



CITY OF LONG BEACH

C-7

DEPARTMENT OF PUBLIC WORKS

333 West Ocean Boulevard 9th Floor • Long Beach, CA 90802 • (562) 570-6383 • Fax (562) 570-6012

December 20, 2011

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to execute subdivision agreements and find that all requirements of the final subdivision map for a 10-unit condominium development located south of Ocean Boulevard and west of Fourth Place have been satisfied and approve the final map for Tract No. 53485. (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, CCG 4th Place Condos, LLC (CCG), has submitted a duly certified final map of Tract No. 53485, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on January 18, 2011.

The project will consist of a 4-story, 10-unit condominium development. A vicinity map is attached, showing the location of the project. Subdivision agreements have been prepared, providing for installation of public improvements.

This matter was reviewed by Deputy City Attorney Linda Trang on November 29, 2011 and by Budget Management Officer Victoria Bell on November 30, 2011.

SUSTAINABILITY

Improvements to the public street, sidewalks, parkways and the hillside bluff, adjacent to this development, will provide aesthetic value to the area.

TIMING CONSIDERATIONS

City Council action on this matter is requested on December 20, 2011, to allow the developer to complete the tract development.

FISCAL IMPACT

A subdivision processing fee of \$3,897.54 was deposited in the General Fund (GP) on October 2, 2006, and a \$273.00 rechecking fee was deposited on January 26, 2011 in the Department of Public Works (PW). There is no local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



MICHAEL P. CONWAY
DIRECTOR OF PUBLIC WORKS

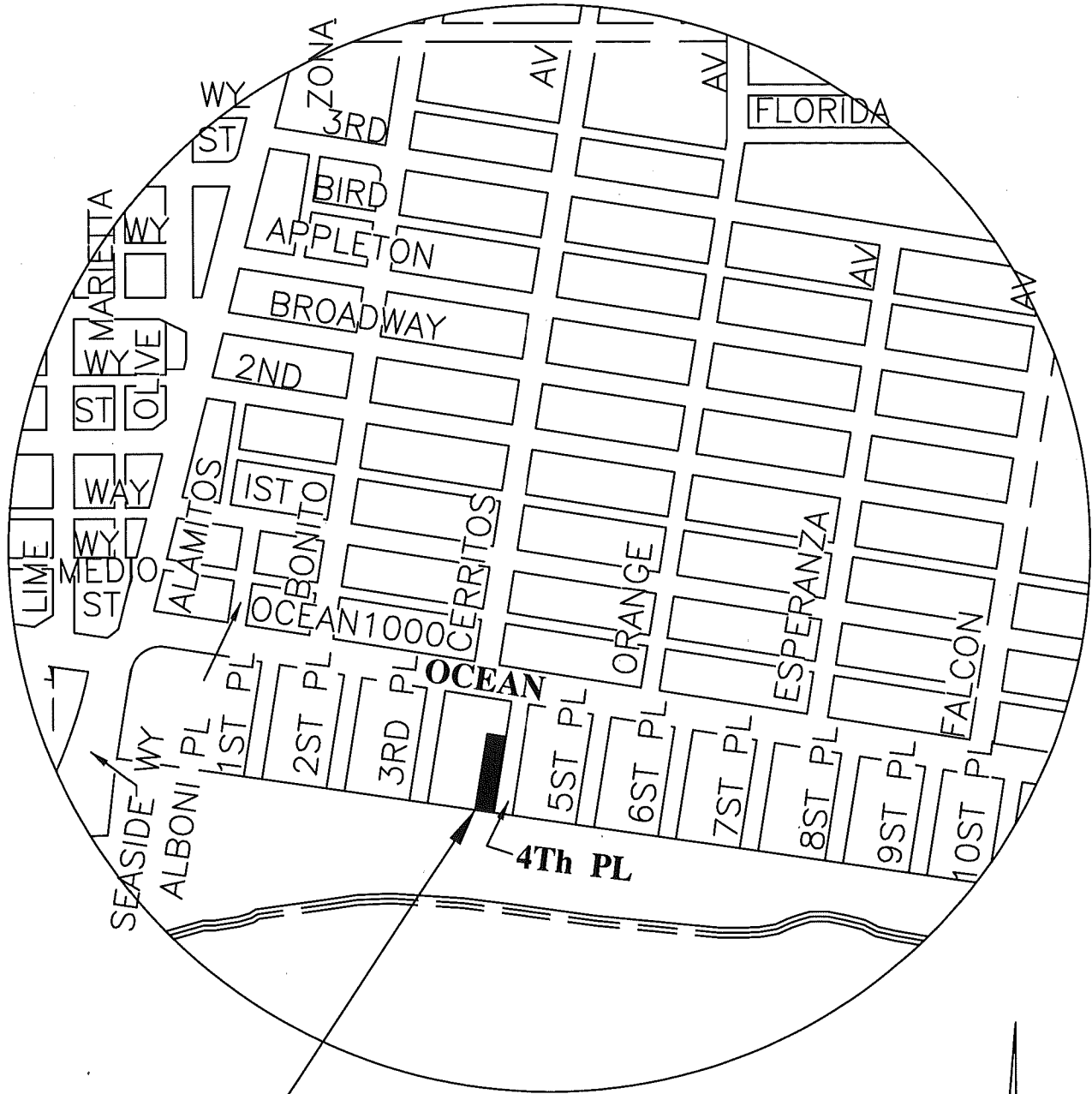
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Attachment

APPROVED:



PATRICK H. WEST
CITY MANAGER



**PROJECT
LOCATION**

VICINITY MAP

NO SCALE

CITY OF LONG BEACH - CALIFORNIA
DEPARTMENT OF PUBLIC WORKS, ENGINEERING BUREAU

**TRACT MAP 53485
23 4th PLACE
SOUTH OF OCEAN BOULEVARD AND
WEST OF 4TH PLACE**