



CITY OF LONG BEACH

C-20

DEPARTMENT OF PUBLIC WORKS

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-6383 • FAX (562) 570-6012

May 15, 2007

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt the attached resolution ordering the summary vacation of portions of Virginia Road. (District 8)

DISCUSSION

Virginia Road between Country Club Drive and the Los Cerritos Rancho is a partially improved roadway of asphalt ranging in width of 28 feet to 34 feet within a 60-foot wide right-of-way. The roadway shoulders have never been improved, except for some landscaping improvements installed by the Virginia Country Club many years ago. The Virginia Country Club (VCC) has approached the City to propose that the unimproved shoulders of this road be vacated, allowing the VCC to fully landscape and maintain this area adjacent to their property. Based on input from various City Departments including Fire, Police, Public Works, Park Recreation & Marine and Planning and Building, staff is recommending that the 14-foot wide roadway shoulders be vacated, retaining as public right-of-way a 32-foot wide public street, along with a 4-foot wide easement on each side for pedestrian, street light and general utility purposes. The area to be vacated and the proposed improvements are shown on the attached Exhibits A and B, respectively.

Proceedings for this vacation are being conducted in accordance with Chapter 4, Summary Vacation, of the Public Streets, Highways and Service Easements Vacation Law of the California Streets and Highways Code. Section 8334 of that Chapter states that the legislative body of a local agency may summarily vacate excess right-of-way not required for street or highway purposes. The Department of Public Works supports this action, based on the following facts, conditions and findings establishing that the right-of-way to be vacated is unnecessary for present or prospective public use:

1. Virginia Road provides access to the Rancho Los Cerritos and then terminates approximately 200 feet to the west of the Rancho entrance. This access would not be altered due to the proposed vacation.

ADMINISTRATION,
PLANNING & FACILITIES
333 W. Ocean Blvd., 9th Floor
Long Beach, CA 90802
Ph. (562) 570-6383
Fax (562) 570-6012

AIRPORT
4100 Donald Douglas Dr.
Long Beach, CA 90808
Ph. (562) 570-2600
Fax (562) 570-2601

ENGINEERING & STREET
MAINTENANCE
333 W. Ocean Blvd., 9th Floor
Long Beach, CA. 90802
Ph. (562) 570-6634
Fax (562) 570-6012

ENVIRONMENTAL
SERVICES
2929 E. Willow Street
Long Beach, CA 90806
Ph. (562) 570-2850
Fax (562) 570-2861

FLEET SERVICES
2600 Temple Avenue
Long Beach, CA 90806
Ph. (562) 570-5400
Fax (562) 570-5414

TRAFFIC &
TRANSPORTATION
333 W. Ocean Blvd., 10th Floor
Long Beach, CA 90802
Ph. (562) 570-6331
Fax (562) 570-7161

2. VCC proposes to install landscaping on both sides including a 1-foot wide tiled roadbed border and a 3-foot wide soft-scape pedestrian path.
3. It is necessary to retain the central 32 feet of Virginia Road as a public street, and reserve a pedestrian and utility easement over the 4-foot wide strip of land on either side of the street.
4. The unpaved shoulder of Virginia Road currently provides overflow parking for events at the Rancho Los Cerritos, as specified in the Rancho Master Plan. Environmental Impact Report (EIR) SCH 99148658 was certified for this plan as required by the California Environmental Quality Act. On April 5, 2007, the City of Long Beach Planning Commission approved a modification to the Master Plan, allowing the on-street parking along the west side of Virginia Road to be replaced by 60 parking spaces on VCC property, near the entrance to the Rancho Los Cerritos. These spaces will be guaranteed by a perpetual deed restriction.
5. On April 5, 2007, the City of Long Beach Planning Commission determined that the subject vacation action is consistent with the General Plan, as required in Section 8313 of the Public Streets, Highways and Service Easements Vacation Law. Copies of the Planning Commission actions are attached as Exhibits C and D.
6. Parking along the east side of the Virginia Road will be maintained within the 32-foot wide roadbed, as approved by the Traffic and Fire Departments.
7. The interested City Departments, including Fire and Police, have reviewed the proposed roadway improvements and right-of-way vacation, and have no objections to this action. Conditions of approval satisfying the concerns of the public utility companies are listed on Exhibit E.

Deputy City Attorney Lori A. Conway reviewed this matter and prepared the proposed resolution of summary vacation on May 7, 2007. The City of Long Beach does not guarantee reversionary rights over the vacated right-of-way.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

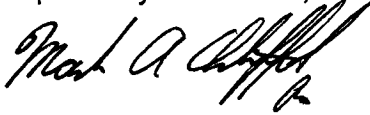
FISCAL IMPACT

None.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CHRISTINE F. ANDERSEN
DIRECTOR OF PUBLIC WORKS

