



Legislation Text

File #: 08-0056, **Version:** 1

Recommendation to adopt 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 Tuesday, February 12, 2008, at 5:00 p.m. (District 2)

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 3D-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.

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 NO -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.

City Council action is requested on January 22, 2008, in order to allow the project proponents to pursue building permits.

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.

Approve recommendation.

A RESOLUTION OF INTENTION TO VACATE PORTIONS OF OCEAN BOULEVARD, LIME AVENUE AND MEDIO STREET FOR THE SHORELINE GATEWAY DEVELOPMENT, 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

Michael P. Conway
Director of Public Works

Craig Beck
Director of Planning and Building

NAME
TITLE

APPROVED:

PATRICK H. WEST
CITY MANAGER