

November 3, 2009

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Adopt a resolution of intention to vacate a portion of the alley west of Long Beach Boulevard and south of Anaheim Street, request the City Manager or designee accept easement deeds for the dedication of a new branch alley and additional street right-of-way along Anaheim Street, authorize a quitclaim of the reserved utility easement upon satisfactory relocation of all public utilities, and set a date for a public hearing on the vacation for December 1, 2009. (District 1)

## DISCUSSION

The META Housing Group, developers of a mixed-use housing and retail project addressed as 1235 Long Beach Boulevard, request the vacation of a portion of the alley that crosses their project site. A diagram showing the alley to be vacated, the location of a proposed new branch alley, and the area to be dedicated as additional right-of-way along Anaheim Street is shown on Exhibit A. Note that the 20-foot by 25-foot alley portion at the intersection of the new branch alley is vacated below an elevation of 36.50 feet only, below the alley surface, as shown. Below the alley surface, a subterranean parking garage is to be constructed.

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 right-of-way is unnecessary for present or prospective public use. The Department of Public Works supports this action based on the following evidence, facts, conditions and findings, establishing that the dedicated right-of-way to be vacated is unnecessary for present or prospective public use.

1. The project summary and site development plan is shown on Exhibit B.
2. The property comprising the project site is under the ownership of 4 entities, as shown on Exhibit C. The vacation of this alley will not result in any "landlocked" lots.
3. The only portion of the alley in use is adjacent to the five parcels that are not a part of this project, addressed as 1232 Locust Avenue and 153 – 209 East 12<sup>th</sup> Street.

Through alley access to these properties will be maintained by the construction and dedication of the new branch alley as shown on Exhibit A.

4. A subterranean parking garage is to be built within the project area. While a public utility easement must be reserved for existing public utilities with the resolution vacating, this easement must be quitclaimed once the utility facilities have been removed at the beginning of project construction. Council pre-approval of the quitclaim of this easement is requested to be executed and recorded when the City Engineer is satisfied that this work is complete.
5. On January 15, 2009, the City of Long Beach Planning Commission approved META Housing's plans for a three-building, mixed-used development, including 42,000 square feet of retail, 186 senior rental housing units, and 170 condominiums, and made a General Plan Conformity Finding for the required alley vacation as required in Section 8313 of the Public Streets, Highways and Service Easements Vacation Law. In conformance with the California Environmental Quality Act, an addendum to the City of Long Beach Central Redevelopment Environmental Impact Report was prepared for this project. The Development Services Department staff report is included as Exhibit D.
6. The interested City Departments, including Fire and Police, have reviewed the proposed land development and right-of-way vacation and dedications, and have no objections to this action. Conditions of approval, satisfying the concerns of the public utility companies, are shown on Exhibit E.

The public hearing on this matter to be held on December 1, 2009 will allow all persons interested in, or objecting to, the proposed vacation to appear and be heard. The proposed resolution of intention to vacate was prepared by Deputy City Attorney Linda Trang on October 6, 2009.

This matter was reviewed by Deputy City Attorney Linda Trang on October 6, 2009 and by Budget and Performance Management Bureau Manager David Wodynski on October 9, 2009.

#### TIMING CONSIDERATIONS

City Council action is requested on November 3, 2009 to set the December 1, 2009 public hearing date for this matter.

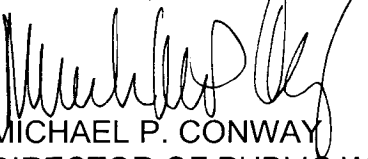
FISCAL IMPACT

A vacation processing fee of \$3,693 was deposited to the General Fund (GP) in the Department of Public Works (PW).

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

  
MICHAEL P. CONWAY  
DIRECTOR OF PUBLIC WORKS

APPROVED:

  
PATRICK H. WEST  
CITY MANAGER

PICLROW alley vacation Meta Housing CL.doc  
MPC:MAC:GMM:SC:db

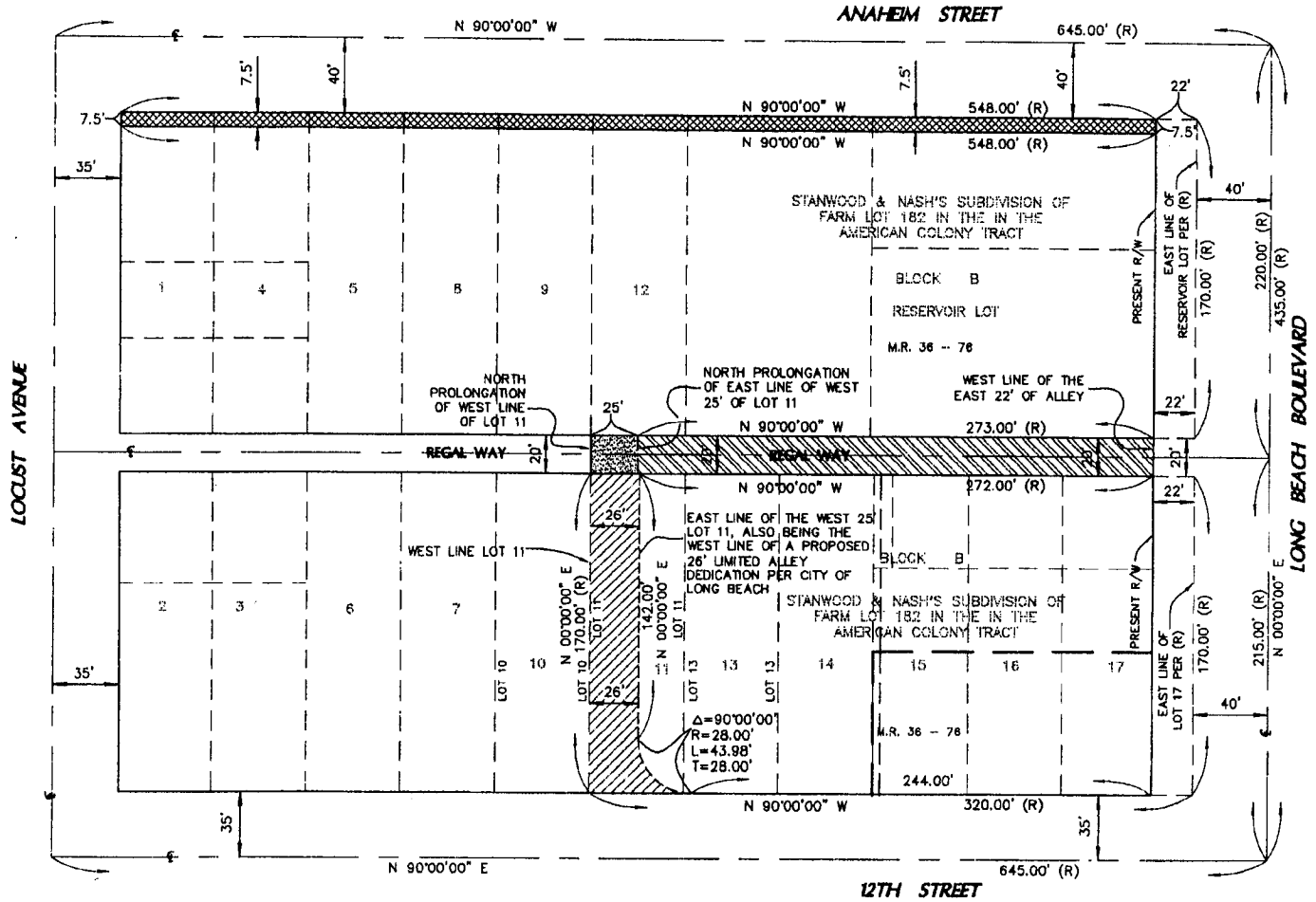
- Exhibit A – Vicinity Map
- Exhibit B – Project Summary and Site Development Plan
- Exhibit C – Property Ownership
- Exhibit D – Planning Dept. Staff Report
- Exhibit E – Conditions of Approval





# CITY OF LONG BEACH, CALIFORNIA

LONG BEACH & ANAHEIM PROJECT

**EXHIBIT A**

**Page 1 of 2**



-  REGAL WAY VACATION
-  LIMITED DEDICATION AREA BELOW ELEVATION 53.00'
-  LIMITED DEDICATION AREA ABOVE ELEVATION 36.50'
-  LIMITED VACATION AREA BELOW ELEVATION 36.50'

