



CITY OF LONG BEACH

R-21

DEPARTMENT OF PUBLIC WORKS

333 West Ocean Boulevard 9th Floor • Long Beach, CA 90802 • (562) 570-6383 • Fax (562) 570-6012

June 23, 2015

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt a Resolution of Intention to vacate May Avenue and the adjacent unnamed east/west alley north of Pacific Coast Highway, between May and Walnut Avenues, set the date of July 21, 2015 for the public hearing on the vacation, accept an easement deed for sidewalk widening along the north side of Pacific Coast Highway and the west side of Walnut Avenue, and adopt and accept Categorical Exemption 14-149. (District 6)

DISCUSSION

The Long Beach City College (LBCC) Master Plan to modernize and renovate the Pacific Coast campus located north of Pacific Coast Highway and west of Walnut Avenue, calls for the vacation of the east/west alley, north of Pacific Coast Highway and that portion of May Avenue south of the east/west alley as shown on attached Exhibit A. To achieve this objective, the LBCC District has requested the vacation of the above-stated rights-of-way. The intent of the vacation is to facilitate parking and provide for a more secured campus parking lot.

In addition, when significant new development is proposed, the public rights-of-way adjacent to the site are reviewed for sufficiency to accommodate the new development. For the modernization and renovation project, a dedication of additional sidewalk width adjacent to the site, shown on Exhibit B, is recommended. The current width north of the Pacific Coast Highway centerline is 43 feet. A dedication of 7 feet is required to achieve a 50-foot wide right-of-way north of the centerline. This action will widen the existing 5-foot wide public sidewalk along Pacific Coast Highway to 12 feet. A dedication of 6.5 feet along Walnut Avenue is suggested for improved sidewalk and parkway mobility. The developer of the subject property, the Long Beach Community College District, agreed to the condition that includes the above-described dedication.

Proceedings for the 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 rights-of-way are unnecessary for present or prospective public use. The Public Works Department

supports this action based on the following evidence, facts, conditions and findings, establishing that the dedicated rights-of-way to be vacated are not necessary for present or prospective public use:

- May Avenue primarily serves as the entrance/exit to the campus parking lots.
- The east-west alley primarily serves as a drive aisle bisecting the two parking lots.
- Utility easements will be reserved over the street and alley in order to continue to provide for various existing utility services, which include water, sewer, power and communication lines.
- Refuse is collected by private trash collection; therefore, May Avenue will not be required for City refuse collection.
- On November 20, 2014, the Planning Commission determined that the subject vacation action is consistent with the General Plan, as required in Section 65402 of the California Government Code. The Development Services staff report is included as Exhibit C.

The Police Department and Traffic Engineering Division have reviewed the proposed right-of-way vacation and provided no objections to this action. In conformance with the California Environmental Quality Act, Categorical Exemption No. CE 14-149 was issued for this project.

This matter was reviewed by the Development Services Department, Building and Safety Bureau on June 5, 2015, by Deputy City Attorney Linda Vu on June 8, 2015 and by Budget Management Officer Victoria Bell on June 4, 2015.

TIMING CONSIDERATIONS

City Council action is requested for June 23, 2015, so that the Long Beach City College modernization and renovation plans can be complete for the upcoming school year.

FISCAL IMPACT

A tentative vacation processing fee of \$9,797 and a dedication processing fee of \$1,216 was deposited to 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,



ARA MALOYAN, PE
DIRECTOR OF PUBLIC WORKS

AM:CR:BP

P:\CL\ROW vacation May Ave CL Rev1.doc

Attachments:

- Exhibit A; Vacation sketch No.1012V
- Exhibit B; Dedication sketch No.2097
- Exhibit C; City Council Findings staff report
- Resolution

