



CITY OF LONG BEACH

H-2

DEPARTMENT OF PUBLIC WORKS

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

January 6, 2015

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive supporting documentation into the record, conclude the public hearing, find that the area to be vacated is not needed for present or prospective public use, and adopt the attached resolution ordering the vacation of Solana Court and a portion of the east/west alley north of Anaheim Street. (District 1)

DISCUSSION

On December 2, 2014, the City Council adopted Resolution No. RES-14-0111, declaring its intention to vacate the subject rights-of-way, and set January 6, 2015 as the date for the public hearing. A copy of the December 2, 2014 City Council letter is attached as Exhibit B.

The remodel of The Guidance Center building at 1301 Pine Avenue and improvement to the three adjacent private parking lots will entail closing Solana Court between 14th Street and Anaheim Street, and a portion of the unnamed east/west alley north of Anaheim Street as shown on the attached Exhibit A, currently serving as drive aisles for the Guidance Center.

This matter was reviewed by Deputy City Attorney Linda Vu on November 6, 2014 and by Budget Management Officer Victoria Bell on December 17, 2014.

TIMING CONSIDERATIONS

The date of this public hearing was set by City Council action.

FISCAL IMPACT

A final vacation processing fee of \$9,908 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.

HONORABLE MAYOR AND CITY COUNCIL
January 6, 2015
Page 2

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ARA MALOYAN, PE
DIRECTOR OF PUBLIC WORKS

APPROVED:



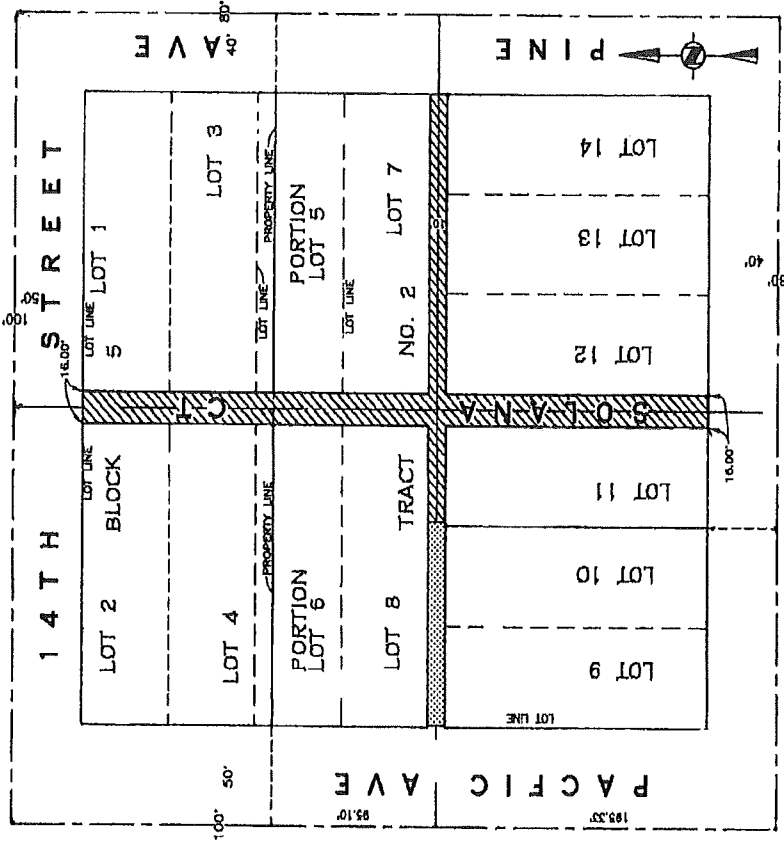
PATRICK H. WEST
CITY MANAGER

GMM:BP:db
PICLIROW 1301 Pine Ave vacation CL.doc


Attachments -Exhibit A, Alley Vacation sketch No. 1006V
-Exhibit B, City Council letter of Intention to vacate


SKETCH 1006V

SKETCH SHOWING SOLANA COURT AND A PORTION OF THE EAST-WEST ALLEY NORTH OF ANAHEIM STREET TO BE VACATED BY THE CITY OF LONG BEACH AND SHOWING THE PORTION TO BE CONVERTED TO ONE-WAY.



A N A H E I M S T .

 SHOWS ALLEY PORTIONS TO BE VACATED

 SHOWS ALLEY PORTIONS TO BE CONVERTED TO ONE-WAY VEHICULAR TRAFFIC WEST BOUND ONLY

**ENGINEERING BUREAU
CITY OF LONG BEACH, CALIFORNIA
EXHIBIT A**



CITY OF LONG BEACH

C-12

DEPARTMENT OF PUBLIC WORKS

333 West Ocean Boulevard 9th Floor • Long Beach, CA 90802 • (562) 570-8383 • Fax (562) 570-6012

December 2, 2014

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt a Resolution of Intention to vacate Solana Court, and a portion of the unnamed east/west alley north of Anaheim Street, authorize the conversion of the westerly portion of the east/west alley into a one-way alley, set the date of January 6, 2015 for the public hearing on the vacation, and adopt and accept the Categorical Exemption CE 13-109. (District 1)

DISCUSSION

1301 Pine Avenue, LLC, the owner of The Guidance Center building and the adjacent parking lots at 1301 Pine Avenue, requests the vacation of the adjacent alley known as Solana Court from Anaheim Street to 14th Street, as well as a portion of the unnamed east-west alley north of Anaheim Street from Pine Avenue to a point approximately 100-feet east of Pacific Avenue as shown on Exhibit A.

