



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

April 11, 2017

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 alley north of Spring Street between Elm Avenue to the east and Long Beach Boulevard to the west. (District 7)

DISCUSSION

The master plan to modernize and renovate the Salvation Army's campus at 3012 Long Beach Boulevard intends to vacate the un-named north-south alley north of Spring Street between Elm Avenue and Long Beach Boulevard (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 Public Works Department supports this action.

On March 7, 2017, the City Council adopted Resolution No. RES-17-0024, declaring its intention to vacate the subject right-of-way and set April 11, 2017, as the date for the public hearing. Copies of the March 7, 2017 City Council letter (Exhibit B) and City Council findings (Exhibit C) are attached.

This matter was reviewed, by Deputy City Attorney Linda T. Vu on March 21, 2017 and by Budget Analysis Officer Julissa José-Murray on March 24, 2017.

TIMING CONSIDERATIONS

On March 7, 2017, the City Council adopted Resolution No. RES-17-0024, declaring its intention to vacate the subject right-of-way, and set April 11, 2017 as the date for the public hearing.

FISCAL IMPACT

A final vacation processing fee of \$10,105 will be deposited in the General Fund (GF) in the Public Works Department (PW). Approval of this recommendation will provide continued support to the local economy.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG A. BECK
DIRECTOR OF PUBLIC WORKS

APPROVED:


PATRICK H. WEST
CITY MANAGER

CB:SC:EL:JH:BP:db:jc
PICKEROW 3012 LBB alley vacation CL.docx

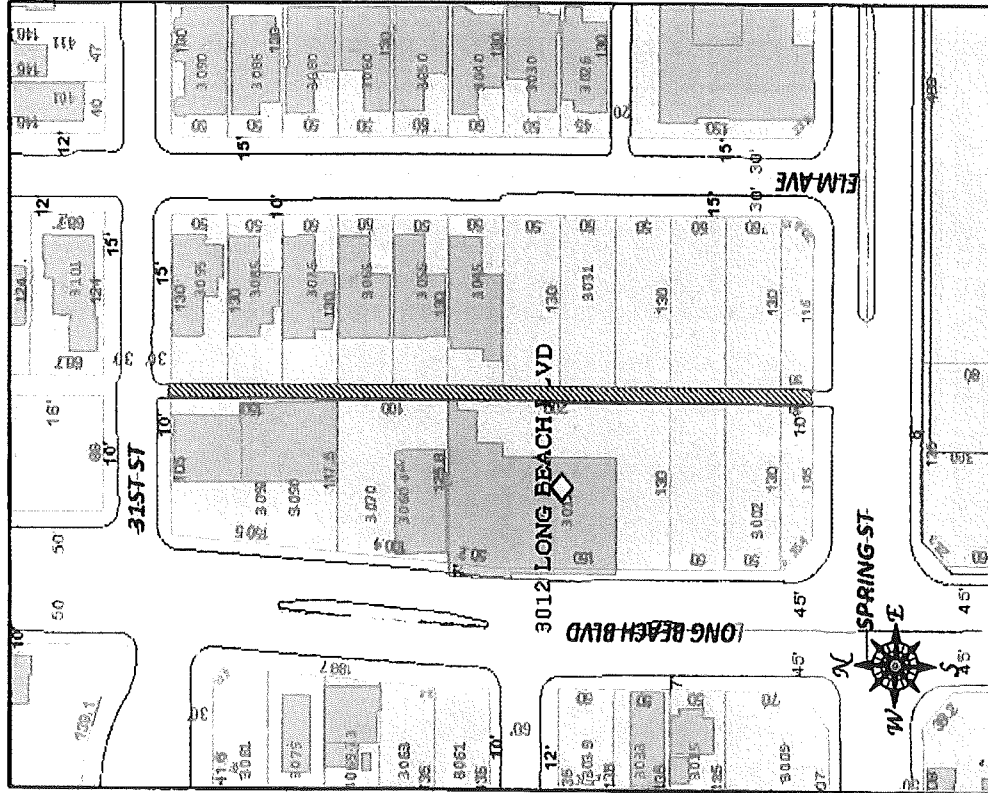
ATTACHMENTS: - EXHIBIT A, VACATION SKETCH No.1019V
- EXHIBIT B, MARCH 7 COUNCIL LETTER
- EXHIBIT C, CITY COUNCIL FINDINGS
- RESOLUTION

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

SHOWS UN-NAMED ALLEY TO
BE VACATED
SCALE: NONE

ENGINEERING BUREAU
CITY OF LONG BEACH, CALIFORNIA
EXHIBIT A





C-14

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

EXHIBIT B

HONORABLE MAYOR AND CITY COUNCIL
March 7, 2017
Page 2

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.

