



CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

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

August 14, 2018

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 a Resolution ordering the vacation of the portion of Nardo Way (a named alley) between Long Beach Boulevard and Palmer Court (a named alley) between 923 and 927 Long Beach Boulevard. (District 1)

DISCUSSION

To allow for the construction of two new multi-family housing complexes, the developer, DMI Real Estate Group, requests the vacation of a portion of Nardo Way between 923 and 927 Long Beach Boulevard and Palmer Court (Attachment A). Consistent with California land reversion practices and Chapter 3, General Vacation Procedure, of the Public Streets, Highways and Service Easements Vacation Law of the California Streets and Highways Code, the vacated portions of the public right-of-way will revert back to the adjacent property owner. If approved, this vacated property would allow the applicant to incorporate the area into the multi-family housing project.

On July 10, 2018, the City Council adopted Resolution No. RES-18-0097, declaring its intention to vacate the subject right-of-way, and set August 14, 2018, as the date for the public hearing (Attachment B).

This matter was reviewed by Deputy City Attorney Linda T. Vu on July 24, 2018 and by Budget Analysis Officer Julissa José-Murray on July 30, 2018.

TIMING CONSIDERATIONS

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

FISCAL IMPACT

A final vacation processing fee of \$8,151 has been deposited in the General Fund (GF) in the Public Works Department (PW). There is no local job impact associated with this recommendation.

HONORABLE MAYOR AND CITY COUNCIL

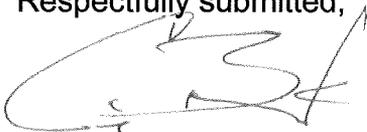
August 14, 2018

Page 2

SUGGESTED ACTION:

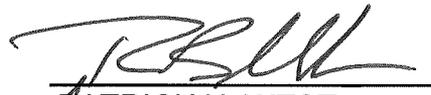
Approve recommendation.

Respectfully submitted,



CRAIG A. BECK
DIRECTOR OF PUBLIC WORKS

APPROVED:



PATRICK H. WEST
CITY MANAGER

EL:SDJ:JC

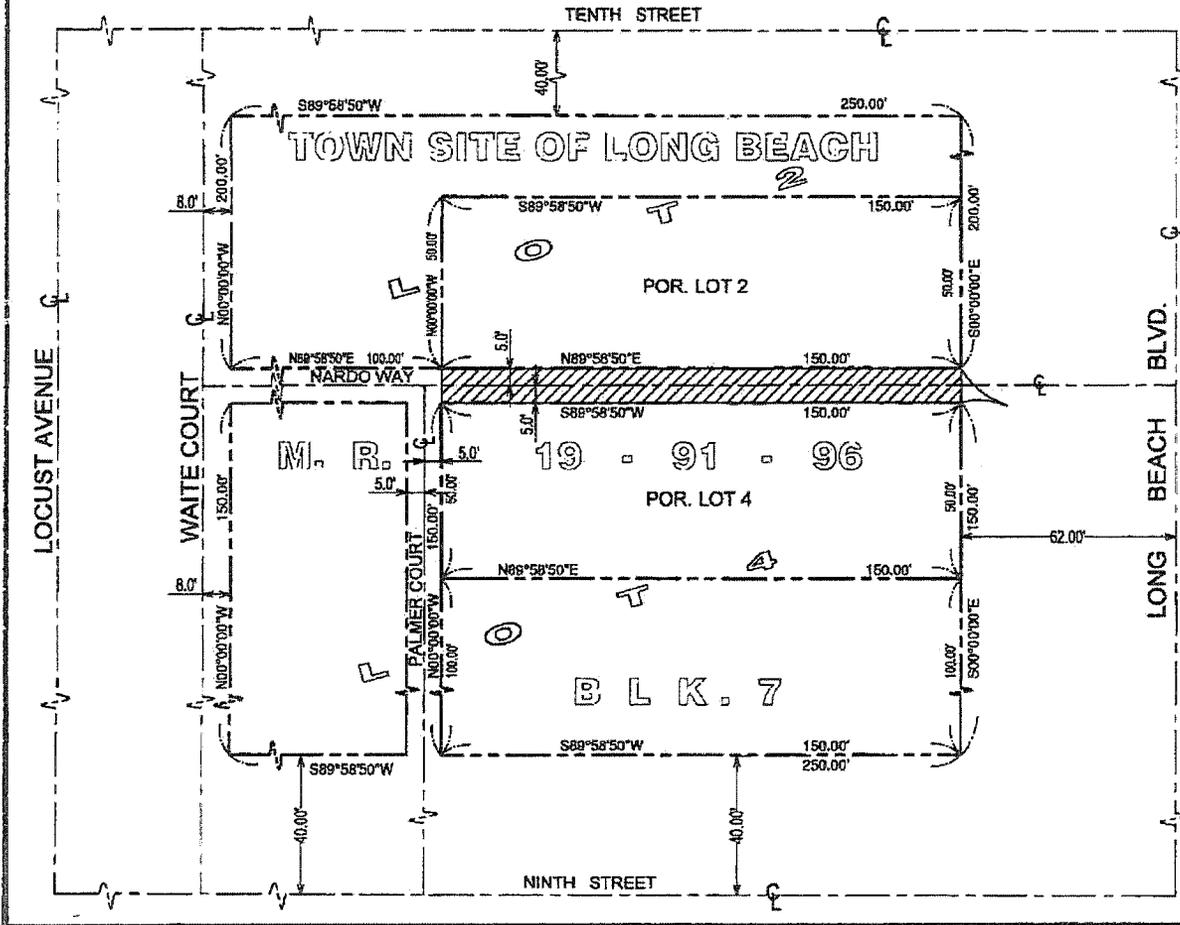
ATTACHMENTS: RESOLUTION
ATTACHMENT A - VACATION SKETCH NUMBER 1024V
ATTACHMENT B - JULY 10, 2018 COUNCIL LETTER

LEGEND:

 INDICATES THE AREA PROPOSED TO BE VACATED
1,500.00 SQUARE FEET, MORE OR LESS

PLAT
ALLEY VACATION

SKETCH NO. 1024V
SKETCH SHOWING THE PORTION OF
NARDO WAY BETWEEN LONG BEACH
BOULEVARD AND PALMER COURT TO BE
VACATED BY THE CITY OF LONG BEACH



SCALE: 1"=50'



08.29.2017

DEPARTMENT OF PUBLIC WORKS
ENGINEERING BUREAU
CITY OF LONG BEACH, CALIFORNIA
ATTACHMENT 



CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

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

July 10, 2018

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt a Resolution of Intention to vacate the portion of Nardo Way (a named alley) between Long Beach Boulevard and Palmer Court (a named alley); set the date of August 14, 2018, for the public hearing on the vacation; and,

Accept Categorical Exemption CE-17-347. (District 1)

DISCUSSION

DMI Real Estate Group, owner of the commercial property at 923 and 927 Long Beach Boulevard, requests the vacation of the portion of Nardo Way between Long Beach Boulevard and Palmer Court (Attachment A). This portion of Nardo Way divides two vacant lots. Vacating this portion of Nardo Way would allow the applicant to merge these lots and construct new multi-family housing complexes. On February 1, 2018, the Planning Commission determined that the proposed vacation of the 1,500 square-foot area was in conformance with the adopted goals of the City's General Plan (Attachment 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 Public Works Department supports this vacation based on findings that this portion of Nardo Way between Long Beach Boulevard and Palmer Court is not necessary as a vehicular or pedestrian thoroughfare.

In conformance with the California Environmental Quality Act, Categorical Exemption CE-17-347 was adopted for this development (Attachment C).

The necessary departments 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 shown on Attachment D.

This matter was reviewed by Deputy City Attorney Linda T. Vu on June 20, 2018 and by Budget Analysis Officer Julissa José-Murray on June 22, 2018.

