



CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

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

May 15, 2018

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive supporting documentation into the record, conclude the public hearing, find that the area to be vacated is not needed for present or prospective public use; and, adopt a Resolution ordering the vacation of Pasadena Avenue between 33rd Street and Interstate 405 San Diego Freeway. (District 7)

DISCUSSION

SA Properties Company L.P., owner of the commercial property at 530 East 33rd Street and the vacant lot on the southwest corner of Pasadena Avenue and 33rd Street (Applicant), requested the vacation of the portion of Pasadena Avenue between 33rd Street and Interstate 405 (I-405) San Diego Freeway (Attachment A). Consistent with California land reversion practices and Chapter 3, General Vacation Procedure of the Public Streets, Highways and Service Easements Vacation Law of the California Streets and Highways Code, the vacated portions of the public right-of-way will revert back to the adjacent property owners. This portion of Pasadena Avenue divides two lots that are owned by the applicant and provides access only to the adjacent commercial properties directly to the west and east. The property directly west is improved as a surface parking lot and the property directly east is developed with a commercial building, which is currently vacant. Vacating this portion of Pasadena Avenue would allow the applicant to merge these lots.

On April 17, 2018, the City Council adopted Resolution No. RES-18-0057, declaring its intention to vacate the subject right-of-way, and set May 15, 2018, as the date for the public hearing (Attachment B).

This matter was reviewed by Deputy City Attorney Linda T. Vu on April 26, 2018 and by Budget Analysis Officer Julissa Jose-Murray on April 30, 2018.

TIMING CONSIDERATIONS

The date of this public hearing was set by City Council action on April 17, 2018.

HONORABLE MAYOR AND CITY COUNCIL

May 15, 2018

Page 2

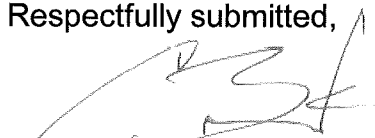
FISCAL IMPACT

A tentative fee in the amount of \$10,105 was received in FY 17. A final vacation processing fee of \$10,105 will be deposited in the General Fund (GF) in the Public Works Department (PW) in FY 18. There is no local job impact associated with this action.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG A. BECK
DIRECTOR OF PUBLIC WORKS

APPROVED:



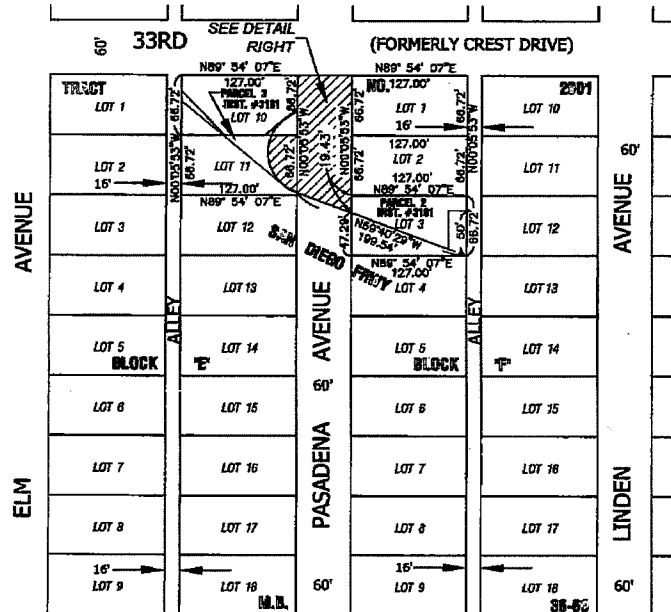
PATRICK H. WEST
CITY MANAGER

EL:sdj

ATTACHMENTS: ATTACHMENT A - VACATION SKETCH NUMBER 1023V
ATTACHMENT B - APRIL 17, 2018 COUNCIL LETTER

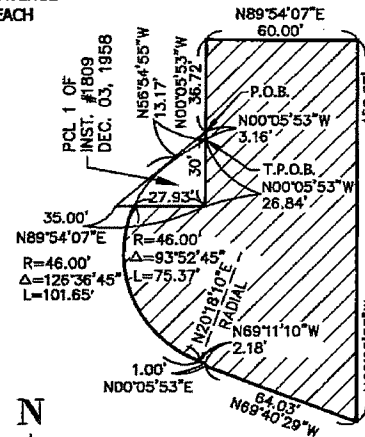
SKETCH NO. 1023V
SKETCH SHOWING VACATION OF A
PORTION OF PUBLIC RIGHT OF WAY IN
BLOCK E OF TRACT NUMBER 2901

