Legislation Text

File #: 10-1121, **Version:** 1

Recommendation to authorize City Manager to execute subdivision agreements and find that all requirements of the final subdivision map for construction of a mixed-use development with 170 condominium units have been satisfied; and approve the final map for Tract No. 70974-01 located south of Anaheim Street and west of Long Beach Boulevard. (District 1)

In accordance with Long Beach Municipal Code Section 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 subdividers, Anaheim-Locust, LLC, LBHA, LLC, Long Beach Regal, LLC, and the Meta Housing Corporation, has submitted a duly certified final map of Tract No. 70974-01, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on January 25, 2009.

The project will consist of the construction of a three-building mixed-use development that includes 42,000 square feet of retail, 170 condominium units, and a 186-unit senior rental housing. A vicinity map is attached showing the location of the project.

This matter was reviewed by Deputy City Attorney Amy Burton on September 15, 2010 and Budget Management Officer Victoria Bell on September 20, 2010.

SUSTAINABILITY

Public improvements to the adjacent public streets, sidewalks, parkways and the adjacent alley will provide aesthetic value to the area.

City Council action on this matter is requested on October 12, 2010, to allow the developer to complete the tract development.

A subdivision processing fee of $9,679 was deposited in the General Fund (GP 100) in the Department of Public Works (PW). There are no local jobs impacted by this recommendation.

Approve recommendation.

MICHAEL P. CONWAY
DIRECTOR OF PUBLIC WORKS

APPROVED:

PATRICK H. WEST
CITY MANAGER