



CITY OF LONG BEACH

H-2

DEPARTMENT OF PUBLIC WORKS

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

February 12, 2008

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive supporting documentation into the record; hold a public hearing; find that the areas to be vacated are not needed for present or prospective public use; adopt the attached resolution ordering the vacation of portions of Ocean Boulevard, Lime Avenue and Medio Street for the Shoreline Gateway development; and authorize the quitclaim of the reserved utility easements upon satisfactory removal of all public utility facilities. (District 2)

DISCUSSION

Shoreline Gateway, LLC, proposes to develop a mixed-use residential and commercial project at the northwest corner of Ocean Boulevard and Alamitos Avenue, addressed as 777 East Ocean Boulevard. The proposed right-of-way changes for this project are shown on the attached Exhibit A, and listed below:

- A. Lime Avenue between Ocean Boulevard and Medio Street is to be vacated. This street area is to be redeveloped as a large open plaza, with parking levels below.
- B. Medio Street between Alamitos and Lime Avenues is to be reduced in width from 80 feet to 56 feet, with a 30-foot roadbed and 13 feet wide sidewalks incorporating planting strips. This will entail the removal of parking on the south side of the street, and the replacement of the existing diagonal parking with parallel parking on the north side. At subgrade, the street right-of-way is to be reduced to 41 feet to accommodate the subterranean parking garage. No portion of the parking garage will extend further than 2 feet beyond the curb.
- C. A subterranean portion of Ocean Boulevard is to be vacated to provide additional volume for the parking garage. The third traffic lane immediately west of the intersection with Alamitos Avenue is to be eliminated for more sidewalk area, re-opening up at a bus pullout lane adjacent to the new plaza. No portion of the parking garage will extend beyond the curb.
- D. The west side of Alamitos Avenue is currently built over undedicated City property. This area will now be dedicated to public street use, with the 15-foot wide strip next to the building being limited to a surface dedication only. The subterranean parking garage will extend under the sidewalk, with no portion of the garage extending beyond the curb. An existing 50-foot long parking lane will be eliminated.

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

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

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

HONORABLE MAYOR AND CITY COUNCIL

February 12, 2008

Page 2

E. Bronze Way, the east-west alley, is to be widened from 10 feet to 15 feet (surface only).

F. Broadway Court, the north-south alley, is to be widened from 16 feet to 18 feet (surface only).

On January 22, 2008, the City Council adopted Resolution No. RES-08-0008, declaring its intention to vacate the subject right-of-way, and set February 12, 2008 as the date for the public hearing.

A copy of the January 22, 2008 City Council letter is attached as Exhibit B. The proposed resolution was prepared by Deputy City Attorney Amy Burton on January 14, 2008.

TIMING CONSIDERATIONS

The date of this public hearing was set by City Council action as February 12, 2008.

FISCAL IMPACT

A vacation processing fee of \$6,000.00 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



CRAIG BECK
DIRECTOR, DEPARTMENT OF
PLANNING AND BUILDING

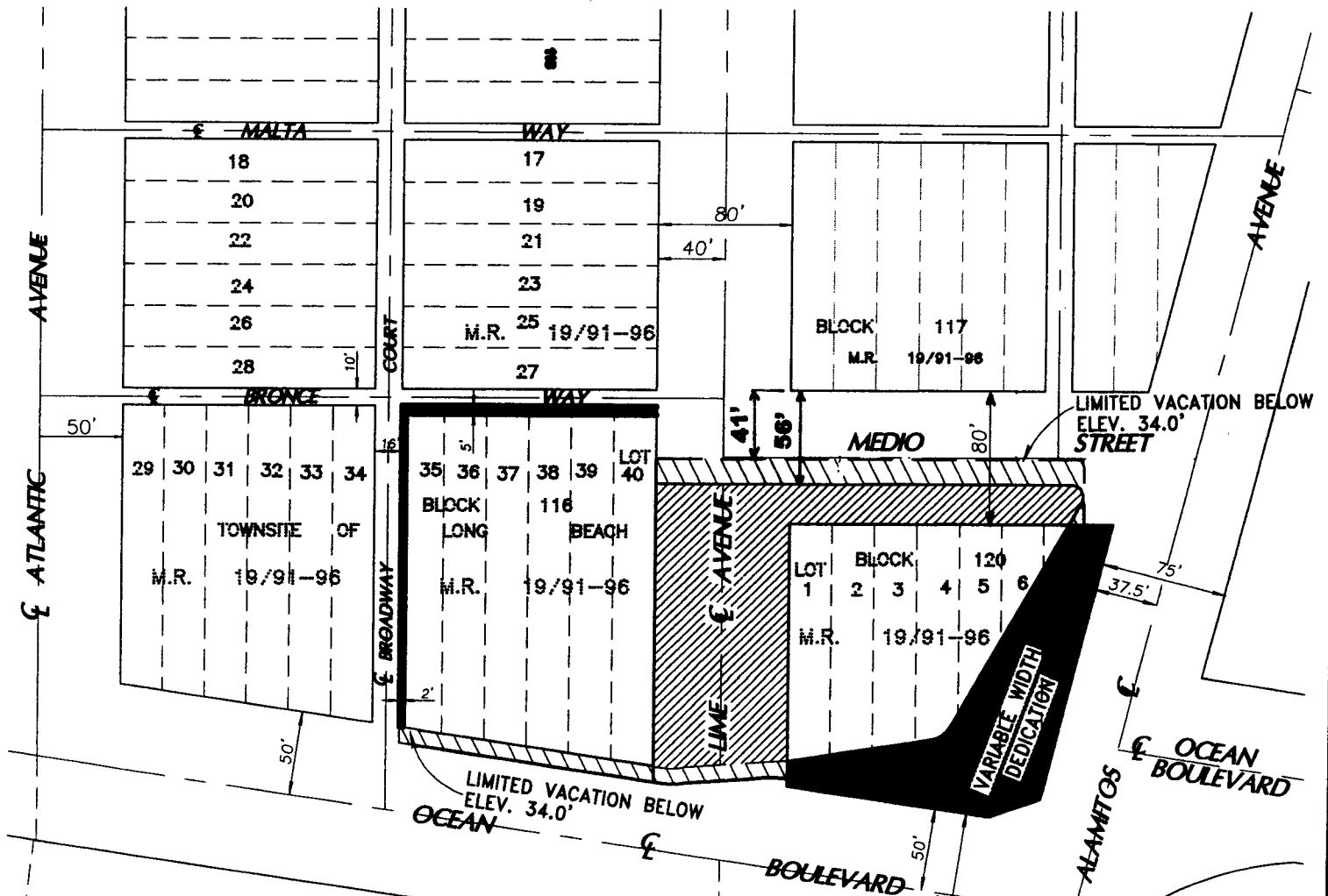
APPROVED:


PATRICK WEST
CITY MANAGER

CITY OF LONG BEACH, CALIFORNIA


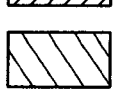
SHORELINE GATEWAY PROJECT

SHEET 1 OF 10



VICINITY

LEGEND

-  DEDICATION
-  LIMITED DEDICATION ABOVE ELEV. 34.0'
-  STREET VACATION
-  LIMITED VACATION BELOW ELEV. 34.0'

SCALE 1"=100'



