



# CITY OF LONG BEACH C-11

DEPARTMENT OF PUBLIC WORKS

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December 14, 2010

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Find that all requirements of the final subdivision map for construction of a 291 residential unit mixed-use development have been satisfied and approve the final map for Tract No. 66301 located north of Broadway and east of Magnolia Avenue. (District 1)

## 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, Lyon Realty Advisors, Inc., has submitted a duly certified final map of Tract No. 66301, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on October 1, 2007.

The project will consist of a 291 unit residential development, including 26 low income units and 16,000 square feet of retail space. A vicinity map is attached showing the location of the project.

This matter was reviewed by Deputy City Attorney Linda Trang on November 17, 2010 and by Budget and Performance Management Bureau Manager Lou Palmer on November 23, 2010.

## SUSTAINABILITY

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

## TIMING CONSIDERATIONS

City Council action on this matter is requested on December 14, 2010, to allow the developer to complete the tract development.

HONORABLE MAYOR AND CITY COUNCIL

December 14, 2010

Page 2


FISCAL IMPACT

A subdivision processing fee of \$8,602 was deposited in the General Fund (GP) in the Department of Public Works (PW). There are no local jobs impacted by this action.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

  
MICHAEL P. CONWAY  
DIRECTOR OF PUBLIC WORKS

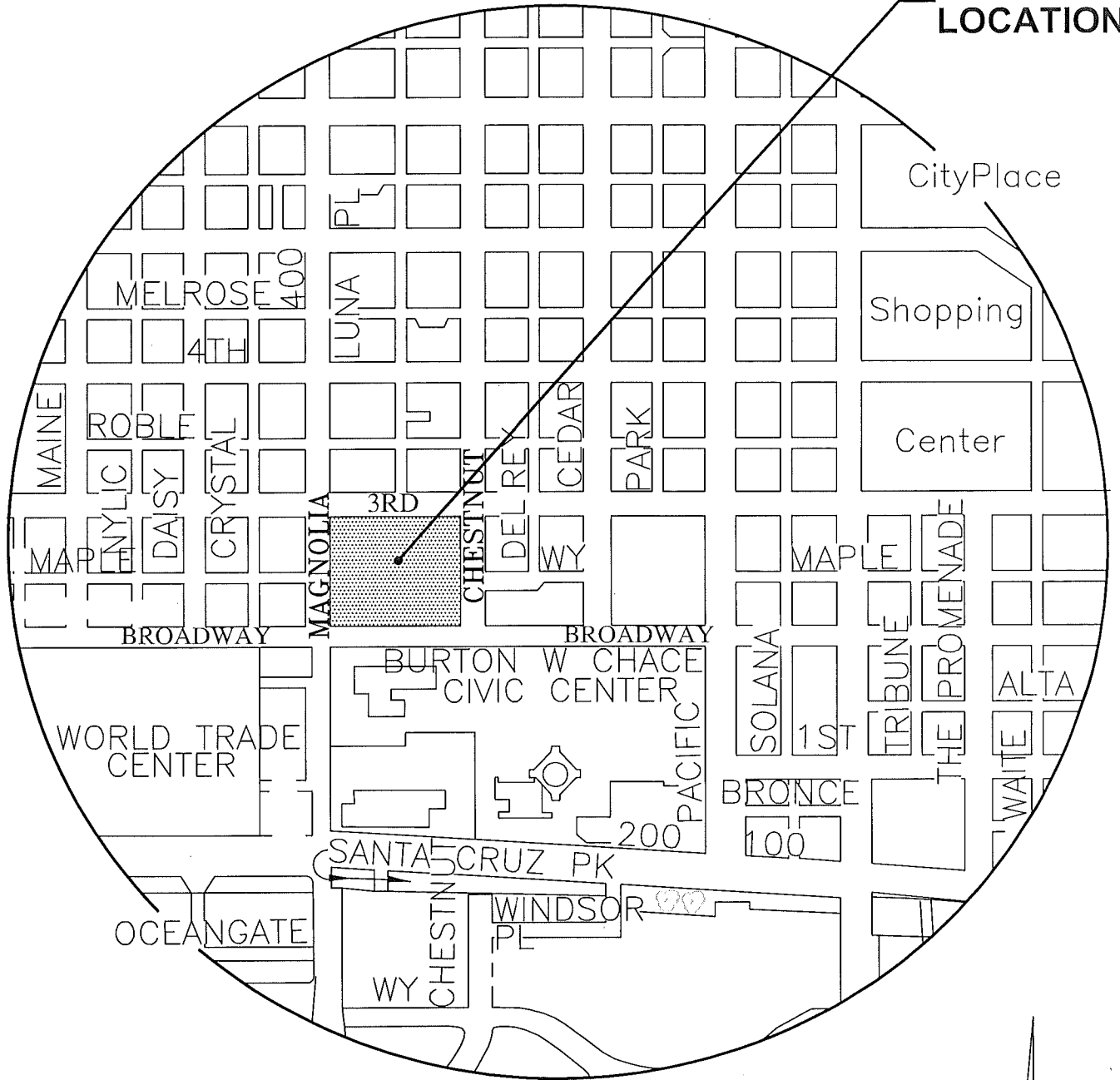
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Attachment

APPROVED:

  
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PATRICK H. WEST  
CITY MANAGER

**PROJECT  
LOCATION**



**VICINITY MAP**

NO SCALE



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

**TRACT MAP 66301  
421 WEST BROADWAY  
NORTH OF BROADWAY AND  
EAST OF MAGNOLIA AVENUE**