

CURVE TABLE			
#	DELTA	RADIUS	LENGTH
C1	89°43'16"	12.00'	18.79'



SCALE: 1"=60'

LEGEND





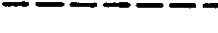


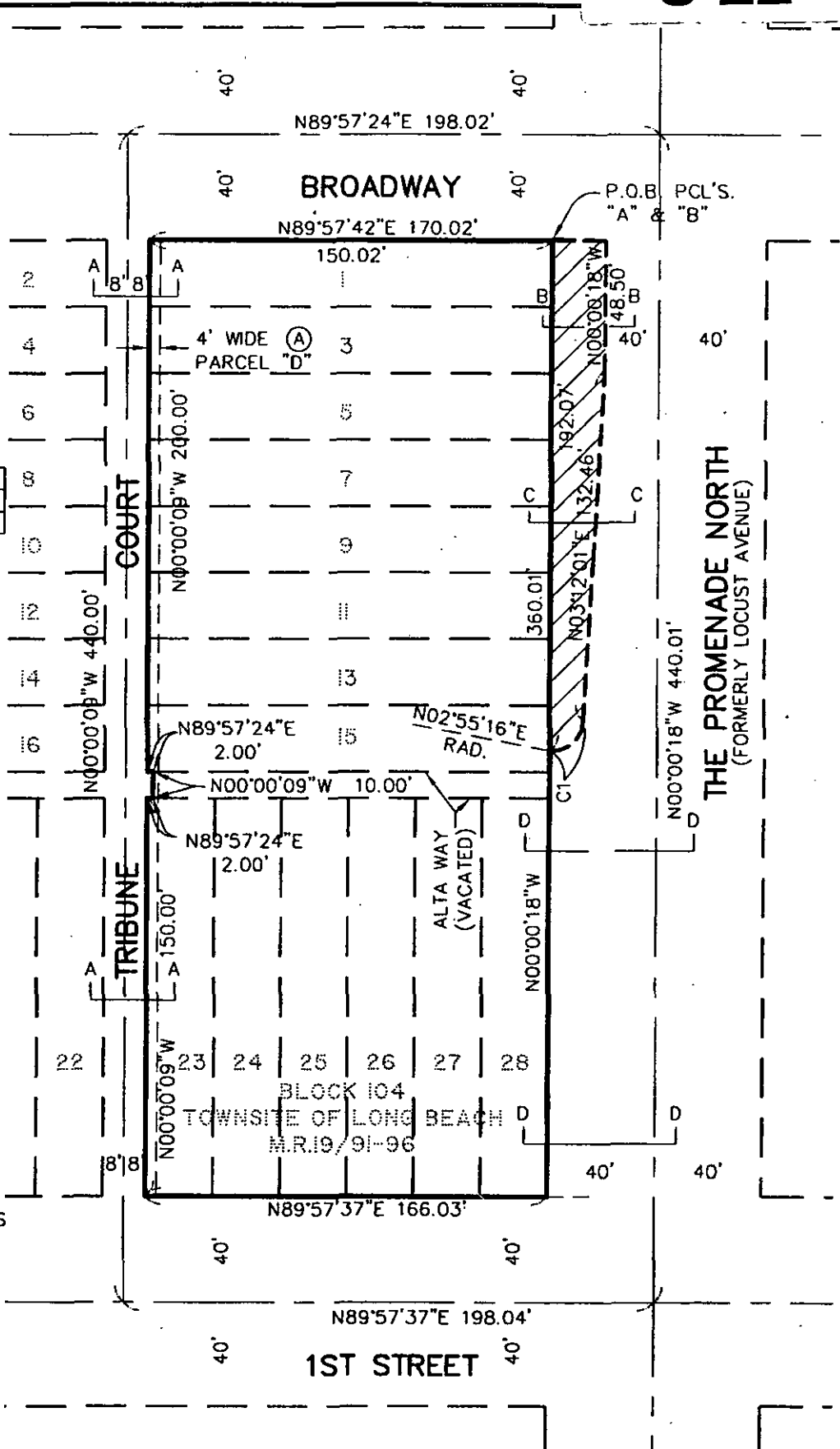
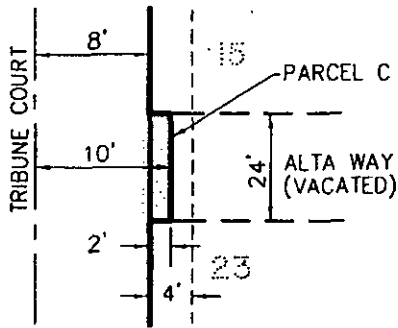
-  PROPERTY LINE
-  LOT LINES
-  CENTER LINE
-  VACATION LIMITS
-  VACATION AREA ABOVE GROUND
-  DEDICATION LIMITS
-  DEDICATION AREA W/ UPPER & LOWER LIMITS

