



Legislation Text

File #: 18-0719, **Version:** 1

Recommendation to find that all requirements of the final subdivision map for the construction of 40 detached dwelling units have been satisfied; approve the final map for Tract No. 73385, at 3655 North Norwalk Boulevard; authorize City Manager, or designee, to execute subdivision agreements; and

Accept Environmental Impact Report EIR 04-16. (District 5)

In accordance with Long Beach Municipal Code Chapter 20.16, State of California Government Code Section 66458, and 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 developer, Pulte Home Company, LLC, has submitted a duly certified final map of Tract No. 73385, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on February 14, 2017.

Pulte Home Company, LLC, requests approval of final map Tract No. 73385 to provide for the subdivision of a 5.8 acres parcel into 40 residential lots to construct 40 detached single-family homes, located at 3655 North Norwalk Boulevard (Attachment A).

Subdivision agreements providing for the offsite improvements, conditioned on this development, have been prepared. In accordance with the California Environmental Quality Act (CEQA), Environmental Impact Report EIR 04-16 was issued for the project. The Final EIR determined that the project is in compliance with all recommended mitigation measures and would not result in any significant adverse environmental impacts (Attachment B).

This matter was reviewed by Deputy City Attorney Linda T. Vu on July 31, 2018 and by Budget Analysis Officer Julissa José-Murray on August 1, 2018.

City Council action is requested on August 21, 2018, to allow the developer to complete the tract development.

A subdivision processing fee of \$11,820 was deposited in the General Fund (GF) in the Public Works Department (PW). There is no local job impact associated with this recommendation.

Approve recommendation.

CRAIG A. BECK

DIRECTOR OF PUBLIC WORKS

APPROVED:

PATRICK H. WEST
CITY MANAGER