



# CITY OF LONG BEACH

# C-27

## DEPARTMENT OF PUBLIC WORKS

333 West Ocean Boulevard • Long Beach, CA 90802

May 23, 2006

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

### RECOMMENDATION:

Find that all requirements of the final subdivision map have been satisfied and approve the map for Tract No. 53258 located at the northwest corner of Pine Avenue and Seaside Way. (District 2)

### 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, Camden Realty, Inc., has submitted a duly certified final map of Tract No. 53258, which is in conformance with the above conditions and the subdivision requirements approved by the City Planning Commission and finalized on November 27, 2000.

The project, developed by Camden Realty, Inc., is the third phase of the Pike Property development. The final map for this phase of development excludes the southwestern 0.185 acres (approximately 8,050 square feet) of the parcel. This portion of the property is being offered to the City as a dedication under a separate agreement with the City Council. This dedication will allow the larger remainder parcel to be sold to a third party for future development. The preliminary plans submitted for the larger parcel call for the development of 216 residential condominiums.

The dedicated parcel (0.185 acres) is being created in order to permit Camden to satisfy the mitigation measure prescribed in the Environmental Impact Report that calls for the reuse of the roof structure from the former Loof's carousel building to be placed on a new Visitor's Center building on this parcel. There have been ongoing discussions of alternate methods for satisfying this mitigation measure including use of the parcel as public open space with the roof used as part of a gazebo structure or, an alternate mitigation measure that would call for the use of the parcel without the roof structure.

**ADMINISTRATION,  
PLANNING & FACILITIES**  
333 W. Ocean Blvd., 9<sup>th</sup> Floor  
Long Beach, CA 90802  
Ph. (562) 570-6383  
Fax (562) 570-6012

**AIRPORT**  
4100 Donald Douglas Dr.  
Long Beach, CA 90808  
Ph. (562) 570-2600  
Fax (562) 570-2601

**ENGINEERING & STREET  
MAINTENANCE**  
333 W. Ocean Blvd., 9<sup>th</sup> Floor  
Long Beach, CA 90802  
Ph. (562) 570-6634  
Fax (562) 570-6012

**ENVIRONMENTAL  
SERVICES**  
2929 E. Willow Street  
Long Beach, CA 90806  
Ph. (562) 570-2850  
Fax (562) 570-2861

**FLEET SERVICES**  
2600 Temple Avenue  
Long Beach, CA 90806  
Ph. (562) 570-5400  
Fax (562) 570-5414

**TRAFFIC &  
TRANSPORTATION**  
333 W. Ocean Blvd., 10<sup>th</sup>  
Long Beach, CA 90806  
Ph. (562) 570-6331  
Fax (562) 570-7161

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The proposed dedicated parcel is large enough to accommodate any of the alternatives being discussed and it is staff's opinion that the sale and planning of the larger parcel should be allowed to proceed, while the approach to mitigation is being resolved. A vicinity map is attached showing the location of the development.

This matter was reviewed by Assistant City Attorney Michael J. Mais on May 4, 2006.

TIMING CONSIDERATIONS

City Council action on this matter is requested on May 23, 2006, to allow the developer to complete the tract development.

FISCAL IMPACT

A subdivision processing fee of \$3,568.32 was deposited in the General Fund (GP) in the Department of Public Works (PW).

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CHRISTINE F. ANDERSEN  
DIRECTOR OF PUBLIC WORKS

BM/DV  
P:/CL/Tract No 52358

Attachment

APPROVED:



GERALD R. MILLER  
CITY MANAGER