MAC:km
PRW vac Virginia Country Club CL.rev2.doc

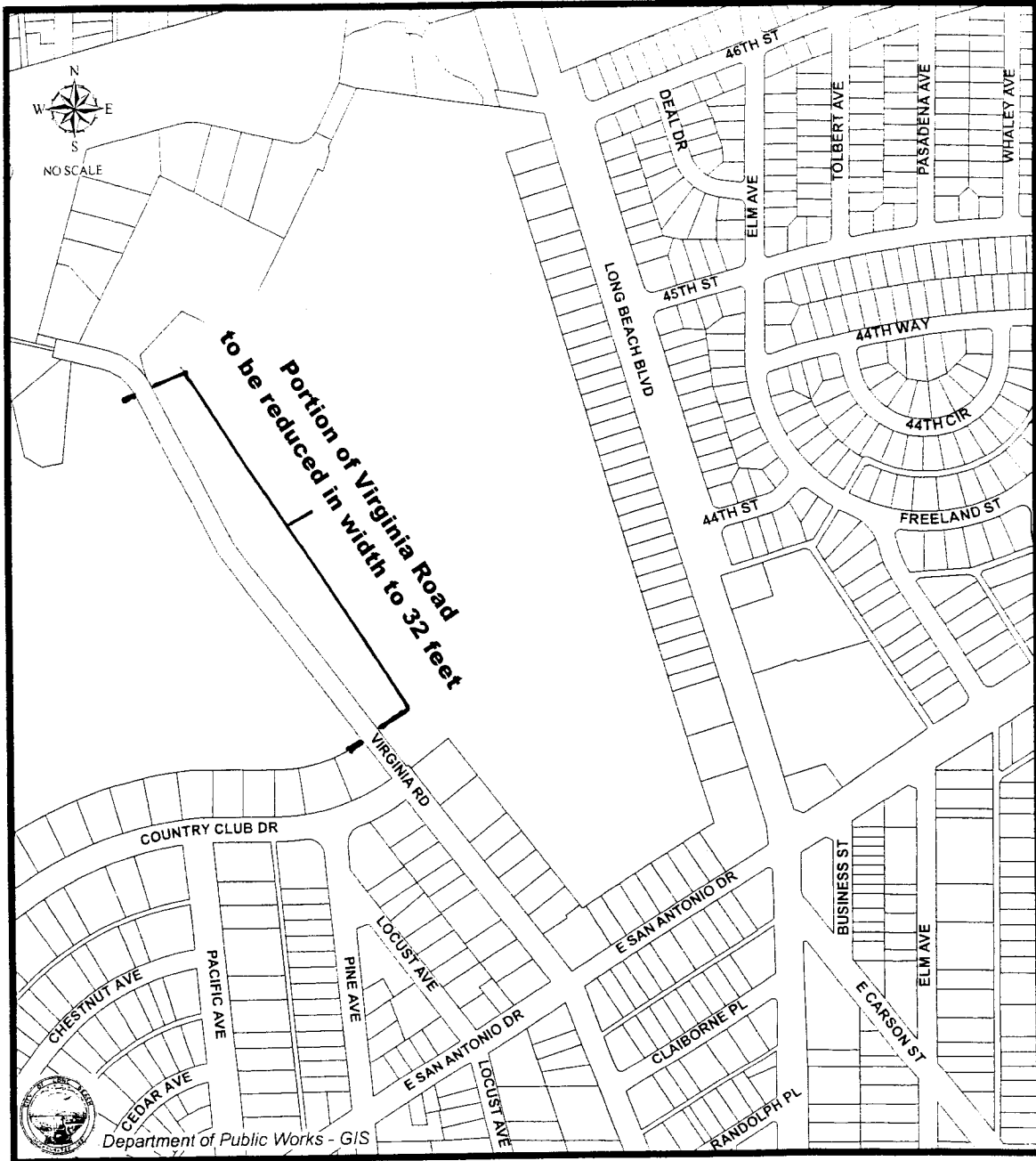
Attachments

APPROVED:

for 

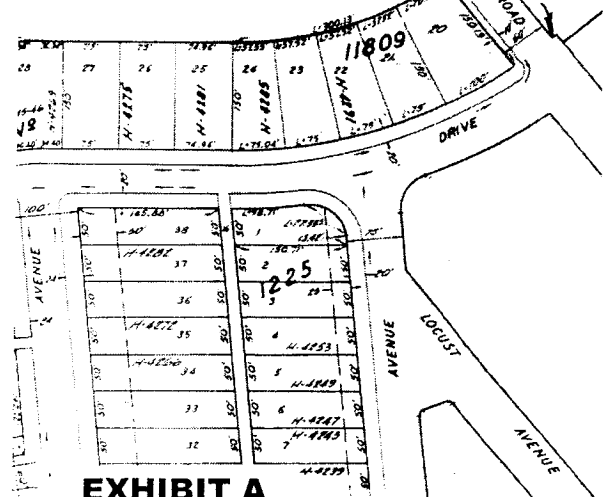
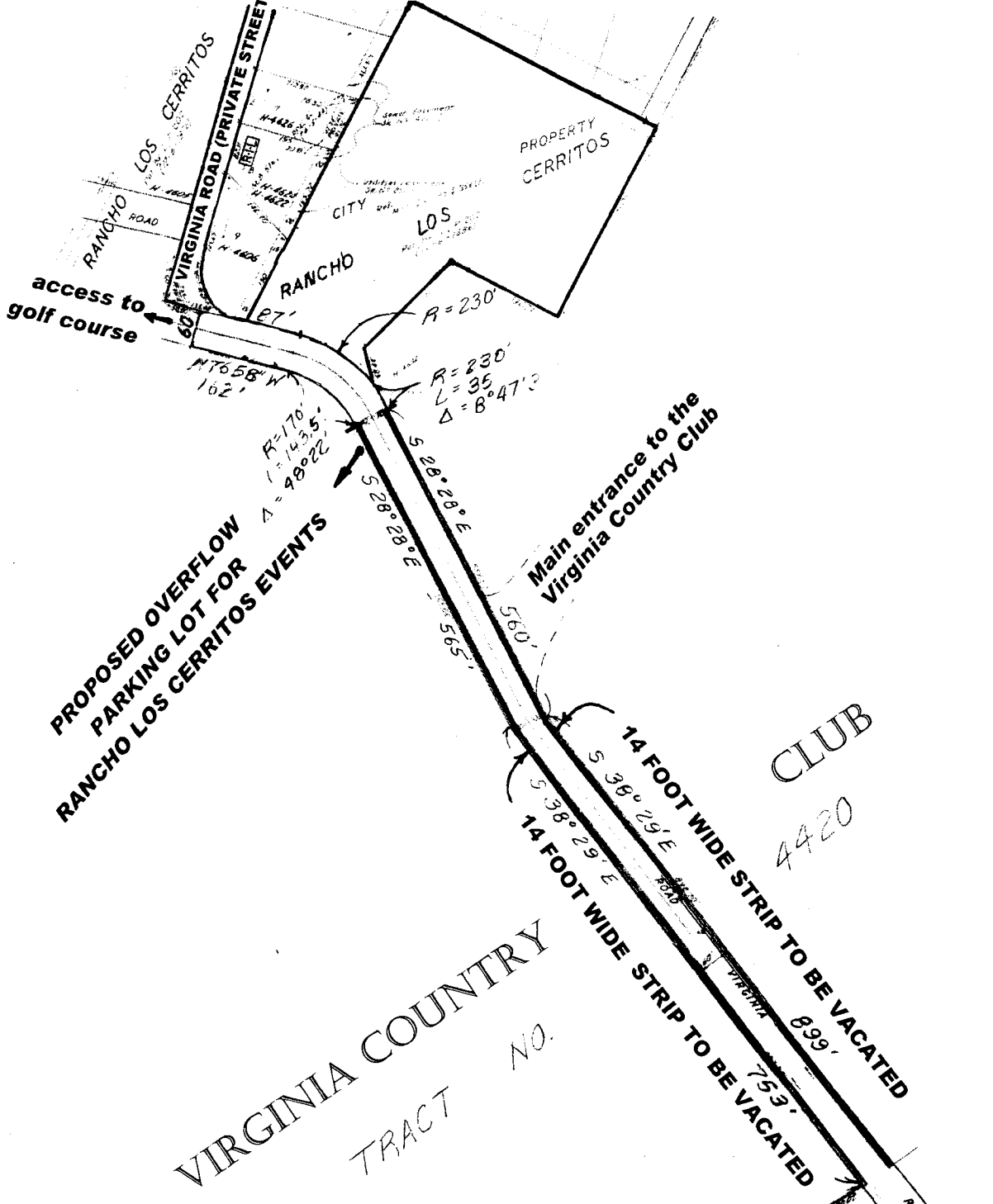
GERALD R. MILLER
CITY MANAGER