Currently, these alleys bisect the parking lots and serve primarily as drive aisles for the Guidance Center's parking lot. The westerly portion of the unnamed east-west alley adjacent to 137 Anaheim Street is to remain public for egress from the restaurant's parking lot. The intent of the vacation is to secure The Guidance Center's parking lot with a fence and install sliding gates at the entrance of the proposed vacated alleys.

In addition to the vacation, Public Works Traffic Engineering requests that the westerly 100 feet of the east-west alley, adjacent to the property at 137 Anaheim Street, be converted into a one-way westbound only alley. This alley change will alleviate the dead-end alley condition that would result if the alley were to remain two-way. 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 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

EXHIBIT B

Page 1 of 11

that the dedicated rights-of-way to be vacated are not necessary for present or prospective public use:

1. The alleys primarily serve as drive aisles of the parking lots.
2. The adjacent property/business owners were notified of the proposed alley vacations and there were no objections.
3. A utility easement will be reserved over the alleys in order to continue to provide for various existing utilities, which include water, sewer, power and communication lines.
4. Refuse is collected by a private trash collection company; therefore, no easement for refuse is required.
5. On December 30, 2013, 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 Department staff report is included as Exhibit B.

In conformance with the California Environmental Quality Act (CEQA), Categorical Exemption No. CE 13-109 was issued for this project. The interested City Departments, including Fire, Police and the City Traffic Engineer, have reviewed the proposed right-of-way vacation and provided no objections to this action.

This matter was reviewed by the Long Beach Fire Department on July 2, 2013, Deputy City Attorney Linda Vu on November 6, 2014, and by Budget Management Officer Victoria Bell on November 12, 2014.

TIMING CONSIDERATIONS

City Council action is requested on December 2, 2014, to set the date of hearing for January 6, 2015, so that the developer can complete the project requirements by early 2015.

FISCAL IMPACT

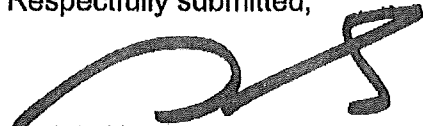
A tentative vacation processing fee of \$9,225 was deposited to the General Fund (GF) in the Public Works Department (PW). There is no local job impact associated with this recommendation.

HONORABLE MAYOR AND CITY COUNCIL
December 2, 2014
Page 3

SUGGESTED ACTION:

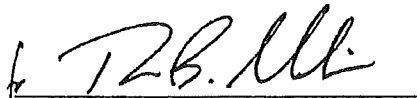
Approve recommendation.

Respectfully submitted,



ARA MALOYAN, PE
DIRECTOR OF PUBLIC WORKS

APPROVED



PATRICK H. WEST
CITY MANAGER

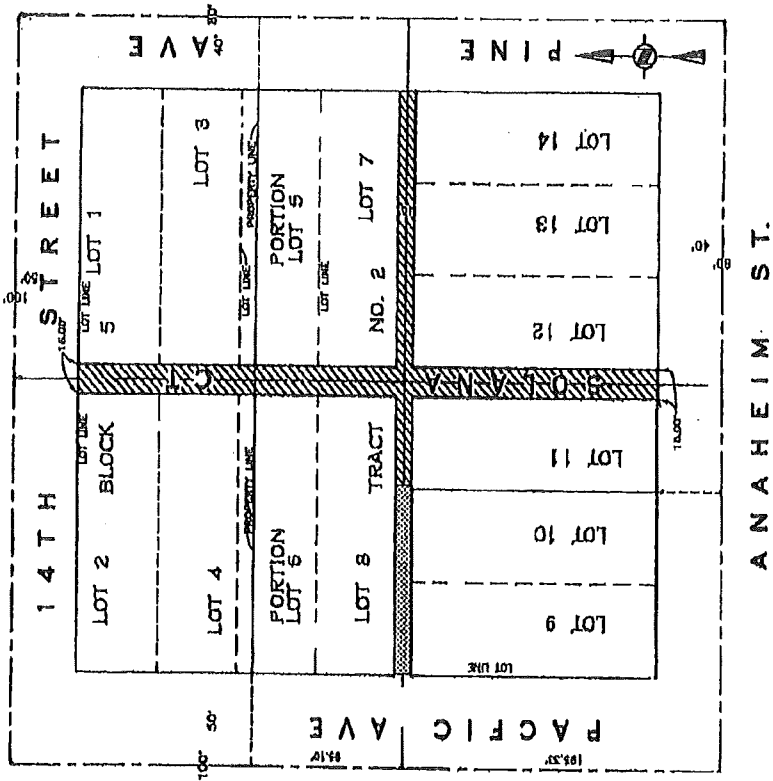
GMM:BP:CB:db
P:\CL\ROW 1301 Pine Ave alley vacatlon CL.doc

