



# **CITY OF LONG BEACH**

## **DEPARTMENT OF PUBLIC WORKS**

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

March 7, 2017

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

### **RECOMMENDATION:**

Adopt a Resolution of Intention to vacate the north/south alley located north of Spring Street between Elm Avenue to the east and Long Beach Boulevard to the west; set the date of April 11, 2017, for the public hearing on the vacation; accept an easement deed for sidewalk widening along Long Beach Boulevard north of Spring Street; and,

Accept Categorical Exemption No. CE 16-277. (District 7)

### **DISCUSSION**

Phase one of the Salvation Army's Master Development Plan to modernize the campus at 3012 Long Beach Boulevard proposes to vacate the north/south alley that runs along the full length of the Salvation Army's easterly property line (Exhibit A). The westerly half of the alley on the north end adjoins both the Salvation Army's property and six residential properties. The alley primarily serves as access to the Salvation Army property and provides no vehicular access to the six residential properties. Standard reversionary vacation practices will divide the vacated alley along the centerline portion between the property owners of the alley.

Two adjacent property owners provided Public Works with written petitions of concern and/or disapproval to potentially receiving additional taxable property to which they would have limited use. The vacation petitioner, the Salvation Army, has indicated that they are working with the property owner(s) to resolve their concerns.

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 alley is unnecessary for present or prospective public use. The Public Works Department supports this vacation based on findings that the dedicated alley is unnecessary for present or prospective public use.

On December 27, 2016, the Planning Commission determined the subject vacation action is consistent with the General Plan (Exhibit B). In conformance with the California Environmental Quality Act, Categorical Exemption No. CE-16-277 was issued for this vacation (Exhibit C).

The interested City Departments, including Traffic Engineering and Fire, have reviewed the proposed alley vacation and land development, and have no objections to this action. Utility easements will be reserved over the alley to continue providing access for the various

existing utility services. Refuse is collected by private trash collection; therefore, the alley will not be required for City refuse collection.

In addition, to provide a suitable clear path within the bus stop area on the sidewalk adjacent to the southwesterly property line, a 4-foot wide dedication is recommended to achieve a sidewalk width of 12 feet. The developer has agreed to this dedication action.

A public hearing on this matter is to be held on April 11, 2017, and will allow all persons interested in, or objecting to, the proposed vacation to appear and be heard. At that time, the City Council will deliberate and take action on the proposed vacation.

This matter was reviewed by Deputy City Attorney Linda T. Vu on February 8, 2017 and by Budget Analysis Officer Julissa José-Murray on February 13, 2017.

#### TIMING CONSIDERATIONS

City Council action is requested on March 7, 2017, to set a hearing date on this matter for April 11, 2017.

#### FISCAL IMPACT

A tentative vacation processing fee of \$9,908 and a dedication processing fee of \$1,232 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:

CB:BP:AB:JC

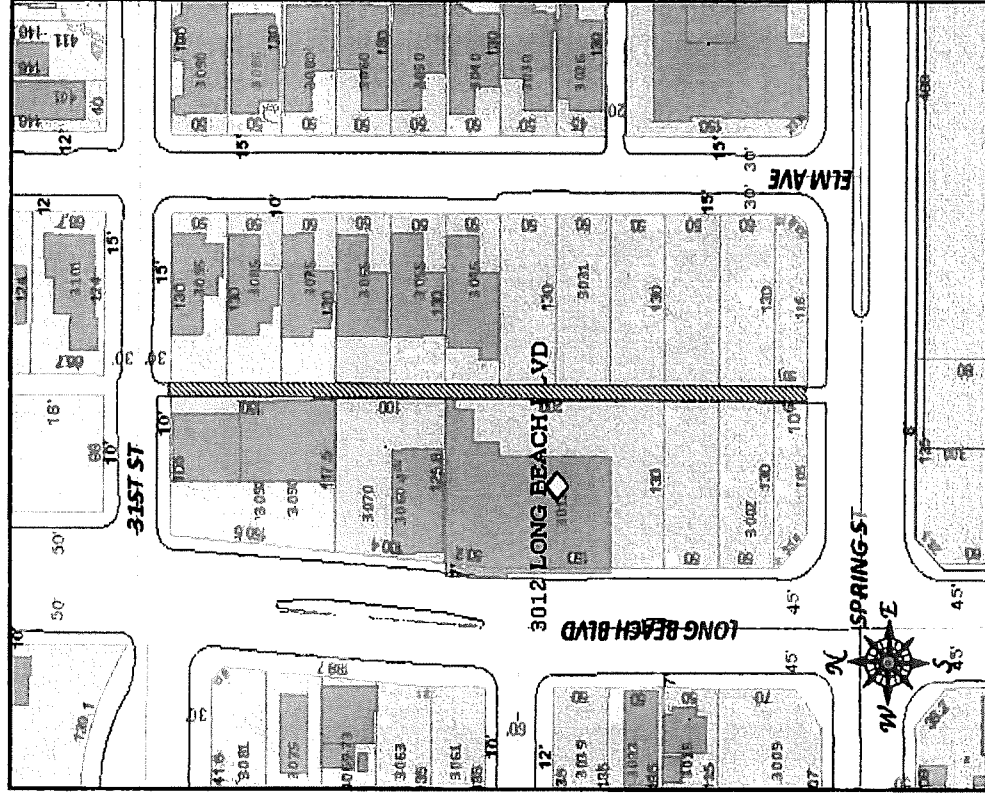
  
\_\_\_\_\_  
PATRICK H. WEST  
CITY MANAGER

ATTACHMENTS: EXHIBIT A- VACATION SKETCH No.1019V  
EXHIBIT B- PLANNING COMMISSION FINDINGS STAFF REPORT  
EXHIBIT C- CEQA 16-277  
RESOLUTION

SK 1019V

SKETCH SHOWING UN-NAMED NORTH/SOUTH ALLEY  
NORTH OF SPRING STREET, EAST OF LONG BEACH  
BOULEVARD TO BE VACATED BY THE CITY OF LONG  
BEACH

ENGINEERING BUREAU  
CITY OF LONG BEACH, CALIFORNIA



SHOWS UN-NAMED ALLEY TO  
BE VACATED  
SCALE: NONE

EXHIBIT A



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5<sup>th</sup> Floor • Long Beach, CA 90802 • (562) 570-6194 FAX (562) 570-8068

December 15, 2016

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Accept Categorical Exemption CE 16-277 and find the proposed vacation of a City alley north of Spring Street between Elm Avenue to the east and Long Beach Boulevard to the west in conformance with the adopted goals and policies of the City's General Plan. (District 1)

APPLICANT: Pedro Blanco  
Kardent Design for Salvation Army  
11 Golden Shore  
Long Beach, CA 90802  
(Application No. 1611-22)

## DISCUSSION

The subject request is to abandon a 10-foot-wide (600 feet long) alley running north-south between Elm Avenue and Long Beach Boulevard (Exhibit A – Location Map). The subject alley is bound by 31<sup>st</sup> Street on the north and Spring Street on the south, and is adjacent to six privately-owned, residential-developed parcels to the east (3045-3095 Elm Avenue) and privately-owned, commercially developed parcels owned by the Salvation Army (3002-3092 Long Beach Boulevard) (Exhibit B – Alley Plan) on the west.

The alley does not provide vehicular access to the residential properties to the east, but primarily provides access to the Salvation Army Campus. A portion of the overhead Edison lines have been placed underground, and an easement will be retained by the city to allow access for maintenance. The alley abandonment would allow for all Salvation Army-owned parcels to be merged, in anticipation of the future development of a gym on the campus (Exhibit C – Proposed Plan).

The alley lies within the Midtown Specific Plan (SP-1), which is intended to be more flexible than conventional zoning to encourage new investment and development along the Long Beach Boulevard corridor. The Specific Plan establishes a land use plan and regulations, infrastructure requirements, design guidelines, and implementation strategies necessary to achieve that vision. The properties abutting the alley are located in a single-family residential zoning district (R-1-N) and the existing residences are permitted uses in the zone. Vacation of the subject alley would not increase the potential for expansion of a nonconforming use.

**EXHIBIT B**

PAGE 1 of 7

### General Plan Consistency Findings

Before an application for an alley vacation can be considered by 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 11 elements and each element carries the same authority concerning land use issues. All elements of the General Plan were considered and staff finds this alley vacation 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 Number 7 – Mixed Use District (LUD 7). In LUD 7 a careful blending of different types of land uses is encouraged. The LUD allows for multi-purpose activity centers and synergistic blending. Vacation of the subject alley would revert the land to private ownership. As all abutting parcels are developed with commercial and residential uses consistent with LUD 7, vacation of the alley would conform to the Land Use Element.

