

C-10

CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

333 WEST OCEAN BOULEVARD., 9th Floor LONG BEACH, CA 90802 562.570.6383 FAX 562.570.6012

April 15, 2014

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt the attached Resolution ordering the summary vacation of the subterranean rights-of-way along Lime Avenue and Broadway Court; authorize the City Manager, or designee, to accept an easement deed for alley widening adjacent to the development site, at 635 East Ocean Boulevard; and authorize the execution of a quitclaim deed upon successfully relocating or removing the existing utility lines within the vacated right-of-way. (District 2)

DISCUSSION

On November 15, 2007, the Planning Commission approved Shoreline Gateway's Master Plan to construct a 17-story, 224-unit residential building and a 35-story, 221-unit residential building, with 6,367 square feet of retail space and a 494-space parking garage, on the north side of Ocean Boulevard, west of Alamitos Avenue. This project was a joint business enterprise of the Redevelopment Agency and Shoreline Gateway, LLC. In preparation for construction, the following reconfiguration of public rights-of-way, shown on the attached Exhibit A, was completed:

- The full width of the southerly 168 feet of Lime Avenue, north of Ocean Boulevard was vacated.
- The southerly 39 feet of Medio Street right-of-way was vacated.
- Portions of the subterranean rights-of-way along Ocean Boulevard were vacated.
- Portions of the street and sidewalk rights-of-way on the west side of Alamitos Avenue were dedicated.

In February of 2012, the Redevelopment Agency was dissolved pursuant to State Legislation AB 1X26, and the project was placed on hold. In March of 2013, the State of California, Department of Finance, approved the Amended and Restated Owner Participation Agreement between the City of Long Beach Successor Agency and the Shoreline Gateway, LLC, allowing the project to proceed.

1. Summary Vacation of the subterranean right-of-way along Lime Avenue and Broadway Court.

To accommodate requirements for the subterranean parking garage, the developer has requested to vacate the eastern 3.5 feet of subterranean right-of-way along Broadway Court and a portion of subterranean rights-of-way at the western terminus of Medio Street and Lime Avenue, as shown on the attached Exhibit A.

On May 16, 2013, the Planning Commission determined that the subject vacation action was consistent with the General Plan, as required in Section 65402 of the California Government Code, with final action approved on October 29, 2013. The Planning Department staff report is included as

Exhibit B. In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), EIR 18-05 was issued for the originally designed 3-building, 358-unit project.

Proceedings for the vacation are being conducted in accordance with Part 3, Chapter 4, of the State Public Street, Highways and Services Easements, Vacation Law; Summary Vacation. Section 8334 of that Chapter states that the legislative body of a local agency may summarily vacate that portion of right-of-way, which is excess right-of-way not required for street or highway purposes. The Department of Public Works supports this action based on the evidence, facts, and conditions, finding that the subsurface right-of-way is unnecessary for present or future public use.

2. Dedication of additional rights-of-way along Broadway Court and Bronce Way.

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 this development, a dedication of additional rights-of-way width along Broadway Court and Bronce Way is recommended as follows:

- Broadway Court, 8 feet wide east of centerline, should be widened by 4 feet to achieve a 20-foot wide alley, and the roadbed reconstructed to achieve 10 feet east and west of the new centerline.
- Bronce Way, 5 feet wide south of the centerline, should be widened by 5 feet to achieve a 15 feet wide roadbed.

The developer has agreed to provide the dedications. The areas for the dedications are shown on Exhibit C.

The interested City Departments, including Fire and Police, have reviewed the proposed right-of-way vacation and have no objections to this action. An easement for the existing utility lines within Lime Avenue was reserved in 2008, and an easement for the proposed areas to be vacated will be reserved for this request.

This matter was reviewed by the Long Beach Fire Department on February 18, 2014, by Deputy City Attorney Linda Vu on March 20, 2014, and by Budget Management Officer Victoria Bell on March 11, 2014.

TIMING CONSIDERATIONS

City Council action on this matter is requested for April 15, 2014 to allow the developer to begin construction by April.

FISCAL IMPACT

A vacation document processing fee of \$7,901 and a dedication processing fee of \$1,216 was paid by the developer and deposited in the General Fund (GP) in the Public Works Department (PW). Approval of this recommendation will contribute to the support of the local economy.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ARA MALOYAN, PE
DIRECTOR OF PUBLIC WORKS

AM:GMM:BP:cc
P:\CL\ROW Shoreline Gateway CL.doc

Attachments:

- Exhibit A - Vacation Sketch No. 1011V
- Exhibit B - Conformity finding staff report
- Exhibit C - Sketch of dedication of easement

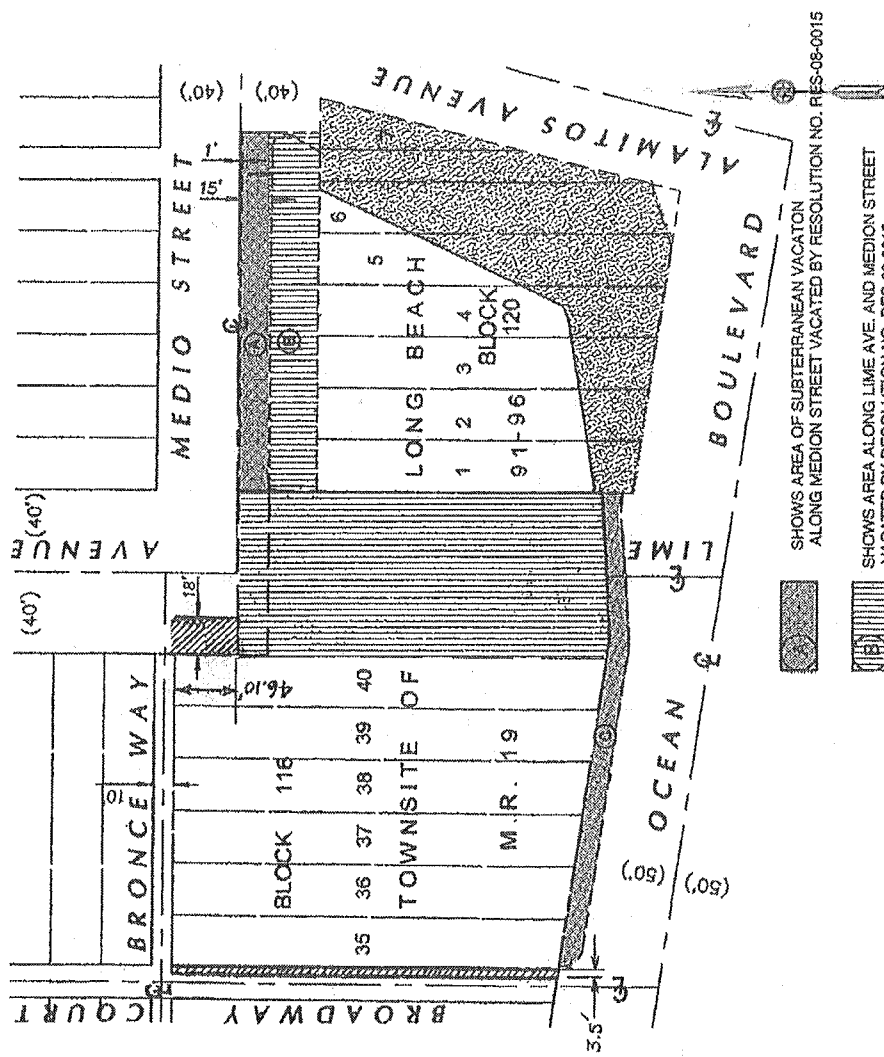
Resolution





APPROVED:




PATRICK H. WEST
CITY MANAGER

SKETCH NO. 1011V
SKETCH SHOWING LIME AVENUE AND
BROADWAY COURT TO BE VACATED BY
THE CITY OF LONG BEACH



-  SHOWS AREA OF SUBTERRANEAN VACATION ALONG MEDION STREET VACATED BY RESOLUTION NO. RES-08-0015
-  SHOWS AREA ALONG LIME AVE. AND MEDION STREET VACATED BY RESOLUTION NO. RES-08-0015
-  SHOWS AREA OF SUBTERRANEAN VACATION ALONG OCEAN BLVD. VACATED BY RESOLUTION NO. RES-08-0015
-  SHOWS AREA ALONG ALAMITOS AVE. DEDICATED TO THE CITY OF LONG BEACH BY EASEMENT DEED RECORDED ON 04/15/2008

 AREA BEING VACATED BELOW ELEVATION OF 34.0 FT.

