



CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

C-21

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

April 17, 2018

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt a Resolution of Intention to vacate Pasadena Avenue between 33rd Street and Interstate 405 San Diego Freeway; set the date of May 15, 2018, for the public hearing on the vacation; and,

Accept Categorical Exemption CE-17-020. (District 7)

DISCUSSION

SA Properties Company L.P., owner of the commercial property at 530 East 33rd Street and the vacant lot on the southwest corner of Pasadena Avenue and 33rd Street (Applicant), requested the vacation of the portion of Pasadena Avenue between 33rd Street and Interstate 405 (I-405) San Diego Freeway (Attachment A – Vacation Sketch). This portion of Pasadena Avenue divides two lots that are owned by the Applicant. This segment of Pasadena Avenue provides access only to the adjacent commercial properties directly to the west and east. The property directly west is improved as a surface parking lot and the property directly east is developed with a commercial building, which is currently vacant. Vacating this portion of Pasadena Avenue would allow the Applicant to merge these lots.

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 Public Works Department supports this vacation based on findings that the portion of Pasadena Avenue between 33rd Street and I-405 Freeway to lots owned by the Applicant are not necessary as a vehicular or pedestrian thoroughfares.

On May 18, 2017, the Planning Commission determined that the proposed vacation of the 10,110-square-foot area was in conformance with the adopted goals of the City's General Plan and approved Categorical Exemption CE-17-020 (Attachment B – Planning Commission Staff Report). In conformance with the California Environmental Quality Act, Categorical Exemption CE-17-020 was adopted for this development (Attachment C – Notice of Exemption).

The necessary departments, including Traffic Engineering, Fire and Police have reviewed the proposed right-of-way vacation and have no objections to this action. Conditions of approval, satisfying the concerns of the public utility companies are attached (Attachment D - Conditions).

A public hearing on this matter is to be held on May 15, 2018, and will allow all persons interested in, or objecting to, the proposed vacation to appear and be heard. At that time, the City Council will deliberate and take action on the proposed vacation.

This matter was reviewed by Deputy City Attorney Linda T. Vu on March 21, 2018 and by Budget Analysis Officer Julissa José-Murray on March 20, 2018.

TIMING CONSIDERATIONS

City Council action is requested on April 17, 2018, to set a public hearing date on this matter for May 15, 2018.

FISCAL IMPACT

A tentative vacation processing fee of \$10,105 was deposited in the General Fund (GF) in the Public Works Department (PW). There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG A. BECK
DIRECTOR OF PUBLIC WORKS

APPROVED:



PATRICK H. WEST
CITY MANAGER

CB:SC:EL:JH:sdj

- ATTACHMENTS:
- RESOLUTION
 - ATTACHMENT A - VACATION SKETCH
 - ATTACHMENT B - PLANNING COMMISSION STAFF REPORT
 - ATTACHMENT C - NOTICE OF EXEMPTION
 - ATTACHMENT D - CONDITIONS

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, 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 PASADENA AVENUE BETWEEN 33RD STREET AND INTERSTATE 405 SAN DIEGO FREEWAY, 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 Pasadena Avenue between 33rd Street and Interstate 405 San Diego Freeway, in the City of Long Beach, County of Los Angeles, State of California, described more particularly as follows:

"That portion of Pasadena Avenue lying south of the south line of 33rd Street, as said street is shown on Tract No. 2901, and lying northerly of the northwesterly prolongation of the southwesterly line of Parcels 2 and northerly and easterly of the northerly and easterly lines of Parcels 3, as said parcels are described in the Director's Deed recorded May 13, 1965 as Instrument No. 3101, of Official Records of Los Angeles County, as more particularly described hereinafter and as shown on Exhibit "B" attached

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

1 hereto and by this reference made a part hereof.

