



Legislation Text

File #: 17-0152, **Version:** 1

Recommendation to adopt 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 Tuesday, 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)

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.

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

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.

Approve recommendation.

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

CRAIG A. BECK
DIRECTOR OF PUBLIC WORKS

APPROVED:

PATRICK H. WEST
CITY MANAGER