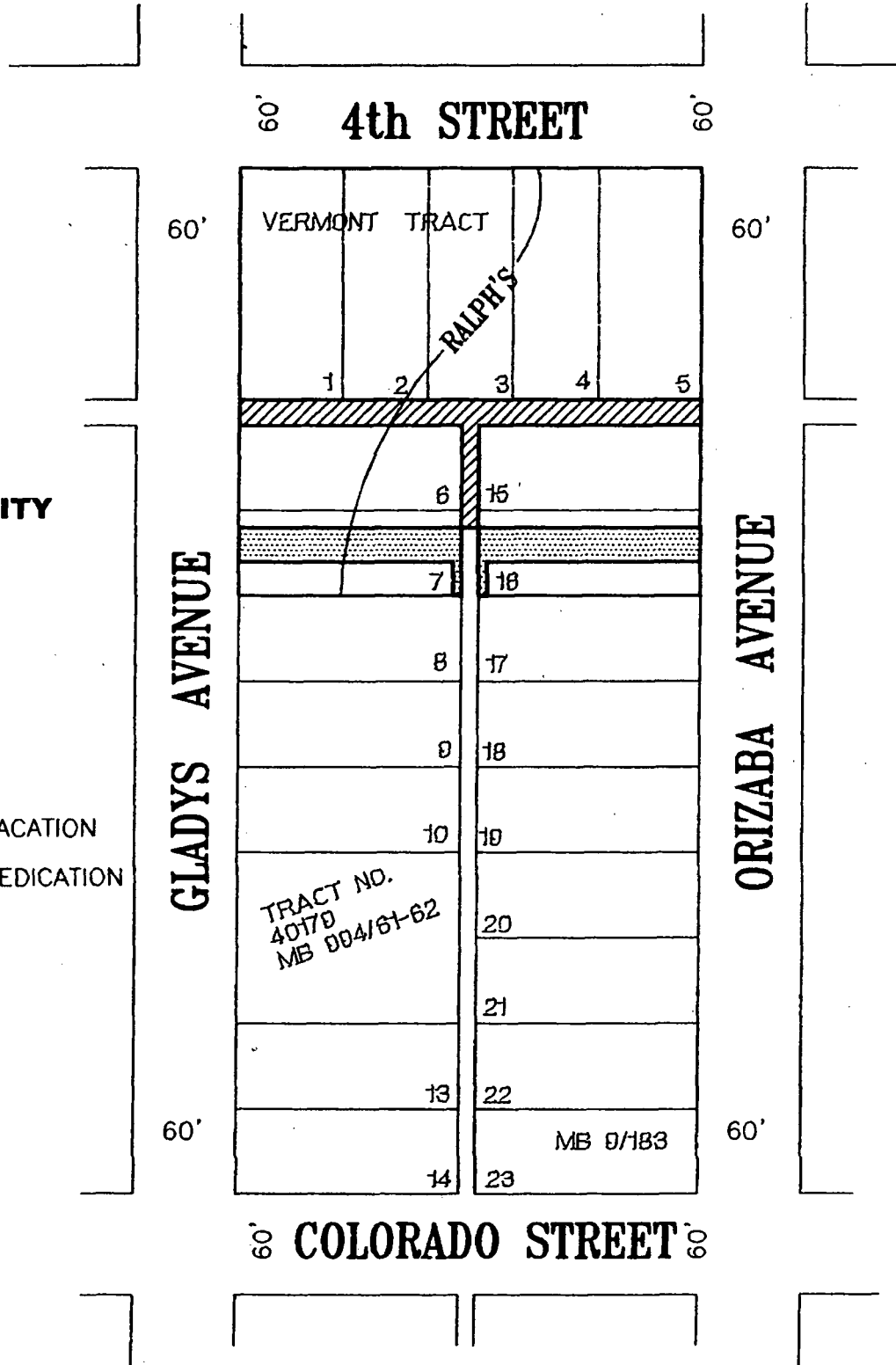




SKETCH SHOWING THE PROPOSED RELOCATION  
OF THE NORTHERLY PORTION OF THE ALLEY IN  
THE BLOCK SOUTH OF FOURTH STREET BETWEEN  
ORIZABA AND GLADYS AVENUES.



