



CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

333 WEST OCEAN BOULEVARD., 9th Floor LONG BEACH, CA 90802 562.570.6383 FAX 562.570.6012

November 12, 2013

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt the attached Resolution ordering the summary vacation of subterranean areas adjacent to Redondo Avenue and 20th Street, along the southeast property line of the residential condominium development at 2020 Obispo Avenue. (District 4)

DISCUSSION

The Aubry Homeowners Association, in conjunction with the Lennar Homes of California, Inc, owner and developer of the condominium development at 2020 Obispo Avenue, is requesting the vacation of a 1.54-foot wide subterranean area along the southeast property line adjacent to 20th Street, and a 11.66-foot wide subterranean area along Redondo Avenue for the purpose of installing a retaining wall with soil nails. The area of the proposed vacation is shown on the attached Exhibit A.

Due to the extreme elevation changes at the southeast corner of the Aubry Homes development, it was necessary to install soil nail retaining walls to support the hillside adjacent to the homes. The soil nails extend beneath the sidewalk right-of-way approximately seven feet (7) below grade, with the exception of sections D and D1 shown on sheet 2 of Exhibit A, which are located approximately four feet (4) below grade. The surface rights above the 4-foot to 7-foot vacated area will remain public.

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(b) of that Chapter states that the legislative body of a local agency may summarily vacate a portion of right-of-way, which is excess right-of-way, not required for street or highway purposes. The Department of Public Works supports this action based on the following:

1. The right of way portion is not required for street or highway purposes.
2. The surface rights will remain public and existing public utilities will not be affected by this vacation.
3. On August 15, 2013, the Planning Commission determined that the subject vacation action is consistent with the General Plan. Pursuant to California Government Code Section 65402, no street parcel or alley may be vacated transferred or dedicated until such action has been submitted to, and reported upon, by the Planning Commission as to its conformity with the adopted General Plan.

4. In conformance with the California Environmental Quality Act, Environmental Impact Report (EIR) CE 13-075 was issued for this project. The Planning Department's conformity findings are included as Exhibit B.
5. The City's GIS maps will identify this area as having surface rights to a depth that varies from 4 feet to 7-feet below grade and will indicate the existence of the soil nails installed within the vacated area.
6. The interested City Departments have reviewed the proposed right-of-way vacation and have no objections to this action.

This matter was reviewed by the Long Beach Fire Department on September 19, 2013, by Deputy City Attorney Linda Vu on October 14, 2013, and by Budget Management Officer Victoria Bell on October 21, 2013.

TIMING CONSIDERATIONS

City Council action on this matter is not time critical.

FISCAL IMPACT

A vacation processing fee of \$7,722 was deposited to the General Fund (GP) in the Department of Public Works (PW). No local jobs will be impacted by this action.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ARA MALOYAN, PE
ACTING DIRECTOR OF PUBLIC WORKS

APPROVED:

