



## CITY OF LONG BEACH

### DEPARTMENT OF PUBLIC WORKS

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.

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BUREAU**  
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MAINTENANCE**  
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TRANSPORTATION**  
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HONORABLE MAYOR AND CITY COUNCIL

January 22, 2008

Page 2

- 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  
PCLYROW Vac Shoreline Gateway Res of Int

Attachments

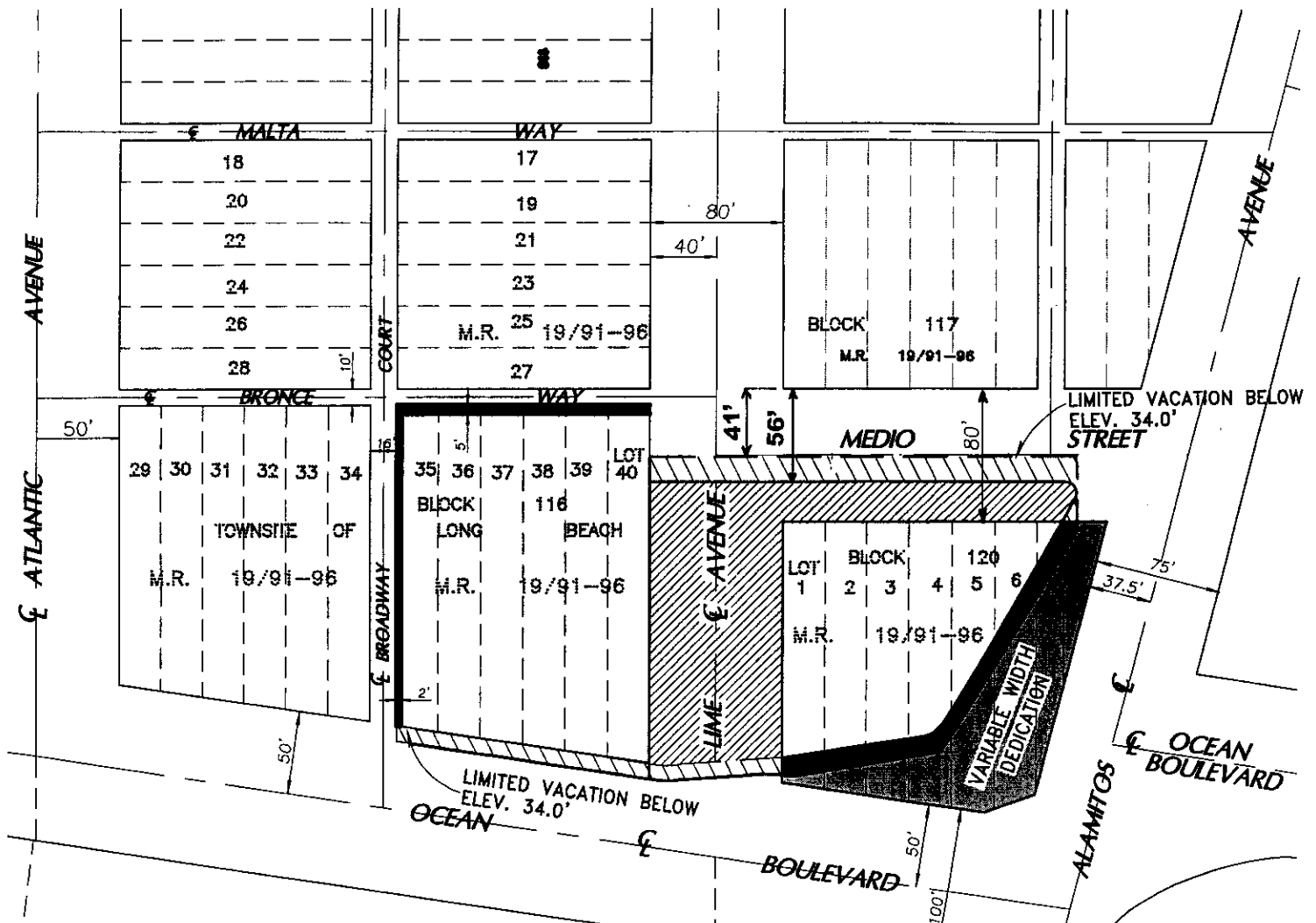
APPROVED:

  
for PATRICK H. 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

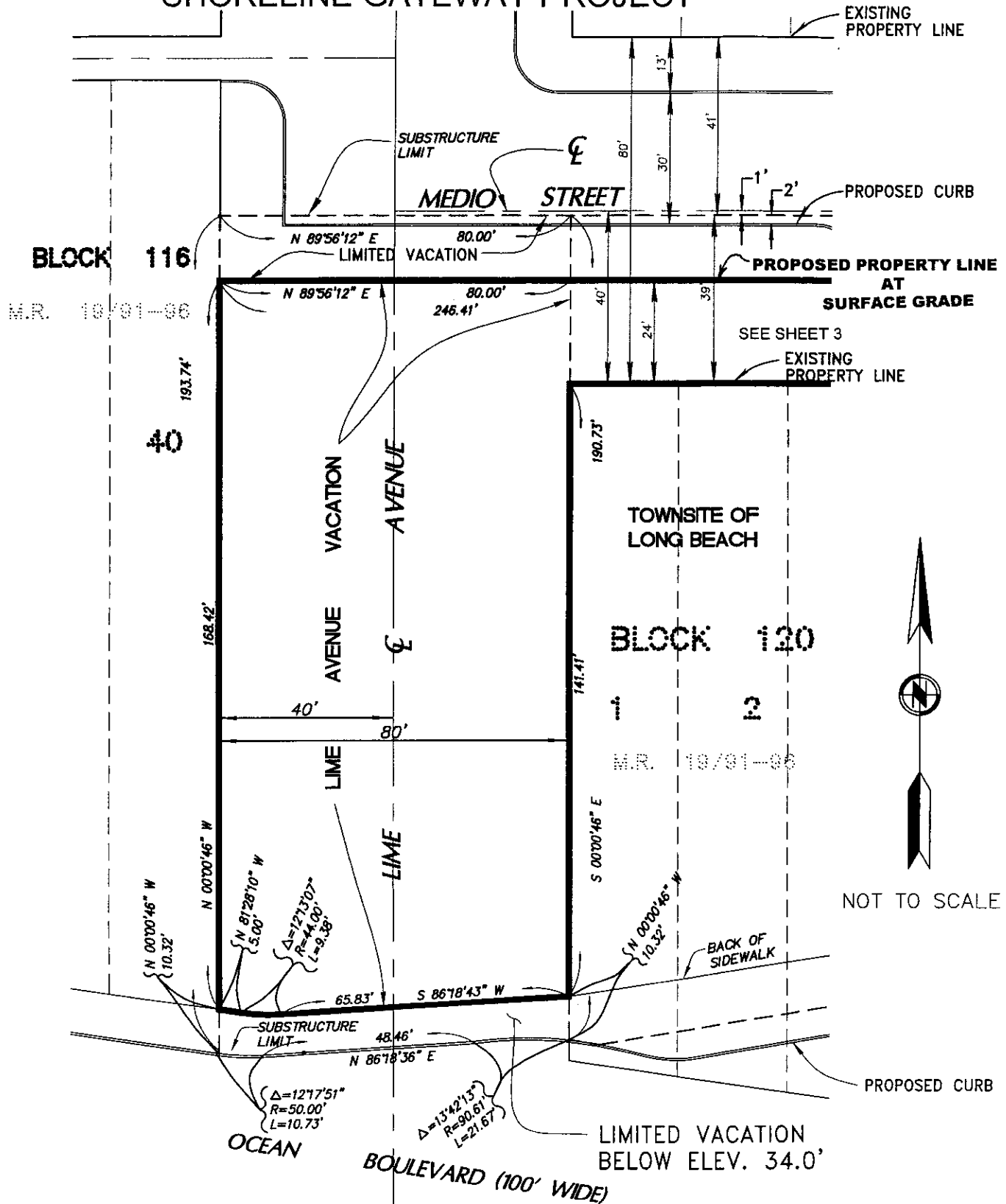
**EXHIBIT A**  
**PAGE 1 OF 10**

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

# CITY OF LONG BEACH, CALIFORNIA

SHEET 2 OF 10

## SHORELINE GATEWAY PROJECT



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 LOS ANGELES, CA 90017  
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**EXHIBIT A**  
**PAGE 2 OF 10**

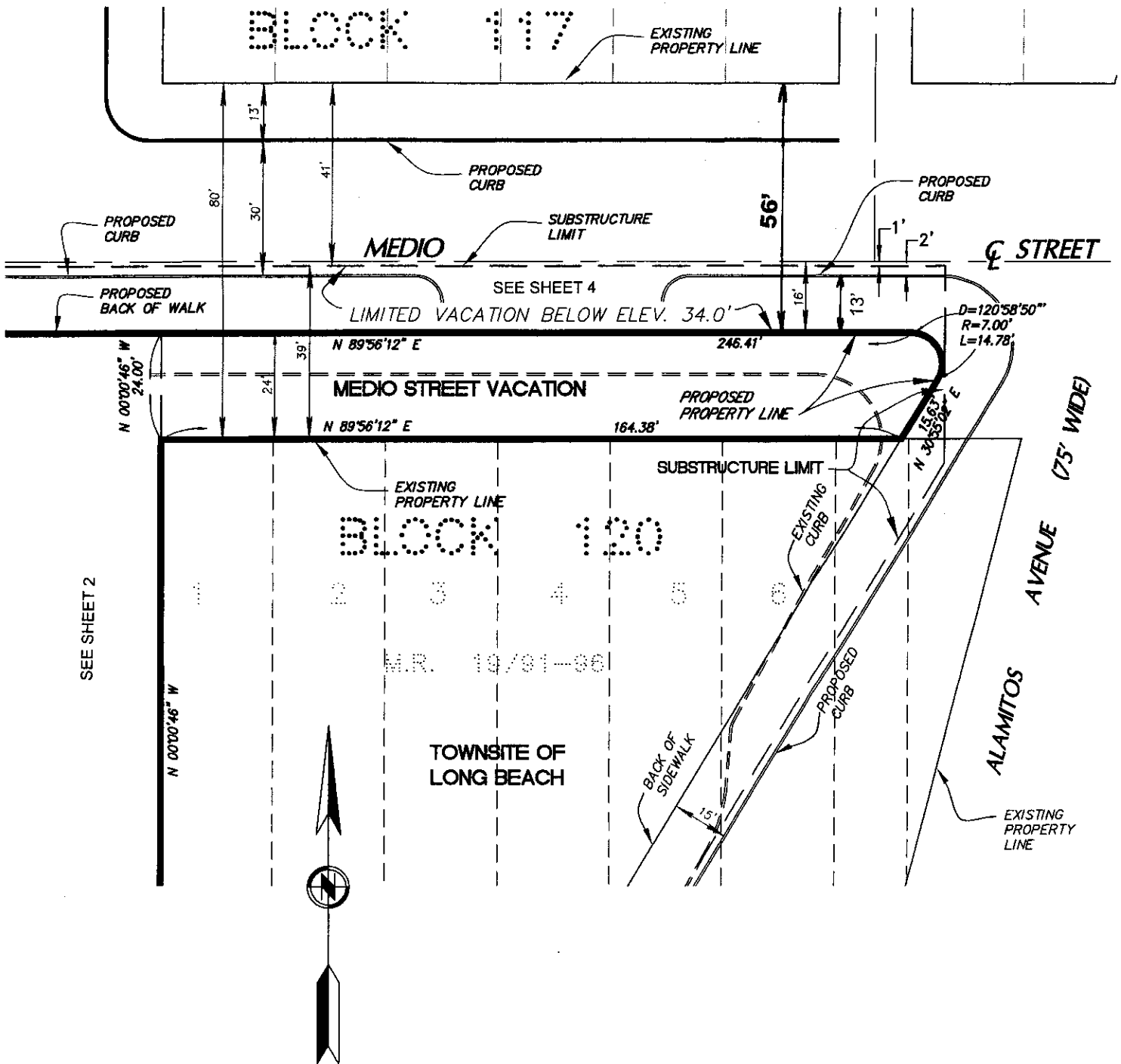
**LIME AVENUE VACATION**  
**BLOCK 116 & 120, TOWNSITE OF LONG BEACH**  
**LONG BEACH, CA**

