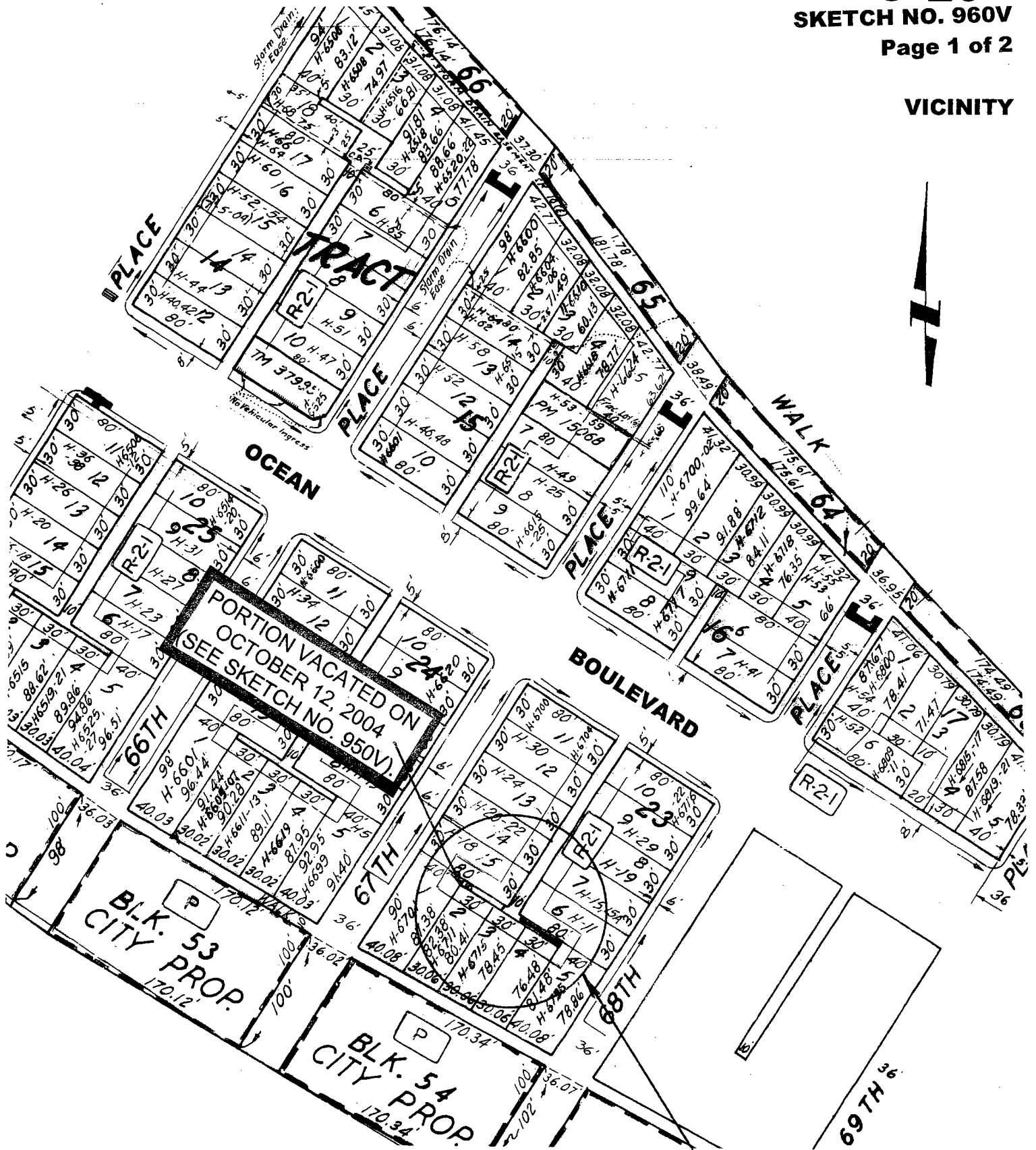


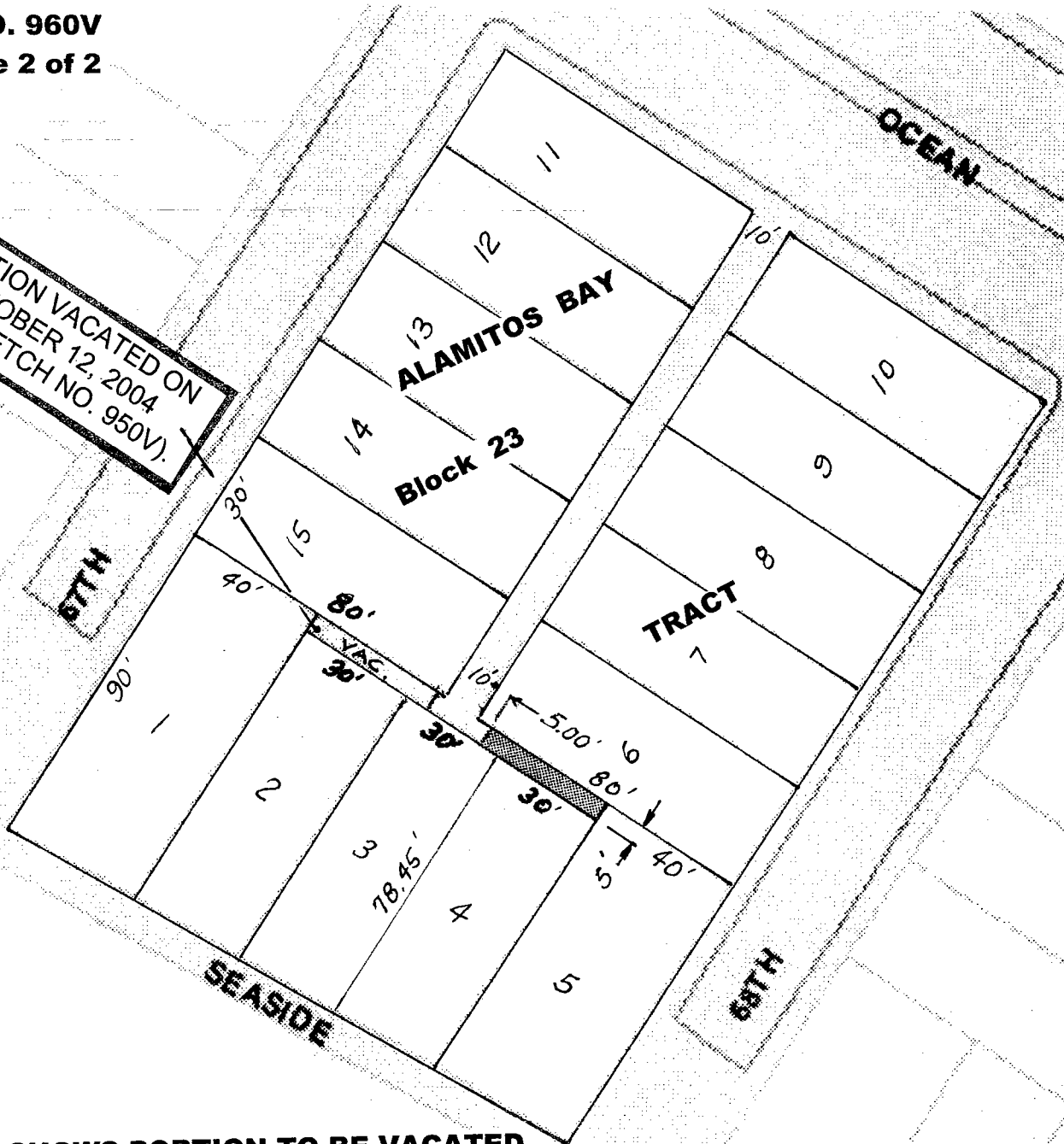
VICINITY



**FIVE-FOOT WIDE ALLEY WEST OF 68TH PLACE
AND SOUTH OF OCEAN BOULEVARD
PROPOSED TO BE VACATED BY THE CITY OF LONG BEACH.**

DETAIL

PORTION VACATED ON
OCTOBER 12, 2004
(SEE SKETCH NO. 950V).