#### **Mobility Element**


The City's Mobility Element is aimed at transforming Long Beach into a community that offers flexible, convenient, affordable, and energy-efficient transportation options for residents and visitors alike. The alley is not used for pedestrian or vehicular access, or for City services, other than service lines provided underground and protected by means of an easement. Alley abandonment would not be detrimental to the movement of people and goods through the area. Therefore, 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.

### ENVIRONMENTAL REVIEW

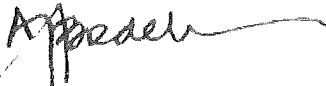
In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), Categorical Exemption CE 16-277 was issued for the proposed project (Exhibit D – Categorical Exemption).

CHAIR AND PLANNING COMMISSIONERS  
December 15, 2016  
Page 3

Respectfully submitted,



LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER

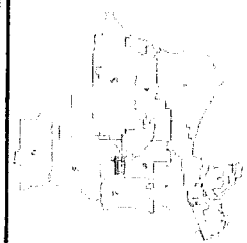
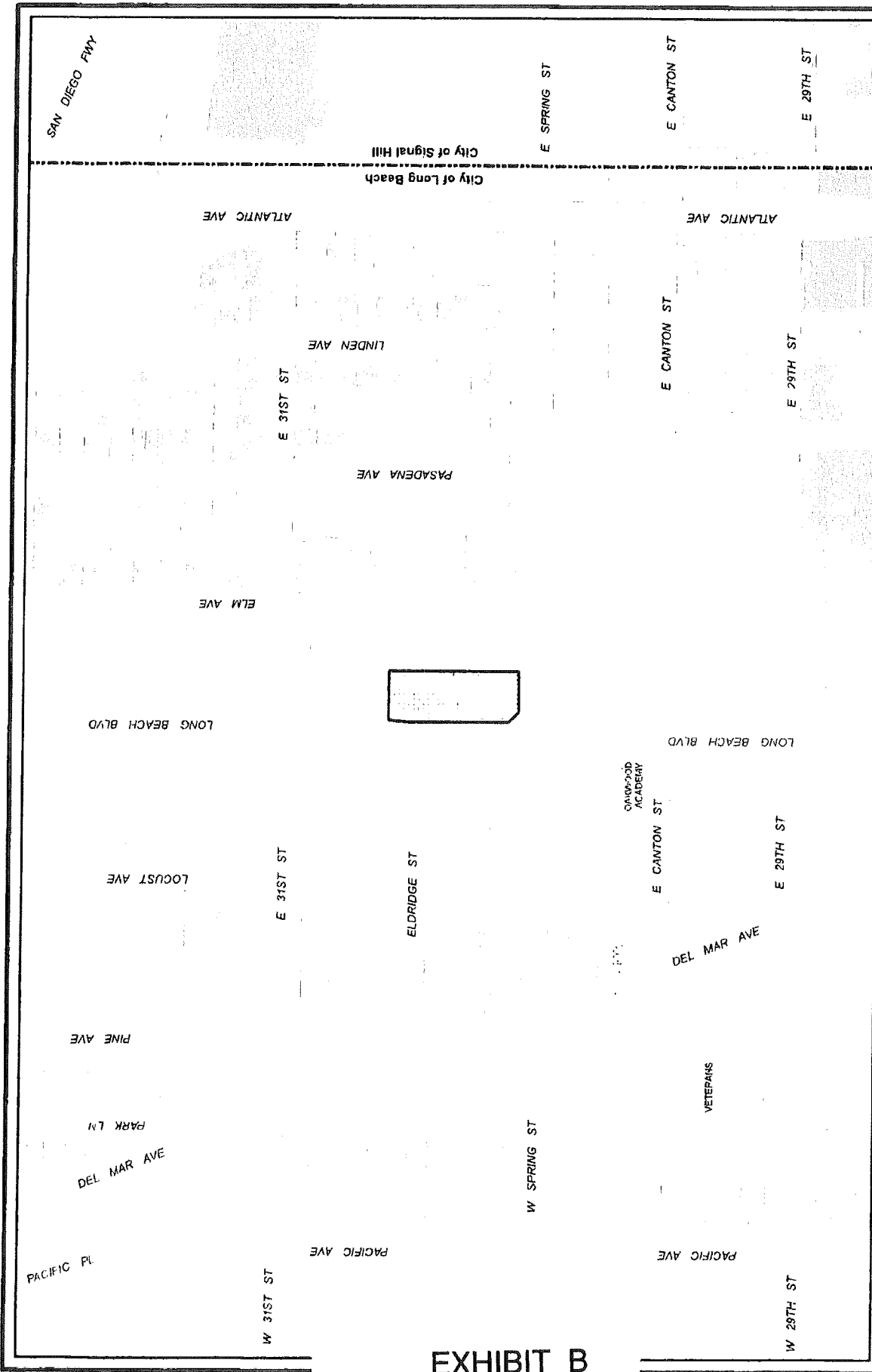


AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

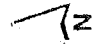
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Attachments:

- Exhibit A – Location Map
- Exhibit B – Alley Plan
- Exhibit C – Proposed Plan
- Exhibit D – Categorical Exemption



**Exhibit A**



**Subject Property:**  
3000 Long Beach Blvd  
Application No. 1611-22  
Council District 7  
Zoning Code : SP-1-CDR SubArea 1




~~EXHIBIT "A"~~  
ALLEY VACATION  
(LEGAL DESCRIPTION)

A STRIP OF LAND, 10 FEET WIDE, THAT LIES EAST OF LOTS 1 THROUGH 12 AND WEST OF LOTS 13 THROUGH 24, IN BLOCK A, OF TRACT NO. 3207, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE ABOVE DESCRIBED PARCEL CONTAINS 6,001 SQUARE FEET, MORE OF LESS.

ALL AS MORE PARTICULARLY SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE PART HEREOF.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION,  
IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

  
MICHAEL FURLONG, PLS 8899  
LICENSE EXPIRES: 12-31-17

5-25-16  
DATE



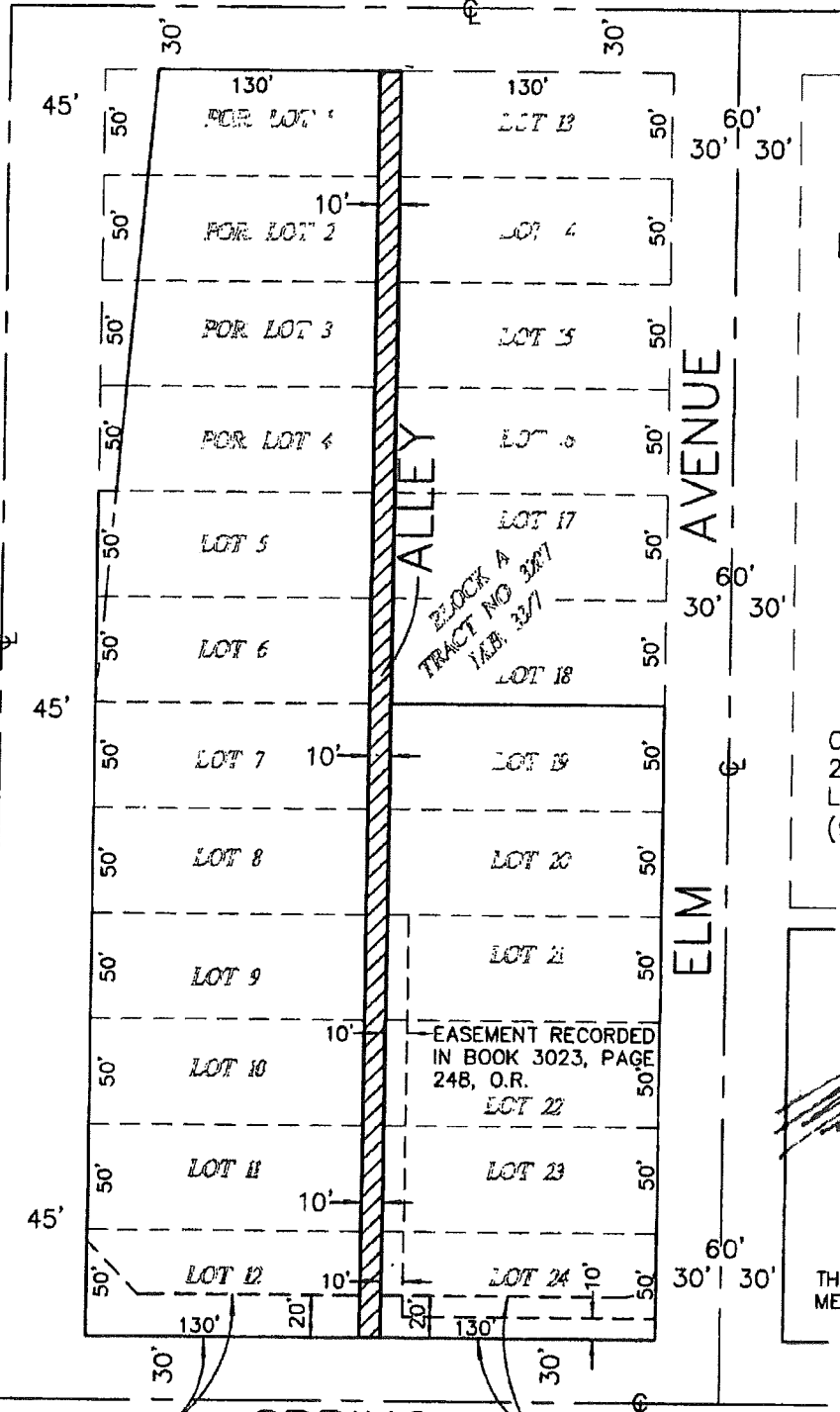
O.K.O. ENGINEERING INC.  
23671 BIRTCHER DRIVE  
LAKE FOREST, CA 92630  
(949) 597-3577




