



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

333 West Ocean Boulevard • Long Beach, California 90802 • (562) 570-6194 FAX (562) 570-6068

April 12, 2005

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the hearing, overrule the appeal, sustain the decision of the City Planning Commission and approve the Subdivision Map to allow a condominium conversion at 1467 Obispo Avenue (Case No. 0412-01) (District 4)

DISCUSSION

On February 3, 2005, the Planning Commission approved Tentative Map 61683 to allow the conversion of an existing eight-unit apartment building to an eight-unit condominium. (See Attachment 1). The purpose of the condominium subdivision is to allow the units to be sold individually. Prior to the Planning Commission hearing, staff spoke to the Appellant, Rita Reggio, who was unable to attend the hearing but wished to establish "aggrieved" status. At the hearing, Commissioner Jenkins moved to approve the project and Commissioner Winn seconded the motion, which passed with a unanimous vote.

An appeal was filed on February 11, 2005 (Attachment 2), requesting that City Council overturn the decision of the Planning Commission and deny the request for the conversion of the building into condominiums. The appellant is the adjacent property owner at 1049 Obispo Avenue. She reports a variety of problems with the existing apartment building including parking problems, overcrowded units, excessive debris and unresponsive management and contends that working with eight property owners instead of one will only exacerbate these difficulties. The appellant further contends that issues such as inadequate on-site parking and lack of usable open space will continue to exist and continue to create problems for her and other nearby property owners.

One goal of the current General Plan Housing Element is to provide increased opportunities for homeownership throughout Long Beach and particularly for first time homebuyers. One view held by the City is that its existing housing stock is a great resource for affordable housing and, therefore, the City has taken a positive stance on condominium conversions. Another central theme of the City's 2000-2005 Housing Element is the need to stabilize neighborhoods; expanding homeownership is viewed as an important means to increase long-term commitment to the community and, therefore, help stabilize neighborhoods.

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The Conditions of Approval require that the property be governed by the CC & R's and a condominium board. Should property maintenance issues arise, the City's Code Enforcement Division would require compliance by the Homeowners Association.

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Categorical Exemption (CE 04-247) was issued on December 22, 2004.

This report was reviewed by Assistant City Attorney Michael J. Mais on March 25, 2005.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires that an appeal of the Planning Commission's decision be heard within 60 days of filing of the appeal or by April 12, 2005.

A 14-day public notice of the hearing is required.

FISCAL IMPACT

None.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

MORT STUHLBARG
CITY PLANNING COMMISSION

BY:



GREG CARPENTER
PLANNING BUREAU MANAGER

Attachments:

- 1) Planning Commission staff report and minutes dated February 3, 2005; Tentative Map 61683
- 2) Appeal form