EXHIBIT A
Page 1 of 3





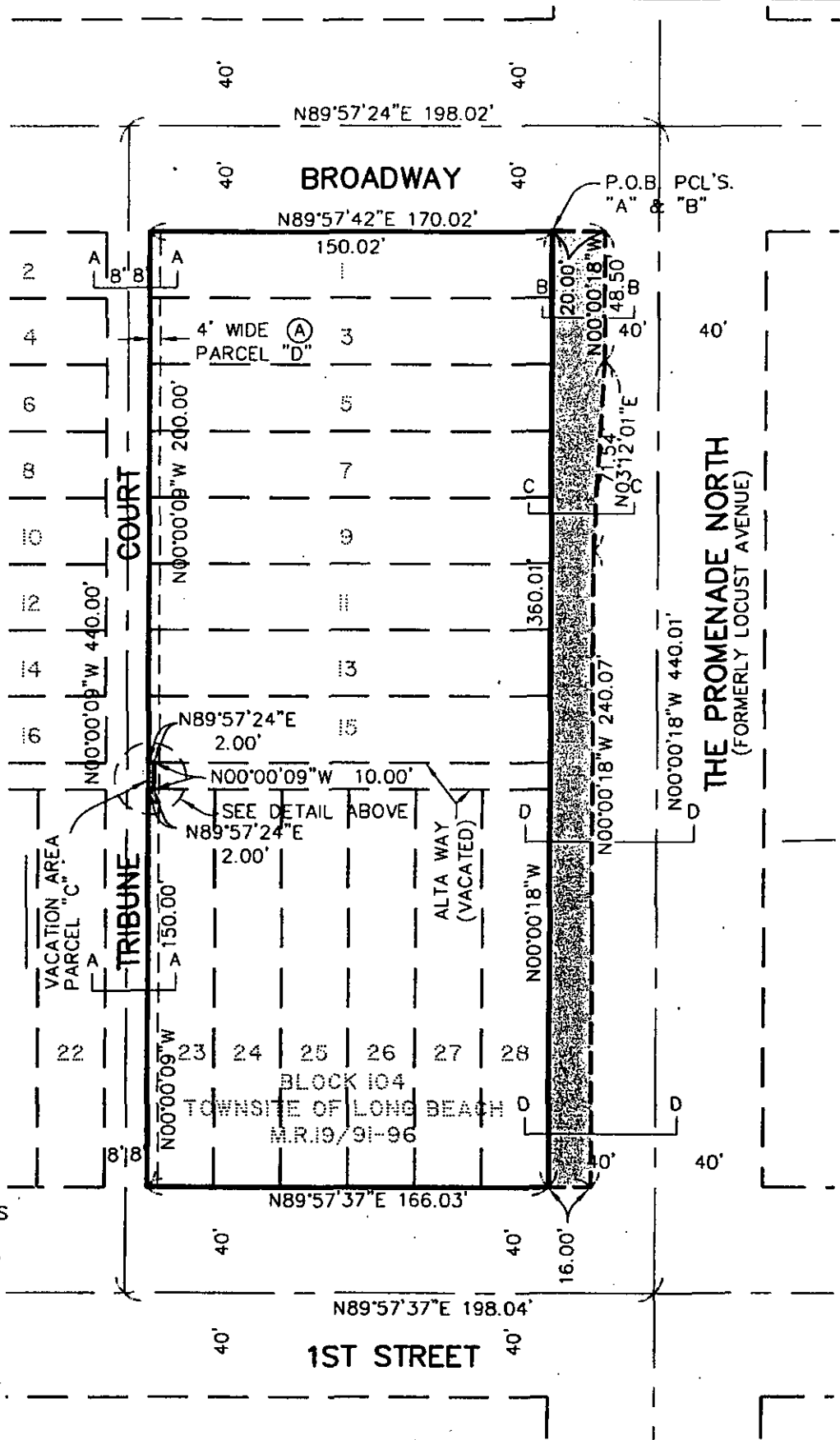
DETAIL
SCALE: N.T.S.