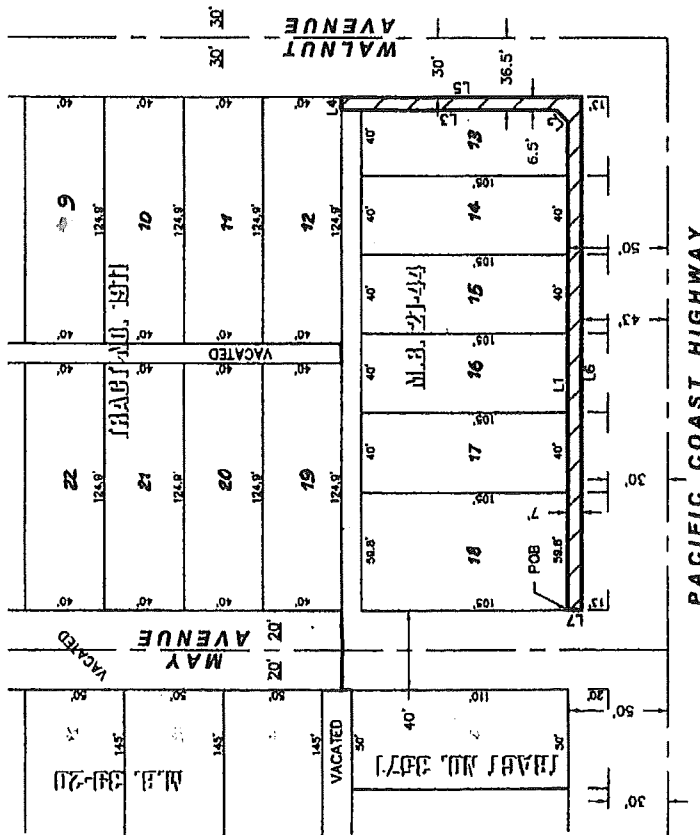
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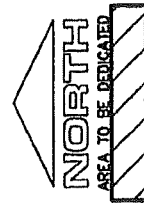
PATRICK H. WEST
CITY MANAGER

SKETCH NO. 2097

SKETCH SHOWING PORTIONS OF LOT 13-18, TRACT NO. 1911, DEDICATED TO THE CITY OF LONG BEACH FOR SIDEWALK PURPOSES.



LINE	LENGTH	BEARING
L1	247.30	EAST
L2	8.49	N45° 00' 00" E
L3	109.00	NORTH
L4	6.50	EAST
L5	122.00	SOUTH
L6	259.80	WEST
L7	7.00	NORTH



ENGINEERING BUREAU
CITY OF LONG BEACH, CALIFORNIA
EXHIBIT B



AGENDA ITEM No. |

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6088

November 20, 2014

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Find the proposed partial vacation of May Avenue north of Pacific Coast Highway and the related east-west alley in conformance with the adopted goals and policies of the City's General Plan and accept Categorical Exemption 14-149. (District 6)

APPLICANT: Michael Boomsma
Long Beach Community College District
4901 East Carson Street – G21
Long Beach, CA 90808
(Case No. 1411-06)

DISCUSSION

Pursuant to California Government Code Section 65402, no street, parcel or alley may be vacated until such action has been submitted to, and reported upon by the Planning Commission as to its conformity with the adopted General Plan. The proposed subsurface street vacation is herein submitted for such review.

In 2003, Long Beach City College (LBCC) prepared a campus master plan to modernize, renovate and construct facility improvements to its Pacific Coast Campus. Over the past five years, LBCC has made significant progress in implementing facilities identified in the Pacific Coast Campus Master Plan. LBCC had recently purchased the parcels at the northwest corner of Pacific Coast Highway and Walnut Avenue. The applicant is requesting the vacation of an approximately 100-foot segment of May Avenue north of Pacific Coast Highway, as depicted on Exhibit A, to gain control of all the properties fronting Pacific Coast Highway within their master plan.

A finding of conformity shall be made when the proposed re-use of the property conforms to the maps and policies of the General Plan. The General Plan consists of eleven elements: Land Use, Open Space, Mobility, Noise, Scenic Routes, Conservation, Local Coastal Program, Housing, Air Quality, Public Safety, and Seismic Safety. Each element of the General Plan carries the same authority concerning land use issues. All elements of

EXHIBIT "C"

Page 1 of 4

the General Plan were considered and staff finds this vacation in conformance with all of the elements of the General Plan. A review of the relevant elements and specific General Plan consistency findings are presented below:

GENERAL PLAN CONSISTENCY FINDINGS

Land Use Element

The subject site is located within the Land Use Districts of Institutional (LUD I) and Mixed Office / Residential Strip (LUD 8M) of the Land Use Element. The Institutional Land Use District is characterized by public service uses over a long period of time. Land Use District 8M is intended to encourage a mix of freestanding office buildings with provisions for some ground floor retail, but also permits institutional and open space uses. The proposed re-use of May Avenue and any related development is consistent with these land use designations.

Mobility Element

A key goal of the Mobility Element is to establish a transportation system which can provide sufficient mobility for people and goods throughout the city while accommodating reasonable, balanced growth. The proposed street vacation will not degrade circulation. Moreover, the subject public right-of-way is not referenced in the Mobility Element and the proposed street vacation does not contradict any policies or objectives in the Mobility Element.