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



CIVIL ENGINEERING
SURVEYING+MAPPING
LAND DEVELOPMENT

EXHIBIT A
PAGE 1 OF 10

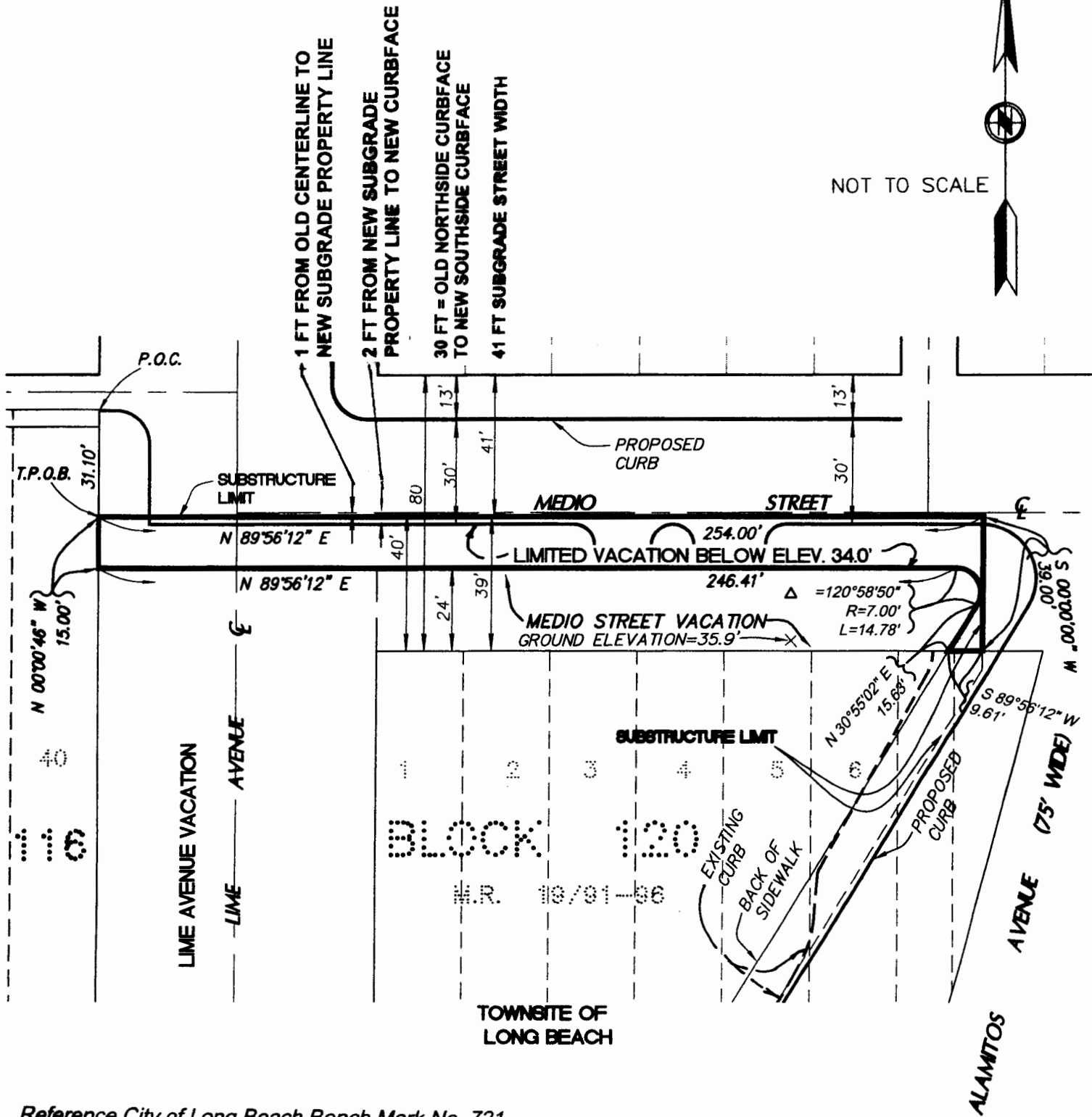
VICINITY MAP FOR STREET DEDICATION AND VACATION
SHORELINE GATEWAY
LONG BEACH, CALIFORNIA

CITY OF LONG BEACH, CALIFORNIA

SHORELINE GATEWAY PROJECT

SHEET 4 OF 10

NOT TO SCALE



Reference City of Long Beach Bench Mark No. 721
as Elevation = 34.975 Feet NGVD29 (1985 Adjustment).



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LOS ANGELES, CA 90017
213 624 2661 TEL
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CIVIL ENGINEERING
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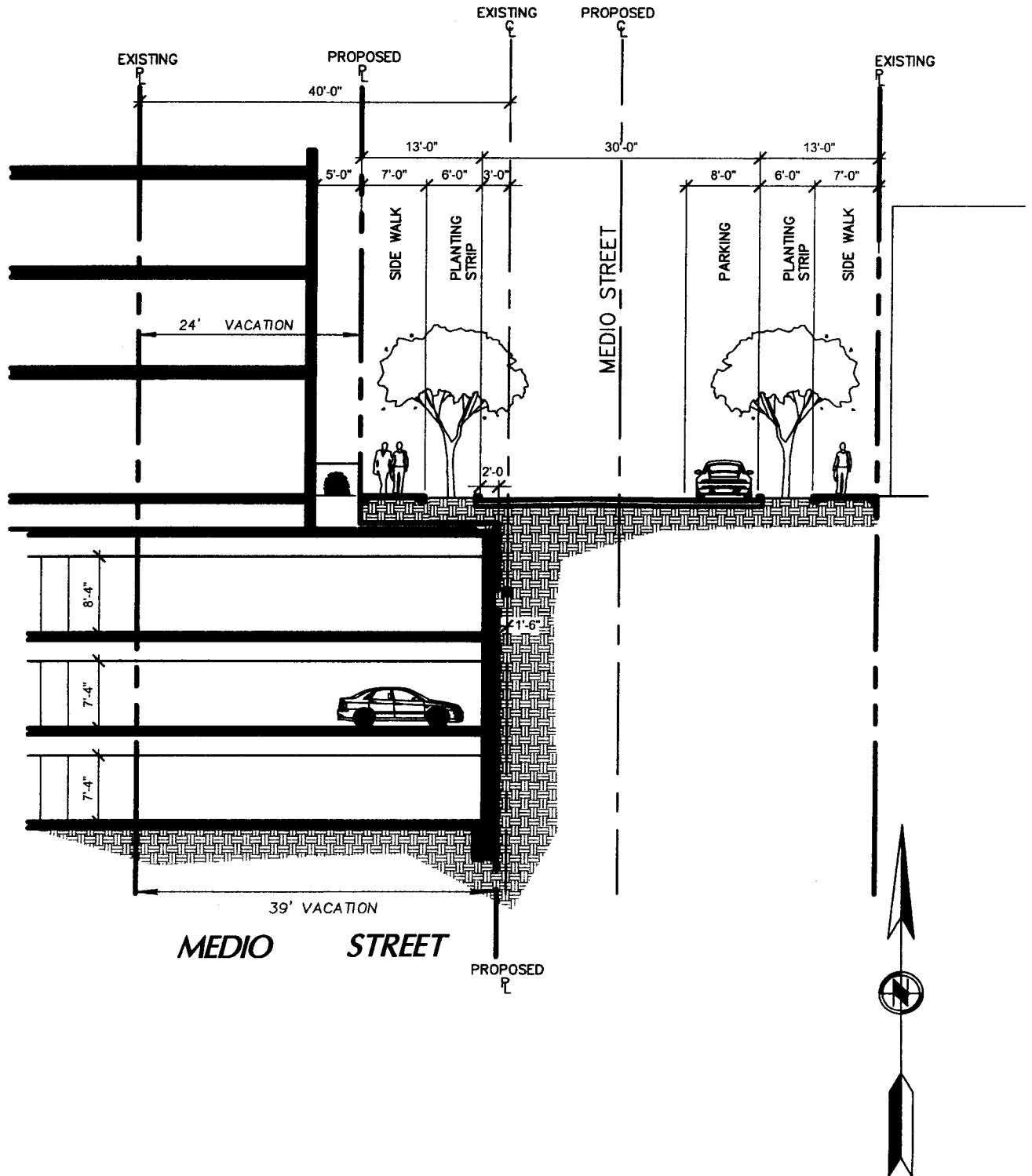
EXHIBIT A
PAGE 4 OF 10

