

C-23

October 1, 2019

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt a Resolution of Intention to vacate the portion of Maple Way (a named public alley) between Long Beach Boulevard and Alamo Court (a named public alley); set the date of November 12, 2019, for the public hearing on the vacation; authorize the City Manager, or designee, to accept an easement deed from Onni Broadway Block Long Beach, LLC, a Delaware limited liability company, the owner of the property at 200-256 Long Beach Boulevard, for alley widening purposes; and,

Accept Environmental Impact Report Addendum No. EIRA-02-17. (District 2)

DISCUSSION

Onni Broadway Block Long Beach, LLC, a Delaware limited liability company, owner of the property at 200-256 Long Beach Boulevard, requests the vacation of the portion of Maple Way between Long Beach Boulevard and Alamo Court (Attachment A). This portion of Maple Way separates Lots 16 and 18 of Block 91 of the Town Site of Long Beach Tract. Vacating this portion of Maple Way would allow the applicant to merge these lots and construct the Planning Commission-approved Broadway Block development project. The applicant proposes to construct two new, mixed-use buildings (a 23-story tower and a 7-story mid-rise), with a total of 400 residential units, and restore a designated Historic Landmark building (Acres of Books). On June 6, 2019, the Planning Commission determined that the proposed vacation of the 2,502 square-foot area was in conformance with the adopted goals of the City's General Plan (Attachment B).

Additionally, when a new development is proposed, the public rights-of-way adjacent to the site are reviewed for sufficiency to accommodate the new development. To accommodate the pedestrian and vehicular traffic in the area, it is necessary that a dedication of additional right-of-way be recorded for alley widening purposes along Alamo Court (Attachment C).

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 Maple Way between Long Beach Boulevard and Alamo Court is not necessary as a vehicular or pedestrian thoroughfare.

The necessary City departments have reviewed the proposed right-of-way vacation and have no objections to this action. In conformance with the California Environmental Quality Act,

HONORABLE MAYOR AND CITY COUNCIL

October 1, 2019

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Environmental Impact Report Addendum No. EIRA-02-17 was issued in March 2019 (Attachment D).

This matter was reviewed by Deputy City Attorney Amy R. Webber on July 30, 2019 and by Budget Analysis Officer Julissa José-Murray on September 11, 2019.

TIMING CONSIDERATIONS

City Council action is requested on October 1, 2019, to set a public hearing date on this matter for November 5, 2019.

FISCAL IMPACT

A tentative vacation processing fee in the amount of \$8,331 and a dedication processing fee in the amount of \$1,285 were deposited in the General Fund Group in the Public Works Department. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG A. BECK
DIRECTOR OF PUBLIC WORKS

APPROVED:



THOMAS B. MODICA
ACTING CITY MANAGER

CB:AP:EL:JH:BP:md:jc

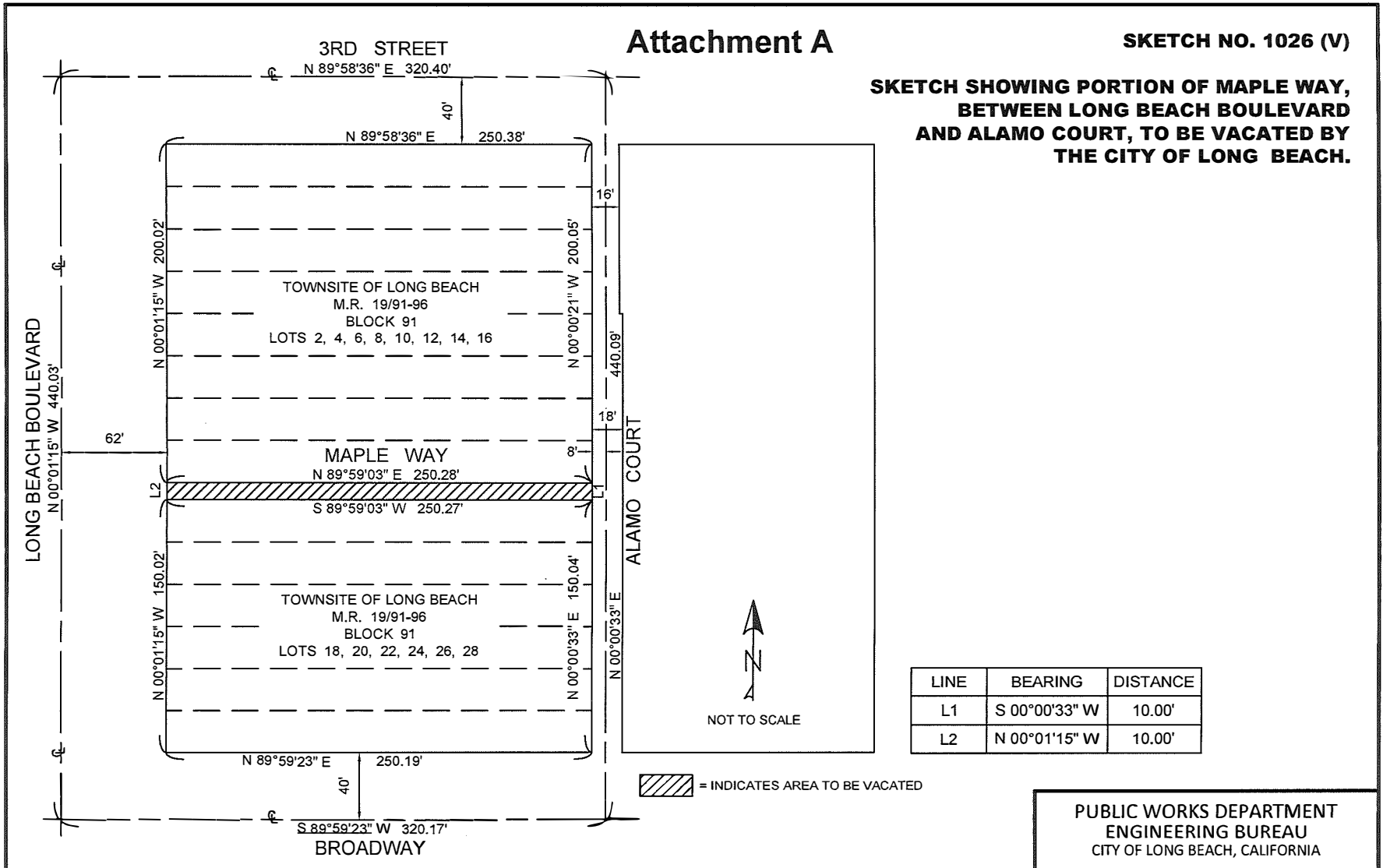
- ATTACHMENTS:
- RESOLUTION OF INTENTION TO VACATE
 - A – VACATION SKETCH
 - B – PLANNING COMMISSION STAFF REPORT FINDINGS
 - C – DEDICATION SKETCH
 - D – ENVIRONMENTAL IMPACT REPORT ADDENDUM EIRA-02-17

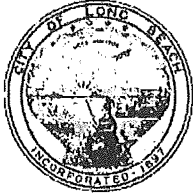


Attachment A

SKETCH NO. 1026 (V)

**SKETCH SHOWING PORTION OF MAPLE WAY,
BETWEEN LONG BEACH BOULEVARD
AND ALAMO COURT, TO BE VACATED BY
THE CITY OF LONG BEACH.**





CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor Long Beach, CA 90802 (562) 570-6194

June 6, 2019

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Find the proposed vacation of a segment of Maple Way in conformance with the adopted goals and policies of the City's General Plan. (District 2)

APPLICANT: Nathan Pitters for Onni Contracting (California), Inc.
315 W. 9th St., Suite 801
Los Angeles, CA 90015
(Application No. 1903-04A, GPC19-001)