CIVIL ENGINEERING  
 SURVEYING+MAPPING  
 LAND DEVELOPMENT

# CITY OF LONG BEACH, CALIFORNIA

## SHORELINE GATEWAY PROJECT

SHEET 3 OF 10



NOT TO SCALE



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 LOS ANGELES, CA 90017  
 213 624 2661 TEL  
 213 614 1883 FAX

CIVIL ENGINEERING  
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 LAND DEVELOPMENT

**EXHIBIT A**  
**PAGE 3 OF 10**

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

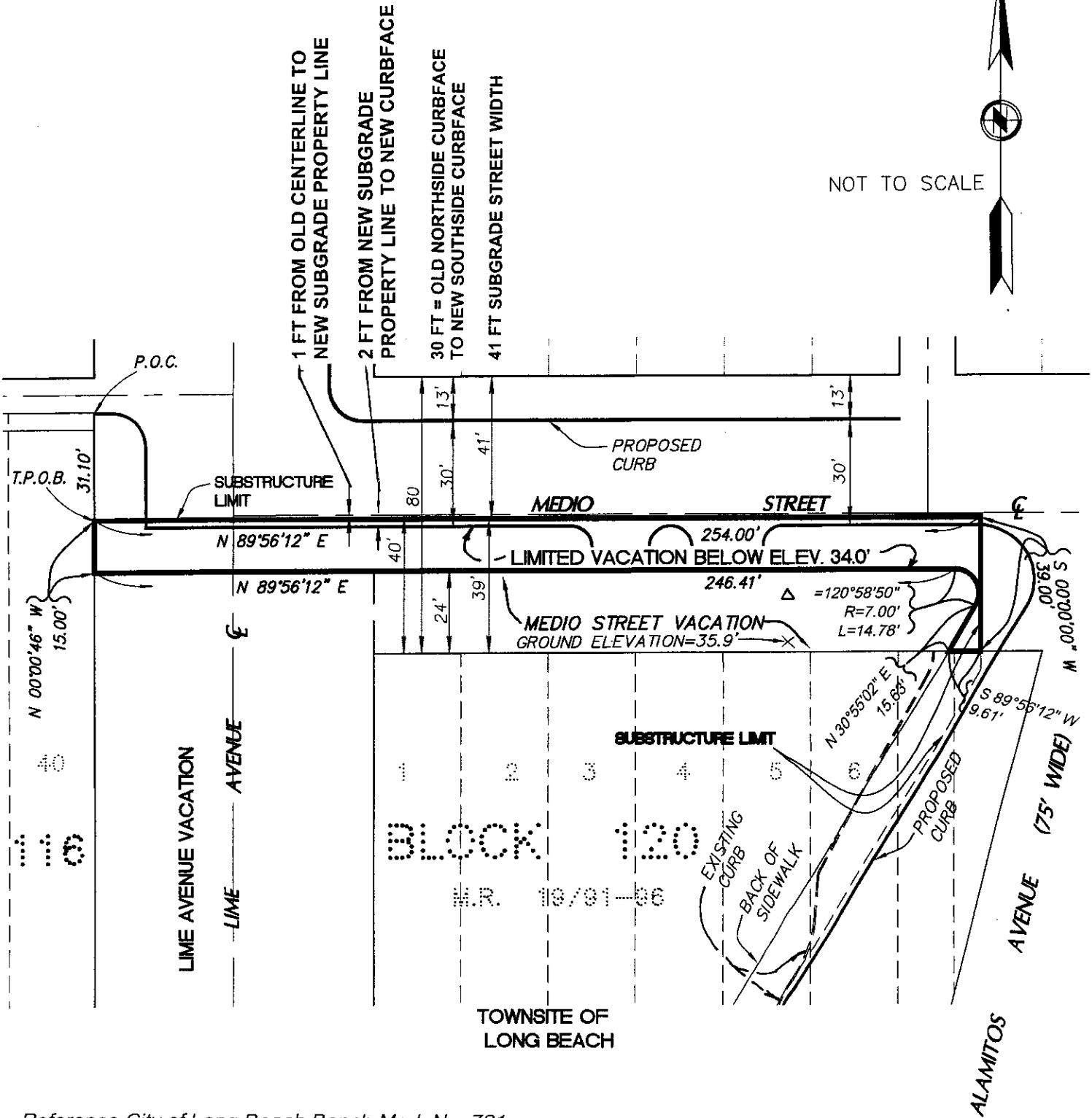
# CITY OF LONG BEACH, CALIFORNIA

## 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).



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

CIVIL ENGINEERING  
SURVEYING + MAPPING  
LAND DEVELOPMENT

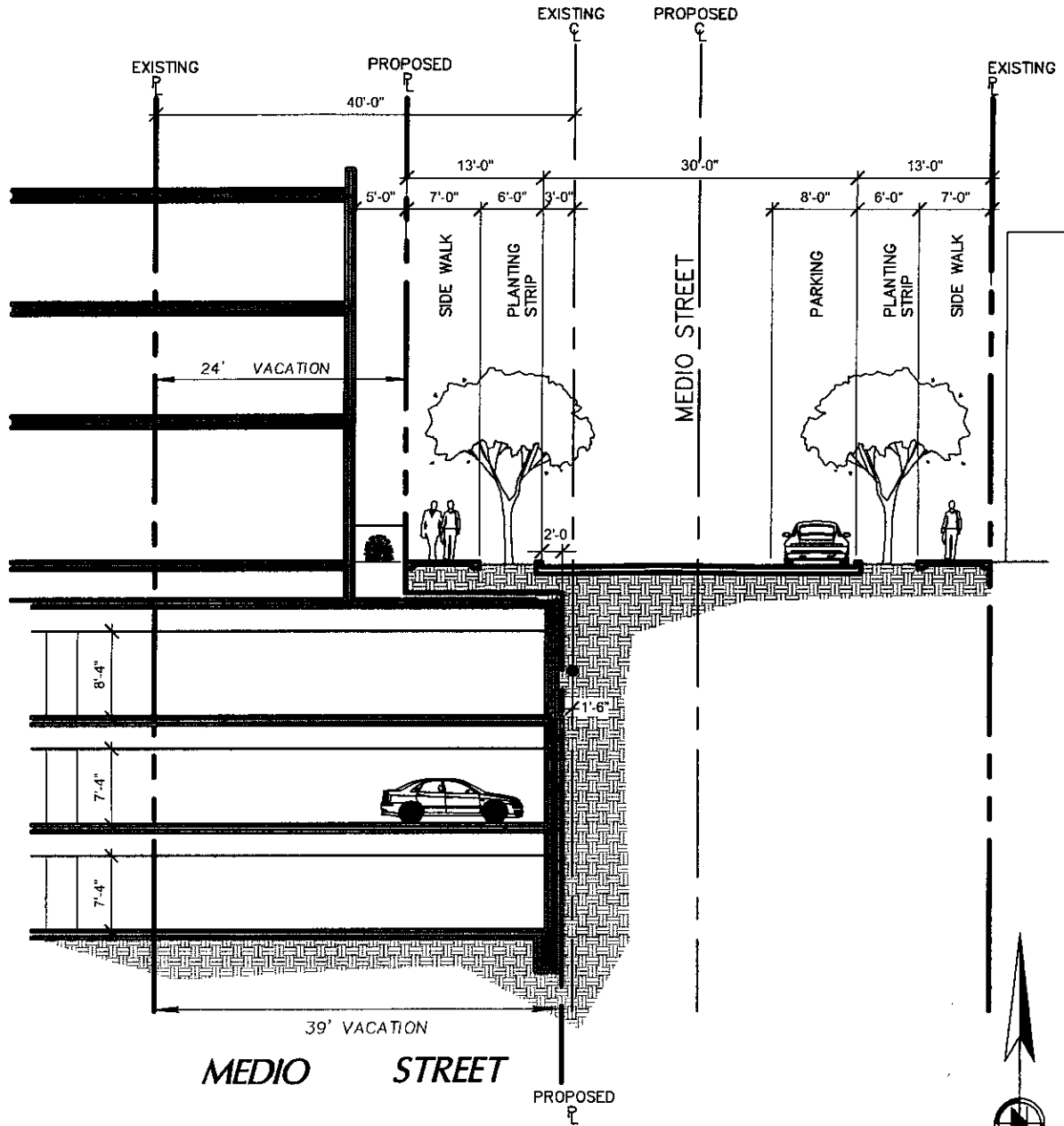
**EXHIBIT A**  
**PAGE 4 OF 10**

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