Attachments:

- Exhibit A; Alley Vacatlon sketch
- Exhibit B; City Council Findings staff report

SKETCH 1006V

SKETCH SHOWING SOLANA COURT AND A PORTION OF THE EAST-WEST ALLEY NORTH OF ANAHEIM STREET TO BE VACATED BY THE CITY OF LONG BEACH AND SHOWING THE PORTION TO BE CONVERTED TO ONE-WAY.



SHOWS ALLEY PORTIONS TO BE VACATED

SHOWS ALLEY PORTIONS TO BE CONVERTED TO ONE-WAY VEHICULAR TRAFFIC WEST BOUND ONLY

**ENGINEERING BUREAU
CITY OF LONG BEACH, CALIFORNIA
EXHIBIT A**



AGENDA ITEM o. |

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90802 • (562) 670-6184 FAX (562) 670-6068

December 19, 2013

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Find the proposed vacation of Solana Court between Anaheim Street and 14th Street and the proposed vacation of a portion of the unnamed, east-west alley north of Anaheim Street between Pine Avenue and Pacific Avenue in conformance with the adopted goals and policies of the City's General Plan. (District 1)

APPLICANT: 1301 Pine Avenue, LLC
c/o George Medak
11400 W. Olympic Boulevard, #850
Los Angeles, CA 90064
(Application No. 1309-15)

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 vacations are herein submitted for such review.

The applicant proposes to vacate Solana Court between Anaheim Street and 14th Street as well as a portion of the unnamed, east-west alley north of Anaheim Street between Pine Avenue and Pacific Avenue (Exhibit A- Alley Vacation Plan). The areas included in the proposed vacations are no longer required for public access purposes and currently serve only as parking lot access for the subject property (Exhibit B- Photos). The proposed street vacation has been reviewed and approved by the Long Beach Public Works Department after consultation with other interested City departments, pending a finding of conformity by the Planning Commission and approval by the City Council.

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 Long Beach General Plan

EXHIBIT B

Page 5 of 11

consists of eleven mandatory and optional 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:

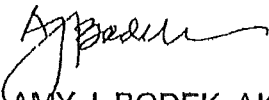
General Plan Consistency Findings

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. 8A (Traditional Retail Strip Commercial District). The Land Use Element states that "the district is established to recognize the continuing need to provide commercial uses along frontages of certain streets for the service and convenience of persons travelling by car, and needing local services". The proposed vacations will not interfere with public access. Therefore, the proposed vacations are consistent with the Land Use Element.

ENVIRONMENTAL REVIEW

In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), a Categorical Exemption was issued for the proposed project (Exhibit C – Categorical Exemption).

Respectfully submitted,

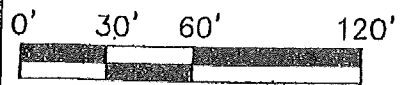


AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:JW

Attachments: Exhibit A – Street Vacation Plan
Exhibit B – Photos
Exhibit C – Categorical Exemption

SCALE: 1"=60'