DISCUSSION

The applicant requests a finding of conformance with the General Plan of the City of Long Beach for the vacation of a 10-foot-wide public alley, named Maple Way. Maple Way runs east-west between Long Beach Boulevard and the western edge of Alamo Court (a named alley that runs north-south), in the block between 3rd Street and Broadway (Exhibit A – Location Map). The segment of Maple Way to be vacated is 250.28 feet long and separates Lots 16 and 18 of Block 91 of the Town Site of Long Beach Tract (Exhibit B – Legal Description and Plat). The alley is bounded by a vacant lot to the south, a vacant lot and the designated Historic Landmark building Acres of Books to the north, and a residential development to the east on the opposite side of Alamo Court. All of the lots bounded by Long Beach Boulevard, Broadway, 3rd Street, and Alamo Court are owned by the applicant and are part of the Broadway Block development project, which was approved by the Planning Commission on March 1, 2018 (Application No. 1708-10, SPR17-068). Maple Way currently provides vehicular access to the vacant lots south of the Acres of Books building. However, access is available from other driveways into the site (Exhibit C – Site Photos).

Maple Way is within the Downtown Planned Development District (PD-30), which allows a wide variety of mixed residential and commercial uses in an intense downtown urban center. Vacation of the subject alley would not create a nonconformity or increase the potential for expansion of a nonconforming use.

GENERAL PLAN CONSISTENCY FINDINGS

Before an application for the vacation of an alley can go before 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 eleven (11) elements; each element carries the same authority concerning land use issues. Staff reviewed this project's conformance with all elements of the General Plan, and the proposed vacation was found to be in conformance with all applicable elements. A review of the relevant elements and specific General Plan consistency findings are presented below.

Land Use Element

The Land Use Element divides the City into 21 land use districts, which provide general guidance as to the appropriate type and density of land uses. The alley is located within Land Use District (LUD) No. 7—Mixed Use District. The Land Use Element states that LUD No. 7 allows a “careful blending of different types of land uses...to save time and energy in transportation and communications, simplify and shorten transactions of goods and services, vitalize a site, and give it more importance in the urban structure of the City...The area will benefit from the synergistic effects of this blending.” The development project that is fundamentally related to this alley vacation request, known as the Broadway Block project, consists of two main residential buildings; one a 23-story tower and one a 7-story midrise, together totaling 400 dwelling units with approximately 23,000 sq. ft. of non-residential space on the ground and second floors, including adaptive reuse of the 9,600-sq. ft. Acres of Books building, and a total of 582 parking stalls in two levels of subterranean garage on a two-acre site. Vacation of Maple Way is necessary to the previously-approved development project, as the alley currently bisects the heart of the development site and would otherwise preclude construction of the project. Vacation of the alley would be in conformance with the Land Use Element, as the alley vacation supports a key objective of LUD No. 7, which is to promote vital activity centers as opposed to disparate development.

Mobility Element

The City's Mobility Element is aimed at transforming Long Beach into a city of flexible, convenient, affordable, and energy-efficient transportation options for residents and visitors alike. The alley to be vacated is regarded by the Department of Public Works as no longer necessary for present or prospective public use or convenience. Existing rights-of-way (Long Beach Boulevard, 3rd Street, Broadway, and Alamo Court) provide adequate vehicular and pedestrian access to the development site. Alley vacation would therefore not prove detrimental to the movement of people and goods through the subject block. Additionally, an east-west pedestrian paseo will be granted by the developer in the form of a surface easement at project completion, providing a path for pedestrians and cyclists between Long Beach Boulevard and Alamo Court and connecting with the pedestrian paseo of the residential development east of Alamo Court. The alignment of this easement will be parallel to the vacated Maple Way approximately 40 feet to the north.

PUBLIC HEARING NOTICE

A General Plan Conformity Certification does not require a public hearing or public noticing. However, the Department of Public Works conducts a public notification for the alley vacation in accordance with State law, as the alley vacation is processed through the Public Works Department.