2 That portion of Pasadena Avenue lying south of the southerly right of
3 way line of 33rd Street (formerly Crest Drive) 60 feet wide, as shown on
4 Tract No. 2901, in the City of Long Beach, County of Los Angeles, State of
5 California, recorded in Book 36, page 63 of Maps, in the office of the County
6 Recorder of said County, and lying northerly and easterly of the following
7 described line:

8 Beginning at a point on the easterly line of Lot 10, in Block "E" of said
9 Tract No. 2901, distant North 00°05'53" West 30.00 feet along said easterly
10 line of said Lot 10 from the southeast corner thereof; Thence South
11 00°05'53" East along said easterly line of said Lot 10 a distance of 3.16 feet
12 to the TRUE POINT OF BEGINNING of the herein described line; Thence
13 from said True Point of Beginning South 56°54'55" West a distance of 13.17
14 feet to the beginning of a tangent curve concave easterly and having a
15 radius of 46.00 feet; Thence westerly, southerly, and easterly along said
16 curve through a central angle of 126°36'45", an arc distance of 101.65 feet
17 to a point; A radial of said curve to said last mentioned point bears South
18 20°18'10" West; Thence easterly, non-tangent to said curve, in a direct line,
19 to a point in the easterly line of Lot 11, in Block "E" of said Tract No. 2901,
20 being the point of terminus of the line described herein, distant northerly
21 thereon 1.00 foot from the intersection of the easterly line of said Lot 11 with
22 the northwesterly prolongation of the following described line.

23 Beginning at the southeast corner of Lot 3, in Block "F" of said Tract
24 No. 2901; Thence northwesterly in a direct line to a point in the westerly line
25 of said Lot 3, distant southerly thereon 19.43 feet from the northwesterly
26 corner of said Lot 3.

27 Excepting therefrom that portion thereof lying within the boundary
28 lines of parcel 1 as described in a grant deed to the State of California,

1 recorded on December 03, 1958, as Instrument No. 1809, of Official
2 Records of Los Angeles County described as follows:

3 That portion of Lot 10 in Block "E" of Tract 2901, as per map
4 recorded in Book 36, page 63 of Maps, in the office of the County Recorder
5 of said County, described as follows:

6 Beginning at the southeast corner of said Lot; Thence along the
7 easterly line of said Lot, Northerly 30.00 feet; Thence in a direct line,
8 Southwesterly to a point on the southerly line of said Lot, distant Westerly
9 35.00 feet from the said southeast corner; Thence along said southerly line,
10 Easterly to the point of beginning.

11 Reserving therefrom an easement for public utility purposes over the
12 above described parcel of land.

13 The above described parcel of land contains 10,110 square feet,
14 more or less. Subject to all matters of record, if any.

15 Reserving unto the City of Long Beach, its successors and assigns a
16 perpetual easement and right-of-way, at any time or from time to time, to
17 lay, construct, maintain, operate, repair, renew, replace, change the size of
18 and remove the existing utility lines, including, but not limited to, sanitary
19 sewers, storm drains and appurtenant structures, together with all
20 necessary gates, valves, fittings, hydrants and appurtenances for the
21 transportation of water and gas, with the right of ingress to and egress from
22 the same, over, through, under, along and across that certain property
23 vacated herewith; and pursuant to any existing franchises or renewals
24 thereof, or otherwise, to construct, maintain, operate, replace, remove,
25 renew and enlarge lines of conduits, cables, wires, poles and other
26 convenient structures, equipment and fixtures for the operation of telephone
27 lines and other communication lines, and for the transportation or
28 distribution of electric energy, and incidental purposes including access and

1 the right to keep the property free from inflammable materials, and wood
2 growth, and otherwise protect the same from all hazards in, upon and over
3 the part vacated. Access for maintenance of the above-mentioned facilities
4 must be maintained at all times. No improvements shall be constructed
5 within the easement which would impede the operation, maintenance or
6 repair of said facilities. Construction of any improvements, including
7 changes of grade, shall be subject to the prior written approval of all the City
8 departments and public utilities responsible for the above said facilities.”

9 Section 2. All of the foregoing real property is shown on the map or plan
10 thereof, attached hereto as Exhibit “A”, and on file in the office of the City Clerk, which
11 map or plan is known and referred to as “City of Long Beach Department of Public Works
12 Vacation Sketch No. 1023V”.

