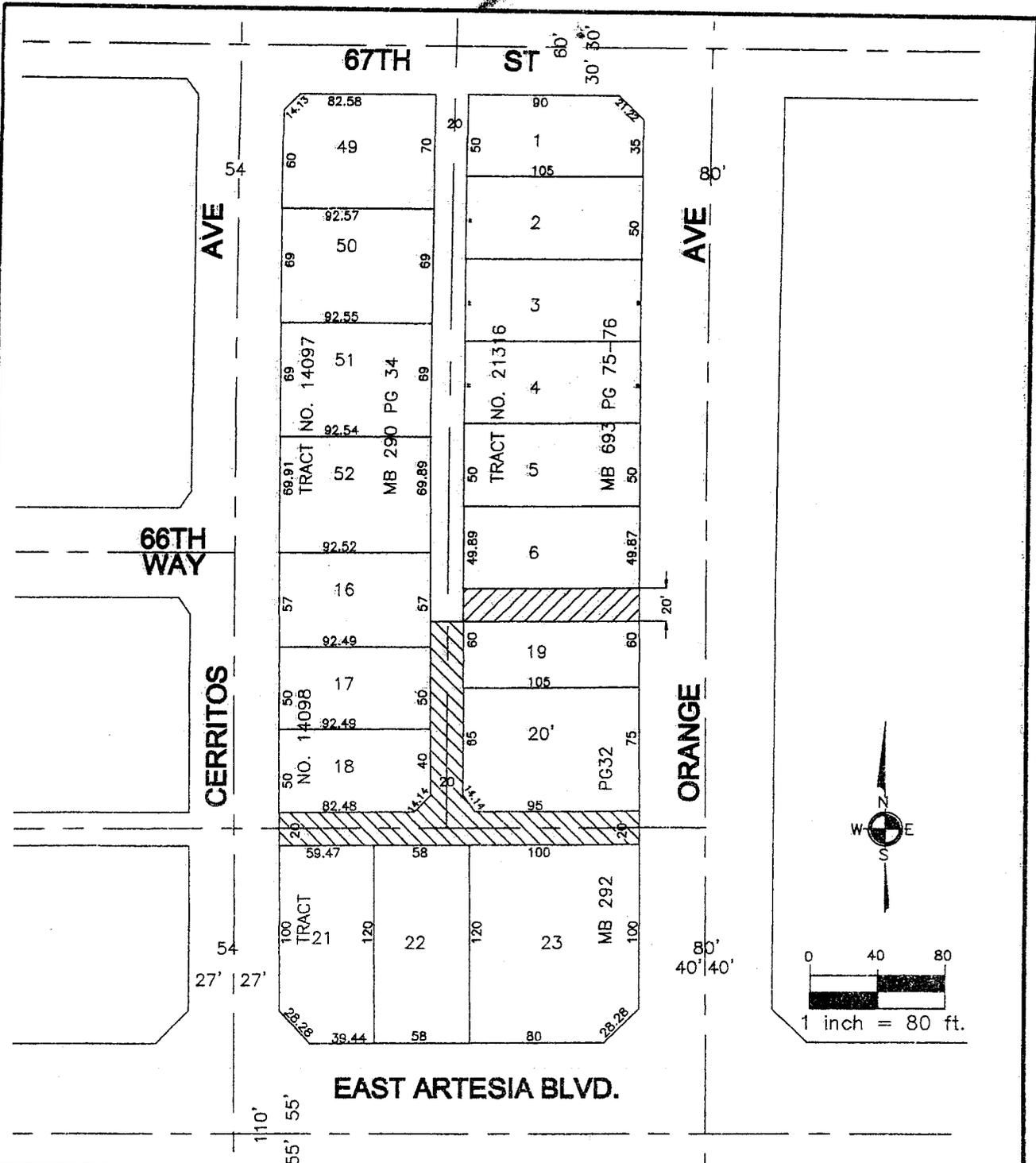
Ayes: Councilmembers: _____

Noes: Councilmembers: _____

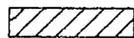
Absent: Councilmembers: _____

City Clerk

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664



LEGEND:

 AREA TO BE DEDICATED FOR ALLEY PURPOSES

 AREA TO BE VACATED

CITY OF LONG BEACH

STREET DEDICATION & VACATION

1199 E. ARTESIA BLVD.
LONG BEACH, CALIFORNIA 90805

DWG No.

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