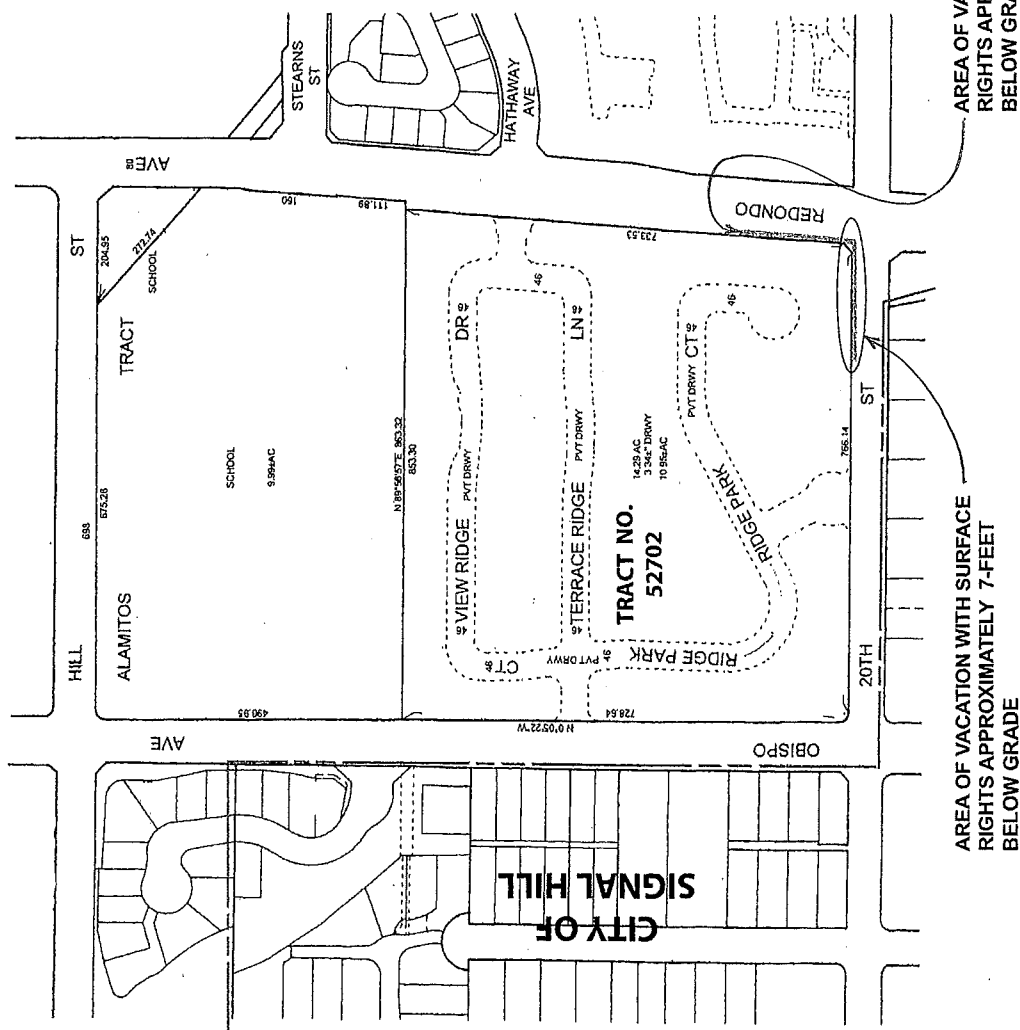
P:\CL\ROW 2020 Obispo Vacation CL.doc
AM:GMM:BP:db




PATRICK H. WEST
CITY MANAGER

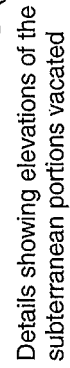
Attachment: Exhibit A, Vicinity sketch
Exhibit B, Conformity finding staff report
Resolution ordering vacation

SKETCH SHOWING SUBTERRANEAN PORTIONS OF REDONDO AVENUE AND 20TH STREET ADJACENT TO 2020 OBISPO AVENUE VACATED BY THE CITY OF LONG BEACH



 INDICATES AREA
OF SUBTERRANEAN VACATION

**ENGINEERING BUREAU
CITY OF LONG BEACH, CALIFORNIA
EXHIBIT A**



Details showing subterranean portions vacated



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

August 15, 2013

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Find the proposed vacation of subterranean space along 20th Street and Redondo Avenue for the Aubry at Alamitos Ridge housing development, as depicted in Exhibit A and B, in conformance with the General Plan; and consider a Categorical Exemption to support the project (CE 13-075). (Council District 4)

APPLICANT: Geoff Smith of Lennar for the Aubry Homeowner's Association
25 Enterprise Suite 300
Aliso Viejo, CA 92656
(Application No. 1304-03)

DISCUSSION

Pursuant to California Government Code Section 65402, no street, parcel or alley may be vacated, transferred or dedicated 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 public subterranean vacation is herein submitted for such review.

The Planning Commission conditionally approved a Site Plan Review, Amendment to PD-17 and the Land Use Element of the General Plan, and Vesting Tentative Tract Map No. 52702 for a 106-unit single-family residential condominium development on June 3, 2004. In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), the Planning Commission certified the Environmental Impact Report (EIR 35-01) on June 3, 2004, for Aubry at Alamitos Ridge. Construction on the homes began in 2010, with 85 homes completed. Not all of the homes have been built due to active oil wells. Due to the extreme elevation change at the site, the homes at the southeast corner of the project are approximately 22 feet below the adjacent street grade. The retaining wall is approximately 19 feet high at the tallest point and tapers down with the slope of the property. The building permit for the retaining wall, BFEN77900, was approved, inspected and finalized by the Building Department in the fall of 2011 (Exhibit C – Retaining Wall Plans).