13 Section 3. The City Council hereby fixes _____, 2018
14 at the hour of 5:00 p.m., as the time and the City Council Chamber, Plaza Level of the
15 City Hall, 333 West Ocean Boulevard, in the City of Long Beach, California, as the place
16 for hearing all persons interested in or objecting to the proposed vacation.

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

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

25 Section 6. This resolution shall take effect immediately upon its adoption
26 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 _____, 2018 by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

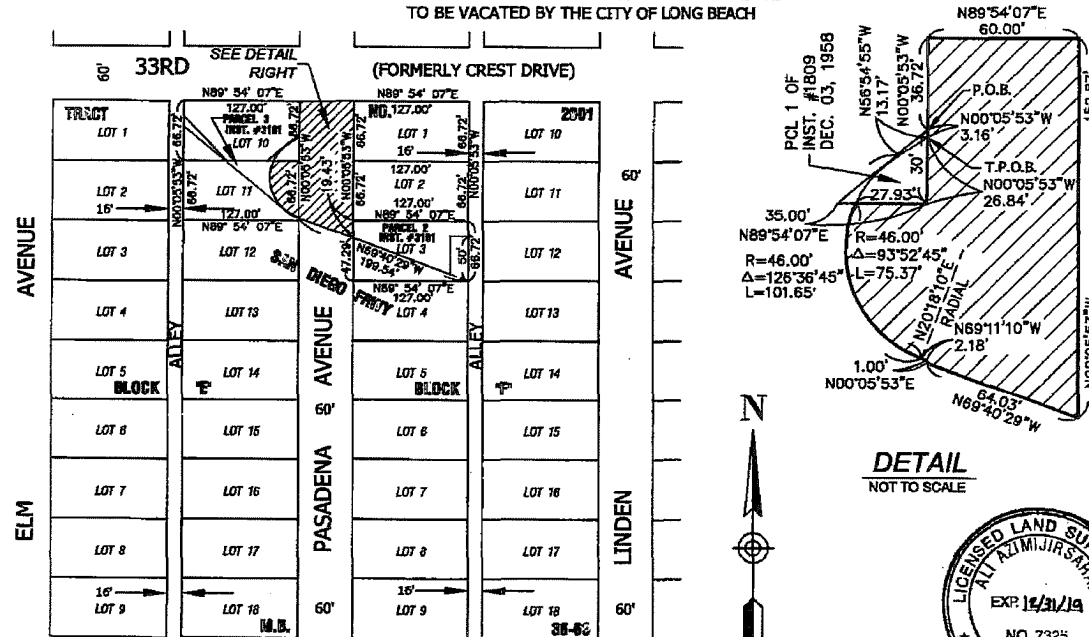
Absent: Councilmembers: _____


City Clerk

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Lona Beach, CA 90802-4664

SKETCH NO. 1023V
SKETCH SHOWING VACATION OF A
PORTION OF PUBLIC RIGHT OF WAY IN
BLOCK E OF TRACT NUMBER 2901

SKETCH SHOWING A PORTION OF PASADENA AVENUE
 TO BE VACATED BY THE CITY OF LONG BEACH



-  PORTION OF PASADENA AVENUE TO BE VACATED
 • P.O.B. = POINT OF BEGINNING T.P.O.B. = TRUE POINT OF BEGINNING
 • INST. #3101* = DIRECTOR'S DEED RECORDED MAY 13, 1965 AS INSTRUMENT #3101
 • ALL DIMENSIONS SHOWN HEREON ARE RECORD PER TRACT NO. 2901 AND/OR INST. #3101
 • ALL BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N00°05'53"W OF THE EAST LINE OF LOT 10, BLOCK "E" PER INST. #3101
 • SEE DETAILS OF PARCELS 2 & 3 OF INST. #3101 ON EXHIBITS B-1 & B-2 RESPECTIVELY.



