



Legislation Details (With Text)

**File #:** 21-0485      **Version:** 1      **Name:** PW - Easement deeds for 1901 and 1735 West Pacific Coast Highway D3

**Type:** Agenda Item      **Status:** Approved

**File created:** 4/29/2021      **In control:** City Council

**On agenda:** 6/1/2021      **Final action:** 6/1/2021

**Title:** Recommendation to authorize City Manager, or designee, to accept an easement deed from the CSULB Foundation, the property owner at 1901 West Pacific Coast Highway, for cul-de-sac dedication purposes;

Authorize City Manager, or designee, to accept an easement deed from the McDonald's Corporation, the property owner at 1735 West Pacific Coast Highway, to dedicate the easterly half of Cota Avenue for street purposes;

Authorize City Manager, or designee, to execute a quitclaim deed to release the utility and emergency access easements for the property at 1735 West Pacific Coast as the easements are no longer required; and

Accept Mitigated Negative Declaration MND 08-17. (District 7)

**Sponsors:** Public Works

**Indexes:**

**Code sections:**

**Attachments:** 1. 060121-C-9sr&att.pdf

Date	Ver.	Action By	Action	Result
6/1/2021	1	City Council	approve recommendation	Pass

Recommendation to authorize City Manager, or designee, to accept an easement deed from the CSULB Foundation, the property owner at 1901 West Pacific Coast Highway, for cul-de-sac dedication purposes;

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When a significant new development is proposed, the public rights-of-way adjacent to the site are reviewed to ensure they are sufficient to accommodate the new use. For the 205,000-square-foot warehouse development at 1901 West Pacific Coast Highway, the California State University, Long Beach (CSULB) Technology Center development, the dedication of a

cul-de-sac at the end of Cota Avenue is necessary to provide sufficient roadway width for vehicles to turn-around and exit onto Pacific Coast Highway (Attachment A). The CSULB Foundation, the property owner of the development site west of the Cota Avenue, has agreed to the cul-de-sac dedication.

Additionally, the 30-foot right-of-way west of the Cota Avenue centerline dedicated public right-of-way is insufficient to support two-way traffic. To bring Cota Avenue into compliance, a dedication of the easterly half of Cota Avenue is required. The McDonald's Corporation, the owner of the property on the east of Cota Avenue, has also agreed to dedicate the easterly half of Cota Avenue for public access for street purposes to make Cota Avenue sufficiently wide for public use.

In 1991, the portion of Cota Avenue, east of centerline, north side of Pacific Coast Highway, was vacated by Resolution No. C-25142 reserving utility and emergency access easements. With the street purposes dedication, the utility and emergency access easements reserved by Resolution No. C-25142 are no longer necessary and the City can quitclaim back the easements that will no longer be used by the City.

City staff conducted a review of affected agencies and there were no objections to the proposed dedications. In accordance with the California Environmental Quality Act (CEQA), Mitigated Negative Declaration MND 08-17 was issued for the project on December 7, 2017 (Attachments B and C). The Department of Public Works requests City Council accept Mitigated Negative Declaration MND 08-17.

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on April 27, 2021 and by Budget Management Officer Rhutu Amin Gharib on May 4, 2021.

City Council action on this matter is not time critical.

A dedication processing fee in the amount of \$6,389 was deposited in the General Fund Group in the Public Works Department in FY 18 in relation to the original easements. The request in this recommendation has no fiscal impact. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council Priorities. There is no local job impact associated with this recommendation.

Approve recommendation.

ERIC LOPEZ  
DIRECTOR OF PUBLIC WORKS

APPROVED:

THOMAS B. MODICA  
CITY MANAGER