MEDIO STREET LIMITED VACATION
BLOCK 120, TOWNSITE OF LONG BEACH
LONG BEACH, CA

CITY OF LONG BEACH, CALIFORNIA

SHORELINE GATEWAY PROJECT

SHEET 5 OF 10



NOT TO SCALE



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

EXHIBIT A
PAGE 5 OF 10

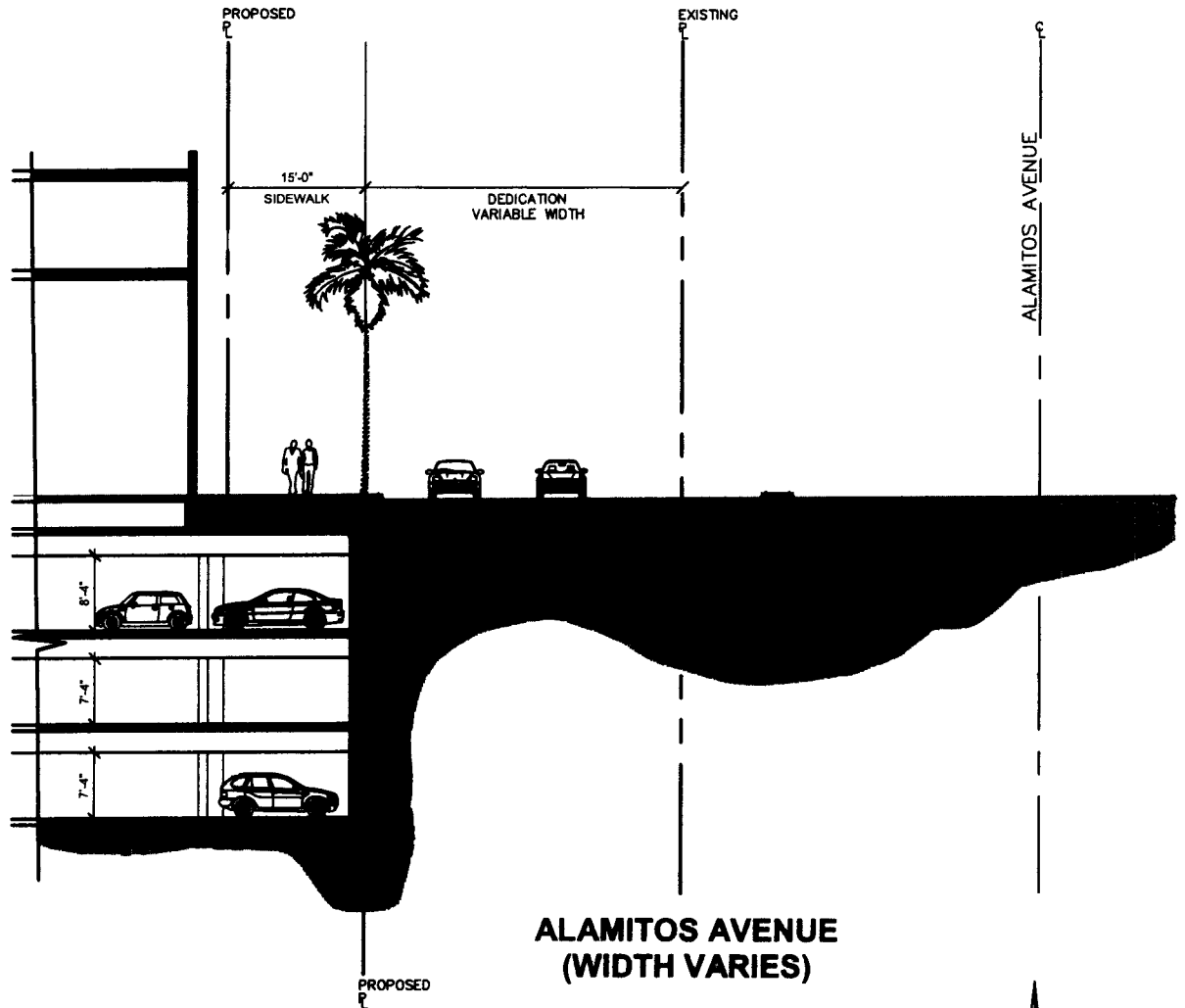
CIVIL ENGINEERING
 SURVEYING+MAPPING
 LAND DEVELOPMENT

MEDIO STREET VACATION
SECTION 'A' • MEDIO STREET (PHASE I)
BLOCK 120, TOWNSITE OF LONG BEACH
LONG BEACH, CA

CITY OF LONG BEACH, CALIFORNIA

SHORELINE GATEWAY PROJECT

SHEET 6 OF 10



NOT TO SCALE



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LOS ANGELES, CA 90017
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CIVIL ENGINEERING
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LAND DEVELOPMENT

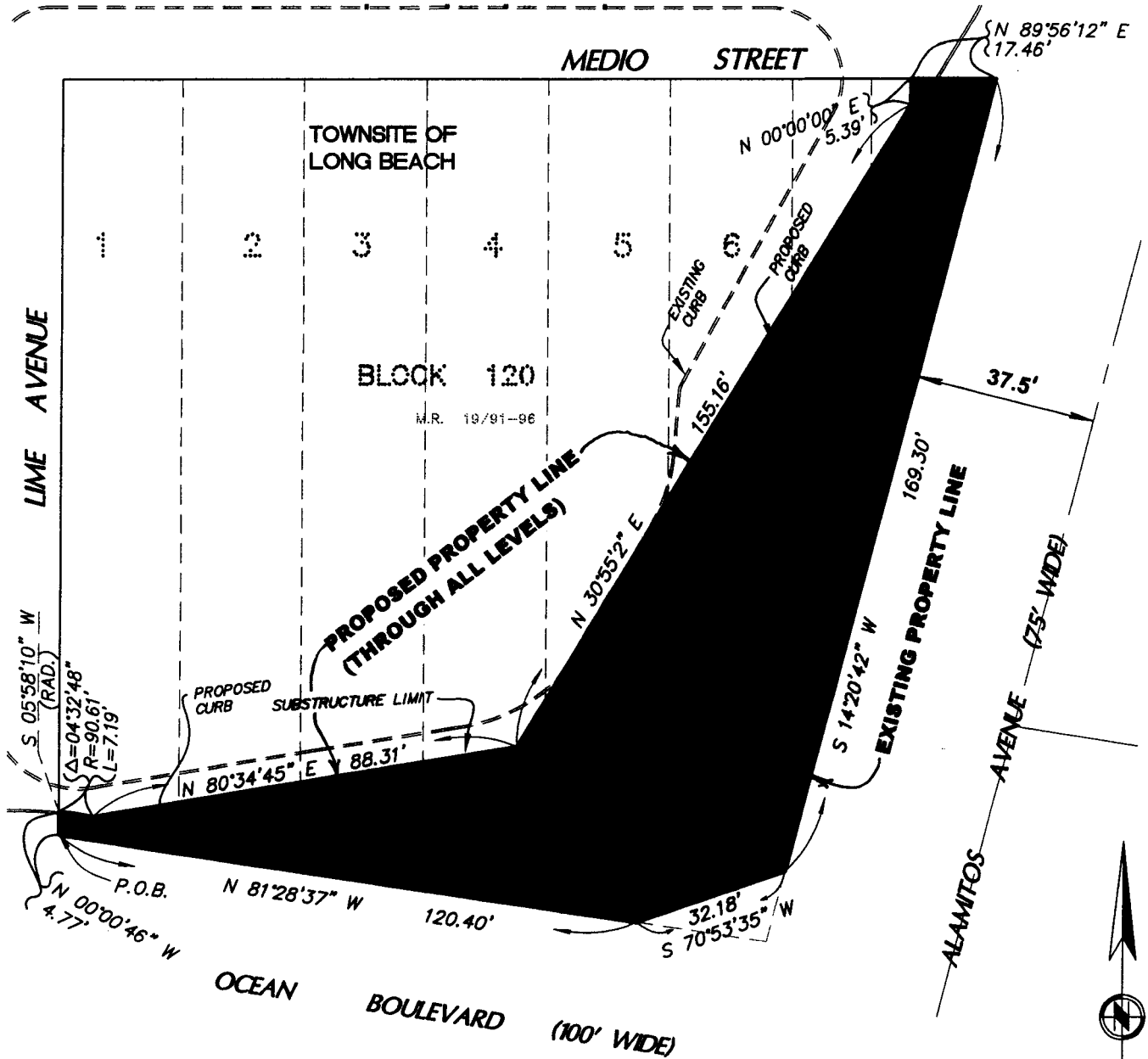
EXHIBIT A
PAGE 6 OF 10

ALAMITOS AVENUE VACATION
BLOCK 120, TOWNSITE OF LONG BEACH
LONG BEACH, CA


CITY OF LONG BEACH, CALIFORNIA

SHORELINE GATEWAY PROJECT

SHEET 7 OF 10



LEGEND

 DEDICATION (ALL LEVELS)

NOT TO SCALE



707 WILSHIRE BOULEVARD, 40TH FLOOR
LOS ANGELES, CA 90017
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CIVIL ENGINEERING
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LAND DEVELOPMENT

