

June 19, 2012

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Request the City Manager or designee to accept an easement deed for street and sidewalk purposes at 350 East Columbia Street. (District 6)

DISCUSSION

It is the goal of the Department of Public Works to widen streets and alleys to the standards established in the City's General Plan. When significant new development is proposed, the public rights-of-way adjacent to the site are reviewed for sufficiency to accommodate the new development. The developer remodeling the Todd Cancer Pavilion at 350 East Columbia Street is in the process of constructing a 1,809 square foot lobby addition to an existing building, a 1,026 square foot porte cochere, reconstruction of the parking lot, and construction of a right-turn lane on Long Beach Boulevard into the reconstructed parking lot.

A dedication for the proposed widened street and sidewalk is required. This action is described as follows:

The curb along Long Beach Boulevard, adjacent to the project site, south of the existing driveway is to be shifted 12 feet easterly into the developer's property to accommodate the construction of the right turn lane. This action will require a dedication for street purposes.

A three-foot dedication for additional sidewalk width adjacent to the project site, along Long Beach Boulevard north of the driveway is required to conform to standards established in the City's General Plan. This action will allow for a 10-foot wide dedicated sidewalk along the total frontage of the development site. The site location and area to be dedicated is shown on the attached Exhibit A.

In conformance with the California Environmental Quality Act, the City certified an Environmental Impact Report (EIR) number 2004081142 for this project.

This matter was reviewed by Deputy City Attorney Linda Trang on March 13, 2012, and by Budget Management Officer Victoria Bell on May 31, 2012.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

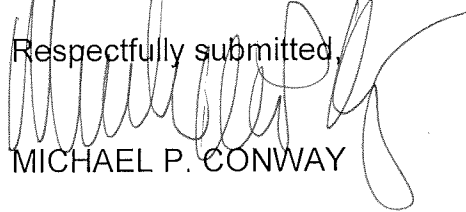
FISCAL IMPACT

A document processing fee totaling \$2,178 (\$1,089 for each of the dedications), was paid by the developer and deposited in the General Fund (GP) in the Department of Public Works (PW). No local jobs are impacted by this action.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



MICHAEL P. CONWAY

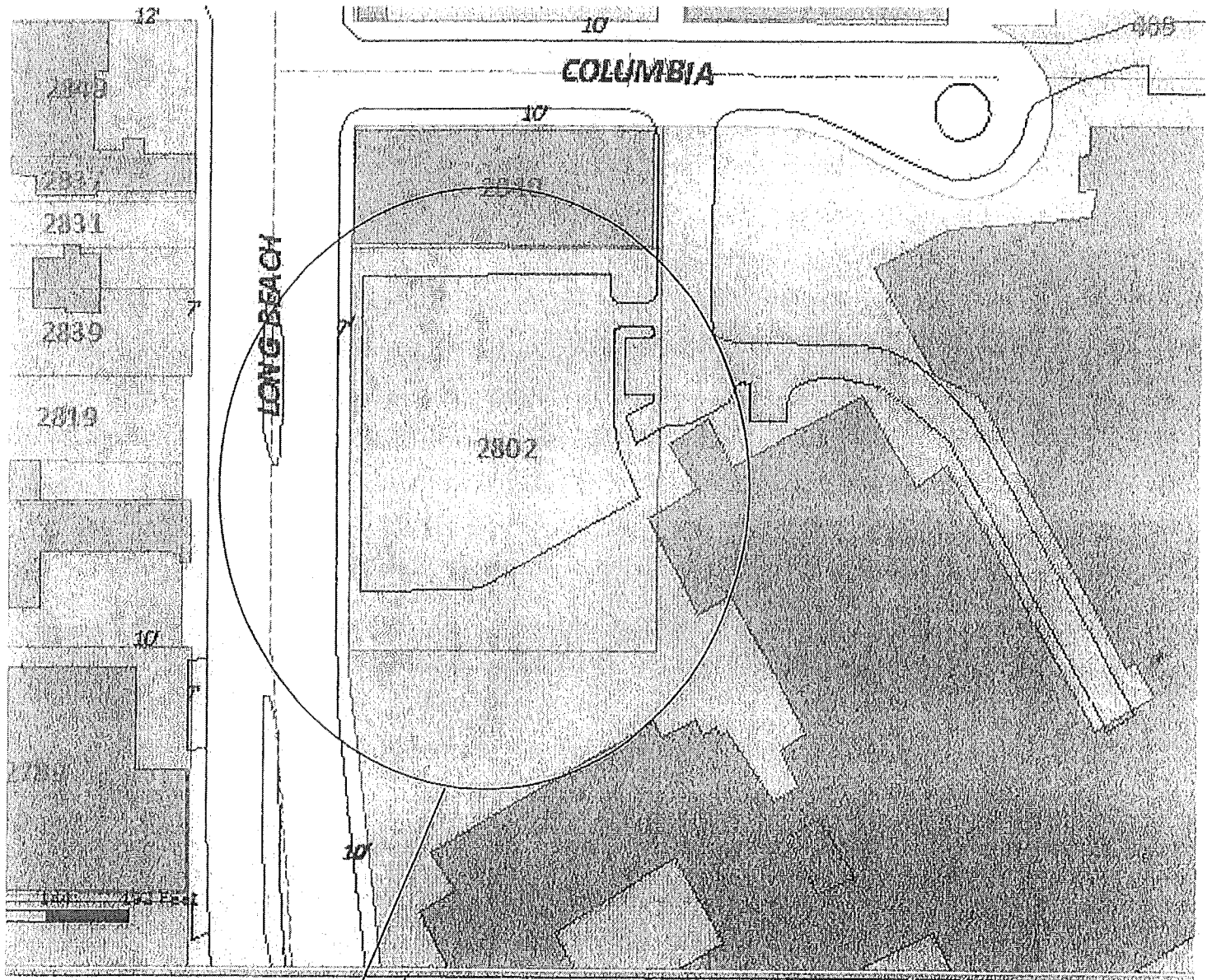
MPC:GMM:BP:db
PCLROW Easement Columbia St CL.doc