VICINITY

**LEGEND**

-  ALLEY VACATION
-  ALLEY DEDICATION

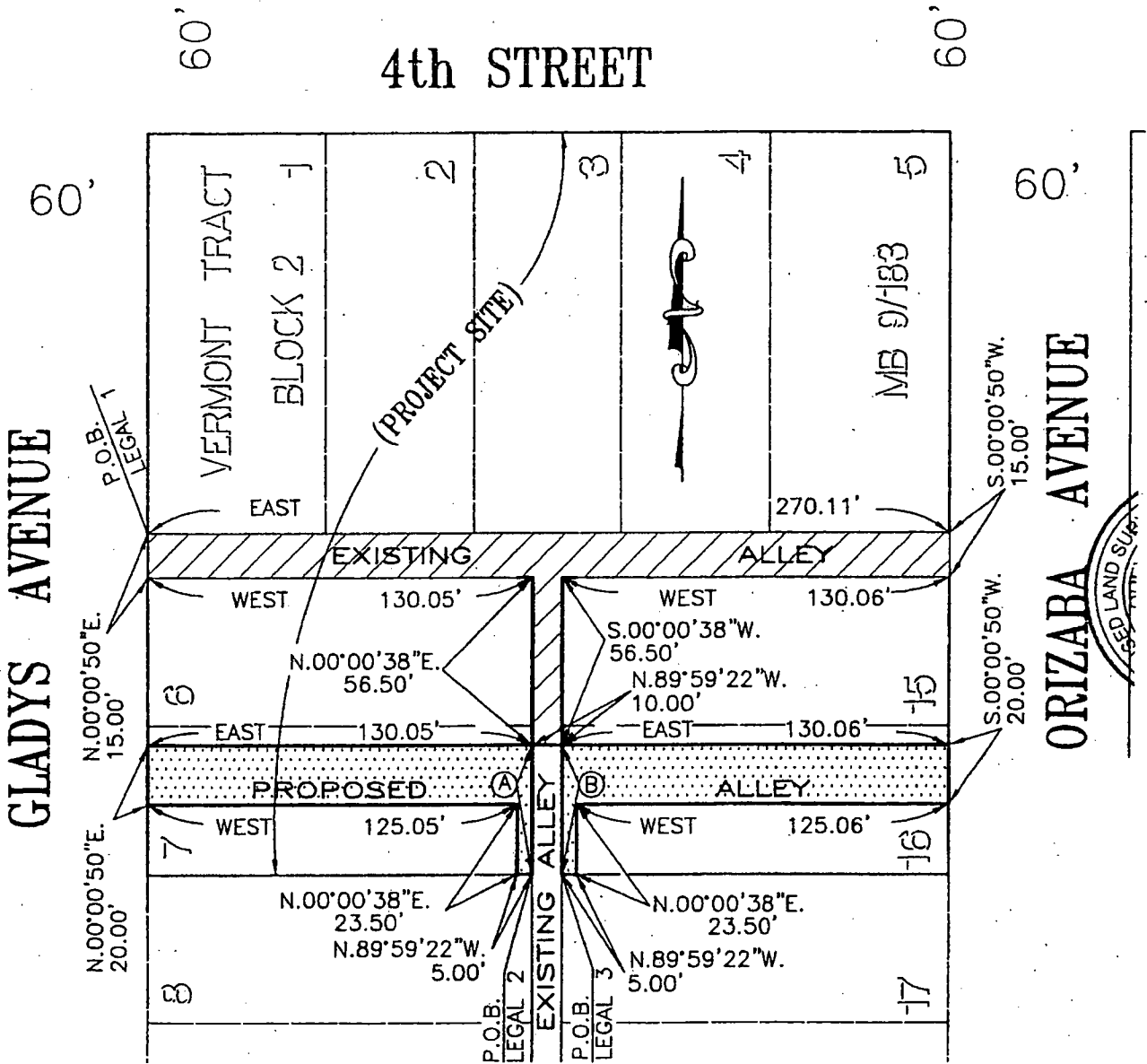


TRACT NO.  
40770  
MB 004/61-62



MB 0/183

*C.J. Queyrel*  
C.J. 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'