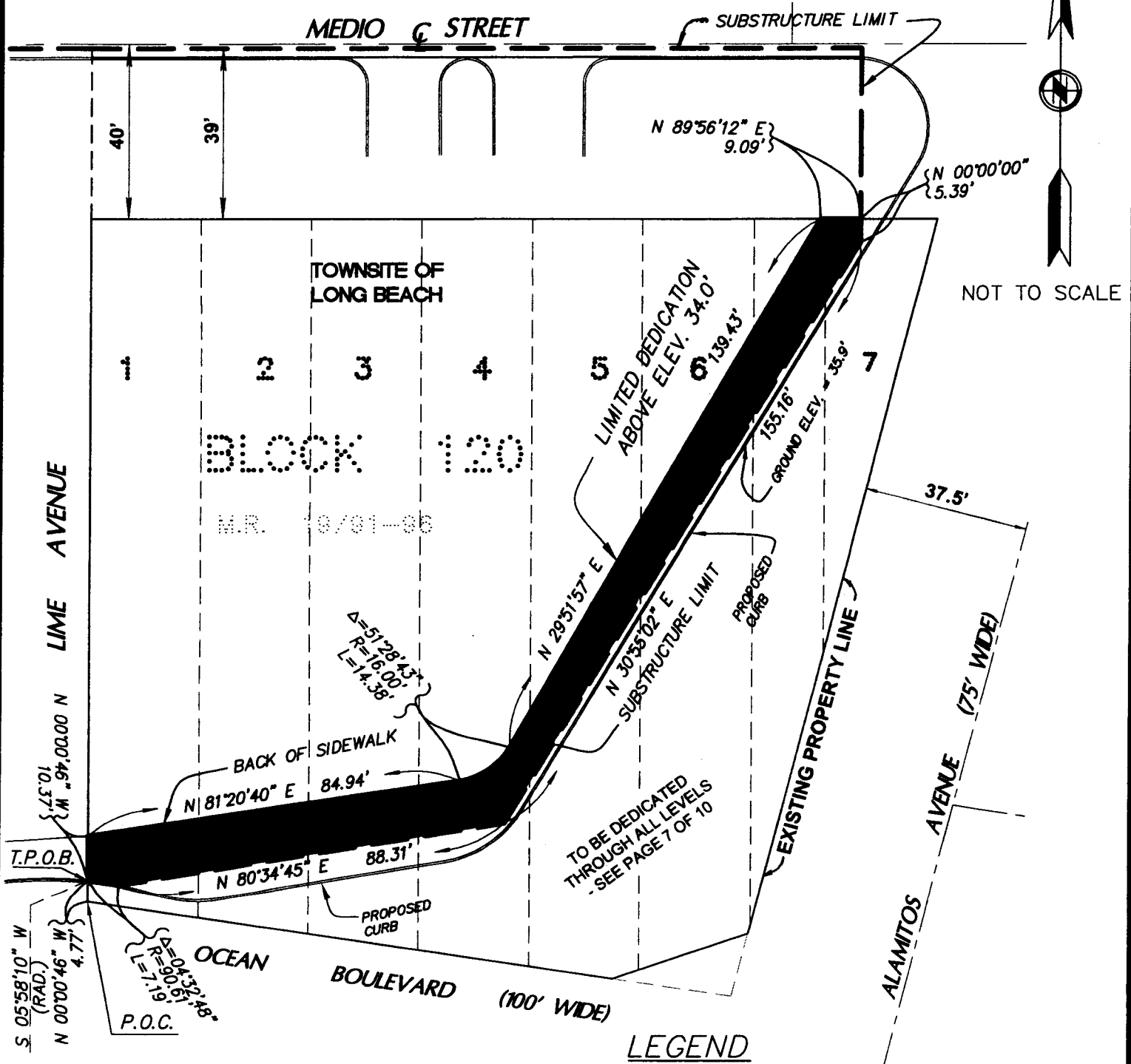
EXHIBIT A
PAGE 7 OF 10

OCEAN - ALAMITOS DEDICATION
BLOCK 120, TOWNSITE OF LONG BEACH
LONG BEACH, CA

CITY OF LONG BEACH, CALIFORNIA

SHORELINE GATEWAY PROJECT

SHEET 8 OF 10



LEGEND

LIMITED DEDICATION ABOVE ELEV. OF 34.0'
 SUBSTRUCTURE BELOW

Reference City of Long Beach Bench Mark No. 721
 as elevation = 34.975 Feet NGVD29 (1985 Adjustment).



707 WILSHIRE BOULEVARD, 40TH FLOOR
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EXHIBIT A

PAGE 8 OF 10

CIVIL ENGINEERING
 SURVEYING+MAPPING
 LAND DEVELOPMENT

OCEAN - ALAMITOS LIMITED DEDICATION
 BLOCK 120, TOWNSITE OF LONG BEACH
 LONG BEACH, CA

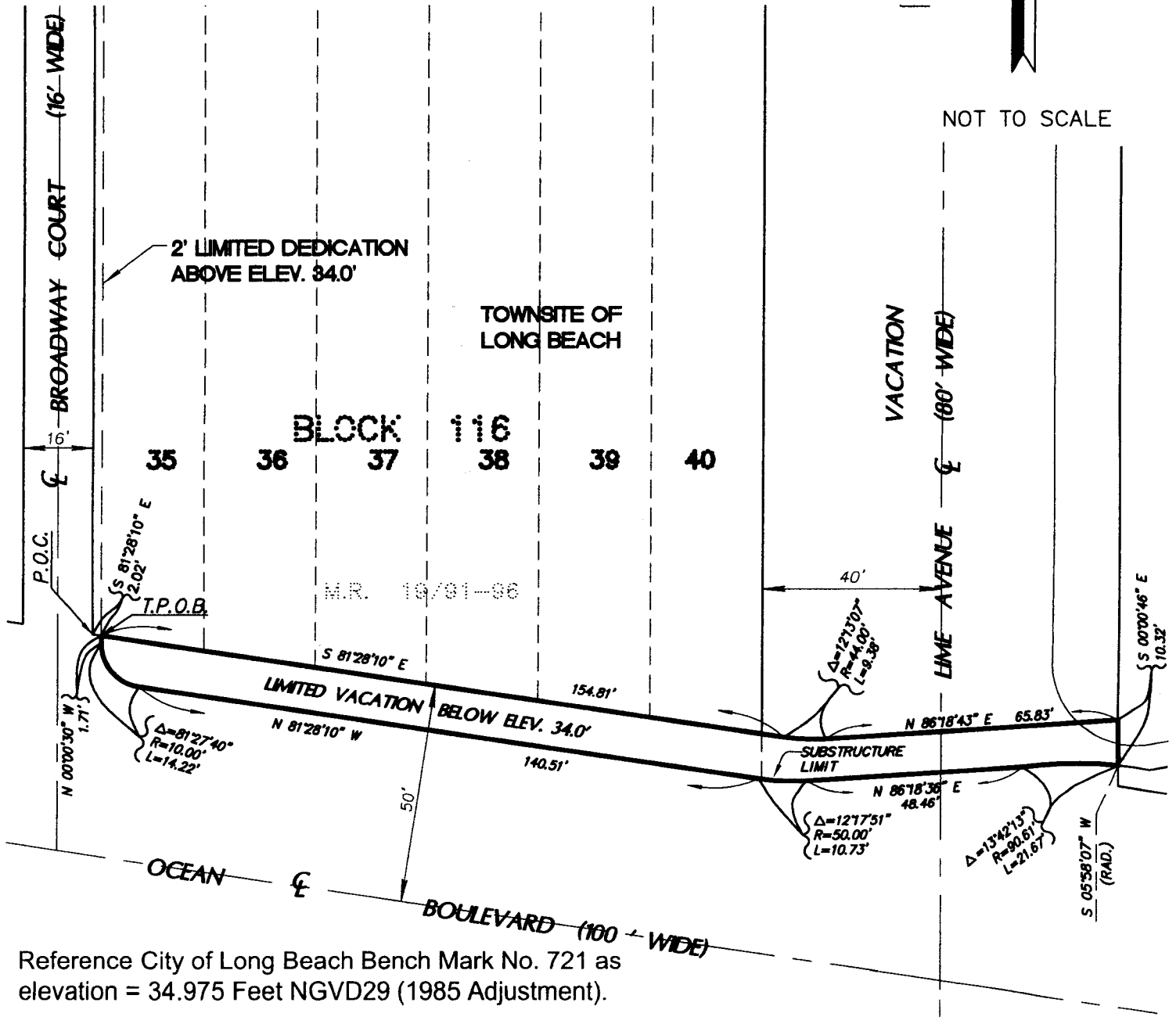
CITY OF LONG BEACH, CALIFORNIA

SHORELINE GATEWAY PROJECT

SHEET 9 OF 10



NOT TO SCALE



Reference City of Long Beach Bench Mark No. 721 as elevation = 34.975 Feet NGVD29 (1985 Adjustment).



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CIVIL ENGINEERING
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LAND DEVELOPMENT