**LEGEND:**

R = BLOCK B, STANWOOD & NASH SUBDIVISION M.R. BK. 36 PG. 76



NOT TO SCALE



707 WILSHIRE BOULEVARD, 40TH FLOOR,  
LOS ANGELES, CA 90017  
213 624 2661 TEL  
213 614 1863 FAX

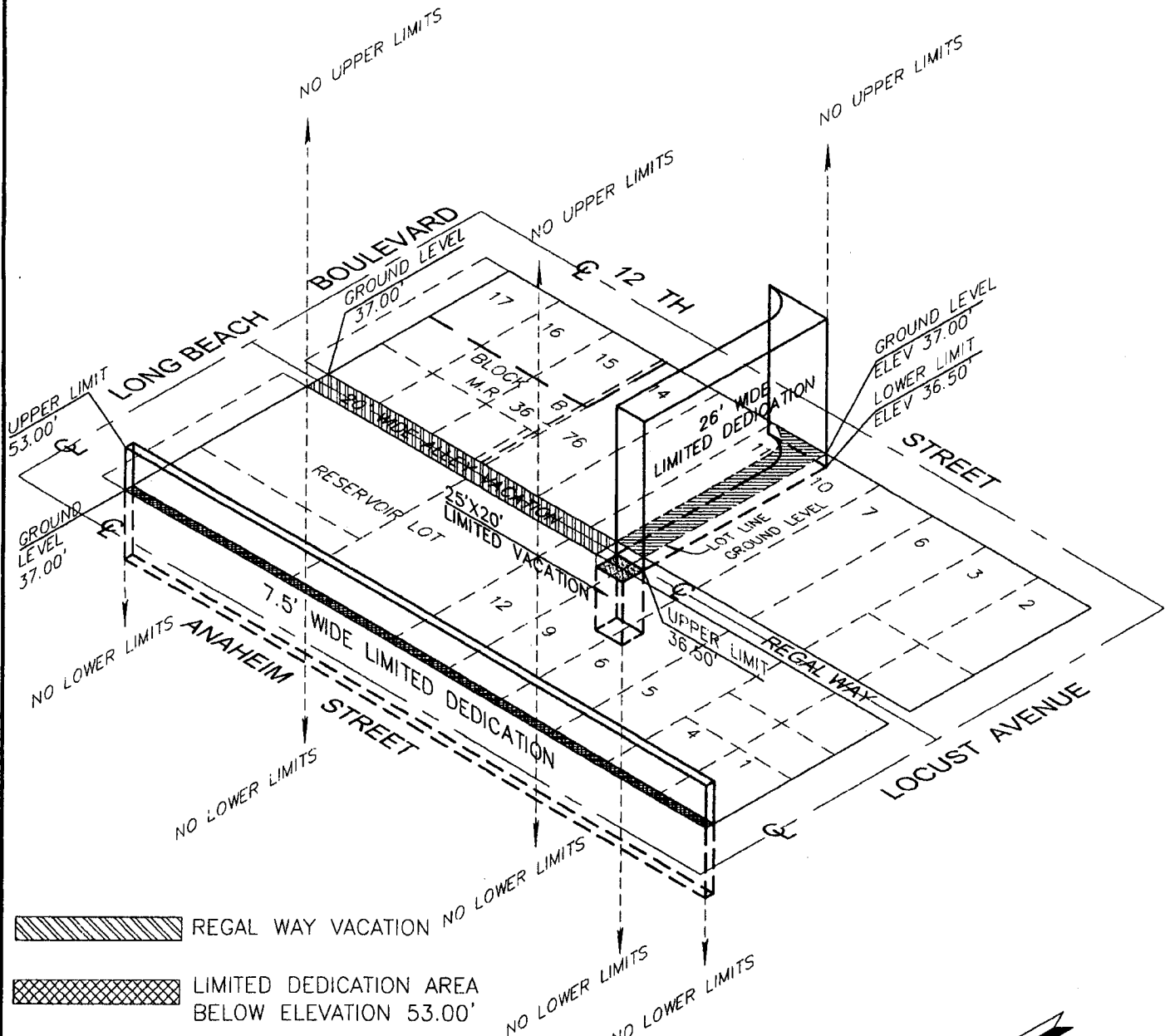
CIVIL ENGINEERING  
SURVEYING+MAPPING  
LAND DEVELOPMENT

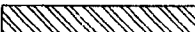



**VICINITY MAP FOR STREET VACATION AND DEDICATION  
BLOCK B, STANWOOD AND NASH SUBDIVISION  
LONG BEACH, CA**

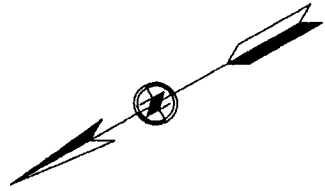
# CITY OF LONG BEACH, CALIFORNIA

LONG BEACH & ANAHEIM PROJECT

AIRSPACE EXHIBIT



-  REGAL WAY VACATION
-  LIMITED DEDICATION AREA BELOW ELEVATION 53.00'
-  LIMITED DEDICATION AREA ABOVE ELEVATION 36.50'
-  LIMITED VACATION AREA BELOW ELEVATION 36.50'