Attachment - Easement sketch

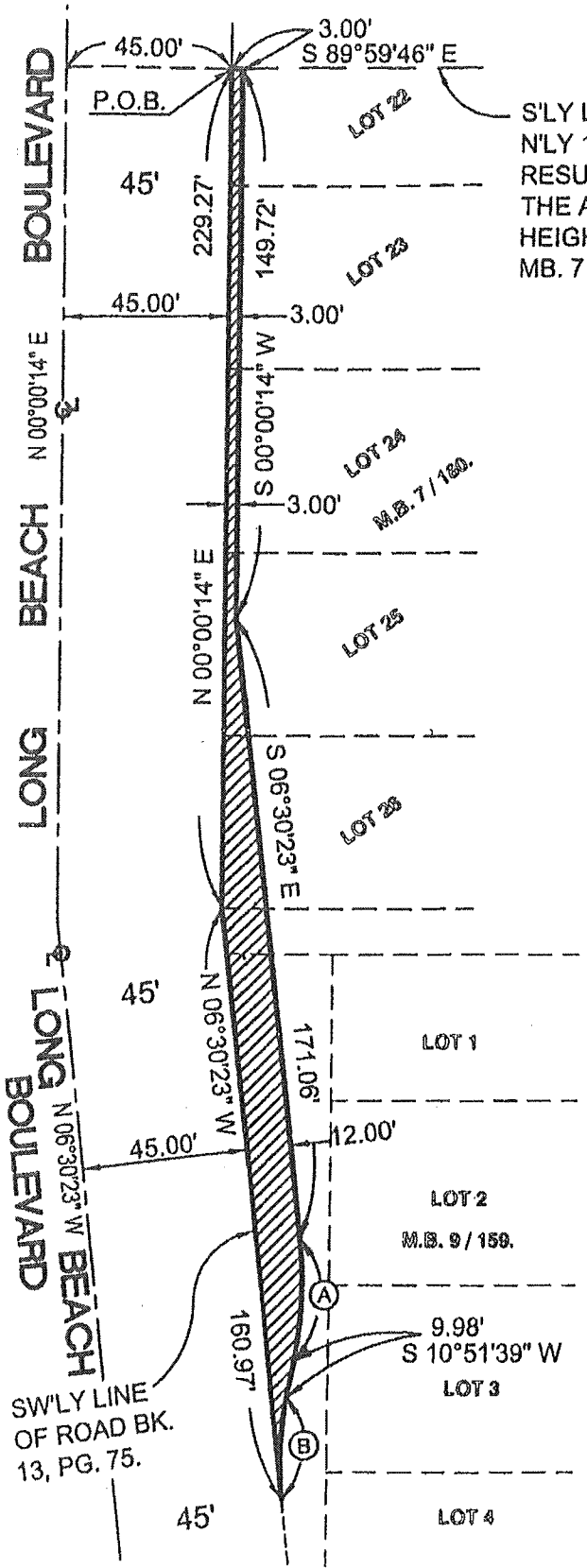
APPROVED:



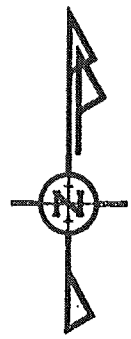
PATRICK H. WEST
CITY MANAGER



PROJECT LOCATON



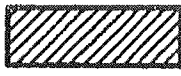
S'LY LINE OF THE N'LY 18' OF LOT 22, RESUBDIVISION OF THE AMERICAN HEIGHTS TRACT, MB. 7 / 180.



SCALE: 1" = 50'

(A) R=108.00'
D=17°21'34"
L=32.72'
T=16.49'

(B) R=90.00'
D=17°22'02"
L=27.28'
T=13.75'



INDICATES THE EASEMENT AREA DESCRIBED HEREIN. 2,573 +/- SQ. FT.