NOT TO SCALE

DETAIL
 NOT TO SCALE

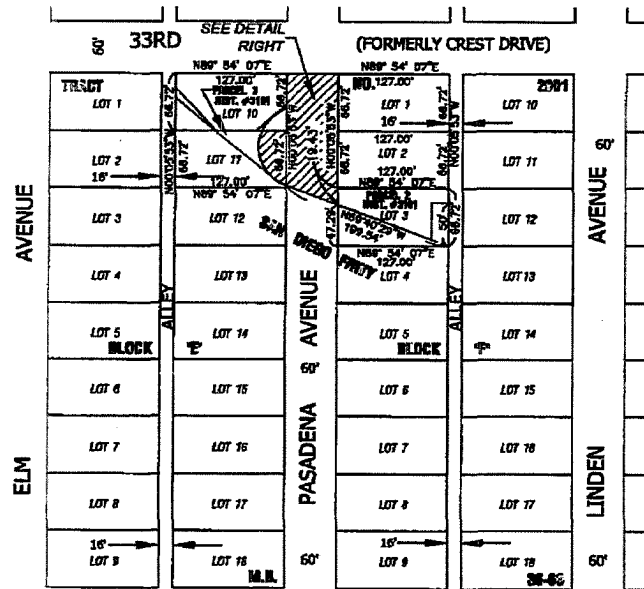


Ali Azimjirsarai DECEMBER 14, 2017
 ALI AZIMJIRSARAI, P.L.S. 7325 DATE

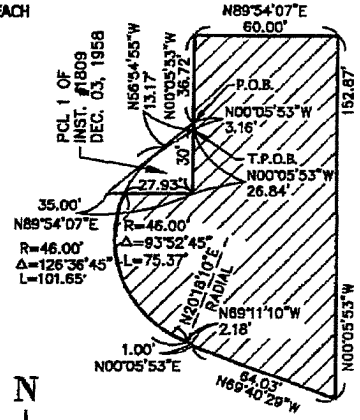
DEPARTMENT OF PUBLIC WORKS
 ENGINEERING BUREAU
 CITY OF LONG BEACH, CALIFORNIA
EXHIBIT A

SKETCH NO. 1023V
SKETCH SHOWING VACATION OF A
PORTION OF PUBLIC RIGHT OF WAY IN
BLOCK E OF TRACT NUMBER 2901

SKETCH SHOWING A PORTION OF PASADENA AVENUE
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DETAIL
 NOT TO SCALE



NOT TO SCALE



Ali Azimjirsarai DECEMBER 14, 2017
 ALI AZIMJIRSARAI, P.L.S. 7325 DATE

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING BUREAU
 CITY OF LONG BEACH, CALIFORNIA
 Attachment A



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-8068

May 18, 2017

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

Accept Categorical Exemption CE-17-020 and find the proposed vacation of a segment of Pasadena Avenue, south of 33rd Street and north of the San Diego Freeway (I-405), in conformance with goals and policies of the City's General Plan. (District 7)

APPLICANT: SA Properties – William Russell
116A Main Street
Tiburon, California 94920
(Application 1701-36)

DISCUSSION

The request is for a General Plan conformity determination associated with a vacation of a 150-foot segment of Pasadena Avenue located between East 33rd Street and the I-405 Freeway (Exhibit A – Location Map and Exhibit B – Street Plan).

Pasadena Avenue generally extends north and south through the City and the General Plan Mobility Element classifies it as a local street. This segment of Pasadena Avenue is improved as a cul-de-sac which terminates at the I-405 Freeway. This segment of Pasadena Avenue provides access only to the adjacent commercial properties, directly west and east. The property directly west is improved as a surface parking lot and the property directly east is developed with a commercial building which is currently vacant. The street vacation will facilitate a lot merger of the two commercial properties for a potential future development.

This portion of Pasadena Avenue is located in the Community Automobile-Oriented (CCA) zoning district and the Land Use District - Moderate Density Residential District (LUD 3B) on the General Plan Land Use Map.