ENVIRONMENTAL REVIEW

In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), Categorical Exemption 14-139 was issued (Exhibit B).

Respectfully submitted,


JEFF WINKLEPLECK
ACTING PLANNING ADMINISTRATOR


AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

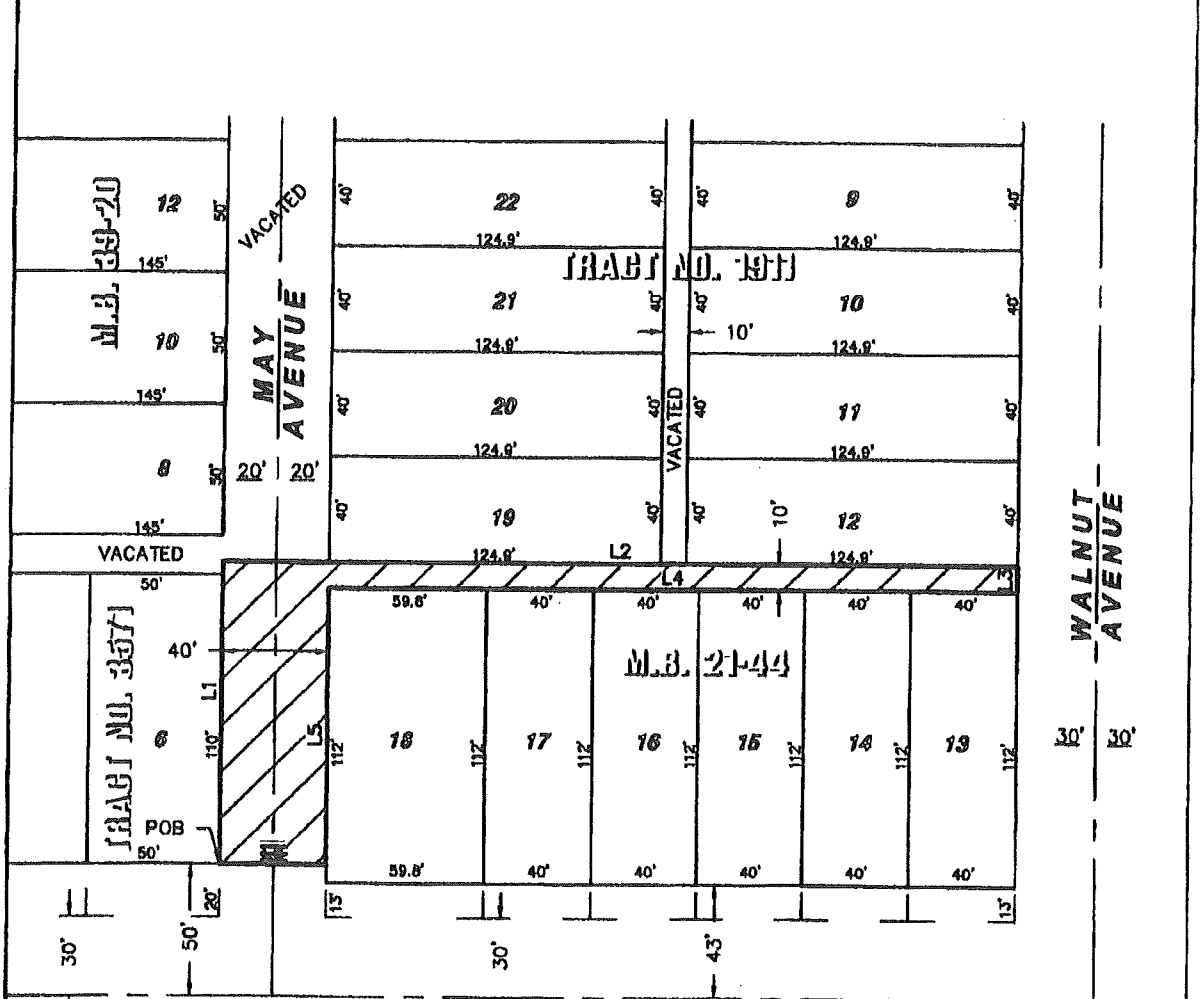
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Attachments: Exhibit A – Sketches depicting subsurface vacation
 Exhibit B -- Categorical Exemption 14-139

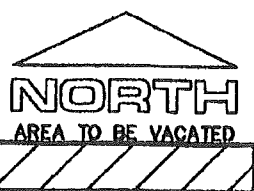
EXHIBIT "C"