SKETCH SHOWING A PORTION OF PASADENA AVENUE
 TO BE VACATED BY THE CITY OF LONG BEACH

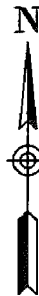


PORTION OF PASADENA AVENUE TO BE VACATED

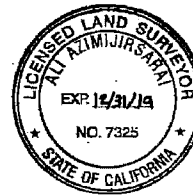
- P.O.B. = POINT OF BEGINNING T.P.O.B. = TRUE POINT OF BEGINNING
- INST. #3101* = DIRECTOR'S DEED RECORDED MAY 13, 1965 AS INSTRUMENT #3101
- ALL DIMENSIONS SHOWN HEREON ARE RECORD PER TRACT NO. 2901 AND/OR INST. #3101
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N00°05'53"W OF THE EAST LINE OF LOT 10, BLOCK "E" PER INST. #3101
- SEE DETAILS OF PARCELS 2 & 3 OF INST. #3101 ON EXHIBITS B-1 & B-2 RESPECTIVELY.



DETAIL
 NOT TO SCALE



NOT TO SCALE



Ali Azimjirsarai DECEMBER 14, 2017
 ALI AZIMJIRSARAI, P.L.S. 7325 DATE

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING BUREAU
 CITY OF LONG BEACH, CALIFORNIA
EXHIBIT A



CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

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

April 17, 2018

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt a Resolution of Intention to vacate Pasadena Avenue between 33rd Street and Interstate 405 San Diego Freeway; set the date of May 15, 2018, for the public hearing on the vacation; and,

Accept Categorical Exemption CE-17-020. (District 7)

DISCUSSION

SA Properties Company L.P., owner of the commercial property at 530 East 33rd Street and the vacant lot on the southwest corner of Pasadena Avenue and 33rd Street (Applicant), requested the vacation of the portion of Pasadena Avenue between 33rd Street and Interstate 405 (I-405) San Diego Freeway (Attachment A – Vacation Sketch). This portion of Pasadena Avenue divides two lots that are owned by the Applicant. This segment of Pasadena Avenue provides access only to the adjacent commercial properties directly to the west and east. The property directly west is improved as a surface parking lot and the property directly east is developed with a commercial building, which is currently vacant. Vacating this portion of Pasadena Avenue would allow the Applicant to merge these lots.

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 right-of-way is unnecessary for present or prospective public use. The Public Works Department supports this vacation based on findings that the portion of Pasadena Avenue between 33rd Street and I-405 Freeway to lots owned by the Applicant are not necessary as a vehicular or pedestrian thoroughfares.

On May 18, 2017, the Planning Commission determined that the proposed vacation of the 10,110-square-foot area was in conformance with the adopted goals of the City's General Plan and approved Categorical Exemption CE-17-020 (Attachment B – Planning Commission Staff Report). In conformance with the California Environmental Quality Act, Categorical Exemption CE-17-020 was adopted for this development (Attachment C – Notice of Exemption).

The necessary departments, including Traffic Engineering, Fire and Police have reviewed the proposed right-of-way vacation and have no objections to this action. Conditions of approval, satisfying the concerns of the public utility companies are attached (Attachment D - Conditions).

A public hearing on this matter is to be held on May 15, 2018, and will allow all persons interested in, or objecting to, the proposed vacation to appear and be heard. At that time, the City Council will deliberate and take action on the proposed vacation.

This matter was reviewed by Deputy City Attorney Linda T. Vu on March 21, 2018 and by Budget Analysis Officer Julissa José-Murray on March 20, 2018.

TIMING CONSIDERATIONS

City Council action is requested on April 17, 2018, to set a public hearing date on this matter for May 15, 2018.