The applicant is requesting the vacation of an approximately 2-foot-wide subterranean space along 20th Street and an 11.66-foot-wide subterranean space along Redondo Avenue for the purpose of the installed soil nails to support a retaining wall at the southeast corner of the Aubry at Alamitos Ridge housing development (Exhibit A and B - Legal Description and Subterranean Vacation Sketch). The soil nails are located approximately seven feet below grade with the exception of locations D and D1 as depicted on Exhibit B, which may be located only four feet below grade.

A finding of consistency 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 11 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 for the land use element is 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 subject site is located within Land Use District One (LUD No. 1) Single Family District. This district is intended for single-family neighborhoods. The proposed subterranean vacation is required for soil nails that provide structural support to a retaining wall constructed in conjunction with the residential condominium development and is consistent with this land use designation. This development provides housing in a detached condominium layout. The subterranean vacation does impact any other element of the General Plan.

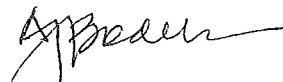
ENVIRONMENTAL REVIEW

In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), the Planning Commission certified the Environmental Impact Report (EIR 35-01) on June 3, 2004, for Aubry at Alamitos Ridge. Categorical Exemption 13-075 was issued for this specific portion of the project (Exhibit D – CE 13-075).

Respectfully submitted,



DEREK BURNHAM
PLANNING ADMINISTRATOR



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

CHAIR AND PLANNING COMMISSIONERS

August 15, 2013

Page 3 of 3

AJB:DB:lf

Attachments: Exhibit A – Legal Description
 Exhibit B – Sketch Showing Subterranean Vacation
 Exhibit C – Retaining Wall Plans
 Exhibit D – CE 13-075

EXHIBIT "A" LEGAL DESCRIPTION

IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING THOSE PORTIONS OF REDONDO AVENUE AND 20TH STREET AS SHOWN ON TRACT NO. 52702, AS PER MAP FILED IN BOOK 1346, PAGES 65 THROUGH 72, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID TRACT; THENCE ALONG THE EAST LINE OF SAID TRACT SOUTH 04°13'22" WEST, 510.33 FEET TO **THE TRUE POINT OF BEGINNING** ALSO BEING **POINT "D"**; THENCE CONTINUING ALONG BOUNDARY OF SAID LOT, THE FOLLOWING COURSES:

1. SOUTH 04°13'22" WEST, 223.20 FEET TO **POINT "C"**;
2. SOUTH 47°18'29" WEST, 20.40 FEET TO **POINT "B"**;
3. SOUTH 89°55'45" WEST, 195.56 FEET TO **POINT "A"**;

THENCE LEAVING SAID BOUNDARY SOUTH 00°02'57" EAST, 1.54 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT SOUTHERLY 1.54 FEET FROM THE SOUTH LINE OF SAID LOT, SAID POINT BEING HEREINAFTER REFERRED TO AS **POINT "A1"**; THENCE ALONG SAID PARALLEL LINE NORTH 89°55'45" EAST, 193.89 FEET TO **POINT "B1"**; THENCE LEAVING SAID PARALLEL LINE NORTH 62°47'42" EAST, 31.81 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT EASTERLY 11.66 FEET FROM THE EAST LINE OF SAID LOT, SAID POINT BEING **POINT "C1"**; THENCE ALONG SAID PARALLEL LINE NORTH 04°13'22" EAST, 223.23 FEET TO **POINT "D1"**; THENCE NORTH 86°03'52" WEST, 11.66 FEET TO **THE TRUE POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,998 SQUARE FEET, MORE OR LESS.

THE ELEVATIONS OF THE UPPER VERTICAL LIMITS OF THE ABOVE DESCRIPTION SHALL NOT EXCEED THE FOLLOWING:

A SLOPING PLANE STARTING AT SAID **POINT "A"** AND **"A1"** HAVING AN ELEVATION OF 114.6 FEET TO SAID **POINT "B"** AND **"B1"** HAVING AN ELEVATION OF 121.3 FEET.

A SLOPING PLANE STARTING AT SAID **POINT "B"** AND **"B1"** HAVING AN ELEVATION OF 121.3 FEET TO SAID **POINT "C"** AND **"C1"** HAVING AN ELEVATION OF 117.9 FEET.

