

SKETCH SHOWING THE PROPOSED RELOCATION OF THE NORTH-SOUTH ALLEY SOUTH OF FOURTH STREET AND WEST OF ORIZABA AVENUE.



VICINITY

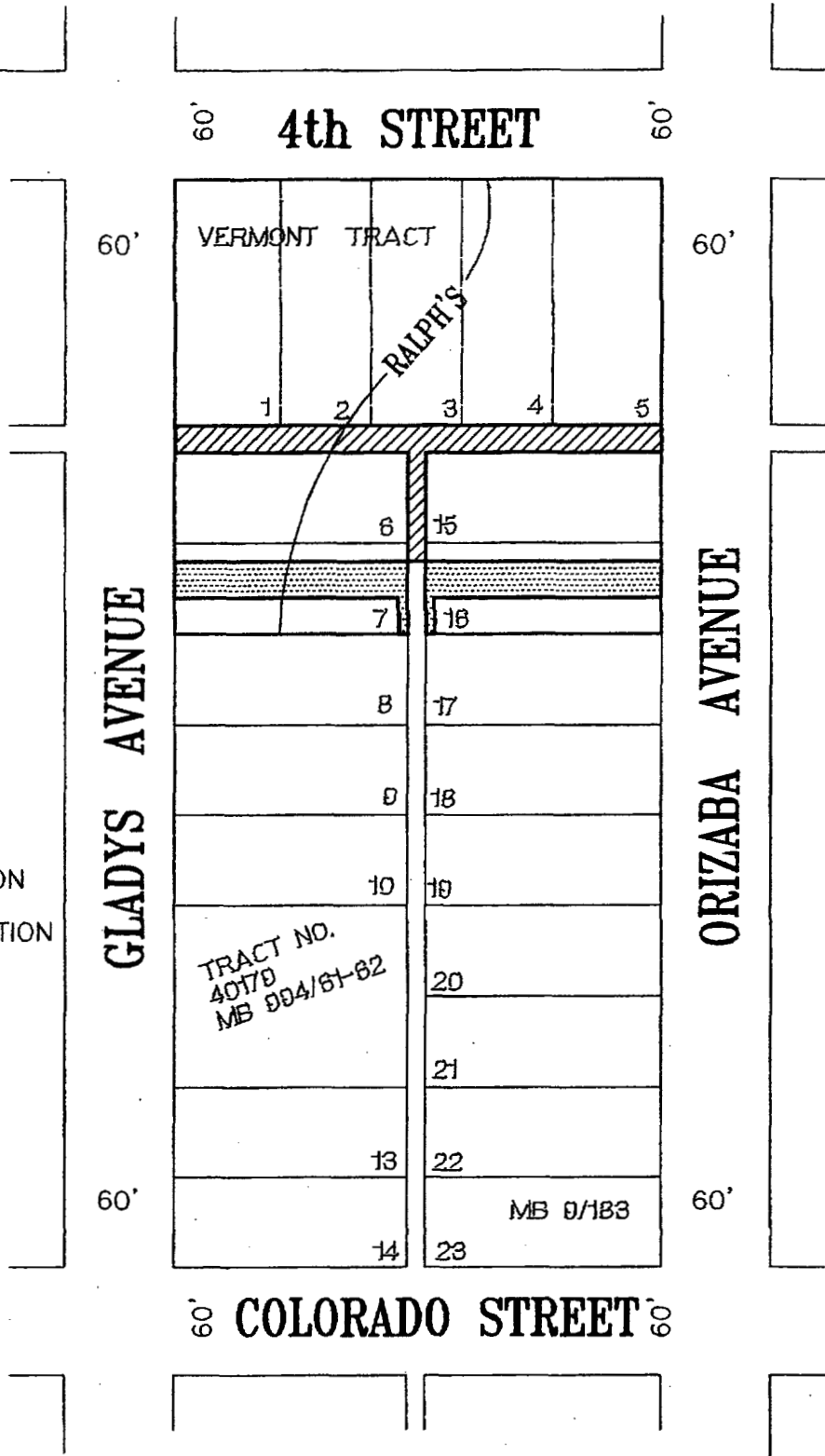
LEGEND



ALLEY VACATION

