



CITY OF LONG BEACH

C-26

DEPARTMENT OF PUBLIC WORKS

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

March 20, 2007

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt a resolution of intention to vacate portions of Pine Avenue and First Street at the southeast corner of that intersection and set a date for a public hearing on the vacation for April 17, 2007. (District 2)

DISCUSSION

Long Beach Transit is preparing to develop a 1,900-square foot Transit & Visitor Information Center at the southeast corner of Pine Avenue and First Street. The project site addressed as 130 E. First Street is provided to Long Beach Transit by the Redevelopment Agency, under a Disposition and Development Agreement. A portion of the building is to be built over adjacent surplus sidewalk area. It is necessary to vacate that sidewalk area in order to proceed with this project. The sidewalk area to be vacated is shown on the attached Exhibit A.

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 Department of Public Works supports this action based on the following evidence, facts, conditions and findings, establishing that the public sidewalk area to be vacated is unnecessary for present or prospective public use.

1. The proposed site development plan is attached as Exhibit B. The sidewalk remaining after a portion is vacated will be fully ADA compliant and adequate for pedestrian traffic needs.
2. On May 10, 2005, the City Council authorized the City Manager to enter into a Disposition and Development Agreement with Long Beach Transit for the conveyance of Redevelopment Agency-owned land needed for the development of this project.

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

3. On September 18, 2006, the Planning Commission approved plans for the Transit & Visitor's Center. On October 5, 2006, the 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. In conformance with the California Environmental Quality Act, Negative Declaration Number ND 156-06 was certified for this project. The Planning Department staff report is included as Exhibit C.
4. The interested City Departments, including Fire and Police, have reviewed the proposed right-of-way vacation and land development and have no objections to this action. Conditions of approval for this project are attached as Exhibit D.

The public hearing on this matter to be held on April 17, 2007, will 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 Lori A. Conway on February 23, 2007.

TIMING CONSIDERATIONS

City Council action is requested on March 20, 2007, to allow the construction of this facility to proceed on schedule.

FISCAL IMPACT

A vacation processing fee of \$2,000 was deposited to the General Fund (GP) in the Department of Public Works (PW).

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CHRISTINE F. ANDERSEN
DIRECTOR OF PUBLIC WORKS

GMM:SC/ CRW LB Transit Cntr vac ResInt CL

Attachments

APPROVED:

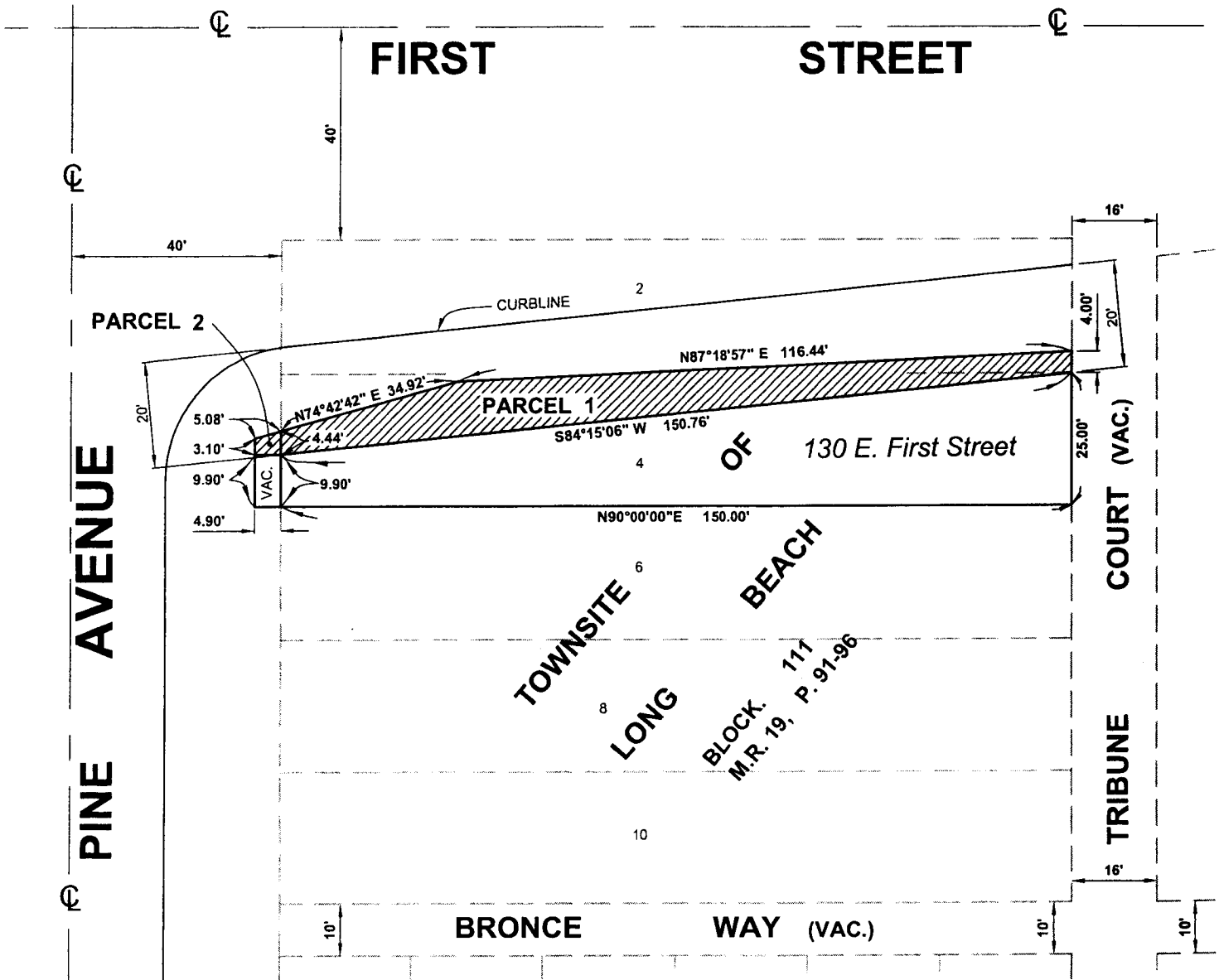


GERALD R. MILLER
CITY MANAGER

**SKETCH SHOWING PORTIONS OF PINE AVENUE AND FIRST STREET
SIDEWALKS TO BE VACATED BY THE CITY OF LONG BEACH.**

Notes:

- 1) Parcel 1 as shown on this sketch is an undedicated part of Lot 2 and 4, Block 111, Townsite of Long Beach, but is improved as public sidewalk.
- 2) A portion of the Pine Avenue sidewalk (marked "VAC.") was vacated in 1994 (reference Sketch No. 851V).