General Plan Consistency Findings

Before an application for street vacation can be considered 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. The General Plan consists of 11 elements and each element carries the same authority concerning land use issues. All elements of

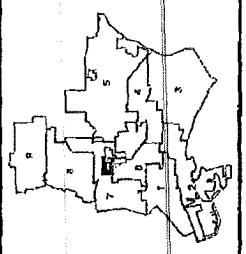
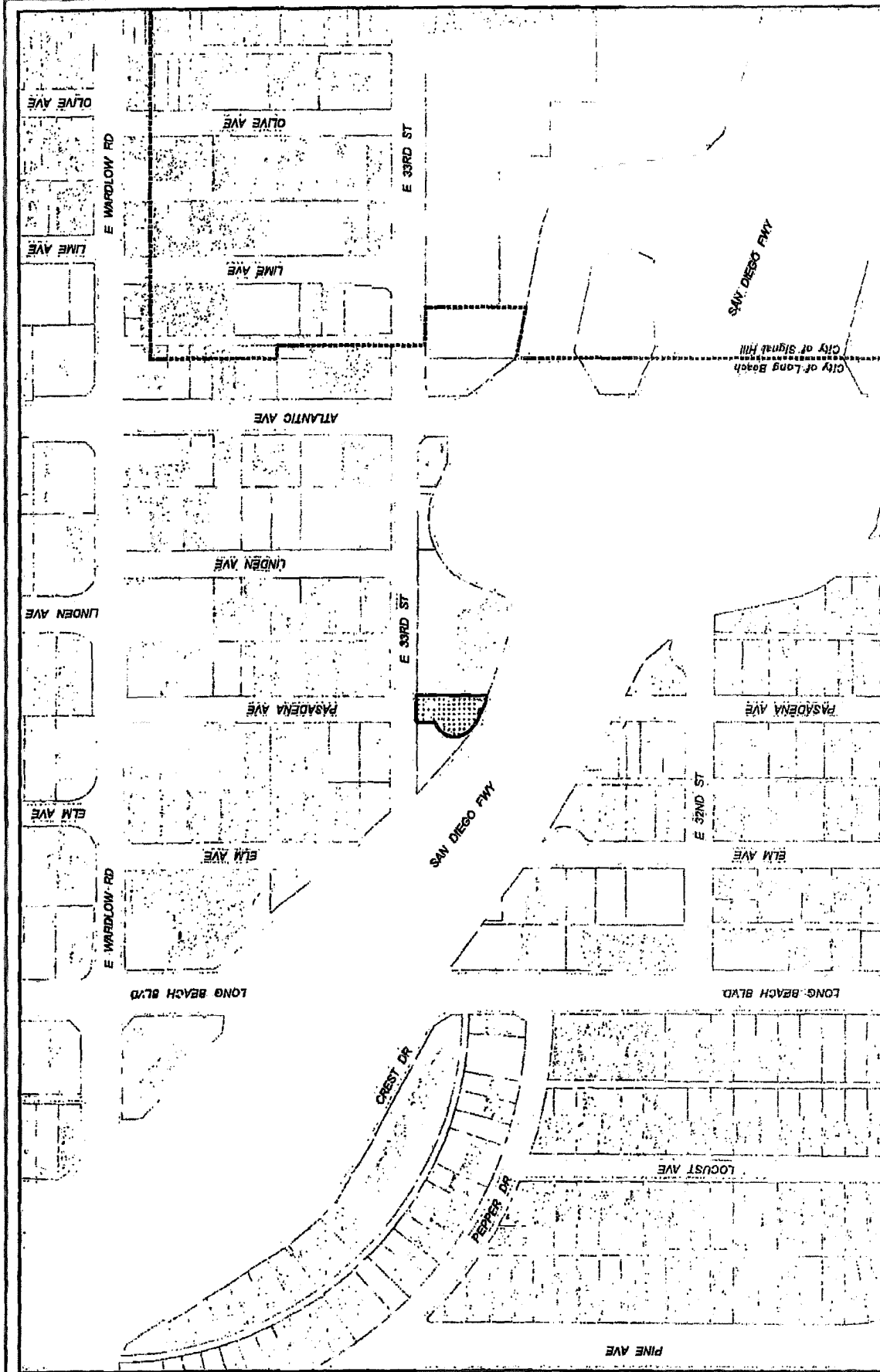