TIMING CONSIDERATIONS

City Council action is requested on July 10, 2018, to set a public hearing date on this matter for August 14, 2018.

FISCAL IMPACT

A tentative vacation processing fee in the amount of \$8,151 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:sdj

- ATTACHMENTS:**
- RESOLUTION
 - ATTACHMENT A; VACATION SKETCH No.1024V
 - ATTACHMENT B; PLANNING COMMISSION STAFF REPORT FINDINGS
 - ATTACHMENT C; CEQA CE-17-020
 - ATTACHMENT D; CONDITIONS OF APPROVAL

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 ORDERING THE VACATION OF A
PORTION OF NARDO WAY BETWEEN LONG BEACH
BOULEVARD AND PALMER COURT 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
July 10, 2018, by Resolution No. RES-18-0097, declare its intention to order the vacation,
pursuant to the provisions of the Public Streets, Highways, and Service Easements Law,
a portion of Nardo Way between Long Beach Boulevard and Palmer Court, in the City of
Long Beach, County of Los Angeles, State of California, described more particularly as
follows:

“A PORTION OF THAT CERTAIN ALLEY, 10 FEET WIDE, AS
SHOWN IN TOWN SITE OF LONG BEACH, IN THE CITY OF LONG
BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER
MAP RECORDED IN BOOK 19 PAGES 91 TO 96 OF MISCELLANEOUS
RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY. THE SOUTHERLY LINE OF WHICH IS THE EAST 150 FEET
OF THE NORTHERLY LINE OF LOT 4, AND THE NORTHERLY LINE OF
WHICH IS THE EAST 150 FEET OF THE SOUTHERLY LINE OF LOT 2,
BOTH LOTS BEING IN BLOCK 7 OF SAID MAP.

CONTAINING 1,500 SQUARE FEET, MORE OR LESS.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS,
RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORDS, IF
ANY.”

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

1 WHEREAS, the City Council did, at said time, fix Tuesday, August 14,
2 2018, at the hour of 5:00 p.m., as the time and the City Council Chamber, Plaza Level of
3 the City Hall, 333 West Ocean Boulevard, in the City of Long Beach, California, as the
4 place for hearing for all persons interested in or objecting to the proposed vacation to
5 appear and be heard; and

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

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

12 NOW, THEREFORE, the City Council of the City of Long Beach resolves as
13 follows:

14 Section 1. Pursuant to the foregoing resolution of intention, the
15 proceedings had thereunder, Vacation Sketch No. 1024V showing a portion of Nardo
16 Way between Long Beach Boulevard and Palmer Court to be vacated by the City of Long
17 Beach attached hereto as Exhibit "A", and the City Council Findings attached hereto as
18 Exhibit "B", said City Council of the City of Long Beach hereby makes its resolution
19 vacating and closing a portion of the street hereinabove described.

20 Section 2. That this resolution shall take effect immediately upon its
21 adoption by the City Council, and the City Clerk is hereby instructed to certify to the
22 adoption thereof, and to cause a certified copy to be recorded in the Office of the County
23 Recorder of the County of Los Angeles, California.

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

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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: _____

