



# CITY OF LONG BEACH

# C-20

## DEPARTMENT OF PUBLIC WORKS

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

December 19, 2006

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 have been satisfied and approve the map for Tract No. 62142 located at the southwest corner of Broadway and Linden Avenue. (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, Jim Najah, has submitted a duly certified final map of Tract No. 62142, which is in conformance with the above conditions and the subdivision requirements approved by the City Planning Commission and finalized on April 17, 2005.

The mixed-use development project will consist of 30 condominium units with subterranean parking (133 spaces) and 2,000 square feet of commercial floor area. Subdivision agreements have been prepared, providing for the installation of public improvements required in connection with the subject subdivision. A vicinity map is attached showing the location of the development.

This matter was reviewed by Assistant City Attorney Michael J. Mais on November 6, 2006.

### TIMING CONSIDERATIONS

City Council action on this matter is requested on December 19, 2006, to allow the developer to complete the tract development.

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FISCAL IMPACT

A subdivision processing fee of \$1,593 was deposited in the General Fund (GP) in the Department of Public Works (PW).

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CHRISTINE F. ANDERSEN  
DIRECTOR OF PUBLIC WORKS

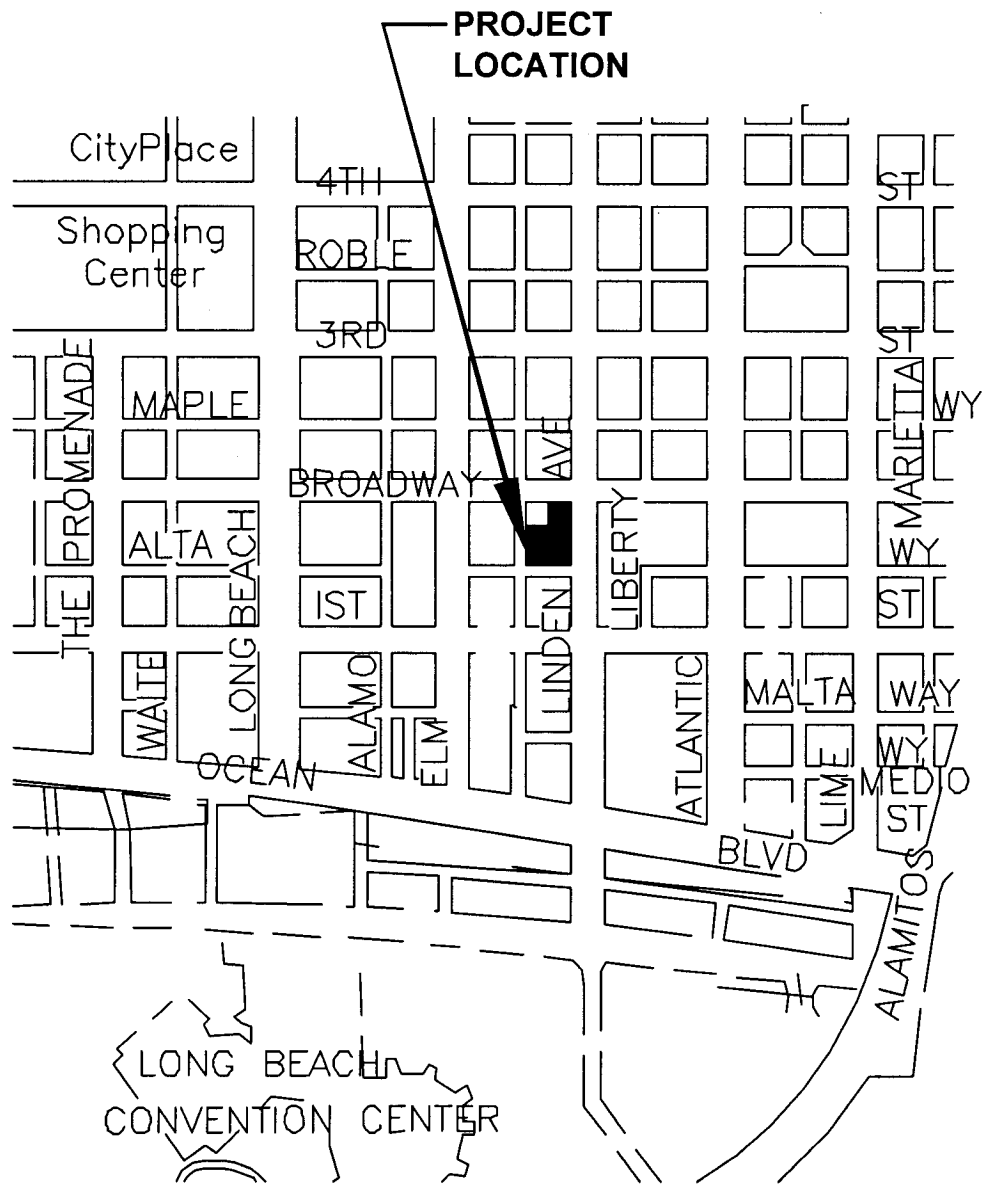
BM/DV  
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Attachment

APPROVED:



GERALD R. MILLER  
CITY MANAGER



**VICINITY MAP**

NO SCALE

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

**TRACT MAP 62142  
125 LINDEN AVENUE  
LOCATED AT THE SOUTHWEST CORNER OF  
BROADWAY AND LINDEN AVENUE**