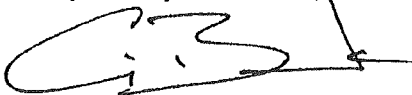
FISCAL IMPACT

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

CB:BP:AB:JC

APPROVED:

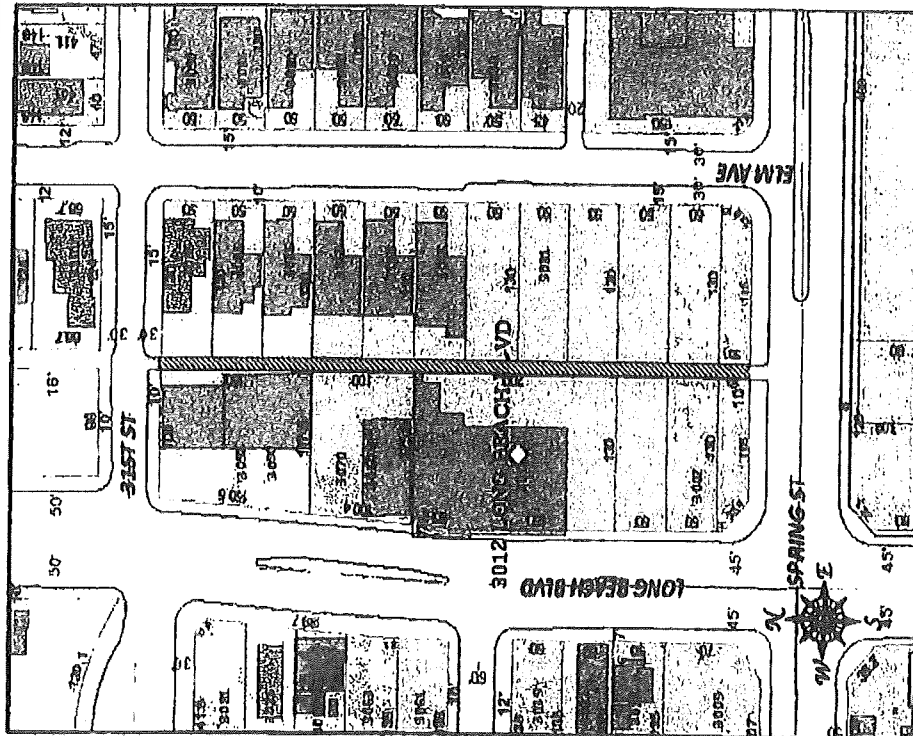


PATRICK H. WEST
CITY MANAGER

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

**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



AGENDA ITEM No. 2

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90802 • (562) 570-6194 FAX (562) 570-8088

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 31st 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 4 of 10

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

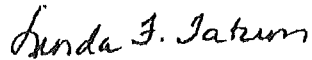
The City's Mobility Element is aimed at transforming Long Beach into a community that offers flexible, convenient, affordable, and energy-efficient transportation options for residents and visitors alike. The alley is not used for pedestrian or vehicular access, or for City services, other than service 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

AJB:LFT:sv
Attachments:

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

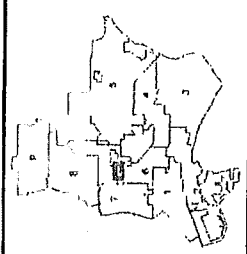
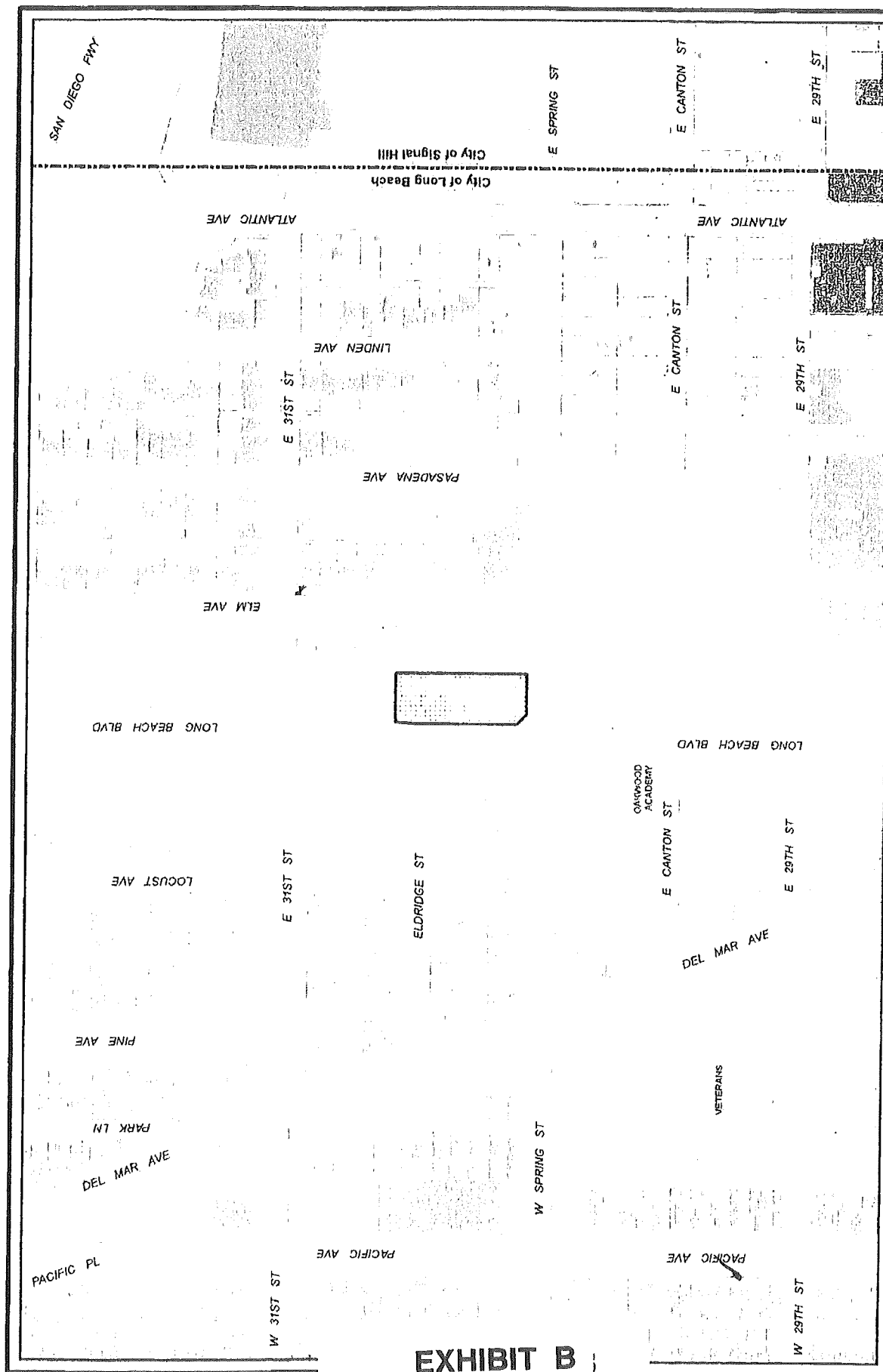


Exhibit A



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



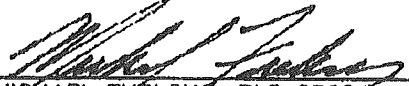
~~EXHIBIT "A"~~
ALLEY VACATION
(LEGAL DESCRIPTION)

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 OR 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 8890
LICENSE EXPIRES: 12-31-17

