



CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

R-22

April 21, 2009

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

1. Authorize the City Manager to execute any and all documents necessary for reciprocal Grant of Easements and a Right of Entry Agreement with the Long Beach Unified School District. (District 6)
2. Authorize the City Manager to accept the conveyance of Redevelopment Agency-owned property located at 1790 Atlantic Avenue as part of the public sidewalk and street improvement project. (District 6)

DISCUSSION

On March 21, 2008, the City of Long Beach Redevelopment Agency (RDA) acquired the property located on the corner of Pacific Coast Highway (PCH) and Atlantic Avenue, more commonly known as 1790 Atlantic Avenue. This property is immediately adjacent to Polytechnic (Poly) High School and the former site of a gasoline service station (see attached Exhibit A). The purpose of the acquisition was to remove blight and to provide the City of Long Beach (City) with the opportunity to design, install, and construct street, utility, and other improvements that will alleviate impeded northbound traffic flow at this congested intersection. The RDA has removed all former improvements and has prepared the site for future development of a small park, as well as for the public street expansion and sidewalk improvement project.

Concurrently, the City has had discussions with the Long Beach Unified School District (LBUSD) regarding plans for the installation of a right-hand turn pocket (northbound from Atlantic Avenue onto PCH) to address the growing issues with traffic congestion. The planned right-hand turn pocket will require an approximate 10-foot wide cut along the entire westerly side of the Poly High School parking lot, beginning at Esther Street and continuing northward to PCH.

To facilitate the proposed project, the LBUSD shall grant the City a permanent exclusive easement for sidewalk and street purposes over an approximate 10-foot wide section along the entire length of the westerly side of the parking lot. In turn, the City shall compensate the LBUSD for its loss of parking area by granting a permanent exclusive easement over the southerly portion of 1790 Atlantic to extend the Poly High School parking lot northward. However, prior to the granting of this easement, it is necessary that the RDA property be formally conveyed to the City. The RDA anticipates taking action on the conveyance at its Board Meeting scheduled for May 4, 2009 and

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authorization for the City to accept the conveyance is required beforehand. In addition to the above reciprocal easements, a proposed Right of Entry agreement shall be necessary to allow the City access to the LBUSD property for construction of the improvements.

This letter was reviewed by Deputy City Attorney Richard F. Anthony on April 1, 2009 and Budget and Performance Management Bureau Manager David Wodynski on April 2, 2009.

SUSTAINABILITY

When the construction project is completed, the creation of the right-hand turn lane shall alleviate the traffic congestion at the intersection, thereby reducing car emissions and improving the air quality for residents of the nearby communities. In addition, the proposed landscaping includes sculpted landforms of native drought tolerant plants that are low maintenance.

TIMING CONSIDERATIONS

City Council action is requested on April 21, 2009 in order to complete the real estate transaction in anticipation of the construction project and to allow for its completion by September 1, 2009.

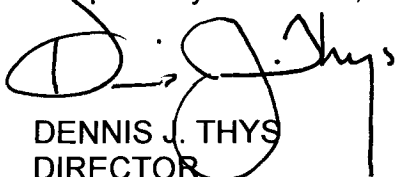
FISCAL IMPACT

There is no cost related to the recommended action and no impact to the General Fund.

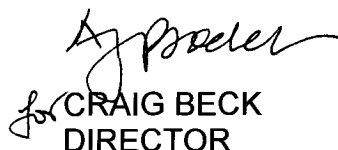
SUGGESTED ACTION

Approve recommendation.

Respectfully submitted,



DENNIS J. THYS
DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT



for CRAIG BECK
DIRECTOR
DEPARTMENT OF DEVELOPMENT
SERVICES

OJT:MB
04-21-09 1790 Atlantic v5.doc

Attachment: Exhibit A - Poly Gateway & New Right Turn Lane

APPROVED:



PATRICK H. WEST
CITY MANAGER

Site Map

Poly Gateway & New Right Turn Lane