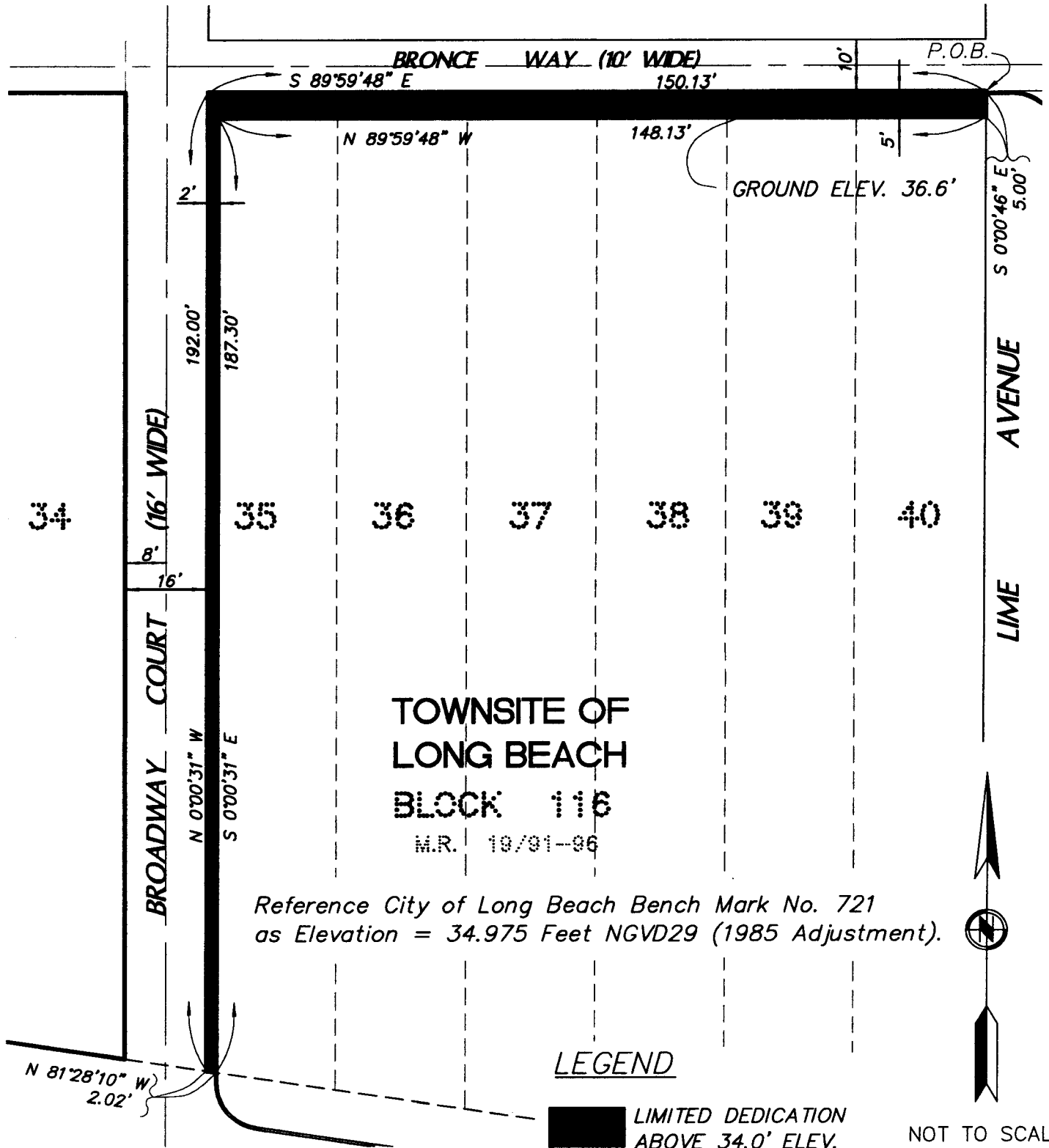
EXHIBIT A
PAGE 9 OF 10

**OCEAN BOULEVARD LIMITED VACATION
BELOW ELEVATION 34.0'
BLOCK 116, TOWNSITE OF LONG BEACH
LONG BEACH, CA**

CITY OF LONG BEACH, CALIFORNIA

SHORELINE GATEWAY PROJECT

SHEET 10 OF 10



707 WILSHIRE BOULEVARD, 40TH FLOOR
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EXHIBIT A
PAGE 10 OF 10

CIVIL ENGINEERING
 SURVEYING+MAPPING
 LAND DEVELOPMENT

BROADWAY COURT & BRONCE WAY DEDICATION
BLOCK 116, TOWNSITE OF LONG BEACH
LONG BEACH, CA



CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

~~C-12~~

333 WEST OCEAN BOULEVARD • LONG BEACH, CA 90802 • (562) 570-6383 • FAX (562) 570-6012

January 22, 2008

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt a resolution of intention to vacate portions of Ocean Boulevard, Lime Avenue and Medio Street for the Shoreline Gateway development; authorize the acceptance of the dedication of street right-of-way for the widening of Alamitos Avenue and adjacent alleys; and set a date for a public hearing on the vacation for February 12, 2008. (District 2)

DISCUSSION

Shoreline Gateway, LLC, proposes to develop a mixed-use residential and commercial project at the northwest corner of Ocean Boulevard and Alamitos Avenue, addressed as 777 East Ocean Boulevard. Phase I of this development is a 35-story tower with 221 residential units, 6,367 square feet of retail space and a 494-space parking garage. The details of Phase II are still being developed.

The proposed right-of-way modifications for this project are shown on the attached Exhibit A, and listed below:

- A. At surface level, a 24-foot wide strip of Medio Street between Alamitos and Lime Avenues is to be vacated. This will reduce the surface width of the street from 80 feet to 56 feet. A 30-foot roadbed flanked by 13-foot wide sidewalks incorporating planting strips will be constructed. Parking along the south side of the street will be eliminated, and the existing diagonal parking on the north side of the street will be replaced with parallel parking. At subgrade, a 39-foot wide strip is to be vacated. This will reduce the subgrade street right-of-way to 41 feet in order to accommodate a subterranean parking garage. The parking garage will extend under the sidewalk; however, no portion of the garage will extend further than 2 feet beyond the curb.
- B. Lime Avenue between Ocean Boulevard and modified Medio Street is to be vacated. This street area is to be redeveloped as a large open plaza over a subterranean parking structure.

EXHIBIT B

Page 1 of 3

- C. A subgrade portion of Ocean Boulevard approximately 9 feet wide is to be vacated to accommodate the parking garage. Additionally, the most northerly traffic lane immediately west of Alamitos Avenue is to be eliminated to provide more sidewalk area, while allowing for a bus pullout lane adjacent to the new plaza. No portion of the parking garage will extend beyond the curb.
- D. The west side of Alamitos Avenue will now be dedicated to public street use. The most westerly 15 feet of this dedication is to be limited to a surface dedication only, to accommodate the subterranean parking garage. The parking garage will extend under the sidewalk but no portion will extend beyond the curb. The parking lane along the west side of the street will be eliminated.
- E. At surface grade, the east-west alley known as Bronze Way is to be widened from 10 feet to 15 feet. It is recommended that this alley be converted to one-way eastbound traffic once the project has been constructed.
- F. At surface grade, the north-south alley known as Broadway Court is to be widened from 16 to 18 feet.

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 be made that the subject rights-of-way are unnecessary for present or future public use. The Department of Public Works supports this action based on the following evidence, facts, and conditions, finding that the dedicated rights-of-way to be vacated are unnecessary for present or future public use.

1. An illustration of the proposed development is attached as Exhibit B.
2. This project is assisted by the Long Beach Redevelopment Agency. Land ownership on either side of Lime Avenue is shown on the attached Exhibit C. No portions of the rights-of-way being vacated adjoin or provide sole access to property not owned by the Redevelopment Agency or the Developer.
3. On October 18, 2007, the Planning Commission approved the proposed project, certified Environmental Impact Report Number ND -1-03, and determined that the proposed vacation action is consistent with the General Plan as required in Section 8313 of the Public Streets, Highways and Service Easements Vacation Law. Appropriate traffic mitigations have been incorporated into the project conditions. The Planning Department staff report is included as Exhibit D.
4. City Departments including Fire and Police have reviewed the proposed vacation of public rights-of-way and have no objection to this action. The vacation will become effective with the recordation, of the vacating resolution, which will be delayed until the

project building permits are issued. Conditions of approval of the proposed vacation are listed on Exhibit E.

The public hearing on this matter will be held on February 12, 2008 to 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 Amy Burton on January 14, 2008.

TIMING CONSIDERATIONS

City Council action is requested on January 22, 2008, in order to allow the project proponents to pursue building permits.

FISCAL IMPACT

A vacation processing fee of \$6,000 was deposited to the General Fund (GP) in the Department of Public Works (PW). There will be no negative impact to the general fund.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



MICHAEL P. CONWAY
DIRECTOR OF PUBLIC WORKS



CRAIG BECK
DIRECTOR, DEPARTMENT OF
PLANNING AND BUILDING

GMM:SC:db
PCL/ROW Vac Shoreline Gateway Res of Int

Attachments

APPROVED:



PATRICK H. WEST
CITY MANAGER

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

1 RESOLUTION NO.

2
3 A RESOLUTION ORDERING THE VACATION OF
4 PORTIONS OF OCEAN BOULEVARD, LIME AVENUE AND
5 MEDIO STREET FOR THE SHORELINE GATEWAY
6 DEVELOPMENT IN THE CITY OF LONG BEACH, COUNTY
7 OF LOS ANGELES, STATE OF CALIFORNIA

8
9 WHEREAS, the City Council of the City of Long Beach, did heretofore, on
10 the _____ of _____, 2008, by Resolution No. _____, declare its
11 intention to order the vacation, pursuant to the provisions of the Public Streets, Highways,
12 and Service Easements Law, portions of Ocean Boulevard, Lime Avenue and Medio
13 Street for the Shoreline Gateway development, in the City of Long Beach, County of Los
14 Angeles, State of California, described more particularly as follows:

15 Those portions of Lime Avenue (80 feet wide), Medio Street
16 (80 feet wide), and Ocean Boulevard (100 feet wide), as
17 shown on the Townsite of Long Beach, in the City of Long
18 Beach, County of Los Angeles, State of California as per
19 map recorded in Book 19, Pages 91 through 96 inclusive of
Miscellaneous Records, in the office of the County Recorder
of said County, described as follows:

20 Said portions of Lime Avenue and Medio Street beginning at
21 the Northwest corner of Lot 1, Block 120, said Townsite of
22 Long Beach; thence South 00°00'46" East 141.41 feet along
23 the East line of said Lime Avenue; thence South 86°18'43"
24 West 65.83 feet to the beginning of a curve concave
25 Northerly having a radius of 44.00 feet; thence Westerly 9.38
26 feet along said curve through a central angle of 12°13'07";
27 thence North 81°28'10" West 5.00 feet to the West line of
28 said Lime Avenue; thence along said West line North
00°00'46" West 168.42 feet; thence North 89°56'12" East
246.41 feet to the beginning of a curve concave
Southwesterly having a radius of 7.00 feet; thence
Southeasterly 14.78 feet along said curve through a central
angle of 120°58'50"; thence South 30°55' 02" West 15.63
feet to the South line of said Medio Street; thence along said
South line South 89°56'12" West 164.38 feet to the Point of