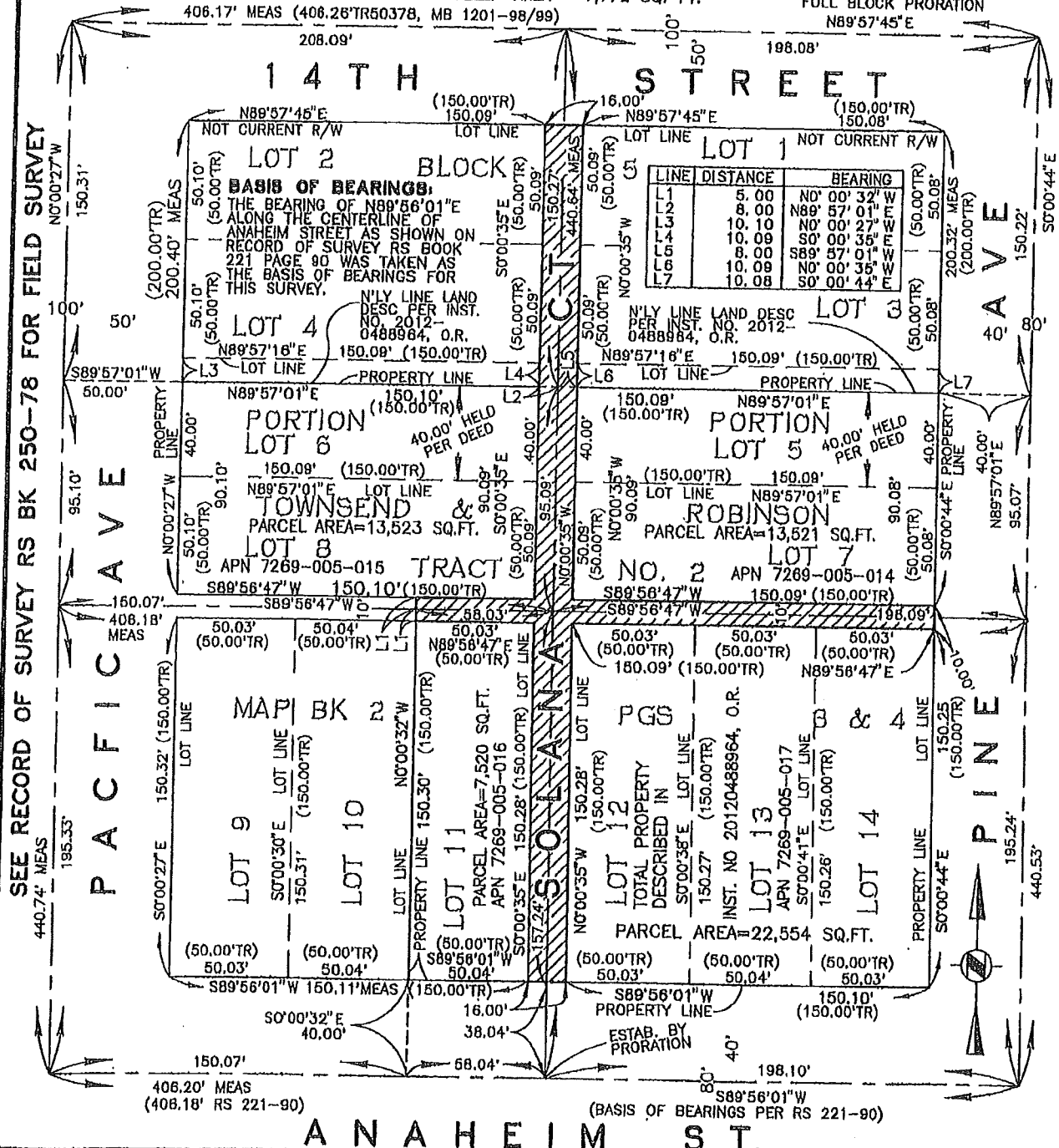


ALLEY VACATION EXHIBIT MAP

SHT. 1 OF 1 SHT.

INDICATES PROPERTY TO BE VACATED
AREA = 7,772 SQ. FT.

