



# CITY OF LONG BEACH

# C-12

DEPARTMENT OF PUBLIC WORKS

333 West Ocean Boulevard 9<sup>th</sup> Floor • Long Beach, CA 90802 • (562) 570-6383 • 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 14<sup>th</sup> 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

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.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ARA MALOYAN, PE  
DIRECTOR OF PUBLIC WORKS

APPROVED



PATRICK H. WEST  
CITY MANAGER

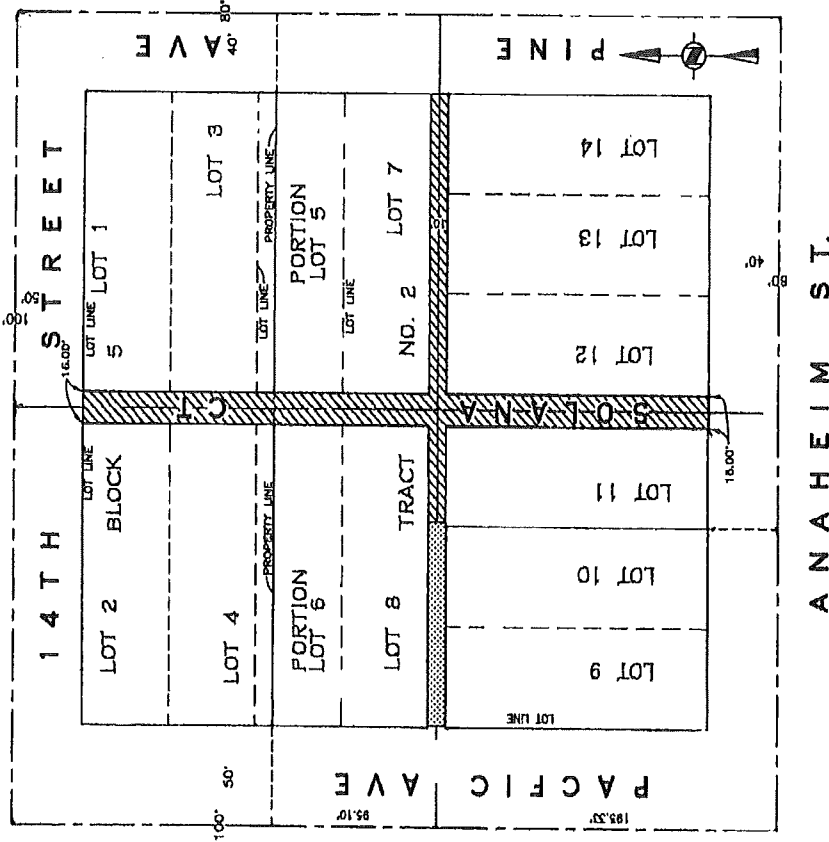
GMM:BP:CB:db  
P:\CL\ROW 1301 Pine Ave alley vacation CL.doc

Attachments:

- Exhibit A; Alley Vacation 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.



SHOWN ALLEY PORTIONS TO BE VACATED

SHOWN 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

DEPARTMENT OF DEVELOPMENT SERVICES

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

December 19, 2013

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Find the proposed vacation of Solana Court between Anaheim Street and 14<sup>th</sup> 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 14<sup>th</sup> 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

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:

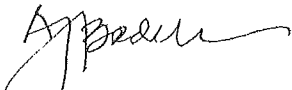
General Plan Consistency Findings

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,

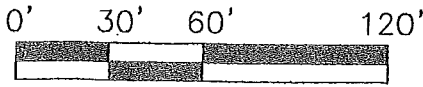


AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:JW

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

SCALE: 1"=60'