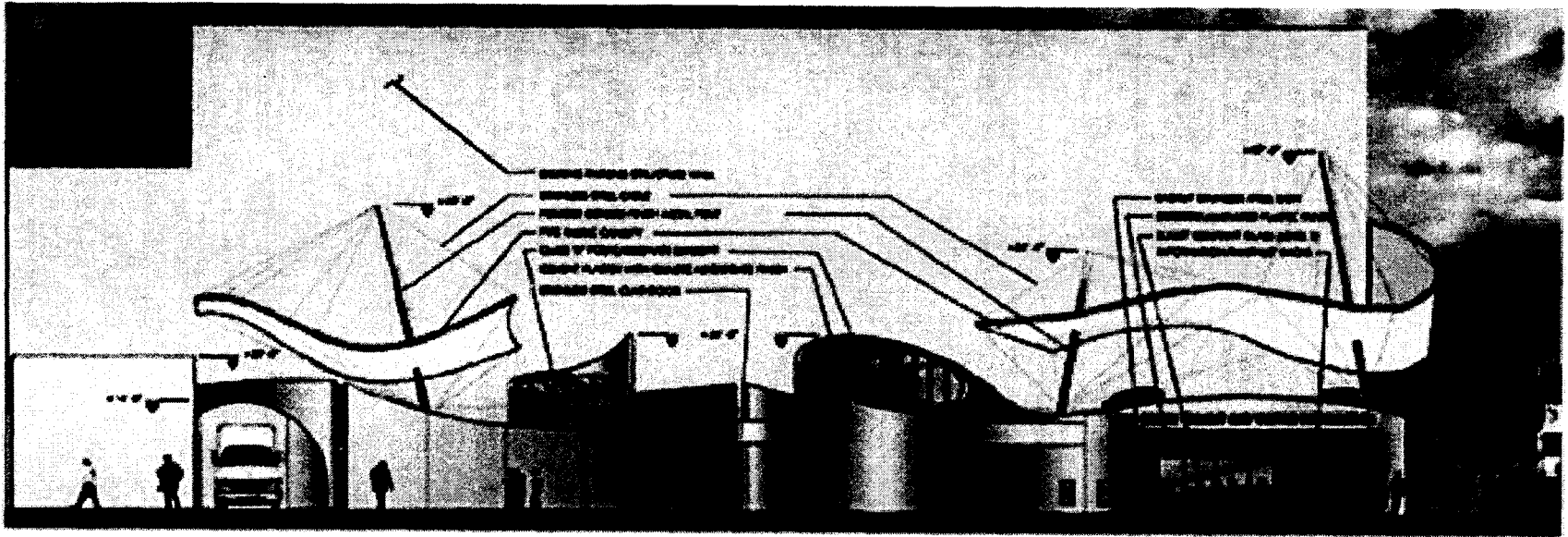


 SHOWS PORTION TO BE VACATED



SCALE: 1" = 30'

EXHIBIT A



NORTH ELEVATION



EXISTING PARKING STRUCTURE

- ROLL UP SECURITY GRILLE
- CONCRETE PAVING
- EPOXY COATED COLORED CONCRETE
- CEMENT FINISH
- STREET FURNITURE (TYPICAL)
- CABINETS
- GLASS BLOCKS
- CARPET TYPE 1
- CARPET TYPE 2
- CERAMIC TILE
- SAFE
- EPOXY COATED COLORED CONCRETE
- CEMENT FINISH
- WIRE MESH
- SECURITY GRILLE
- EPOXY COATED CONCRETE
- ROLL UP SECURITY GRILLE
- CERAMIC TILE
- LAMINATED PLASTIC COUNTER TOP
- BULLET RESISTANT GLASS
- STAINLESS STEEL TRANSACTION COUNTER
- PORTABLE KIOSK