NOTE:
LOT CORNERS ESTABLISHED BY
FULL BLOCK PRORATION

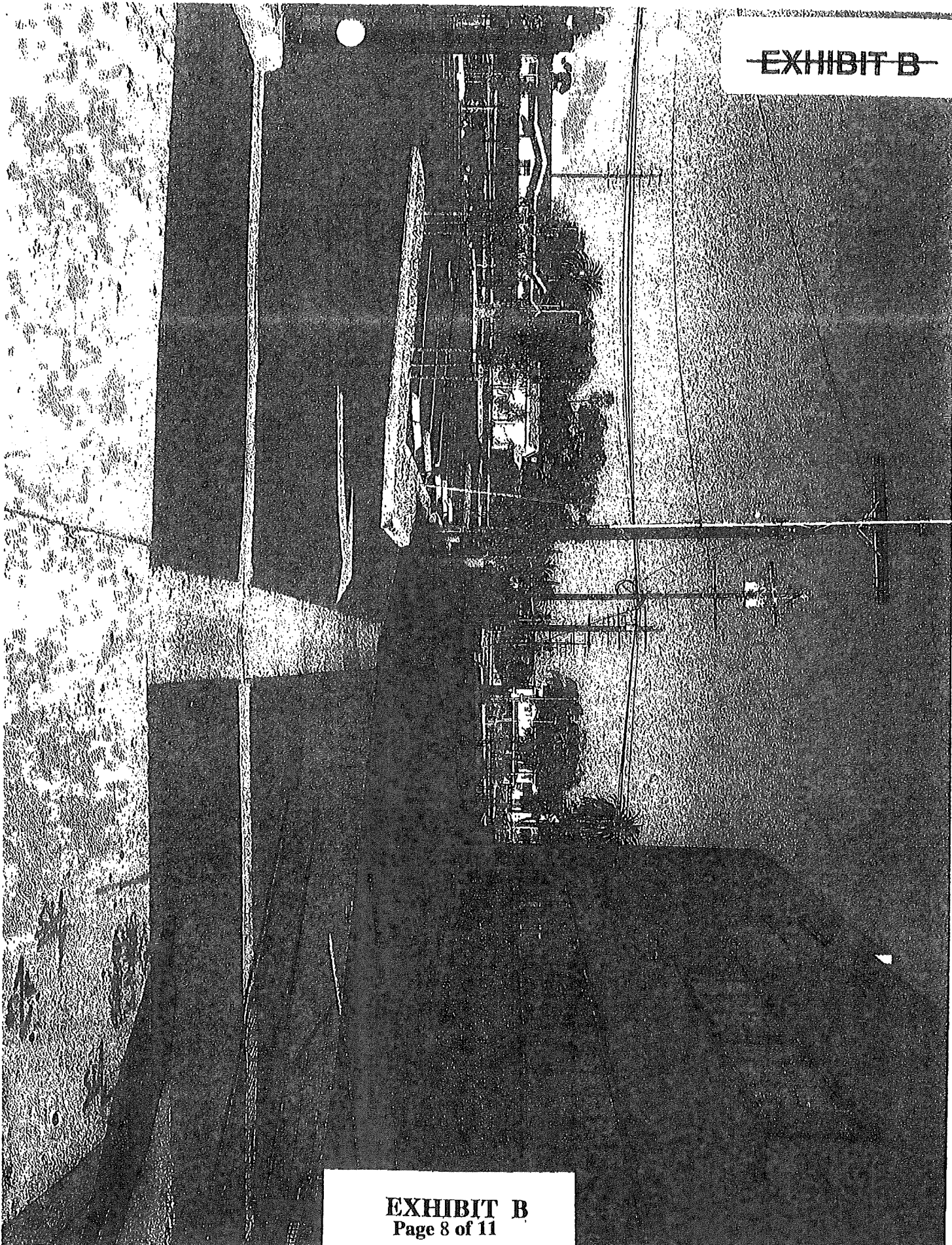


DATE: MAR 16, '13
THOM. GDE: 795-D5
FILE: 2912ALTA.DWG
PROJECT NO: 2912

HENNON
Surveying & Mapping, Inc.