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 LAND DEVELOPMENT

**EXHIBIT A**  
**PAGE 5 OF 10**

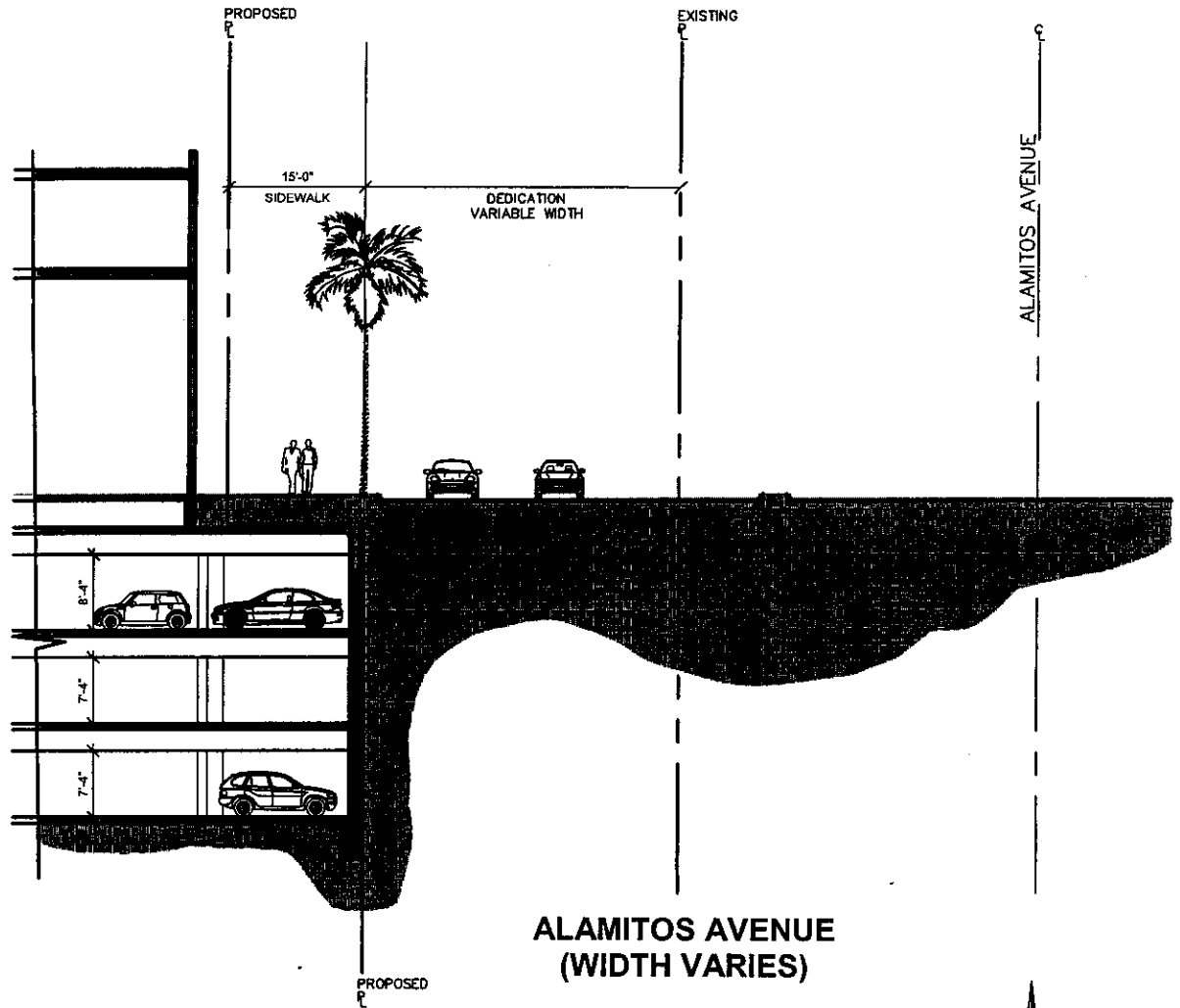
**MEDIO STREET VACATION**  
**SECTION 'A' @ MEDIO STREET (PHASE I)**  
**BLOCK 120, TOWNSITE OF LONG BEACH**  
**LONG BEACH, CA**



# CITY OF LONG BEACH, CALIFORNIA

## SHORELINE GATEWAY PROJECT

SHEET 6 OF 10



NOT TO SCALE



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 LOS ANGELES, CA 90017  
 213 824 2861 TEL  
 213 814 1863 FAX

CIVIL ENGINEERING  
 SURVEYING+MAPPING  
 LAND DEVELOPMENT

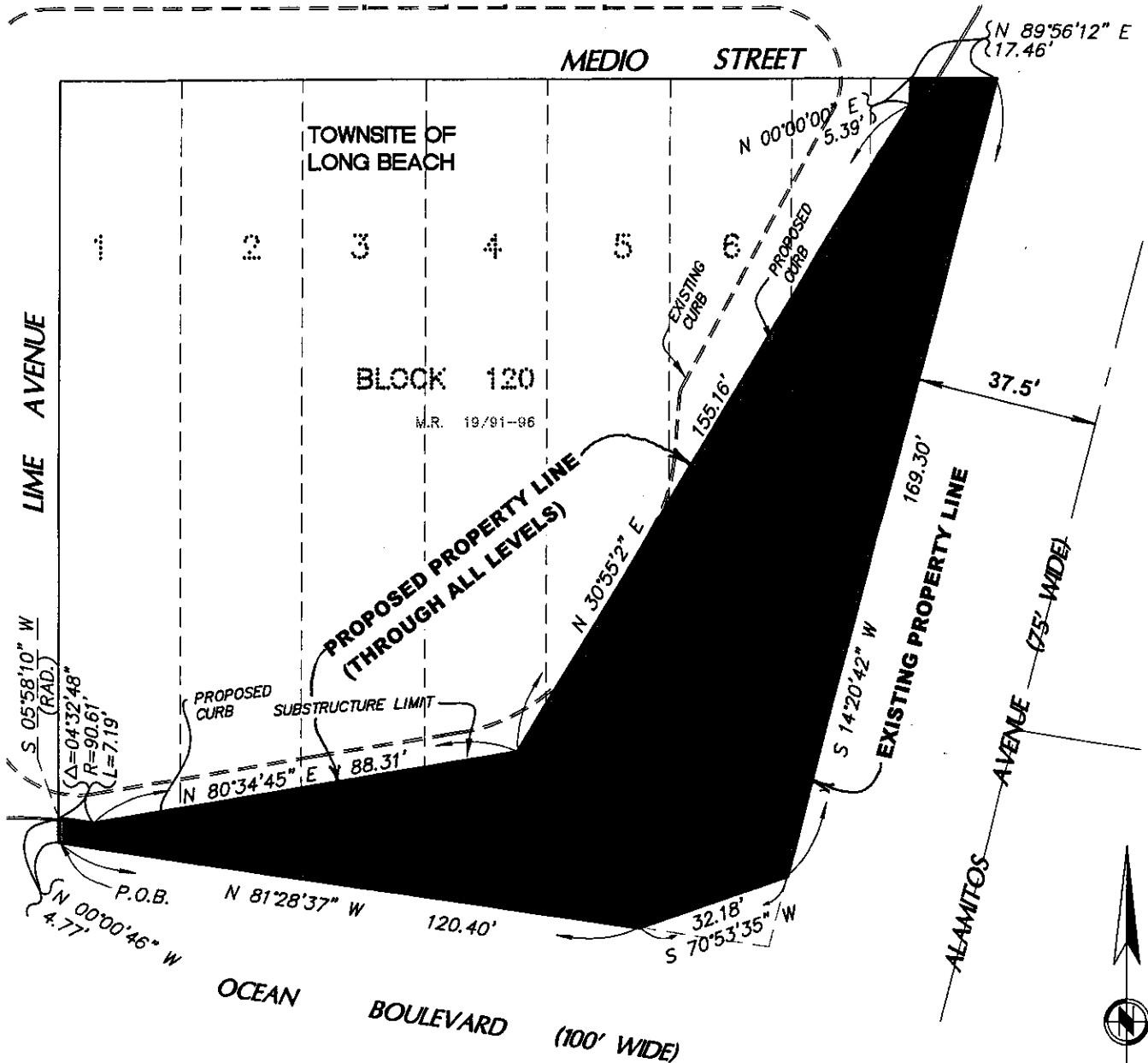
**EXHIBIT A**  
**PAGE 6 OF 10**

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



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LOS ANGELES, CA 90017  
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CIVIL ENGINEERING  
SURVEYING+MAPPING  
LAND DEVELOPMENT