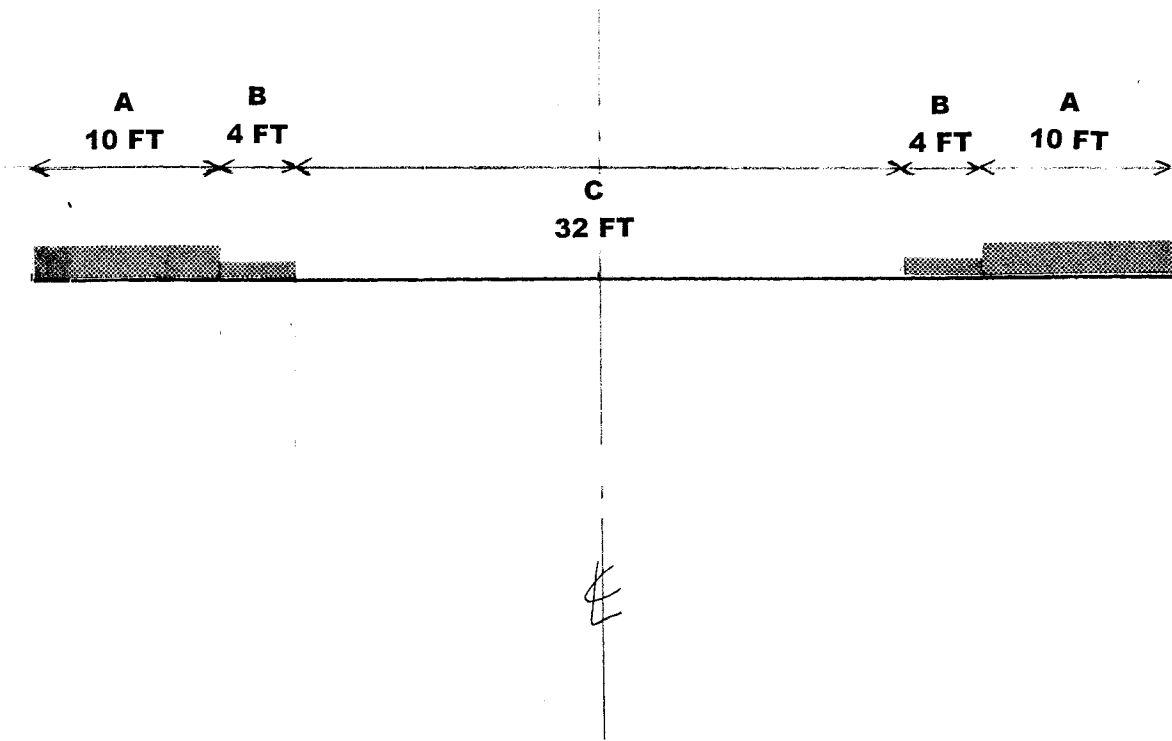
SKETCH NO. 973V
SKETCH SHOWING THE OUTER FOURTEEN FEET
ON BOTH SIDES OF VIRGINIA ROAD TO BE
VACATED BY THE CITY OF LONG BEACH.



VICINITY

EXHIBIT A
Page 1 of 3



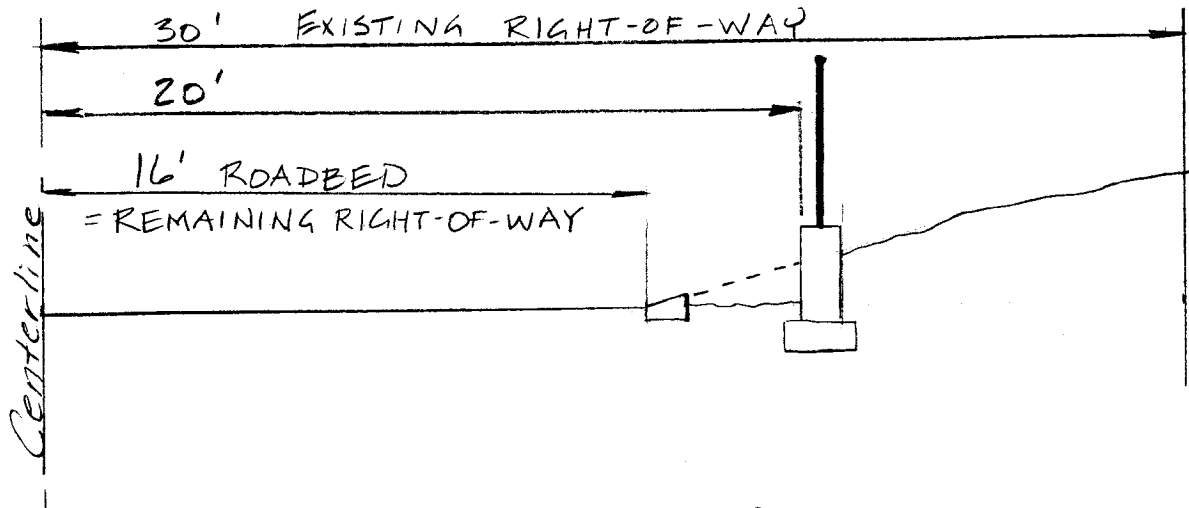


A: VACATE

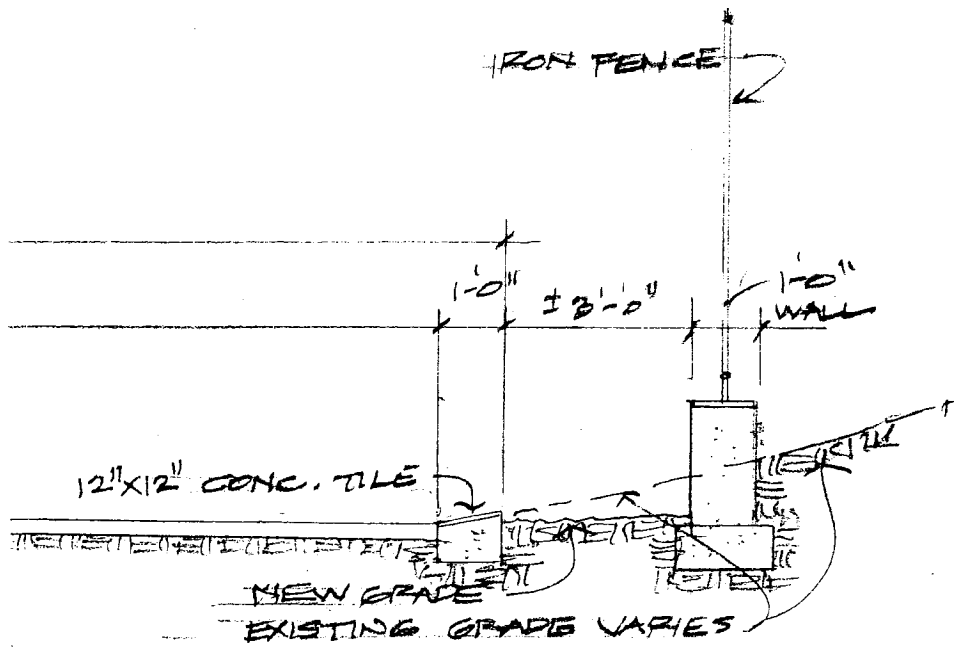
B: VACATE AS TO STREET PURPOSES AND RETAIN AN EASEMENT FOR PEDESTRIAN-ONLY TRAFFIC, STREET LIGHTS, AND GENERAL UTILITY PURPOSES.