~~EXHIBIT "B"~~

31st STREET

LONG BEACH BOULEVARD



 — INDICATES ALLEY TO BE VACATED



SCALE: 1"=80'

O.K.O. ENGINEERING INC.  
23671 BIRCHER DRIVE  
LAKE FOREST, CA 92630  
(949) 597-3577



THIS MAP WAS PREPARED BY  
ME OR UNDER MY SUPERVISION.  
5-25-16

EASEMENT RECORDED  
AS INSTRUMENT NO.  
01-2127062, O.R.

SPRING

EASEMENT RECORDED AS  
INSTRUMENT NO. 01-2245289 AND  
INSTRUMENT NO. 02-295110, O.R.

STREET

J.N. 2014-224



# NOTICE of EXEMPTION from CEQA

~~EXHIBIT D~~

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES  
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802  
(562) 570-6194 FAX: (562) 570-6068  
lbs.longbeach.gov

TO: ☐ Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: Department of Development Services  
333 W. Ocean Blvd, 5th Floor  
Long Beach, CA 90802

☒ L.A. County Clerk  
Environmental Filings  
12400 E. Imperial Hwy., Room 1201  
Norwalk, CA 90650

Project Title: CE- 16-277

Project Location/Address: 3010 Long Beach Blvd

Project Activity/Description: VACATE A 10-FOOT-WIDE ALLEY

Public Agency Approving Project: **City of Long Beach, Los Angeles County, California**

Applicant Name: Pedro Blanco / Kardent Design

Mailing Address: 11 Golden Shore, Suite 540 ; Long Beach CA 90802

Phone Number: 562-436-9900

Applicant Signature: Pedro Blanco

By signing, applicant certifies that:  
1. The project is as described in the project description.  
2. The project is not a project of the City of Long Beach.  
3. The project is not a project of the County of Los Angeles.  
4. The project is not a project of the State of California.  
5. The project is not a project of the Federal Government.  
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100. The project is not a project of any other partnership or entity.

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1611-22 Planner's Initials: SV

Required Permits: General Plan Conformity Finding

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH  
STATE GUIDELINES SECTION 15305, Class 5, Minor Alterations in  
Land Use Limitations

Statement of support for this finding: minor change to property  
boundaries

Contact Person: Craig Chalfant

Contact Phone: 562-570-6362

Signature: [Signature]

Date: 12/2/16

Revised June 2016



## NOTICE of EXEMPTION from CEQA

CITY OF LONG BEACH | DEPARTMENT OF DEVELOPMENT SERVICES  
333 W. OCEAN BLVD., 5<sup>TH</sup> FLOOR, LONG BEACH, CA 90802  
(562) 570-6194 Fax: (562) 570-6068  
lbdslongbeach.gov

TO: ☐ Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: Department of Development Services  
333 W. Ocean Blvd, 5<sup>th</sup> Floor  
Long Beach, CA 90802

☒ L.A. County Clerk  
Environmental Fillings  
12400 E. Imperial Hwy., Room 1201  
Norwalk, CA 90650