A SLOPING PLANE STARTING AT SAID **POINT "C"** AND **"C1"** HAVING AN ELEVATION OF 117.9 FEET TO SAID **POINT "D"** AND **"D1"** HAVING AN ELEVATION OF 98.1 FEET.

THE ABOVE ELEVATIONS ARE BASED UPON THE FOLLOWING BENCHMARK:

CITY OF SIGNAL HILL BENCHMARK NO. 012: NW COR. BRASS DISK SET IN SIDEWALK
48' W & 42' N/O C.L. INT. (CNTR. OF CB. RET. 1' N/O C.F.) CLB NO. 103.
LOCATION: HILL ST. AND REDONDO AVE.
ELEVATION: 65.201 M.S.L., 1985 ADJUSTMENT.

EXHIBIT "A"
LEGAL DESCRIPTION

THE ABOVE LEGAL DESCRIPTION IS DELINEATED ON EXHIBIT "B" AND IS MADE A PART
HEREOF FOR REFERENCE PURPOSES.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN
CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.


PASCAL APOTHELOZ, P.L.S. 7734

DATE PREPARED: 02/25/13

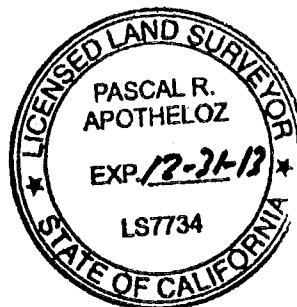
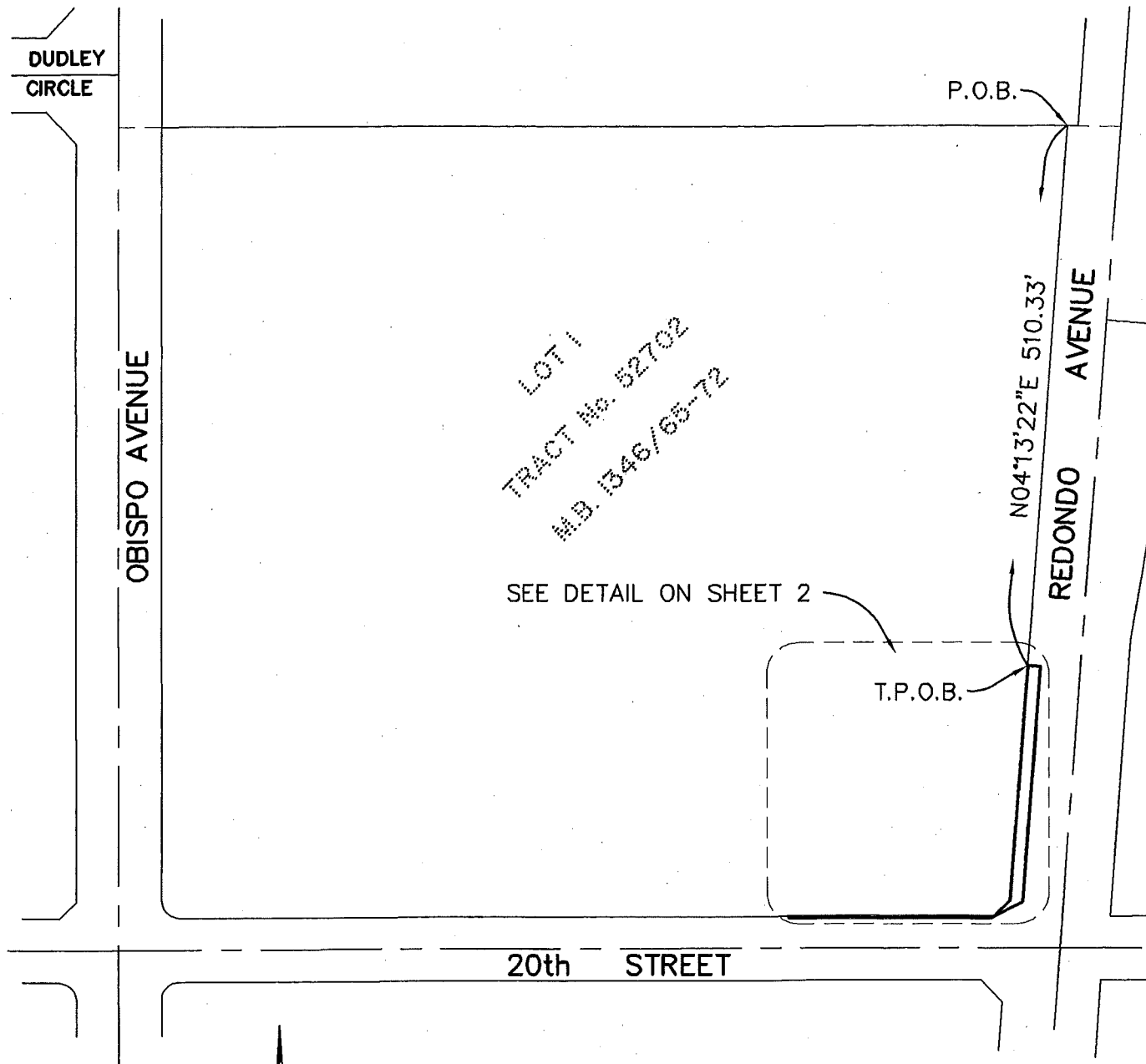


EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"



20th STREET



SCALE: 1"=150'

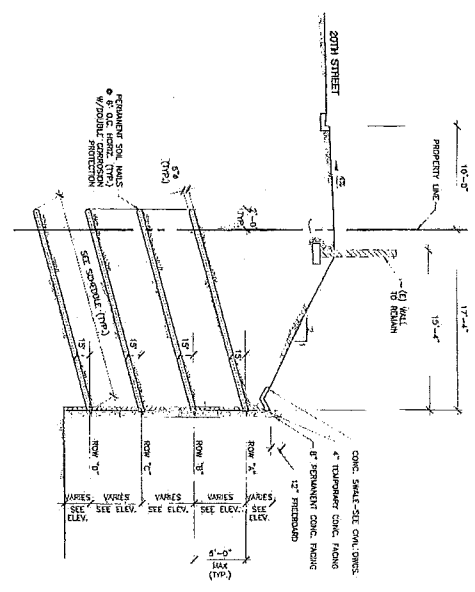
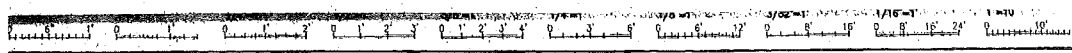
SHEET 1 OF 3

EXHIBIT "B"
CITY OF LONG BEACH, CALIFORNIA

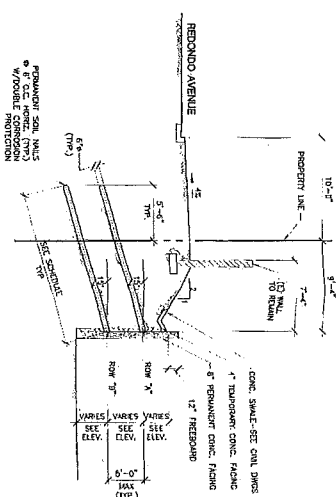
EXHIBIT B
Sheet 6 of 9

RC Engineering, Inc.
ng/Land Surveying/Land Planning

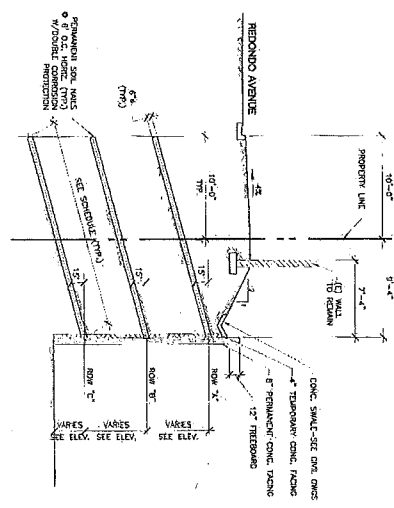
160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860



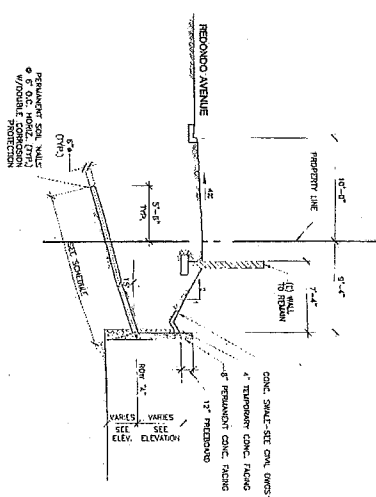
SECTION 1
3/16" = 1'-0"