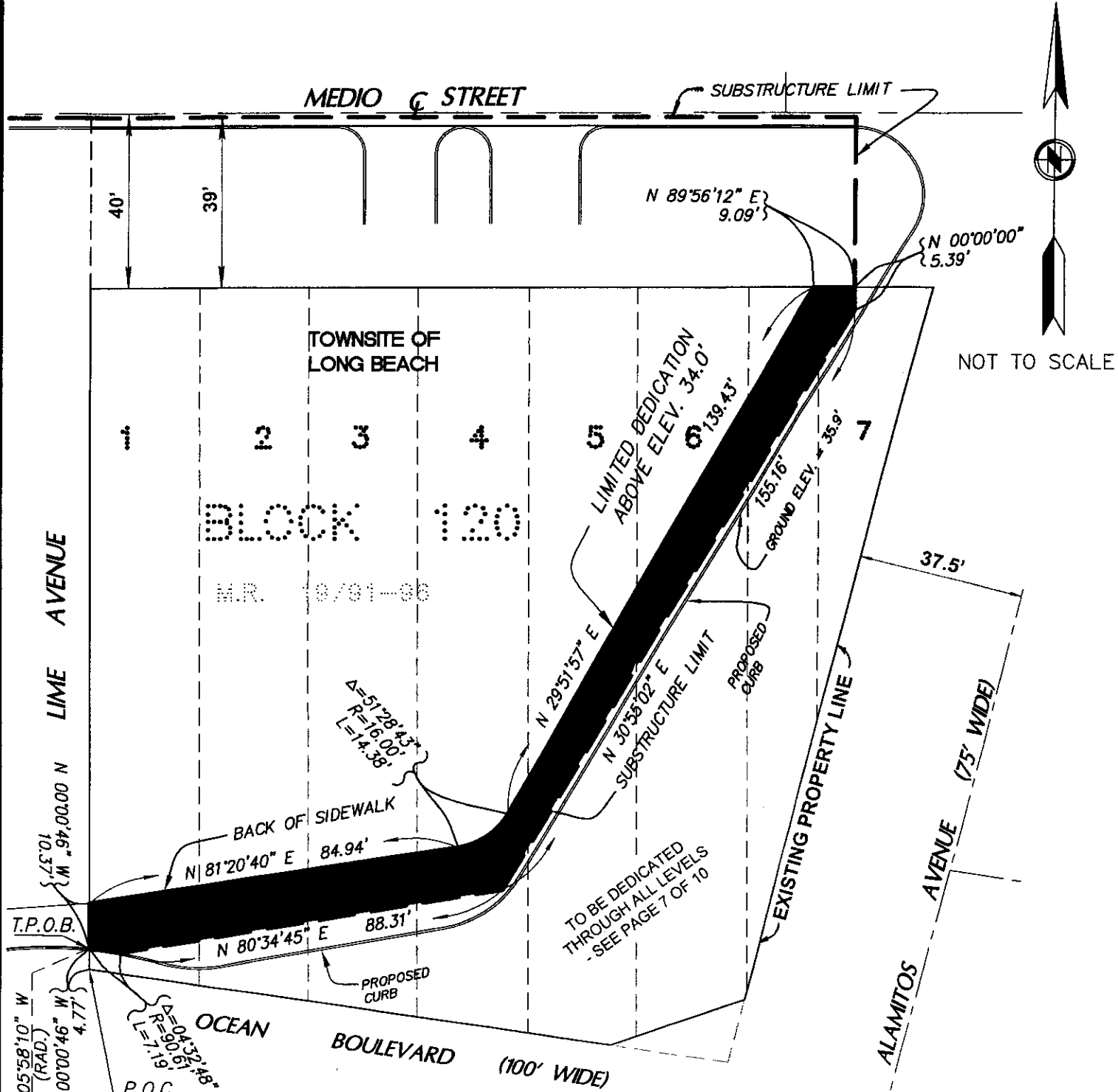
**EXHIBIT A**  
**PAGE 7 OF 10**

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

# CITY OF LONG BEACH, CALIFORNIA

## SHORELINE GATEWAY PROJECT

SHEET 8 OF 10



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

LIMITED DEDICATION ABOVE ELEV. OF 34.0'  
 SUBSTRUCTURE BELOW



707 WILSHIRE BOULEVARD, 40TH FLOOR  
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CIVIL ENGINEERING  
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 LAND DEVELOPMENT

**EXHIBIT A**  
**PAGE 8 OF 10**

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

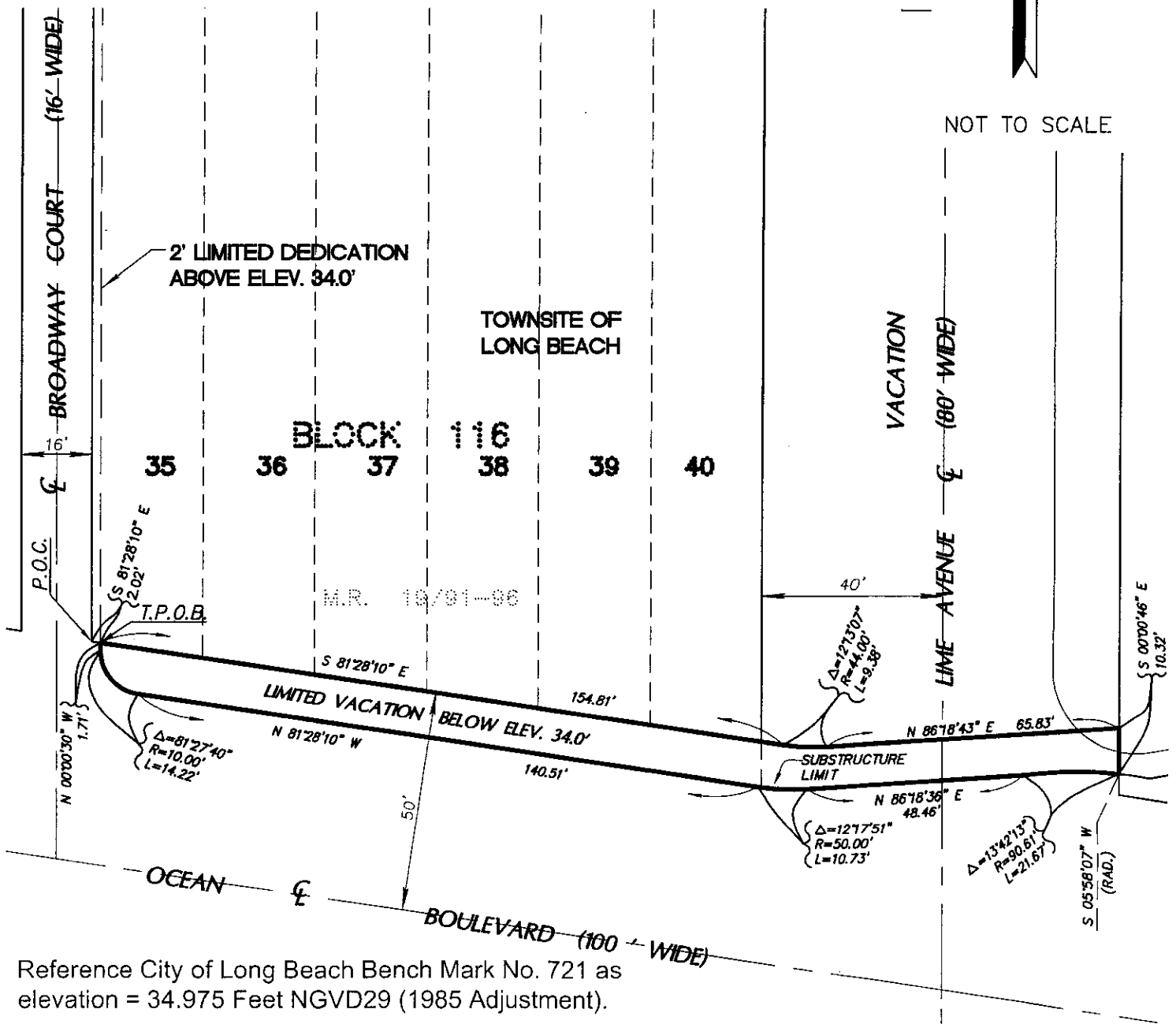
# CITY OF LONG BEACH, CALIFORNIA

## 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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 213 614 1863 FAX