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Applicant Name: Pedro Blanco / Kardent Design

Mailing Address: 11 Golden Shore, Suite 540 ; Long Beach CA 90802

Phone Number: 562-436-9900

Applicant Signature: Pedro Blanco

Design: General or Public Works  
215 E. 1st Street, Long Beach, CA 90802  
Phone: (562) 570-6194  
Fax: (562) 570-6068  
Email: info@lbdslongbeach.gov

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1611-22 Planner's Initials: SV

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Statement of support for this finding: minor change to property  
boundaries

Contact Person: Craig Chalfant

Contact Phone: 562-570-6362

Signature: [Signature]

Date: 12/2/16

Revised June 2016

EXHIBIT C

RESOLUTION NO.

A RESOLUTION OF INTENTION TO VACATE THE NORTH/SOUTH ALLEY LOCATED NORTH OF SPRING STREET BETWEEN ELM AVENUE TO THE EAST AND LONG BEACH BOULEVARD TO THE WEST, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PURSUANT TO THE PUBLIC STREET, HIGHWAYS AND SERVICE EASEMENTS LAW (DIVISION 9, PART 3, CALIFORNIA STREETS AND HIGHWAYS CODE); FIXING A TIME AND PLACE FOR HEARING ALL PERSONS INTERESTED IN OR OBJECTING TO THE PROPOSED VACATION

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

Section 1. The City Council of the City of Long Beach hereby elects to proceed under Division 9, Part 3, Chapter 3, of the California Streets and Highways Code (Section 8320 *et seq.*), as amended, generally known and referred as the "Public Street, Highways and Service Easements Law", and hereby declares its intention to vacate the north/south alley located north of Spring Street between Elm Avenue to the east and Long Beach Boulevard to the west, in the City of Long Beach, County of Los Angeles, State of California, described more particularly as follows:

A STRIP OF LAND, 10 FEET WIDE, THAT LIES EAST OF LOTS 1 THROUGH 12 AND WEST OF LOTS 13 THROUGH 24, IN BLOCK A, OF TRACT NO. 3207, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33, PAGE 7 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER

1 OF SAID COUNTY.

2 THE ABOVE DESCRIBED PARCEL CONTAINS 6,001 SQUARE  
3 FEET, MORE OF LESS.

4 RESERVING UNTO THE CITY OF LONG BEACH, ITS  
5 SUCCESSORS AND ASSIGNS A PERPETUAL EASEMENT AND RIGHT-  
6 OF-WAY FOR EMERGENCY ACCESS, AND A PERPETUAL EASEMENT  
7 AND RIGHT OF WAY, AT ANY TIME OR FROM TIME TO TIME, TO LAY,  
8 CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, REPLACE,  
9 CHANGE THE SIZE OF AND REMOVE THE EXISTING UTILITY LINES,  
10 INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, STORM  
11 DRAINS AND APPURTENANT STRUCTURES, TOGETHER WITH ALL  
12 NECESSARY GATES, VALVES, FITTINGS, HYDRANTS AND  
13 APPURTENANCES FOR THE TRANSPORTATION OF WATER AND  
14 GAS, WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THE  
15 SAME, OVER, THROUGH, UNDER, ALONG AND ACROSS THAT  
16 CERTAIN PROPERTY VACATED HEREWITH; AND PURSUANT TO ANY  
17 EXISTING FRANCHISES OR RENEWALS THEREOF, OR OTHERWISE,  
18 TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE, RENEW  
19 AND ENLARGE LINES OF CONDUITS, CABLES, WIRES, POLES AND  
20 OTHER CONVENIENT STRUCTURES, EQUIPMENT AND FIXTURES  
21 FOR THE OPERATION OF TELEPHONE LINES AND OTHER  
22 COMMUNICATION LINES, AND FOR THE TRANSPORTATION OR  
23 DISTRIBUTION OF ELECTRIC ENERGY, AND INCIDENTAL PURPOSES  
24 INCLUDING ACCESS AND THE RIGHT TO KEEP THE PROPERTY FREE  
25 FROM INFLAMMABLE MATERIALS, AND WOOD GROWTH, AND  
26 OTHERWISE PROTECT THE SAME FROM ALL HAZARDS IN, UPON  
27 AND OVER THE PART VACATED. ACCESS FOR MAINTENANCE OF  
28 THE ABOVE-MENTIONED FACILITIES MUST BE MAINTAINED AT ALL

1 TIMES. NO IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE  
2 EASEMENT WHICH WOULD IMPEDE THE OPERATION,  
3 MAINTENANCE OR REPAIR OF SAID FACILITIES. CONSTRUCTION OF  
4 ANY IMPROVEMENTS, INCLUDING CHANGES OF GRADE, SHALL BE  
5 SUBJECT TO THE PRIOR WRITTEN APPROVAL OF ALL THE CITY  
6 DEPARTMENTS AND PUBLIC UTILITIES RESPONSIBLE FOR THE  
7 ABOVE SAID FACILITIES.

