



CITY OF LONG BEACH

C-17

DEPARTMENT OF PUBLIC WORKS

333 WEST OCEAN BOULEVARD • LONG BEACH, CA 90802 • (562) 570-6383 • FAX (562) 570-6012

June 2, 2009

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Find that all requirements of the final subdivision map for the Douglas Park Office Development project have been satisfied and approve the final map for Tract No. 69908 located in Block 2 of the Douglas Park site, bounded by Cover Street to the north, Worsham Avenue to the east, Conant Street to the south, and Schaufele Avenue to the west. (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, Newcastle Partners, Inc, has submitted a duly certified final map of Tract No. 69908, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on November 15, 2007.

The project proposes approximately 170,000 square feet of commercial floor area in up to nine one-story and two story buildings with 639 on-site parking spaces. A vicinity map is attached showing the location of the project.

This matter was reviewed by Deputy City Attorney Richard Anthony on May 15, 2009, and Budget and Performance Management Bureau Manager David Wodynski on May 15, 2009.

SUSTAINABILITY

The construction of the offices and commercial businesses will generate employment opportunities, while the conditions to provide for new public sidewalks, parkways and parkway street trees adjacent to the project site will provide aesthetic value to the area.

TIMING CONSIDERATIONS

City Council action on this matter is requested on June 2, 2009, to allow the developer to complete the tract development.

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HONORABLE MAYOR AND CITY COUNCIL

June 2, 2009

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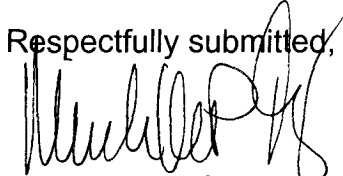
FISCAL IMPACT

A subdivision processing fee of \$8,602.20 was deposited in the General Fund (GP) in the Department of Public Works (PW).

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,




MICHAEL P. CONWAY
DIRECTOR OF PUBLIC WORKS

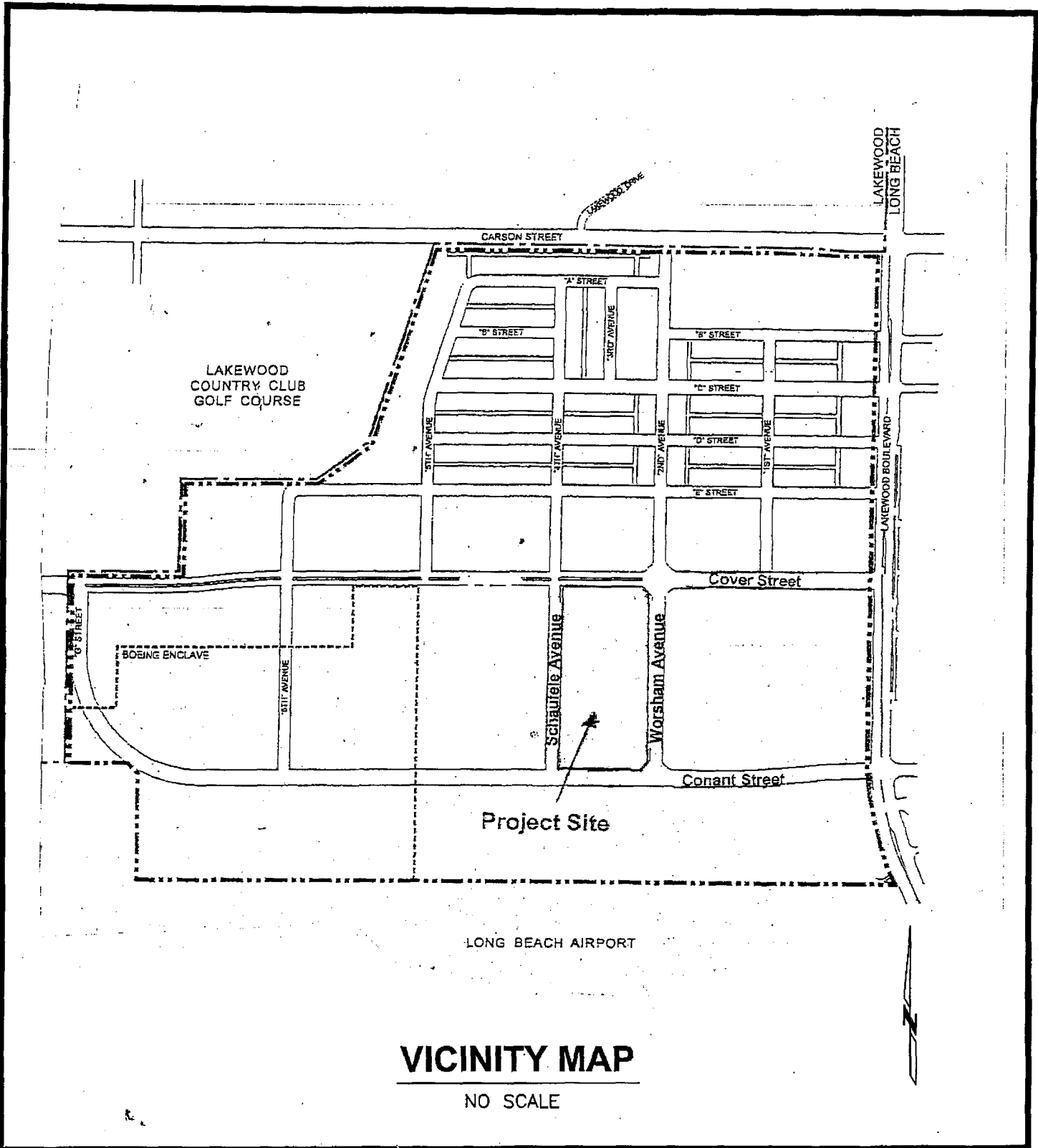
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Attachment

APPROVED:



PATRICK H. WEST
CITY MANAGER



VICINITY MAP

NO SCALE

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

TRACT MAP 69908
3900 COVER STREET
BLOCK 2 OF SUBAREA 7 OF THE DOUGLAS PARK
MASTER PLAN PROJECT