



# CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

# H-1

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

November 20, 2007

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Receive supporting documentation into the record, conclude the public hearing, find that the area to be vacated is not needed for present or prospective public use and adopt the attached resolution ordering the vacation of a portion of Lakewood Boulevard formerly known as La Plaza East of Lakewood Boulevard. (District 5)

## DISCUSSION

The owner of the triangular parcel at the northeast corner of Lakewood Boulevard and Stearns Street proposes to redevelop that site with a 6,404 square-foot retail plaza with 6 commercial units. Twenty-six parking spaces are required for this development. It is proposed that the southwesterly 31.75 feet of the 82.32-foot wide local street right-of-way be vacated to allow the developer to claim the row of perpendicular parking spaces adjacent to the parcel as a part of this development. The right-of-way to be vacated is shown on Exhibit A.

On October 23, 2007, the City Council adopted Resolution No. RES-07-0144, declaring its intention to vacate the subject right-of-way, and set November 20, 2007, as the date for the public hearing. A copy of the October 23, 2007 City Council letter is attached as Exhibit B. The proposed resolution was prepared by Deputy City Attorney Lori A. Conway on September 27, 2007.

## TIMING CONSIDERATIONS

The date of this public hearing was set by City Council action.

## FISCAL IMPACT

A vacation processing fee of \$1,000 was deposited to the General Fund (GP) in the Department of Public Works (PW).

**AIRPORT**  
4100 Donald Douglas Dr.  
Long Beach, CA 90808  
Ph. (562) 570-2600  
Fax (562) 570-2601

**BUSINESS OPERATIONS  
BUREAU**  
333 W. Ocean Blvd., 9<sup>th</sup> Floor  
Long Beach, CA 90802  
Ph. (562) 570-6383  
Fax (562) 570-6012

**ENGINEERING & STREET  
MAINTENANCE**  
333 W. Ocean Blvd., 9<sup>th</sup> Floor  
Long Beach, CA 90802  
Ph. (562) 570-6634  
Fax (562) 570-6012

**ENVIRONMENTAL  
SERVICES**  
2929 E. Willow Street  
Long Beach, CA 90806  
Ph. (562) 570-2850  
Fax (562) 570-2861

**FACILITIES  
BUREAU**  
333 W. Ocean Blvd., 9<sup>th</sup> Floor  
Long Beach, CA 90802  
Ph. (562) 570-5786  
Fax (562) 570-6012

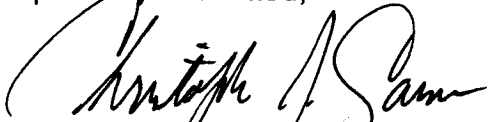
**FLEET  
SERVICES**  
2600 Temple Avenue  
Long Beach, CA 90806  
Ph. (562) 570-5400  
Fax (562) 570-5414

**TRAFFIC &  
TRANSPORTATION**  
333 W. Ocean Blvd., 10<sup>th</sup> Floor  
Long Beach, CA 90802  
Ph. (562) 570-6331  
Fax (562) 570-7161

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CHRISTOPHER J. GARNER  
ACTING DIRECTOR OF PUBLIC WORKS

GMM:SC:db  
P:\CL\ROW Lakewood Stearns vacation final

Attachments



APPROVED:

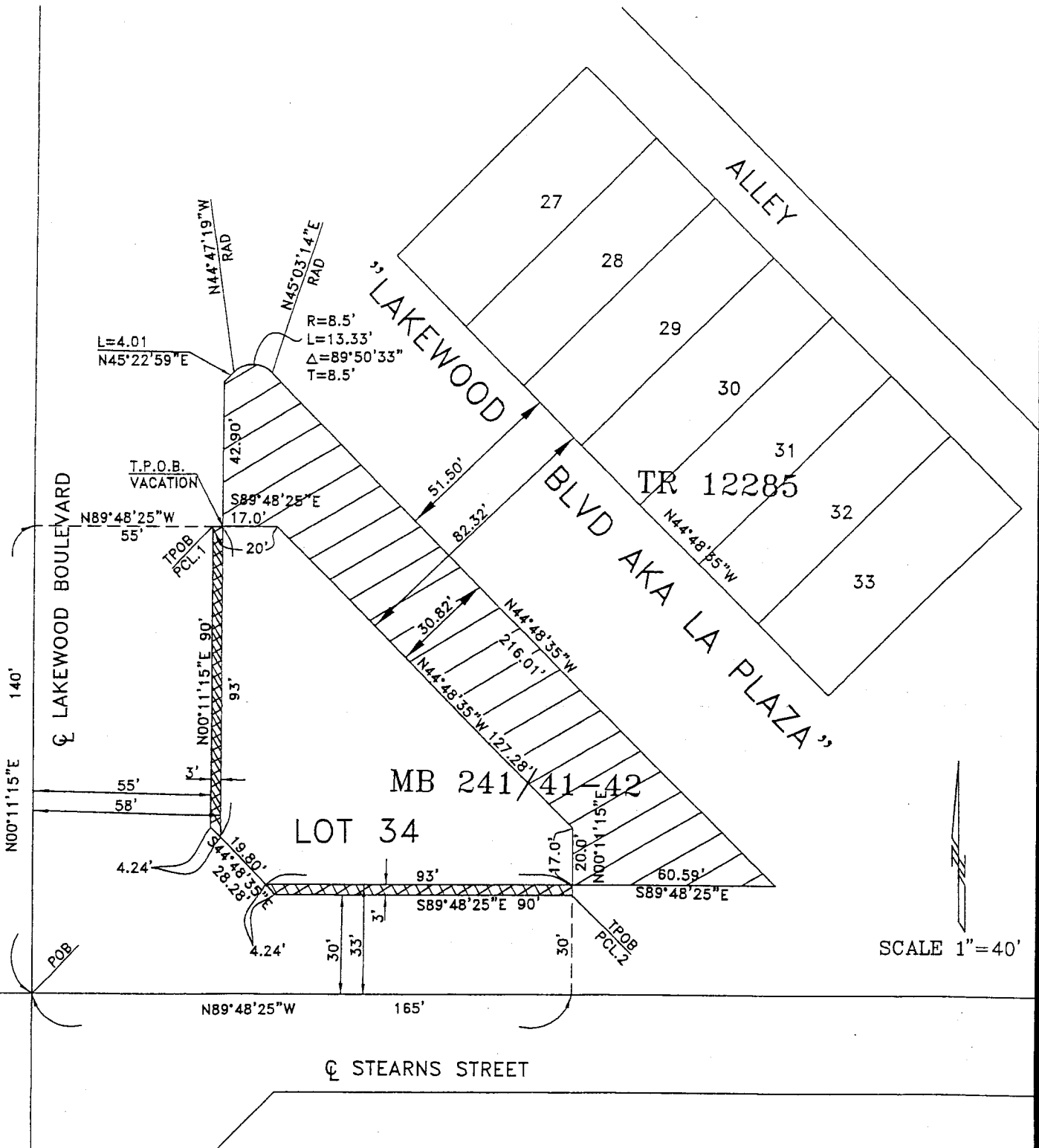


PATRICK H. WEST  
CITY MANAGER

# EXHIBIT "A"

SHEET 1 OF 1

-  AREA TO BE VACATED
-  PROPOSED R.O.W. DEDICATION



**APD**  
**CONSULTANTS, INC.**  
 188 TECHNOLOGY DRIVE, SUITE B  
 IRVINE, CA 92618  
 TEL: (949) 336 - 6336  
 FAX: (949) 336 - 6338

DRAWN BY: SK  
 DATE: 08/21/07  
 CHECKED BY: RM  
 DATE: 08/21/07

**EXHIBIT "A"**  
 THIS PLAT IS SOLELY AN AID IN LOCATING THE  
 PARCEL(S) DESCRIBED IN THE ATTACHED  
 DOCUMENT. IT IS NOT A PART OF THE WRITTEN  
 DESCRIPTION THEREIN.

I:\PROJECTS\10\1012\ENGINEERING\EXHIBITS\EXHIBIT (A) 082107.DWG (08-07-07 10:55:04AM) Plotted by: Schar



# 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

October 23, 2007

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Adopt the attached Resolution of intention to vacate a portion of Lakewood Boulevard formerly known as La Plaza East of Lakewood Boulevard, authorize the acceptance of the dedication of additional right-of-way for Lakewood Boulevard and Stearns Street, and set a date for a public hearing on the vacation for November 20, 2007. (District 5)

## DISCUSSION

The owner of the triangular parcel at the northeast corner of Lakewood Boulevard and Stearns Street proposes to redevelop that site with a 6,404-square foot retail plaza with 6 commercial units. Twenty-six parking spaces are required for this development. It is proposed that the southwesterly 31.75 feet of an 82.32-foot wide local street right-of-way be vacated to allow the developer to claim the row of perpendicular parking spaces adjacent to the parcel as a part of this development. The right-of-way to be vacated is shown on Exhibit A.