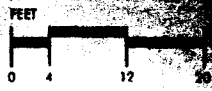
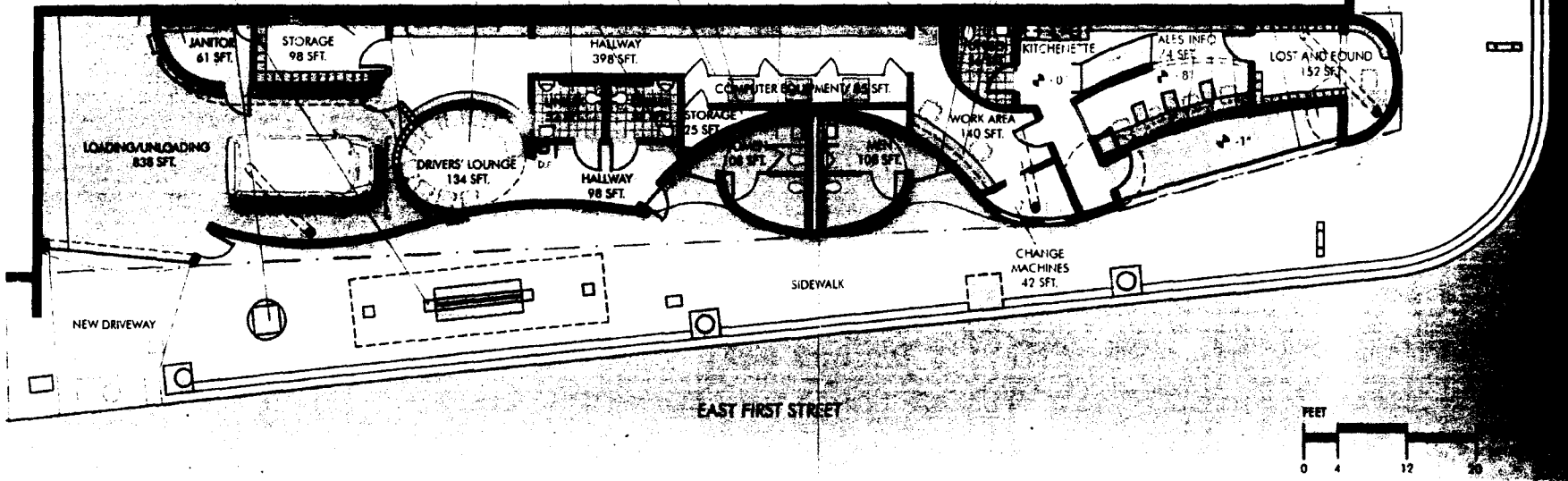
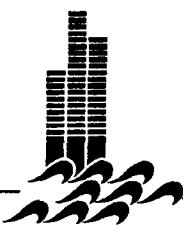


EXHIBIT B

FLOOR PLAN



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

October 5, 2006

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Finding of Conformity with the *General Plan* for the transfer of real property to Long Beach Transit

LOCATION: 130 East First Street

APPLICANT: Craig Beck
Long Beach Redevelopment Agency

RECOMMENDATION

Find the proposed transfer of real property, 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 transfer of real property to Long Beach Transit is herein submitted for such review.

The Long Beach Transit is proposes to develop a new Transit/Visitor Information Center at the southeast corner of Pine Avenue and First Street. This development will require the transfer of Long Beach Redevelopment-owned property to the Long Beach Transit, as shown on Exhibit A. The proposed development, as shown on Exhibit B, has been review by the Site Plan Review committee on July 18, 2006.

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 elements: Land Use, Open Space, Transportation, Noise, Scenic Routes, Conservation, Local Coastal Program, Housing, Air Quality, Public Safety, and Seismic Safety. Each

EXHIBIT C**Page 1 of 2**

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. 7) and the downtown Activity Center of the Land Use Element. LUD No. 7 encourages mixed use development to "vitalize a site and give more importance in the urban structure of the City." The proposed development and related transfer of real property are consistent with this land use designation. The proposed project will add a signature architectural structure to the downtown that provides tourists and commuters with timely information.

ENVIRONMENTAL REVIEW

In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), Negative Declaration 156-06 is before you today for your certification.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION

Find the proposed dedication and vacation of public right-of-way, 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: Parcel to be transferred
2. Exhibit B: Proposed site plan

EXHIBIT C

Page 2 of 2

CONDITIONS OF APPROVAL
Vacation of Portions of Pine Avenue and First Street
Long Beach Transit – Transit Center development

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. A fully ADA compliant sidewalk will be retained with the development of a Transit Center at the southeast corner of Pine Avenue and First Street.
2. Complete off-site improvement plans shall be submitted for Public Works review and approval before construction of the new facility begins.
3. No public utilities are known to exist in the area to be vacated, and therefore the reservation of a utility easement is not a condition of approval. If any facilities are claimed to lie within this area by any of the various public utility agencies, an easement shall be reserved.
4. 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.