5-25-16

DATE



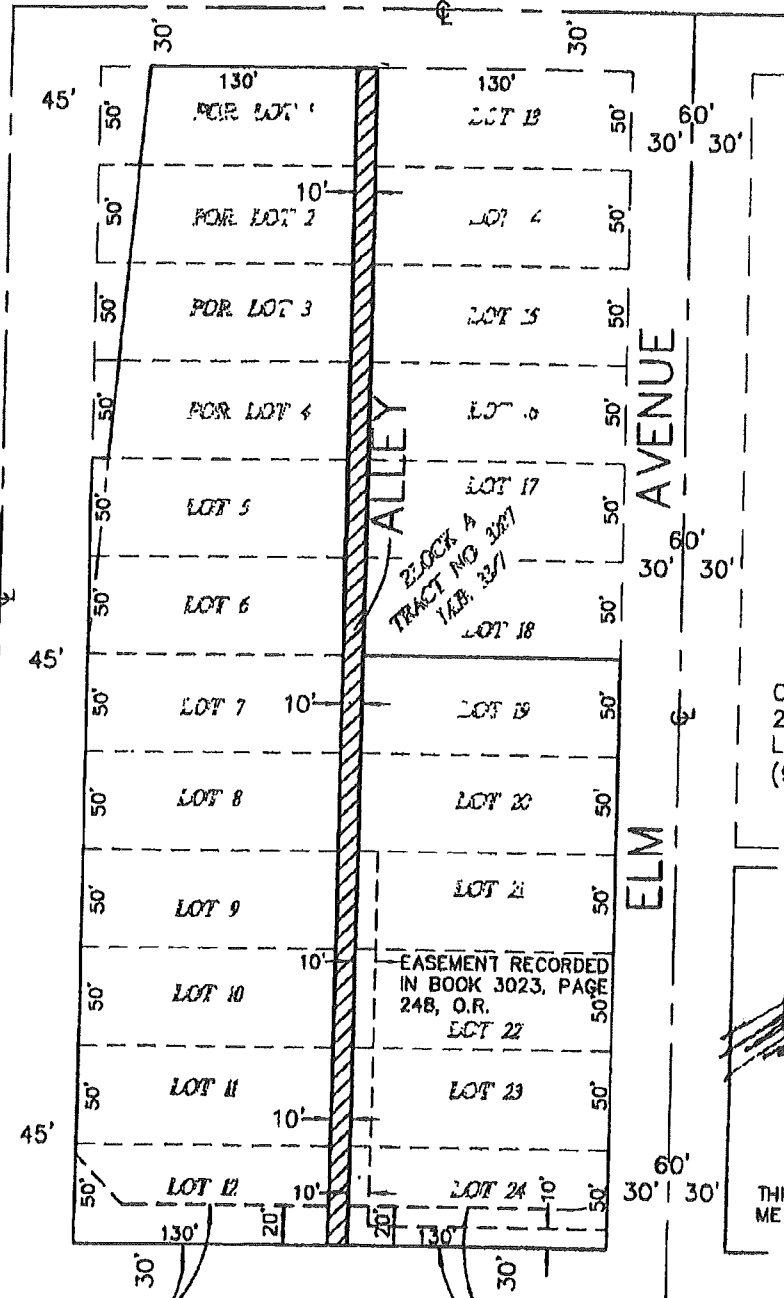
O.K.O. ENGINEERING INC.
23671 BIRCHER DRIVE
LAKE FOREST, CA 92630
(949) 597-3577

PAGE 1 OF 1

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.
01-2127082, O.R.

SPRING

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

STREET

J.N. 2014-224

EXHIBIT B



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
lbsd.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: 3000 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 this form, the applicant certifies that the information provided is true and correct to the best of their knowledge and belief.

BELOW THIS LINE FOR STAFF USE ONLY

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

Required Permits: General Plan Consistency 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

EXHIBIT B

Page 10 of 10

Revised June 2016



CITY COUNCIL FINDINGS

VACATION OF THE NORTH/SOUTH ALLEY SOUTH OF 31ST STREET, EAST OF LONG BEACH BOULEVARD, FROM 31ST STREET TO SPRING STREET.

Reference Sketch No. 1019V

1. The subject right-of-way is unnecessary for present or prospective public street or alley purposes.

This finding is based upon the following subfindings:

- a) The alley primarily services as access to the Salvation Army property at 3012 Long Beach Boulevard and provides no vehicular access to the other six residential properties.
 - b) On March 7, 2017 the City of Long Beach 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.
 - c) The right-of-way would not be useful for exclusive bikeway pathway purposes.
 - d) The reservation of a Utility Easement was reserved for the existing public utility.
2. Vacation of said right-of-way will not have a significantly adverse environmental effect.

This finding is based upon the following subfindings:

- a) In accordance with the California Environmental Quality Act, Categorical Exemption 16-277 was issued for this action.
- b) The interested City Departments, including Fire and Police, have reviewed the proposed right-of-way vacation and have no objections to this action.

RESOLUTION NO.

A RESOLUTION ORDERING THE VACATION OF
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

WHEREAS, the City Council of the City of Long Beach, did heretofore, on
March 7, 2017, by Resolution No. RES-17-0024, declare its intention to order the
vacation, pursuant to the provisions of the Public Streets, Highways, and Service
Easements Law, 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
OF SAID COUNTY.