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



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

May 16, 2013

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Site Plan Review for the western phase of the Shoreline Gateway Project, consisting of a 17-story, 224-unit residential tower with 9,182 square feet of retail space and 275 parking spaces, at 635 East Ocean Boulevard located in PD-30 (Downtown Plan). (District 2)

APPLICANT: Shoreline Gateway, LLC
6701 Center Drive West, Suite 710
Los Angeles, CA 90045
(Application No.1304-12)

DISCUSSION

The subject property is 0.7-acre site located at the northwest corner of Ocean Boulevard and Lime Avenue (Exhibit A – Location Map) and is currently developed with a vacant 33-unit apartment building and surface parking lot. The applicant is requesting approval of a Site Plan Review application for the western phase of the Shoreline Gateway project that consists of a 17-story, 224-unit residential tower with 9,182 square feet of retail space and 275 parking spaces.

Following is the history of key milestones related to the proposed project:

- July 2006 – The Redevelopment Agency Board certified EIR 18-05 for the originally designed 3-building, 358-unit project.
- November 5, 2007 – The Redevelopment Agency Board certified a Supplemental EIR and Stage III design approval was granted.
- July 2007 – The revised project was presented to the Planning Commission as an information item.
- November 15, 2007 – Planning Commission approved the Shoreline Gateway Master Plan that included a Tentative Tract Map, General Plan Conformity Finding, Administrative Use Permit and Site Plan Review for the 35-story east tower. These

CHAIR AND PLANNING COMMISSIONERS

May 16, 2013

Page 2 of 3

entitlements are still in effect. It was anticipated that the east tower would be developed as phase 1; as such, Site Plan Review for the west tower was not granted at this time.

- December 2011– The Downtown Plan EIR was certified.
- January 2012 - The Downtown Plan was approved by the City Council and went into effect in February 2012. The plan included design guidelines to increase the quality of design and materials used throughout the Downtown area. In addition, the Downtown Plan revised parking standards for both residential and commercial land uses.
- February 2012 – The Long Beach Redevelopment Agency is dissolved pursuant to State Legislation AB 1X 26.
- March 2013 – The State of California Department of Finance approved the Amended and Restated Owner Participation agreement between the City of Long Beach Successor Agency and the applicant to allow the property transaction to move forward.

The project as proposed is designed to meet all Downtown Plan design guidelines and standards that address scale and massing by building type, context, architectural design and a list of allowable building materials. The guidelines were the basis for all of the discussions that staff had with the applicant team as the design of the proposed project progressed.

The proposed design is contemporary in style and utilizes smooth cement panels, architectural pre-cast panels, aluminum panels and glass as the primary materials (Exhibit B – Plans and Exhibits). The building is designed to provide visual interest from all four sides by including varying materials, colors and architectural planes and is complementary to the previously approved 35-story east tower.

The proposed project complies with all Downtown Plan requirements. Following is an analysis of the code requirements and the proposed project:

Code Standard	Downtown Plan	Proposed Project	Complies with Standard?
Height	500'	189'-4"	Yes
Parking	261 required	275 provided	Yes
Setbacks-			
Front (Ocean Boulevard)	0'	0'	Yes
Rear (alley from centerline)	10'	10' (min)	Yes
Side (alley from centerline)	10'	10' (min)	Yes
Common Open Space	6,080 sq. ft.	8,215 sq. ft.	Yes
Private Open Space	36 sq. ft./50 % of units	36 sq. ft/unit (min)	Yes

EXHIBIT B

Ingress/egress to the site is provided from Broadway Court via two access points into the parking garage. The project is required to provide 261 on-site parking spaces per code based on the requirement of 1.25 parking spaces/residential unit (280 spaces) minus a five percent Transit Oriented Development credit (14 spaces). A total of 275 parking spaces are provided within the subterranean garage.

CONCLUSION

This project represents the first major residential project proposed under the new Downtown Plan and the applicant team has worked with the City to refine the project by using the Downtown Plan design standards and guidelines. Construction of the proposed project will result in a quality building that fits well within the context of the area and provides a strong presence along Ocean Boulevard. Therefore, staff recommends approval of the project, subject to conditions (Exhibit C – Findings and Conditions).

ENVIRONMENTAL REVIEW

The proposed Site Plan Review does not result in any additional impacts that were identified in either the previously certified project Environmental Impact Report (EIR 18-05) or the Downtown Plan Program EIR. Therefore, in accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project was previously assessed.

PUBLIC HEARING NOTICE

Public hearing notices were distributed on May 1, 2013, as required by the Long Beach Municipal Code. No responses have been received as of the date of preparation of this report.

Respectfully submitted,



DEREK BURNHAM
PLANNING ADMINISTRATOR

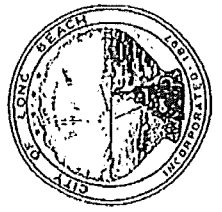


AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:JW

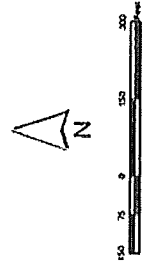
P:\Planning\PC Staff Reports (Pending)\2013-05-16\1304-12_635 E Ocean PC Staff Reportv2

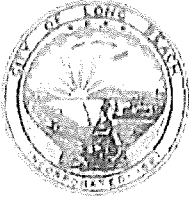
- Exhibits:
- A. Location Map
 - B. Plans & Photos
 - C. Findings & Conditions



Subject Property:
 635 E Ocean Blvd
 Application No. 1304-12
 Council District 2
 Zoning Code : PD-30

Exhibit A





CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90802 • (562) 570-6194 FAX (562) 570-6088

October 17, 2013

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Find the proposed subterranean vacations of the eastern 3.5 feet of Broadway Court between Ocean Boulevard and Bronce Way, and a 560-square-foot section of Lime Avenue at the western terminus of Medio Street in conformance with the adopted goals and policies of the City's General Plan. (District 2)

APPLICANT: Shoreline Gateway, LLC
c/o Ryan Altoon
6701 Center Drive West, Suite 710
(Case No. 1309-16)

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 public right-of-way vacation is herein submitted for such review.

The applicant requests subterranean vacations of the eastern 3.5 feet of Broadway Court between Ocean Boulevard and Bronce Way, and a 560-square-foot portion of Lime Avenue at the western terminus of Medio Street (Exhibit A- Street Vacation Plan). The vacations will accommodate a portion of the subterranean parking structure for the West Phase of the Shoreline Gateway project. The proposed vacations have been reviewed by the Long Beach Public Works Department after consultation with other interested City departments.

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 and each element of the General Plan carries the same authority concerning land use issues. All elements of the General Plan were considered and staff finds this vacation in conformance with all 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

The Land Use Element divides the City into 21 land use districts, which provide general guidance as to the type and density of land uses considered appropriate. The subject site is located within Land Use District No. 7 (Mixed Use). The Land Use Element states that "a careful blending of different types of land uses can serve to save time and energy in transportation and communications, simplify and shorten transactions of goods and services, vitalize a site, and give it more importance in the urban structure of the City". The proposed subterranean vacation will allow the West Phase of the Shoreline Gateway project to be constructed as approved without interfering with public access. Therefore, the proposed subterranean vacation is consistent with the Land Use Element.

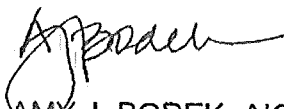
ENVIRONMENTAL REVIEW

The proposed General Plan Conformity Finding does not result in any additional impacts that were identified in either the previously certified project Environmental Impact Report (EIR 18-05) or the Downtown Plan Program EIR. Therefore, in accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project was previously assessed.