Also as a condition of development, additional right-of-way is needed for widening Stearns Street and Lakewood Boulevard. The right-of-way to be dedicated is also shown on Exhibit A.

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:

**EXHIBIT B**

**Page 1 of 3**

HONORABLE MAYOR AND CITY COUNCIL

October 23, 2007

Page 2

1. On July 6, 2006, the City of Long Beach Planning Commission conditionally approved plans for a new retail plaza at 2200 North Lakewood Boulevard. Conditions include the vacation of the subject street portion and the widening of both Stearns Street and Lakewood Boulevard by 3 feet. The development plan is attached as Exhibit B.
2. As a part of this project, the Stearns Street roadbed will be widened by 6.5 feet to provide the space needed for a new left-turn lane. The Developer will relocate the curb and other street furniture, upgrade and relocate the traffic signal at this intersection and construct an 8.5-foot wide sidewalk. Three feet of additional right-of-way is required for this improvement, as stated above.
3. Also as a part of this project, the Developer will replace the existing 7-foot wide sidewalk with a 10-foot wide sidewalk along Lakewood Boulevard.
4. Because the sidewalk along the vacated street portion will now be private, a private lighting system will be installed by the Developer. The existing public lighting fixtures will be returned to City Light & Power.
5. Other area improvements to be carried out by the Developer include the extension of traffic islands along Lakewood Boulevard and Stearns Street as recommended by the City Traffic Engineer, and repair of the remaining street area pavement.
6. On July 6, 2006, the Planning Commission determined that the subject vacation action is consistent with the 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 08-06 was certified for this project. The Planning Department staff report is included as Exhibit C.
7. 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. There are no public utilities within the area to be vacated. Conditions of approval are listed in Exhibit D.

The public hearing on this matter to be held on November 20, 2007, will allow all persons interested in, or objecting to, the proposed vacation to appear and be heard. The proposed resolution of intention to vacate was prepared by Deputy City Attorney Lori A. Conway on September 27, 2007.

TIMING CONSIDERATIONS

City Council action on this item is requested on October 23, 2007, to allow the construction of this project to proceed on schedule.

**EXHIBIT B**

**Page 2 of 3**

HONORABLE MAYOR AND CITY COUNCIL

October 23, 2007

Page 3

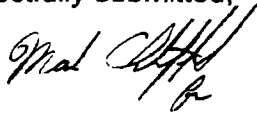
FISCAL IMPACT

A vacation processing fee of \$1,000 was deposited to the General Fund (GP) in the Department of Public Works (PW).

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CHRISTOPHER J. GARNER  
ACTING DIRECTOR OF PUBLIC WORKS

GMM:SC:db  
PICLIROW vac Lakewood Stearns Res of Int CL

Attachments  
Exhibits A-D

APPROVED:

*for*   
PATRICK H. WEST  
CITY MANAGER

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 ORDERING THE VACATION OF A  
PORTION OF LAKEWOOD BOULEVARD FORMERLY  
KNOWN AS LA PLAZA EAST OF LAKEWOOD  
BOULEVARD IN THE CITY OF LONG BEACH, COUNTY  
OF LOS ANGELES, STATE OF CALIFORNIA

WHEREAS, the City Council of the City of Long Beach, did heretofore, on  
the \_\_\_\_\_ of \_\_\_\_\_, 2007, by Resolution No. \_\_\_\_\_, declare its  
intention to order the vacation, pursuant to the provisions of the Public Streets, Highways,  
and Service Easements Law, a portion of Lakewood Boulevard formerly known as La  
Plaza East of Lakewood Boulevard, in the City of Long Beach, County of Los Angeles,  
State of California, described more particularly as follows:

That portion of Lakewood Boulevard, formerly known as La  
Plaza, in the City of Long Beach, County of Los Angeles,  
State of California, as shown on Tract Map No. 12285  
recorded in M.B. 241, Pages 41 and 42 of Maps in the office  
of the County Recorder of said County, described as follows:

Beginning at a point in the centerline of Lakewood Blvd, 105  
feet wide, at its intersection with the centerline of Stearns  
Street, 60 feet wide, as shown on said Tract Map; thence,  
North 0°11'15" East along said centerline of Lakewood Blvd  
140.00 feet; thence, South 89°48'25" East 58.00 feet to a  
point in the northerly line of Lot 34 of said Tract, said point  
being the True Point of Beginning for this description;  
thence, North 0°11'15" East; 42.90 feet; thence, North  
45°22'59" East 4.01 feet to a point at the beginning of a non-  
tangent curve having a radius of 8.50 feet; the radial bearing  
at said point being North 44°47'19" West; thence, northerly  
and easterly a distance of 13.33 feet along said curve,  
through a central angle of 89°50'33" to a point at the end of  
said curve, the radial bearing at said point being North  
45°03'14" East; thence, South 44°48'35" East 216.01 feet  
along a line parallel to, and 30.82 feet distant from, the  
northeasterly line of said Lot 34; thence, North 89°48'25"  
West 60.59 feet to a point in the easterly line of said Lot 34;

1           thence, North 0°11'15" East along said easterly line 17.00  
2           feet to the southerly terminus of said northeasterly line of Lot  
3           34; thence, North 44°48'35" West along said northeasterly  
4           line 127.28 feet to a point in the north line of said Lot 34;  
          thence, North 89°48'25" West along said north line 17.00  
          feet to the True Point of Beginning.

5                           Containing 6,550 square feet, more or less.

6  
7                           WHEREAS, the City Council did, at said time, fix Tuesday, the \_\_\_\_\_  
8           day of \_\_\_\_\_, 2007, at the hour of \_\_\_\_\_ p.m., as the time and the  
9           City Council Chamber, Plaza Level of the City Hall, 333 West Ocean Boulevard, in the  
10          City of Long Beach, California, as the place for hearing for all persons interested in or  
11          objecting to the proposed vacation to appear and be heard; and

12                           WHEREAS, notice of the resolution of the intention to vacate, stating the  
13          time and place of said hearing, was duly posted in the manner prescribed by law; and

14                           WHEREAS, said hearing was called and held before the City Council at the  
15          time and place so fixed and evidence taken and received on the matter of said proposed  
16          vacation, and the City Council, upon said evidence, now makes those findings of fact set  
17          forth in said Exhibit "B", attached hereto and by this reference made a part hereof;

18                           NOW, THEREFORE, the City Council of the City of Long Beach resolves as  
19          follows:

20                           Section 1. Pursuant to the foregoing resolution of intention, the  
21          proceedings had thereunder, the Sketch 970V showing a portion of Lakewood Boulevard  
22          formerly known as La Plaza East of Lakewood Boulevard to be vacated by the City of  
23          Long Beach attached hereto as Exhibit "A", and the City Council Findings attached hereto  
24          as Exhibit "B", said City Council of the City of Long Beach hereby makes its resolution  
25          vacating and closing a portion of the street hereinabove described.

26                           Section 2. That this resolution shall take effect immediately upon its  
27          adoption by the City Council, and the City Clerk is hereby instructed to certify to the  
28          adoption thereof, and to cause a certified copy to be recorded in the Office of the County



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

1 Recorder of the County of Los Angeles, California.

2 I hereby certify that the foregoing resolution was adopted by the City  
3 Council of the City of Long Beach at its meeting of \_\_\_\_\_, 20\_\_ by the  
4 following vote:

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Ayes: Councilmembers: \_\_\_\_\_