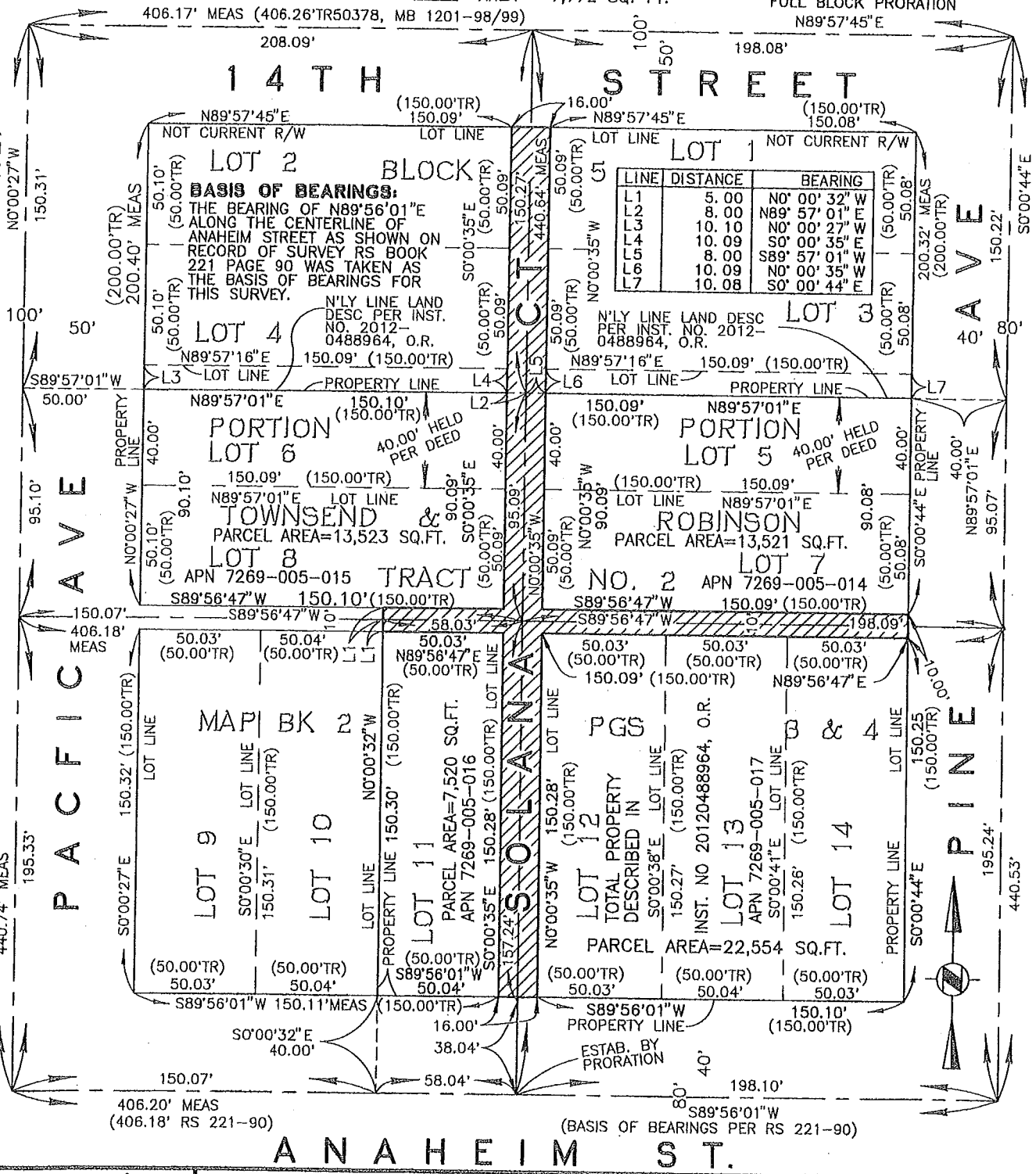
# ALLEY VACATION SHT. 1 OF 1 SHT. EXHIBIT MAP