EXHIBIT "A"

VACATION



M.B. 33-20
M.B. 33-21
M.B. 19-11
M.B. 21-44



LINE TABLE		
LINE	LENGTH	BEARING
L1	115.00	NORTH
L2	299.00	N89° 57' 00" E
L3	10.00	SOUTH
L4	259.80	S89° 57' 00" W
L5	105.00	SOUTH
L6	40.00	S89° 57' 00" W

EXHIBIT "C"



NOTICE of EXEMPTION from CEQA

DEPARTMENT OF DEVELOPMENT SERVICES | PLANNING BUREAU
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbsds.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 Fillings
12400 E. Imperial Hwy, 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 14-139

Project Location/Address: MAY AVE. AT PCH & WALNUT AVE

Project/Activity Description: GENERAL PLAN CONSISTENCY FINDING FOR THE VACATION OF MAY AVENUE RELATE TO SCHOOL MASTER PLAN

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

Applicant Name: Long Beach City College

Mailing Address: 4901 E. Carson St -G21, Long Beach, CA 90808

Phone Number: 562-938-4072 Applicant Signature: Medhams

Medhams
Deputy Director
Maintenance and Operations

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1411-06 Planner's Initials: IB

Required Permits: _____

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION _____

15301 CLASS 1

Statement of support for this finding: _____

THIS ACTION WILL NOT CHANGE USE OR INTENSITY OF SITE.

Contact Person: FRA BROWN
Signature: [Signature]

Contact Phone: 562-570-5972
Date: 11-10-14

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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RESOLUTION NO.

A RESOLUTION OF INTENTION TO VACATE MAY AVENUE AND THE ADJACENT UNNAMED EAST/WEST ALLEY NORTH OF PACIFIC COAST HIGHWAY, 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 May Avenue and the adjacent unnamed east/west alley north of Pacific Coast Highway, in the City of Long Beach, County of Los Angeles, State of California, described more particularly as follows:

BEING A DESCRIPTION FOR THE VACATION OF A PORTION OF MAY AVENUE AS SHOWN ON TRACT NO. 1911, BOOK 21, PAGE 44 AND AS SHOWN ON TRACT NO. 3571, BOOK 39, PAGE 20 OF MAPS BOTH FILED IN THE OFFICE OF THE RECORDER OF SAID COUNTY AND THAT CERTAIN ALLEY AS SHOWN ON SAID TRACT NO. 1911 LYING NORTHERLY OF LOTS 13 THROUGH 18

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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THEREOF, BEGINNING AT A POINT OF INTERSECTION WITH THE EASTERLY LINE OF LOT 6 OF SAID TRACT NO. 3571 AND A LINE PARALLEL WITH AND 50 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF PACIFIC COAST HIGHWAY, SHOWN AS STATE STREET ON SAID TRACT NO. 1911 AND TRACT NO. 3571; THENCE, NORTHERLY ALONG SAID EASTERLY LINE OF LOT 6 AND ITS NORTHERLY PROLONGATION, 115.00 FEET TO A POINT OF INTERSECTION OF SAID EASTERLY LINE AND THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 19 OF SAID TRACT NO. 1911; THENCE, EASTERLY ALONG LAST MENTIONED LINE TOGETHER WITH THE SOUTHERLY LINE OF LOT 12 OF SAID TRACT NO. 1911, 299.80 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12; THENCE, SOUTHERLY 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE, WESTERLY ALONG THE NORTHERLY LINES OF SAID LOTS 13 THROUGH 18, 259.80 FEET TO THE NORTHWEST CORNER OF SAID LOT 18; THENCE, SOUTHERLY ALONG THE WEST LINE OF SAID LOT 18, 105.00 FEET TO A POINT OF INTERSECTION WITH A LINE PARALLEL WITH AND 50 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF SAID PACIFIC COAST HIGHWAY; THENCE, WESTERLY ALONG SAID PARALLEL LINE 40.00 FEET TO THE POINT OF BEGINNING.