ENVIRONMENTAL REVIEW

This action to make a finding of conformance with the General Plan is not a project under the California Environmental Quality Act (CEQA), per Section 15378 of the CEQA Guidelines, and no environmental review is required.

Respectfully submitted,


SCOTT KINSEY, AICP
PROJECT PLANNER


ALEXIS OROPEZA
CURRENT PLANNING OFFICER


CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER


LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

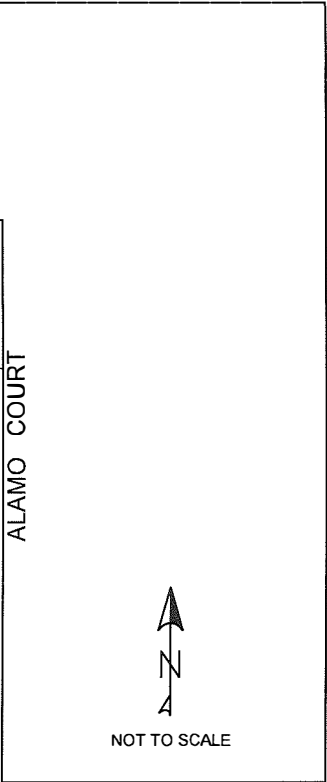
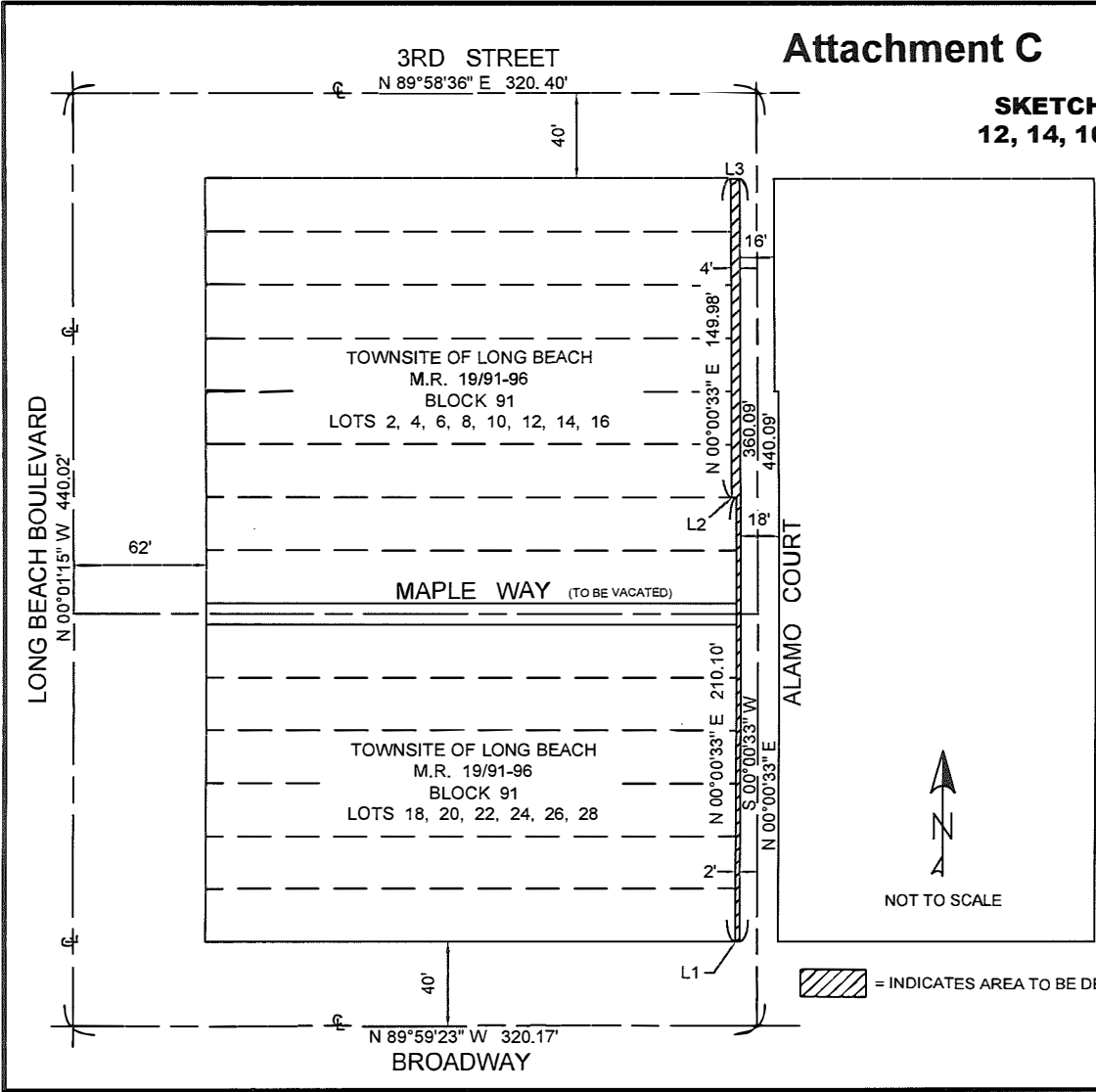
LFT:CK:AO:SK