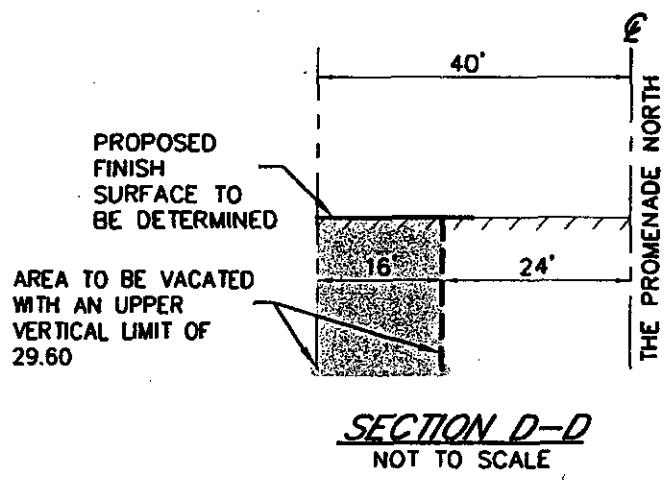
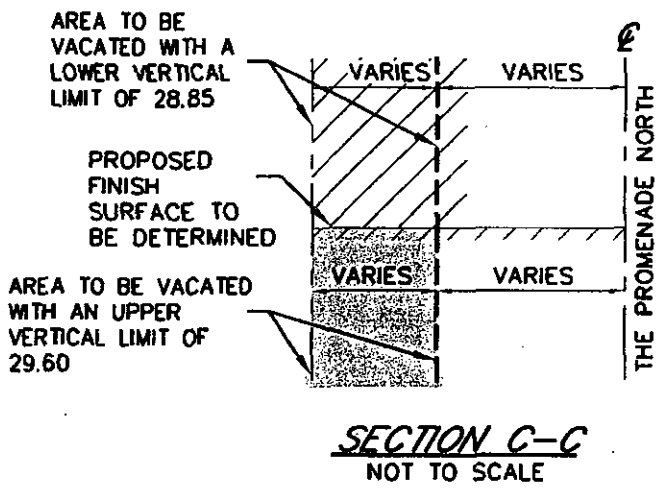
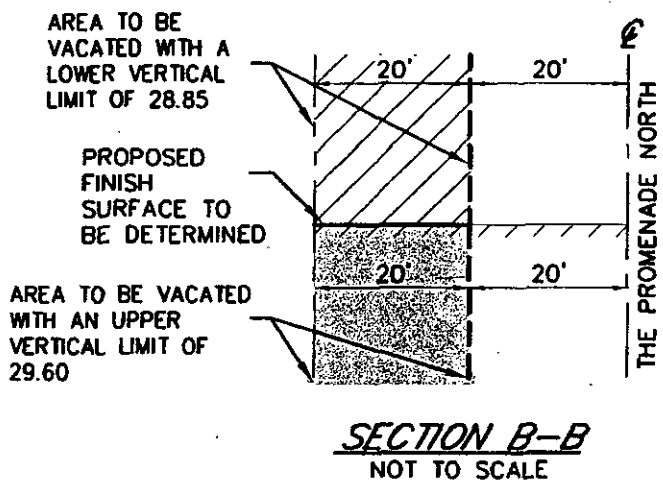
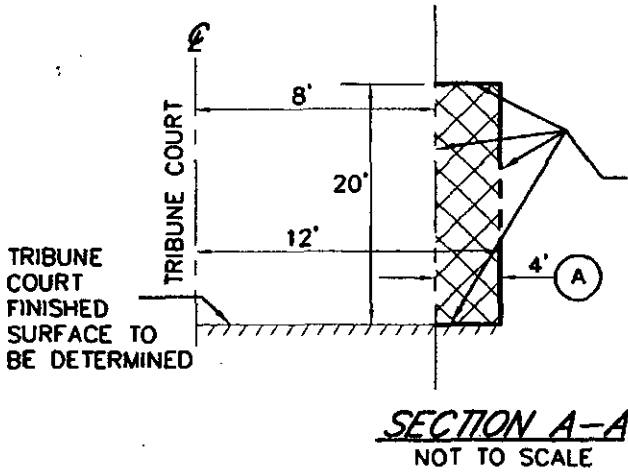


