



CITY OF LONG BEACH

CITY PLANNING COMMISSION

333 W. Ocean Blvd. - Long Beach, CA 90802 - 562/570-7713 - FAX 562/570-6205

July 12, 2005

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing, overrule the appeal, and sustain the decision of the Planning Commission to approve a Tentative Parcel Map to create a two-unit condominium at 5357 The Toledo (Case No. 0309-06). (District 3)

DISCUSSION

The applicant, Roland Kosser, has requested approval of a Local Coastal Development Permit and Tentative Parcel Map for the purpose of creating two condominium units in a duplex. Apart from the condominium conversion request, the applicant applied for, and obtained approvals, to construct two rental units. The two-unit project can proceed regardless of the outcome of the subject appeal, should the applicant wish to construct the project as a rental property.

On May 19, 2005, the Planning Commission conducted a public hearing to consider the requests (Attachment 1). The purpose of the condominium subdivision is to allow the units to be sold individually. Four letters were received prior to the hearing in opposition to the project (Attachment 2); however, no one spoke at the hearing regarding this case. Commissioner Jenkins made a motion to approve the project and Commissioner Winn seconded the motion. The motion passed on a unanimous vote. An appeal was filed on May 26, 2005 (Attachment 3). The appellant, Jo Murray, states objections to potential impacts the project may have related to parking, setbacks and the character of the neighborhood.

The subject site is located at 5357 The Toledo on the north side of the street between Claremont Avenue and Santa Ana Avenue in the Belmont Shore/Belmont Park area. The property has a zoning designation of R-4-R (Moderate Density, Multi-family Residential District).

The subject 5,000 square foot lot is currently improved with a single-family home and two-car garage. The existing improvements will be demolished, and a new two-story side-by-side duplex with a four-car garage will be constructed in its place. Each two-story unit is approximately 2,500 square feet with four bedrooms, three bathrooms and a roof deck with a jacuzzi and barbeque. The proposed duplex complies with all development standards of the R-4-R zone. Two-story duplexes are located on each side of the subject site and the surrounding area is developed with a combination of single-family and multi-family residential structures. The permitted density of the R-4-R zone is one dwelling for every 1,500 square feet of site area, which would allow a maximum of three units. The applicant is proposing two dwelling units.

The architectural style of the development is contemporary with Spanish elements such as a tile roof, stucco finish, exposed rafter tails, and ornamental wrought iron details on the balconies.

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Categorical Exemption (CE 03-170) was issued April 28, 2005.

Assistant City Attorney Michael J. Mais reviewed this report on June 29, 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 no later than July 26, 2005.

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

FISCAL IMPACT

None.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

MORTON STUHLBARG, CHAIR
CITY PLANNING COMMISSION

BY: 

SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

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Attachments:

- 1) Planning Commission staff report, plans and minutes of May 19, 2005
- 2) Letters of opposition
- 3) Appeal form