Attachments: Exhibit A – Location Map
 Exhibit B – Legal Description and Plat
 Exhibit C – Site Photos

Attachment C

SKETCH NO. 2111

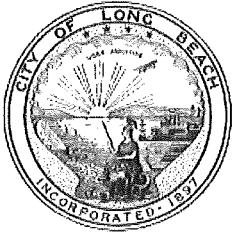
SKETCH SHOWING PORTIONS OF LOTS 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, AND 28 IN BLOCK 91, OF THE TOWNSITE OF LONG BEACH TRACT, TO BE DEDICATED TO THE CITY OF LONG BEACH FOR ALLEY PURPOSES.



LINE	BEARING	DISTANCE
L1	S 89°59'23" W	2.00'
L2	S 89°58'56" W	2.00'
L3	N 89°58'36" E	4.00'

= INDICATES AREA TO BE DEDICATED

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



October 1, 2019

**Attachment D
Environmental Impact Report Addendum EIRA-02-17**

**A SCANNED IMAGE OF THE AGENDA ITEM
ATTACHMENTS ARE AVAILABLE IN LEGISTAR INSITE 2.0 AT
<http://longbeach.legistar.com/Calendar.aspx>**

OR

PLEASE CONTACT

THE LONG BEACH CITY CLERK DEPARTMENT AT

**(562) 570-6101
(562) 570-6789 (FAX)
cityclerk@longbeach.gov**

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Long Beach, CA 90802-4664

1 RESOLUTION NO.
2

3 A RESOLUTION OF INTENTION TO VACATE A
4 PORTION OF MAPLE WAY BETWEEN LONG BEACH
5 BOULEVARD AND ALAMO COURT, IN THE CITY OF LONG
6 BEACH, COUNTY OF LOS ANGELES, STATE OF
7 CALIFORNIA, PURSUANT TO THE PUBLIC STREET,
8 HIGHWAYS AND SERVICE EASEMENTS LAW (DIVISION
9 9, PART 3, CALIFORNIA STREETS AND HIGHWAYS
10 CODE); FIXING A TIME AND PLACE FOR HEARING ALL
11 PERSONS INTERESTED IN OR OBJECTING TO THE
12 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 (Section 8320 *et seq.*), as amended, generally known and referred as the "Public Street,
18 Highways and Service Easements Law", and hereby declares its intention to vacate a
19 portion of Maple Way between Long Beach Boulevard and Alamo Court, in the City of
20 Long Beach, County of Los Angeles, State of California, as described on the attached
21 Exhibit "A", and as shown on the attached Exhibit "B", each incorporated by reference.