FISCAL IMPACT

A tentative vacation processing fee of \$10,105 was deposited in 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,



CRAIG A. BECK
DIRECTOR OF PUBLIC WORKS

APPROVED:



PATRICK H. WEST
CITY MANAGER

CB:SC:EL:JH:sdj

- ATTACHMENTS:
- RESOLUTION
 - ATTACHMENT A - VACATION SKETCH
 - ATTACHMENT B - PLANNING COMMISSION STAFF REPORT
 - ATTACHMENT C - NOTICE OF EXEMPTION
 - ATTACHMENT D - CONDITIONS

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 ORDERING THE VACATION OF PASADENA AVENUE BETWEEN 33RD STREET AND INTERSTATE 405 SAN DIEGO FREEWAY IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

WHEREAS, the City Council of the City of Long Beach, did heretofore, on April 17, 2018, by Resolution No. RES-18-0057, declare its intention to order the vacation, pursuant to the provisions of the Public Streets, Highways, and Service Easements Law, Pasadena Avenue between 33rd Street and Interstate 405 San Diego Freeway, in the City of Long Beach, County of Los Angeles, State of California, described more particularly as follows:

“That portion of Pasadena Avenue lying south of the south line of 33rd Street, as said street is shown on Tract No. 2901, and lying northerly of the northwesterly prolongation of the southwesterly line of Parcels 2 and northerly and easterly of the northerly and easterly lines of Parcels 3, as said parcels are described in the Director’s Deed recorded May 13, 1965 as Instrument No. 3101, of Official Records of Los Angeles County, as more particularly described hereinafter and as shown on Exhibit “B” attached hereto and by this reference made a part hereof.

That portion of Pasadena Avenue lying south of the southerly right of way line of 33rd Street (formerly Crest Drive) 60 feet wide, as shown on Tract No. 2901, in the City of Long Beach, County of Los Angeles, State of California, recorded in Book 36, page 63 of Maps, in the office of the County Recorder of said County, and lying northerly and easterly of the following described line:

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Beginning at a point on the easterly line of Lot 10, in Block "E" of said Tract No. 2901, distant North 00°05'53" West 30.00 feet along said easterly line of said Lot 10 from the southeast corner thereof; Thence South 00°05'53" East along said easterly line of said Lot 10 a distance of 3.16 feet to the TRUE POINT OF BEGINNING of the herein described line; Thence from said True Point of Beginning South 56°54'55" West a distance of 13.17 feet to the beginning of a tangent curve concave easterly and having a radius of 46.00 feet; Thence westerly, southerly, and easterly along said curve through a central angle of 126°36'45", an arc distance of 101.65 feet to a point; A radial of said curve to said last mentioned point bears South 20°18'10" West; Thence easterly, non-tangent to said curve, in a direct line, to a point in the easterly line of Lot 11, in Block "E" of said Tract No. 2901, being the point of terminus of the line described herein, distant northerly thereon 1.00 foot from the intersection of the easterly line of said Lot 11 with the northwesterly prolongation of the following described line.

Beginning at the southeast corner of Lot 3, in Block "F" of said Tract No. 2901; Thence northwesterly in a direct line to a point in the westerly line of said Lot 3, distant southerly thereon 19.43 feet from the northwesterly corner of said Lot 3.

Excepting therefrom that portion thereof lying within the boundary lines of parcel 1 as described in a grant deed to the State of California, recorded on December 03, 1958, as Instrument No. 1809, of Official Records of Los Angeles County described as follows:

That portion of Lot 10 in Block "E" of Tract 2901, as per map recorded in Book 36, page 63 of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the southeast corner of said Lot; Thence along the easterly line of said Lot, Northerly 30.00 feet; Thence in a direct line,

1 Southwesterly to a point on the southerly line of said Lot, distant Westerly
2 35.00 feet from the said southeast corner; Thence along said southerly line,
3 Easterly to the point of beginning.

4 Reserving therefrom an easement for public utility purposes over the
5 above described parcel of land.

6 The above described parcel of land contains 10,110 square feet,
7 more or less. Subject to all matters of record, if any.

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

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

1 departments and public utilities responsible for the above said facilities.”