LEGEND

- PROPERTY LINE
- LOT LINES
- CENTER LINE
- VACATION LIMITS
- VACATION AREA UNDERGROUND
- DEDICATION LIMITS
- DEDICATION AREA W/ UPPER & LOWER LIMITS

EXHIBIT A
Page 2 of 3



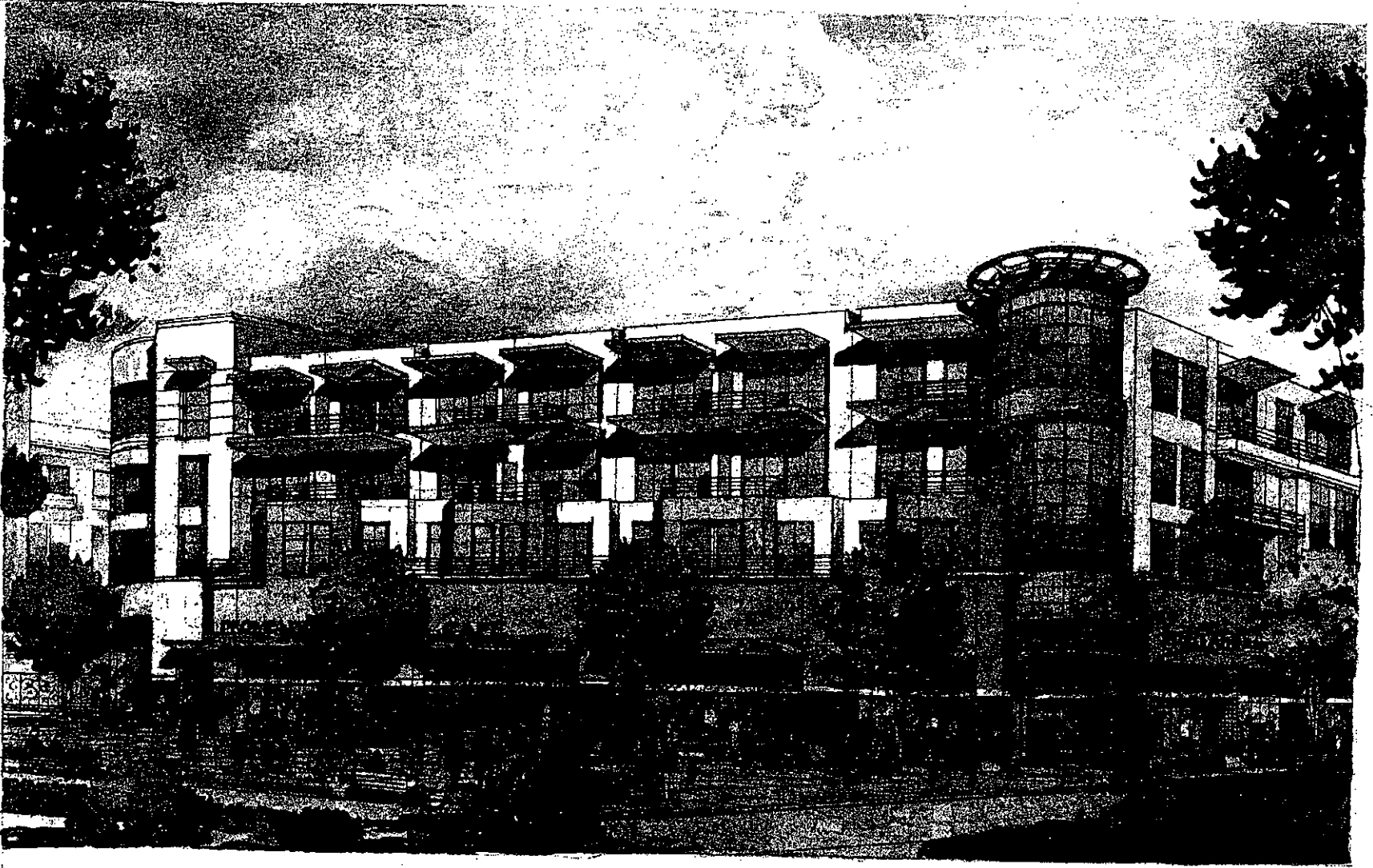


LEGEND

- — — — — PROPERTY LINE
- — — — — CENTER LINE
- — — — — VACATION LIMITS
- VACATION AREA UPPER VERTICAL LIMITS
- VACATION AREA LOWER VERTICAL LIMITS
- — — — — DEDICATION LIMITS
- (A) DEDICATION AREA W/ UPPER & LOWER VERTICAL LIMITS
-

EXHIBIT A
Page 3 of 3

EXHIBIT B





CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-6357 FAX (562) 570-6068

ADVANCE PLANNING

April 7, 2005

CONSENT CALENDAR

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

SUBJECT: Finding of Conformity with the *General Plan* for a subterranean space vacation and a Public Rights-of-Way Vacation and Dedication (Council District 2)

LOCATION: 133 The Promenade North

APPLICANT: Ben Besley
The Olsen Company

RECOMMENDATION

Find the proposed vacation of the subterranean space along The Promenade North, as depicted in Exhibit A, and public rights-of-way vacation and dedication, as depicted in Exhibit B, in conformance with the adopted goals and policies of the City's *General Plan*.

BACKGROUND

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 subterranean space and public rights-of-way vacation are herein submitted for such review.

On October 21, 2004, the Planning Commission approved the development of a mixed use building at the southwest corner of Broadway and The Promenade North. The project includes 97 ownership units and 12,820 square feet of commercial space over subterranean parking.

EXHIBIT C

The applicant is requesting the vacation of a 16 foot wide subterranean space along The Promenade North for the extension of their underground parking structure and the public rights-of-way vacation and dedication for the colonnade.

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, Transportation, 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 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

Land Use Element

The subject site is located within Land Use District Number Seven (LUD No. 7) and the downtown Activity Center of the Land Use Element. LUD No. 7 encourages mixed use development to "vitalize a site and give more importance in the urban structure of the City." The proposed development and related vacation and dedications are consistent with this land use designation. The Proposed project will add quality dwelling units to the housing stock in the downtown area and will increase home ownership opportunities.

Transportation Element

A key goal of the Transportation 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 vacations and dedications will not degrade circulation in the downtown. Moreover, the subject public rights-of-way are not referenced in the Transportation Element and the proposed vacation does not contradict any policies or objectives in the Transportation Element.

ENVIRONMENTAL REVIEW

In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), Negative Declaration (ND 07-04) was certified on October 21, 2004 by the Planning Commission.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION

Find the proposed vacation of the subterranean space along The Promenade North, as depicted in Exhibit A, and public rights-of-way vacation and dedication, as depicted in Exhibit B, in conformance with the adopted goals and policies of the City's *General Plan*.

