

CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-6383 • FAX (562) 570-6012

April 5, 2005

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Find that all requirements of the final subdivision map have been satisfied and approve the map for Tract No. 53766 for the 3,701-square foot parcel abutting the northeast corner of East Broadway and The Promenade. (District 2)

DISCUSSION

In accordance with Long Beach Municipal Code Chapter 20.16, State of California Government Code Section 66458, applicable local subdivision ordinances and subsequent rulings, a final subdivision map conforming to State Subdivision Map Act requirements shall be approved by the City Council. The subdivider, Loft Developments, Inc., has submitted a duly certified final map of Tract No. 53766, which is in conformance with the above conditions and the subdivision requirements approved by the City Planning Commission and finalized on July 28, 2002.

The project, to be developed by Loft Developments, Inc., will renovate the vacant seven-story Insurance Exchange Building, including construction of a two-story penthouse unit, conversion of the second through seventh floors into twelve loft-style residential condominiums and development of the basement and first floor into a tavern/restaurant/banquet facility. A vicinity map is attached showing the location of the proposed development.

This matter was reviewed by Assistant City Attorney Michael J. Mais on March 18, 2005.

TIMING CONSIDERATIONS

City Council action on this matter is requested on April 5, 2005, to allow the developer to complete the tract development.

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

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

ENGINEERING & STREET
MAINTENANCE
333 W. Ocean Blvd., 9th Floor
Long Beach, CA. 90802
Ph. (562) 570-6634

ENVIRONMENTAL
SERVICES
2929 E. Willow Street
Long Beach, CA 90806
Ph (562) 570-2850

FLEET SERVICES
2600 Temple Avenue
Long Beach, CA 90806
Ph. (562) 570-5400
Fax (562) 570-5414

TRAFFIC &
TRANSPORTATION
333 W. Ocean Blvd., 10th F
Long Beach, CA 90802
Ph (562) 570-6331

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FISCAL IMPACT

A subdivision processing fee of \$1,417.50 was deposited to the General Fund (GP) in the Department of Public Works (PW).

SUGGESTED ACTION :

Approve recommendation.

Respectfully submitted,

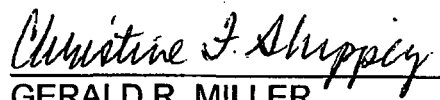


CHRISTINE F. ANDERSEN
DIRECTOR OF PUBLIC WORKS

BM:kl
P/CL/Tract No 53766

Attachment

APPROVED:

for 
GERALD R. MILLER
CITY MANAGER