



Legislation Details (With Text)

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Title: Recommendation to adopt resolution ordering the summary vacation of portions of Virginia Road. (District 8)

Sponsors: Public Works

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Attachments: 1. 051507-C-20sr&att, 2. RES-07-0062.pdf, 3. RES-07-0062 Recorded.pdf

Date	Ver.	Action By	Action	Result
5/15/2007	1	City Council	approve recommendation and adopt	Pass

Recommendation to adopt resolution ordering the summary vacation of portions of Virginia Road. (District 8)

Virginia Road between Country Club Drive and the Los Cerritos Rancho is a partially improved roadway of asphalt ranging in width of 28 feet to 34 feet within a 60-foot wide right-of-way. The roadway shoulders have never been improved, except for some landscaping improvements installed by the Virginia Country Club many years ago. The Virginia Country Club (VCC) has approached the City to propose that the unimproved shoulders of this road be vacated, allowing the VCC to fully landscape and maintain this area adjacent to their property. Based on input from various City Departments including Fire, Police, Public Works, Park Recreation & Marine and Planning and Building, staff is recommending that the 14-foot wide roadway shoulders be vacated, retaining as public right-of-way a 32-foot wide public street, along with a 4-foot wide easement on each side for pedestrian, street light and general utility purposes. The area to be vacated and the proposed improvements are shown on the attached Exhibits A and B, respectively.

Proceedings for this vacation are being conducted in accordance with Chapter 4, Summary Vacation, of the Public Streets, Highways and Service Easements Vacation Law of the California Streets and Highways Code. Section 8334 of that Chapter states that the legislative body of a local agency may summarily vacate excess right-of-way not required for street or highway purposes. The Department of Public Works supports this action, based on the following facts, conditions and findings establishing that the right-of-way to be vacated is unnecessary for present or prospective public use:

1. Virginia Road provides access to the Rancho Los Cerritos and then terminates approximately 200 feet to the west of the Rancho entrance. This access would not be altered due to the proposed vacation.
2. VCC proposes to install landscaping on both sides including a 1-foot wide tiled roadbed border and a 3-foot wide soft-scape pedestrian path.

3. It is necessary to retain the central 32 feet of Virginia Road as a public street, and reserve a pedestrian and utility easement over the 4-foot wide strip of land on either side of the street.
4. The unpaved shoulder of Virginia Road currently provides overflow parking for events at the Rancho Los Cerritos, as specified in the Rancho Master Plan. Environmental Impact Report (EIR) SCH 99148658 was certified for this plan as required by the California Environmental Quality Act. On April 5, 2007, the City of Long Beach Planning Commission approved a modification to the Master Plan, allowing the onstreet parking along the west side of Virginia Road to be replaced by 60 parking spaces on VCC property, near the entrance to the Rancho Los Cerritos. These spaces will be guaranteed by a perpetual deed restriction.
5. On April 5, 2007, the City of Long Beach 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. Copies of the Planning Commission actions are attached as Exhibits C and D.
6. Parking along the east side of the Virginia Road will be maintained within the 32-foot wide roadbed, as approved by the Traffic and Fire Departments.
7. The interested City Departments, including Fire and Police, have reviewed the proposed roadway improvements and right-of-way vacation, and have no objections to this action. Conditions of approval satisfying the concerns of the public utility companies are listed on Exhibit E.

Deputy City Attorney Lori A. Conway reviewed this matter and prepared the proposed resolution of summary vacation on May 7, 2007. The City of Long Beach does not guarantee reversionary rights over the vacated right-of-way.

City Council action on this matter is not time critical.

None.

Approve recommendation.

A RESOLUTION ORDERING THE SUMMARY VACATION OF PORTIONS OF VIRGINIA ROAD IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA PURSUANT TO CHAPTER 4, PART 3 OF DIVISION 9 OF THE CALIFORNIA STREET AND HIGHWAYS CODE

CHRISTINE F. ANDERSEN
DIRECTOR OF PUBLIC WORKS

APPROVED:

GERALD R. MILLER
CITY MANAGER