Respectfully submitted,



DEREK BURNHAM
PLANNING ADMINISTRATOR





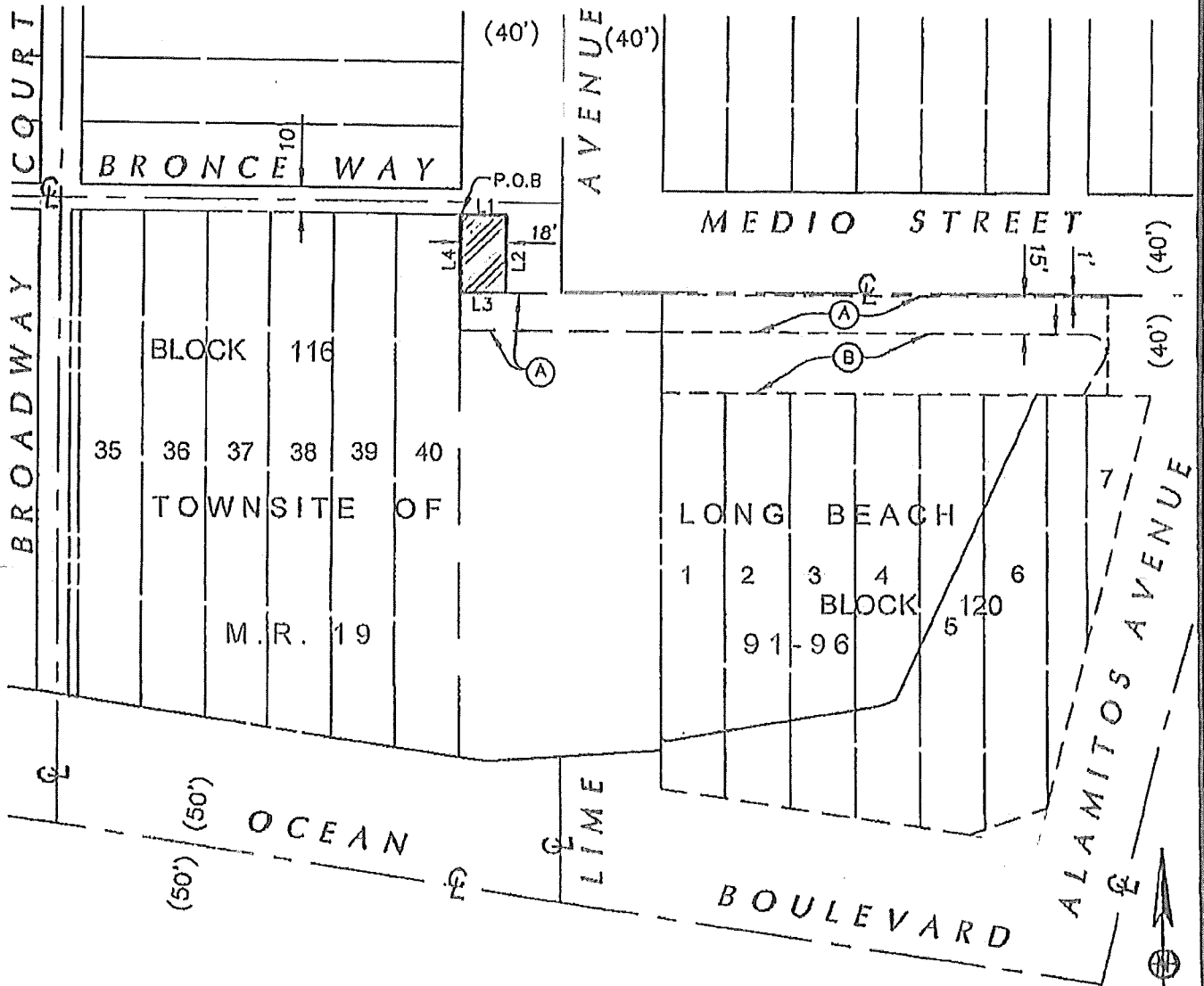
AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:JW

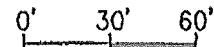
Attachments: Exhibit A – Street Vacation Plans
Exhibit B – Photos

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°59'48"E	18.00'
L2	S00°00'46"E	31.08'
L3	S89°56'12"W	18.00'
L4	N00°00'46"W	31.10'

 PROPERTY LINE
 PROPERTY LINE BELOW ELEVATION OF 34.0 FT.




- (A) PORTION OF INSTRUMENT NO. 20080373978 O.R. BELOW 34.0 FT.
- (B) PORTION OF INSTRUMENT NO. 20080373978 O.R.



SCALE: 1"=60'
T.B. PG. 825-E1



G:\Projects\Survey\20094-SHORELINE-LONG BEACH\LEGAL EXHIBITS\20094-EXHIBIT_POR OF LIME AVE.dwg Date:09/19/13 01:22p mkhudava


MOLLENHAUER GROUP
 310 W. 210 STREET, FIFTH FLOOR
 LOS ANGELES, CA 90012
 213 624 2631 TEL
 213 614 1633 FAX
 CIVIL ENGINEERING
 SURVEYING+MAPPING
 LAND DEVELOPMENT