2 WHEREAS, the City Council did, at said time, fix Tuesday, May 15, 2018, at
3 the hour of 5:00 p.m., as the time and the City Council Chamber, Plaza Level of the City
4 Hall, 333 West Ocean Boulevard, in the City of Long Beach, California, as the place for
5 hearing for all persons interested in or objecting to the proposed vacation to appear and
6 be heard; and

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

9 WHEREAS, said hearing was called and held before the City Council at the
10 time and place so fixed and evidence taken and received on the matter of said proposed
11 vacation, and the City Council, upon said evidence, now makes those findings of fact set
12 forth in said Exhibit “B”, attached hereto and by this reference made a part hereof;

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

15 Section 1. Pursuant to the foregoing resolution of intention, the
16 proceedings had thereunder, Vacation Sketch No. 1023V showing Pasadena Avenue
17 between 33rd Street and Interstate 405 San Diego Freeway to be vacated by the City of
18 Long Beach attached hereto as Exhibit “A”, and the City Council Findings attached hereto
19 as Exhibit “B”, said City Council of the City of Long Beach hereby makes its resolution
20 vacating and closing a portion of the street hereinabove described.

21 Section 2. That this resolution shall take effect immediately upon its
22 adoption by the City Council, and the City Clerk is hereby instructed to certify to the
23 adoption thereof, and to cause a certified copy to be recorded in the Office of the County
24 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 _____, 2018 by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

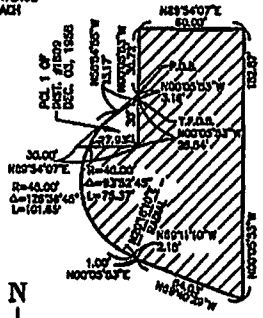
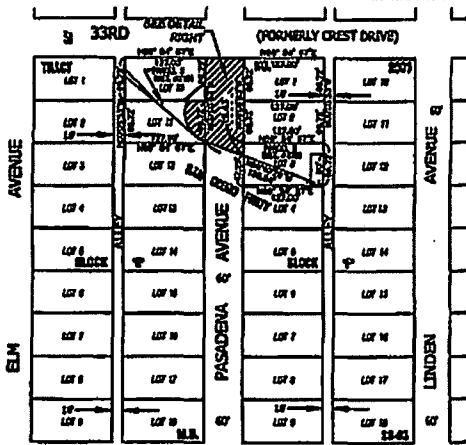
Absent: Councilmembers: _____

City Clerk

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

SKETCH NO. 1023V
SKETCH SHOWING VACATION OF A
PORTION OF PUBLIC RIGHT OF WAY IN
BLOCK E OF TRACT NUMBER 2901

SKETCH SHOWING A PORTION OF PASADENA AVENUE
 TO BE VACATED BY THE CITY OF LONG BEACH



DETAIL
 NOT TO SCALE



NOT TO SCALE

Alia DECEMBER 14, 2017
 AU ADMINISTRATOR P.L.S. 7325 DATE

- ▨ PORTION OF PASADENA AVENUE TO BE VACATED
- * P.O.B. = POINT OF BEGINNING T.P.O.B. = TRUE POINT OF BEGINNING
- * DIST. #3101 = DIRECTOR'S DEED RECORDED MAY 23, 1963 AS INSTRUMENT #3101
- * ALL DIMENSIONS SHOWN HEREON ARE RECORDED PER TRACT NO. 2901 AVE/JON DIST. #3101
- * ALL BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N00°03'37\"/>

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING BUREAU
 CITY OF LONG BEACH, CALIFORNIA
EXHIBIT A



CITY COUNCIL FINDINGS

VACATION OF A PORTION OF PASADENA AVENUE BETWEEN 33RD STREET AND INTERSTATE 405 SAN DIEGO FREEWAY

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

This finding is based upon the following subfindings:

- a) On May 18, 2017, the Planning Commission 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;
- b) The interested City departments, including Traffic Engineering, Fire and Police, have reviewed the proposed right-of-way vacation and have no objections to this action;
- c) The rights-of-way would not be useful for exclusive bicycle pathway 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.
- d) In conformance with the California Environmental Quality Act, Categorical Exemption Number 17-020 was issued for this project.