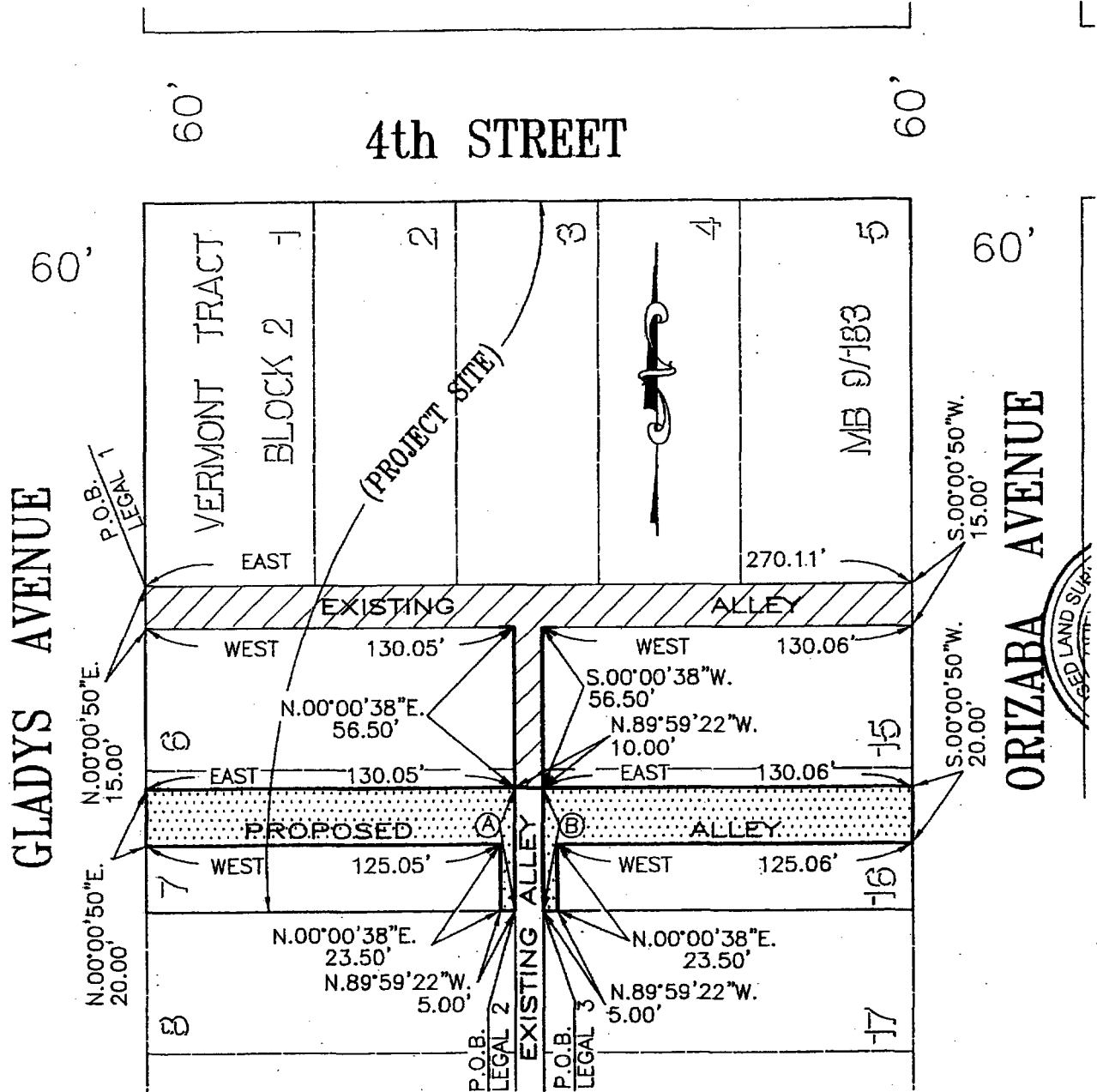


ALLEY DEDICATION



C. J. Queyrel
C. QUEYREL LS 2988

DETAIL



LEGEND

- ALLEY VACATION
- ALLEY DEDICATION

P.O.B. = POINT OF BEGINNING

- Ⓐ S00°00'38"W 43.50'
- Ⓑ N00°00'38"E 43.50'

