



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> 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

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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 20<sup>TH</sup> 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.

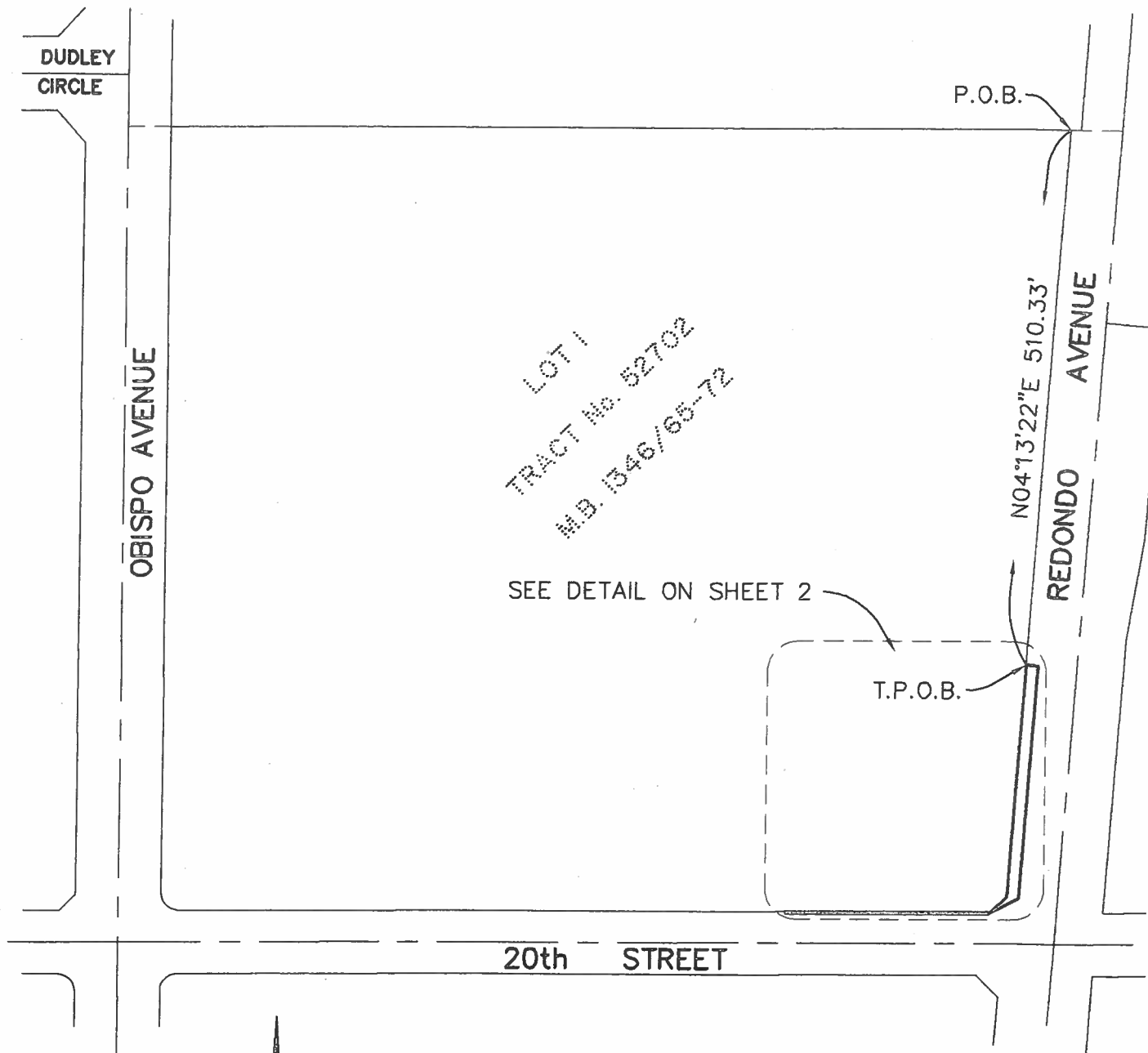
  
PASCAL APOTHELOZ, P.L.S. 7734

DATE PREPARED: 02/25/13



# EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"



SCALE: 1"=150'

SHEET 1 OF 3

EXHIBIT "B"  
CITY OF LONG BEACH, CALIFORNIA

**LDORC** Engineering, Inc.  
Civil Engineering/Land Surveying/Land Planning

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

L:\2010\10-121 Lennar Alamos Ridge\Ex\Street Vacation\10-121 Ex Street Vacation.dwg 2/6/2013 10:09:42 AM PST

# EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"



SCALE: 1"=40'

## LEGEND

———— INDICATES STREET VACATION

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

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

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

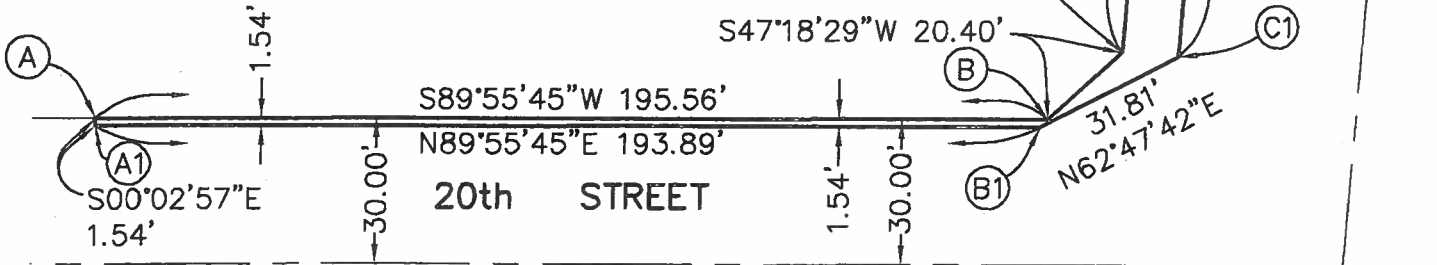
A SLOPING PLANE STARTING AT POINT "C" AND "C1" HAVING AN ELEVATION OF 117.9 FEET TO POINT "D" AND "D1" HAVING AN ELEVATION OF 98.1 FEET.

