



CITY OF LONG BEACH

C-12

DEPARTMENT OF PUBLIC WORKS

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

December 15, 2009

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Find that all requirements of the final subdivision map for condominium conversion have been satisfied and approve the final map for Tract No. 71057 located north of 4th Street and west of Linden Avenue. (District 1)

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, East Village Partners, LLC, has submitted a duly certified final map of Tract No. 71057, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on September 13, 2009.

The project will consist of an eight-unit commercial tenant space condominium conversion. A vicinity map is attached showing the location of the project.

This matter was reviewed by Deputy City Attorney Linda Trang on November 23, 2009 and Budget and Performance Management Bureau Manager David Wodynski on November 20, 2009.

SUSTAINABILITY

The new commercial businesses will generate employment opportunities in the area and the public improvements to the sidewalks and parkways adjacent to the project site will provide aesthetic value to the area.

TIMING CONSIDERATIONS

City Council action on this matter is requested on December 15, 2009, to allow the developer to complete the tract development.

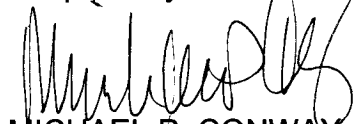
FISCAL IMPACT

A subdivision processing fee of \$7,013 was deposited in the General Fund (GP) in the Department of Public Works (PW).

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



MICHAEL P. CONWAY
DIRECTOR OF PUBLIC WORKS

MPC:MAC:PB:BM:bp
P:/CL/Tract No 71057 CL.doc

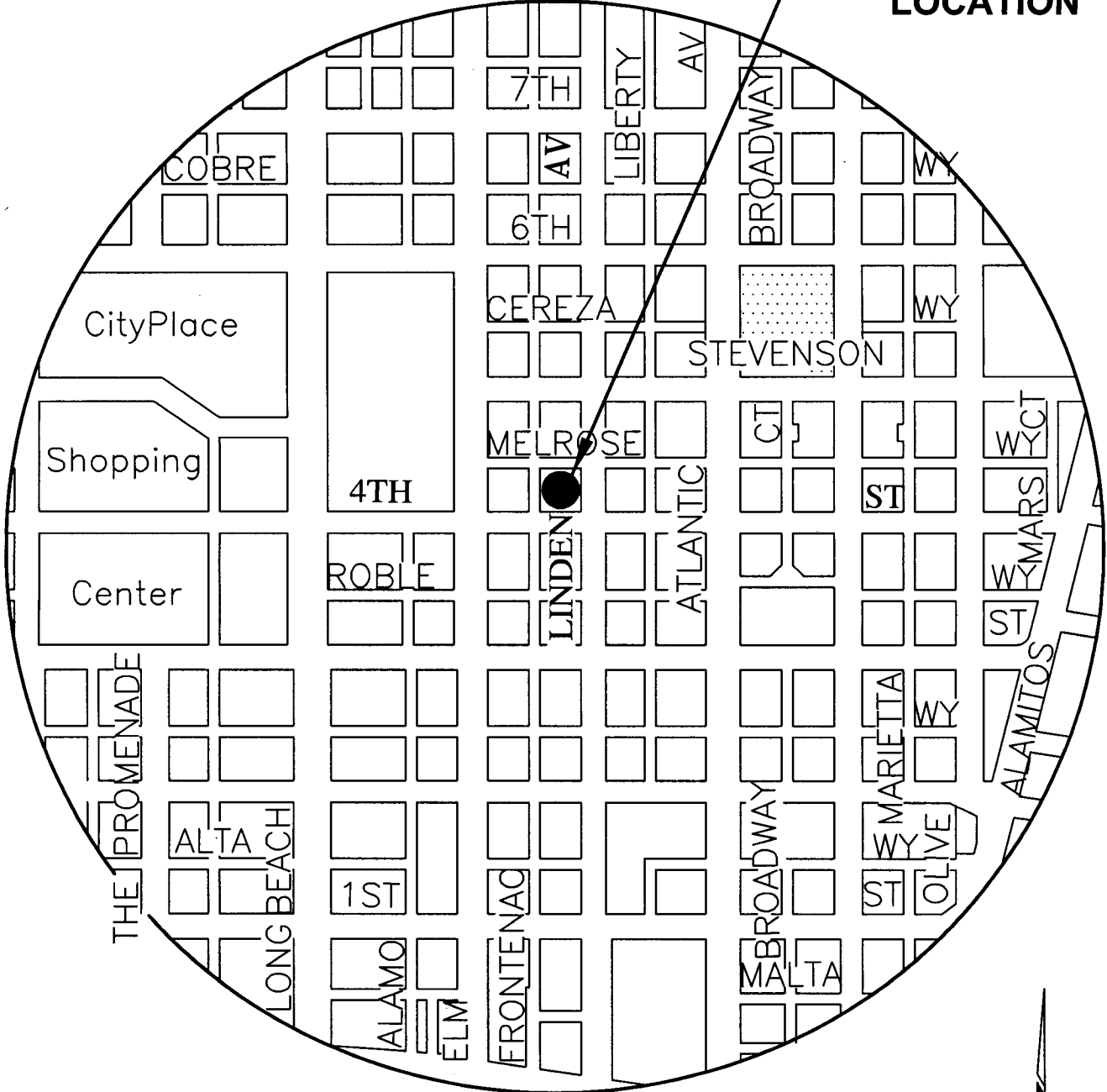
Attachment

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 71057
425 - 441 EAST 4TH STREET
NORTH OF FORTH STREET AND
WEST OF LINDEN AVENUE**