~~C-20~~

# CITY OF LONG BEACH

## DEPARTMENT OF PUBLIC WORKS

333 West Ocean Boulevard • Long Beach, CA 90802

June 13, 2006

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

### RECOMMENDATION:

Adopt attached resolution of intention to vacate the northerly portion of the alley in the block south of Fourth Street between Orizaba and Gladys Avenues, setting a date for a public hearing on August 1, 2006; authorize acceptance of a dedication of new east-west alley right-of-way in this block; and authorize the quitclaim of the reserved utility easement, upon satisfactory relocation of the existing public utilities. (District 2)

### DISCUSSION

Owners of the Ralphs Market at 2930 East Fourth Street would like to remodel and expand their building to the south beyond their adjacent alley boundary. In order to do so, they would build a new alley approximately 60 feet south of the existing one. The new alley would be 20 feet wide, while the old alley is only 15 feet wide. In addition, the vehicle turning radius from the north-south alley will be improved, due to greater width provided at that intersection. These proposed changes are shown on the attached Exhibit A.

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 establish that the subject right-of-way is unnecessary for present or prospective public use. The Department of Public Works supports this action based on the following evidence, facts, conditions and findings, establishing that the dedicated right-of-way to be vacated is unnecessary for present or prospective public use.

1. The owner of the Ralphs grocery store at 2930 E. Fourth Street submitted plans for the remodeling and expansion of their store, which necessitate the relocation of the adjacent east-west alley immediately south of their building. Plans for the store expansion were reviewed and approved by the Planning Commission on February 16, 2006, subject to a City Council decision to relocate the alley. An exhibit showing the proposed expanded building footprint is attached as Exhibit B.
2. Plans for the construction of the new alley have been reviewed and approved by the City Traffic Engineer and Public Works' Project Development Section. It is proposed that the area shown as "Proposed Alley" on Exhibit A be constructed and accepted as a public alley.

ADMINISTRATION,  
PLANNING & FACILITIES  
333 W. Ocean Blvd., 9<sup>th</sup> Floor  
Long Beach, CA 90802  
Ph. (562) 570-6383  
Fax (562) 570-6012

AIRPORT  
4100 Donald Douglas Dr.  
Long Beach, CA 90808  
Ph. (562) 570-2600  
Fax (562) 570-2601

FLEET SERVICES  
2600 Temple Avenue  
Long Beach, CA 90808  
Ph. (562) 570-5400  
Fax (562) 570-5414

TRAFFIC &  
TRANSPORTATION  
333 W. Ocean Blvd., 10<sup>th</sup>  
Long Beach, CA 90808  
Ph. (562) 570-8331  
Fax (562) 570-7181

HONORABLE MAYOR AND CITY COUNCIL

June 13, 2006

Page 2

3. On February 16, 2006, the 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. In conformance with the California Environmental Quality Act, Negative Declaration Number ND 27-05 was issued for this project. The Planning Department staff report is included as Exhibit C.
4. Utilities in the existing alley must be relocated to the new alley location. A utility easement will be reserved until such time as all public facilities have been satisfactorily relocated, when a quitclaim of easement may be executed.
5. The interested City departments including Fire and Police have reviewed the proposed right-of-way vacation and market expansion and have no objections to this action. Conditions of approval satisfying the concerns of the public utility companies are shown on Exhibit D.

The public hearing on this matter will be held on August 1, 2006, 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 Lisa Peskay Malmsten on May 15, 2006.

TIMING CONSIDERATIONS

City Council action is requested on June 13, 2006, to allow the expansion of the market to proceed on schedule.

FISCAL IMPACT

A vacation processing fee of \$1,000 was deposited to the General Fund (GP) in the Department of Public Works (PW).

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CHRISTINE F. ANDERSEN  
DIRECTOR OF PUBLIC WORKS

GMM:SC:km  
PCLRW Ralphs Market Res of Int CL.doc

Attachments

APPROVED:



GERALD R. MILLER  
CITY MANAGER

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

1 RESOLUTION NO.  
2

3 A RESOLUTION ORDERING THE VACATION OF THE  
4 NORTHERLY PORTION OF THE ALLEY IN THE BLOCK  
5 SOUTH OF FOURTH STREET BETWEEN ORIZABA AND  
6 GLADYS AVENUES IN THE CITY OF LONG BEACH,  
7 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
8