THE ABOVE ELEVATIONS ARE BASED UPON THE FOLLOWING BENCHMARK:

LOCATION: HILL ST. & REDONDO AVE.  
 DESCRIPTION: 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

ELEVATION: 65.201 M.S.L., 1985 ADJUSTMENT.

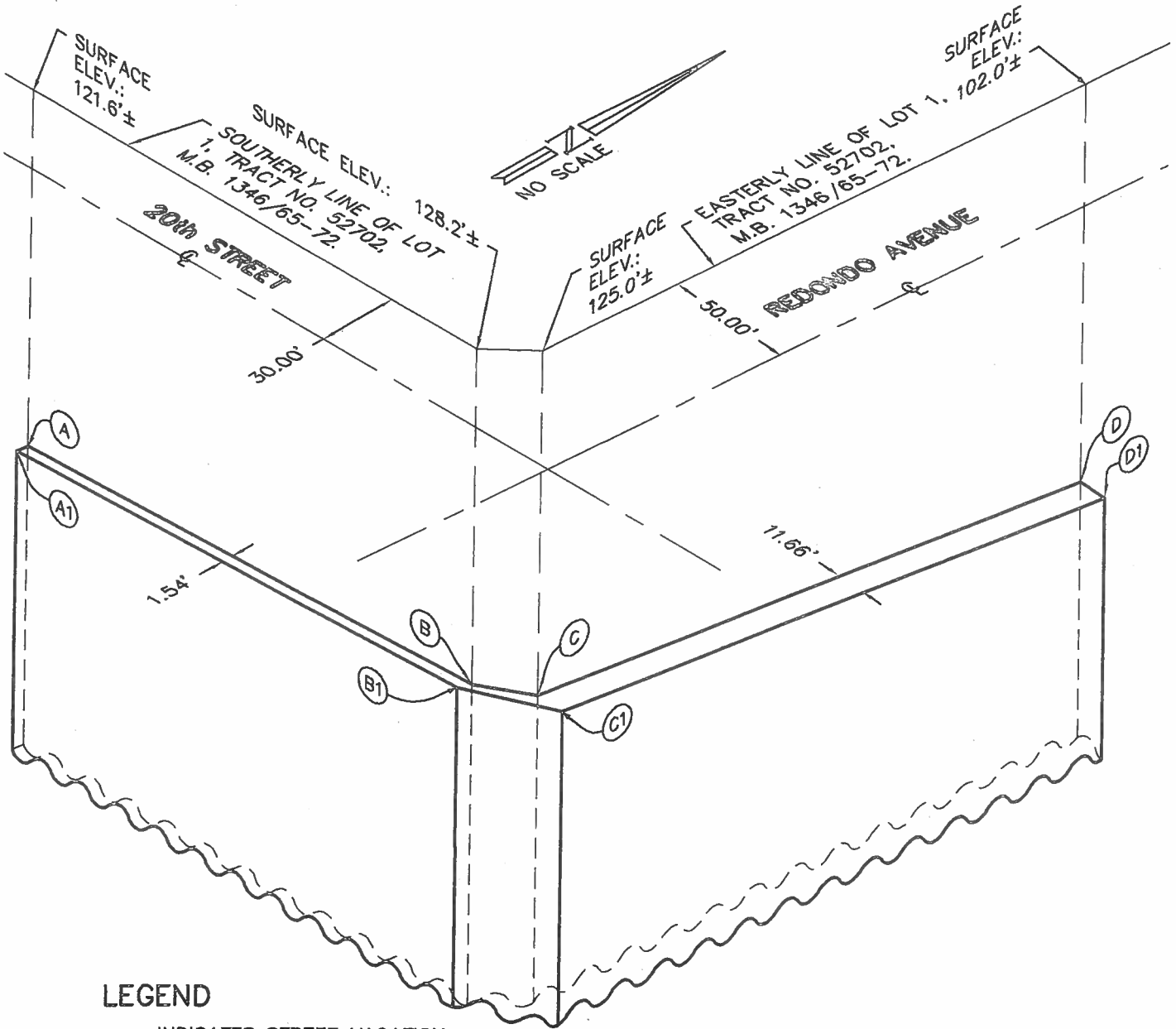
LOT 1  
 TRACT No. 52702  
 M.B. 1346/65-72



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# EXHIBIT "B"

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR EXHIBIT "A"



## LEGEND

———— INDICATES STREET VACATION

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

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

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

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

\*\* SEE SHEET 2 OF 3 FOR BENCHMARK INFORMATION.

SHEET 3 OF 3

EXHIBIT "B"  
CITY OF LONG BEACH, CALIFORNIA

**ORC** Engineering, Inc.  
Civil Engineering/Land Surveying/Land Planning

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





# CITY OF LONG BEACH NOTICE OF EXEMPTION EXHIBIT D

DEPARTMENT OF DEVELOPMENT SERVICES  
333 W. OCEAN BLVD., 5<sup>TH</sup> 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, 5<sup>th</sup> Floor  
Long Beach, CA 90802

L.A. County Clerk  
Environmental Fillings  
12400 E. Imperial Hwy. 2<sup>nd</sup> 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 Chalfant Contact Phone: 562-570-6194

Signature: [Signature] Date: Aug 7, 2013