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

RESERVING UNTO THE CITY OF LONG BEACH, ITS
SUCCESSORS AND ASSIGNS A PERPETUAL EASEMENT AND RIGHT-
OF-WAY FOR EMERGENCY ACCESS, AND A PERPETUAL EASEMENT
AND RIGHT OF WAY, AT ANY TIME OR FROM TIME TO TIME, TO LAY,

1 CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, REPLACE,
2 CHANGE THE SIZE OF AND REMOVE THE EXISTING UTILITY LINES,
3 INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS, STORM
4 DRAINS AND APPURTENANT STRUCTURES, TOGETHER WITH ALL
5 NECESSARY GATES, VALVES, FITTINGS, HYDRANTS AND
6 APPURTENANCES FOR THE TRANSPORTATION OF WATER AND
7 GAS, WITH THE RIGHT OF INGRESS TO AND EGRESS FROM THE
8 SAME, OVER, THROUGH, UNDER, ALONG AND ACROSS THAT
9 CERTAIN PROPERTY VACATED HEREWITH; AND PURSUANT TO ANY
10 EXISTING FRANCHISES OR RENEWALS THEREOF, OR OTHERWISE,
11 TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, REMOVE, RENEW
12 AND ENLARGE LINES OF CONDUITS, CABLES, WIRES, POLES AND
13 OTHER CONVENIENT STRUCTURES, EQUIPMENT AND FIXTURES
14 FOR THE OPERATION OF TELEPHONE LINES AND OTHER
15 COMMUNICATION LINES, AND FOR THE TRANSPORTATION OR
16 DISTRIBUTION OF ELECTRIC ENERGY, AND INCIDENTAL PURPOSES
17 INCLUDING ACCESS AND THE RIGHT TO KEEP THE PROPERTY FREE
18 FROM INFLAMMABLE MATERIALS, AND WOOD GROWTH, AND
19 OTHERWISE PROTECT THE SAME FROM ALL HAZARDS IN, UPON
20 AND OVER THE PART VACATED. ACCESS FOR MAINTENANCE OF
21 THE ABOVE-MENTIONED FACILITIES MUST BE MAINTAINED AT ALL
22 TIMES. NO IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE
23 EASEMENT WHICH WOULD IMPEDE THE OPERATION,
24 MAINTENANCE OR REPAIR OF SAID FACILITIES. CONSTRUCTION OF
25 ANY IMPROVEMENTS, INCLUDING CHANGES OF GRADE, SHALL BE
26 SUBJECT TO THE PRIOR WRITTEN APPROVAL OF ALL THE CITY
27 DEPARTMENTS AND PUBLIC UTILITIES RESPONSIBLE FOR THE
28 ABOVE SAID FACILITIES.

1
2 WHEREAS, the City Council did, at said time, fix Tuesday, April 11, 2017,
3 at the hour of 5:00 p.m., as the time and the City Council Chamber, Plaza Level of the
4 City Hall, 333 West Ocean Boulevard, in the City of Long Beach, California, as the place
5 for hearing for all persons interested in or objecting to the proposed vacation to appear
6 and be heard; and

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

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

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

15 Section 1. Pursuant to the foregoing resolution of intention, the
16 proceedings had thereunder, Vacation Sketch No. 1019V showing the north/south alley
17 located north of Spring Street between Elm Avenue to the east and Long Beach
18 Boulevard to the west to be vacated by the City of Long Beach attached hereto as Exhibit
19 "A", and the City Council Findings attached hereto as Exhibit "B", said City Council of the
20 City of Long Beach hereby makes its resolution vacating and closing a portion of the
21 street hereinabove described.

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

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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 _____, 2017
by the following vote:

Ayes:	Councilmembers:	_____

Noes:	Councilmembers:	_____

Absent:	Councilmembers:	_____

City Clerk

2nd CHECK

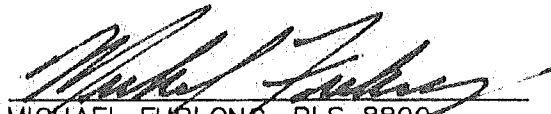
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ALLEY VACATION
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THE ABOVE DESCRIBED PARCEL CONTAINS 6,001 SQUARE FEET, MORE OF LESS.

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 PROFFESIONAL LAND SURVEYOR'S ACT.


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

5-25-16
DATE



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