RESIDENTIAL

STOP

STOP

EAST FOURTH STREET

STOP

GLADYS AVENUE

ORIZABA AVENUE

RESIDENTIAL

RESIDENTIAL

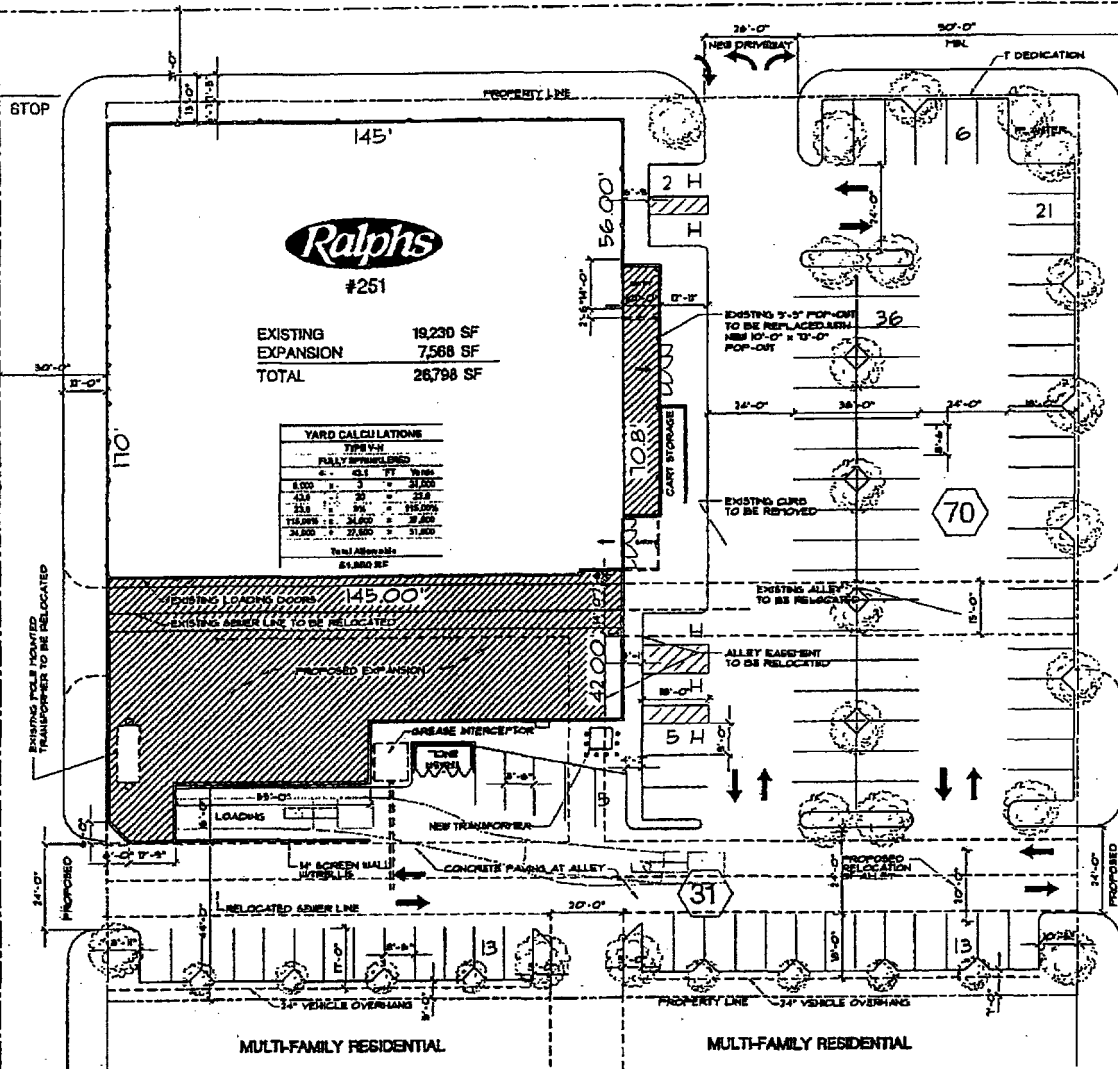
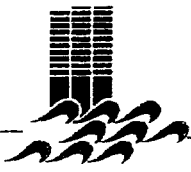