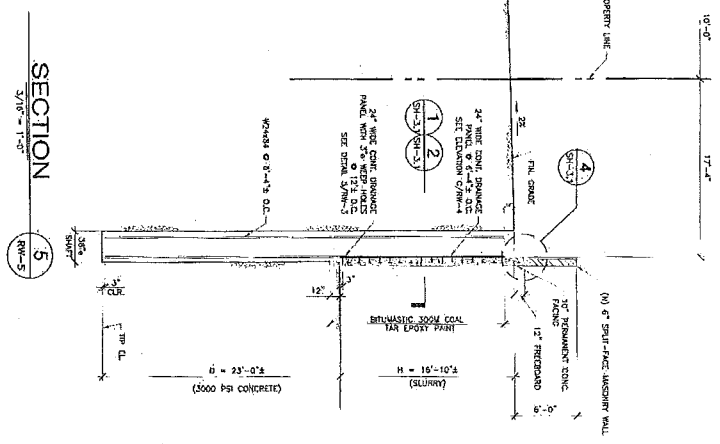
SECTION 3
3/16" = 1'-0"



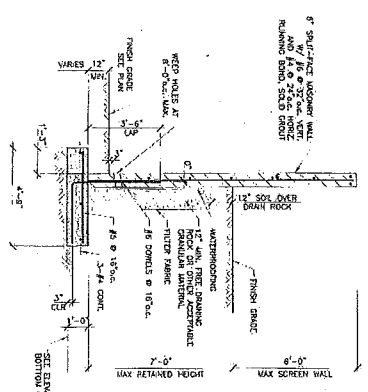
SECTION 2
3/16" = 1'-0"



SECTION 4
3/16" = 1'-0"



SECTION 5
3/16" = 1'-0"



SECTION 6
3/16" = 1'-0"

EXHIBIT B
Sheet 9 of 9





CITY OF LONG BEACH NOTICE OF EXEMPTION EXHIBIT D

DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbds.longbeach.gov

TO: ☐ Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

☐ L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 13-075

Project Location/Address: Aubry at Alamitos Ridge (2080 Obispo Ave)

Project/Activity Description: General Plan conformity finding for existing soil nailing to support a large retaining wall adjacent to 20th St. and Redondo Ave for the Aubry at Alamitos Ridge housing development. The soil nails require a subterranean vacation.

Public Agency Approving Project: **City of Long Beach, Los Angeles County, California**

Applicant Name: Geoff Smith at Lennar for Aubry Homeowners Association

Mailing Address: 25 Enterprise, Suite 300 Aliso Viejo, CA 92656

Phone Number: 949-349-8285 Applicant Signature: _____

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1304-03 Planner's Initials: LF

Required Permits: General Plan Finding for subterranean vacation

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15304, Class 4, Minor Alterations to Land

Statement of support for this finding: Minor alteration to condition of land

Contact Person: Craig Chalant Contact Phone: 562-570-6194
Signature: [Signature] Date: Aug 7, 2013

RESOLUTION NO.

A RESOLUTION ORDERING THE SUMMARY
VACATION OF SUBTERRANEAN PORTIONS ALONG THE
SOUTHEAST PROPERTY LINE ADJACENT TO
REDONDO AVENUE AND 20TH STREET, 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

WHEREAS, the City Council of the City of Long Beach adopts this
resolution pursuant to Chapter 4 of the Public Streets, Highways and Service Easements
Vacation law (Streets and Highways Code Sections 8330 et seq.); and

WHEREAS, this resolution vacates subterranean portions along the
southeast property line adjacent to Redondo Avenue and 20th Street described more
particularly as follows:

In the City of Long Beach, County of Los Angeles, State of California,
being those portions of Redondo Avenue and 20th Street as shown on Tract
No. 52702, as per map filed in book 1346, pages 65 through 72, inclusive,
of maps, in the Office of the County Recorder of said County, described as
follows:

Beginning at the northeast corner of lot 1 of said tract; thence along
the east line of said tract south 04°13'22" west, 510.33 feet to the true point
of beginning also being point "D"; thence continuing along boundary of said
lot, the following courses:

1. South 04°13'22" west, 223.20 feet to point "C";
2. South 47°18'29" west, 20.40 feet to point "B";

1 3. South 89°55'45" west, 195.56 feet to Point "A";

