



Legislation Text

File #: 15-0579, **Version:** 1

Recommendation to adopt Resolution of Intention to vacate May Avenue and the adjacent unnamed east/west alley north of Pacific Coast Highway, between May and Walnut Avenues; set the date of Tuesday, July 21, 2015 at 5:00 p.m. for the public hearing on the vacation; accept an easement deed for sidewalk widening along the north side of Pacific Coast Highway and the west side of Walnut Avenue; and adopt and accept Categorical Exemption 14-149. (District 6)

The Long Beach City College (LBCC) Master Plan to modernize and renovate the Pacific Coast campus located north of Pacific Coast Highway and west of Walnut Avenue, calls for the vacation of the east/west alley, north of Pacific Coast Highway and that portion of May Avenue south of the east/west alley as shown on attached Exhibit A. To achieve this objective, the LBCC District has requested the vacation of the above-stated rights-of-way. The intent of the vacation is to facilitate parking and provide for a more secured campus parking lot.

In addition, 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 modernization and renovation project, a dedication of additional sidewalk width adjacent to the site, shown on Exhibit B, is recommended. The current width north of the Pacific Coast Highway centerline is 43 feet. A dedication of 7 feet is required to achieve a 50-foot wide right-of-way north of the centerline. This action will widen the existing 5-foot wide public sidewalk along Pacific Coast Highway to 12 feet. A dedication of 6.5 feet along Walnut Avenue is suggested for improved sidewalk and parkway mobility. The developer of the subject property, the Long Beach Community College District, agreed to the condition that includes the above-described dedication.

Proceedings for the 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 establish that the subject rights-of-way are unnecessary for present or prospective public use. The Public Works Department supports this action based on the following evidence, facts, conditions and findings, establishing that the dedicated rights-of-way to be vacated are not necessary for present or prospective public use:

- May Avenue primarily serves as the entrance/exit to the campus parking lots.
- The east-west alley primarily serves as a drive aisle bisecting the two parking lots.

- Utility easements will be reserved over the street and alley in order to continue to provide for various existing utility services, which include water, sewer, power and communication lines.
- Refuse is collected by private trash collection; therefore, May Avenue will not be required for City refuse collection.
- On November 20, 2014, the Planning Commission determined that the subject vacation action is consistent with the General Plan, as required in Section 65402 of the California Government Code. The Development Services staff report is included as Exhibit C.

The Police Department and Traffic Engineering Division have reviewed the proposed right-of-way vacation and provided no objections to this action. In conformance with the California Environmental Quality Act, Categorical Exemption No. CE 14-149 was issued for this project.

This matter was reviewed by the Development Services Department, Building and Safety Bureau on June 5, 2015, by Deputy City Attorney Linda Vu on June 8, 2015 and by Budget Management Officer Victoria Bell on June 4, 2015.

City Council action is requested for June 23, 2015, so that the Long Beach City College modernization and renovation plans can be complete for the upcoming school year.

A tentative vacation processing fee of \$9,797 and a dedication processing fee of \$1,216 was deposited to the General Fund (GF) in the Public Works Department (PW). Approval of this recommendation will provide continued support to the local economy.

Approve recommendation.

A RESOLUTION OF INTENTION TO VACATE MAY AVENUE AND THE ADJACENT UNNAMED EAST/WEST ALLEY NORTH OF PACIFIC COAST HIGHWAY, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, PURSUANT TO THE PUBLIC STREET, HIGHWAYS AND SERVICE EASEMENTS LAW (DIVISION 9, PART 3, CALIFORNIA STREETS AND HIGHWAYS CODE); FIXING A TIME AND PLACE FOR HEARING ALL PERSONS INTERESTED IN OR OBJECTING TO THE PROPOSED VACATION.

ARA MALOYAN, PE
DIRECTOR OF PUBLIC WORKS

APPROVED:

PATRICK H. WEST

CITY MANAGER