Respectfully submitted,

FADY MATTAR
ACTING DIRECTOR OF PLANNING AND BUILDING

By: 

Ira Brown
Planner

Approved: 

Angela Reynolds
Advance Planning Officer

133 The Promenade North.doc
FM:AR:IB

Attachment:

1. Exhibit A: Sketches depicting subterranean space vacation
2. Exhibit B: Sketches depicting public rights-of-way vacation and dedication

CONDITIONS OF APPROVAL

SKETCH NO. 957V

The development proposal for 133 The Promenade was created with the assistance of the Redevelopment Agency of the City of Long Beach, and development plans were reviewed by the Department of Planning and Building, the Department of Public Works, the Fire Department and other interested city departments and public agencies. Conditions of approval are attached to that development including requirements for the vacations and dedications shown on Sketch No. 957V.

1. The developer is required to dedicate an additional 4 feet to widen the alley, Tribune Court. This dedication will be surface only, with an upper limit 20 feet above the surface.
2. The developer is required to improve the adjacent portions of The Promenade, First Street, Broadway and Tribune Court to the satisfaction of the Redevelopment Agency and the Director of Public Works.
3. All publicly-owned street light standards in the portion of The Promenade to be vacated must be returned to City Light and Power, and the power supply circuits to these street light standards must be modified as necessary to the satisfaction of the Director of Public Works.
4. Any required traffic control modifications are the responsibility of the vacation petitioner, and shall be installed in the public right-of-way under a street improvement permit from the Department of Public Works.
5. The vacation petitioner shall resolve any storm water drainage problems resulting from the vacation to the satisfaction of the Director of Public Works.

The above conditions are flexible in that they may be adjusted in consideration of changing conditions or of new evidence which occurs or becomes available prior to the adoption of the resolution vacating by the City Council.

GM:SC

EXHIBIT D

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RESOLUTION NO.

A RESOLUTION OF INTENTION TO VACATE BOTH ABOVE-GROUND AND UNDERGROUND PORTIONS OF THE PROMENADE AND ALTA WAY ADJACENT TO 133 THE PROMENADE NORTH 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, as amended, generally known and referred as the "Public Street, Highways and Service Easements Law", and hereby declares its intention to vacate above-ground and underground portions of The Promenade and Alta Way adjacent to 133 The Promenade North in the City of Long Beach, County of Los Angeles, State of California, described more particularly as follows:

PARCEL A: (AREA TO BE VACATED WITH UPPER VERTICAL LIMITS)
THOSE PORTIONS OF THE PROMENADE NORTH, 80 FEET WIDE (FORMERLY LOCUST AVENUE), IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON THE MAP OF THE TOWNSITE OF LONG BEACH, FILED IN BOOK 19, PAGES 91 THROUGH 96, INCLUSIVE OF MISCELLANEOUS RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEGINNING AT THE NORTHEAST CORNER OF LOT 1, OF BLOCK 104 OF SAID MAP; THENCE ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 1, NORTH 89°57'42" EAST, 20.00 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET EASTERLY FROM THE EASTERLY LINE OF SAID BLOCK 104; THENCE LEAVING SAID EASTERLY PROLONGATION AND ALONG SAID PARALLEL LINE, SOUTH 00°00'18" EAST, 48.50 FEET; THENCE LEAVING SAID PARALLEL LINE, SOUTH 03°12'01" WEST, 71.54 FEET TO A LINE PARALLEL WITH AND DISTANT 16.00 FEET EASTERLY FROM THE EASTERLY LINE OF SAID BLOCK 104; THENCE ALONG SAID PARALLEL LINE, SOUTH 00°00'18" EAST, 240.07 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID BLOCK 104; THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID EASTERLY PROLONGATION, SOUTH 89°57'37" WEST, 16.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 104; THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 104, NORTH 00°00'18" WEST, 360.01 FEET TO THE POINT OF BEGINNING.

ELEVATION OF SAID VACATION IS BASED ON THE NGVD 1929 DATUM, CITY OF LONG BEACH 1985 ADJUSTMENT. THE UPPER VERTICAL LIMIT OF SAID VACATION IS A VERTICAL ELEVATION OF 29.60 FEET.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.14 HORIZONTAL ACRES, MORE OR LESS.