601 E. GLENOAKS BLVD., SUITE 208
GLENDALE, CALIFORNIA 91207
(818)243-0640
FAX: (818)243-0650

~~EXHIBIT B~~



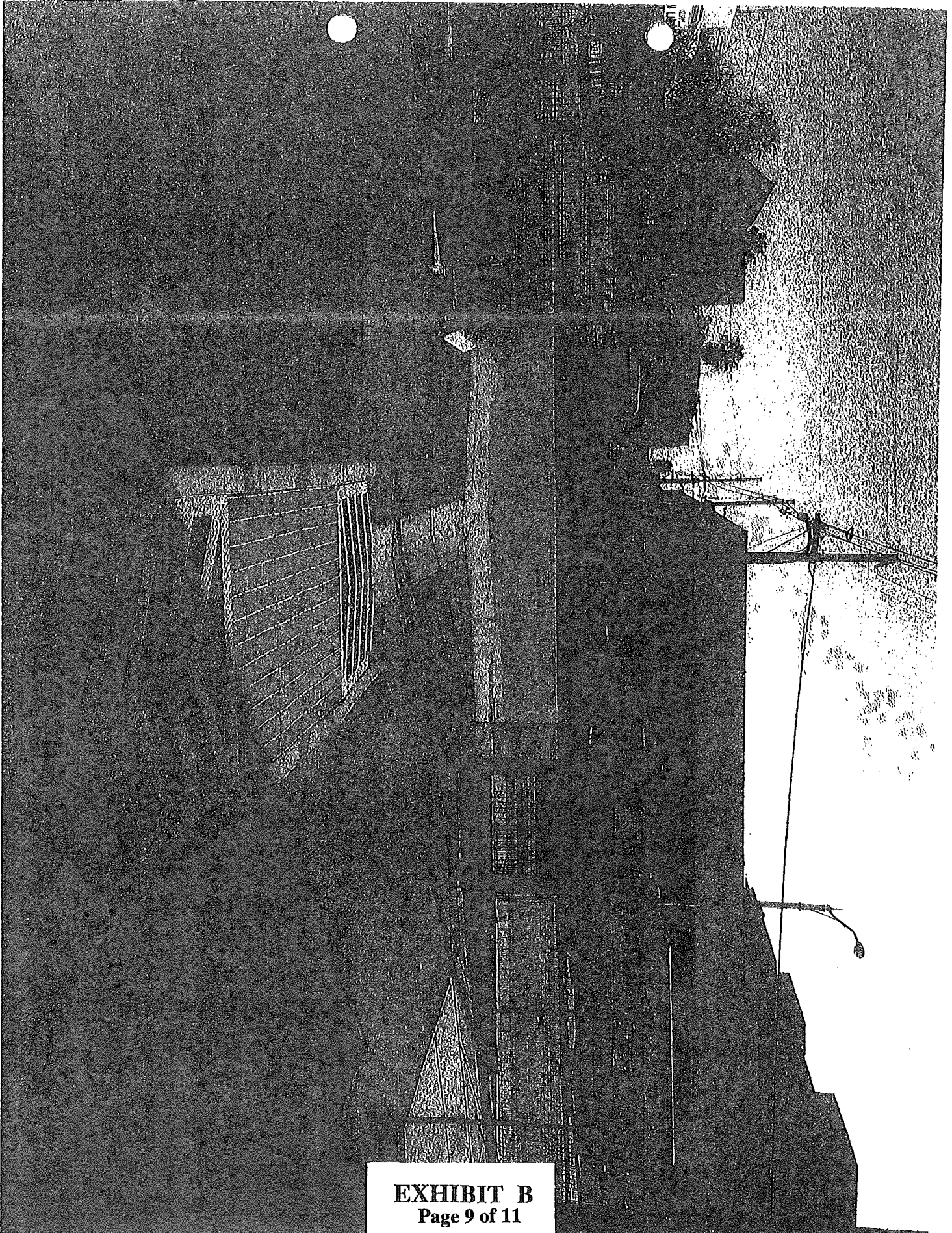


EXHIBIT B
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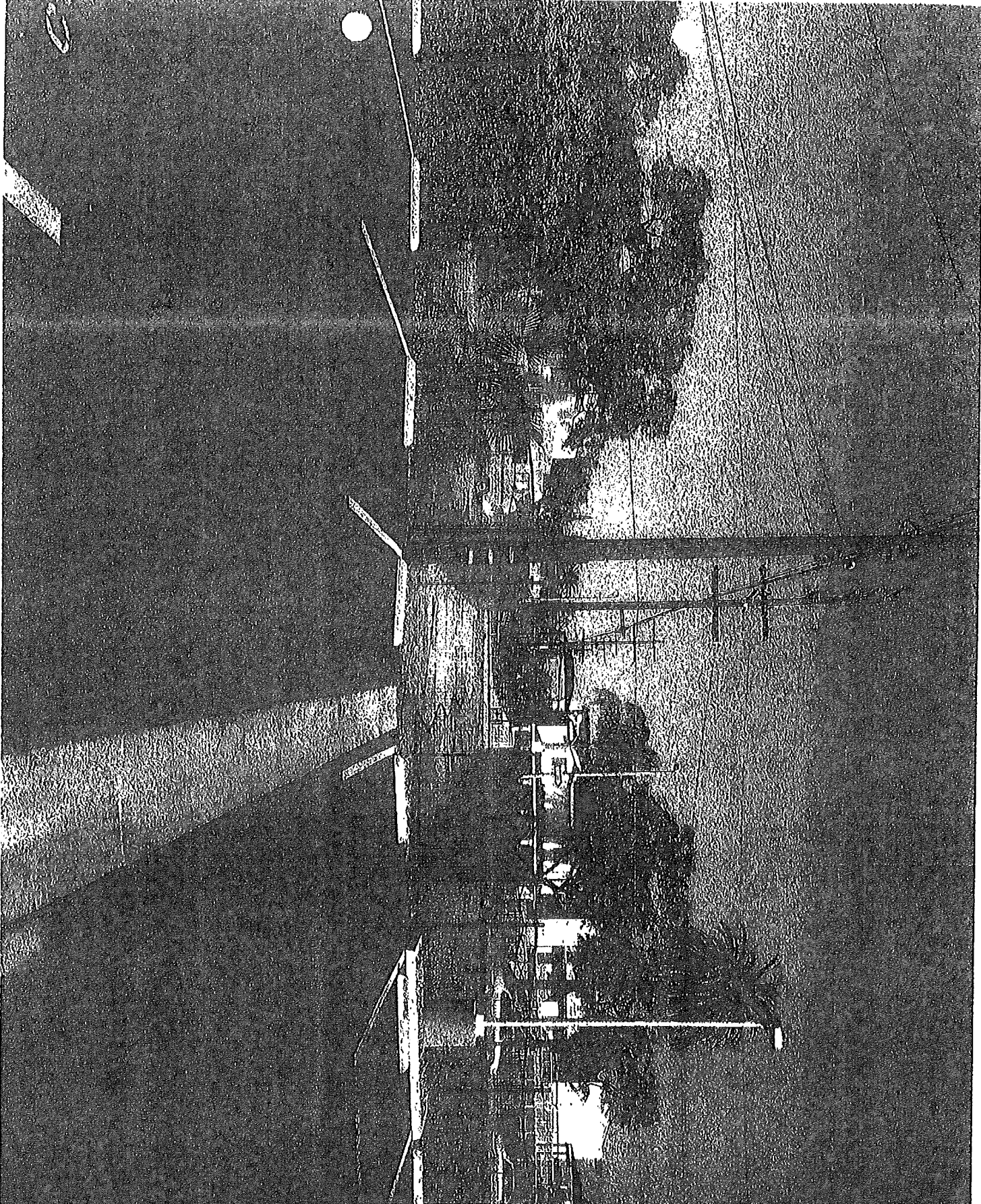


EXHIBIT B
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NOTICE of EXEMPTION from CE

~~EXHIBIT C~~

DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6088
lbs.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- 13-109

Project Location/Address: 1301 PINE AVENUE LONG BEACH

Project/Activity Description: BLUE VACATION

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

Applicant Name: 1301 PINE AVENUE LLC SUITE 850

Mailing Address: 11400 WEST OLYMPIC BLVD, LOS ANGELES,

Phone Number: (562) 547-6523 Applicant Signature: LA 90064

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1309-15 Planner's Initials: JM

Required Permits: ERCF

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15304, CLASS 4, MINOR ALTERATIONS TO LAND

Statement of support for this finding: THE EXISTING ALLEYS NO LONGER ARE NEEDED FOR ACCESS PURPOSES. THEREFORE, THE PROPOSED VACATIONS ARE CONSIDERED A MINOR ALTERATION TO CONDITION OF LAND FOR CEQA PURPOSES.