EXHIBIT D

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

1 RESOLUTION NO.
2

3 A RESOLUTION OF INTENTION TO VACATE
4 PORTIONS OF PINE AVENUE AND FIRST STREET AT THE
5 SOUTHEAST CORNER OF THAT INTERSECTION, IN THE
6 CITY OF LONG BEACH, COUNTY OF LOS ANGELES,
7 STATE OF CALIFORNIA, PURSUANT TO THE PUBLIC
8 STREET, HIGHWAYS AND SERVICE EASEMENTS LAW
9 (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 portions of Pine Avenue and
19 First Street at the southeast corner of that intersection in the City of Long Beach, County
20 of Los Angeles, State of California, described more particularly as follows:

21 Parcel 1: Being a portion of lots 2 and 4 in block 111 of the
22 Townsite of Long Beach, in the City of Long Beach, County of
23 Los Angeles, State of California, as per map recorded in book
24 19, pages 91 through 96, inclusive of miscellaneous records,
25 in the office of the county recorder of said county, described as
26 follows:

27 Commencing at the southwest corner of said lot 4; thence
28 north 0°00'00" east 9.90 feet along the west line of said lot to
the true point of beginning; thence continuing along said west
line, north 0°00'00" east 4.44 feet; thence leaving said west
line north 74°42'42" east 34.92 feet; thence north 87°18'57"
east 116.44 feet to a point on the east line of said lot 2; said
point being distant north 0°00'00" east 4.00 feet from the
northeast corner of said lot 4; thence along said east line,
south 0°00'00" west 4.00 feet to the northeast corner of said lot

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

1 4; thence leaving said east line and along the northwesterly
2 line of that certain parcel of land conveyed to Redevelopment
3 Agency of the City of Long Beach per document recorded
4 March 13, 1996 as instrument No. 96-404575, of official
5 records of said county; thence along said northwesterly line,
6 south 84°15'06" west 150.76 feet to west line of said lot 2 and
7 the true point of beginning.

8 Parcel 2: A portion of Pine Avenue, 80 feet in width, as shown
9 on the map of the Townsite of Long Beach, in the City of Long
10 Beach, County of Los Angeles, State of California, as per map
11 recorded in book 19, pages 91 through 96, inclusive of
12 miscellaneous records, in the office of the county recorder of
13 said county, described as follows:

14 Commencing at the southwest corner of lot 4 in block 111 of
15 said Townsite of Long Beach; thence north 00°00" east 9.90
16 feet along the west line of said lot to the true point of
17 beginning; thence continuing along said west line, north
18 0°00'00" east 4.44 feet; thence leaving said west line south
19 74°42'42" west 5.08 feet to a line that is parallel and distant
20 4.90 feet west from the west line of said lot 4; thence along
21 said parallel line, south 0°00'00" west 3.10 feet to a line that is
22 parallel and distant 9.90 feet north from the south line of said
23 lot 4; thence along said parallel line north 90°00'00" east 4.90
24 feet to the true point of beginning.

25 Sec. 2. All of the foregoing real property is shown on the map or plan thereof,
26 attached hereto as Exhibit "A", and on file in the office of the City Clerk, which map or plan
27 is known and referred to as City of Long Beach Department of Public Works Vacation
28 Sketch No. 851V, said sketch showing portions of Pine Avenue and First Street at the
southeast corner to be vacated by the City of Long Beach.

Sec. 3. The City Council hereby fixes the _____ day of _____,
2007 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 be
posted conspicuously along the street to be vacated at least two (2) weeks before the date
set for hearing and in the manner provided by Section 8323 of the State Streets and
Highways Code.

