

SHOWS PORTION TO BE DEDICATED



SHOWS PORTION TO BE VACATED

**CURVE DATA TABLE**

#	DELTA	RADIUS	LENGTH
G1	90°00'19"	15.00'	23.56'

**LINE DATA TABLE**

#	BEARING	DISTANCE
L1	N00°00'46"E	45.00'

SCALE: 1" = 50'



**Vacation / Dedication - ALLEY**

The Keith Companies

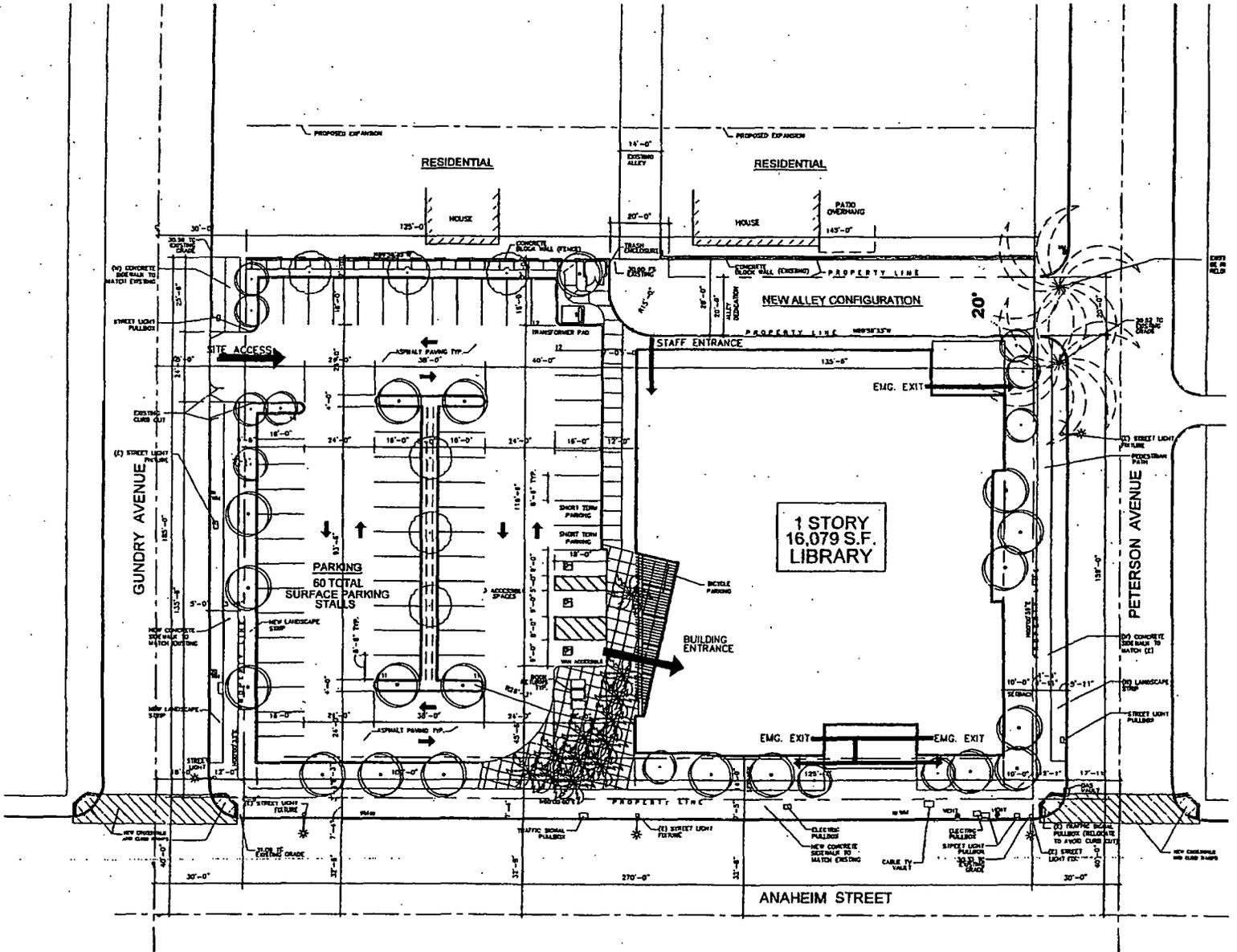


19 TECHNOLOGY DRIVE IRVINE, CA 92618 TEL: (949) 923-6000

DATE: 1/10/05

JOB NO. 13962.02.001

# MacArthur Park Branch Library



**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

July 21, 2005

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

SUBJECT: Finding of Conformity with the *General Plan* for an alley vacation and dedication (District 6)

LOCATION: 1401 East Anaheim Street

APPLICANT: Jae Von Klug  
Long Beach Redevelopment Agency

## RECOMMENDATION

Find the proposed vacation and dedication, as depicted in Exhibit A, in conformance with the adopted goals and policies of the City's *General Plan*.