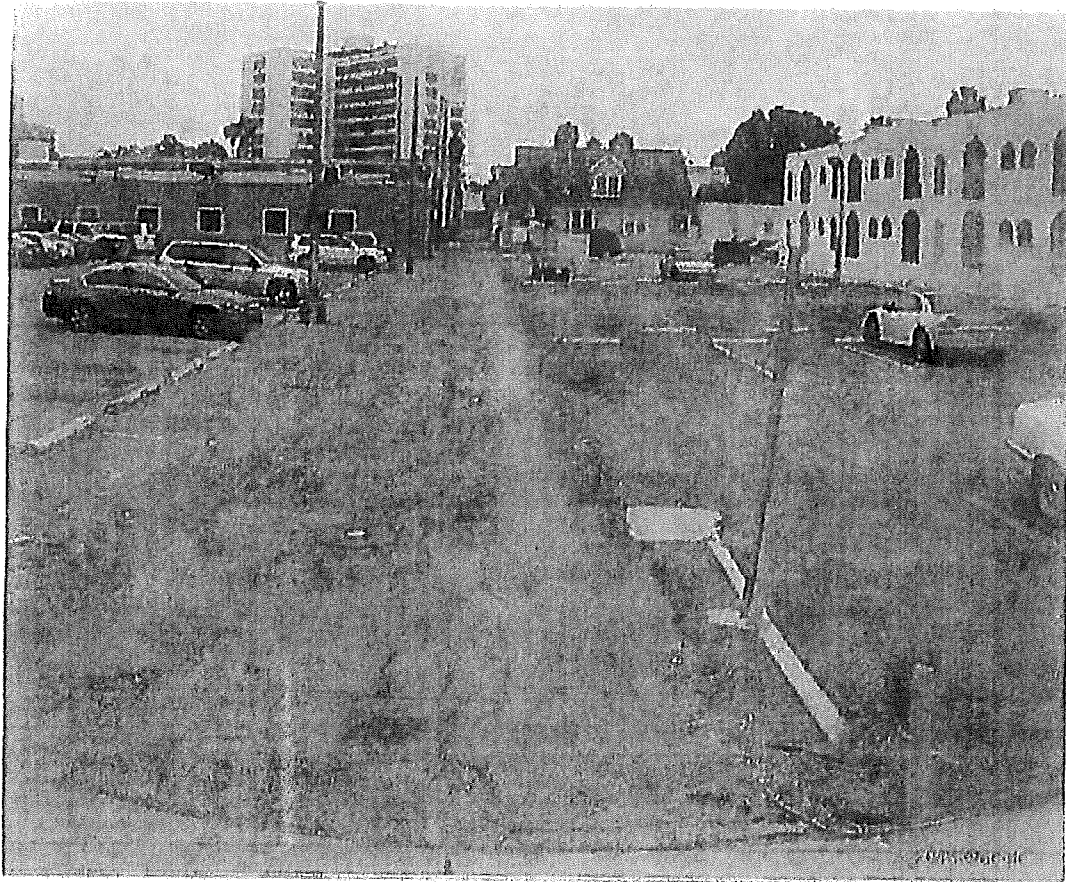
PREPARED FOR:
SHORELINE GATEWAY, LLC

DATE:	8-13-2013
JOB #	LA20094
DRAWN	MK
SCALE	1"= 60'
SHEET	2 OF 2

Google

Address Broadway Court / East Ocean
Boulevard

Address is approximate



Google

Address 705 East Medio Street

Address is approximate

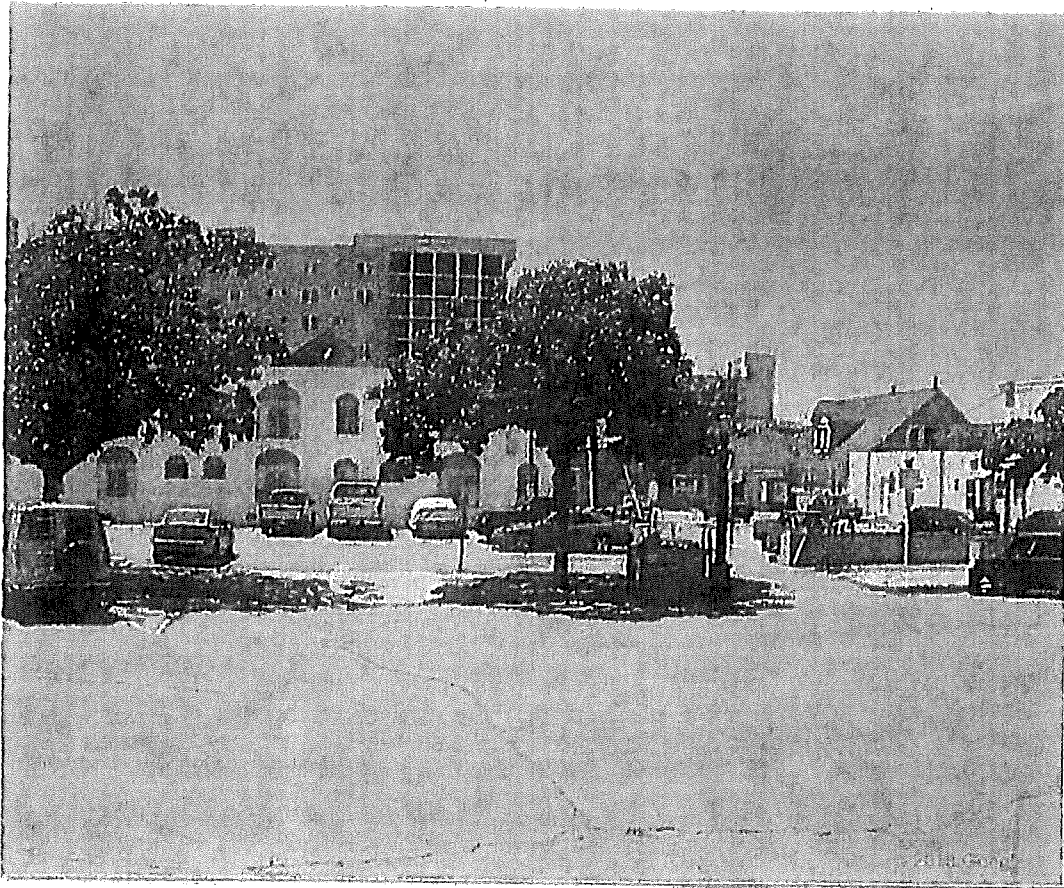
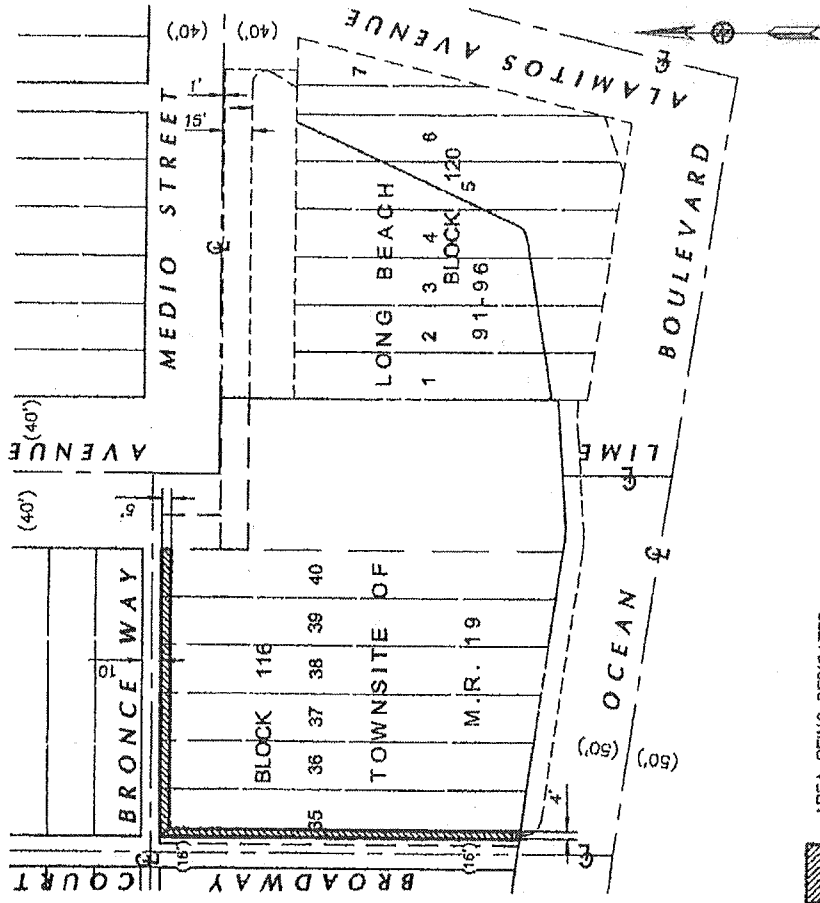


EXHIBIT B
10 of 10

SKETCH NO. 2096
 SKETCH SHOWING PORTIONS OF LOTS 35,
 36, 37, 38, 39 AND 40 IN BLOCK 16, TRACT
 TOWN SITE OF LONG BEACH, DEDICATED
 TO THE CITY OF LONG BEACH FOR ALLEY
 PURPOSES.



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

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

1 RESOLUTION NO.

2
3 A RESOLUTION ORDERING THE SUMMARY
4 VACATION OF SUBTERRANEAN PORTIONS ALONG
5 LIME AVENUE AND BROADWAY COURT, IN THE CITY
6 OF LONG BEACH, COUNTY OF LOS ANGELES, STATE
7 OF CALIFORNIA PURSUANT TO CHAPTER 4, PART 3 OF
8 DIVISION 9 OF THE CALIFORNIA STREET AND
9 HIGHWAYS CODE
10

11 WHEREAS, the City Council of the City of Long Beach adopts this
12 resolution pursuant to Chapter 4 of the Public Streets, Highways and Service Easements
13 Vacation law (Streets and Highways Code Sections 8330 et seq.); and

14 WHEREAS, this resolution vacates subterranean portions along Lime
15 Avenue and Broadway Court as described in Exhibit "A" and shown on Exhibit "B," which
16 are attached hereto and incorporated herein by reference; and

17 WHEREAS, the above-described property is excess right-of-way and is not
18 required for street or highway purposes;

19 NOW, THEREFORE, the City Council of the City of Long Beach resolves as
20 follows:

21 Section 1. Pursuant to Chapter 4, Part 3 of Division 9 of the California
22 Streets and Highways Code (Sections 8330 et seq.), the findings of fact made by the City
23 Council regarding the above-described property for the purposes of this summary
24 vacation of excess right-of-way pursuant to California Streets and Highways Code
25 Section 8334, set forth in the document entitled "City Council Findings" and attached
26 hereto as Exhibit "C", are incorporated herein and made a part of this resolution by this
27 reference.

28 Section 2. The above-described portion of the right-of-way is hereby

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

1 vacated and closed. From and after the date this resolution is recorded, such vacated
2 right-of-way shall no longer constitute a street or highway.

3 Section 3. The City Clerk is hereby instructed to certify to the adoption of
4 this resolution, and to cause a certified copy to be recorded in the Office of the County
5 Recorder of the County of Los Angeles, California.

6 Section 4. This resolution shall take effect immediately upon its adoption
7 by the City Council, and the City Clerk shall certify to the vote adopting this resolution.

8 I hereby certify that the foregoing resolution was adopted by the City
9 Council of the City of Long Beach at its meeting of _____, 2014,
10 by the following vote:

11
12 Ayes: Councilmembers: _____

13 _____

14 _____

15
16 Noes: Councilmembers: _____

17 _____

18 Absent: Councilmembers: _____

19 _____

20 _____

21 _____

22 _____
23 City Clerk
24
25
26
27
28

EXHIBIT "A"
LEGAL DESCRIPTION FOR VACATION OF A PORTION OF LIME AVENUE

THAT PORTION OF LAND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 34.0 FEET, BEING A PORTION OF LIME AVENUE (80 FEET WIDE), AS SHOWN ON THE TOWN SITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 THROUGH 96, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. **BEGINNING** AT THE NORTHEAST CORNER OF SAID LOT 40, BLOCK 116 OF SAID TOWN SITE OF LONG BEACH, THENCE, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF SAID BLOCK 116, SOUTH 89°59'48" EAST 22.12 FEET TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 22.12 FEET EASTERLY FROM THE EASTERLY BOUNDARY OF SAID BLOCK 116;

2. THENCE, ALONG SAID LINE, SOUTH 00°00'46" EAST 31.07 FEET TO THE INTERSECTION WITH THE NORTHERLY BOUNDARY OF THE LIMITED STREET VACATION PORTION OF LIME AVENUE, VACATED BY RESOLUTION NO. RES-08-0015, RECORDED MARCH 4, 2008 AS INSTRUMENT NO. 20080373978 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

3. THENCE, ALONG SAID LINE, SOUTH 89°56'12" WEST 22.12 FEET TO THE EASTERLY BOUNDARY OF SAID BLOCK 116;

4. THENCE, ALONG SAID BOUNDARY, NORTH 00°00'46" WEST 31.10 FEET TO THE **POINT OF BEGINNING.**

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 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.