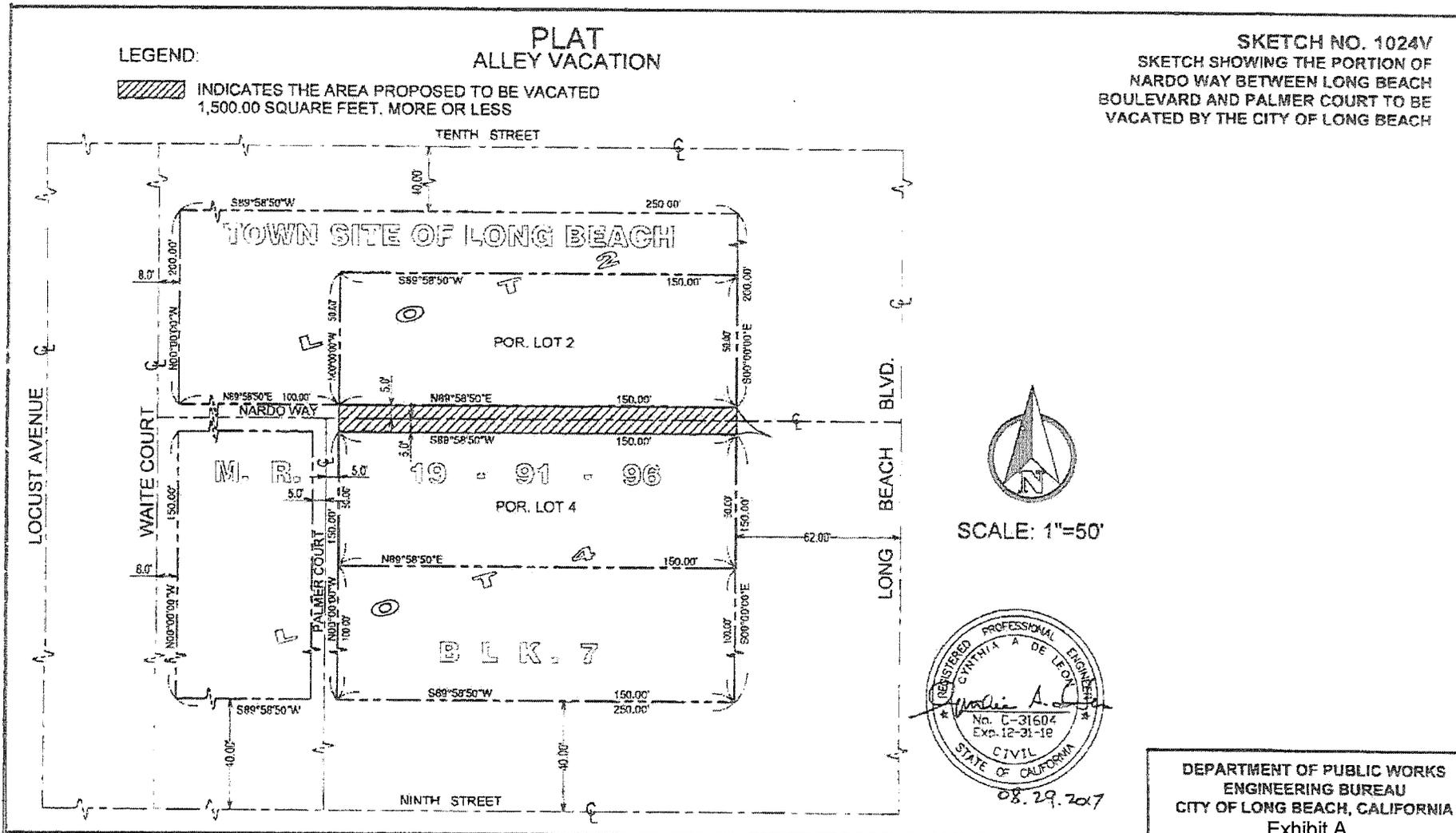
City Clerk

LEGEND:

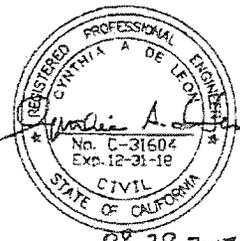
 INDICATES THE AREA PROPOSED TO BE VACATED
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SCALE: 1"=50'



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



CITY COUNCIL FINDINGS

VACATION OF THE PORTION OF NARDO WAY BETWEEN LONG BEACH BOULEVARD AND PALMER COURT

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

This finding is based upon the following subfindings:

- a) On February 1, 2018, 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;
- b) The interested City departments, including Traffic Engineering, Fire and Police, have reviewed the proposed right-of-way vacation and have no objections to this action;
- c) The rights-of-way would not be useful for exclusive bicycle pathway 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.
- d) In conformance with the California Environmental Quality Act, Categorical Exemption Number 17-347 was issued for this project.

EXHIBIT B