9 WHEREAS, the City Council of the City of Long Beach, did heretofore, on the  
10 \_\_\_\_\_ day of \_\_\_\_\_, 2006, by Resolution No. \_\_\_\_\_, declare its intention  
11 to order the vacation, pursuant to the provisions of the Public Streets, Highways, and  
12 Service Easements Law, the northerly portion of the alley in the block south of Fourth  
13 Street between Orizaba and Gladys Avenues in the City of Long Beach, County of Los  
14 Angeles, State of California, described more particularly as follows:

15 That portion of the alley in Block 2 of the Vermont Tract in the  
16 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:

17 Beginning at the Southwest corner of Lot 1 of said Vermont  
18 Tract, said point also being on the easterly line of Gladys  
19 Avenue, and on the northerly line of the alley shown on said  
tract; thence East 270.11 feet along said northerly line to the  
20 westerly line of Orizaba Avenue; thence South 00° 00' 50" West  
15.00 feet to the northeast corner of Lot 15 of said Vermont  
21 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'  
22 38" West 56.50 feet along said easterly line; thence leaving  
said easterly line North 89° 59' 22" West 10.00 feet to the  
23 westerly line of the alley; thence North 00° 00' 38" East 56.50  
feet to the southerly line of the alley; thence West 130.05 feet  
24 to the easterly line of Gladys Avenue; thence North 00° 00' 50"  
East 15.00 feet to the Point of Beginning.

25  
26 WHEREAS, the City Council did, at said time, fix Tuesday, the \_\_\_ day of  
27 \_\_\_\_\_, 2006, at the hour of \_\_\_\_\_ .m., as the time at the City Council  
28 Chamber, Plaza Level of the City Hall, 333 West Ocean Boulevard, in the City of Long

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

1 Beach, California, as the place for hearing for all persons interested in or objecting to the  
2 proposed vacation to appear and be heard; and

3 WHEREAS, notice of the resolution of the intention to vacate, stating the time  
4 and place of said hearing, were duly posted in the manner prescribed by law; and

5 WHEREAS, said hearing was called and held before the City Council at the  
6 time and place so fixed and evidence taken and received on the matter of said proposed  
7 vacation, and the City Council, upon said evidence, now make those findings of fact set  
8 forth in said Exhibit "B", attached hereto and by this reference made a part hereof;

9 NOW, THEREFORE, the City Council of the City of Long Beach resolves as  
10 follows:

11 Section 1. Pursuant to the foregoing resolution of intention, the proceedings  
12 had thereunder, the SKETCH 924V sketch showing the proposed relocation of the North-  
13 South Alley south of Fourth Street and West of Orizaba Avenue to be vacated by the City  
14 of Long Beach attached hereto as Exhibit "A", and the City Council Findings attached  
15 hereto as Exhibit "B", said City Council of the City of Long Beach hereby makes its  
16 resolution vacating and closing a portion of the drive hereinabove described.

17 Sec. 2. That this resolution shall take effect immediately upon its adoption  
18 by the City Council, and the City Clerk is hereby instructed to certify to the adoption  
19 thereof, and to cause a certified copy to be recorded in the Office of the County Recorder  
20 of the County of Los Angeles, California.

21 I hereby certify that the foregoing resolution was adopted by the City Council

22 ///

23 ///

24 ///

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26 ///

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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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of the City of Long Beach at its meeting of \_\_\_\_\_, 2006, by the following votes:

Ayes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Noes: Councilmembers: \_\_\_\_\_