CIVIL ENGINEERING  
 SURVEYING+MAPPING  
 LAND DEVELOPMENT

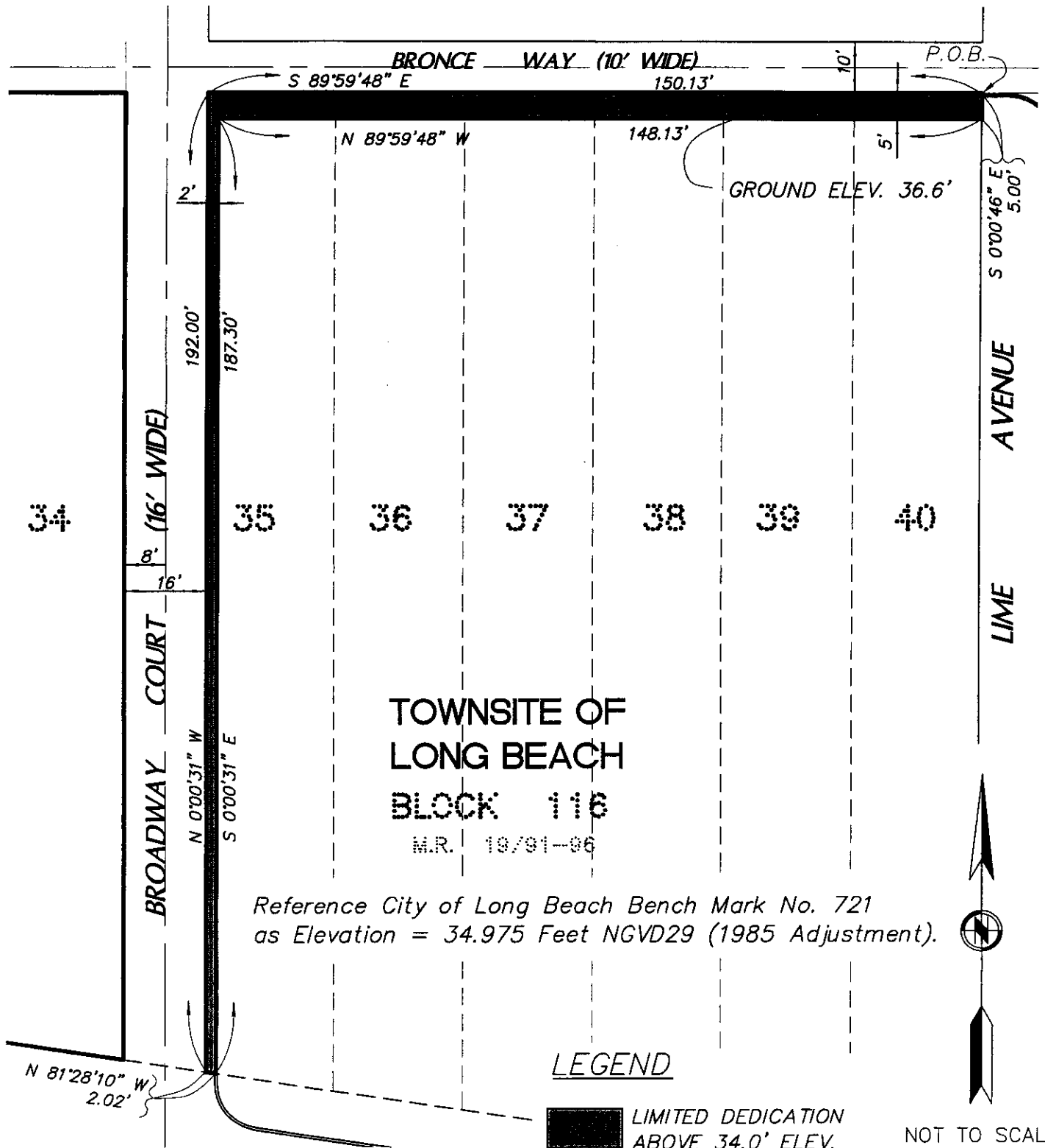
**EXHIBIT A**  
**PAGE 9 OF 10**

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



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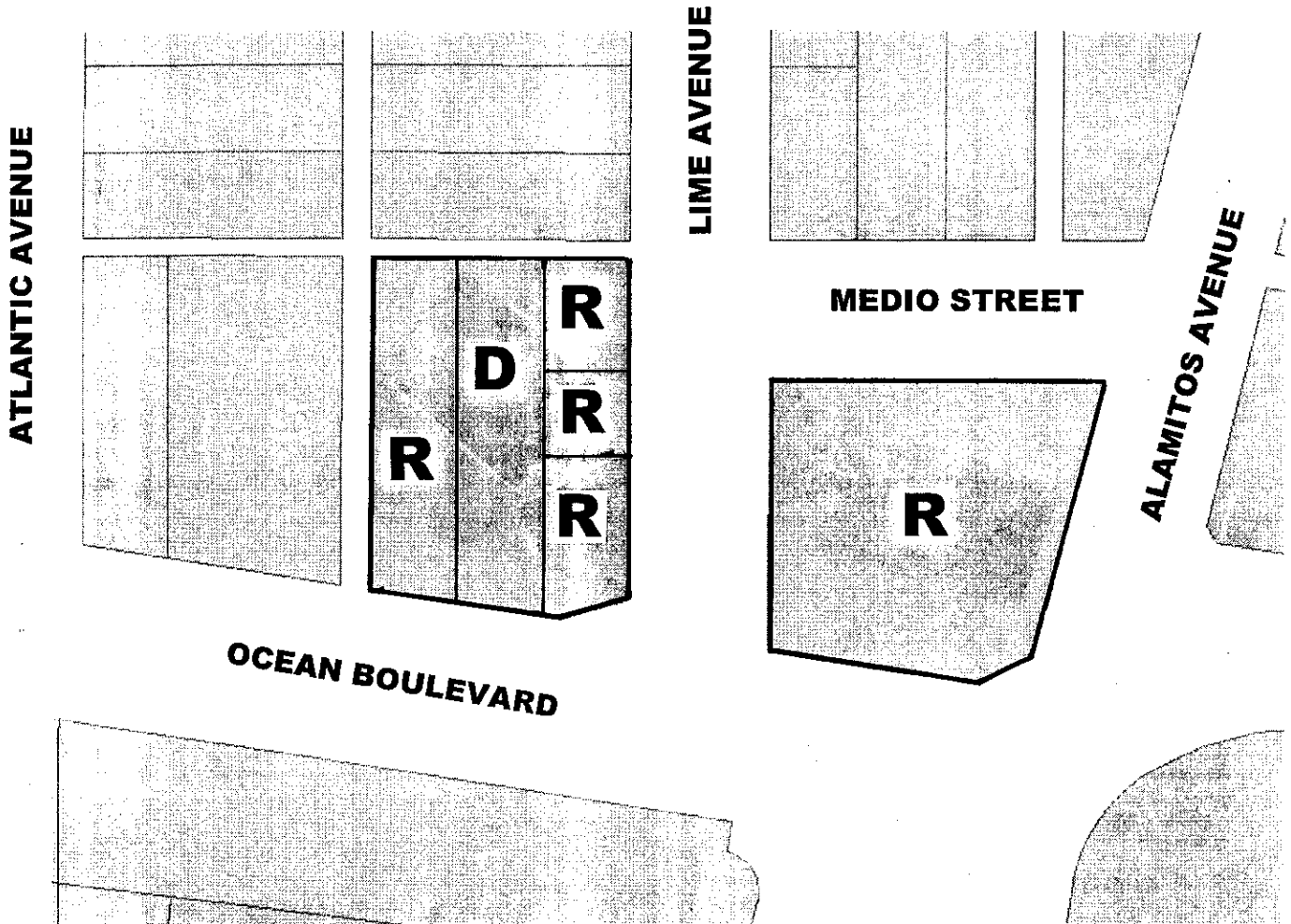
**EXHIBIT A**  
**PAGE 10 OF 10**

CIVIL ENGINEERING  
 SURVEYING+MAPPING  
 LAND DEVELOPMENT

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



**Exhibit B**



**LEGEND**

- R** OWNED BY THE LONG BEACH REDEVELOPMENT AGENCY
- D** DEVELOPER-OWNED

**OWNERSHIP OF DEVELOPMENT PARCELS  
EXHIBIT C**



# CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 W. Ocean Boulevard

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

October 18, 2007

CHAIRMAN AND PLANNING COMMISSIONERS  
City of Long Beach  
California

**SUBJECT:** Request for approval of a Site Plan Review, a Finding of General Plan Conformity for a proposed alley vacation, an Administrative Use Permit for shared guest/retail parking and a Vesting Tentative Tract Map to construct Phase I of a two phase mixed use development. Phase I includes a 35-story building with 221 residential units and 6,367 square feet of retail space, and a 494 space parking garage. (Council District 2)

**LOCATION:** 777 E. Ocean Boulevard

**APPLICANT:** Shoreline Gateway, LLC  
c/o James Anderson  
6701 Center Drive West, Suite 710  
Los Angeles, CA 90045

## RECOMMENDATION

1. Review and consider Environmental Impact Report (18-05) and Supplemental Environmental Impact Report (26-07); and
2. Approve the Site Plan Review, General Plan Conformity Finding, Administrative Use Permit and Vesting Tentative Tract Map No. 69885, subject to conditions.

## REASON FOR RECOMMENDATION

1. The proposed project is attractively designed and conforms to the development standards of the Downtown Long Beach Planned Development District (PD-30)
2. The proposed project will add quality dwelling units to the housing stock in Downtown Long Beach.
3. Supplemental Environmental Impact Report No. 26-07 was reviewed for by the Redevelopment Agency for certification on October 15, 2007.
4. The design of the project has been approved subject to conditions by the Redevelopment Agency Board, which is acting as the lead agency in reviewing the project as outlined in the Memorandum of Understanding between the Community Development Department and the Department of Planning and Building and in

Exhibit D

— Page 1 of 8 —



accordance with the guidelines contained in the Redevelopment Agency Design Review.

- The proposed vacation of Lime Avenue between Medio Street and Ocean Boulevard and a portion of Medio Street between Alamitos Avenue and Lime Avenue, as depicted in Exhibit A, is in conformance with the adopted goals and policies of the City's General Plan.

**BACKGROUND**

Following is a history of the milestones of the proposed project:

- May 2005 - The Redevelopment Agency entered into an Exclusive Negotiating Agreement (ENA) with Anderson Pacific, LLC for development of the Shoreline Gateway Project.
- July 2006 – The Redevelopment Agency certified EIR 18-05 for the originally designed 3-building, 358-unit project.
- Early 2007 – The scope of the project was changed due to market considerations and site assembly issues.
- May 2007 – The revised project was presented at a study session to the Redevelopment Agency Board.
- July 2007 – The revised project was presented to the Planning Commission as an information item.
- July 2007 – The revised project and Supplemental EIR was presented to the public at a scoping meeting.
- October 15, 2007 – The Supplemental EIR was reviewed for certification by the Redevelopment Agency Board.

In addition, the project has been presented to various community groups and committees for review and comment.

Following is a summary of the zoning, general plan and land uses surrounding the subject property:

	<b>ZONING</b>	<b>GENERAL PLAN</b>	<b>LAND USE</b>
Project Site	PD-30	LUD#7 (Mixed Uses)	Vacant/parking
North	PD-30	LUD#7 (Mixed Uses)	Multi-family residential
South	PD-6/PD-5	LUD#7 (Mixed Uses)/LUD#6 High Rise Residential	Multi-family residential
East	CT	LUD#7 (Mixed Uses)	Gas station
West	PD 30	LUD#7 (Mixed Uses)	Commercial/Multi-family residential

**PROJECT DESCRIPTION**

The proposed project is a two-phase master plan that includes the area that is bounded by Medio Street and Bronce Way on the north, Ocean Boulevard on the south, Alamitos

Avenue on the east and Broadway Court on the west (see attached vicinity map). The subject site totals 35,011 square feet in area.

The applicant is requesting approval of Phase I entitlements to allow the construction of a total of 221 residential condominium units, 6,367 square feet of retail space and a 494 space parking garage. Phase 2 includes a total of 144 residential condominium units and 7,500 square feet of retail space. Entitlements for Phase 2 including, but not limited to, Site Plan Review and a Tentative Tract Map shall be presented to the Planning Commission at a future date for approval.

Following is an analysis of the code requirements for the PD-30 Downtown Core subarea and Phase I of the proposed project:

Code Standard	PD-30, Downtown Core subarea	Proposed Project
Height	Unlimited	35 stories, 417 feet
Parking	517 required	494 provided (*)
Setbacks-		
Medio St.	10'	5'-0" (*)
Ocean Blvd.	10'	29'-10"
Alamitos Blvd.	10'	18'-0"
Broadway Ct.	0'	150'+
Density	275 d.u./acre	No maximum
Open Space	150 sq. ft./unit	150+ sq. ft./unit

(\*) Exceptions discussed below

The applicant is requesting approval of an Administrative Use Permit to allow shared retail/residential guest parking. This issue is discussed further in the Parking and Circulation section below.

The proposed project meets all of the required setbacks with the exception of the Medio Street frontage. PD-30 permits setback requirements to be waived through Site Plan Review. In the Downtown area, the setback has historically been waived if ground floor activation is desirable and provided. The Medio Street elevation is activated with ground floor retail and will improve the project relationship to the street and surrounding areas. Therefore, staff recommends that the Planning Commission waive the requirement.

The project's proposed unit mix is as follows:

Unit Type	Rooms	Size	Unit Count
Town home	2 bd.	1,989 sq. ft.	4 units
Flat	Studio	660 sq. ft.	11 units
Flat	1 bd. + den	900 sq. ft.	40 units
Flat	2 bd.	1,050 sq. ft.	46 units
Flat	2 bd. + den	1,300 sq. ft.	97 units
Flat	3 bd.	2,000 sq. ft.	17 units
Penthouse	2 bd.	1,757 sq. ft.- 2,670 sq. ft.	6 units
<b>Total</b>			<b>221 units</b>

Resident amenities that include a pool with large deck area, a conference room and a library are located on the roof of the tower. In addition, bicycle parking for the residents is provided at the street level.

Retail uses are integrated on the ground floor level along Medio Street, Alamitos Avenue and Ocean Boulevard as well as along the west elevation that serve to activate the street frontages. The anticipated commercial uses include an art gallery, restaurant, and other area serving businesses.

The proposal also includes vacating Lime Avenue between Medio Street and Ocean Boulevard and a portion of the south side of Medio Street between Alamitos Avenue and Lime Avenue. Pursuant to California Government Code Section 65402, no street, parcel or alley may be vacated until such action has been submitted to, and reported upon by, the Planning Commission as to its conformity with the adopted General Plan. The vacation of Lime Avenue adjacent to the project is necessary to create a contiguous parcel for the development. The Traffic Division has reviewed the proposed vacation and has determined that linking Lime Avenue to Ocean Boulevard is not necessary for traffic purposes. The area within the proposed vacation will be utilized by a portion of the residential tower, the retail courtyard and a passenger drop-off zone. In addition, the proposed vacation of a portion of Medio Street will not interfere with traffic circulation. A sidewalk and planting will be installed within the proposed vacation area.

A finding of conformity 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 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.

