



April 19, 2011

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager to execute subdivision agreements for offsite improvements and find that all requirements of the final subdivision map that subdivides the northern quadrant of the Douglas Park area have been satisfied, and approve the final map for Tract No. 70937-1 located north of Cover Street and west of Lakewood Boulevard. (District 5)

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, The Boeing Company, has submitted a duly certified final map of Tract No. 70937-1, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on October 13, 2009.

The project will subdivide land in the northern quadrant of the Douglas Park area for potential construction of commercial/light industrial businesses, retail uses and a hotel complex. A vicinity map is attached showing the location of the project. Subdivision agreements have been prepared, providing for the installation of public improvements and for survey monuments in connection with the subject site.

This matter was reviewed by Deputy City Attorney Linda Trang on March 31, 2011, and by Budget Management Officer Victoria Bell on April 4, 2011.

SUSTAINABILITY

Construction of new public street, sidewalks, bike paths, and parkways adjacent to this site will provide aesthetic value to the area.

TIMING CONSIDERATIONS

City Council action on this matter is requested on April 19, 2011, to allow the developer to complete the tract development.

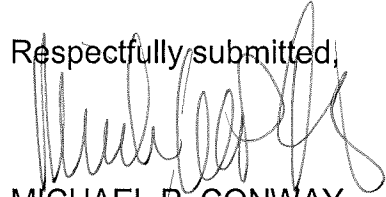
FISCAL IMPACT

A subdivision processing fee of \$7,128 was deposited in the General Fund (GP 100) 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

MPC:MAC:PB:LN:bp
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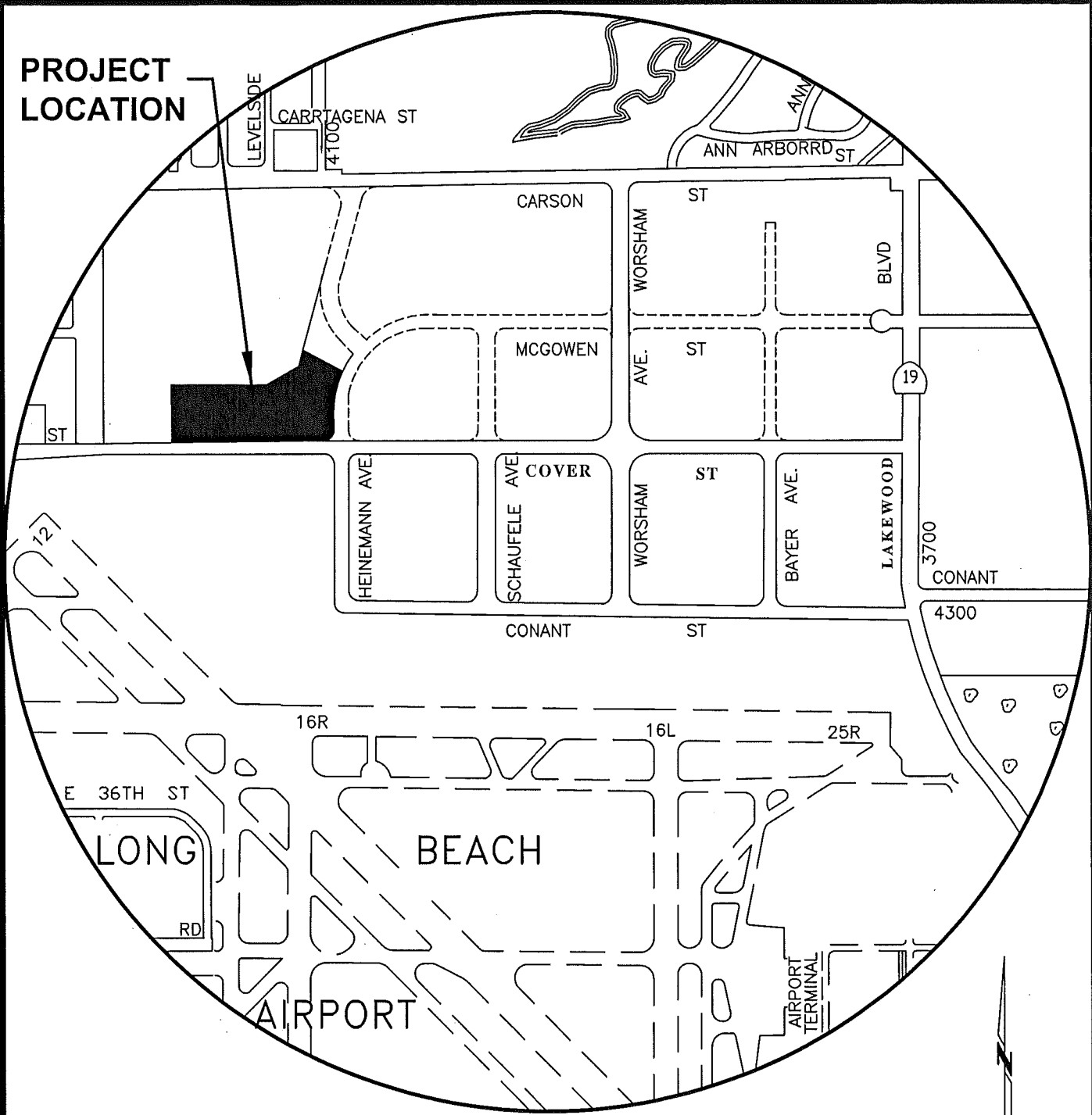
Attachment

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 70937-1
3855 LAKEWOOD BOULEVARD
NORTH OF COVER STREET AND
WEST OF LAKEWOOD BOULEVARD**