EXHIBIT B



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-6357 FAX (562) 570-6066

ADVANCE PLANNING

February 16, 2006

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach

California

SUBJECT: Finding of Conformity with the *General Plan* for an alley vacation
(Council District 2)

LOCATION: 2930 East 4th Street

APPLICANT: Dave Street
P+R Architects

RECOMMENDATION

Find the proposed alley vacation south of 4th street between Gladys Avenue and Orizaba Avenue, as depicted in Exhibit A, in conformance with the adopted goals and policies of the City's *General Plan*.

BACKGROUND

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 proposed alley vacation is herein submitted for such review.

The applicant is requesting the vacation of an existing alley to accommodate the remodeling and expansion of an existing Ralphs Supermarket and the dedication for the replacement alley.

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*. A review of the relevant elements and specific *General Plan* consistency findings are presented below:

GENERAL PLAN CONSISTENCY FINDINGS

Land Use Element

The Land Use Element divides the City into 21 land use districts, which provide general guidance as to the type and density of land uses considered appropriate. The project in question is located in Land Use District LUD 8R (Mixed Retail/Residential Strip) and Land Use District LUD 2 (Mixed House Style). The Land Use makes explicit provisions for neighborhood-serving land uses in all land use districts. The proposed alley vacation and related development is consistent with these land use designations.

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 alley vacation will not degrade circulation, nor will it contradict any policies or objectives in the Transportation Element. The proposed alley vacation has been reviewed and approved by the Long Beach Public Works Department after consultation with other interested City departments.

ENVIRONMENTAL REVIEW

In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), Negative Declaration 27-05 is before you today for your certification.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION

Find the proposed alley vacation south of 4th street between Gladys Avenue and Orizaba Avenue, as depicted in Exhibit A, in conformance with the adopted goals and policies of the City's *General Plan*.

Respectfully submitted,

Suzanne Frick
DIRECTOR OF PLANNING AND BUILDING

By: _____

Ira Brown
Planner

Approved: _____

Angela Reynolds
Planning Officer

2930 East 4th Street.doc
SF:AR:IB

Attachment:

1. Exhibit A: Sketch depicting proposed alley vacation

**ALLEY VACATION
CONDITIONS OF APPROVAL**

The vacation proposal shown on Sketch No. 924V 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. The new alley area shall be dedicated as an easement for public use by the property owner.
2. An easement shall be reserved for any existing utilities, which are known at this time to include sewer, electric power and communication lines. It is proposed that these lines be relocated during the construction of the project, and quitclaimed upon completion of the utility relocations to the satisfaction of the various concerned utility departments and agencies.
3. The intersection of the old alley with Orizaba and Gladys Avenues shall be replaced with standard sidewalk, curb and gutter to the satisfaction of the City Engineer.
4. The construction of the new alley, and the elimination of the old alley intersections, must be inspected and completed 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.

SC

EXHIBIT D

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

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RESOLUTION NO.

A RESOLUTION OF INTENTION TO VACATE THE NORTHERLY PORTION OF THE ALLEY SOUTH OF FOURTH STREET BETWEEN ORIZABA AND GLADYS AVENUES, 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

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

Section 1. The City Council of the City of Long Beach hereby elects to proceed under Division 9, Part 3, Chapter 3, of the California Streets and Highways Code, as amended, generally known and referred as the "Public Street, Highways and Service Easements Law", and hereby declares its intention to vacate the northerly portion of the alley south of Fourth Street between Orizaba and Gladys Avenues in the City of Long Beach, County of Los Angeles, State of California, described more particularly as follows:

That portion of the alley in Block 2 of the Vermont Tract in the City of Long Beach, County of Los Angeles, State of California, as per Map filed in Book 9, Page 183 of Maps, records of said County, more particularly described as follows:

Beginning at the Southwest corner of Lot 1 of said Vermont Tract, said point also being on the easterly line of Gladys Avenue, and on the northerly line of the alley shown on said tract; thence East 270.11 feet along said northerly line to the westerly line of Orizaba Avenue; thence South 00° 00' 50" West 15.00 feet to the northeast corner of Lot 15 of said Vermont Tract; thence West 130.06 feet to the northwest corner of said Lot 15 and the easterly line of an alley; thence South 00° 00' 38" West 56.50 feet along said easterly line; thence leaving said easterly line North 89° 59' 22" West 10.00 feet to the westerly line of the alley; thence North 00° 00' 38" East 56.50

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feet to the southerly line of the alley; thence West 130.05 feet to the easterly line of Gladys Avenue; thence North 00° 00' 50" East 15.00 feet to the Point of Beginning.