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

NOTE:  
LOT CORNERS ESTABLISHED BY FULL BLOCK PRORATION

SEE RECORD OF SURVEY RS BK 250-78 FOR FIELD SURVEY

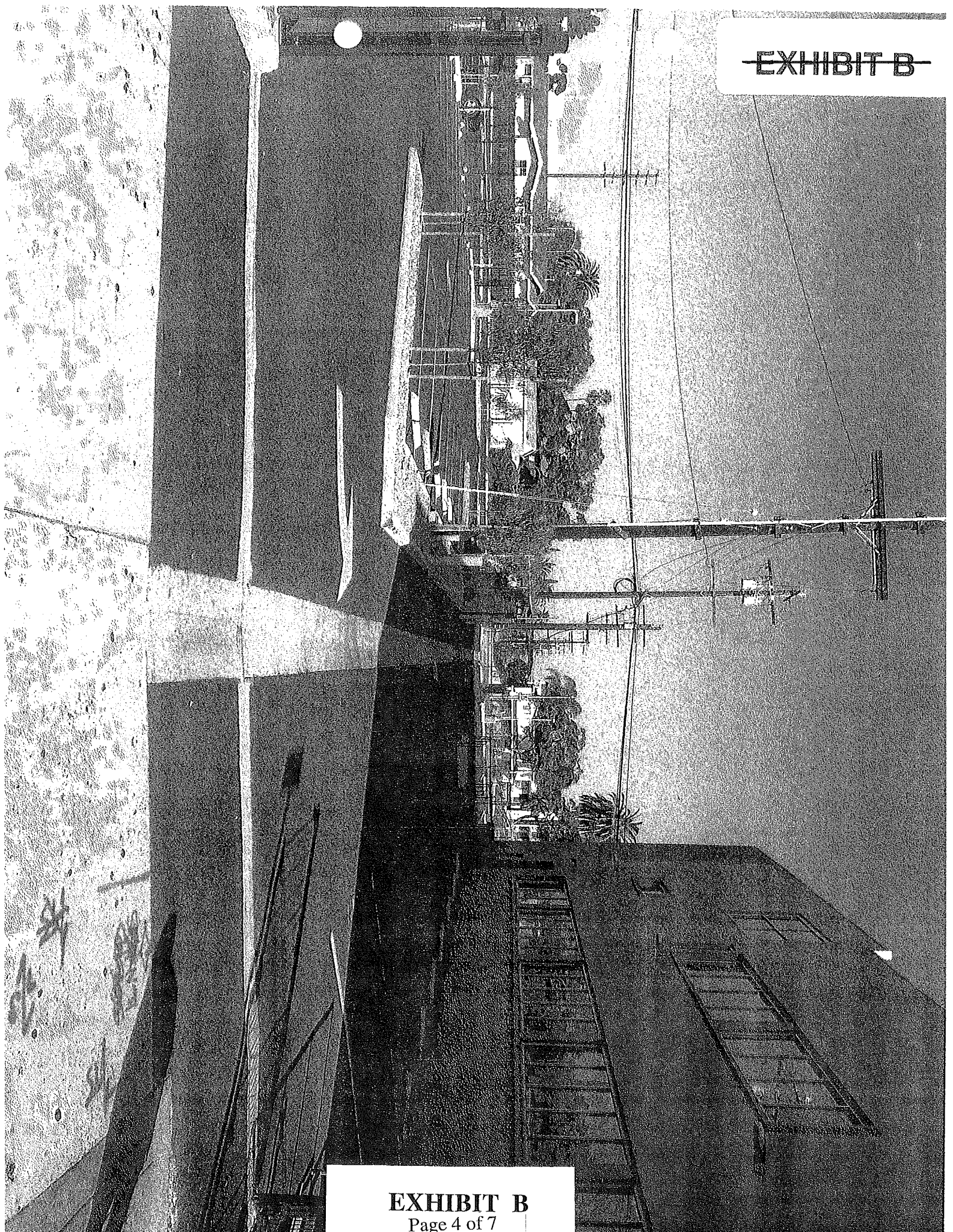


DATE: MAR 16, '13  