2 Thence leaving said boundary south 00°02'57" east, 1.54 feet to a
3 point on a line parallel with and distant southerly 1.54 feet from the south
4 line of said lot, said point being hereinafter referred to as point "A1"; thence
5 along said parallel line north 89°55'45" east, 193.89 feet to point "B1";
6 thence leaving said parallel line north 62°47'42" east, 31.81 feet to a point
7 on a line parallel with and distant easterly 11.66 feet from the east line of
8 said lot, said point being point "C1"; thence along said parallel line north
9 04°13'22" east, 223.23 feet to point "D1"; thence north 86°03'52" west,
10 11.66 feet to the true point of beginning.

11 The above described parcel contains 2,998 square feet, more or less.

12 The elevations of the upper vertical limits of the above description
13 shall not exceed the following:

14 A sloping plane starting at said point "A" and "A1" having an elevation
15 of 114.6 feet to said point "B" and "B1" having an elevation of 121.3 feet.

16 A sloping plane starting at said point "B" and "B1" having an elevation
17 of 121.3 feet to said Point "C" and "C1" having an elevation of 117.9 feet.

18 A sloping plane starting at said point "C" and "C1" having an
19 elevation of 117.9 feet to said point "D" and "D1" having an elevation of 98.1
20 feet.

21 The above elevations are based upon the following benchmark:

22 City of Signal Hill Benchmark No. 012: NW Cor. Brass Disk Set In
23 Sidewalk 48' W & 42' N/O C.L. Int. (CNTR.Of CB. Ret. 1' N/O C.F.)
24 CLB No. 103.

25 Location: Hill St. and Redondo Ave.

26 Elevation 65.201 M.S.L., 1985 Adjustment.

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1 WHEREAS, the above-described property is excess right-of-way and is not
2 required for street or highway purposes; and

3 WHEREAS, the vacation of this right-of-way will not cut off all access to any
4 adjoining property; and

5 WHEREAS, this property is a portion of a street or highway that lies within
6 property under one ownership and that does not continue through such ownership or end
7 touching property of another;

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

10 Section 1. Pursuant to Chapter 4, Part 3 of Division 9 of the California
11 Streets and Highways Code (Sections 8330 et seq.), the following findings are made
12 regarding the above-described property:

13 A. That the document entitled "Sketch No. 1005V," attached
14 hereto as Exhibit "A", accurately depicts the property to be vacated.

15 B. That the findings of fact made by the City Council for the
16 purposes of this summary vacation of excess right-of-way pursuant to
17 California Streets and Highways Code Section 8334, set forth in the
18 document entitled "City Council Findings" and attached hereto as Exhibit
19 "B", are incorporated herein and made a part of this resolution by this
20 reference.

21 Section 2. The above-described portion of the right-of-way is hereby
22 vacated and closed. From and after the date this resolution is recorded, such vacated
23 right-of-way shall no longer constitute a street or highway.

24 Section 3. The City Clerk is hereby instructed to certify to the adoption of
25 this resolution, and to cause a certified copy to be recorded in the Office of the County
26 Recorder of the County of Los Angeles, California.

27 Section 4. This resolution shall take effect immediately upon its adoption
28 by the City Council, and the City Clerk shall certify to the vote adopting this resolution.

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I hereby certify that the foregoing resolution was adopted by the City
Council of the City of Long Beach at its meeting of _____, 2013,
by the following vote:

Ayes: Councilmembers: _____

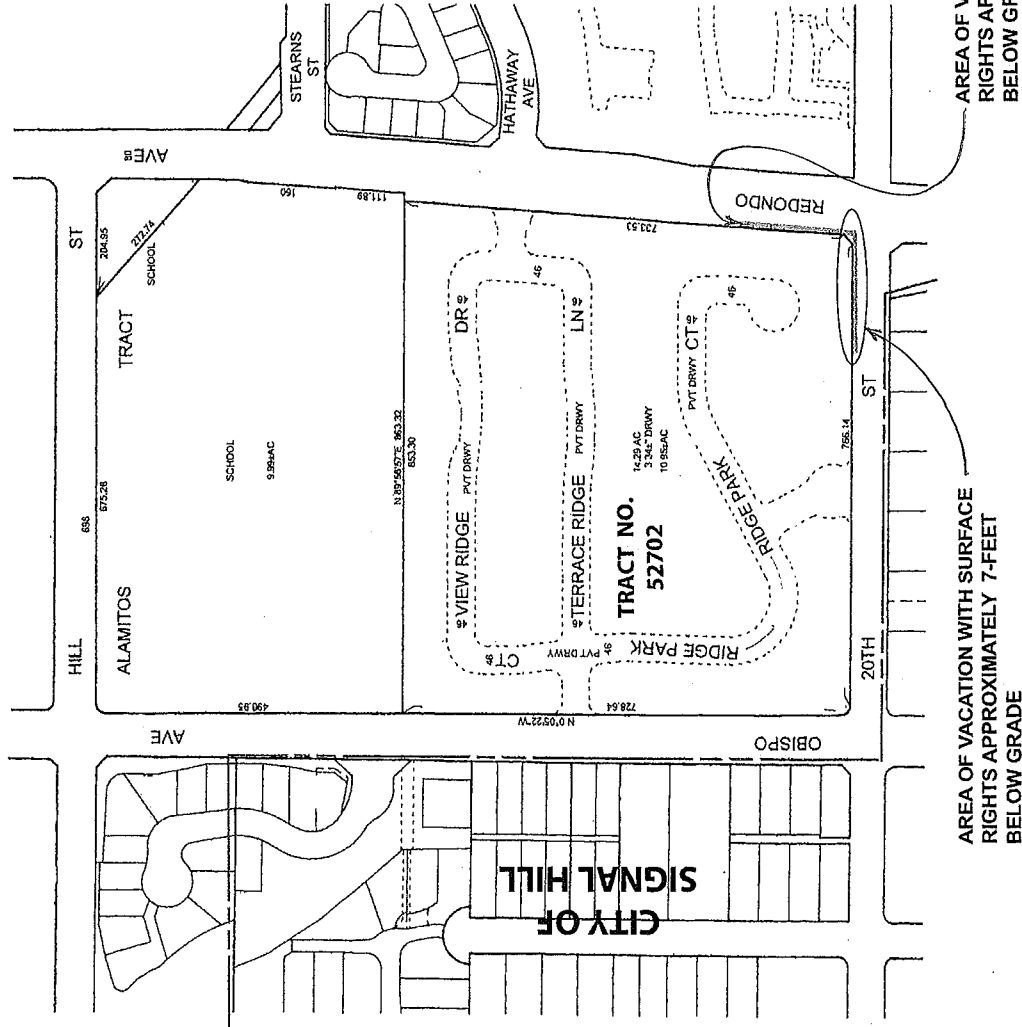
Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

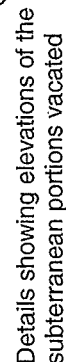
SK NO. 1005V
SHEET 1 OF 2

SKETCH SHOWING SUBTERRANEAN
PORTIONS OF REDONDO AVENUE AND 20TH
STREET ADJACENT TO 2020 OBISPO AVENUE
VACATED BY THE CITY OF LONG BEACH



INDICATES AREA
OF SUBTERRANEAN VACATION

ENGINEERING BUREAU
CITY OF LONG BEACH, CALIFORNIA
EXHIBIT A



Details showing subterranean portions vacated

CITY COUNCIL FINDINGS

VACATION OF SUBTERRANEAN RIGHT OF WAY ADJACENT TO REDONDO AVENUE AND 20TH STREET, ALONG THE SOUTHEAST CORNER OF THE RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 2020 OBISPO AVENUE

Reference Sketch No. 1005V

The subject portions of right-of-way are unnecessary for present or prospective public street purposes, and the vacation of said right-of-way would not have a significantly adverse environmental effect. This finding is based upon the following subfindings:

1. The area to be vacated is that portion of right-of-way beneath the sidewalk and is unnecessary for present or prospective public use.
2. Due to the extreme elevation change at the site, the homes at the southeast corner of the project are approximately 22 feet below the adjacent street wherefore a building permit for soil nail retaining walls was approved, inspected and finalized by the Building Department.
3. On August 15, 2013, 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.
4. In conformance with the California Environmental Quality Act, Environmental Impact Report (EIR) CE 13-075 was issued for this project.
5. Existing utilities will not be affected by this vacation.
6. The interested City Departments, including Fire and Police, have reviewed the proposed right-of-way vacation and land development, and have no objections to this action.

GM:BP