## BACKGROUND

On August 5, 2004, the Planning Commission approved a new 16,155 square foot state of the art library at the northeast corner of Anaheim Street and Gundry Avenue to replace the existing Mark Twain Library. The applicant is requesting the vacation of the east-west alley between Gundry Avenue and Peterson Avenue adjacent to the project site to facilitate the parcel assemblage necessary to provide for the required parking, as indicated by the site plan (see Exhibit B).

Pursuant to California Government Code Section 65402(b), a county shall not acquire property for any purposes in another county or city 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 acquisition is herein submitted for such review.

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 10 (LUD No. 10). LUD No. 10 designed for the distribution of public services, such as schools, libraries and hospitals. The proposed development and related vacation and dedications are consistent with this land use designation. The proposed project will keep the new library in the heart of the Anaheim corridor adjacent to MacArthur Park and maintains an important connection with parks programs.

#### **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), an Environmental Impact Report was prepared in September 2002. After modification to the project description, a Negative Declaration (ND 01-03) was prepared and certified by the Planning Commission on February 10, 2003.

### **IT IS RECOMMENDED THAT THE PLANNING COMMISSION**

Find the proposed vacation and dedication, as depicted in Exhibit A, in conformance with the adopted goals and policies of the City's *General Plan*.

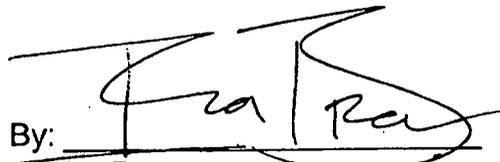
CHAIR AND PLANNING COMMISSIONERS

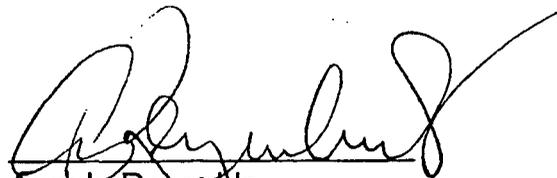
July 21, 2005

Page 3

Respectfully submitted,

Susanne Frick  
DIRECTOR OF PLANNING AND BUILDING

By:   
Ira Brown  
Planner

Approved:   
Angela Reynolds  
Planning Officer

Mark Twain Library PC.doc  
SF:AR:IB

Attachments:

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

## **CONDITIONS OF APPROVAL**

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### **SKETCH NO. 961V**

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 any existing utilities, which are known to include a gas line. This line is scheduled to be relocated to the new alley as part of the construction process. The easement will be quitclaimed after this occurs.
2. 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.
3. 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.

RESOLUTION NO.

1  
2  
3 A RESOLUTION OF INTENTION TO VACATE A  
4 PORTION OF THE ALLEY IN THE BLOCK WEST OF  
5 PETERSON AVENUE AND NORTH OF ANAHEIM STREET,  
6 IN THE CITY OF LONG BEACH, COUNTY OF LOS  
7 ANGELES, STATE OF CALIFORNIA, PURSUANT TO THE  
8 PUBLIC STREET, HIGHWAYS AND SERVICE EASEMENTS  
9 LAW (DIVISION 9, PART 3, CALIFORNIA STREETS AND  
10 HIGHWAYS CODE); FIXING A TIME AND PLACE FOR  
11 HEARING ALL PERSONS INTERESTED IN OR OBJECTING  
12 TO THE PROPOSED VACATION

13  
14 The City Council of the City of Long Beach resolves as follows:

15 Section 1. The City Council of the City of Long Beach hereby elects to  
16 proceed under Division 9, Part 3, Chapter 3, of the California Streets and Highways Code,  
17 as amended, generally known and referred as the "Public Street, Highways and Service  
18 Easements Law", and hereby declares its intention to vacate a portion of the alley in the  
19 block west of Peterson Avenue and north of Anaheim Street in the City of Long Beach,  
20 County of Los Angeles, State of California, described more particularly as follows:

21 That portion of the alley of Block "A" of the Walnut & Anaheim Park Tract, in  
22 the City of Long Beach, County of Los Angeles, State of California, as per  
23 map filed in Book 12, Page 146 of Maps in the office of the County Recorder  
of said County, more particularly described as follows:

24 Beginning at the northeast corner of Lot 26 of said Block "A", thence along  
25 the north lines of Lots 26, 25, 24, 23, 22 and 21 of said Block "A", north  
26 89°59'40" west 270.04 feet to the northwest corner of said Lot 21; thence  
27 north 00°00'33" east 10.00 feet to the southwest corner of Lot 10 of said  
28 Block "A"; thence along the south line of said Lot 10, south 89°59'40" east  
128.02 feet to the southeast corner of said Lot 10; thence along the east line  
of said Lot 10, north 00°00'46" east 45.00 feet to the northeast corner of said  
Lot 10; thence south 89°59'33" east 14.00 feet to the northwest corner of Lot  
20 of said Block "A"; thence along the west line of said Lot 20, south

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1 00°00'46" west 45.00 feet to the southwest corner of said Lot 20; thence  
2 along the south line of said Lot 20, south 89°59'40" east 128.02 feet to the  
3 southeast corner of said Lot 20; thence south 00°00'59" west 10.00 feet to  
4 the point of beginning.

5 Reserving unto the City of Long Beach, its successors and assigns a  
6 perpetual easement and right-of-way, at any time or from time to time, to lay,  
7 construct, maintain, operate, repair, renew, replace, change the size of and  
8 remove the existing utility lines, including, but not limited to, sanitary sewers  
9 and appurtenant structures, together with all necessary gates, valves, fittings,  
10 hydrants and appurtenances for the transportation of gas, with the right of  
11 ingress to and egress from the same, over, through, under, along and across  
12 that certain property vacated herewith; and pursuant to any existing  
13 franchises or renewals thereof; or otherwise, to construct, maintain, operate,  
14 replace, remove, renew and enlarge lines of conduits, cables, wires, poles  
15 and other convenient structures, equipment and fixtures for the operation of  
16 telephone lines and other communication lines, and for the transportation or  
17 distribution of electric energy, and incidental purposes including access and  
18 the right to keep the property free from inflammable materials, and wood  
19 growth, and otherwise protect the same from all hazards in, upon and over  
20 the part vacated. Access for maintenance of the above-mentioned facilities  
21 must be maintained at all times. No improvements shall be constructed  
22 within the easement which would impede the operation, maintenance or  
23 repair of said facilities. Construction of any improvements, including changes  
24 of grade, shall be subject to the prior written approval of all the City  
25 departments and public utilities responsible for the above said facilities.

26 Sec. 2. All of the foregoing real property is shown on the map or plan  
27 thereof, attached hereto as Exhibit "A", and on file in the office of the City Clerk, which  
28 map or plan is known and referred to as The Keith Companies Reference No. 961V,  
"Vacation / Dedication - ALLEY" showing the vacation of a portion of the alley in the  
block west of Peterson Avenue and north of Anaheim Street to be vacated by the City  
of Long Beach.

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

Sec. 4. The City Council hereby directs that notice of this street vacation

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1 be posted conspicuously along the street to be vacated at least two (2) weeks before  
2 the date set for hearing and in the manner provided by Section 8323 of the State  
3 Streets and Highways Code.

4 Sec. 5. This resolution shall take effect immediately upon its adoption by  
5 the City Council, and the City Clerk shall certify the vote adopting this resolution.

6 I hereby certify that the foregoing resolution was adopted by the City  
7 Council of the City of Long Beach at its meeting of \_\_\_\_\_,  
8 200\_\_, by the following vote:

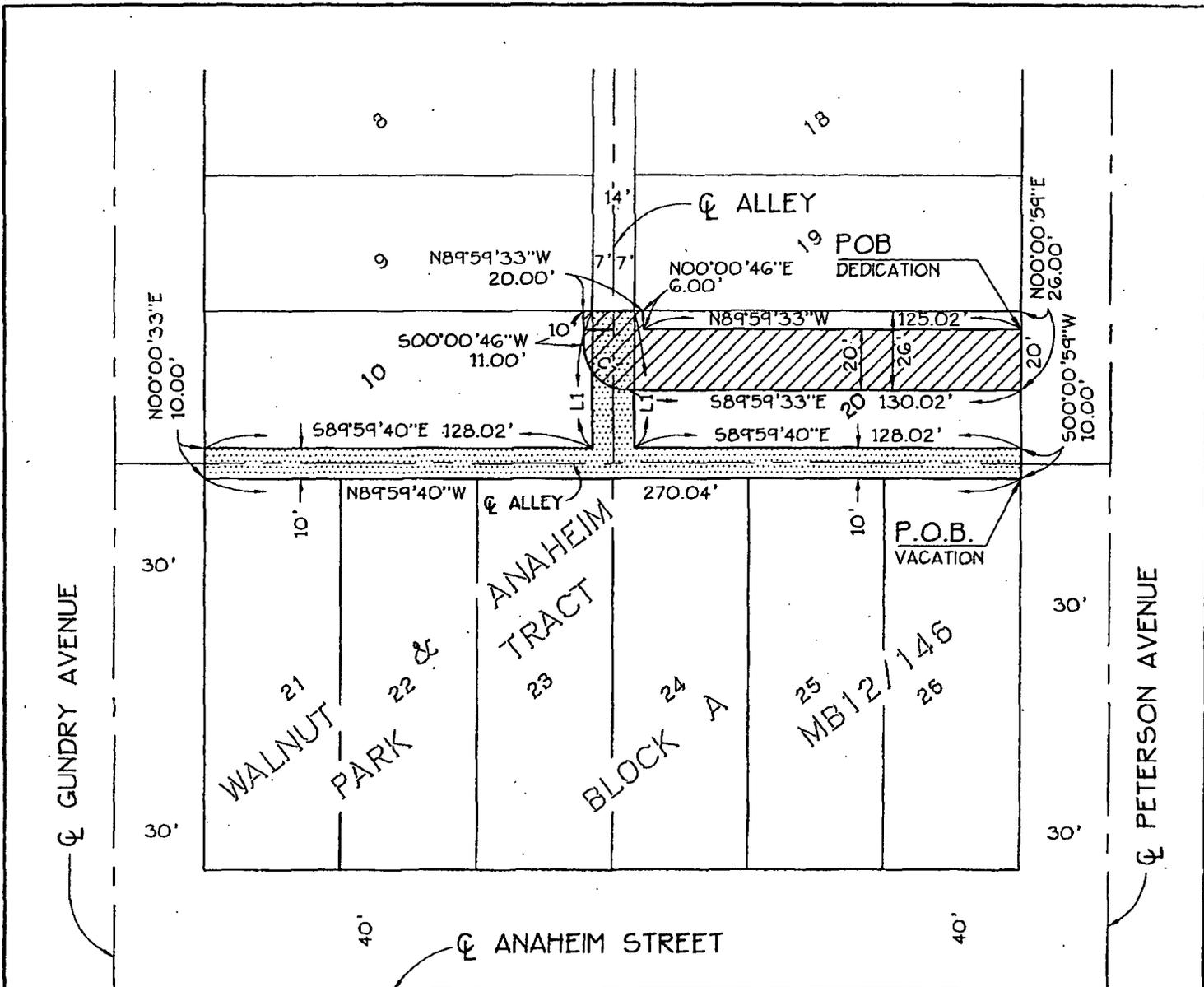
9 Ayes: Councilmembers: \_\_\_\_\_  
10 \_\_\_\_\_  
11 \_\_\_\_\_  
12 \_\_\_\_\_

13 Noes: Councilmembers: \_\_\_\_\_  
14 \_\_\_\_\_

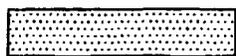
15 Absent: Councilmembers: \_\_\_\_\_  
16 \_\_\_\_\_

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City Clerk

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Vacation / Dedication - ALLEY

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RESOLUTION NO.

A RESOLUTION OF INTENTION TO VACATE A PORTION OF THE ALLEY IN THE BLOCK WEST OF PETERSON AVENUE AND 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, 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 in the block west of Peterson Avenue and north of Anaheim Street in the City of Long Beach, County of Los Angeles, State of California, described more particularly as follows:

That portion of the alley of Block "A" of the Walnut & Anaheim Park Tract, in the City of Long Beach, County of Los Angeles, State of California, as per map filed in Book 12, Page 146 of Maps in the office of the County Recorder of said County, more particularly described as follows:

Beginning at the northeast corner of Lot 26 of said Block "A", thence along the north lines of Lots 26, 25, 24, 23, 22 and 21 of said Block "A", north 89°59'40" west 270.04 feet to the northwest corner of said Lot 21; thence north 00°00'33" east 10.00 feet to the southwest corner of Lot 10 of said Block "A"; thence along the south line of said Lot 10, south 89°59'40" east 128.02 feet to the southeast corner of said Lot 10; thence along the east line of said Lot 10, north 00°00'46" east 45.00 feet to the northeast corner of said Lot 10; thence south 89°59'33" east 14.00 feet to the northwest corner of Lot 20 of said Block "A"; thence along the west line of said Lot 20, south

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20 the part vacated. Access for maintenance of the above-mentioned facilities  
21 must be maintained at all times. No improvements shall be constructed  
22 within the easement which would impede the operation, maintenance or  
23 repair of said facilities. Construction of any improvements, including changes  
24 of grade, shall be subject to the prior written approval of all the City  
25 departments and public utilities responsible for the above said facilities.