THOM. GDE: 795-D5  
FILE: 2912ALTA.DWG  
PROJECT NO: 2912

**HENNON**  
Surveying & Mapping, Inc.

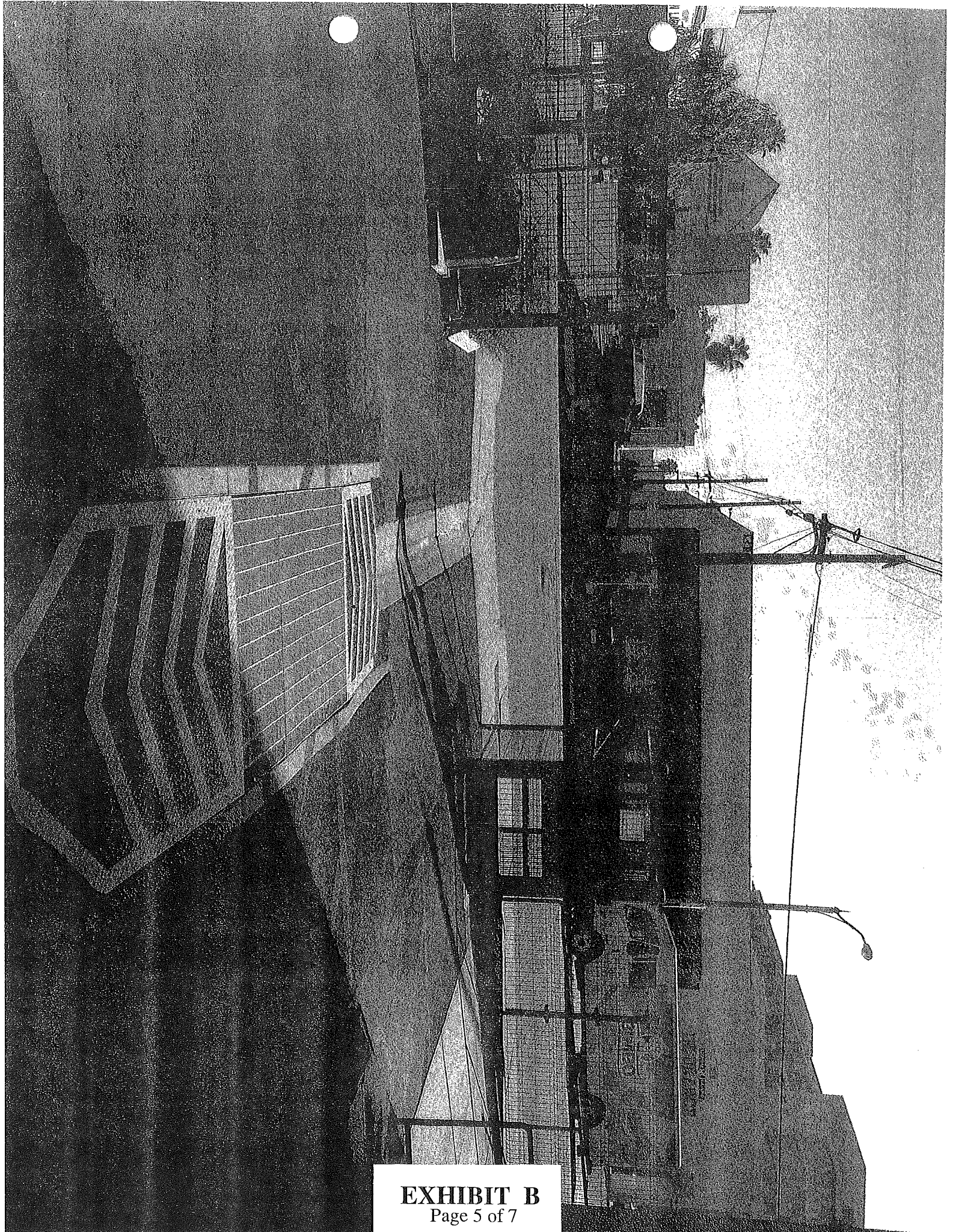
601 E. GLENOAKS BLVD., SUITE 208  
GLENDALE, CALIFORNIA 91207  
(818)243-0640  
FAX: (818)243-0650