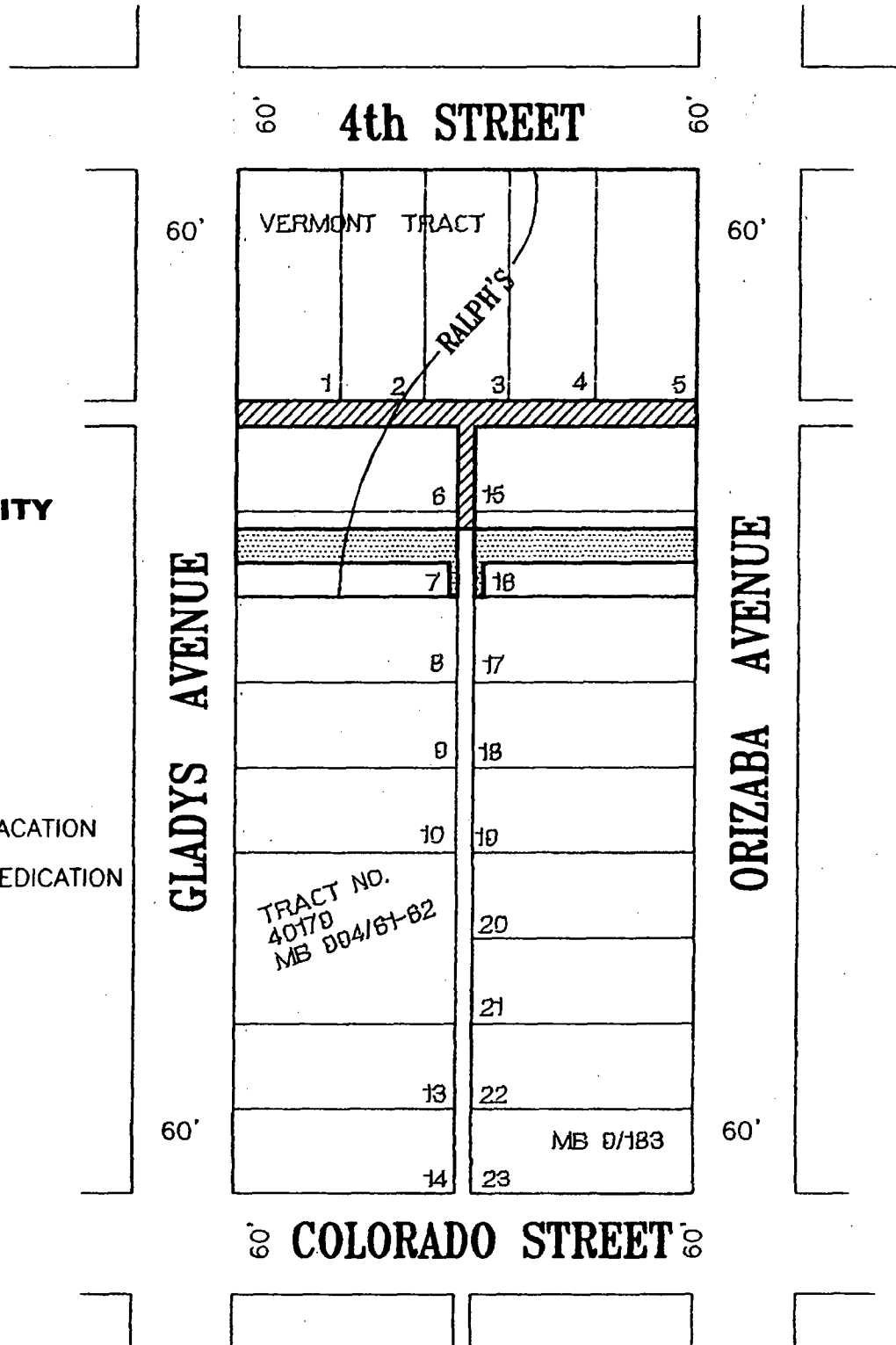
\_\_\_\_\_

Absent: Councilmembers: \_\_\_\_\_

\_\_\_\_\_



\_\_\_\_\_  
City Clerk

SKETCH SHOWING THE PROPOSED RELOCATION OF THE NORTHERLY PORTION OF THE ALLEY IN THE BLOCK SOUTH OF FOURTH STREET BETWEEN ORIZABA AND GLADYS AVENUES.