THE ELEVATION IN THE ABOVE DESCRIPTION IS BASED ON THE CITY OF LONG BEACH BENCH MARK NO. 721, HAVING AN ELEVATION OF 34.975 FEET NGVD 29, CITY OF LONG BEACH 1985 MEAN SEA LEVEL ADJUSTMENT.

CONTAINS 688 SQUARE FEET OR 0.016 ACRES, MORE OR LESS.



EXHIBIT B IS INCLUDED HEREIN AND MADE A PART HEREOF.
GREGORY D. HINDSON

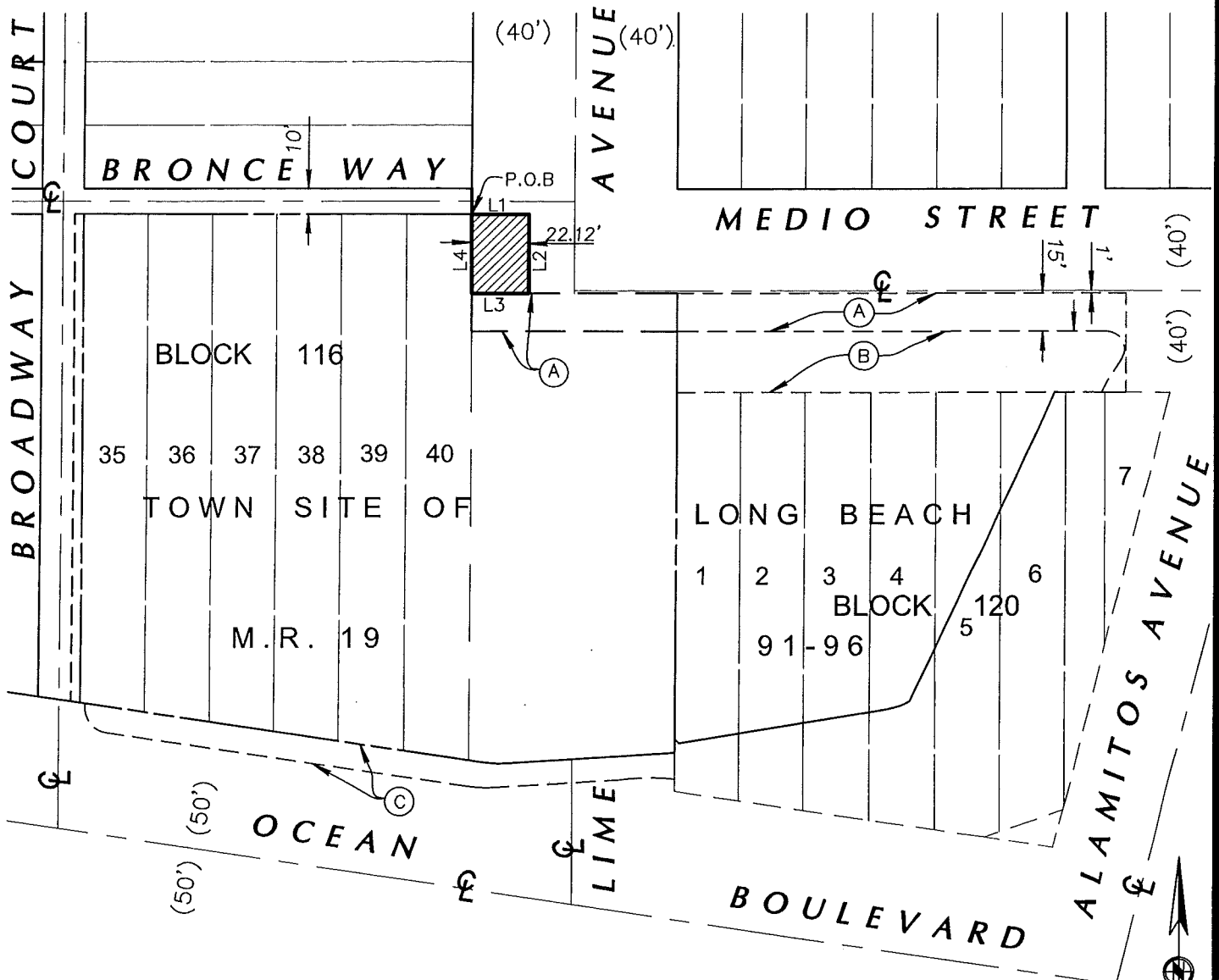
CALIFORNIA LICENSED PROFESSIONAL LAND SURVEYOR, PLS 5670
FOR AND ON BEHALF OF THE MOLLENHAUER GROUP

LINE	BEARING	DISTANCE
L1	S89°59'48"E	22.12'
L2	S00°00'46"E	31.07'
L3	S89°56'12"W	22.12'
L4	N00°00'46"W	31.10'

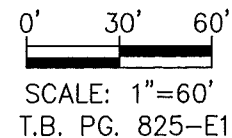
PROPERTY LINE
 PROPERTY LINE BELOW
 ELEVATION OF 34.0 FT.



AREA BEING VACATED
 BELOW ELEVATION
 OF 34.0 FT.



- (A) PORTION OF INSTRUMENT NO. 20080373978 O.R. BELOW 34.0 FT.
- (B) PORTION OF INSTRUMENT NO. 20080373978 O.R.
- (C) PORTION OF INSTRUMENT NO. 20080373978 O.R. BELOW 34.0 FT



318 W. 2ND STREET, FIFTH FLOOR
 LOS ANGELES, CA 90012
 213 624 2661 TEL
 213 614 1863 FAX

CIVIL ENGINEERING
 SURVEYING+MAPPING
 LAND DEVELOPMENT

EXHIBIT B

PREPARED FOR:
 SHORELINE
 DEVELOPMENT
 PARTNERS LP

DATE:	8-13-2013
JOB #	LA20094
DRAWN	MK
SCALE	1"= 60'
SHEET	1 OF 1

EXHIBIT "A"

LEGAL DESCRIPTION FOR THE VACATION OF A PORTION OF BROADWAY COURT

THAT PORTION OF BROADWAY COURT (16 FEET WIDE), AS SHOWN ON TOWN SITE OF LONG BEACH, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGES 91 THROUGH 96, INCLUSIVE, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 34.0 FEET, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 40, BLOCK 116 OF SAID TOWN SITE OF LONG BEACH, THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 116, NORTH 89°59'48" WEST 150.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 35, SAID CORNER BEING THE **POINT OF BEGINNING**;

1. THENCE, ALONG THE WESTERLY BOUNDARY OF SAID BLOCK 116, SOUTH 00°00'31" EAST 192.00 FEET TO THE SOUTHWEST CORNER OF LOT 35 OF SAID BLOCK 116;

2. THENCE, ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY OF SAID BLOCK 116, NORTH 81°28'10" WEST 3.54 FEET TO THE INTERSECTION OF A LINE PARALLEL WITH AND 3.50 WESTERLY FROM THE WESTERLY BOUNDARY OF SAID BLOCK 116;

3. THENCE, ALONG SAID LINE, NORTH 00°00'31" WEST 191.48 FEET TO THE INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF SAID BLOCK 116;

4. THENCE, ALONG SAID LINE, SOUTH 89°59'48" EAST 3.50 FEET TO THE **POINT OF BEGINNING**.

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 TRANSPORTION 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 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.

THE ELEVATIONS IN THE ABOVE DESCRIPTION ARE BASED ON THE CITY OF LONG BEACH BENCH MARK NO. 721, HAVING AN ELEVATION OF 34.975 FEET NGVD 29, CITY OF LONG BEACH 1985 MEAN SEA LEVEL ADJUSTMENT.

THIS AREA CONTAINS 671 SQUARE FEET OR 0.015 ACRES, MORE OR LESS.

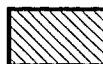
EXHIBIT B IS INCLUDED HEREIN AND MADE A PART HEREOF.