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Beginning; AND

Said portions of Medio Street and Lime Avenue commencing at the Northeast corner of Lot 40, Block 116, said Townsite of Long Beach; thence along the East line of said Lot 40 South 00°00'46" East 31.10 feet to the True Point of Beginning; thence North 89°56'12" East 254.00 feet; thence South 00°00' 00" West 39.00 feet to the South line of said Medio Street; thence along said South line South 89°56'12" West 9.61 feet; thence North 30°55'02" East 15.63 feet to the beginning of a curve concave Southwesterly having a radius of 7.00 feet; thence Northerly 14.78 feet along said curve through a central angle of 120°58'50"; thence South 89°56'12" West 246.41 feet to the West line of said Lime Avenue; thence North 00°00'46" West 15.00 feet to the True Point of Beginning; said portion lies below a horizontal plane having an elevation of 34.0 feet; AND

Said portions of Ocean Boulevard and Lime Avenue commencing at the Southwest corner of Lot 35, Block 116, said Townsite of Long Beach; thence South 81°28'10" East 2.02 along the North line of said Ocean Boulevard to the True Point of Beginning; thence South 81°28'10" East 154.81 feet along said North line of said Ocean Boulevard to the beginning of a tangent curve concave Northerly having a radius of 44.00 feet; thence along said curve through a central angle of 12°13'07" an arc distance of 9.38 feet; thence tangent to said curve North 86°18'43" East 65.83 feet to the East line of said Lime Avenue; thence along said East line South 00°00'46" East 10.32 feet to a point of curvature of a 90.61-foot radius curve concave Southerly, a radial line through said point bearing South 05°58'07" West; thence westerly along last said curve through a central angle of 13°42'13" an arc distance of 21.67 feet; thence non-tangent to last said curve South 86°18'36" West 48.46 feet to the beginning of a tangent curve concave northerly having a radius of 50.00 feet; thence westerly along last said curve through a central angle of 12°17'51" an arc distance of 10.73 feet; thence non-tangent to last said curve North 81°28'10" West 140.51 feet to the beginning of a tangent curve concave northeasterly having a radius of 10.00 feet; thence northwesterly along last said curve through a central angle of 81°27'40" an arc distance of 14.22 feet; thence tangent to last said curve North 00°00'30" West 1.71 feet to the True Point of Beginning, said portion lies below a horizontal plane having an elevation of 34.0 feet.

All elevations in the above descriptions are based on City of Long Beach Bench Mark No. 721 having a Mean Sea Level

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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Elevation of 34.975 feet NGVD 29, CLB 1985 MSL Adjustment.

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 or repair of said facilities. Construction of any improvements, including changes of grade, shall be subject to the prior.

WHEREAS, the City Council did, at said time, fix Tuesday, the _____ day of _____, 2008, at the hour of _____ p.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 for all persons interested in or objecting to the proposed vacation to appear and be heard; and

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

WHEREAS, said hearing was called and held before the City Council at the time and place so fixed and evidence taken and received on the matter of said proposed vacation, and the City Council, upon said evidence, now makes those findings of fact set

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

1 forth in said Exhibit "B", attached hereto and by this reference made a part hereof;

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

4 Section 1. Pursuant to the foregoing resolution of intention, the
5 proceedings had thereunder, the Sketch 982V showing portions of Ocean Boulevard,
6 Lime Avenue and Medio Street for the Shoreline Gateway development to be vacated by
7 the City of Long Beach attached hereto as Exhibit "A", and the City Council Findings
8 attached hereto as Exhibit "B", said City Council of the City of Long Beach hereby makes
9 its resolution vacating and closing a portion of the street hereinabove described.

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

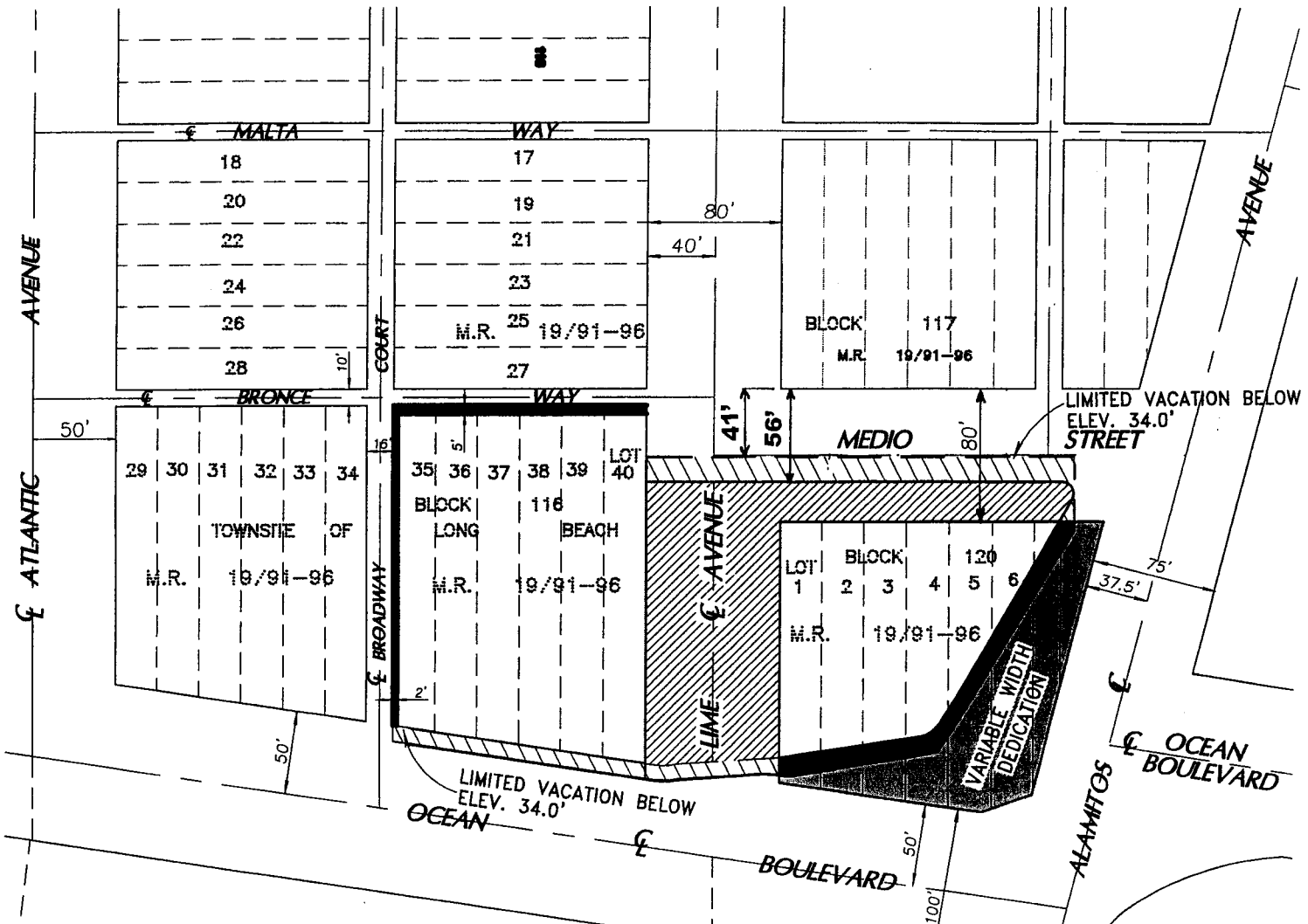
OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

CITY OF LONG BEACH, CALIFORNIA

SKETCH 982V

PAGE 1 OF 5

SHORELINE GATEWAY PROJECT



VICINITY

LEGEND

-  DEDICATION
-  LIMITED DEDICATION ABOVE ELEV. 34.0'
-  STREET VACATION
-  LIMITED VACATION BELOW ELEV. 34.0'

SCALE 1"=100'



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

CIVIL ENGINEERING
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 LAND DEVELOPMENT

