



CITY OF LONG BEACH

DEPARTMENT OF PUBLIC WORKS

C-11

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June 1, 2004

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

SUBJECT: Final Subdivision Map for Tract No. 53628 Located North of Cypress Way
Between Pine Avenue and Solana Court (District 1)

DISCUSSION

In accordance with the 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 has submitted a duly certified final map of Tract No. 53628, which is in conformance with the above conditions and the subdivision requirements approved by the City Planning Commission and finalized on September 20, 2001.

The project, being developed by Western States Development, LLC, is located north of Cypress Way between Pine Avenue and Solana Court and consists of the conversion of two vacant commercial buildings with a common parking lot into 16 residential condominium lofts with enclosed parking. A vicinity map is attached, showing the location of the proposed development.

This matter was reviewed by Assistant City Attorney Michael J. Mais on May 20, 2004.

TIMING CONSIDERATIONS

City Council action on this matter is requested on June 1, 2004 to allow the developer to complete the tract development.

FISCAL IMPACT

A subdivision processing fee of \$1,360 was deposited to the General Fund (GP) in the Department of Public Works (PW).

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IT IS RECOMMENDED THAT THE CITY COUNCIL:

- 1) Find that all requirements of the map have been satisfied; and
- 2) Approve the final subdivision map for Tract No. 53628.

Respectfully submitted,




CHRISTINE F. ANDERSEN
DIRECTOR OF PUBLIC WORKS

BM:JM
P/CL/Tract No.53628

Attachment

APPROVED:



GERALD R. MILLER
CITY MANAGER