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\_\_\_\_\_

Noes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

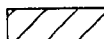

Absent: Councilmembers: \_\_\_\_\_

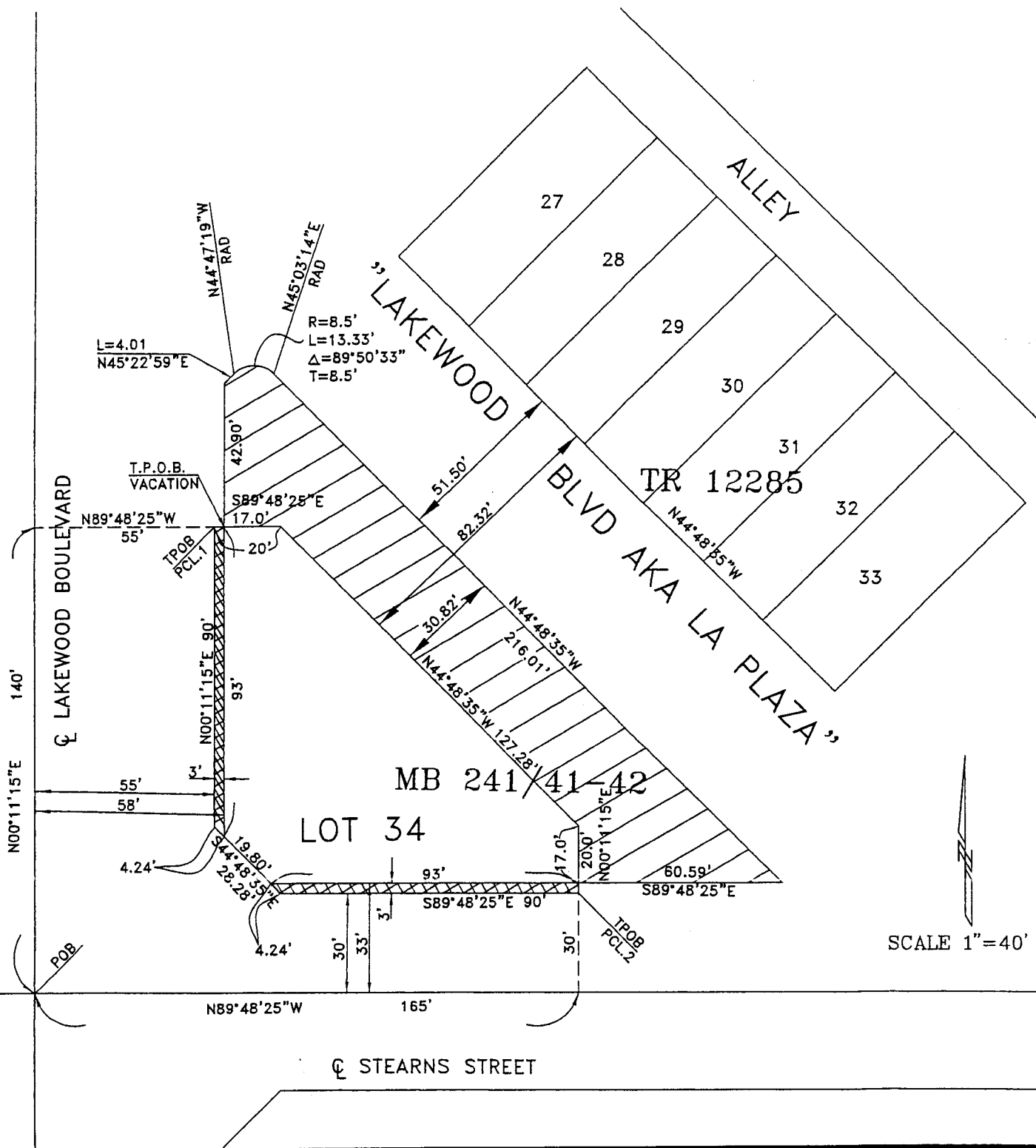
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\_\_\_\_\_

City Clerk

# EXHIBIT "A"

SHEET 1 OF 1

-  AREA TO BE VACATED
-  PROPOSED R.O.W. DEDICATION



188 TECHNOLOGY DRIVE, SUITE B  
 IRVINE, CA 92618  
 TEL: (949) 336 - 6336  
 FAX: (949) 336 - 6338

DRAWN BY: SK  
 DATE: 08/21/07  
 CHECKED BY: RM  
 DATE: 08/21/07

## EXHIBIT "A"

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

EXP:PROJECTS/07/012/ENGINEERING/EXHIBITS/EXHIBIT (A) 082107.DWG (08-07-07 10:55:04AM) Plotted by: Schar

## **CITY COUNCIL FINDINGS**

### **VACATION OF A PORTION OF LAKEWOOD BOULEVARD FORMERLY KNOWN AS LA PLAZA EAST OF LAKEWOOD BOULEVARD Reference Sketch No. 970V**

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1. The subject right-of-way is unnecessary for present or prospective public use.

This finding is based upon the following subfindings:

- a) The portion of Lakewood Boulevard proposed to be vacated is not needed for public right-of-way purposes.
  - b) On July 6, 2007, the Planning Commission determined that the subject vacation is consistent with the General Plan, as required in Section 8313 of the Public Streets, Highways and Service Easements Vacation Law.
  - c) The interested City departments, including Fire and Police, have reviewed the proposed right-of-way vacation and have no objections to this action. No utility easement reservation will be required.
  - d) The rights-of-way would not be useful for exclusive bikeway purposes.
2. The vacation of said rights-of-way will not have a significantly adverse environmental effect.

This finding is based upon the following subfindings:

- a) The right-of-way is not and will not be needed for public use.
- e) In conformance with the California Environmental Quality Act, Negative Declaration 08-06 was certified for this project.

**EXHIBIT B**