Gregory D. Hindson

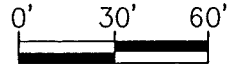
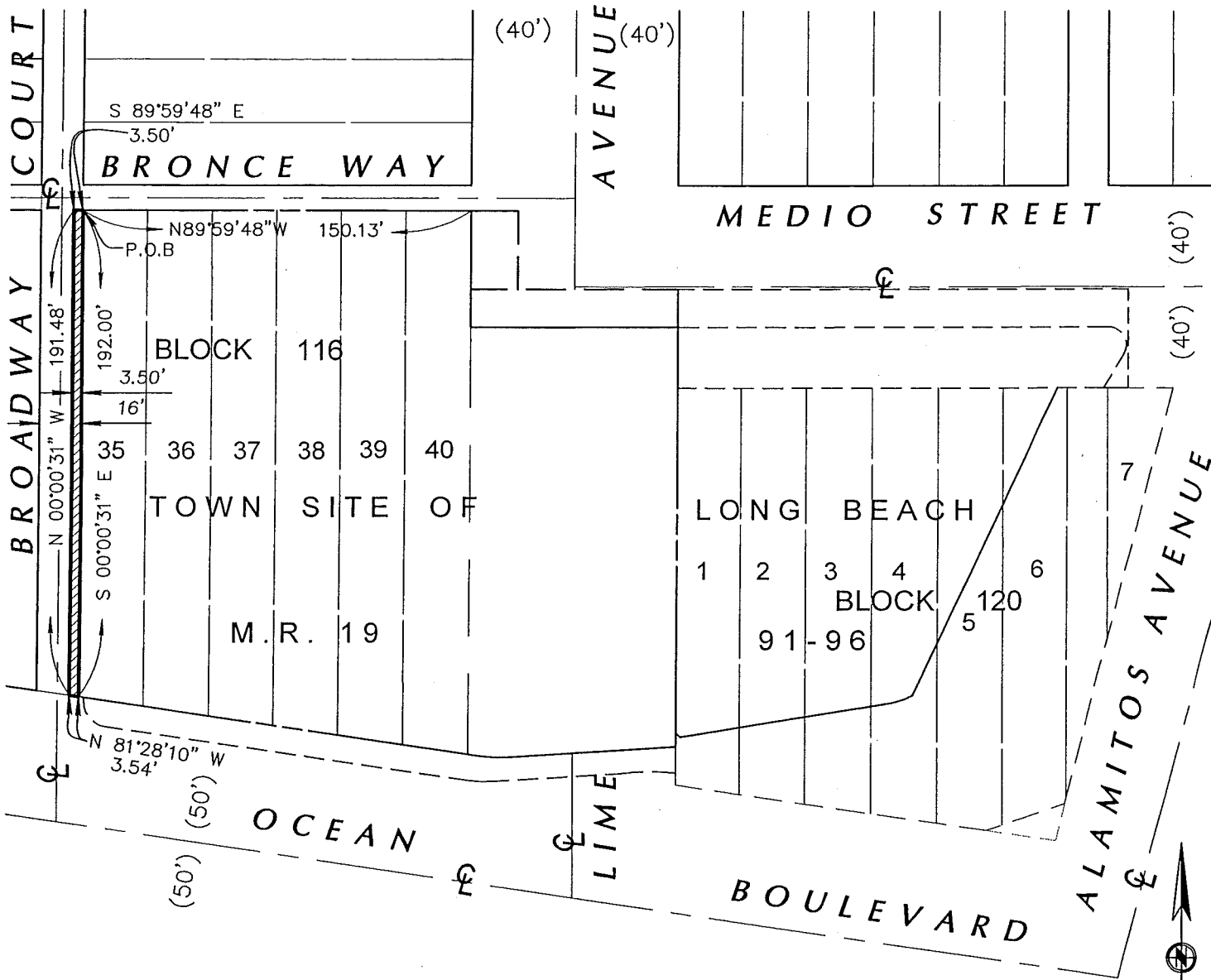


GREGORY D. HINDSON
CALIFORNIA LICENSED PROFESSIONAL LAND SURVEYOR, PLS 5670 FOR AND ON
BEHALF OF THE MOLLENHAUER GROUP

PROPERTY LINE
 PROPERTY LINE BELOW
 ELEVATION OF 34.0 FT.



AREA BEING VACATED
 BELOW ELEVATION
 OF 34.0 FT.



SCALE: 1"=60'
 T.B. PG. 825-E1



316 W. 2ND STREET, FIFTH FLOOR
 LOS ANGELES, CA 90012
 213 624 2661 TEL
 213 614 1863 FAX
 CIVIL ENGINEERING
 SURVEYING+MAPPING
 LAND DEVELOPMENT

EXHIBIT B

PREPARED FOR:
 SHORELINE
 DEVELOPMENT
 PARTNERS LP

DATE:	8-13-2013
JOB #	LA20094
DRAWN	MK
SCALE	1" = 60'
SHEET	1 OF 1

EXHIBIT “C”



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

May 16, 2013

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Site Plan Review for the western phase of the Shoreline Gateway Project, consisting of a 17-story, 224-unit residential tower with 9,182 square feet of retail space and 275 parking spaces, at 635 East Ocean Boulevard located in PD-30 (Downtown Plan). (District 2)

APPLICANT: Shoreline Gateway, LLC
6701 Center Drive West, Suite 710
Los Angeles, CA 90045
(Application No.1304-12)

DISCUSSION

The subject property is 0.7-acre site located at the northwest corner of Ocean Boulevard and Lime Avenue (Exhibit A – Location Map) and is currently developed with a vacant 33-unit apartment building and surface parking lot. The applicant is requesting approval of a Site Plan Review application for the western phase of the Shoreline Gateway project that consists of a 17-story, 224-unit residential tower with 9,182 square feet of retail space and 275 parking spaces.

Following is the history of key milestones related to the proposed project:

- July 2006 – The Redevelopment Agency Board certified EIR 18-05 for the originally designed 3-building, 358-unit project.
- November 5, 2007 – The Redevelopment Agency Board certified a Supplemental EIR and Stage III design approval was granted.
- July 2007 – The revised project was presented to the Planning Commission as an information item.
- November 15, 2007 – Planning Commission approved the Shoreline Gateway Master Plan that included a Tentative Tract Map, General Plan Conformity Finding, Administrative Use Permit and Site Plan Review for the 35-story east tower. These

entitlements are still in effect. It was anticipated that the east tower would be developed as phase 1; as such, Site Plan Review for the west tower was not granted at this time.

- December 2011– The Downtown Plan EIR was certified.
- January 2012 - The Downtown Plan was approved by the City Council and went into effect in February 2012. The plan included design guidelines to increase the quality of design and materials used throughout the Downtown area. In addition, the Downtown Plan revised parking standards for both residential and commercial land uses.
- February 2012 – The Long Beach Redevelopment Agency is dissolved pursuant to State Legislation AB 1X 26.
- March 2013 – The State of California Department of Finance approved the Amended and Restated Owner Participation agreement between the City of Long Beach Successor Agency and the applicant to allow the property transaction to move forward.

The project as proposed is designed to meet all Downtown Plan design guidelines and standards that address scale and massing by building type, context, architectural design and a list of allowable building materials. The guidelines were the basis for all of the discussions that staff had with the applicant team as the design of the proposed project progressed.

The proposed design is contemporary in style and utilizes smooth cement panels, architectural pre-cast panels, aluminum panels and glass as the primary materials (Exhibit B – Plans and Exhibits). The building is designed to provide visual interest from all four sides by including varying materials, colors and architectural planes and is complementary to the previously approved 35-story east tower.

The proposed project complies with all Downtown Plan requirements. Following is an analysis of the code requirements and the proposed project:

Code Standard	Downtown Plan	Proposed Project	Complies with Standard?
Height	500'	189'-4"	Yes
Parking	261 required	275 provided	Yes
Setbacks-			
Front (Ocean Boulevard)	0'	0'	Yes
Rear (alley from centerline)	10'	10' (min)	Yes
Side (alley from centerline)	10'	10' (min)	Yes
Common Open Space	6,080 sq. ft.	8,215 sq. ft.	Yes
Private Open Space	36 sq. ft./50 % of units	36 sq. ft./unit (min)	Yes

Ingress/egress to the site is provided from Broadway Court via two access points into the parking garage. The project is required to provide 261 on-site parking spaces per code based on the requirement of 1.25 parking spaces/residential unit (280 spaces) minus a five percent Transit Oriented Development credit (14 spaces). A total of 275 parking spaces are provided within the subterranean garage.