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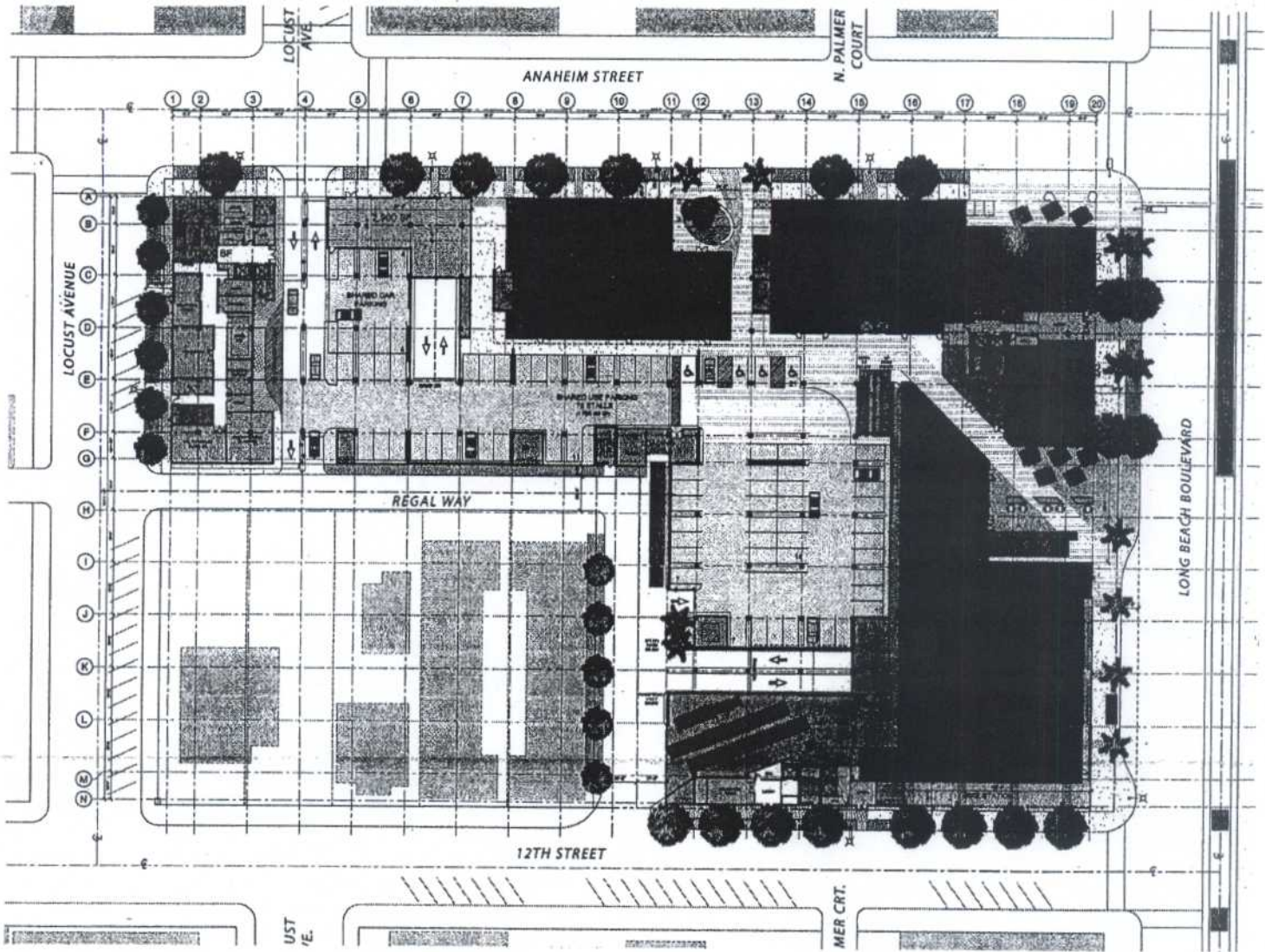
**VICINITY MAP FOR STREET VACATION AND DEDICATION  
BLOCK B, STANWOOD AND NASH SUBDIVISION  
LONG BEACH, CA**

**BUILDING A**  
 Retail = 18,100 sq ft  
 Senior Affordable Residential = 39 units  
 For Sale condominiums = 104 units

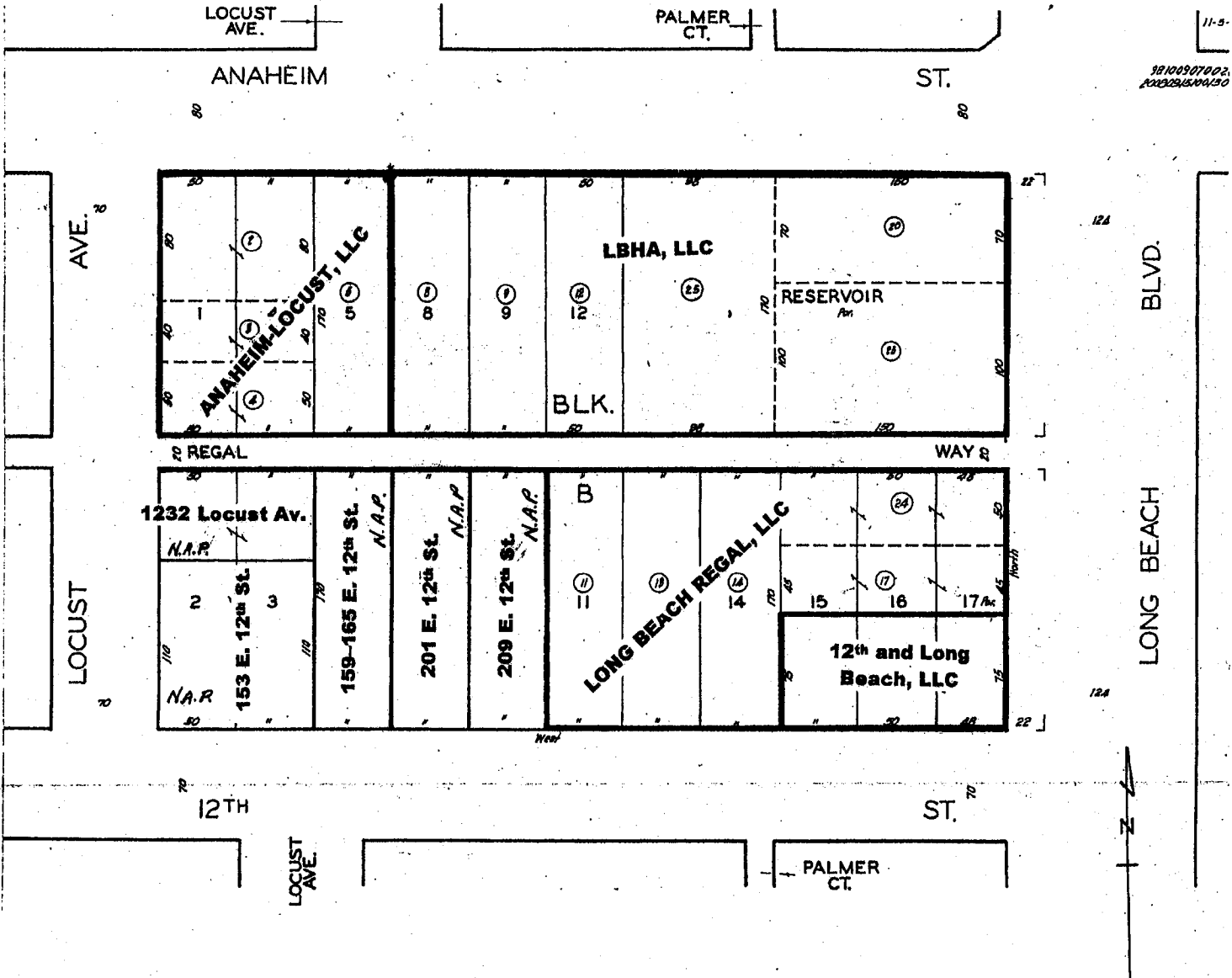
**BUILDING C**  
 Retail = 9,400 sq ft  
 Senior Mixed Income Rental = 147 units