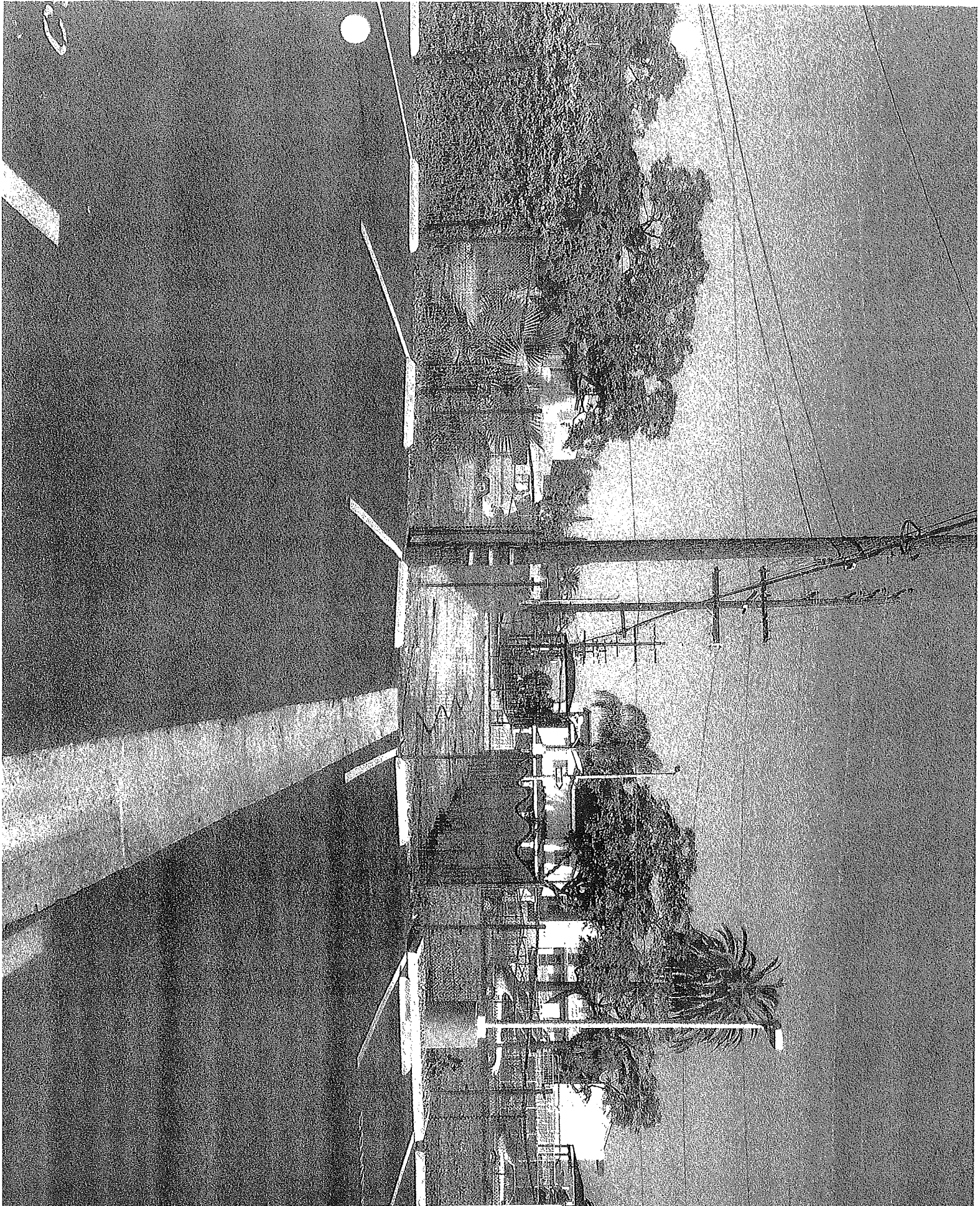
**EXHIBIT B**



**EXHIBIT B**  
Page 4 of 7







**EXHIBIT B**



# NOTICE of EXEMPTION from CE

# EXHIBIT C

DEPARTMENT OF DEVELOPMENT SERVICES  
333 W. OCEAN BLVD., 5<sup>TH</sup> FLOOR, LONG BEACH, CA 90802  
(562) 570-6194 FAX: (562) 570-6068  
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, 5<sup>th</sup> Floor  
Long Beach, CA 90802

L.A. County Clerk  
Environmental Fillings  
12400 E. Imperial Hwy. 2<sup>nd</sup> 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: 1309-13 Planner's Initials: WJ

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 WINKLERBECK Contact Phone: 562-570-6607  
Signature: [Signature] Date: 11/19/13

EXHIBIT B



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

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RESOLUTION NO.