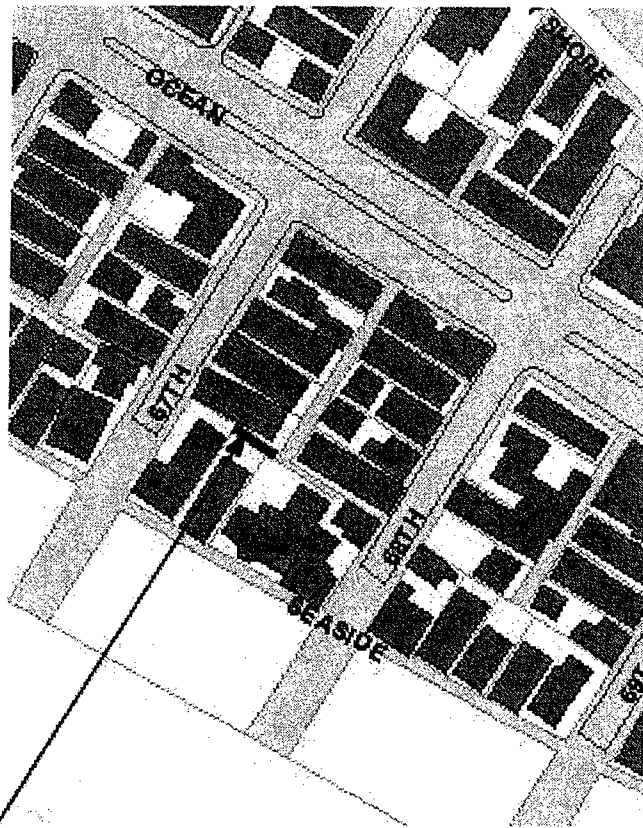


 SHOWS PORTION TO BE VACATED
5 FT x 40 FT



SKETCH NO. 950V

**SKETCH SHOWING A PORTION OF
THE FIVE-FOOT WIDE ALLEY
EAST OF 67TH PLACE
VACATED BY THE CITY OF LONG BEACH.**



SHOWS PORTION VACATED

**RESOLUTION NO. C-28464 ADOPTED ON
OCTOBER 12, 2004; AND RECORDED ON
NOVEMBER 5, 2004 AS DOCUMENT NO.
04-2878611.**

EXHIBIT B

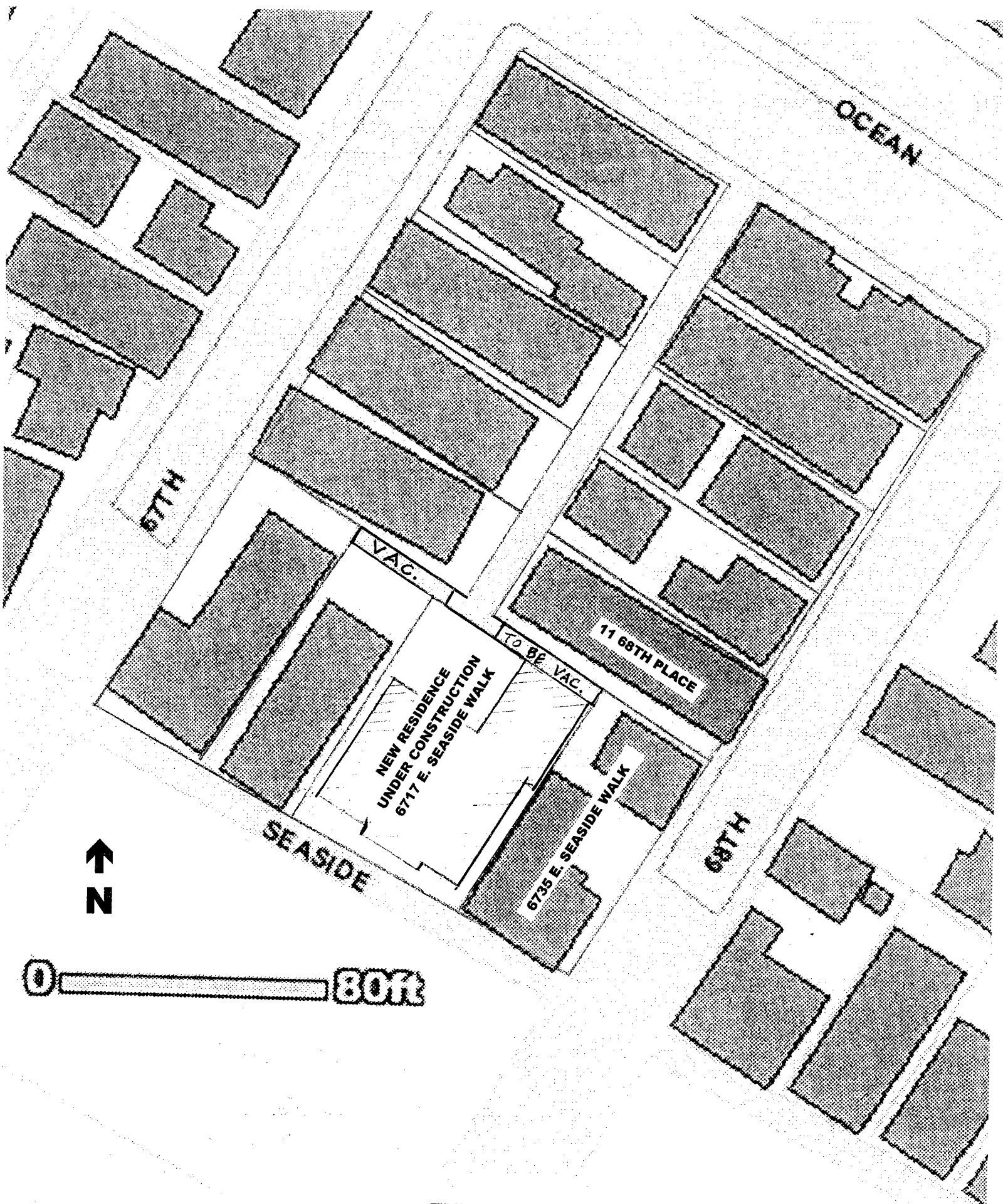
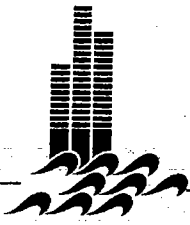


EXHIBIT C

**CITY OF LONG BEACH**

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-6357 FAX (562) 570-6068

ADVANCE PLANNING

November 18, 2004

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

SUBJECT: Finding of Conformity with the *General Plan* for an Alley Vacation and modification to an Coastal Permit (Council District 3)

LOCATION: Alley West of 68th Place and South of Ocean Boulevard

APPLICANT: Dennis C. Poulsen
6717 East Seaside Walk

RECOMMENDATION

Find the proposed alley vacation, as depicted in Exhibit A, in conformance with the *General Plan* and approve modification to Coastal Development Permit (case no. 0008-05) to include this alley vacation.

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 alley vacation is herein submitted for such review. In addition, because the subject site is in the coastal zone, a coastal development permit is required. The applicant has received the entitlements including a coastal development permit (case no. 0008-05) for the construction of a three story single family residence, which is near completion. The applicant is requesting the vacation of a 5 foot alley that only leads to the applicant's property.