C: RETAIN AS A PUBLIC STREET

**VIRGINIA ROAD
HALF SECTION**



DETAIL



**EXHIBIT B
PROPOSED IMPROVEMENTS TO
VIRGINIA ROAD**



CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 W. Ocean Boulevard Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

April 5, 2007

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Request for approval of a modification to the Rancho Los Cerritos Master Plan to allow up to sixty (60) off-site parking spaces used as overflow parking for the Rancho to be relocated from the west side of Virginia Road to a new parking lot at the Virginia Country Club and a Standards Variance request to not pave the new parking lot. A Finding of General Plan Conformity for a partial street vacation of Virginia Road is also requested. (Council District 8)

LOCATION: 4600 and 4602 Virginia Road

APPLICANT: Rancho Los Cerritos and the Virginia Country Club
c/o City of Long Beach Department of Parks, Recreation and Marine
4600 Virginia Road
Long Beach, CA 90807

RECOMMENDATION

1. Approve the modification request to the Rancho Los Cerritos Master Plan to allow up to 60 off-site parking spaces to be relocated from the west side of Virginia Road to a new parking lot at the Virginia Country Club (4302 Virginia Road).
2. Deny the Standards Variance request to utilize decomposed granite in lieu of paving material.
3. Find the proposed street vacation of a portion of Virginia Road consistent with the Land Use Element of the General Plan.

REASON FOR RECOMMENDATION

1. The parking spaces eliminated by the vacation of 14'0" of right-of-way on each side of Virginia Road will be replaced at the Virginia Country Club in a lot that is much closer to the Rancho entrance than the existing parking spaces and safer to use than existing on-street parking spaces.

2. No negative impacts are anticipated as a result of the modification to the Master Plan to allow off-site parking to be relocated to the Virginia Country Club, as the off-site parking will be guaranteed by a deed restriction in perpetuity.
3. Approval of the requested modification will better serve the public and improve the visitor experience at Rancho Los Cerritos by providing more convenient and accessible parking.
4. Positive findings cannot be made to support the variance request to not pave the new parking lot.

BACKGROUND

The site is an approximately 4.74-acre parcel located on the north side of Virginia Road and bordered by the Virginia Country Club on the south and east and single family residential uses on the west and north (see attached location map). The project is located in the Park (P) Zoning District and in Land Use District (LUD) 11- Open Space and Park District. Site improvements consist of the historic Rancho Los Cerritos adobe established in 1844 and various accessory structures. The Rancho is owned by the City and managed by the Department of Parks, Recreation and Marine.

| | Zoning | General Plan | Land Use |
|--------------|---------------------|-----------------------------|-----------------------------------|
| Project Site | P (Park) | LUD #11- Open Space/Parks | Rancho Los Cerritos |
| North | R-1-L (Residential) | LUD #1- Single family Homes | Residential |
| South | I (Institutional) | LUD #11 Open Space/Parks | Virginia Country Club/Golf Course |
| East | I (Institutional) | LUD #11 Open Space/Parks | Virginia Country Club/Golf Course |
| West | R-1-L residential) | LUD #1 Single Family Homes | Residential |

The Planning Commission approved Environmental Impact Report (EIR) SCH 99148658 for the Rancho Los Cerritos Master Plan, a 25-year development plan on April 18, 2002. The Master Plan was a result of many years of work with consultants, the community, the Friends of Rancho Los Cerritos, the City, and the Rancho Foundation Board of Directors beginning in 1997. The Master Plan provides a comprehensive program for the treatment, management and development of the entire site. The only environmental impact of the proposed project that could not be mitigated to a level of insignificance was transportation. The Master Plan reduced the number of on-site parking spaces from 34 to 24 by removing an asphalt parking lot in order to construct the new visitors center, designed after the 1835 Cota Adobe. The Cultural Heritage Commission adopted a resolution approving a Certificate of Appropriateness and Statement of Overriding Consideration for the Master Plan and approved the Master Plan on May 15, 2002. Subsequently, City Council adopted the plan later that year.