Exhibit A

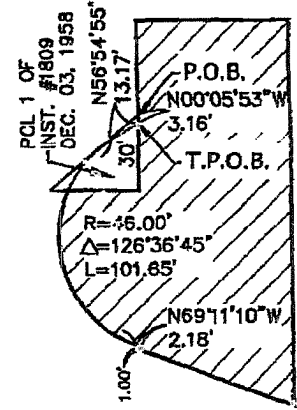


Subject Property:
 Pasadena Ave - South of E 33rd St
 Application No. 1701-36
 Council District 7
 Zoning Code : CCA

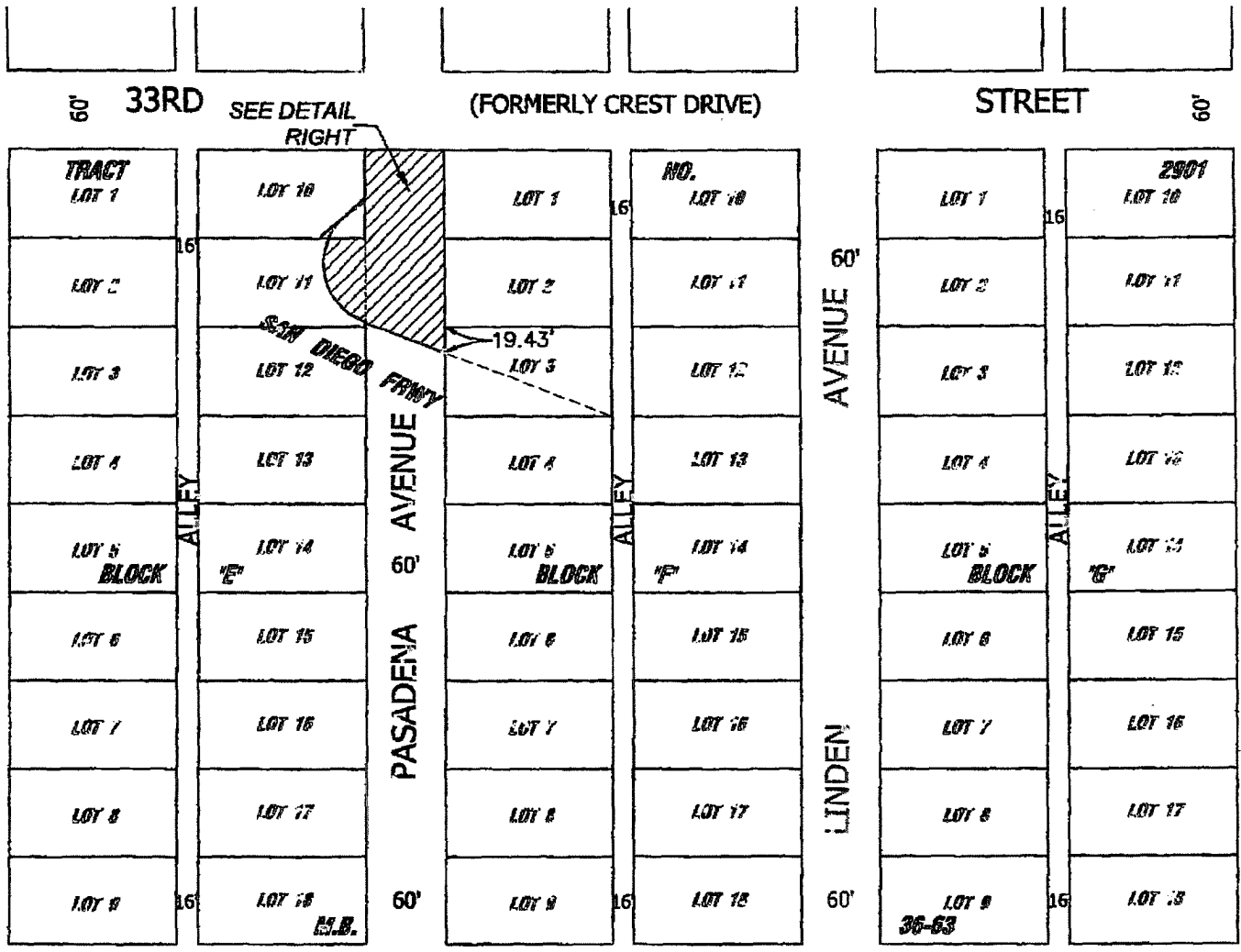
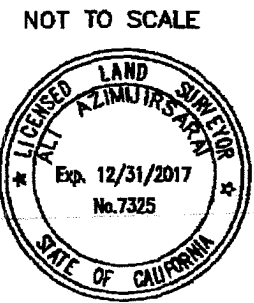