8  
9 Section 2. All of the foregoing real property is shown on the map or plan  
10 thereof, attached hereto as Exhibit "A", and on file in the office of the City Clerk, which  
11 map or plan is known and referred to as "City of Long Beach Department of Public Works  
12 Vacation Sketch No. 1019V".

13 Section 3. The City Council hereby fixes the 11th day of April, 2017 at  
14 the hour of 5:00 p.m., as the time and the City Council Chamber, Plaza Level of the City  
15 Hall, 333 West Ocean Boulevard, in the City of Long Beach, California, as the place for  
16 hearing all persons interested in or objecting to the proposed vacation.

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

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

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

27 ///

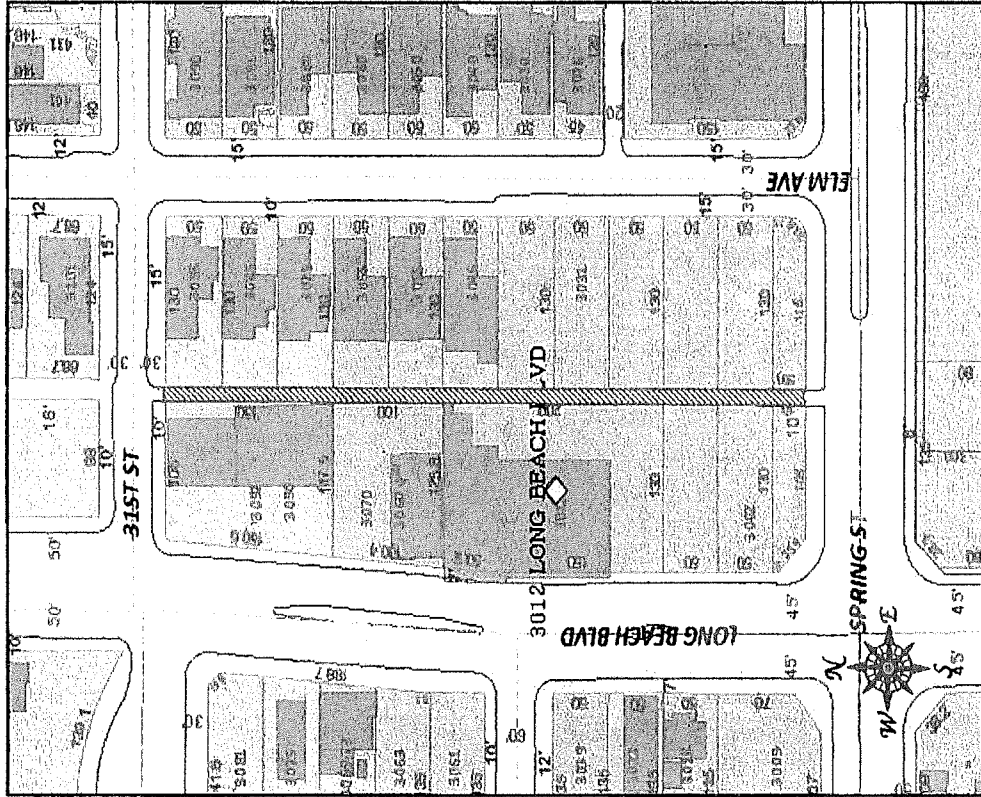
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SK 1019V

SKETCH SHOWING UN-NAMED NORTH/SOUTH ALLEY  
NORTH OF SPRING STREET, EAST OF LONG BEACH  
BOULEVARD TO BE VACATION BY THE CITY OF LONG  
BEACH

ENGINEERING BUREAU  
CITY OF LONG BEACH, CALIFORNIA



SHOWS UN-NAMED ALLEY TO  
BE VACATED  
SCALE: NONE

EXHIBIT A