A finding of consistency shall be made when the proposed re-use of the property conforms to the maps and policies of the *General Plan*. The *General Plan* consists of eleven

EXHIBIT D**Page 1 of 3**

elements: Land Use, Open Space, Transportation, Noise, Scenic Routes, Conservation, Local Coastal Program, Housing, Air Quality, Public Safety, and Seismic Safety. Each element of the *General Plan* carries the same authority concerning land use issues. All elements of the *General Plan* were considered and staff finds this vacation in conformance with all the elements of the *General Plan*. A review of the relevant elements and specific *General Plan* consistency findings are presented below:

GENERAL PLAN CONSISTENCY FINDINGS

Land Use Element

The Land Use Element divides the City into 21 land use districts, which provide general guidance as to the type and density of land uses considered appropriate. The alley in question is located in Land Use District (LUD) 2, Mixed Style Homes. This district recognizes that there are large areas of the City with a mixture of low density housing types, duplexes, triplexes, etc. usually mixed together on the same block. The intent of LUD 2 is not to attempt to convert the areas to a single-family density, or to permit the areas to advance in density to that of the densest housing prevalent in the district. The proposed vacation will not result in the change of the density or use of the existing building.

Transportation Element

A key goal of the Transportation Element is to establish a transportation system, which can provide sufficient mobility for people and goods throughout the city while accommodating reasonable, balanced growth. This alley vacation will not degrade circulation along the Peninsula. The alley is not referenced in the Transportation Element and the proposed vacation does not contradict any policies or objectives in the *General Plan*.

Local Coastal Program

The Local Coastal Program establishes plans and policies for the preservation of affordable housing, coastal access and environmental protection. The site is located in Area E (Naples Island and the Peninsula) of the City's LCP. The Naples portion of Area E is nearly exclusively residential in character, mostly single family or duplex residential structures. The project site is new construction and therefore no replacement housing is required.

MODIFICATION TO COASTAL PERMIT

On June 12, 200, the Zoning Administrator approved a request to develop a new single family dwelling. The applicant is requesting a modification to the coastal permit to

include the 5 feet wide alley vacation. The conditions of approval for attached for your reference (see attachment B).

ENVIRONMENTAL REVIEW

In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), categorical exemption 494-04 was issued.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION

Find the proposed alley vacation, as depicted in Exhibit A, in conformance with the *General Plan* and approve with conditions an amendment to the Coastal Development Permit to include this alley vacation.

Respectfully submitted,

FADY MATTAR
ACTING DIRECTOR OF PLANNING AND BUILDING

By: _____

Ira Brown
Planner

Approved: _____

Angela Reynolds
Advance Planning Officer

Covenant_Presby.doc
FM:AR:IB

Attachment:

1. Exhibit A: Sketches depicting public right-of-way vacation and dedication
2. Exhibit B: Site plan and evaluations
3. Conditions of approval

CONDITIONS OF APPROVAL

SKETCH NO. 960V

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 any existing utilities, which are known to include sewer and gas lines. No structures may be constructed or installed over the easement area.
2. The vacation petitioner shall 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.

GMM:SC/ C

1 RESOLUTION NO. C-

2
3 A RESOLUTION OF INTENTION TO VACATE A
4 PORTION OF THE FIVE-FOOT WIDE ALLEY WEST OF
5 SIXTY-EIGHTH PLACE AND SOUTH OF OCEAN
6 BOULEVARD, IN THE CITY OF LONG BEACH, COUNTY OF
7 LOS ANGELES, STATE OF CALIFORNIA, PURSUANT TO
8 THE PUBLIC STREET, HIGHWAYS AND SERVICE
9 EASEMENTS LAW (DIVISION 9, PART 3, CALIFORNIA
10 STREETS AND HIGHWAYS CODE); FIXING A TIME AND
11 PLACE FOR HEARING ALL PERSONS INTERESTED IN OR
12 OBJECTING TO THE PROPOSED VACATION

13
14 The City Council of the City of Long Beach resolves as follows:

15 Section 1. The City Council of the City of Long Beach hereby elects to
16 proceed under Division 9, Part 3, Chapter 3, of the California Streets and Highways Code,
17 as amended, generally known and referred as the "Public Street, Highways and Service
18 Easements Law", and hereby declares its intention to vacate a portion of the five-foot wide
19 alley east of Sixty-Eighth Place and south of Ocean Boulevard in the City of Long Beach,
20 County of Los Angeles, State of California, described more particularly as follows:

21 That portion of the 5-foot wide alley shown on Block 23 of The Alamitos Bay
22 Tract in the City of Long Beach, County of Los Angeles, State of California,
23 as shown on the map of said Tract filed in Book 5, Pages 137 and 138 of
24 Maps in the Office of the County Recorder of said county, lying easterly of
25 the southerly prolongation of a line 5.00 feet easterly of, measured at right
26 angles and parallel with, the westerly line of Lot 6 of said block and tract.