Due to a lack of financial resources all improvements cannot be made at once; therefore, a phased development is proposed. The improvements are recommended in three phases with Phase 1 (2001-2004), Phase II (2005-2014) and Phase III (2016-2124). Phase I improvements included seismic retrofitting of the adobe, ADA compliance, roof repairs, paint, exterior woodwork and restoration of the historic orchard. These were completed in 2002. Phase II includes construction of the caretaker's unit, visitors center, landscaping, fencing, entry signage and landscaping. These improvements are scheduled from 2005 to 2014. Phase III includes updating landscaping and lawns areas, construction of a new barn complex consisting of staff offices and collection storage areas, reconstruction of historic garden areas, a new barnyard complex and a gardener's storage structure.

PROPOSED PROJECT

The current request is a modification to the Rancho Los Cerritos Master Plan to allow up to sixty (60) on-street parking spaces historically used as overflow parking for special events at the Rancho on the west side of Virginia Road to a relocated to a new parking lot at the Virginia Country Club and a Standards Variance request to not pave the new parking lot. The curbside parking spaces on the east side of the road will remain.

The certified EIR for the Master Plan approved in 2002 identifies these unmarked curbside parking spaces along Virginia Road as overflow parking spaces and assumes these spaces will remain. Although these on-street parking spaces cannot be considered as code required parking, they have been historically used for overflow and special events parking since the Rancho opened in 1955. These 126 on-street parking spaces are identified in the Traffic Impact and Parking Analysis Parking Demand Study (see attachment) in the EIR and help to meet the overflow parking demands of the Rancho.

When phase two is complete, which includes the visitor's center, there will be a total of sixteen (16) on-site parking spaces which include four (4) ADA on-site parking spaces and twelve (12) standard parking spaces. Eight (8) off-site staff parking spaces are located at the Virginia County Club directly adjacent to the Rancho and guaranteed by a long-term lease. The Fire Department has indicated that due to the road width, parking can only be permitted on one side of Virginia Road to maintain adequate Fire Department access.

The EIR states that the Parks, Recreation and Marine Bureau shall investigate off-site parking lots for special events and the possibility of acquiring property in the immediate vicinity for additional parking. The rancho has investigated numerous possible off-site parking lots with no success. This is the only available option for off-street parking in close proximity to the Rancho.

The Virginia Country Club (VCC) has an existing maintenance yard across the street from the Rancho entrance. The VCC has been working with the Public Works Department, Parks, Recreation and Marine Bureau, the City Manager's office and the 8th Council District to acquire land to build a parking lot. Currently, City staff is working with the Fire Department to determine if parking for special events can occur on both sides of Virginia road.

Special events that require additional parking occur approximately 15 times a year with attendance ranging from 25 to up to 600 for the Christmas Open House and Mud Mania.

Although the existing right-of-way is 60' wide the paved portion of the road varies between approximately 24' wide north of the Rancho entrance to 37' wide. The roadway may be narrowed to no less than 32' wide. This can accommodate two travel lanes and parking on one side of the street. In return for the street vacation for a portion of Virginia Road, the VCC will provide the area to construct a parking lot to replace those spaces lost by the street vacation. Staff is requiring the parking spaces be guaranteed with a deed restriction in perpetuity for the Rancho or subsequent institutional use to the satisfaction of the Planning Department. The parking lot shall be maintained within 200' of the Rancho entrance using the shortest legal pedestrian route.

A Standards Variance is necessary for the parking lot to not be paved. The proposed parking lot is located on a sloped area and is being constructed by the City. The applicant is requesting decomposed granite in lieu of a asphalt or concrete solid paving material.

CURRENT ACTION REQUESTED

The action requested is the approval of a Modification to the Master Plan, and Standards Variance. Requests for these entitlements may be granted only when the Planning Commission makes positive findings pursuant to Section 20.25 of the Long Beach Municipal Code. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of the proceedings.

MODIFICATION TO THE APPROVED MASTER PLAN

A modification to the approved Master Plan is required due to the request to relocate approximately sixty (60) curbside parking spaces on the west side of Virginia Road to a lot to be constructed on VVC across from the entrance to the Rancho. As this overflow parking will be used for special events and daily use, as necessary, throughout the year and the Rancho is currently under parked, it is vital to not reduce the number of parking spaces beyond what is currently provided. Staff is requesting that a lifetime deed restriction be required as a condition of approval prior to approval of the street vacation by City Council, to ensure that these parking spaces are maintained in perpetuity.

STANDARDS VARIANCE FINDINGS

The variance procedure is established in the Municipal Code in order to allow for flexibility in Zoning Regulations. This flexibility is necessary because not all circumstances relative to all lots can be foreseen and evaluated in the writing of such regulations. In order to prevent abuse of this flexibility, certain specific findings of fact must be made before any variance can be granted. These findings have been incorporated in the Long Beach Municipal Code.

- A. THE SITE OR THE IMPROVEMENTS ON THE SITE ARE PHYSICALLY UNIQUE WHEN COMPARED TO OTHER SITES IN THE SAME ZONE.**

Rancho Los Cerritos is a significant local, state, and national historic site. The rancho is located on 4.74 acres of steep terrain. The extremely unique historic improvements and steeply sloped terrain make this site physically unique when compared to other sites in the same zone. The proposed parking lot at the Virginia Country Club and golf course is located on the west side of Virginia Road across from the rancho entrance. This area has a substantial slope.