EXHIBIT A
PAGE 1 OF 5

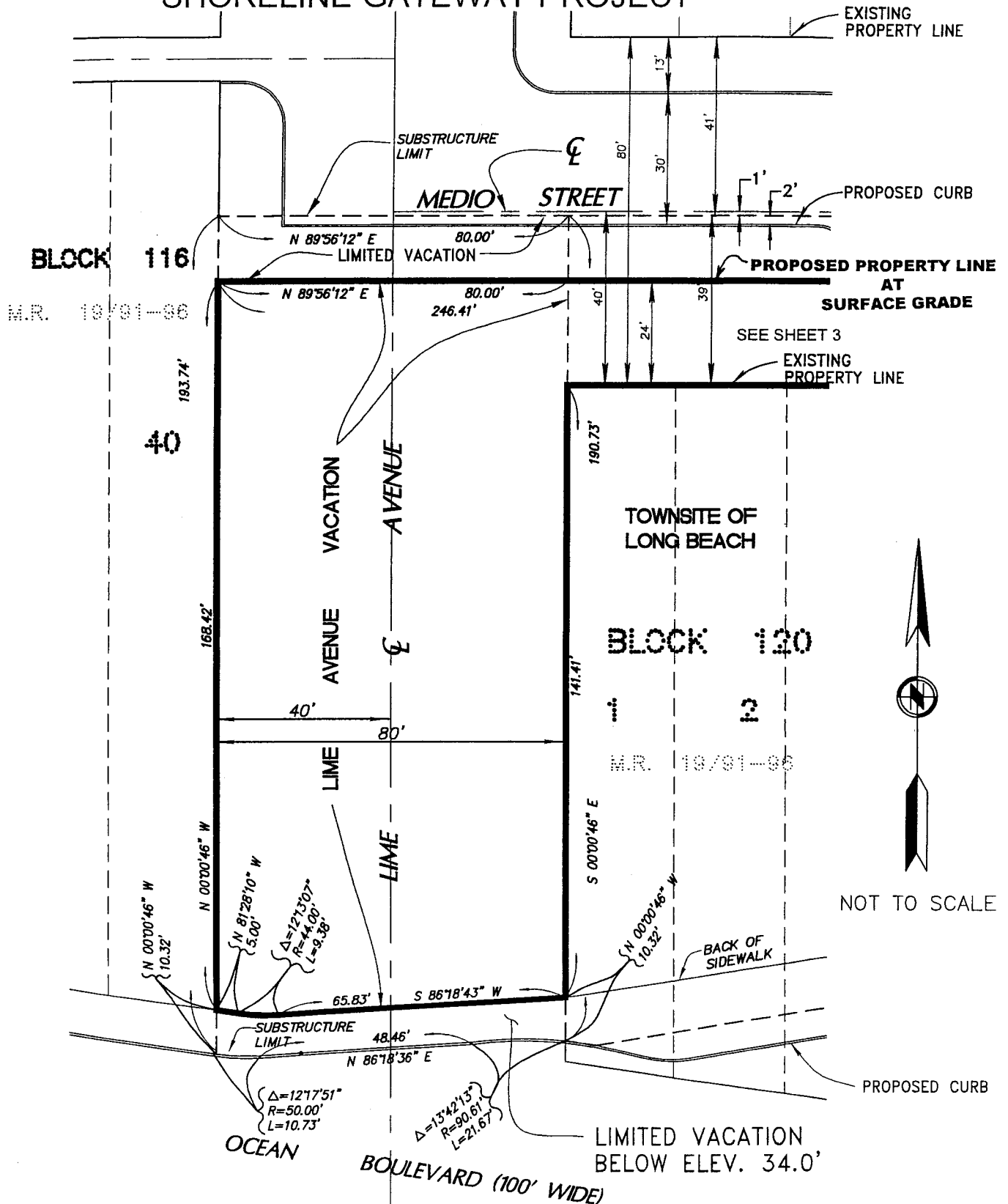
VICINITY MAP FOR STREET DEDICATION AND VACATION
 SHORELINE GATEWAY
 LONG BEACH, CALIFORNIA

CITY OF LONG BEACH, CALIFORNIA

SKETCH 982V

PAGE 2 OF 5

SHORELINE GATEWAY PROJECT



707 WILSHIRE BOULEVARD, 40TH FLOOR
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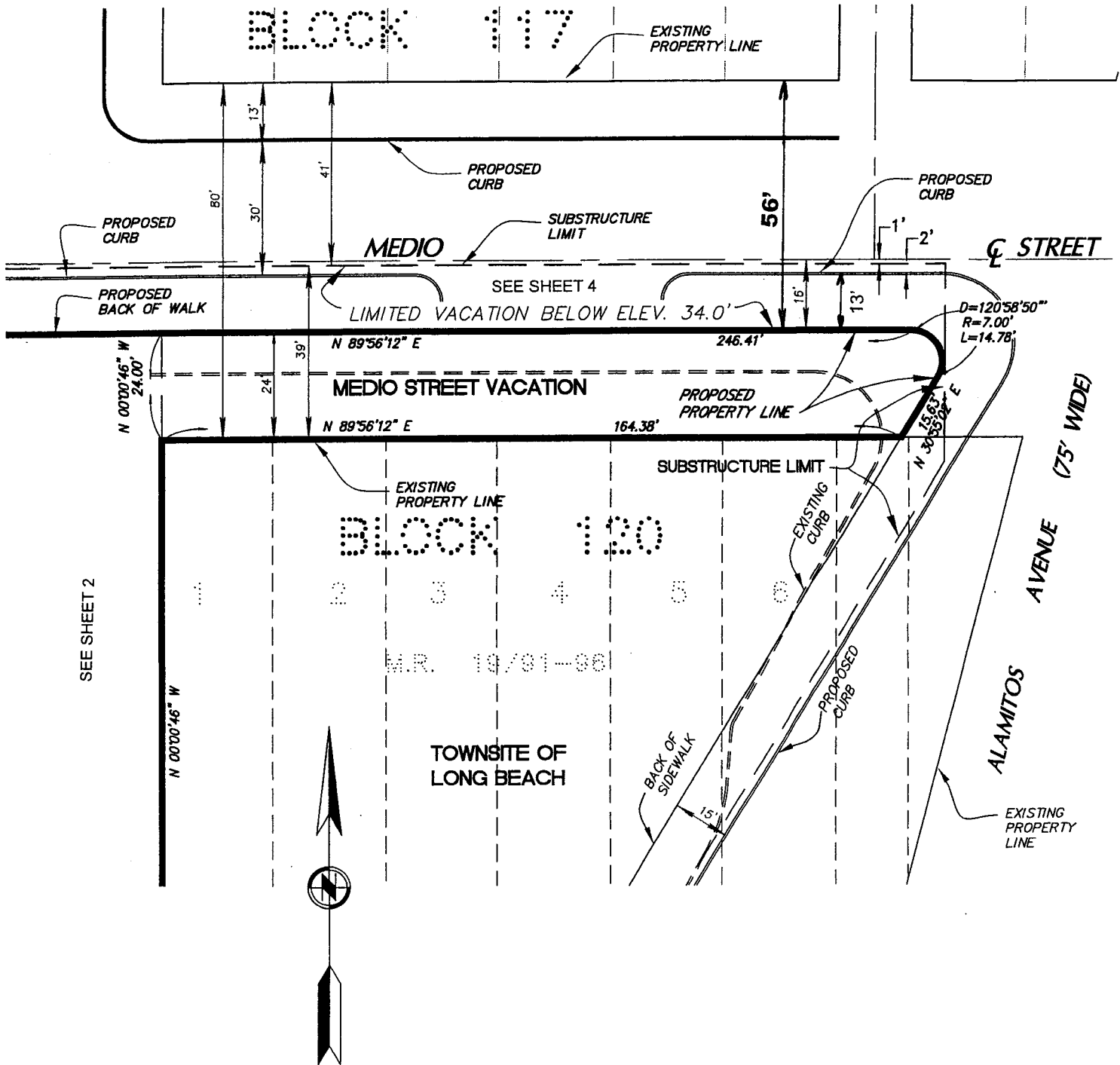
EXHIBIT A
PAGE 2 OF 5

LIME AVENUE VACATION
 BLOCK 116 & 120, TOWNSITE OF LONG BEACH
 LONG BEACH, CA

CIVIL ENGINEERING
 SURVEYING+MAPPING
 LAND DEVELOPMENT

CITY OF LONG BEACH, CALIFORNIA

SHORELINE GATEWAY PROJECT



NOT TO SCALE



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CIVIL ENGINEERING
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LAND DEVELOPMENT