VICINITY

LEGEND

-  ALLEY VACATION
-  ALLEY DEDICATION

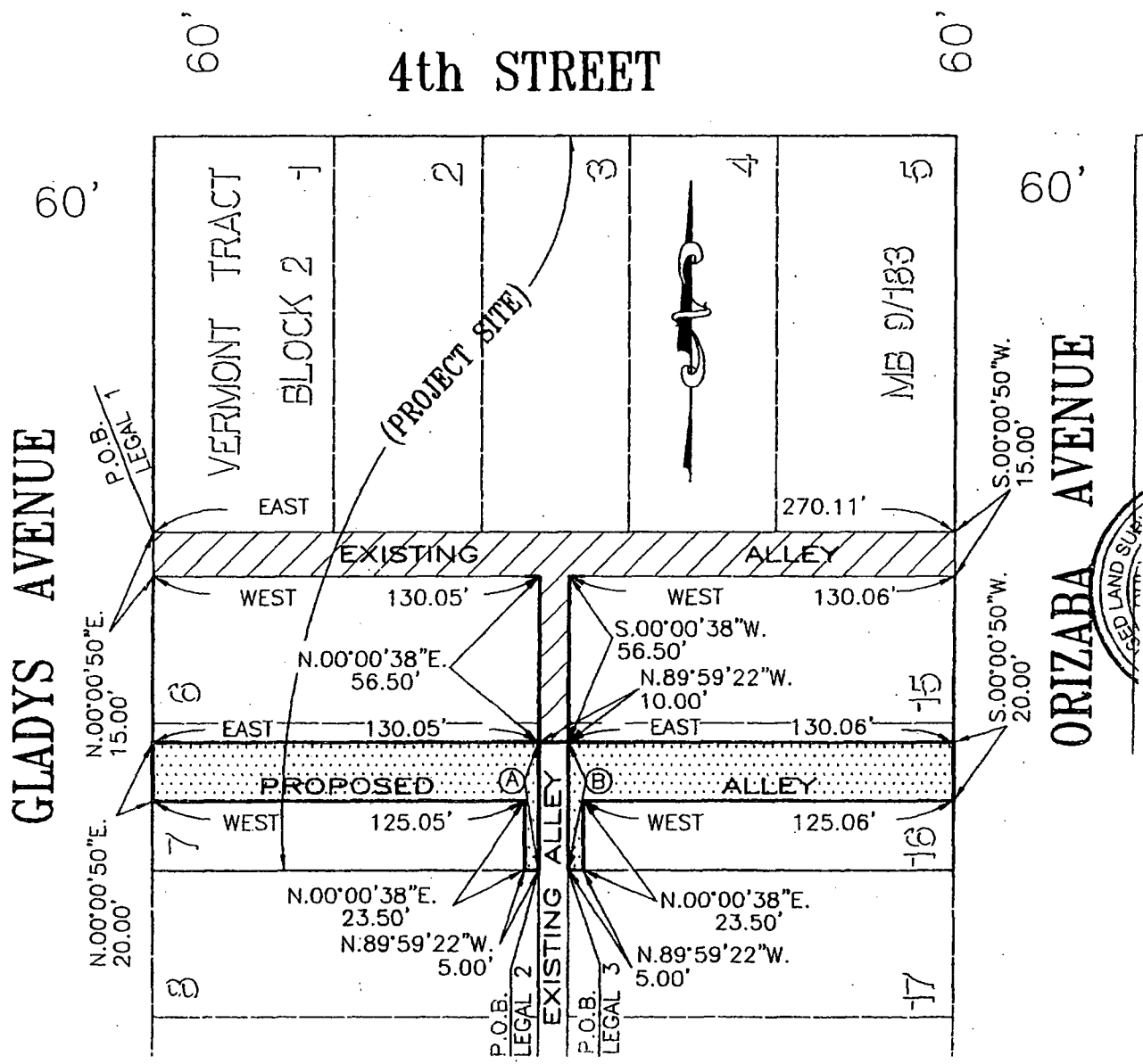


60 COLORADO STREET 60

*C.J. Queyrel*  
 C.J. QUEYREL LS 2988



DETAIL



LEGEND

- ALLEY VACATION
- ALLEY DEDICATION

P.O.B. = POINT OF BEGINNING

- 500'00'38"W 43.50'
- N00'00'38"E 43.50'

## CITY COUNCIL FINDINGS

### VACATION OF THE NORTHERLY PORTION OF THE ALLEY IN THE BLOCK SOUTH OF FOURTH STREET AND SOUTH OF GLADYS AVENUE - Reference Sketch No. 924 V

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1. The subject right-of-way is unnecessary for present or prospective public use.

This finding is based upon the following subfindings:

- a) Those findings stated in the City Manager's letter submitted for the July 13, 2006, City Council meeting regarding the resolution of intention to vacate the subject right-of-way, adopted as Resolution No. RES-06-0055.
- b) The rights-of-way would not be useful for exclusive bikeway purposes.

2. The vacation of said rights-of-way will not have a significantly adverse environmental effect.

This finding is based upon the following subfindings:

- a) The right-of-way is not and will not be needed for public use.
- c) In conformance with the California Environmental Quality Act, Negative Declaration No. 27-05 was issued for this project.