- B. THE UNIQUE SITUATION CAUSES THE APPLICANT TO EXPERIENCE HARDSHIP THAT DEPRIVES THE APPLICANT OF A SUBSTANTIAL RIGHT TO USE OF THE PROPERTY AS OTHER PROPERTIES IN THE SAME ZONE ARE USED AND WILL NOT CONSTITUTE A GRANT OF SPECIAL PRIVILEGE INCONSISTENT WITH LIMITATIONS IMPOSED ON SIMILARLY ZONED PROPERTIES OR INCONSISTENT WITH THE PURPOSE OF THE ZONING REGULATIONS.**

The applicant is proposing the use of decomposed granite in lieu of the required paving material 3 1/2" thick of solid asphaltic or concrete or equivalent hard surface to the satisfaction of the Director of Planning and Building. Staff believes that due to the sloping nature of the site and pollutants from parked vehicles the site shall be paved.

- C. THE VARIANCE WILL NOT CAUSE SUBSTANTIAL ADVERSE EFFECTS UPON THE COMMUNITY; AND**

Approval of the variance request to use decomposed granite instead of a solid asphaltic material may adversely affect National Pollution Discharge Elimination Systems (NPDES) standards.

- D. IN THE COASTAL ZONE, THE VARIANCE WILL CARRY OUT THE LOCAL COASTAL PROGRAM AND WILL NOT INTERFERE WITH PHYSICAL, VISUAL AND PSYCHOLOGICAL ASPECTS OF ACCESS TO OR ALONG THE COAST.**

The subject site is not in the coastal zone.

PUBLIC HEARING NOTICE

A total of 30 Public Hearing Notices were mailed on March 19, 2007, to all owners of properties within a 300-foot radius of the project site, the Los Cerritos Improvement Association and the elected representative of the 8th Council District.

REDEVELOPMENT REVIEW

The project is not located within a Redevelopment Project Area.

ENVIRONMENTAL REVIEW

The project complies with the Guidelines for Implementation of the California Environmental Quality Act as the proposed change to relocate parking from on-street to off-street will have no impact on the previously certified Environmental Impact Report (EIR 25-99) SCH #99148658 or adopted addendum (18-06). The relocation of the overflow parking spaces does not raise new significant issues.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION:

1. Approve the modification request to the Rancho Los Cerritos Master Plan to allow up to 60 off-site parking spaces to be relocated from the west side of Virginia Road to a new parking lot at the Virginia Country Club (4602 Virginia Road).
2. Deny the Standards Variance to not pave the parking lot.
3. Approve the General Plan Conformity findings to allow a street vacation to narrow Virginia Road.

Respectfully submitted,

SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

By: _____
LYNETTE FERENCZY
PLANNER

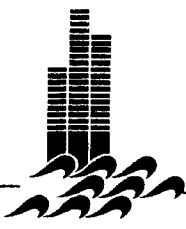
Approved: _____
CAROLYNE BIHN
ZONING OFFICER

CB:lf

Attachments:

1. Conditions of Approval
2. Location Map
3. Plans & Photos
4. Proposed Right-of-Way Dedication
5. Virginia Road On-Street Parking Plan
6. General Plan Conformity Finding Report

STANDARDS VARIANCE



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 5, 2007

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Finding of Conformity with the *General Plan* for the Vacation of the Outer
14 feet of Virginia Road

LOCATION: Virginia Road Adjacent to the Virginia Country Club

APPLICANT: Christine Andersen
Department of Public Works

RECOMMENDATION

Find the proposed partial vacation of Virginia Road, as depicted in Exhibit A, in conformance with the *General Plan*.

BACKGROUND

Pursuant to California Government Code Section 65402, no street, parcel or alley may be vacated, transferred or dedicated 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 rights-of-way vacation is herein submitted for such review.

The Long Beach Parks, Recreation and Marine Department in partnership with the Virginia Country Club proposes to improve the frontage along Virginia Road abutting the County Club leading to Rancho Los Cerritos. The proposed outer 14 feet to be vacated is unimproved public right-of-way that functions as overflow parking for special events at Rancho Los Cerritos. The improved current 32 feet wide right-of-way will be retained, as shown on Exhibit B. The overflow parking for Rancho Los Cerritos will be relocated to a surface parking lot located in the Virginia Country Club. The proposed development, as shown on Exhibit A, has been reviewed and approved by the Fire Department and other affected City Departments.

A finding of consistency 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

EXHIBIT D

Page 1 of 2

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. 11) Open Space. The Open Space Land Use District serves the overall purpose of promoting mental and physical health of the urban citizenry. The proposed project will contribute to the implementation of the Rancho Los Cerritos master plan and improve the visual appearance of the Virginia Country Club from the street.