**PARKING AND CIRCULATION**

Following is the analysis of the parking requirement for the proposed project:

Use	Unit Count/Area	Parking Requirement
Studio	11 (@1.5/unit)	16.5
2 bedroom+	210 (@2.0/unit)	420
Guest	221 (@ 0.25/unit)	55.25
Retail	6,367 sq. ft. (@ 4/1000 sq.ft.)	25.5
Total Req'd		<b>518</b>
<b>Provided</b>		<b>494</b>

The parking for the project is provided on site in a 3-level, subterranean parking garage. A majority of the parking (332 spaces) is provided in tandem. These spaces will provide parking for 166 units. The tandem spaces are proposed for the residential uses only and will not be utilized for retail or residential guest parking. Of the remaining 55 units, 35 of the units will have 2 parking spaces and 20 units will be provided with 1 space. The remaining 72 spaces will be provided for joint use retail and residential guest parking.

An Administrative Use Permit may be requested for joint use parking when two or more uses share a parking facility and the hours of their parking demand do not overlap. The applicant is proposing shared parking for the residential guest and retail parking. The applicant retained Carl Walker, Inc. to conduct a parking study to identify the overall parking need of the project as well as the functionality of the proposed joint use parking.

The study took into consideration the retail peak vs. residential guest peak, adjacency to mass transit, type of retail (non-destination), and other related factors. The study concluded that for Phase I of the project, the peak parking need would be 468 spaces. The proposed project provides 494 parking spaces that exceed the need identified in the study by 26 parking spaces.

In addition to the parking provided, the applicant is proposing to provide up to 25 auto-lifts within the parking area as an option to purchasers that could effectively add 25 spaces to the project. The applicant is limiting the number of optional lifts to 25 due to the additional clearance required within the parking structure and the additional engineering necessary.

Vehicle access to the Phase I of the project is provided off Medio Street. This ingress/egress will serve both the residential units and the retail space. In addition, a dedicated drop-off area has been provided at the north side of the project Lime Avenue and Medio Street.

A portion of the three subterranean parking levels extends into the Phase 2 area to the west. A condition has been added to address the aesthetics of the Ocean Boulevard grade over the parking structure area that requires the applicant to install a drought tolerant demonstration garden that is designed in coordination with the City's Water Department (see Condition No. 24).

### **DESIGN**

The architecture is contemporary in design and utilizes glass, stone veneer, metal panel cladding and concrete as the primary materials. The design introduces sailing iconography with the tower incorporating a curved sail form facing the water on axis to Shoreline Drive. In addition, strong vertical elements are incorporated to accentuate the iconic nature of the structure to help serve as an anchor as part of the eastern gateway along with the International Tower and the Villa Riviera to the downtown Long Beach core. The project is designed to be complete "in the round" with no front or rear elevation. It is also designed to minimize view blockage and shadows.

Although the project is not required to comply with any LEED (Leadership in Energy and Environmental Design) certification standards, the project will be providing sustainable design elements by utilizing Energy Star appliances, low-e glazing on the exterior, green roof/native landscaping, bicycle parking and change rooms, and opportunities for participation in recycling programs.

The Redevelopment Agency, through its Design Review Subcommittee, is acting as the lead agency in reviewing design of the project. This role is pursuant to the Memorandum of Understanding between the Community Development Department and the Department of Planning and Building (June 2003) and in accordance with the guidelines contained in the Redevelopment Agency Design Review (June 2003). As such, the Agency is responsible for the building architecture through its five-stage design review process. The Planning Commission assumes a supporting role by reviewing and approving the applicant's request for project entitlements. The Agency is reviewing the schematic design of this project (Stage III) as shown on the submitted plans on November 5, 2007.

### **CURRENT ACTION REQUESTED**

In order for the Planning Commission to approve the requested entitlements, the Commission must conclude that the subject request is consistent with the required findings set forth by the Zoning Regulations, as follows:

### **TENTATIVE TRACT MAP FINDINGS**

#### **A. THAT THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS; AND**

The proposed subdivision is consistent with Land Use District No. 7 (Mixed Use District) as well as the City's subdivision ordinance. The conditions imposed on the

*(Pages with tentative tract map findings,  
site plan review findings, and  
administrative review findings omitted)*

## **GENERAL PLAN CONFORMITY 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 vacation and dedications are consistent with this land use designation. The Proposed project will add quality dwelling units to the housing stock in the downtown area and will increase home ownership opportunities.

### **Transportation Element**

A key goal of the Transportation Element is to establish a transportation system, which can provide sufficient mobility for people and goods throughout the city while accommodating reasonable, balanced growth. The proposed vacations and dedications will not degrade circulation in the downtown. Moreover, the subject public rights-of-way are not referenced in the Transportation Element and the proposed vacation does not contradict any policies or objectives in the Transportation Element.

## **PUBLIC HEARING NOTICE**

A total of 1,159 Public Hearing Notices were mailed on October 4, 2007 to all owners and occupants of properties within a 500-foot radius of the project site, the Central Project Area Committee, the East Village Arts District and the elected representative of the 2nd Council District.

## **ENVIRONMENTAL REVIEW**

A Supplemental Environmental Impact Report (SEIR 26-07) was prepared in accordance with the Guidelines for Implementation of the California Environmental Quality Act and was reviewed for certification by the Redevelopment Agency Board on October 15, 2007.

## **REDEVELOPMENT REVIEW**

The project is located in the Downtown Long Beach Redevelopment Project Area. This project is subject to Design Review by the Redevelopment Agency, and the Agency Board will review the Stage III design review for approval on October 15, 2007.


**RECOMMENDATION**

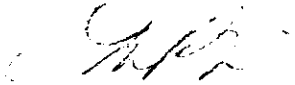
It is recommended that the Planning Commission:

1. Review and consider Supplemental Environmental Impact Report No. 26-07;  
and
2. Approve the Site Plan Review, General Plan Conformity Findings, Administrative Use Permit and Vesting Tentative Tract Map, with conditions.

Respectfully submitted,

SUZANNE M. FRICK  
DIRECTOR OF PLANNING AND BUILDING

By:   
\_\_\_\_\_  
JEFF WINKLEPLECK  
PLANNER

Approved:   
\_\_\_\_\_  
CAROLYNE BIHN  
ZONING OFFICER

CB:jw

Attachments:

1. Conditions of Approval
2. Location Map
3. Map depicting right-of-way vacation
4. Parking Study
5. Plans and Photographs

## CONDITIONS OF APPROVAL

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### SKETCH NO. 982V

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. This vacation is to become effective with the recordation of the resolution vacating, which will be held until the project building permit is issued.
2. An easement shall be reserved for existing utilities, to be quitclaimed after the removal of all public facilities, to the satisfaction of the public utility agencies.
3. All street light standards in the areas vacated are the property of City Light and Power, and must be surrendered to them. The power supply circuits to these street light standards must be modified as necessary to the satisfaction of City Light and Power.
4. All street improvements and traffic control modifications needed to eliminate public access within the areas vacated are the responsibility of the vacation petitioner, and shall be installed in the public right-of-way under a street improvement permit from the Department of Public Works.
5. 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.



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 OF INTENTION TO VACATE  
4 PORTIONS OF OCEAN BOULEVARD, LIME AVENUE AND  
5 MEDIO STREET FOR THE SHORELINE GATEWAY  
6 DEVELOPMENT, IN THE CITY OF LONG BEACH,  
7 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,  
8 PURSUANT TO THE PUBLIC STREET, HIGHWAYS AND  
9 SERVICE EASEMENTS LAW (DIVISION 9, PART 3,  
10 CALIFORNIA STREETS AND HIGHWAYS CODE); FIXING  
11 A TIME AND PLACE FOR HEARING ALL PERSONS  
12 INTERESTED IN OR OBJECTING TO THE PROPOSED  
13 VACATION  
14

15 The City Council of the City of Long Beach resolves as follows:

16 Section 1. The City Council of the City of Long Beach hereby elects to  
17 proceed under Division 9, Part 3, Chapter 3, of the California Streets and Highways  
18 Code, as amended, generally known and referred as the "Public Street, Highways and  
19 Service Easements Law", and hereby declares its intention to vacate portions of Ocean  
20 Boulevard, Lime Avenue and Medio Street in the City of Long Beach, County of Los  
21 Angeles, State of California, described more particularly as follows:

22 Those portions of Lime Avenue (80 feet wide), Medio Street  
23 (80 feet wide), and Ocean Boulevard (100 feet wide), as  
24 shown on the Townsite of Long Beach, in the City of Long  
25 Beach, County of Los Angeles, State of California as per  
26 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:

27 Said portions of Lime Avenue and Medio Street beginning at  
28 the Northwest corner of Lot 1, Block 120, said Townsite of  
Long Beach; thence South 00°00'46" East 141.41 feet along

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the East line of said Lime Avenue; thence South 86°18'43" West 65.83 feet to the beginning of a curve concave Northerly having a radius of 44.00 feet; thence Westerly 9.38 feet along said curve through a central angle of 12°13'07"; thence North 81°28'10" West 5.00 feet to the West line of 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 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

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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 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.

Section 2. All of the foregoing real property is shown on the map or plan thereof, attached hereto as Exhibit "A", and on file in the office of the City Clerk, which map or plan is known and referred to as City of Long Beach Department of Public Works

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

1 Vacation Sketch No. 982V."

2 Section 3. The City Council hereby fixes the \_\_\_\_\_ day of  
3 \_\_\_\_\_, 2008 at the hour of \_\_\_\_\_ p.m., as the time and the City  
4 Council Chamber, Plaza Level of the City Hall, 333 West Ocean Boulevard, in the City of  
5 Long Beach, California, as the place for hearing all persons interested in or objecting to  
6 the proposed vacation.

7 Section 4. The City Council hereby directs that notice of this street  
8 vacation be posted conspicuously along the street to be vacated at least two (2) weeks  
9 before the date set for hearing and in the manner provided by Section 8323 of the State  
10 Streets and Highways Code.

11 Section 5. This resolution shall take effect immediately upon its adoption  
12 by the City Council, and the City Clerk shall certify to the vote adopting this resolution.