SC



RECEIVED  
CITY CLERK  
LONG BEACH, CALIF.

Date: July 31, 2006

09 JUL 31 PM 2:18

To: Distribution List

From: Sue Castillo, Right-of-Way Coordinator, Dept. of Public Works *sc*

Subject: **August 1, 2006, Agenda Item #3 - Objections at the Public Hearing/resolution to vacate the northerly portion of the alley in the block south of Fourth Street between Gladys and Orizaba Avenues**

---

The two attached letters were received in response to the notice of vacation this department distributed. We responded to the first letter on July 27<sup>th</sup>, and a copy of that is attached also.

Dave Campbell and Jeff Guth will attend the City Council hearing on behalf of the Ralphs Grocery Company. Mr. Campbell can be reached at 310-900-3263. If there are any questions regarding this matter, please call Sue Castillo, Right-of-Way Coordinator, at extension 86996.

Distribution List:

Lisa Peskay Malmsten, Deputy City Attorney

Carolyn Bihn, Zoning Officer

X Larry Herrera, City Clerk

Broc Coward, Office of Suja Lowenthal



# CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

July 27, 2006

Mara Perez-Kozackzinski  
377 Orizaba Avenue  
Long Beach, California 90814

**Subject: Ralphs Market expansion and alley relocation at 2930 E. Fourth Street**

The City of Long Beach has been in a plan review process for the expansion of this market for several months. Several City departments with land development oversight responsibility, including the Department of Public Works, have reviewed and approved the plans at a staff level including changes to the parking lot and its entrances and exits to the adjoining streets. The Planning Bureau has conducted a community meeting which brought the development proposal to the residents in the vicinity of Ralphs for comments, and this meeting was satisfactorily concluded.

City staff opinion on this project is that all reasonable zoning, aesthetic and traffic safety concerns have been addressed and satisfied. The parking lot layout and access points are well-designed, and no variances to our standards were granted which might reduce optimum functioning of the intersections of the relocated alley with Orizaba and Gladys Avenues. No feature of this plan is inherently unsafe or presents a compromise with respect to safety, in the opinion of the City Traffic Engineer.

However, it is recognized that friction is created when commercial and residential land uses abut. Project conditions include the construction of a 6'6" masonry wall (to replace the existing 4'6" wall) and a 5-foot wide landscape buffer adjacent to your property to mitigate the impact of parking lot sights and sounds. The new alley between Orizaba and Gladys Avenues will be 20 feet wide (instead of 15 feet), will be constructed to our typical high standards, and will improve access for the residents of this block. Ralphs contends that the remodeled and expanded market will serve the community better than the older, smaller store.

In conclusion, although the new alley/ street intersection is closer to your property than the old one, the need for drivers to observe good driving habits and for children to be supervised in the street right-of-way remains unchanged. If you have any questions on this matter, please call me at (562) 570-6537.

Sincerely,

Gillis M. Monroe  
Construction Services Officer  
Division Manager

cc: Dave Roseman, City Traffic Engineer; Mark Christoffels, City Engineer

**ENGINEERING BUREAU, CONSTRUCTION MANAGEMENT DIVISION**

333 WEST OCEAN BOULEVARD, 10<sup>TH</sup> FLOOR, LONG BEACH CA 90802  
(562) 570-6266 • FAX (562) 570-7161

H-3

**MARA PEREZ-KOZACKZINSKI**  
**377 Orizaba Avenue**  
**Long Beach, California 90814**  
**(562)434-4942**

July 20, 2006

Mark Christoffles, City Engineer  
City of Long Beach  
333 West Ocean Boulevard  
10<sup>th</sup> Floor  
Long Beach, California 90802

RE: Proposed Ralph's Remodel/4th Street & Orizaba

Dear Mr. Christoffles:

I am concerned about the Proposed Plans for the remodel of the Ralph's Market located on 4<sup>th</sup> and Orizaba.

I own the home adjacent to the Ralph's Market on Orizaba and have 5 children, one of whom is a special needs child. The proposal calls for the driveway to Ralph's to be moved so it will be 23 feet from my driveway. The common wall that Ralph's and my home share is 4 1/2' tall.