Sec. 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 Vacation Sketch No. 924V, said sketch showing the proposed relocation of the North-South Alley south of Fourth Street and West of Orizaba Avenue to be vacated by the City of Long Beach.

Sec. 3. The City Council hereby fixes the _____ day of _____, 2006 at the hour of _____ .m., as the time and the City Council Chamber, Plaza Level of the City Hall, 333 West Ocean Boulevard, in the City of Long Beach, California, as the place for hearing all persons interested in or objecting to the proposed vacation.

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

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

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of _____, 2006, by the

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following vote:

Ayes: Councilmembers:

Noes: Councilmembers:

Absent: Councilmembers:

City Clerk

06-01892

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OF THE NORTH-SOUTH ALLEY
SOUTH OF FOURTH STREET AND
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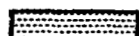


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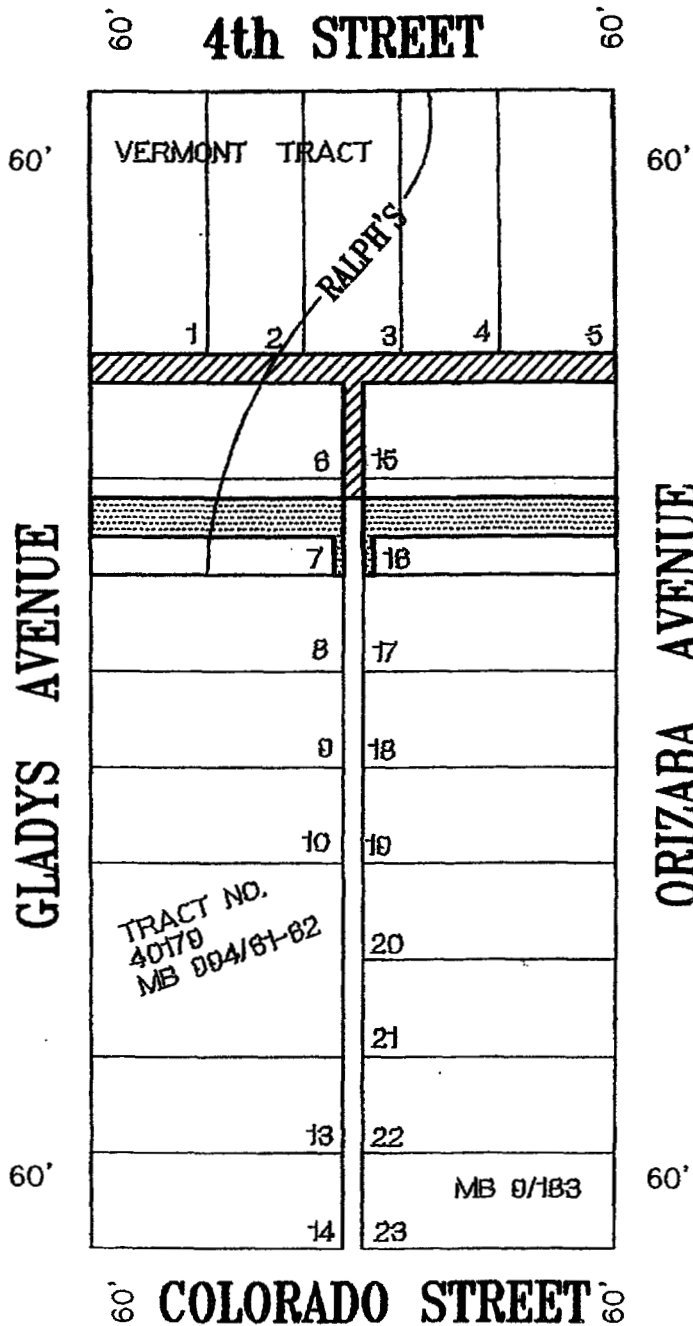
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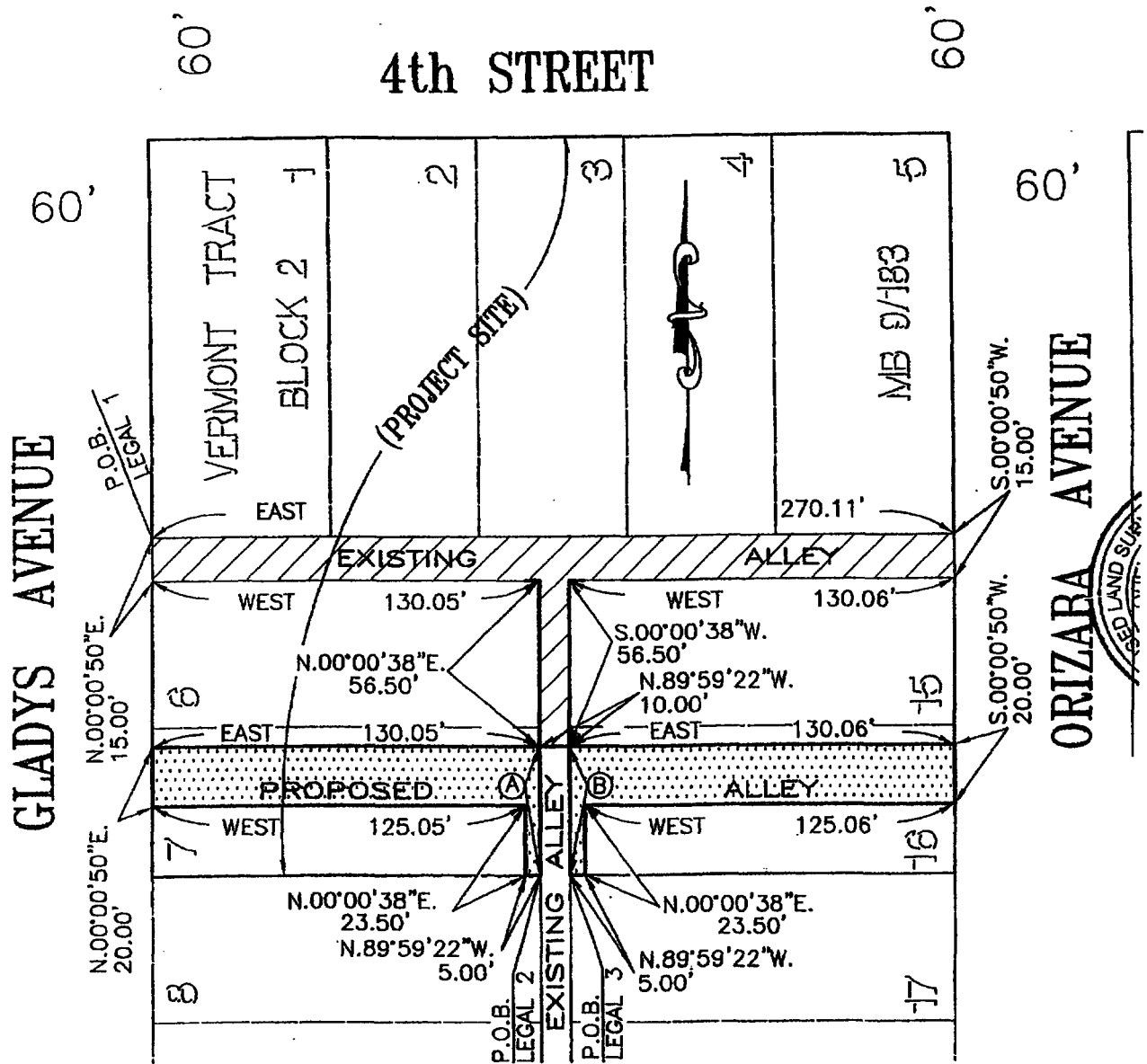


ALLEY DEDICATION



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ALLEY VACATION
 ALLEY DEDICATION

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