22 Section 2. All of the foregoing real property is shown on the map or plan
23 thereof, attached hereto as Exhibit "C", and on file in the office of the City Clerk, which
24 map or plan is known and referred to as "City of Long Beach Department of Public Works
25 Vacation Sketch No. 1026V".

26 Section 3. The City Council hereby fixes November 5, 2019 at the hour
27 of 5:00 p.m., as the time and the Civic Chamber, 411 West Ocean Boulevard, in the City
28 of Long Beach, California, as the place for hearing all persons interested in or objecting

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
411 West Ocean Boulevard, 9th Floor
Lana Beach, CA 90802-4664

1 to the proposed vacation.

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

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

10 Section 6. This resolution shall take effect immediately upon its adoption
11 by the City Council, and the City Clerk shall certify to the vote adopting this resolution.

12 I hereby certify that the foregoing resolution was adopted by the City
13 Council of the City of Long Beach at its meeting of _____, 2019
14 by the following vote:

15
16 Ayes: Councilmembers: _____

17 _____

18 _____

19 _____

20 Noes: Councilmembers: _____

21 _____

22 Absent: Councilmembers: _____

23 _____

24
25
26 _____

City Clerk

27

28

EXHIBIT "A"

VACATION

PORTION OF MAPLE WAY

LEGAL DESCRIPTION

THAT PORTION OF MAPLE WAY OF BLOCK 91 OF THE TOWN SITE OF LONG BEACH TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 19, PAGES 91 THROUGH 96 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 OF SAID BLOCK AND TRACT; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 16, NORTH 89° 59' 03" EAST 250.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTHERLY, SOUTH 00° 00' 33" WEST 10.00 FEET TO THE NORTHEAST CORNER OF LOT 18 OF SAID BLOCK AND TRACT; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 18, SOUTH 89° 59' 03" WEST 250.27 FEET TO THE NORTHWEST CORNER OF SAID LOT 18; THENCE NORTHERLY, NORTH 00° 01' 15" WEST 10.00 FEET TO THE POINT OF BEGINNING.

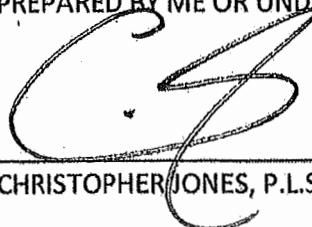
CONTAINING: 2,502 SQUARE FEET, MORE OR LESS.

SUBJECT TO: ALL COVENANTS, RIGHTS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

EXHIBIT "B": ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

BASIS OF BEARINGS: NORTH 00° 01' 15" WEST ALONG THE CENTERLINE OF LONG BEACH BOULEVARD AS SHOWN ON THE MAP OF TRACT NO. 73438, AS RECORDED IN MAP BOOK 1394, PAGES 40 THROUGH 42, INCLUSIVE.

PREPARED BY ME OR UNDER MY SUPERVISION:


CHRISTOPHER JONES, P.L.S. 8193 01/10/2017 DATE



KPFF
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
213.418.0201

EXHIBIT "B" VACATION PORTION OF MAPLE WAY PLAT

LEGEND

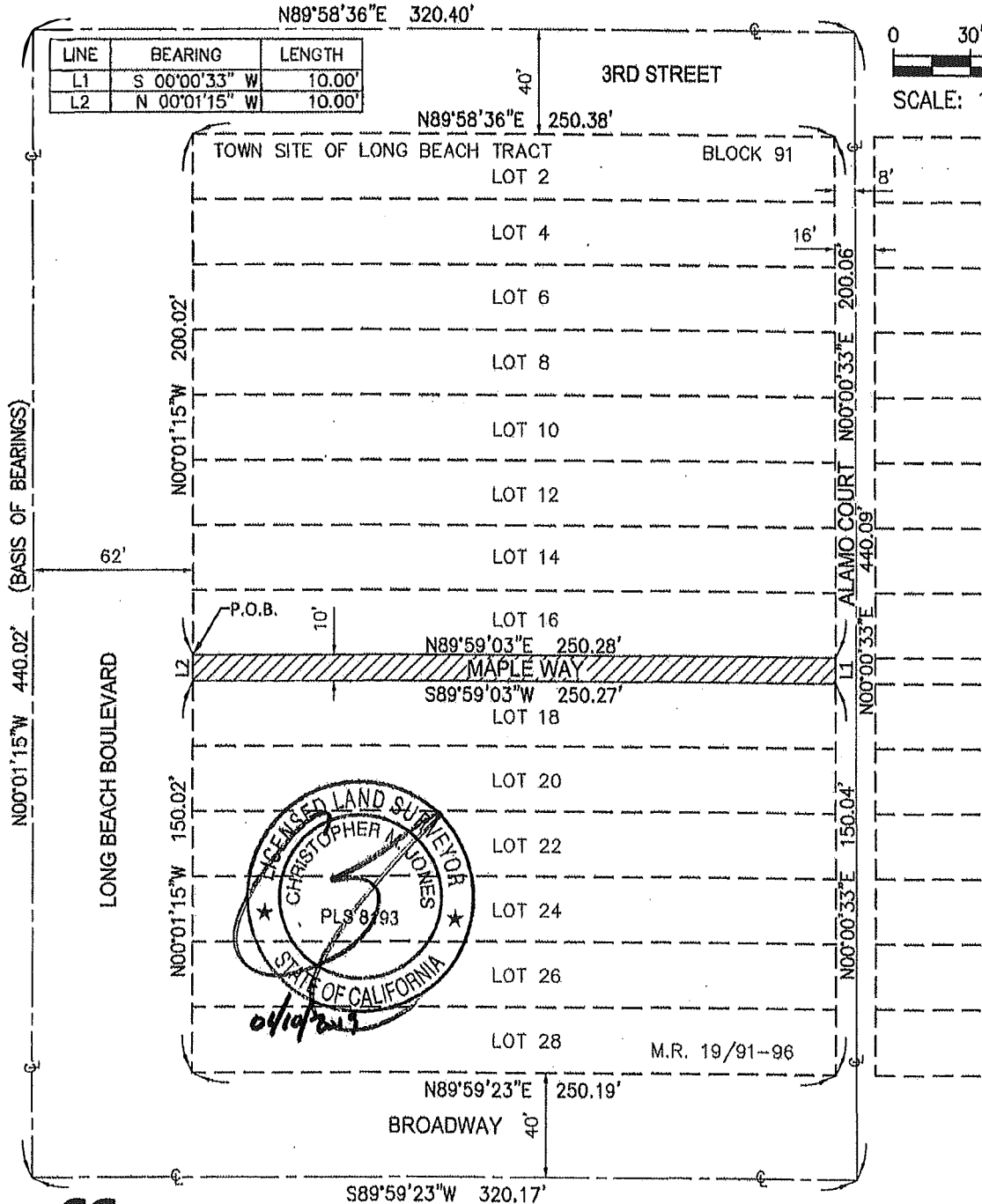
VACATION AREA

P.O.B. = POINT OF BEGINNING



0 30' 60'

SCALE: 1"=60'



kpff

700 S. FLOWER ST., SUITE 2100
LOS ANGELES, CA 90017
O: 213.418.0201
F: 213.266.5294
WWW.KPFF.COM

DATE:	JANUARY 10, 2019
DRAWN BY:	CF
CHECKED BY:	CJ
PROJECT NO.	1800755
SHEET:	1 OF 1

EXHIBIT C

SKETCH NO. 1026 (V)

SKETCH SHOWING PORTION OF MAPLE WAY,
BETWEEN LONG BEACH BOULEVARD
AND ALAMO COURT, VACATED BY
THE CITY OF LONG BEACH.