ENVIRONMENTAL REVIEW

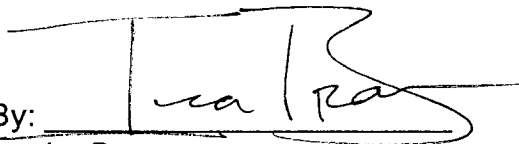
In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), Planning Commission certified the Addendum to Environmental Impact Report (EIR No. 25-99: SCH#99148658) relating to Phase II of the Rancho Los Cerritos Master Plan.

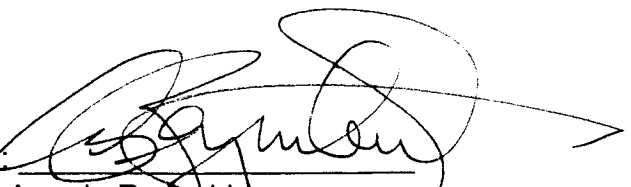
IT IS RECOMMENDED THAT THE PLANNING COMMISSION

Find the proposed partial vacation of Virginia Road, as depicted in Exhibit A, in conformance with the General Plan.

Respectfully submitted,

SUZANNE FRICK
DIRECTOR OF PLANNING AND BUILDING

By: 
Ira Brown
Planner

Approved: 
Angela Reynolds
Comprehensive Planning Officer

SF:AR:IB

Attachment:

1. Exhibit A: Portions of Virginia Road to be Vacated
2. Exhibit B: Proposed Road Cross Section

CONDITIONS OF APPROVAL

SKETCH NO. 973V

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. The Virginia Country Club shall repave the 32-foot wide roadway and install tiled curbing along its edges, to the satisfaction of the Directors of Public Works and Parks, Recreation and Marine.
2. A 4-foot wide easement for pedestrian-only traffic, street lights and general utility purposes shall be retained over the 4-foot wide strips of land on either side of the street.
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.

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

RESOLUTION NO.

A RESOLUTION ORDERING THE SUMMARY VACATION OF PORTIONS OF VIRGINIA ROAD IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA PURSUANT TO CHAPTER 4, PART 3 OF DIVISION 9 OF THE CALIFORNIA STREET AND HIGHWAYS CODE

WHEREAS, the City Council of the City of Long Beach adopts this resolution pursuant to Chapter 4 of the Public Streets, Highways and Service Easements Vacation Law (Streets and Highways Code Sections 8330 et seq.); and

WHEREAS, this resolution vacates portions of Virginia Road described more particularly as follows:

Portions of Virginia Road in the City of Long Beach, County of Los Angeles, State of California, as shown on the map of Tract No. 4420 filed in Book 57, Page 17 of Maps in the Office of the County Recorder of said county, said Road being 60 feet wide and labeled as American Ave on said map, described as follows:

Said portions lie north of the easterly prolongation of the northerly line Lot 20 of Tract No. 11809 in the City of Long Beach, as shown on the map of said tract filed in Book 214, Pages 45 and 46 of Maps in said County Recorder's Office, and lie south of that radial line bearing North 61 degrees and 32 minutes East shown on said map, said radial line pertaining to that curve with a radius of 200 feet, measured along the centerline of said Road;

Parcel A being the northeasterly 14.00 feet of said portion of Virginia Road;

Parcel B being the southwesterly 14.00 feet of said portion of Virginia Road.

Reserving an easement for pedestrian-only traffic, street

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

lights and general utility purposes over the southeasterly 4.00 feet of Parcel A, said strip being the 4.00 foot wide strip of Parcel A closest to the centerline of the Road, and

Reserving an easement for pedestrian-only traffic, street lights and general utility purposes over the northeasterly 4.00 feet of Parcel B, said strip being the 4.00 foot wide strip of Parcel B closest to the centerline of the Road.

WHEREAS, the above-described property is an excess right-of-way of a street or highway not required for street or highway purposes; and

WHEREAS, the vacation of this right-of-way will not cut off all access to any adjoining property;

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

Section 1. Pursuant to Chapter 4, Part 3 of Division 9 of the California Streets and Highways Code (Sections 8330 et seq.), the following findings are made regarding the above-described property:

A. That the document, Sketch No. 973V, entitled "Sketch Showing the Outer Fourteen Feet on Both Sides of Virginia Road to be Vacated by the City of Long Beach," attached hereto as Exhibit "A", accurately depicts the property to be vacated.

B. That the findings of fact made by the City Council for the purposes of this summary vacation of excess right-of-way pursuant to California Streets and Highways Code Section 8334, set forth in the document entitled "City Council Findings" and attached hereto as Exhibit "B", are incorporated herein and made a part of this resolution by this reference.

Section 2. The above-described portion of the right-of-way is hereby vacated and closed. From and after the date this resolution is recorded, such vacated right-of-way shall no longer constitute a street or highway.

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Section 3. The City Clerk is hereby instructed to certify to the adoption of this resolution, and to cause a certified copy to be recorded in the Office of the County Recorder of the County of Los Angeles, California.

Section 4. This resolution shall take effect immediately upon its adoption by the City Council.

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of _____, 2007, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

LAC:bg
07-02176
00103847.doc