



CITY OF LONG BEACH

C-12

DEPARTMENT OF PUBLIC WORKS

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

February 3, 2009

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Find that all requirements of the final subdivision map for condominium conversion have been satisfied and approve the final map for Tract No. 64890 located south of Pepper Drive and west of Long Beach Boulevard. (District 7)

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, Villa Del Sol Property, LLC, a California limited liability company, has submitted a duly certified final map of Tract No. 64890, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on March 12, 2006.

The project consists of a 56-unit residential condominium conversion. A vicinity map is attached showing the location of the project.

This matter was reviewed by Deputy City Attorney Linda Trang on January 12, 2009 and by Budget Management Officer Victoria Bell on January 13, 2009.

SUSTAINABILITY

Exterior building improvements add aesthetic value to the community, and the construction of a public sidewalk along Pepper Drive adjacent to the project site, along with repairs to the fence adjacent to the new sidewalk, will bring the public right-of-way into ADA compliance.

TIMING CONSIDERATIONS

City Council action on this matter is requested on February 3, 2009, to allow the developer to complete the tract development.

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HONORABLE MAYOR AND CITY COUNCIL

February 3, 2009

Page 2

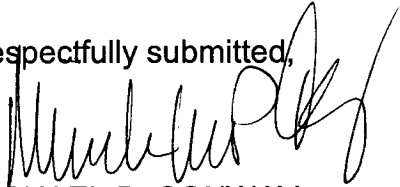
FISCAL IMPACT

A subdivision processing fee of \$1,869.12 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

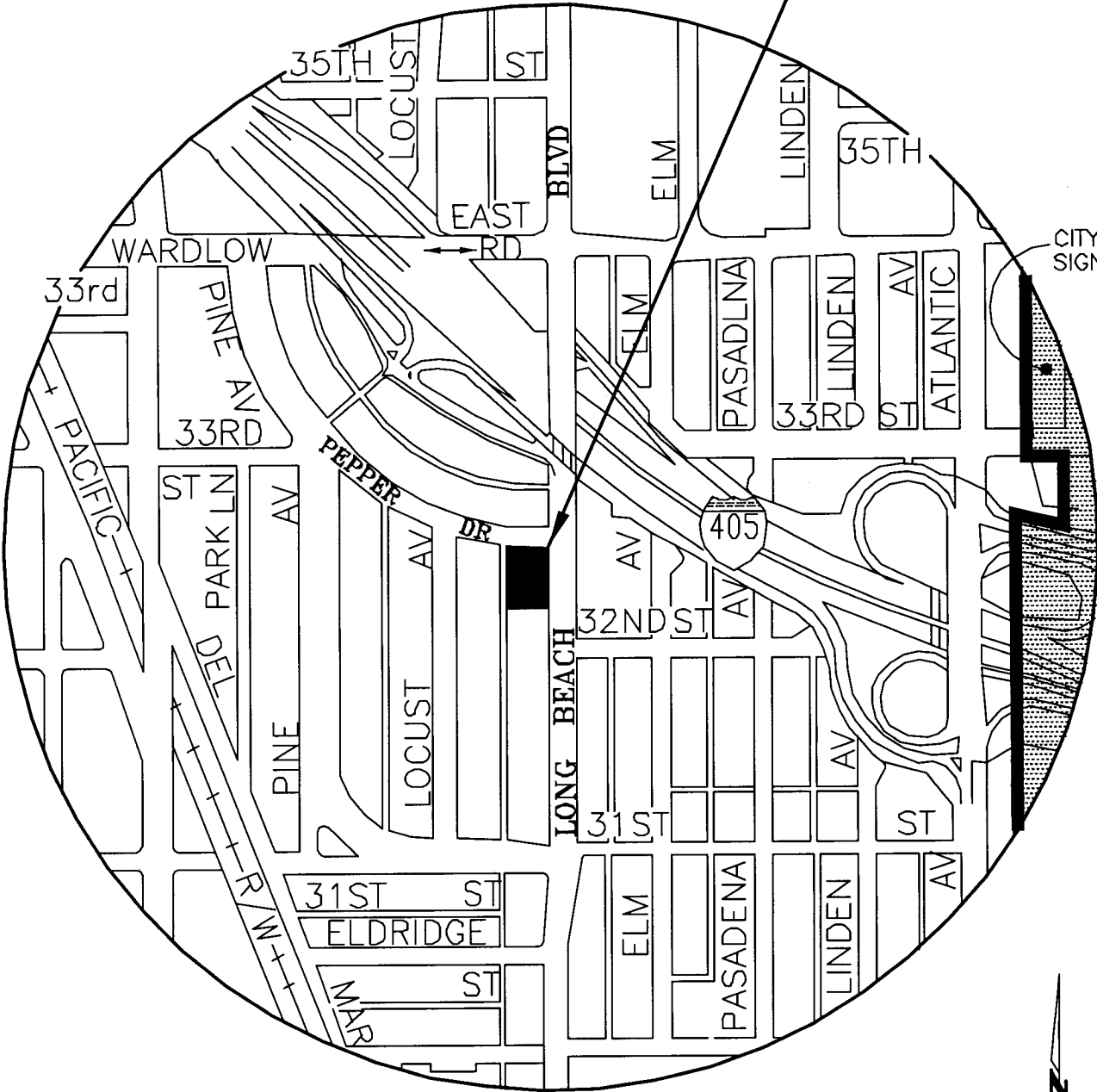
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Attachment

APPROVED:


PATRICK H. WEST
CITY MANAGER

**PROJECT
LOCATION**



VICINITY MAP

NO SCALE

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

**TRACT MAP 64890
3225 LONG BEACH BOULEVARD
SOUTH OF PEPPER DRIVE AND
WEST OF LONG BEACH BOULEVARD**