27 Reserving unto the City of Long Beach, its successors and assigns a
28 perpetual easement and right-of-way, a 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, all necessary
gates, valves, fittings, hydrants and appurtenances for the transportation of
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,

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

1 cables, wires, poles and other convenient structures, equipment and fixtures
2 for the operation of telephone lines and other communication lines, and for
3 the transportation or distribution of electric energy, and incidental purposes
4 including access and the right to keep the property free from inflammable
5 materials, and wood growth, and otherwise protect the same from all hazards
6 in, upon and over the part vacated. Access for maintenance of the above-
7 mentioned facilities must be maintained at all times. No improvements shall
8 be constructed within the easement which would impede the operation,
9 maintenance or repair of said facilities. Construction of any improvements,
10 including changes of grade, shall be subject to the prior written approval of
11 all the City departments and public utilities responsible for the above said
12 facilities.

13 Sec. 2. All of the foregoing real property is shown on the map or plan thereof,
14 attached hereto as Exhibit "A", and on file in the office of the City Clerk, which map or plan
15 is known and referred to as City of Long Beach Department of Public Works Vacation
16 Sketch No. 960V entitled, "SKETCH SHOWING A PORTION OF THE FIVE-FOOT WIDE
17 ALLEY WEST OF 68TH PLACE AND SOUTH OF OCEAN BOULEVARD PROPOSED TO
18 BE VACATED BY THE CITY OF LONG BEACH."

19 Sec. 3. The City Council hereby fixes the _____ day of _____,
20 2005 at the hour of _____ .m., as the time and the City Council Chamber, Plaza Level
21 of the City Hall, 333 West Ocean Boulevard, in the City of Long Beach, California, as the
22 place for hearing all persons interested in or objecting to the proposed vacation.

23 Sec. 4. The City Council hereby directs that notice of this street vacation be
24 posted conspicuously along the street to be vacated at least two (2) weeks before the date
25 set for hearing and in the manner provided by Section 8323 of the State Streets and
26 Highways Code.

27 Sec. 5. This resolution shall take effect immediately upon its adoption by the
28 City Council, and the City Clerk shall certify the vote adopting this resolution.

I hereby certify that the foregoing resolution was adopted by the City Council
of the City of Long Beach at its meeting of _____, 2005 by the

///
///
///

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

1 following vote:

2 Ayes: Councilmembers: _____

3 _____

4 _____

5 _____

6 Noes: Councilmembers: _____

7 _____

8 Absent: Councilmembers: _____

9 _____

10 _____

11 _____

12 _____

City Clerk

13 _____

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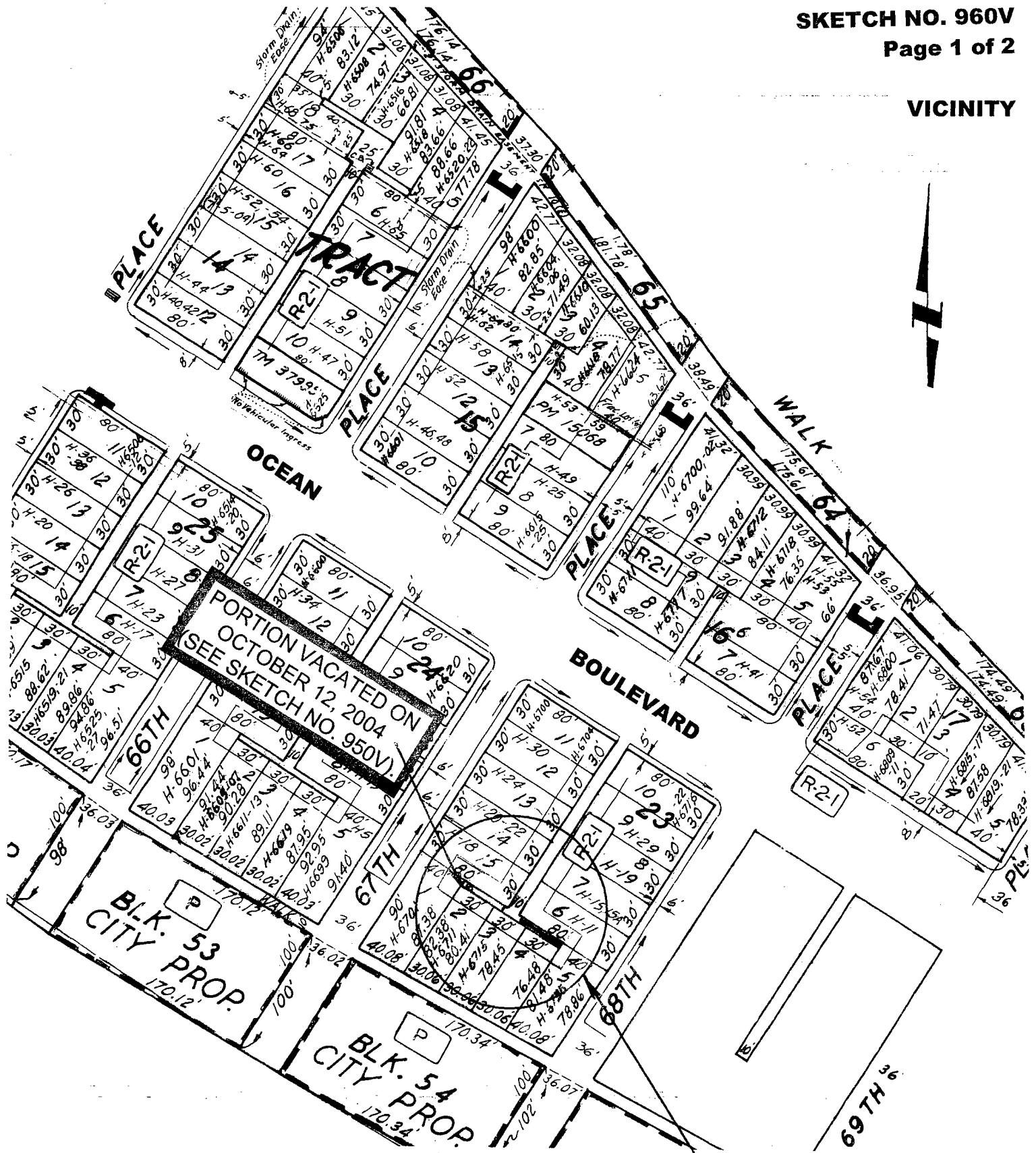
27 LPM :ET