CONCLUSION

This project represents the first major residential project proposed under the new Downtown Plan and the applicant team has worked with the City to refine the project by using the Downtown Plan design standards and guidelines. Construction of the proposed project will result in a quality building that fits well within the context of the area and provides a strong presence along Ocean Boulevard. Therefore, staff recommends approval of the project, subject to conditions (Exhibit C – Findings and Conditions).

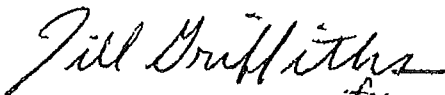
ENVIRONMENTAL REVIEW

The proposed Site Plan Review does not result in any additional impacts that were identified in either the previously certified project Environmental Impact Report (EIR 18-05) or the Downtown Plan Program EIR. Therefore, in accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project was previously assessed.

PUBLIC HEARING NOTICE

Public hearing notices were distributed on May 1, 2013, as required by the Long Beach Municipal Code. No responses have been received as of the date of preparation of this report.

Respectfully submitted,



DEREK BURNHAM *for*
PLANNING ADMINISTRATOR



AMY J. BODEK, AICP *for*
DIRECTOR OF DEVELOPMENT SERVICES

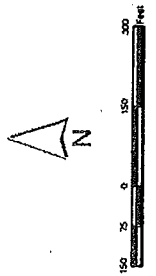
AJB:DB:JW

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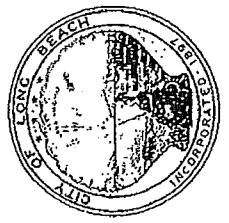
- Exhibits:
- A. Location Map
 - B. Plans & Photos
 - C. Findings & Conditions



Exhibit A



Subject Property:
 635 E Ocean Blvd
 Application No. 1304-12
 Council District 2
 Zoning Code : PD-30





CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90802 • (562) 570-6194 FAX (562) 570-6068

October 17, 2013

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Find the proposed subterranean vacations of the eastern 3.5 feet of Broadway Court between Ocean Boulevard and Bronce Way, and a 560-square-foot section of Lime Avenue at the western terminus of Medio Street in conformance with the adopted goals and policies of the City's General Plan. (District 2)

APPLICANT: Shoreline Gateway, LLC
c/o Ryan Altoon
6701 Center Drive West, Suite 710
(Case No. 1309-16)

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 public right-of-way vacation is herein submitted for such review.

The applicant requests subterranean vacations of the eastern 3.5 feet of Broadway Court between Ocean Boulevard and Bronce Way, and a 560-square-foot portion of Lime Avenue at the western terminus of Medio Street (Exhibit A- Street Vacation Plan). The vacations will accommodate a portion of the subterranean parking structure for the West Phase of the Shoreline Gateway project. The proposed vacations have been reviewed by the Long Beach Public Works Department after consultation with other interested City departments.

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 and each element of the General Plan carries the same authority concerning land use issues. All elements of the General Plan were considered and staff finds this vacation in conformance with all 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

The Land Use Element divides the City into 21 land use districts, which provide general guidance as to the type and density of land uses considered appropriate. The subject site is located within Land Use District No. 7 (Mixed Use). The Land Use Element states that "a careful blending of different types of land uses can serve to save time and energy in transportation and communications, simplify and shorten transactions of goods and services, vitalize a site, and give it more importance in the urban structure of the City". The proposed subterranean vacation will allow the West Phase of the Shoreline Gateway project to be constructed as approved without interfering with public access. Therefore, the proposed subterranean vacation is consistent with the Land Use Element.

ENVIRONMENTAL REVIEW

The proposed General Plan Conformity Finding does not result in any additional impacts that were identified in either the previously certified project Environmental Impact Report (EIR 18-05) or the Downtown Plan Program EIR. Therefore, in accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project was previously assessed.

Respectfully submitted,



DEREK BURNHAM
PLANNING ADMINISTRATOR

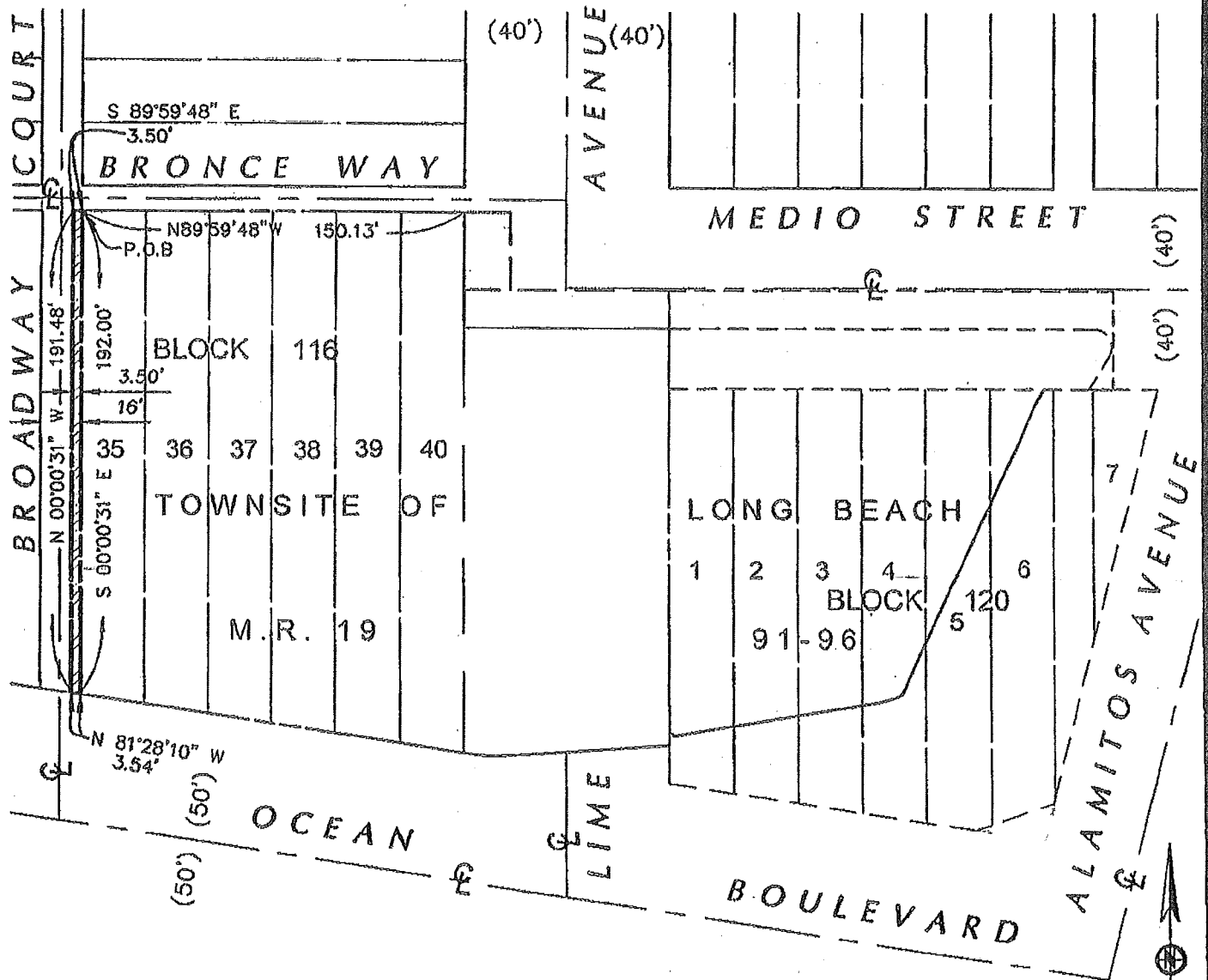


AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:JW


Attachments: Exhibit A – Street Vacation Plans
Exhibit B – Photos

PROPERTY LINE
 PROPERTY LINE BELOW
 ELEVATION OF 34.0 FT.