A RESOLUTION OF INTENTION TO VACATE SOLANA COURT AND A PORTION OF THE UNNAMED EAST-WEST ALLEY NORTH 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 Solana Court and a portion of the unnamed east-west alley north of Anaheim Street, in the City of Long Beach, County of Los Angeles, State of California, described more particularly as follows:

A PORTION OF THAT CERTAIN UNNAMED ALLEY.  
10 FEET IN WIDTH, LYING WITHIN BLOCK 5, OF THE TOWNSEND AND ROBINSON TRACT, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 2 PAGES 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER

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WITH A PORTION OF THAT CERTAIN ALLEY CURRENTLY KNOWN AS SOLANA COURT, 16 FEET IN WIDTH, LYING WITHIN SAID BLOCK 5, ALL DESCRIBED AS FOLLOWS:

BOUNDED ON THE EAST BY THE WEST LINE OF PINE AVENUE, 80 FEET IN WIDTH AS SHOWN ON SAID MAP OF THE TOWNSEND AND ROBINSON TRACT, RECORDED IN BOOK 2 PAGES 3 AND 4 OF MAPS, IN SAID RECORDER'S OFFICE.

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

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

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

CONTAINING 7,771 SQUARE FEET, MORE OR LESS.

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

1 map or plan is known and referred to as "City of Long Beach Department of Public Works  
2 Vacation Sketch No. 1006V".

3 Section 3. The City Council hereby fixes the 6th day of January, 2015 at  
4 the hour of 5:00 p.m., as the time and the City Council Chamber, Plaza Level of the City  
5 Hall, 333 West Ocean Boulevard, in the City of Long Beach, California, as the place for  
6 hearing all persons interested in or objecting to the proposed vacation.

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

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

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

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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



# ALLEY VACATION SHT. 1 OF 2 SHT. LEGAL DESCRIPTION

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

BOUNDED ON THE EAST BY THE WEST LINE OF PINE AVENUE, 80 FEET IN WIDTH AS SHOWN ON SAID MAP OF THE TOWNSEND AND ROBINSON TRACT, RECORDED IN BOOK 2 PAGES 3 AND 4 OF MAPS, IN SAID RECORDER'S OFFICE.

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CONTAINING 7,771 SQUARE FEET, MORE OR LESS.

SEE ATTACHED ALLEY VACATION EXHIBIT MAP MADE A PART HEREOF BY REFERENCE HEREIN FOR INFORMATIONAL PURPOSES.

THIS LEGAL DESCRIPTION WAS PREPARED BY ME PER THE PROVISIONS OF THE PROFESSIONAL LAND SURVEYORS' ACT OF THE STATE OF CALIFORNIA.

*Robert D. Hennon*

ROBERT D. HENNON, PLS 5573  
LIC. EXPIRES 9-30-2015



DATE: OCT 29, '14  
THOM. GDE: 795-D5  
FILE: 2912ALTA.DWG  
PROJECT NO: 2912

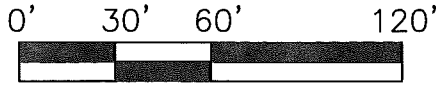
**HENNON**  
Surveying & Mapping, Inc.

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

SCALE: 1"=60'