02/07/05

05-00439

28 L:\APPS\CtyLaw32\WPDOCS\ID007\P004\00070289.WPD

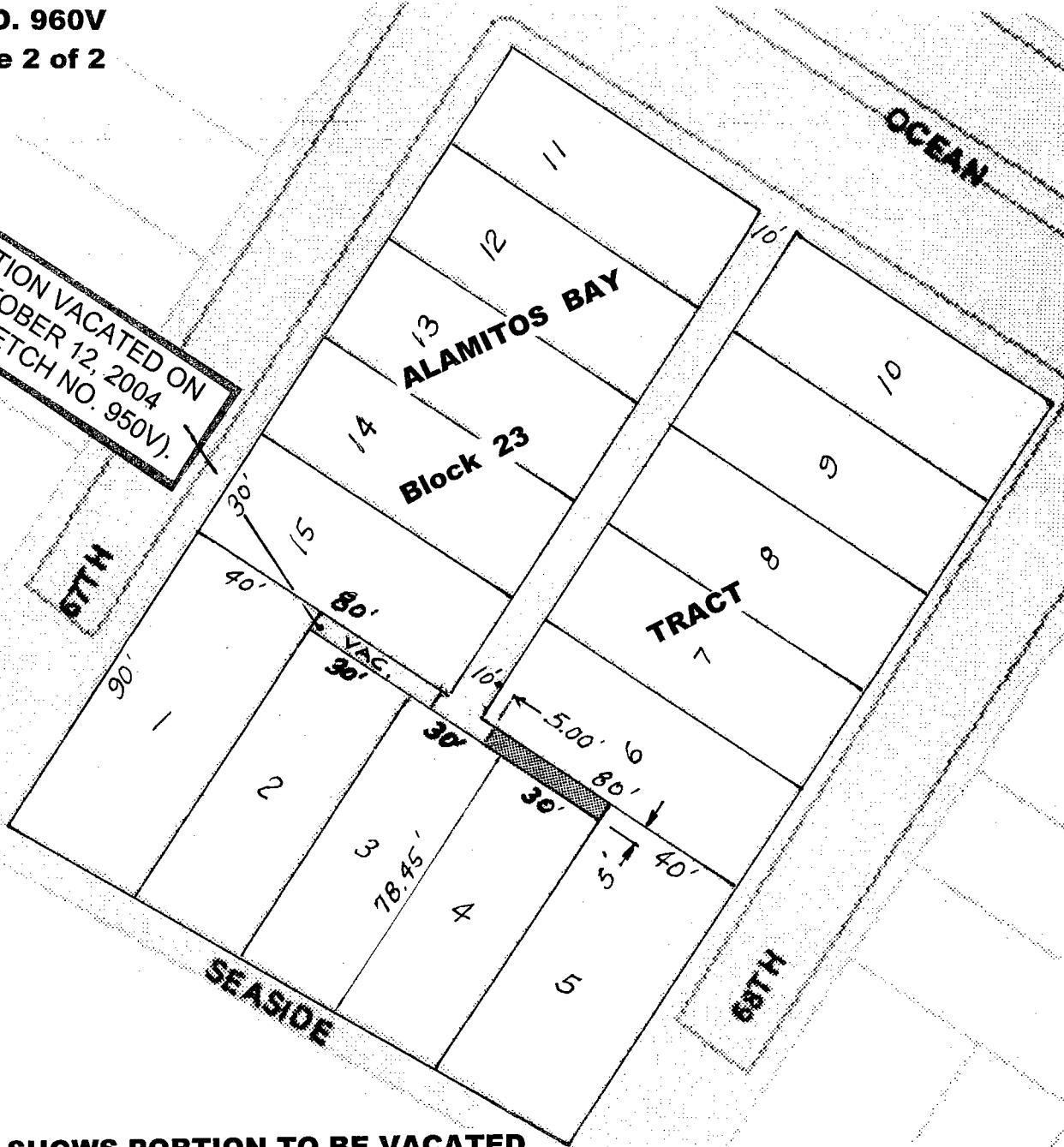
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OCTOBER 12, 2004
(SEE SKETCH NO. 950V).



 SHOWS PORTION TO BE VACATED
5 FT x 40 FT



List of Approved Furnishings and Accessories
(Attachment to Public Walkways Occupancy Permit for Sidewalk Dining Purposes)

Restaurant: ZAMURAI SAKI Permittee: _____

Address: 246 PINE UNIT 190 Telephone: (562) 437-2103

X Tables number: X 5

X Chairs number: X 10

X Umbrella(s) height & number: 2 / 7' TALL

X Heater(s) height & number: 1 / 7' TALL

No Menu board
note: maximum height of 5 ft 6 in, maximum width of 2 ft & none permitted in the coastal zone

No Waiter station
size: _____

No Planters for trees or other greenscaping
describe: _____

Other: _____

No We intend to make occasional use of the permit area for live or recorded entertainment
(Note: A separate entertainment permit is required).

- The following are prohibited:
- canopies (ground supported)
 - television monitors

Permittee signature: [Signature] Date: 11-19-104

Print name here: FANNIE CHOO JOHN BAEK CO

This list of furnishings and accessories is effective only when attached to a completed Public Walkways Occupancy Permit.