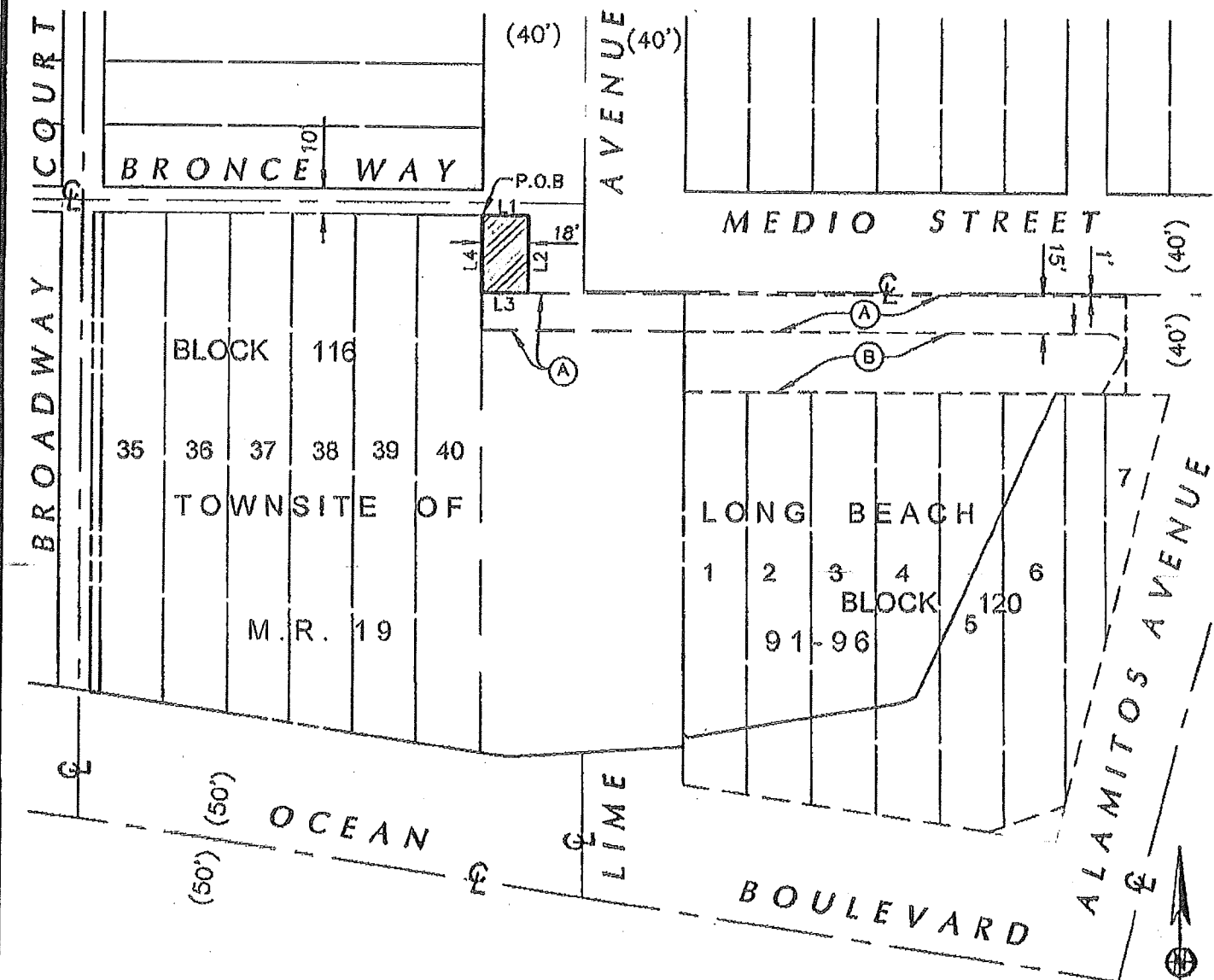
0' 30' 60'
 SCALE: 1"=60'
 T.B. PG. 825--E1

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 <p>MOLLENHAUER GROUP CIVIL ENGINEERING SURVEYING+MAPPING LAND DEVELOPMENT</p>	<p>316 W. 2ND STREET, FIFTH FLOOR LOS ANGELES, CA 90012 213 624 2881 TEL. 213 614 1053 FAX</p>	<p>EXHIBIT A</p>	<p>PREPARED FOR:</p>	<p>DATE: 8-13-2013</p>
			<p>SHORELINE GATEWAY, LLC</p>	<p>JOB # LA20094</p>
				<p>DRAWN MK</p>
				<p>SCALE 1"= 60'</p>
				<p>SHEET 2 OF 2</p>

————— PROPERTY LINE
 - - - - - PROPERTY LINE BELOW ELEVATION OF 34.0 FT.


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°59'48"E	18.00'
L2	S00°00'46"E	31.08'
L3	S89°56'12"W	18.00'
L4	N00°00'46"W	31.10'



- (A) PORTION OF INSTRUMENT NO. 20080373978 O.R. BELOW 34.0 FT.
- (B) PORTION OF INSTRUMENT NO. 20080373978 O.R.

0' 30' 60'
 SCALE: 1"=60'
 T.B. PG. 825-E1

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 MOLLENHAUER GROUP 318 W. 240 STREET, FIFTH FLOOR LOS ANGELES, CA 90012 213 624 2681 TEL 213 614 1863 FAX CIVIL ENGINEERING SURVEYING-MAPPING LAND DEVELOPMENT	PREPARED FOR: SHORELINE GATEWAY, LLC	DATE: 8-13-2013 JOB #: LA20094 DRAWN: MK SCALE: 1"= 60' SHEET: 2 OF 2
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Google

Address Broadway Court / East Ocean Boulevard

Address is approximate



EXHIBIT C

9 of 10

Google

Address 705 East Medio Street

Address is approximate

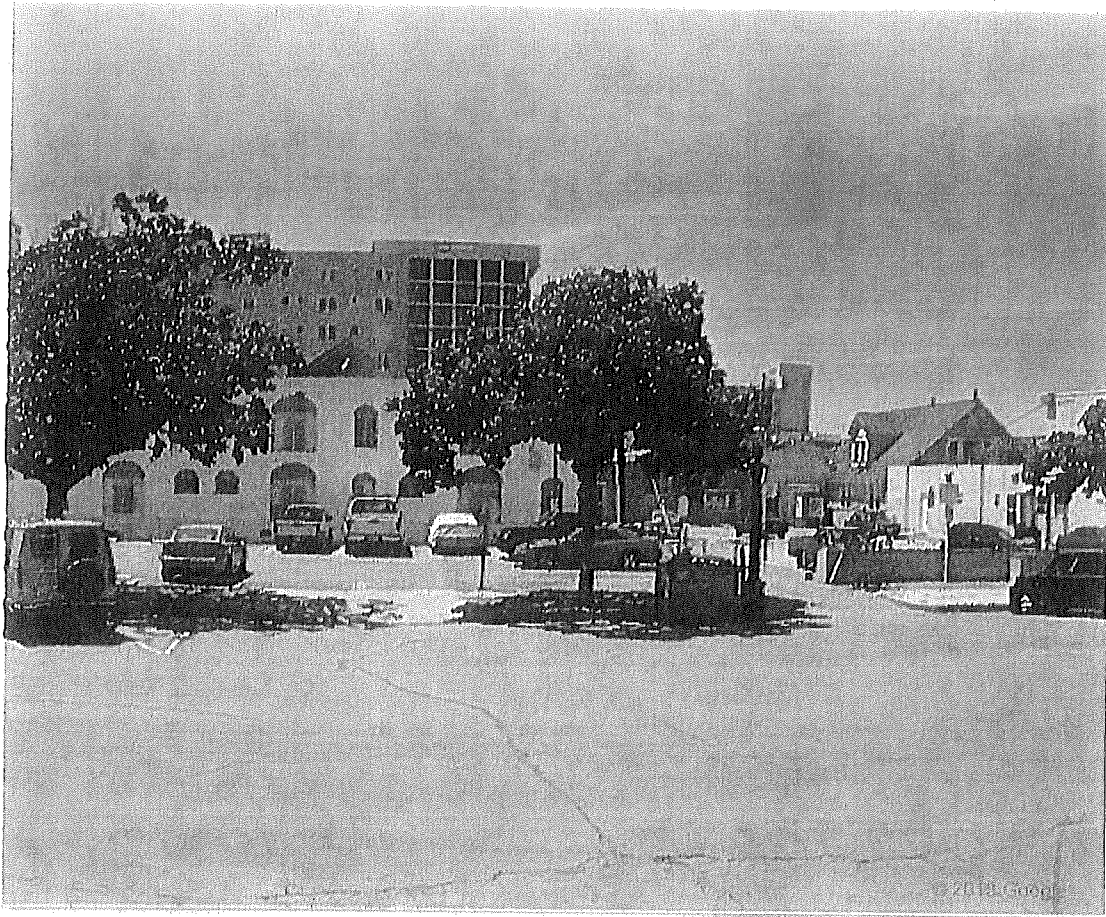


EXHIBIT C
10 of 10