17 Sec. 2. All of the foregoing real property is shown on the map or plan  
18 thereof, attached hereto as Exhibit "A", and on file in the office of the City Clerk, which  
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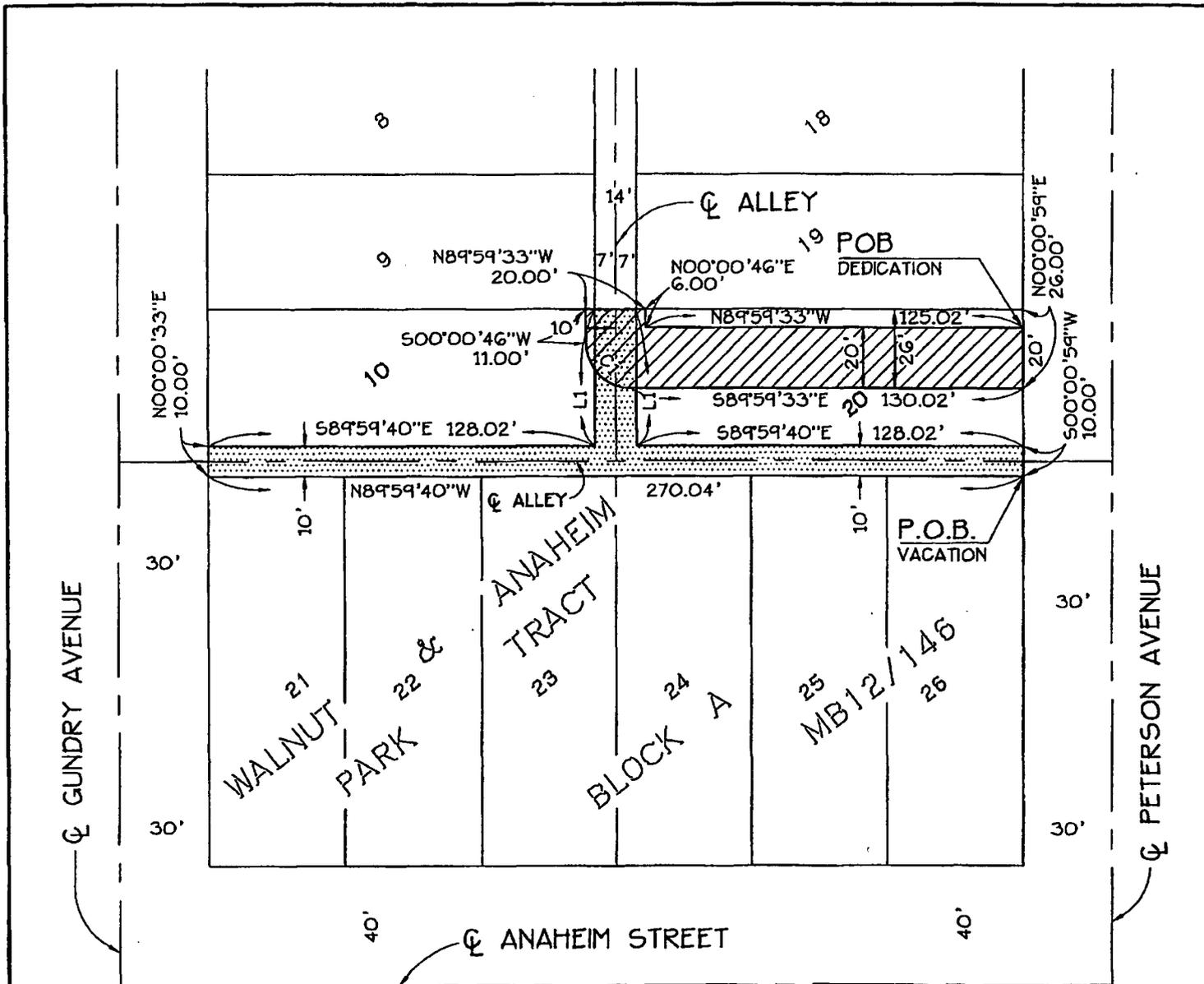
I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 200\_\_, by the following vote:

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

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

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

\_\_\_\_\_  
City Clerk



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