**BUILDING B**  
 Retail = 14,500 sq ft  
 For Sale condominiums = 105 units

Overall Project Residential = 356 units  
 Overall Retail = 42,000 sq ft  
 Overall Parking = 635 spaces



**EXHIBIT B**



11-5-  
 38100907002  
 200202/0404/00

N.A.P. = Not A Part of project

**PROPERTY OWNERSHIP  
 EXHIBIT C**

**CITY OF LONG BEACH**

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

January 15, 2009

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

**RECOMMENDATION:**

Approve Site Plan Review and Tentative Map for a three building mixed-use development including 42,000 square feet of retail, 186 senior rental housing units and 170 condominiums with an Administrative Use Permit for shared commercial and residential guest parking and a reduction in residential parking located at 1235 Long Beach Boulevard. Make a finding of General Plan Conformity for Alley Vacation. Certify the Addendum to the Central Project Area Environmental Impact Report. (District 1)

APPLICANT: META Housing  
c/o Mark Wolf  
1640 S. Sepulveda Boulevard, Suite 425  
Los Angeles, CA 90025  
(Application No. 0612-06)

**DISCUSSION**

The applicant proposes to construct a mixed-use development at the corner of Long Beach Boulevard and Anaheim Street (Exhibit A – Location Map). The development will consist of 42,000 square feet of ground floor commercial space, 186 senior rental housing units and 170 condominium units (Exhibit B – Plans, Photos and Tentative Tract Map). The project site is 151,643 square feet (3.48 acres) in area and will be assembled through the merger of 16 parcels combined with the vacation of portions of existing alleys and dedication of new alley segments. This project will require demolition of two existing commercial buildings; the remainder of the project site is vacant.

The proposed project consists of three buildings, which vary in design, size and height. Building A ranges in height from three to six stories and faces Long Beach Boulevard along the southern edge of the project site (Exhibit B). This building contains 18,000 square feet of retail, 61 condominiums and 39 senior housing units. The building includes a number of community rooms and roof terraces, serving both the condominium and rental components. The building height is 70 feet fronting Long Beach Boulevard, dropping in height to 60 feet and softening the aesthetic as it approaches 12<sup>th</sup> Street.

Building B, located at the corner of Long Beach Boulevard and Anaheim Street, is the signature building of the project, reaching a height of 180 feet and 13 stories. This tower building provides

**EXHIBIT D****Page 1 of 3**



CHAIR AND PLANNING COMMISSIONERS

January 15, 2009

Page 2 of 3

the remainder of the condominiums (109 units) with 14,700 square feet of retail and is designed in modern architecture with vertical elements to emphasize the corner. With the height limit at 150 feet, staff is asking Planning Commission to allow for the project to exceed the height by 20 percent, as allowed by PD-29. Staff believes the accentuated height adds depth and dimension to the entire project, creating a focal point for both the development and the surrounding neighborhood.

Building C, the building facing Anaheim Street, is entirely a senior rental component with 147 units and 9,300 square feet of commercial space to include a number of amenities for seniors, including classrooms, a gym, library, game room and gardens. The design of the senior building provides a warmer, more traditional feeling through its massing, material and colors.

The project provides extensive open space for residents through the use of private balconies and common open space amenities including outdoor deck area, a swimming pool, and indoor community rooms. As a result, the project greatly exceeds the required common open space of 26,000 square feet, providing 74,200 square feet of residential common open space.

