



CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

C-12

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

April 18, 2017

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize City Manager to accept an easement deed from Broadmoor Development, LLC, a California limited liability company, the owner of the property located at 1627 West Summit Street, for the widening of the alley adjacent to the property. (District 1)

DISCUSSION

It is the goal of the Department of Public Works to widen alleys to meet the 20-foot standard established in the City's General Plan. When a new development is proposed, the public right-of-ways adjacent to the site are reviewed for sufficiency to accommodate the new development. For the development of a new two-story residential duplex, the dedication of additional alley width is recommended (Exhibit A), as follows:

The existing 10-foot wide alley should be widened on the south side by 5 feet, to a total width of 15 feet. The standard alley width of 20 feet will be achieved when the property on the north side of the alley is improved and a public alley dedication of 5 feet is recorded.

Broadmoor Development, LLC, the developer of the subject property, agreed to development conditions that include the above-described dedications.

This matter was reviewed by Deputy City Attorney Linda T. Vu on March 28, 2017 and by Budget Analysis Officer Julissa Jose-Murray on April 3, 2017.

TIMING CONSIDERATIONS

City Council action is requested on April 18, 2017, to accommodate the developer's occupancy schedule.

FISCAL IMPACT

A document processing fee of \$1,258 was paid by the developer and 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,

A handwritten signature in black ink, appearing to read 'C. Beck', with a horizontal line extending to the right.

CRAIG A. BECK
DIRECTOR OF PUBLIC WORKS

APPROVED:

A handwritten signature in black ink, appearing to read 'P. West', with a horizontal line extending to the right.

PATRICK H. WEST
CITY MANAGER

CB:SC:EL:JH:mdc:db
P:\CL\RW 1627 W Summit St Dedication CL.doc

ATTACHMENT: EXHIBIT A, SITE MAP

LEGEND


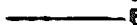
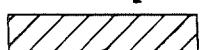
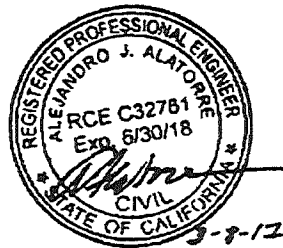
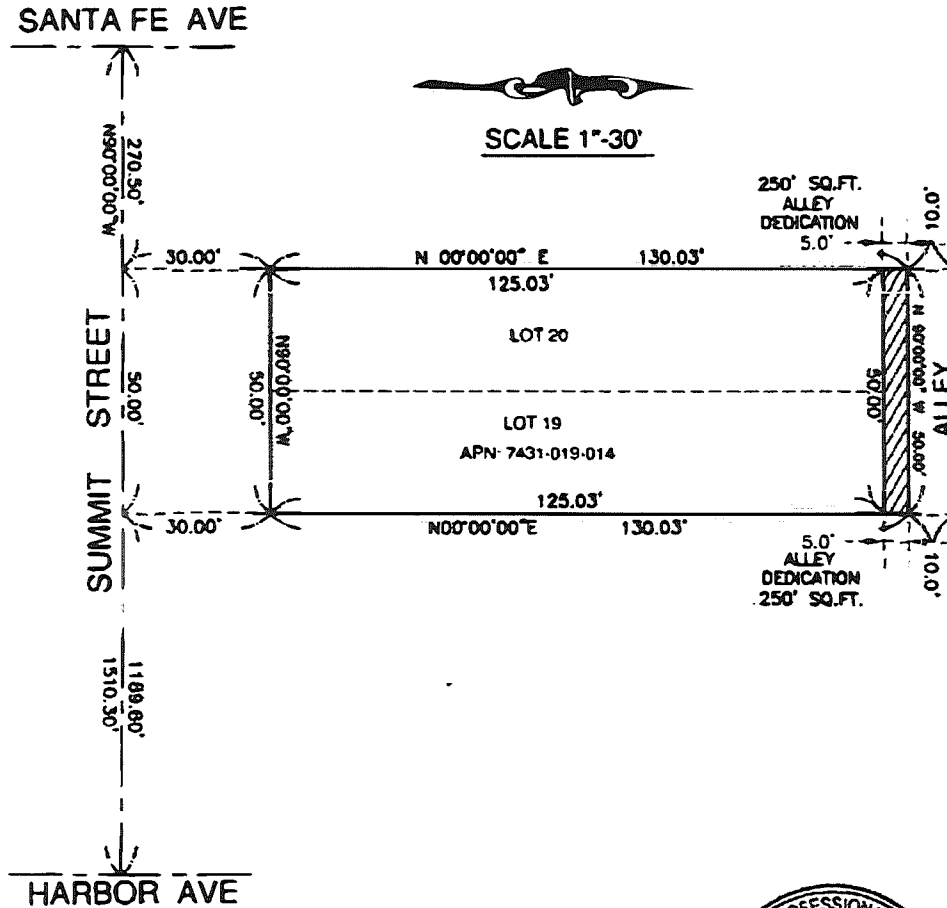
-  CENTERLINE
-  PROPERTY LINE
-  SHOWS AREA FOR DEDICATION

Exhibit A

SKETCH NO. 2105

**SKETCH SHOWING PORTIONS OF LOTS
19 AND 20, BLOCK 16, TRACT NO. 1833,
DEDICATED TO
THE CITY OF LONG BEACH
FOR ALLEY PURPOSES.**



ENGINEERING BUREAU
CITY OF LONG BEACH, CALIFORNIA