Contact Person: JEFF WINKLER Contact Phone: 562-570-6607

Signature: [Signature] Date: 11/19/13

1 RESOLUTION NO.

2
3 A RESOLUTION ORDERING THE VACATION OF
4 SOLANA COURT AND A PORTION OF THE UNNAMED
5 EAST-WEST ALLEY NORTH OF ANAHEIM STREET, IN
6 THE CITY OF LONG BEACH, COUNTY OF LOS
7 ANGELES, STATE OF CALIFORNIA

8
9 WHEREAS, the City Council of the City of Long Beach, did heretofore, on
10 the 2nd of December, 2014, by Resolution No. RES-14-0111, declare its intention
11 to order the vacation, pursuant to the provisions of the Public Streets, Highways, and
12 Service Easements Vacation Law (California Streets and Highways Code, Section 8300
13 *et seq.*), Solana Court and a portion of the unnamed east-west alley north of Anaheim
14 Street, in the City of Long Beach, County of Los Angeles, State of California, described
15 more particularly as follows:

16 A PORTION OF THAT CERTAIN UNNAMED ALLEY.
17 10 FEET IN WIDTH, LYING WITHIN BLOCK 5, OF THE
18 TOWNSEND AND ROBINSON TRACT, IN THE CITY OF
19 LONG BEACH, COUNTY OF LOS ANGELES, STATE OF
20 CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK
21 2 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE
22 COUNTY RECORDER OF SAID COUNTY, TOGETHER
23 WITH A PORTION OF THAT CERTAIN ALLEY
24 CURRENTLY KNOWN AS SOLANA COURT, 16 FEET IN
25 WIDTH, LYING WITHIN SAID BLOCK 5, ALL DESCRIBED
26 AS FOLLOWS:

27 BOUNDED ON THE EAST BY THE WEST LINE OF
28 PINE AVENUE, 80 FEET IN WIDTH AS SHOWN ON SAID

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

1 MAP OF THE TOWNSEND AND ROBINSON TRACT,
2 RECORDED IN BOOK 2 PAGES 3 AND 4 OF MAPS, IN
3 SAID RECORDER'S OFFICE.

4 BOUNDED ON THE SOUTH BY THE NORTH LINE
5 OF ANAHEIM STREET, 80 FEET IN WIDTH AS SHOWN
6 ON SAID MAP OF THE TOWNSEND AND ROBINSON
7 TRACT, RECORDED IN BOOK 2 PAGES 3 AND 4 OF
8 MAPS, IN SAID RECORDER'S OFFICE.

9 BOUNDED ON THE WEST BY THE NORTHERLY
10 PROLONGATION OF THE WESTERLY LINE OF LOT 11,
11 BLOCK 5, OF SAID MAP OF THE TOWNSEND AND
12 ROBINSON TRACT, RECORDED IN BOOK 2 PAGES 3
13 AND 4 OF MAPS, IN SAID RECORDER'S OFFICE.

14 BOUNDED ON THE NORTH BY THE SOUTH LINE
15 OF 14TH STREET, 80 FEET IN WIDTH AS SHOWN ON
16 SAID MAP OF THE TOWNSEND AND ROBINSON TRACT,
17 RECORDED IN BOOK 2 PAGES 3 AND 4 OF MAPS, IN
18 SAID RECORDER'S OFFICE.

19 CONTAINING 7,771 SQUARE FEET, MORE OR
20 LESS.

21 WHEREAS, the City Council did, at said time, fix Tuesday, the 6th day of
22 January, 2015, at the hour of 5:00 p.m., as the time and the City Council Chamber, Plaza
23 Level of the City Hall, 333 West Ocean Boulevard, in the City of Long Beach, California,
24 as the place for hearing for all persons interested in or objecting to the proposed vacation
25 to appear and be heard; and

26 WHEREAS, notice of the resolution of the intention to vacate, stating the
27 time and place of said hearing, was duly posted in the manner prescribed by law; and

28 WHEREAS, said hearing was called and held before the City Council at the

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

1 time and place so fixed and evidence taken and received on the matter of said proposed
2 vacation, and the City Council, upon said evidence, now makes those findings of fact set
3 forth in said Exhibit "B", attached hereto and by this reference made a part hereof;

4 NOW, THEREFORE, the City Council of the City of Long Beach resolves as
5 follows:

6 Section 1. Pursuant to the foregoing resolution of intention, the
7 proceedings had thereunder, Vacation Sketch No. 1006V showing Solana Court and a
8 portion of the unnamed east-west alley north of Anaheim Street to be vacated by the City
9 of Long Beach attached hereto as Exhibit "A", and the City Council Findings attached
10 hereto as Exhibit "B", said City Council of the City of Long Beach hereby makes its
11 resolution vacating and closing a portion of the street hereinabove described.

