

# CITY OF LONG BEACH

## DEPARTMENT OF PUBLIC WORKS

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

November 9, 2004

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

SUBJECT: Final Subdivision Map for Tract No. 60688, Located Between Esther Street and Pacific Coast Highway and Loma Avenue and Termino Avenue (District 4)

### 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, Brookfield Homes Southland, Inc., has submitted a duly certified final map of Tract No. 60688, which is in conformance with the above conditions and the subdivision requirements approved by the City Planning Commission and finalized on February 5, 2004.

The project, to be developed by Brookfield Homes Southland, Inc., consists of the construction of a total of 86 new townhouse dwelling units and an accessory recreation area including a pool and a community building on two separate parcels. The dwelling units are configured in seven building clusters ranging from 8 to 13 units each. The first floor of the units is garages, with second and third floors consisting of living areas. A vicinity map is attached showing the location of the proposed development.

This matter was reviewed by Assistant City Attorney Michael J. Mais on October 22, 2004.

### TIMING CONSIDERATIONS

City Council action on this matter is requested on November 9, 2004, to allow the developer to complete the tract development.

### FISCAL IMPACT

A subdivision processing fee of \$2089.50 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. 60109.

Respectfully submitted,

  
CHRISTINE F. ANDERSEN  
DIRECTOR OF PUBLIC WORKS

BM:KL:km

Attachment

P/CL/Tract No. 60688

APPROVED:

  
GERALD R. MILLER  
CITY MANAGER