Sec. 5. This resolution shall take effect immediately upon its adoption by the

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

1 City Council, and the City Clerk shall certify the vote adopting this resolution.

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

5 Ayes: Councilmembers: _____

6 _____

7 _____

8 _____

9 Noes: Councilmembers: _____

10 _____

11 Absent: Councilmembers: _____

12 _____

13 _____

14
15
16 City Clerk

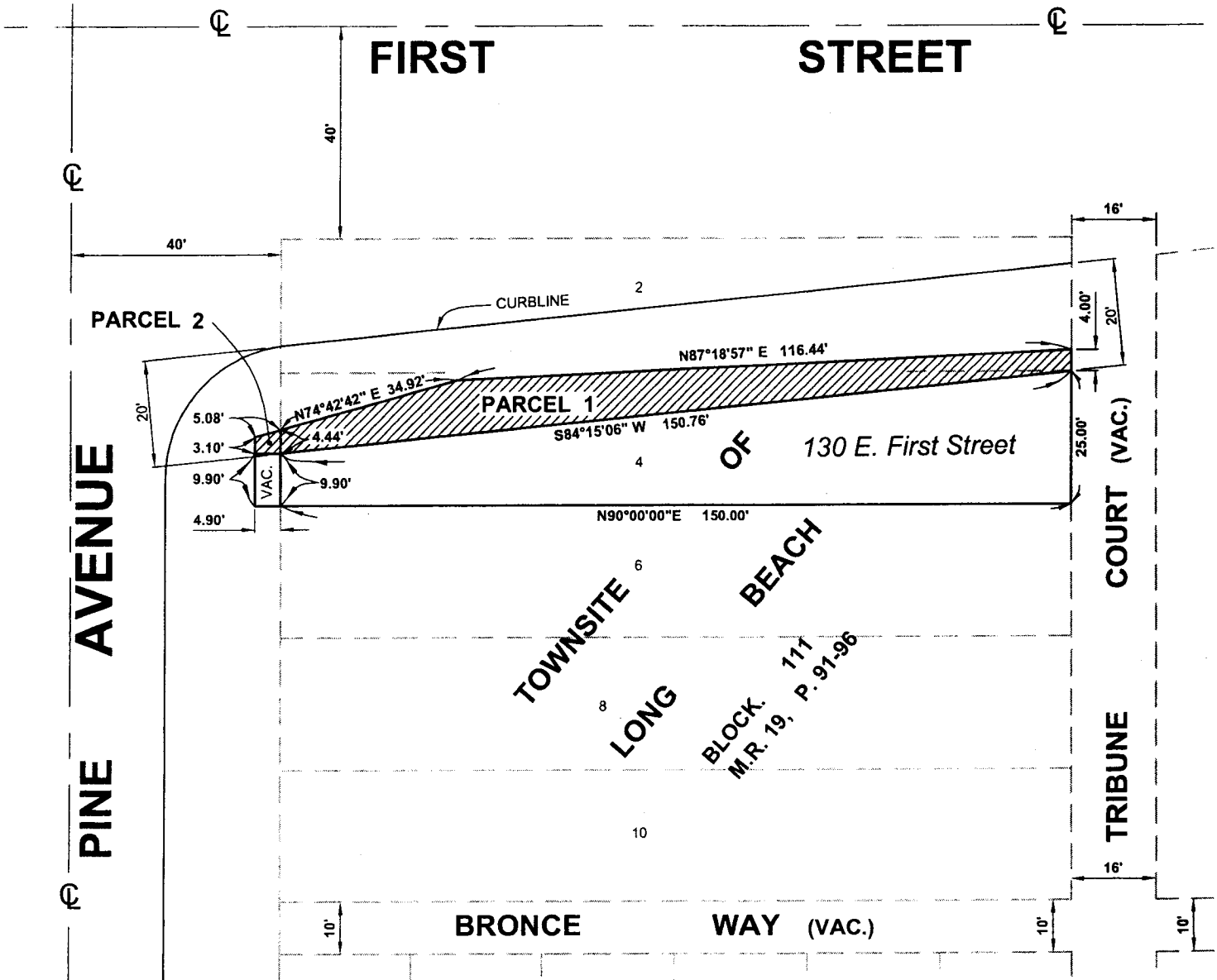
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