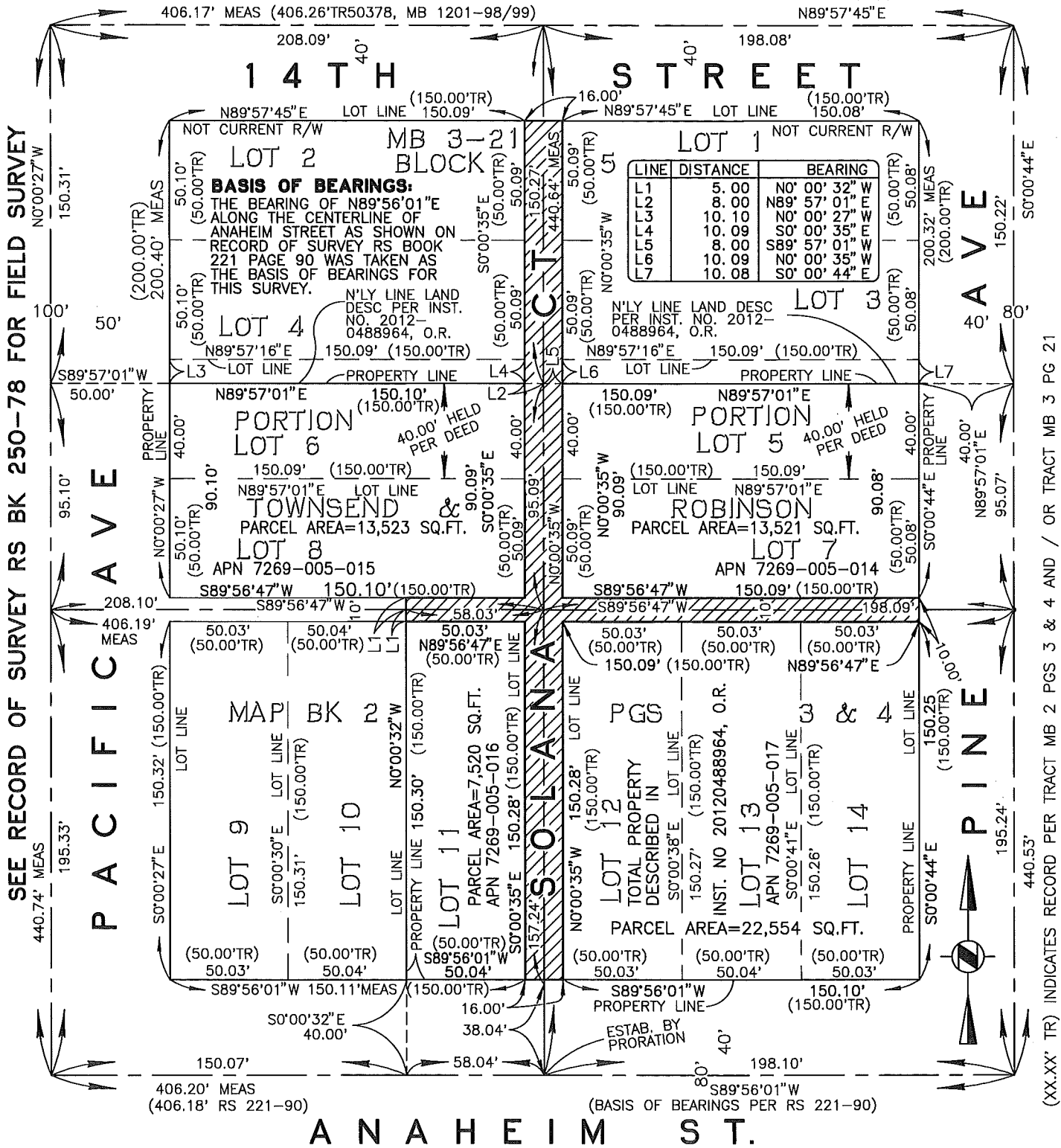
# ALLEY VACATION EXHIBIT MAP

SHT. 2 OF 2 SHT.



INDICATES PROPERTY  
TO BE VACATED  
AREA = 7,771 SQ. FT.

NOTE:  
LOT CORNERS ESTABLISHED BY  
FULL BLOCK PRORATION  
N89°57'45"E



SEE RECORD OF SURVEY RS BK 250-78 FOR FIELD SURVEY

(XX.XX' TR) INDICATES RECORD PER TRACT MB 2 PGS 3 & 4 AND / OR TRACT MB 3 PG 21

DATE: OCT 29, '14  
THOM. GDE: 795-D5  
FILE: 2912ALTA.DWG  
PROJECT NO: 2912

**HENNON**  
Surveying & Mapping, Inc.

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GLENDALE, CALIFORNIA 91207  
(818)243-0640  
FAX: (818)243-0650