13 I hereby certify that the foregoing resolution was adopted by the City  
14 Council of the City of Long Beach at its meeting of \_\_\_\_\_, 20\_\_ by the  
15 following vote:

16  
17 Ayes: Councilmembers: \_\_\_\_\_  
18 \_\_\_\_\_  
19 \_\_\_\_\_  
20 \_\_\_\_\_

21 Noes: Councilmembers: \_\_\_\_\_  
22 \_\_\_\_\_

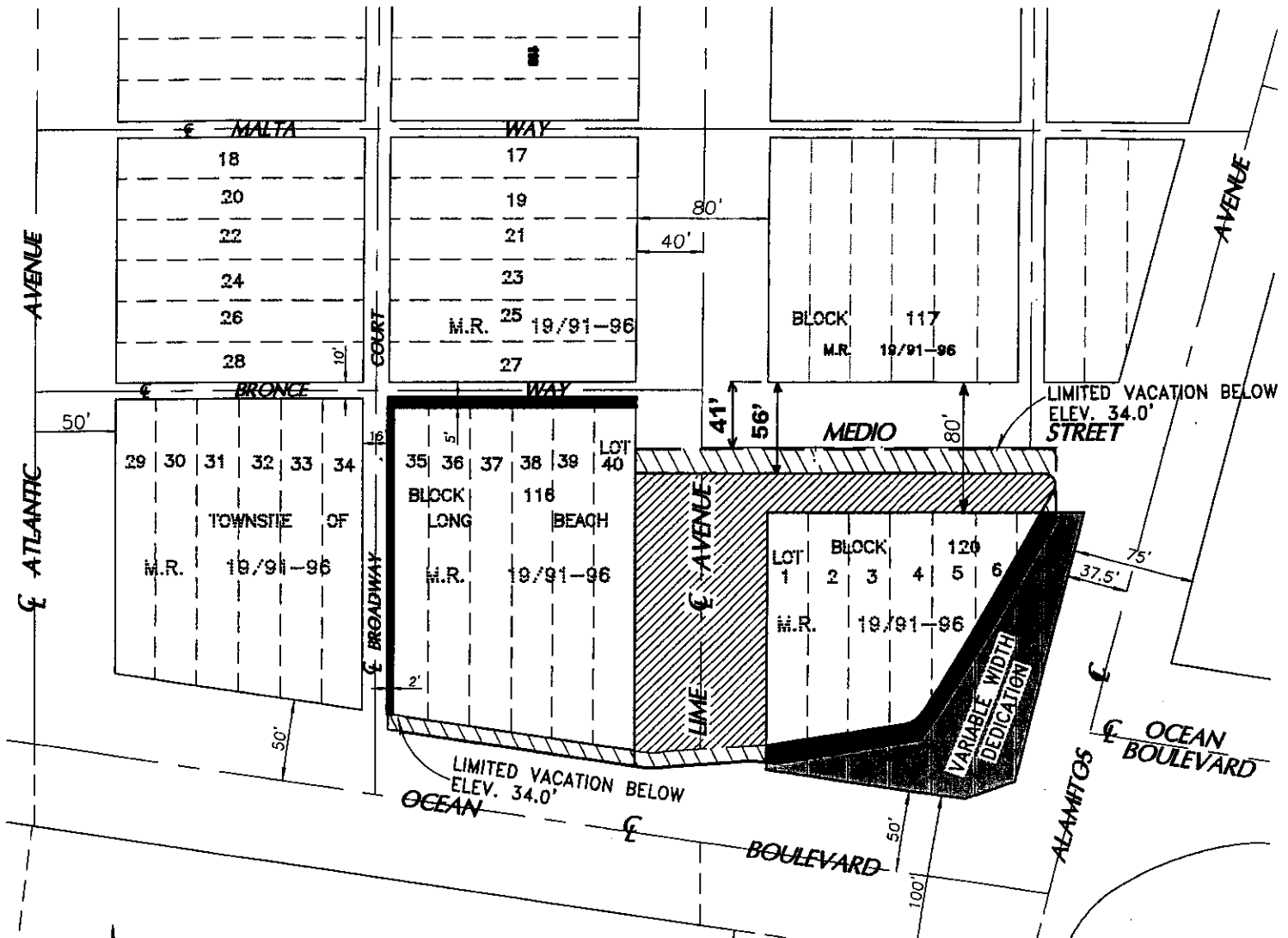
23 Absent: Councilmembers: \_\_\_\_\_  
24 \_\_\_\_\_

25  
26  
27 \_\_\_\_\_  
28 City Clerk

# CITY OF LONG BEACH, CALIFORNIA

## SHORELINE GATEWAY PROJECT

SKETCH 982V  
PAGE 1 OF 5



### 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 5**

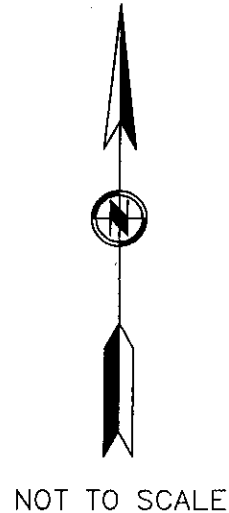
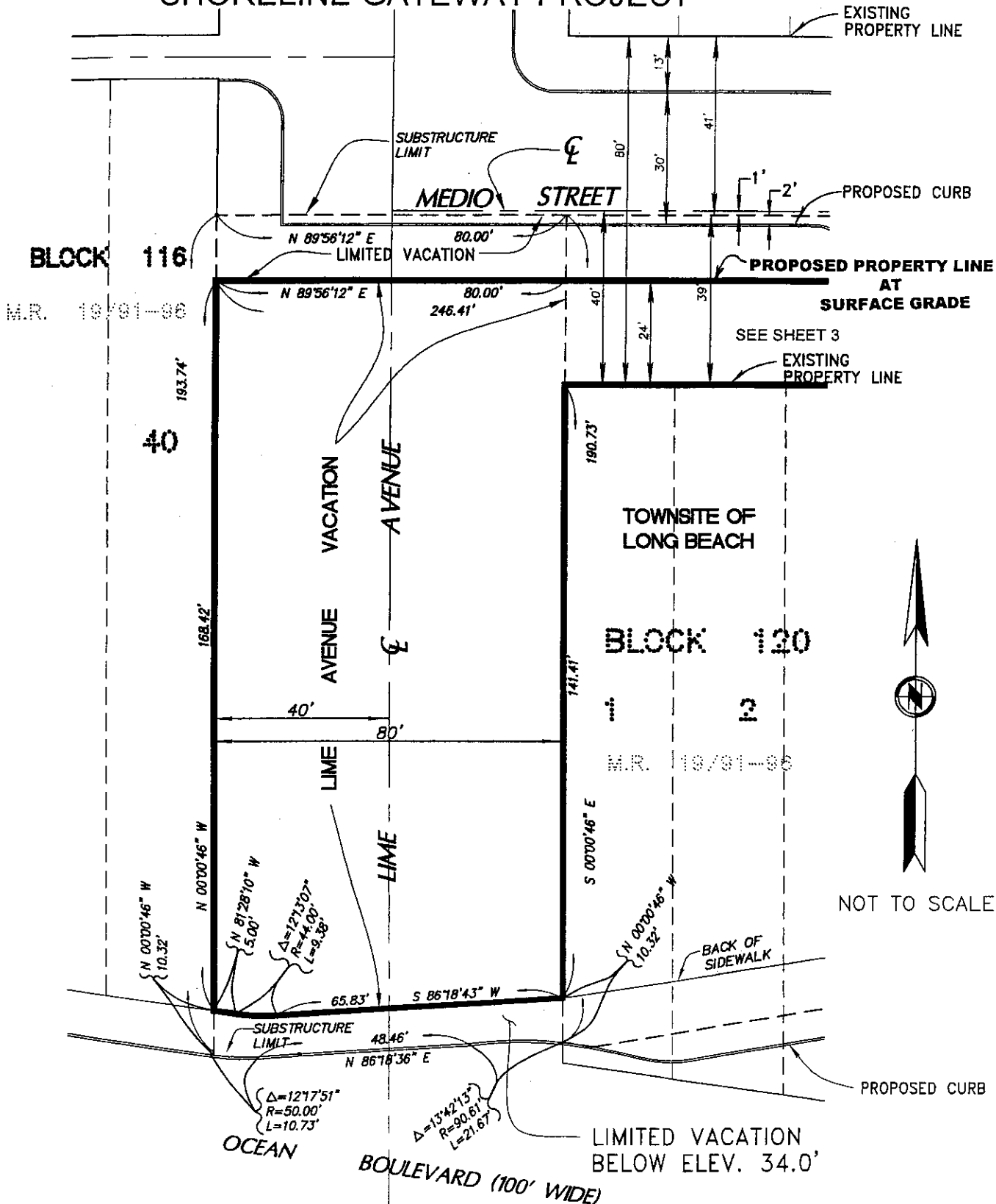
VICINITY MAP FOR STREET DEDICATION AND VACATION  
SHORELINE GATEWAY  
LONG BEACH, CALIFORNIA

# CITY OF LONG BEACH, CALIFORNIA

SKETCH 982V

PAGE 2 OF 5

## SHORELINE GATEWAY PROJECT



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LOS ANGELES, CA 90017  
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213 614 1863 FAX

**EXHIBIT A**  
**PAGE 2 OF 5**

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

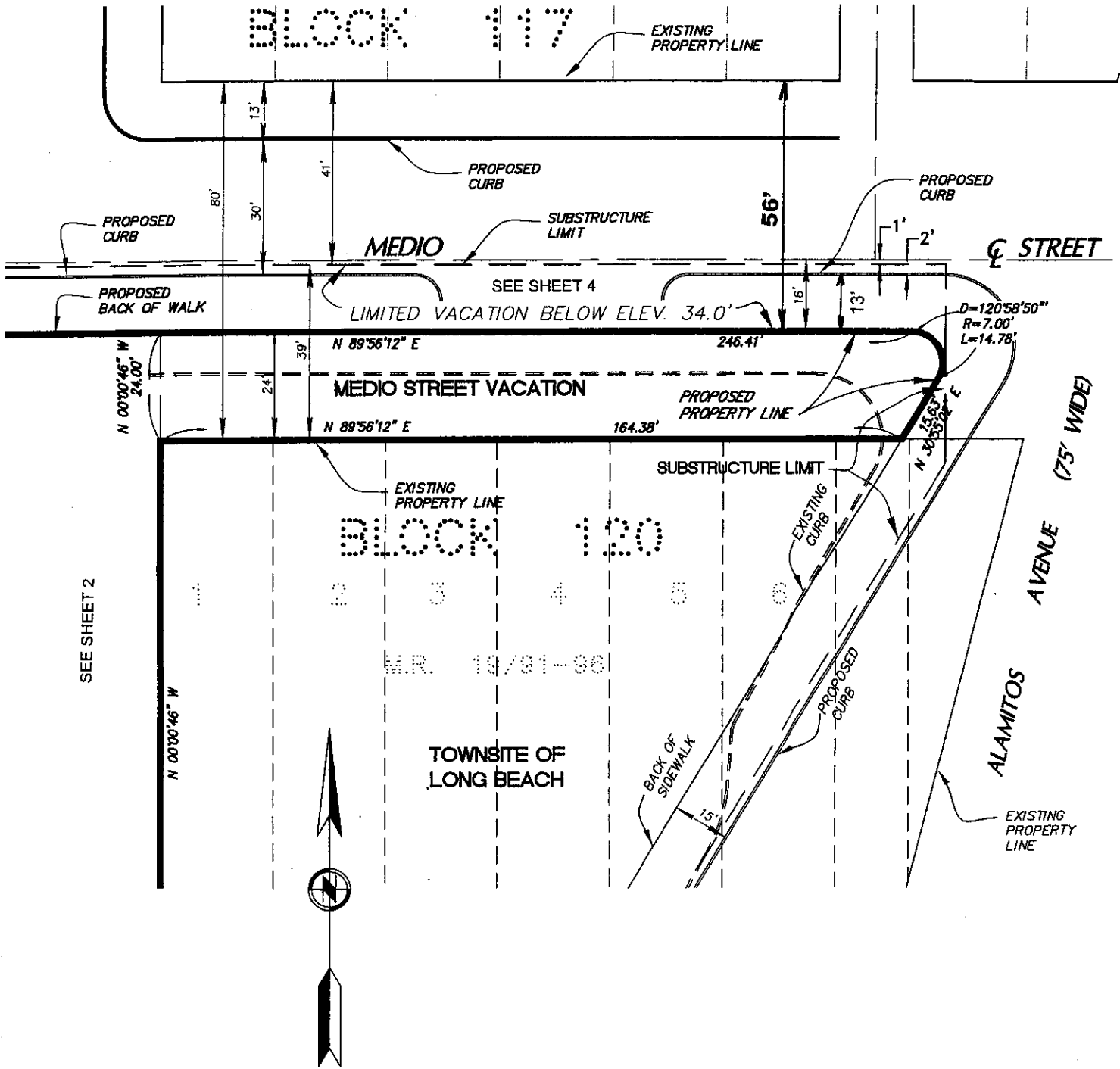
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SURVEYING+MAPPING  
LAND DEVELOPMENT