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RESERVING UNTO THE CITY OF LONG BEACH,
ITS SUCCESSORS AND ASSIGNS A PERPETUAL
EASEMENT AND RIGHT-OF-WAY, AT ANY TIME OR
FROM TIME TO TIME, TO LAY, CONSTRUCT, MAINTAIN,
OPERATE, REPAIR, RENEW, REPLACE, CHANGE THE
SIZE OF AND REMOVE THE EXISTING UTILITY LINES,
INCLUDING, BUT NOT LIMITED TO, SANITARY SEWERS,
STORM DRAINS AND APPURTENANT STRUCTURES,
TOGETHER WITH ALL NECESSARY GATES, VALVES,
FITTINGS, HYDRANTS AND APPURTENANCES FOR THE
TRANSPORTATION OF WATER AND GAS, WITH THE
RIGHT OF INGRESS TO AND EGRESS FROM THE SAME,
OVER, THROUGH, UNDER, ALONG AND ACROSS THAT
CERTAIN PROPERTY VACATED HEREWITH; AND
PURSUANT TO ANY EXISTING FRANCHISES OR
RENEWALS THEREOF, OR OTHERWISE, TO
CONSTRUCT, MAINTAIN, OPERATE, REPLACE,
REMOVE, RENEW AND ENLARGE LINES OF CONDUITS,
CABLES, WIRES, POLES AND OTHER CONVENIENT
STRUCTURES, EQUIPMENT AND FIXTURES FOR THE
OPERATION OF TELEPHONE LINES AND OTHER
COMMUNICATION LINES, AND FOR THE
TRANSPORTATION OR DISTRIBUTION OF ELECTRIC
ENERGY, AND INCIDENTAL PURPOSES INCLUDING
ACCESS AND THE RIGHT TO KEEP THE PROPERTY
FREE FROM INFLAMMABLE MATERIALS, AND WOOD
GROWTH, AND OTHERWISE PROTECT THE SAME
FROM ALL HAZARDS IN, UPON AND OVER THE PART

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VACATED. ACCESS FOR MAINTENANCE OF THE ABOVE-MENTIONED FACILITIES MUST BE MAINTAINED AT ALL TIMES. NO IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE EASEMENT WHICH WOULD IMPEDE THE OPERATION, MAINTENANCE OR REPAIR OF SAID FACILITIES. CONSTRUCTION OF ANY IMPROVEMENTS, INCLUDING CHANGES OF GRADE, SHALL BE SUBJECT TO THE PRIOR WRITTEN APPROVAL OF ALL THE CITY DEPARTMENTS AND PUBLIC UTILITIES RESPONSIBLE FOR THE ABOVE SAID FACILITIES.

THE ABOVE DESCRIBED VACATION CONTAINS 7,198 SQ. FT., 0.165 ACRES, MORE OR LESS.

Section 2. All of the foregoing real property is shown on the map or plan thereof, attached hereto as Exhibit "A", and on file in the office of the City Clerk.

Section 3. The City Council hereby fixes the ___ day of _____, 2015 at the hour of 5:00 p.m., as the time and the City Council Chamber, Plaza Level of the City Hall, 333 West Ocean Boulevard, in the City of Long Beach, California, as the place for hearing all persons interested in or objecting to the proposed vacation.

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

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

///

OFFICE OF THE CITY ATTORNEY
CHARLES PARKIN, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of _____, 2015 by the following vote:

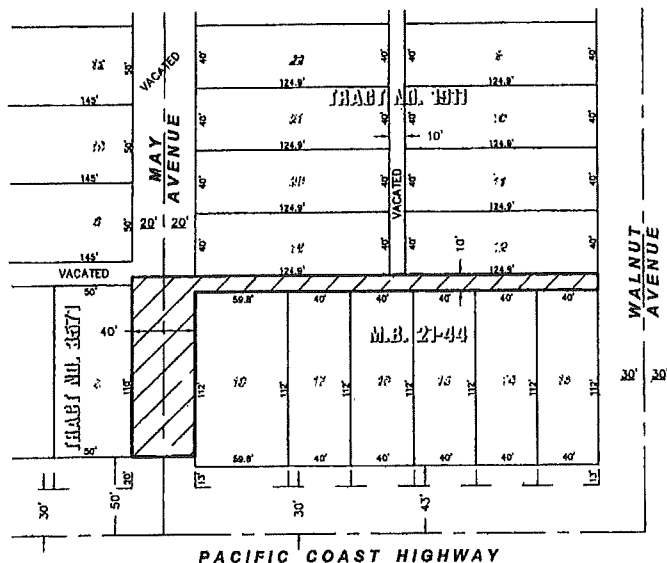
Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

SKETCH NO. 1012V
SKETCH SHOWING THE PORTION OF MAY AVENUE
AND EAST WEST ALLEY WEST OF WALNUT TO BE
VACATED BY THE CITY OF LONG BEACH



Indicates area to be vacated

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING BUREAU
 CITY OF LONG BEACH, CALIFORNIA
EXHIBIT A