The proposed driveway is inherently dangerous and I believe will result in property and/or personal injury damages. The driveway is to be used for deliveries to the store and for customers to enter and exit the parking area of the store. With the driveway so close to my home and other residents on my block, there is a strong probability a child or an adult will be struck by a vehicle. Children are not always as careful as they should be and the approval by the City to put a driveway so close to residences is not safe. Furthermore, I have a large vehicle which spans about 20 feet so when I pull out from my driveway my vehicle will be a target for cars pulling out of Ralph's driveway so close to my home. My children will not be safe in our front yard with the driveway so close.

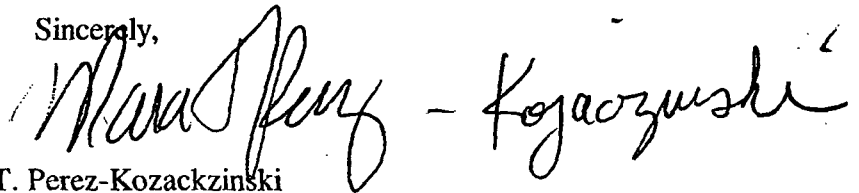


Mark Christoffles, City Engineer  
July 20, 2006  
Page TWO

I believe the relocation of the Ralph's driveway so close to my home and closer to all the residents on Orizaba is dangerous and the City should take a closer look at alternative solutions. Safety lights and other provisions should be taken to insure that a child or other person is not struck by a vehicle using the Ralph's driveway. The fence may need to be heightened, or other steps taken so that I can safely enter and exit my driveway. This is a residential neighborhood with many children running around, and delivery drivers and customers of Ralph's need to be reminded of that fact as they are entering and exiting the parking lot. If they are not, the City will be assuming a huge liability by approval of the plans as currently proposed.

Your professional courtesy and attention to this matter is appreciated.

Sincerely,

A handwritten signature in black ink that reads "Mara T. Perez-Kozackzinski". The signature is written in a cursive style with a long horizontal line extending to the right.

Mara T. Perez-Kozackzinski

Vivian N. Phan  
376 Gladys Avenue #4  
Long Beach, CA 90814

July 24, 2006

City of Long Beach  
City Engineering Bureau  
Construction Management Division  
333 West Ocean Blvd. 10<sup>th</sup> Floor  
Long Beach, CA 90802

Subject: Proposed vacation of the Northerly Portion of the alley south of 4<sup>th</sup> Street  
between Orizaba & Gladys Avenues.

To Whom It May Concern:

I have few objections to the above proposed subject:

1. Noise disturbances
2. Constant traffic (especially Ralph's loading trucks)
3. Dangerous for thief jump inside my property (since the wall is so low)
4. Vandalisms
5. Etc....

If you have any questions, please contact me at 562-433-9477. Thank you.

*Vivian Phan*

Vivian Phan



# CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

June 30, 2006

To: Homeowners and Residents on the Block South of Fourth Street  
Between Orizaba and Gladys Avenues

**SUBJECT: PROPOSED VACATION OF THE NORTHERLY PORTION OF THE  
ALLEY SOUTH OF FOURTH STREET BETWEEN ORIZABA AND GLADYS  
AVENUES**

The City of Long Beach is preparing to relocate the northerly portion of your alley as a part of the expansion of the Ralphs Market at 2930 E. Fourth Street. The new alley is to be 20 feet wide and located as shown on the attached sketch. Relocating the alley requires both the vacation and dedication of right-of-way property. On June 13, 2006, the Long Beach City Council adopted a resolution of Intention for this action.

The required Public Hearing is scheduled for August 1, 2006, in the City Council Chambers, Plaza Level of the City Hall, 333 West Ocean Boulevard, Long Beach, at 5:00 p.m. or as soon thereafter as the matter may be heard. Any and all persons having objections to the proposed vacation may appear before the City Council and present their objections. If you have any questions regarding this matter, please call Sue Castillo, Right-of-Way Coordinator, at (562) 570-6996.

Sincerely,

Gillis Monroe  
Construction Services Officer  
Division Manager  
GM:SC/ C

Enclosure

City

**ENGINEERING BUREAU, CONSTRUCTION MANAGEMENT DIVISION**

333 WEST OCEAN BOULEVARD, 10<sup>TH</sup> FLOOR, LONG BEACH CA 90802

(562) 570-6266 ♦ FAX (562) 570-7161