12 Section 2. That this resolution shall take effect immediately upon its
13 adoption by the City Council, and the City Clerk is hereby instructed to certify to the
14 adoption thereof, and to cause a certified copy to be recorded in the Office of the County
15 Recorder of the County of Los Angeles, California.

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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: _____

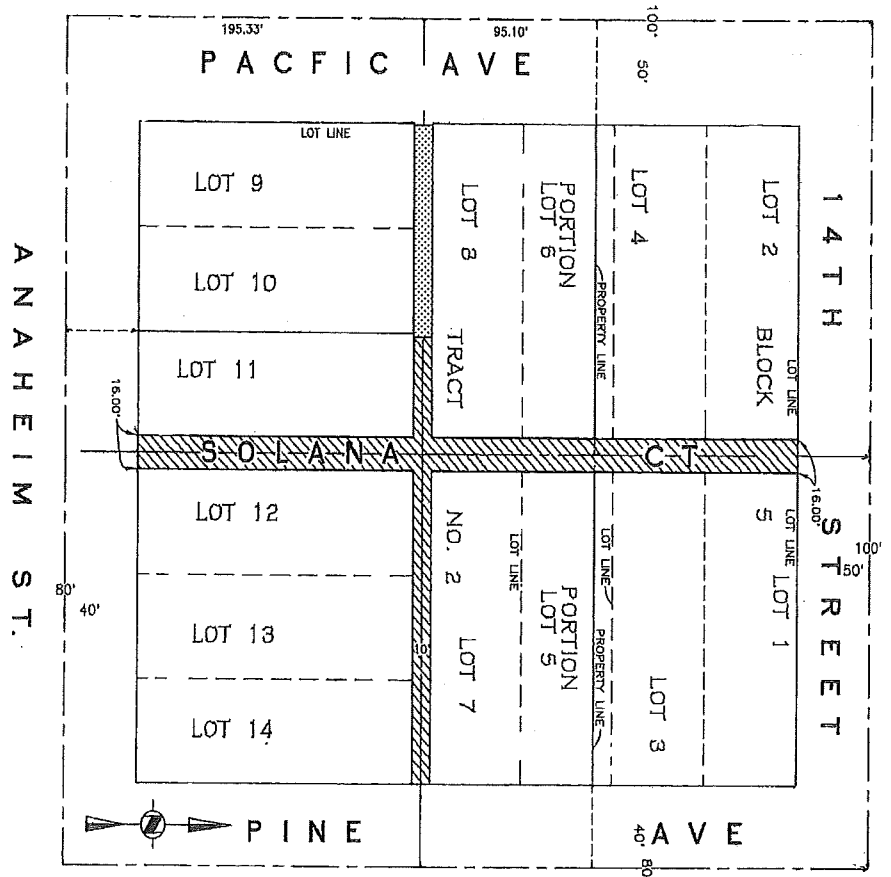
Absent: Councilmembers: _____

City Clerk

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

SKETCH 1006V

SKETCH SHOWING SOLANA COURT AND A PORTION OF THE EAST-WEST ALLEY NORTH OF ANAHEIM STREET TO BE VACATED BY THE CITY OF LONG BEACH AND SHOWING THE PORTION TO BE CONVERTED TO ONE-WAY.



SHOWS ALLEY PORTIONS TO BE VACATED

SHOWS ALLEY PORTIONS TO BE CONVERTED TO ONE-WAY VEHICULAR TRAFFIC WEST BOUND ONLY

**ENGINEERING BUREAU
CITY OF LONG BEACH, CALIFORNIA
EXHIBIT A**

CITY COUNCIL FINDINGS

VACATION OF SOLANA COURT AND A PORTION OF THE UNNAMED EAST/WEST ALLEY NORTH OF ANAHEIM STREET, AND WEST OF PINE AVENUE Reference Sketch No. 1006V

The subject rights-of-way are unnecessary for present or prospective public street or alley purposes, and the vacation of said rights-of-way will not have a significantly adverse environmental effect. This finding is based upon the following subfindings:

- a) The subject alleys are used primarily as drive aisles.
- b) On December 19, 2013 the City of Long Beach Planning Commission determined that the subject vacation action is consistent with the General Plan, as required in Section 65402 of the California Government Code.
- c) The rights-of-way would not be useful for exclusive bikeway purposes.
- d) In conformance with the California Environmental Quality Act, Categorical Exemption (CEQA) No. CE 13-109 was issued for this project.
- e) The interested City Departments, including Fire and Police, have reviewed the proposed right of way vacation and have no objections to this action.

EXHIBIT B