Parking for the project is provided in a parking structure with one partial level at grade and one subterranean parking level. Strict compliance with the Zoning Ordinance would require 731 parking spaces (521 Residential and 210 commercial). However, due to the location of the project near the Blue Line and along Anaheim Street, a major bus transit corridor in the City, the developer is proposing a reduction in parking with the following ratios:

- Commercial- 4 per 1,000 square feet= 168 parking spaces
- Senior Units- 1 space for 1 bedroom= 121 parking spaces
- Senior Units- 1.5 space for 2 bedroom= 98 parking spaces
- Condominium- 1 space for 1 bedroom= 63 parking spaces
- Condominium- 1.5 space for 2 or more bedrooms= 160 parking spaces
- Total= 610 parking spaces

In order to facilitate mixed-use and transit-oriented development, PD-29 allows for reduced parking ratios if a parking study can demonstrate that the proposed parking is adequate to serve the development. The parking study analyzed for the project indicated that the ratios proposed by the developer are adequate to meet the parking demand of the project due to the potential for shared parking, proximity to alternate modes of transportation (bus, rail, and bicycle), and the high number of senior units in the project. Therefore, staff recommends the Planning Commission approve the Administrative Use Permit for shared parking (Exhibit C – Findings and Conditions of Approval).

The new buildings will achieve a LEED certification at the Silver status level, making use of construction techniques to reduce water consumption, optimize energy performance, utilize renewable and recycled materials and resources, increase indoor environmental quality, provide alternative transportation and other sustainable approaches:

**EXHIBIT D**

**Page 2 of 3**

**PUBLIC HEARING NOTICE**

Public hearing notices were distributed on December 29, 2008, as required by the Long Beach Municipal Code. Staff has received no responses or comments.

**ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, an addendum to the Central Redevelopment Environmental Impact Report was prepared for the proposed project (Exhibit D-Addendum to EIR). All Mitigation Measures are included in the Conditions of Approval. Planning Commission certification of the addendum to the Environmental Impact Report is required if the Commission wishes to approve the entitlements.

Respectfully submitted,



CRAIG BECK  
DIRECTOR OF DEVELOPMENT SERVICES

CB:DB:JU

P:\Planning\PC Staff Reports (Pending)\2009-1-15\0612-06.doc

Attachments

- Exhibit A – Location map
- Exhibit B – Plans, Photos and Tentative Tract Map
- Exhibit C – Findings and Conditions of Approval
- Exhibit D – Addendum to EIR

## CONDITIONS OF APPROVAL

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### SKETCH NO. 989V

The proposal was reviewed by the interested city departments and public agencies, and there were no objections, provided that the following conditions of approval are included:

1. An easement shall be reserved for existing utilities, which may be quitclaimed upon the satisfactory removal or abandonment of all public facilities.
2. An additional 7.5 feet of sidewalk width shall be constructed and dedicated along Anaheim Street, for a total sidewalk width of 15 feet. This dedication shall be in the form of a sidewalk easement only, limited to the space below a plane 10 feet above the finished sidewalk level, in order to allow private balconies to extend over this area.
3. Additional right-of-way shall be provided along the Long Beach Boulevard project frontage for a dedicated bus lane and other public-transit-serving facilities meeting the requirements of Long Beach Transit and the City Traffic Engineer, landscaping including street trees, and sufficient sidewalk space for high quantities of pedestrian traffic. The final dedication requirement shall be determined during the off-site improvement plan approval process.
4. If additional right-of-way is found to be needed to satisfy ADA requirements during the construction process, this shall be dedicated.
5. 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.
6. The vacation petitioner shall at its own cost 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 E**

OFFICE OF THE CITY ATTORNEY  
ROBERT E. SHANNON, 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 A PORTION OF THE ALLEY WEST OF LONG BEACH BOULEVARD AND SOUTH OF ANAHEIM STREET, 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 a portion of the alley west of Long Beach Boulevard and south of Anaheim Street, in the City of Long Beach, County of Los Angeles, State of California, described more particularly as follows:

Parcel 1:

That portion of the Alley (20 feet wide), also known as Regal Way, abutting Lots 13, 14, 15, 16, and a portion of Lots 11, 12, 17 and the Reservoir Lot, as shown in Block B, Stanwood and Nash's Subdivision of Farm Lot 182 in the American Colony Tract, in the City of Long Beach, County of Los Angeles, State of California as per map recorded in

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Book 36, Page 76 of Miscellaneous Records, in the Office of the County Recorder of said County, more particularly described as follows:

Bounded on the West by the North prolongation of the East line of the West 25 feet of Lot 11 of said Tract and bounded on the East by the West line of the East 22 feet of said Alley and said Block B.

Parcel 2:

That portion of the Alley (20 feet wide), also known as Regal Way, abutting a portion of Lots 11 and 12 as shown in Block B, Stanwood and Nash's Subdivision of Farm Lot 182 in the American Colony Tract, in the City of Long Beach, County of Los Angeles, State of California as per map recorded in Book 36, Page 76 of Miscellaneous Records, in the Office of the County Recorder of said County, more particularly described as follows:

Bounded on the West by the Northerly prolongation of the West line of said Lot 11 and bounded on the East by the Northerly prolongation of the East Line of the West 25 feet of said Lot 11, said land lying below a horizontal plane having an elevation of 36.50 feet (based on CLB BM 567, Elevation 38.029 feet).

