



Legislation Text

File #: 17-0240, **Version:** 1

Recommendation to find that all requirements of the final subdivision map for condominium purposes have been satisfied; approve the final map for Tract No. 73900, located at 1235 Long Beach Boulevard; authorize City Manager, or designee, to execute subdivision agreements for offsite public improvements; and

Accept Categorical Exemption No. CE-15-158. (District 1)

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 sub-divider, Century Affordable Development, Inc., a California non-profit corporation, has submitted a duly certified final map of Tract No. 73900, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on April 18, 2016.

The new tract proposed by Century Affordable Development, Inc., is for the construction of a 160-unit mixed use condominium development, located at 1235 Long Beach Boulevard (Exhibit A). Subdivision Agreements providing for public improvements related to this development were carried out by the previous developer, Meta Housing, Inc., which will be replaced by Century Affordable Development, Inc.

In conformance with the California Environmental Quality Act (CEQA), Categorical Exemption Number CE-15-158 was approved for this project (Exhibit B).

This matter was reviewed by Deputy City Attorney Linda T. Vu on March 14, 2017 and by Budget Analysis Officer Julissa Jose-Murray on March 16, 2017.

City Council action is requested on April 4, 2017, to allow the developer to complete the subdivision tract creation.

A subdivision processing fee of \$7,375 was deposited in the General Fund (GF) in the Public Works Department (PW). There is no local job impact associated with this recommendation.

Approve recommendation.

CRAIG A. BECK
DIRECTOR OF PUBLIC WORKS

APPROVED:

PATRICK H. WEST
CITY MANAGER