



CITY OF LONG BEACH

C-17

DEPARTMENT OF PUBLIC WORKS

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

August 5, 2008

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Request the City Attorney or designee to accept an easement deed for alley widening and an irrevocable offer to dedicate right-of-way for the future widening of Atlantic Avenue related to development at 575 E. Vernon Street. (District 6)

DISCUSSION

It is the goal of the Department of Public Works to widen streets and alleys to the standards established in the City's General Plan. When significant new development is proposed, the public rights-of-way adjacent to the site are reviewed for sufficiency to accommodate the new development. For the construction of a 66-unit senior apartment residential complex at 575 E. Vernon Street, the dedication of additional alley width as well as a future street widening for Atlantic Avenue is recommended. In particular, the dedications are as follows:

It is recommended that the existing 10-foot wide alley be widened on the south side by 5 feet, to a total width of 15 feet. The standard alley width of 20 feet will be achieved when property on the north side of the alley is improved and an additional public alley dedication of 5 feet is recorded.

The ultimate width of Atlantic Avenue is 100 feet, per the City of Long Beach General Plan. As the current half width is 40 feet, an irrevocable offer to dedicate 10 additional feet for future widening to 50 feet wide west of centerline is recommended. The ultimate width will be achieved at such future date when the City adopts plans and specifications for the widening and improvement of Atlantic Avenue. A map showing the dedications is attached as Exhibit A.

The developer of the subject property agreed to development conditions that include the above-described dedications. This project is currently under construction, and the alley improvements are being completed as a part of the project. In conformance with the California Environmental Quality Act, Negative Declaration No. ND-32-04 was certified for this project.

This matter was reviewed by Deputy City Attorney Amy R. Burton on March 4, 2008, and Budget Management Officer Victoria Bell on May 23, 2008.

**DIRECTOR'S OFFICE
BUDGET & PERSONNEL**
333 W. Ocean Blvd., 9th Floor
Long Beach, CA 90802
Ph. (562) 570-6383
Fax (562) 570-6012

ENGINEERING
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

PUBLIC SERVICE
1601 San Francisco Avenue
Long Beach, CA 90813
Ph. (562) 570-2782
Fax (562) 570-2729

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TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

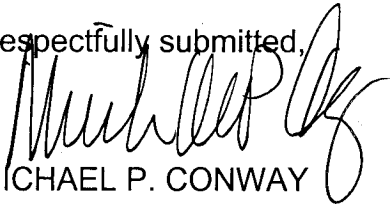
FISCAL IMPACT

A document processing fee of \$490 was paid by the developer and deposited in the General Fund (GP 100) in the Department of Public Works (PW).

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,




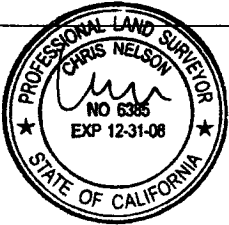
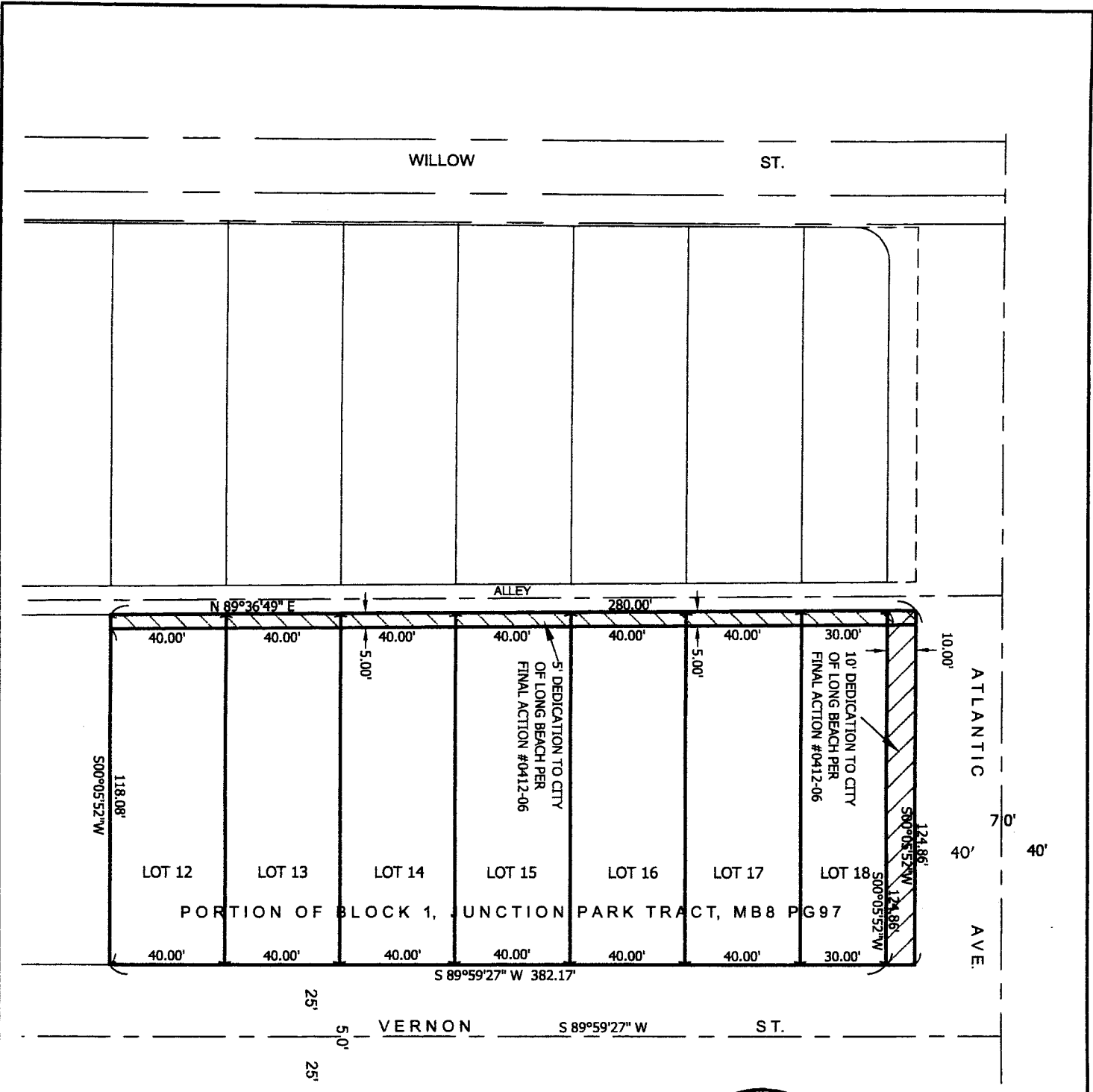
MICHAEL P. CONWAY
DIRECTOR OF PUBLIC WORKS

P:\ROW Ded 575 E Vernon
GM:SC:db

Exhibit A

APPROVED:


for PATRICK H. WEST
CITY MANAGER



Chris Nelson
 & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 31368 VIA COLINAS SUITE 104 WESTLAKE VILLAGE, CA 91362
 Voice: 818.991.1040 Fax: 818.991.0614
 CHRIS NELSON P.L.S. 6385 EXP 12-31-08

SCALE: HORIZ. 1" = 50'
 VERT. -
 DRAWN BY: DRAFTSMAN
 CHECKED BY:

SHEET No. 1 OF 1
 DRAWING NUMBER 06-1541