Reference City of Long Beach Benchmark No.567, NE Corner of Long Beach Boulevard and Anaheim Street, brass

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disc flush with pavement, stamped "CLB BM 567, 1990",  
20.5' east of curb and 1.1' north of curb. Elev. = 38.029 feet  
(NGVD29 MSL, CLB 1985 Adj.)

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

1 or repair of said facilities. Construction of any improvements,  
2 including changes of grade, shall be subject to the prior  
3 written approval of all the City departments and public  
4 utilities responsible for the above said facilities.

5  
6 Section 2. All of the foregoing real property is shown on the map or plan  
7 thereof, attached hereto as Exhibit "A", and on file in the office of the City Clerk, which  
8 map or plan is known and referred to as "City of Long Beach Department of Public Works  
9 Vacation Sketch No. 989V".

10 Section 3. The City Council hereby fixes the \_\_\_\_\_ day of  
11 \_\_\_\_\_, 200\_ at the hour of \_\_\_\_\_ p.m., as the time and the City  
12 Council Chamber, Plaza Level of the City Hall, 333 West Ocean Boulevard, in the City of  
13 Long Beach, California, as the place for hearing all persons interested in or objecting to  
14 the proposed vacation.

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

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

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

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OFFICE OF THE CITY ATTORNEY  
ROBERT E. SHANNON, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Long Beach, CA 90802-4664

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I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 20\_\_ by the following vote:

Ayes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Noes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

Absent: Councilmembers: \_\_\_\_\_

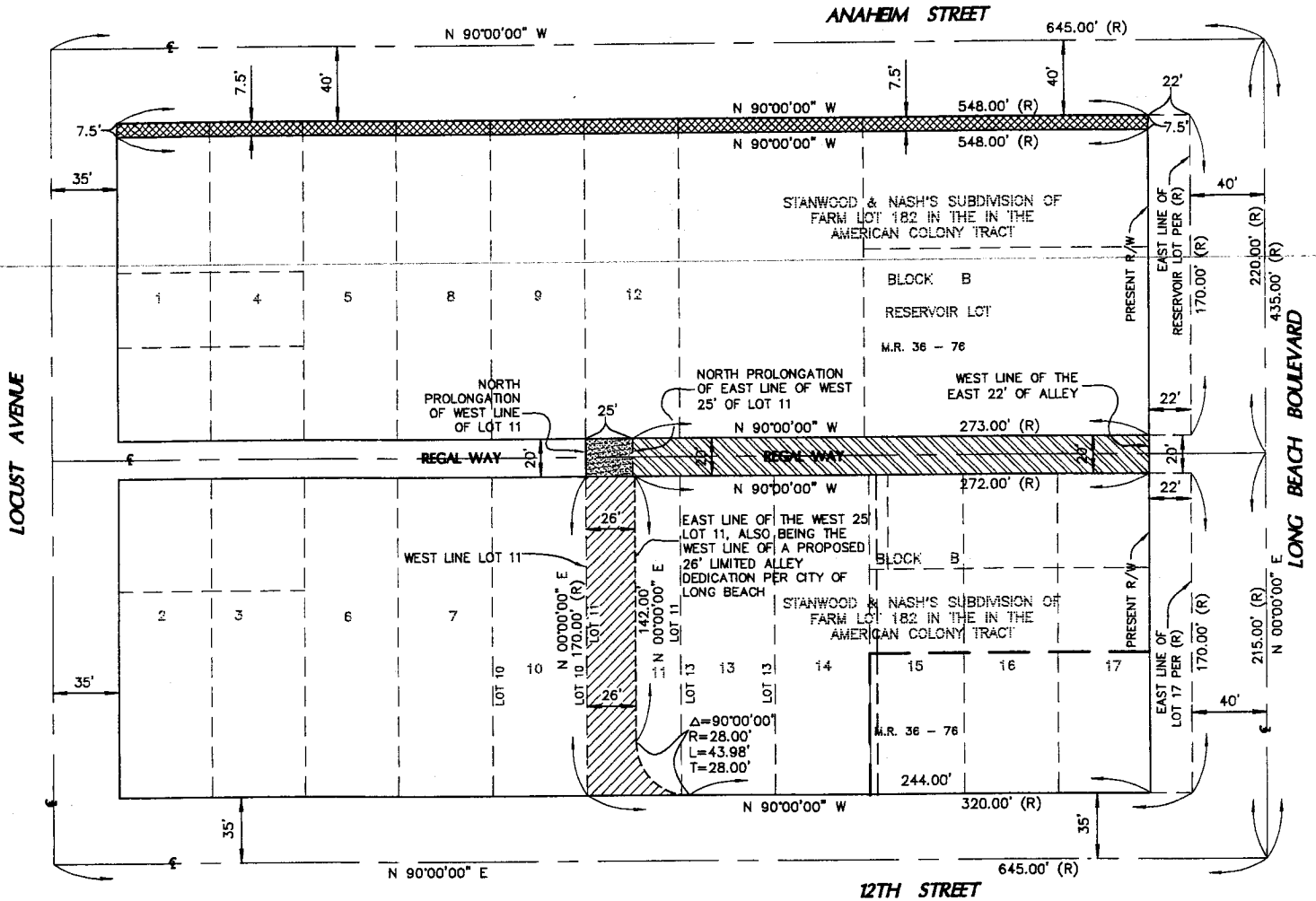
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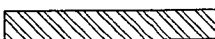