# CITY OF LONG BEACH, CALIFORNIA

## SHORELINE GATEWAY PROJECT

SKETCH 982V

PAGE 3 OF 5



NOT TO SCALE



707 WILSHIRE BOULEVARD, 40TH FLOOR  
 LOS ANGELES, CA 90017  
 213 624 2661 TEL  
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 LAND DEVELOPMENT

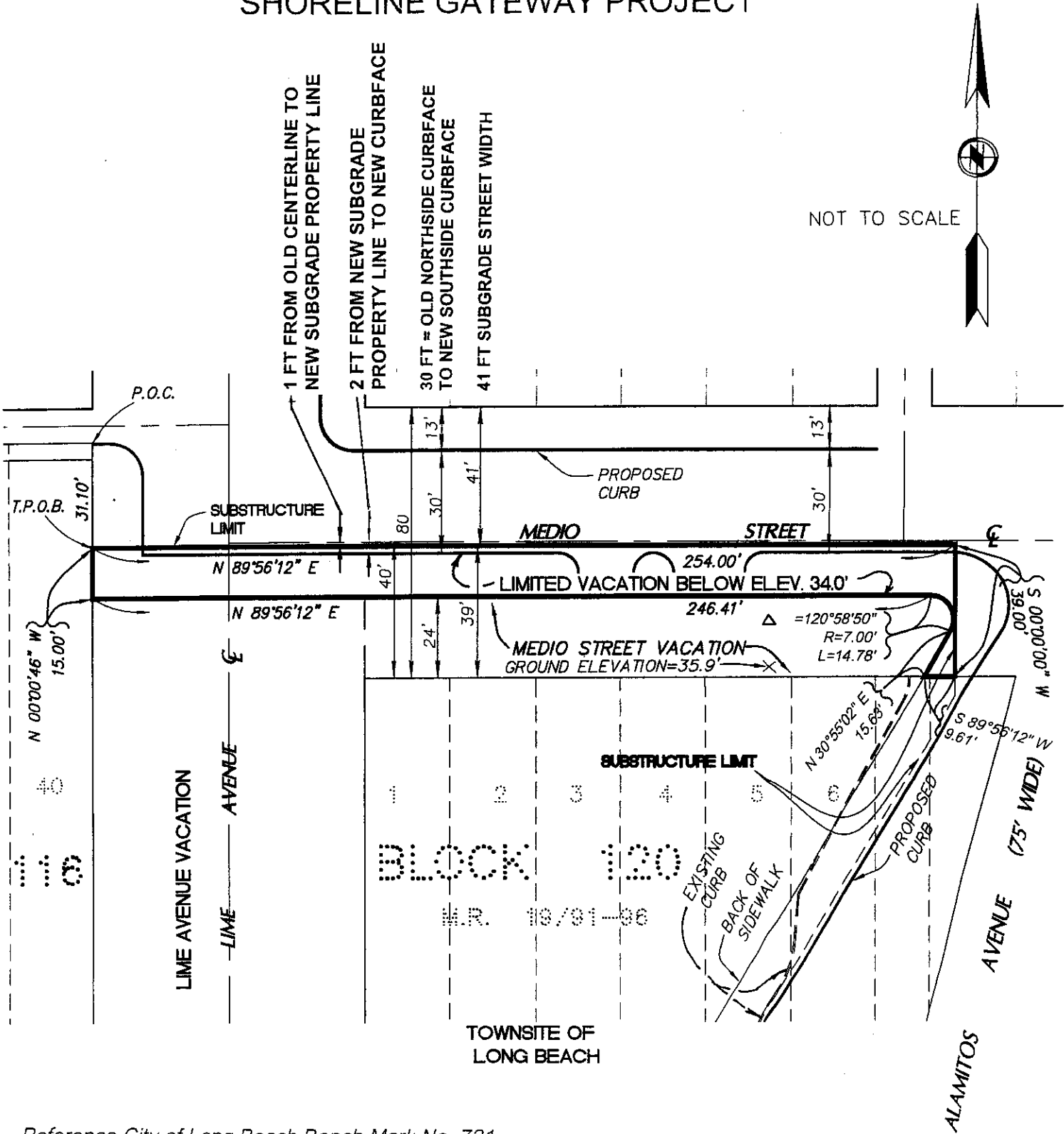
**EXHIBIT A**  
**PAGE 3 OF 5**

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

# CITY OF LONG BEACH, CALIFORNIA

## SHORELINE GATEWAY PROJECT

**SKETCH 982V**  
**PAGE 4 OF 5**



NOT TO SCALE



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



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213 614 1863 FAX

CIVIL ENGINEERING  
SURVEYING+MAPPING  
LAND DEVELOPMENT

**EXHIBIT A**  
**PAGE 4 OF 5**

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



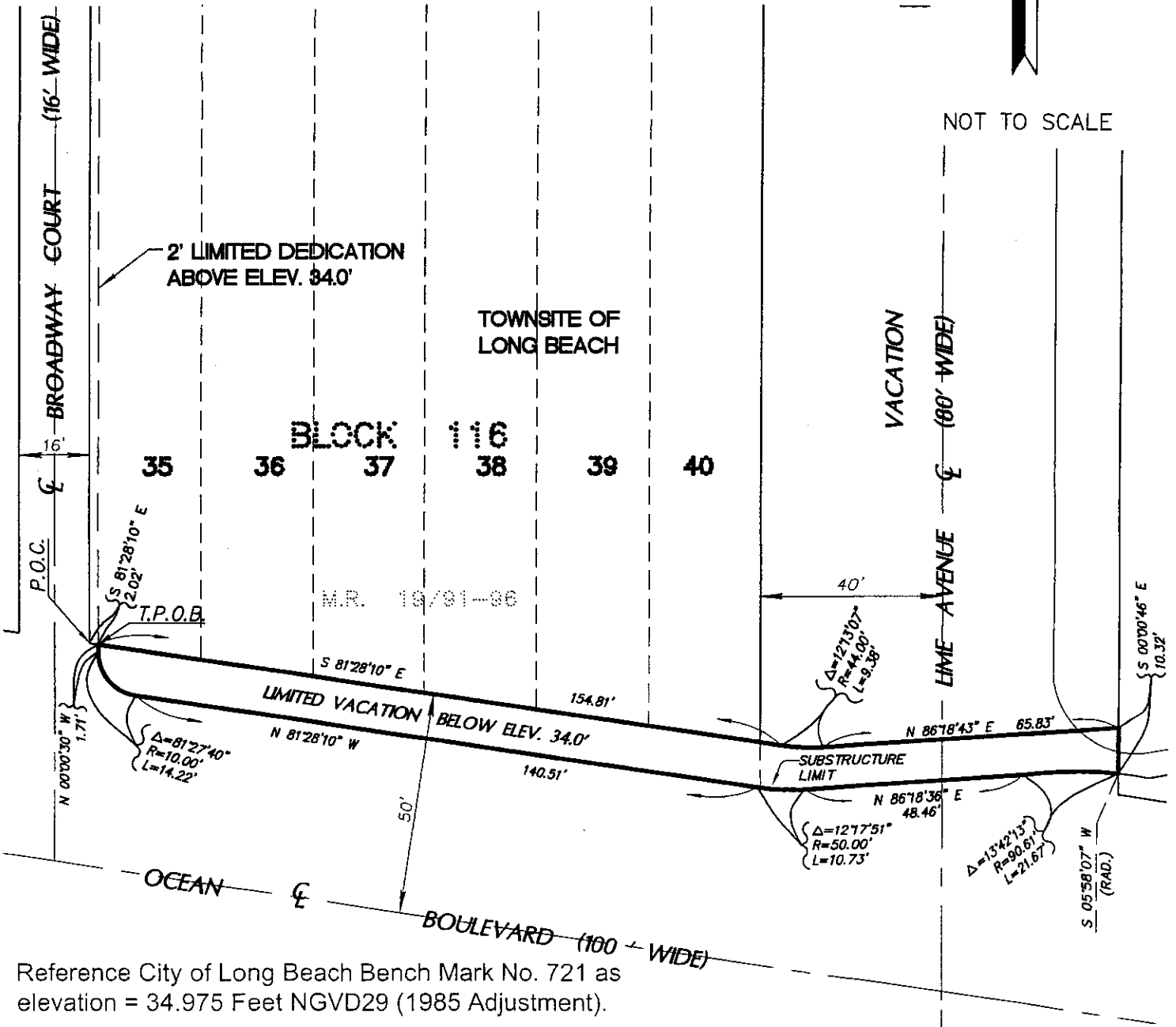
# CITY OF LONG BEACH, CALIFORNIA

## SHORELINE GATEWAY PROJECT

SKETCH 982V  
PAGE 5 OF 5



NOT TO SCALE



707 WILSHIRE BOULEVARD, 40TH FLOOR  
LOS ANGELES, CA 90017  
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213 614 1853 FAX

CIVIL ENGINEERING  
SURVEYING+MAPPING  
LAND DEVELOPMENT

**EXHIBIT A**  
**PAGE 5 OF 5**

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