PARCEL B: (AREA TO BE VACATED WITH LOWER VERTICAL LIMITS)

THOSE PORTIONS OF THE PROMENADE NORTH, 80 FEET WIDE (FORMERLY LOCUST AVENUE), IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS SHOWN ON THE MAP OF THE TOWNSITE OF LONG BEACH, FILED IN BOOK 19, PAGES 91 THROUGH 96, INCLUSIVE OF MISCELLANEOUS RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, OF BLOCK 104 OF SAID MAP; THENCE ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 1, NORTH 89°57'42" EAST, 20.00 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET EASTERLY FROM THE EASTERLY LINE OF SAID BLOCK 104; THENCE LEAVING SAID EASTERLY PROLONGATION AND ALONG SAID PARALLEL LINE, SOUTH 00°00'18"W, 48.50 FEET; THENCE LEAVING SAID PARALLEL LINE, SOUTH 03°12'01" EAST, 132.46 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 12.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°43'16", AN ARC LENGTH OF 18.79 FEET TO THE EASTERLY LINE OF SAID BLOCK 104; THENCE ALONG SAID EASTERLY LINE, NORTH 00°00'18" WEST, 192.07 FEET TO THE POINT OF BEGINNING.

ELEVATION OF SAID VACATION IS BASED ON THE NGVD 1929 DATUM, CITY OF LONG BEACH 1985 ADJUSTMENT. THE LOWER VERTICAL LIMIT OF SAID VACATION IS A VERTICAL ELEVATION OF 28.85 FEET.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.07 HORIZONTAL ACRES, MORE OR LESS

///

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1 PARCEL C: (AREA OF ALTA WAY TO BE VACATED)

2 THAT PORTION OF THE ALLEY LYING WITHIN BLOCK 104, IN THE CITY
3 OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
4 AS SHOWN ON THE MAP OF THE TOWNSITE OF LONG BEACH, FILED
5 IN BOOK 19, PAGES 91 THROUGH 96, INCLUSIVE OF MISCELLANEOUS
6 RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

7 THAT PORTION OF THE ALLEY 10.00 FEET IN WIDTH, SHOWN AS ALTA
8 WAY ON SAID MAP, LYING BETWEEN A LINE LYING 2.00 FEET
9 EASTERLY, MEASURED AT RIGHT ANGLES AND PARALLEL WITH, THE
10 SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE ALLEY
11 16.00 FEET IN WIDTH SHOWN AS TRIBUNE COURT ON SAID MAP AND
12 SAID EASTERLY LINE OF TRIBUNE COURT.

13 THE ABOVE DESCRIBED PARCEL CONTAINS 20 HORIZONTAL SQUARE
14 FEET, MORE OR LESS.

15 Sec. 2. All of the foregoing real property is shown on the map or plan
16 thereof, attached hereto as Exhibit "A", and on file in the office of the City Clerk, which
17 map or plan is known and referred to as DEVELOPMENT RESOURCE
18 CONSULTANTS SKETCH entitled, "VACATION AND DEDICATION EXHIBIT FOR THE
19 PROMENADE NORTH."

20 Sec. 3. The City Council hereby fixes the _____ day of _____,
21 2005 at the hour of _____ .m., as the time and the City Council Chamber, Plaza
22 Level of the City Hall, 333 West Ocean Boulevard, in the City of Long Beach, California,
23 as the place for hearing all persons interested in or objecting to the proposed vacation.

24 Sec. 4. The City Council hereby directs that notice of this street vacation
25 be posted conspicuously along the street to be vacated at least two (2) weeks before
26 the date set for hearing and in the manner provided by Section 8323 of the State
27 Streets and Highways Code.

28 Sec. 5. This resolution shall take effect immediately upon its adoption by
the City Council, and the City Clerk shall certify 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 _____, 2005

///

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by the following vote:

Ayes: Councilmembers:

Noes: Councilmembers:

Absent: Councilmembers:

City Clerk

LPM :ET
05/26/05
05-02380
L:\APPS\CtyLaw\32\WPDOCS\D026\PO04\00074687.WPD