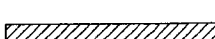

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City Clerk



CITY OF LONG BEACH, CALIFORNIA  
LONG BEACH & ANAHEIM PROJECT



-  REGAL WAY VACATION
-  LIMITED DEDICATION AREA BELOW ELEVATION 53.00'
-  LIMITED DEDICATION AREA ABOVE ELEVATION 36.50'
-  LIMITED VACATION AREA BELOW ELEVATION 36.50'

**LEGEND:**

R = BLOCK B, STANWOOD & NASH SUBDIVISION M.R. BK. 36 PG. 76

NOT TO SCALE



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LOS ANGELES, CA 90017  
213 624 2661 TEL  
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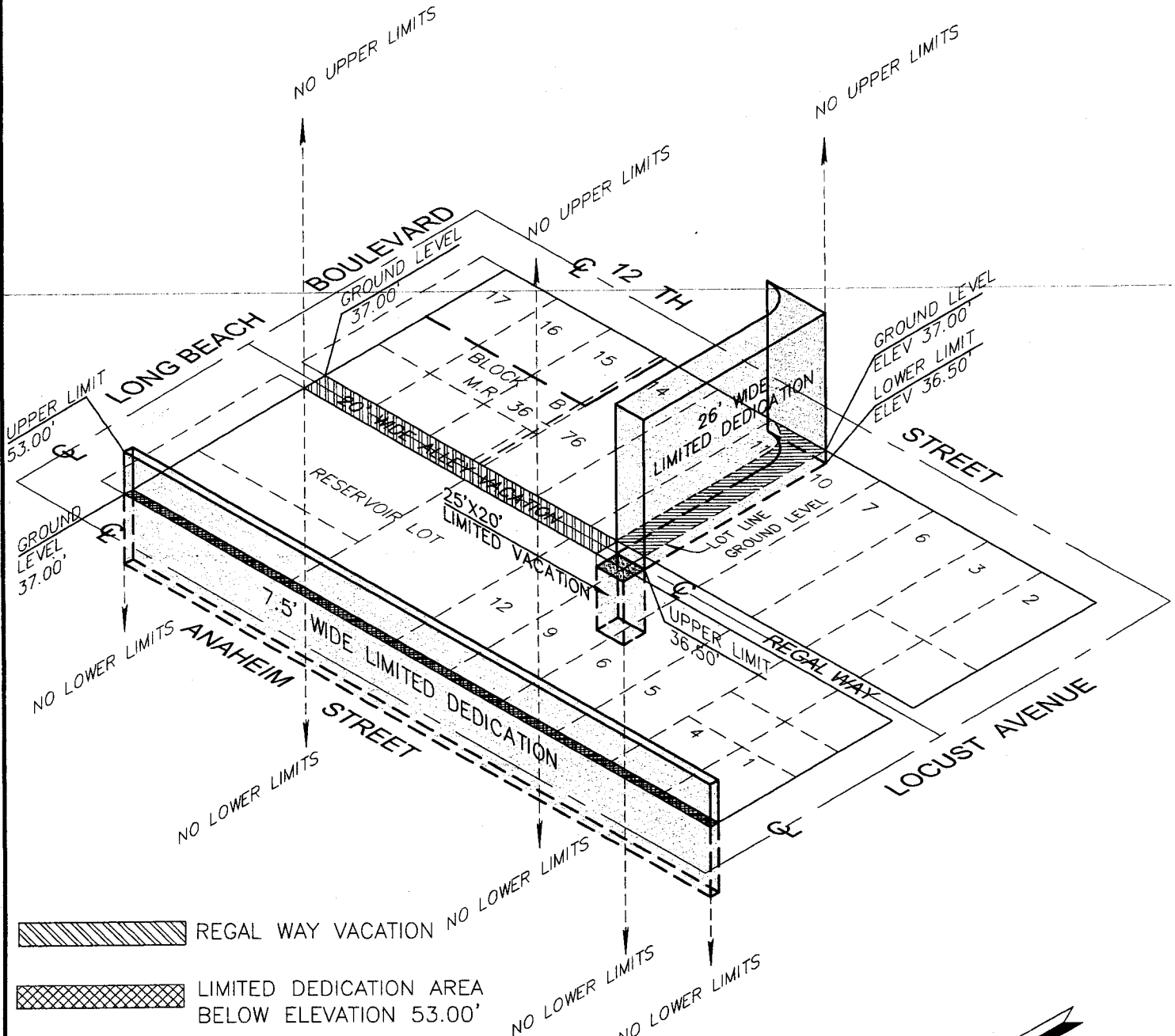
CIVIL ENGINEERING  
SURVEYING+MAPPING  
LAND DEVELOPMENT





**VICINITY MAP FOR STREET VACATION AND DEDICATION  
BLOCK B, STANWOOD AND NASH SUBDIVISION  
LONG BEACH, CA**

# CITY OF LONG BEACH, CALIFORNIA

LONG BEACH & ANAHEIM PROJECT

AIRSPACE EXHIBIT



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