EXHIBIT A
PAGE 3 OF 5

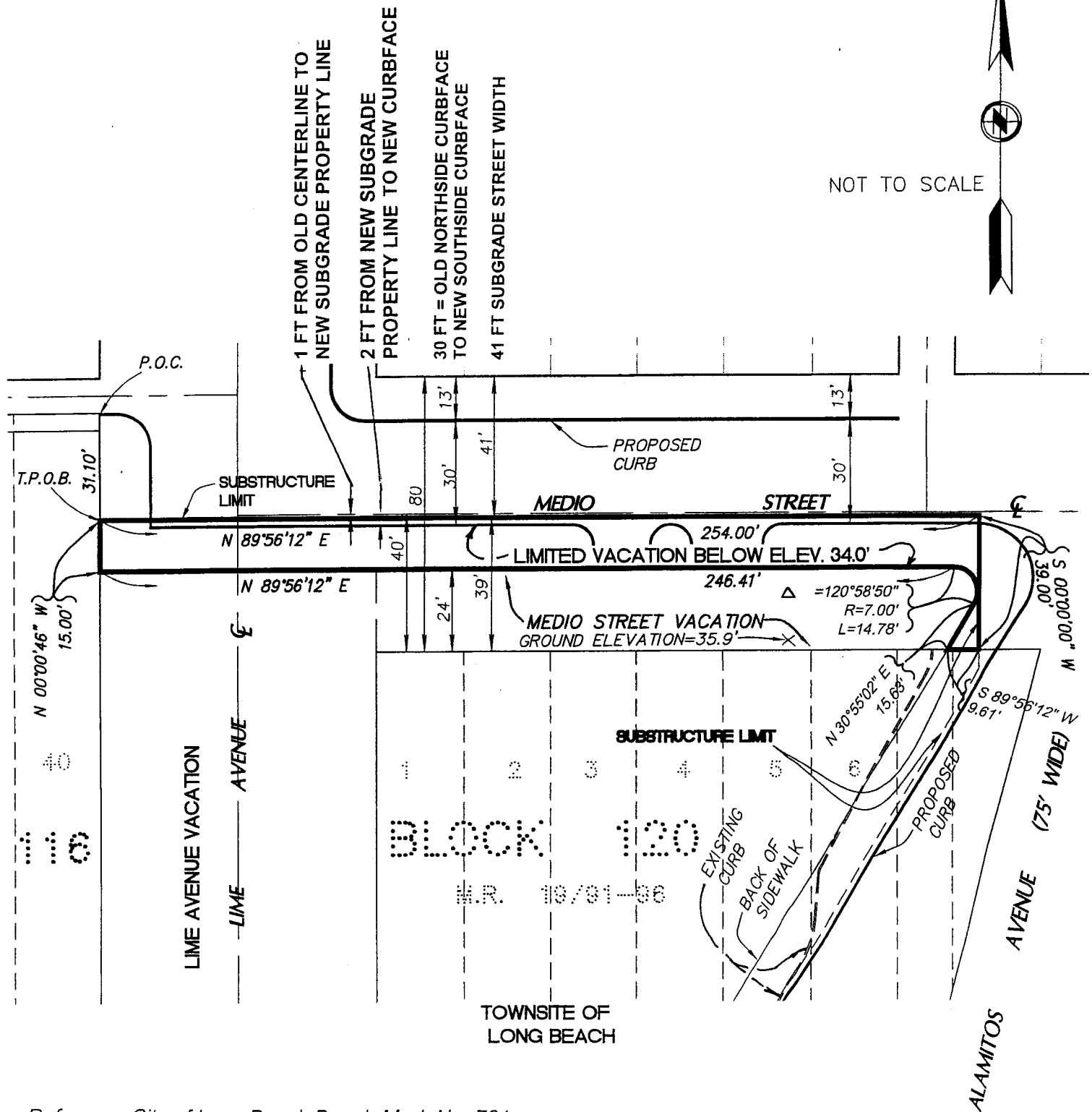
MEDIO STREET VACATION
BLOCK 120, TOWNSITE OF LONG BEACH
LONG BEACH, CA

CITY OF LONG BEACH, CALIFORNIA

SHORELINE GATEWAY PROJECT



NOT TO SCALE



Reference City of Long Beach Bench Mark No. 721 as Elevation = 34.975 Feet NGVD29 (1985 Adjustment).



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CIVIL ENGINEERING
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LAND DEVELOPMENT

EXHIBIT A
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MEDIO STREET LIMITED VACATION
BLOCK 120, TOWNSITE OF LONG BEACH
LONG BEACH, CA

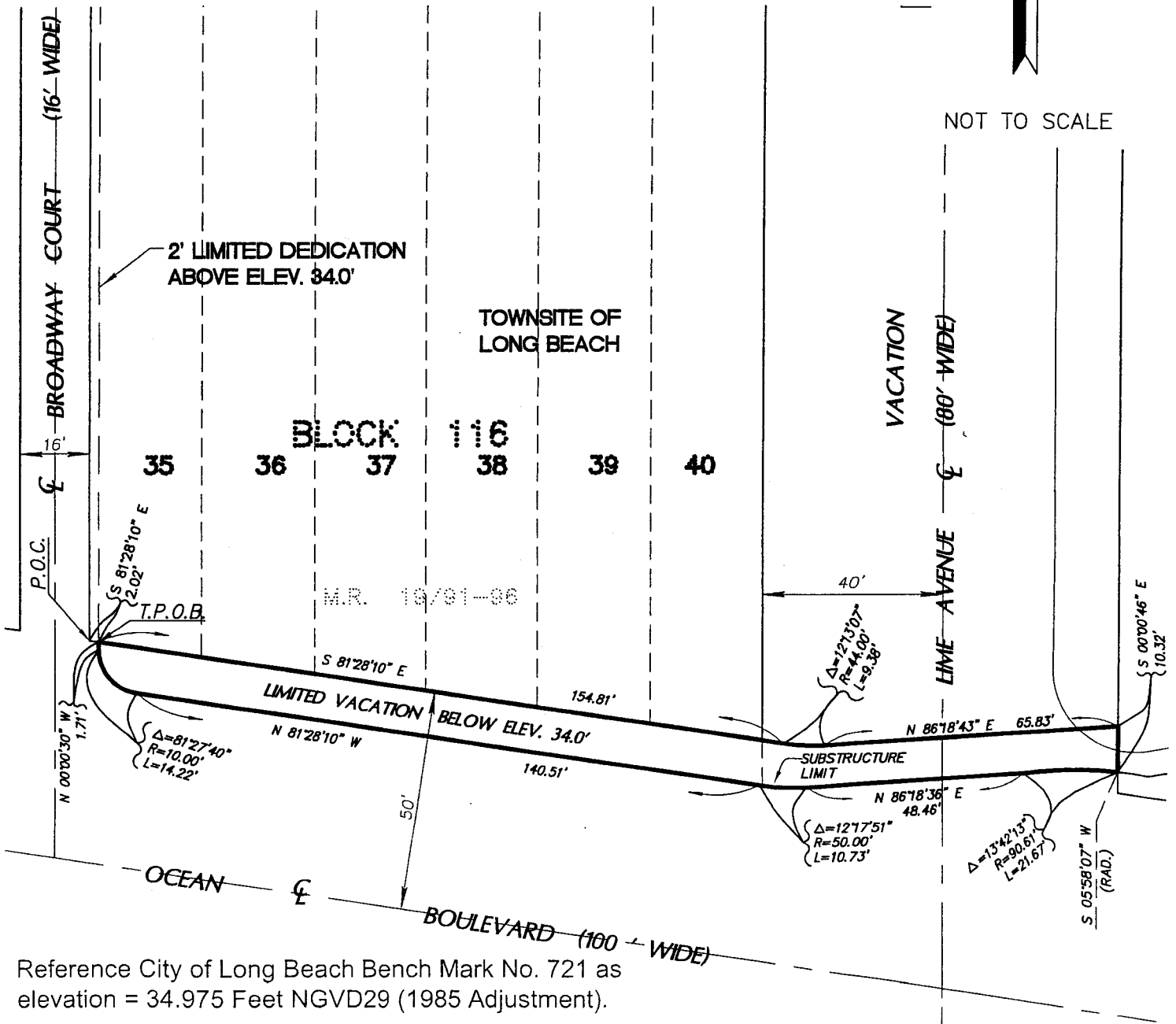
CITY OF LONG BEACH, CALIFORNIA

SHORELINE GATEWAY PROJECT

SKETCH 982V
PAGE 5 OF 5



NOT TO SCALE



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EXHIBIT A
PAGE 5 OF 5

OCEAN BOULEVARD LIMITED VACATION
BELOW ELEVATION 34.0'
BLOCK 116, TOWNSITE OF LONG BEACH
LONG BEACH, CA

CITY COUNCIL FINDINGS

VACATION OF PORTIONS OF OCEAN BOULEVARD, LIME AVENUE, AND MEDIO STREET Reference Sketch No. 982V

1. The subject right-of-way is unnecessary for present or prospective public use.

This finding is based upon the following subfindings:

- a) On October 18, 2007, the Planning Commission approved the Site Plan for the Shoreline Gateway project, and determined that the subject vacation is consistent with the General Plan, as required in Section 8313 of the Public Streets, Highways and Service Easements Vacation Law. Upon the construction of this project, with the related street improvements, the rights-of-way herein vacated will not be needed for current or prospective public use.
 - b) The interested City departments, including Fire and Police, have reviewed the proposed right-of-way vacation and have no objections to this action.
 - c) A utility easement will be reserved as a condition of approval. Upon the elimination of all public utility facilities to the satisfaction of the public utility agencies, this easement shall be quitclaimed to the property owner.
 - d) The rights-of-way would not be useful for exclusive bikeway purposes.
2. 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 right-of-way is not and will not be needed for public use.
- e) In conformance with the California Environmental Quality Act, Environmental Impact Report Number 18-05, and Supplemental Environmental Impact Report Number 26-07 were issued for this project.

EXHIBIT B