EXHIBIT "B"

SKETCH SHOWING A PORTION OF PASADENA AVENUE
TO BE VACATED BY THE CITY OF LONG BEACH



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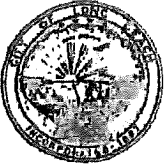


PORTION OF PASADENA AVENUE TO BE VACATED

P.O.B. = POINT OF BEGINNING

T.P.O.B. = TRUE POINT OF BEGINNING

Ali Azimjirsarai NOVEMBER 01, 2016
ALI AZIMJIRSARAI, P.L.S. 7325 DATE



NOTICE of EXEMPTION from CEQA

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.longbeach.gov

TO: [] Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

[] L.A. County Clerk
Environmental Filings
12400 E. Imperial Hwy., Room 1201
Norwalk, CA 90650

Project Title: CE-17-020

Project Location/Address: 530 E. 33rd St.

Project Activity/Description: Vacate a portion of Pasadena Avenue

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: Dick Bunker

Mailing Address: 3350 E. 7th St #412 Long Beach, CA 90804

Phone Number: 562-354-1436

Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1701-36 Planner's Initials: GC

Required Permits: General Plan Conformity Finding

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15305, Class 5 Minor

Alterations in Land Use Limitation

Statement of support for this finding: minor change to property boundaries with minor impact to neighborhood.

Contact Person: Gina Casillas

Contact Phone: 562 570-6879

Signature: Gina Casillas

Date:



NOTICE of EXEMPTION from CEQA

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.longbeach.gov

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Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: Derek Bunker

Mailing Address: 3350 E. 7th St #412 Long Beach, CA 90804

Phone Number: 562.354.1436

Applicant Signature: [Signature]

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Alterations in Land Use Limitation

Statement of support for this finding: minor change to property boundaries with minor impact to neighborhood.

Contact Person: Gina Casillas

Contact Phone: 562 570-6879

Signature: Gina Casillas

Date:



CONDITIONS OF APPROVAL

SKETCH NO. 1023V

The following conditions of approval for the vacation of Pasadena Avenue between 33rd Street and Interstate 405 San Diego Freeway is conditioned on the Developer/Vacation Petitioner:

1. An easement for utility purposes shall be reserved on Pasadena Avenue. No building may be constructed within the easement area.
2. All street and alley curb returns that are no longer functional for the vacated street or alley shall be improved with full height curb and curb gutters.
3. Sidewalk improvements in the project area shall be completed using new Portland Cement Concrete.
4. Vacation Petitioner shall become responsible for maintaining the vacated property immediately after City Council approval.
5. All publicly-owned street lights within the vacated public right of way must be returned to City Light and Power or purchased by the vacation petitioner. The power supply circuits to these street lights must be modified as necessary in order to make the applicant responsible for paying the cost of lighting, to the satisfaction of the Director of Public Works.
6. Any required traffic control modifications (i.e. traffic signage, curb, street stripping, and etcetera) are the responsibility of the vacation petitioner, and shall be installed in the public right of way under a street improvement permit from the Department of Public Works.
7. The vacation petitioner shall at its own cost resolve any storm water drainage problems resulting from the vacation to the satisfaction of the Director of Public Works.
8. The intersections of 33rd Street and Pasadena Avenue shall be reconstructed to eliminate the appearance of a public street.
9. An easement shall be reserved for utility purposes. No buildings may be constructed within the vacated portion of the street.

10. The vacation petitioner shall resolve all problems regarding the abandoned oil pipeline.

The above conditions are flexible in that they may be adjusted in consideration of changing conditions or if new information is discovered prior to the adoption of the resolution ordering the vacation by the City Council. These conditions are in addition to the requirements of the City of Long Beach Planning Commission's and must be completed at the expense of the vacation petitioner and to the satisfaction of the Director of Public Works.