



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

H-3

333 W. Ocean Boulevard Long Beach, California 90802 562-570-6194 FAX 562-570-6068

December 12, 2006

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 City Planning Commission to approve Tentative Parcel Map No. 66552 to convert two (2) detached residential units to condominiums at 4300 & 4302 East 15th Street (Case No. 0606-20). (Council District 4)

DISCUSSION

The applicant, Kim Napolillo, is requesting approval of a Tentative Parcel Map in order to convert two detached residential dwelling units to condominiums. The site is located on the south side of 15th Street between Termino Avenue and Ximeno Avenue near the Traffic Circle. The site is 6,500 square feet (50' by 130') with an unpaved 15' wide alley to the rear. The front unit is a one-story, 1,078 square foot, single-family home with two bedrooms, one bathroom, and a detached 323 square foot two-car garage constructed in 1934. The rear unit is a two-story, 1,489 square foot, three-bedroom, three-bathroom home with a 796 square foot four-car garage built in 1990. Both homes are well maintained, and new landscaping and irrigation has been installed in the front yard facing 15th Street. The front unit has also been remodeled, and the rear unit will receive new carpeting and landscaping.

The applicant has submitted all required building inspections for the conversion including roof, termite, heating, and plumbing inspections, along with a special inspection by the Building Bureau. Any deficiencies noted in the inspections will be required to be brought up to current requirements as listed in the conditions of approval. The project complies with the density of the R-2-N zoning designation and the General Plan designation of LUD 2-Mixed Style Homes. In addition, the conversion exceeds the minimum parking requirement for conversion of the three garage spaces, as two garages accommodating six cars are provided.

This item was discussed at a community meeting with the 15th Street Neighborhood Watch group prior to the Planning Commission hearing. The neighbors expressed concern over the impact of the conversion on property values, that the decision would be precedent setting, that the approval would provide financial incentives to outside investors increasing the likelihood that existing older homes would be demolished, and a preference to have an owner in the front unit and renter in the rear unit. Three letters of support and eight letters of opposition were received (Attachment 1).

On October 5, 2006, the Planning Commission conducted a public hearing (Attachment 2), at which five people spoke in opposition to the project and one person spoke in support. After a discussion on whether approval of the condominium conversion would be precedent setting, a motion was made to approve the request with a finding that the decision would not be precedent setting. The motion failed on a 3-3 vote, with Commissioner Winn expressing support for the conversion, but disagreement with the added language to the findings. A second motion was made to accept staff's recommendation, subject to conditions. A motion was made by Commissioner Stuhlberg and seconded by Commissioner Winn. The motion passed 4-2 (Commissioner Rouse was absent). An appeal with six individual names listed was filed on October 12, 2006 (Attachment 3).

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 December 12, 2006.

A 10-day public notice of the hearing is required.

FISCAL IMPACT

None.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

LESLIE GENTILE, CHAIR
CITY PLANNING COMMISSION

BY: 

SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

SF:GC:LF

Attachments:

- 1) Letters in support/opposition
- 2) Planning Commission staff report and minutes dated October 5, 2006
- 3) Appeal form

Dear Lynette,

Thank you so much for attending our neighborhood meeting the other night. Since I found it difficult to get a word in edgewise I would like to now express my opinion concerning the proposed condo conversion at 4300 and 4302 E. 15th St.

My husband and I own and occupy the property directly adjacent on the east side of the above-mentioned property. I am delighted at the tremendous improvements made to the property, from the professional landscaping to the restoration of the interior. The owner has even gone so far as to replace original moldings that had been lost through the years!

Another positive aspect of this proposed conversion is that it would increase the possibility of owner-occupied dwellings. Our street has a high percentage of absentee landlords and I believe that the conversion of this property would help lower that statistic.

Converting this property, in my estimation, would only continue this positive trend. In remembering that we are only evaluating this specific property and not any that have come before, or any that may or may not come after, I would wish to go on record in support of this project.

Sincerely,



Merry Colvin

4306 E. 15th St.

Long Beach, CA 90804

Day: (562) 987-4363

Home: (562) 494-4350

October 5, 2006

To Lynette Ferenczy.

I would like to record my opinion regarding the condo conversion at 4300 & 4302 E. 15th St. As I reside exactly next-door to the above mentioned addresses, I am one of the most impacted by this decision. I have no objections to the proposed condo conversion: I feel it could potentially be a benefit to the neighborhood.

The owner has remodeled the 4300 house by replacing all the inappropriate wall paneling with new walls; the kitchen and baths were rebuilt and updated. The new landscaping is a great improvement.

The immediate neighborhood surrounding the proposed condo conversion has many rentals and absentee landlords. This conversion, bringing new owner occupied homes, is a hopeful improvement and will add to the value of our neighborhood.

Thank you.

Sincerely,



Dr. Dallas Colvin

4306 E. 15th St.

Long Beach, CA 90804

Day: (562) 987-4363

Home: (562) 494-4350

Oct. 5, 2006

Judy Davidson Brocklesby
4122 E. 15th St.
Long Beach, California 90804
(562) 498 9110

Lynette Ferenczy
c/o The City of Long Beach
Planning Dept.
333 W. Ocean Blvd.
5th Floor
Long Beach, California 90803
Fax (562) 570 6068

Re: Project 4300 and 4302 15th St., Long Beach, California 90804

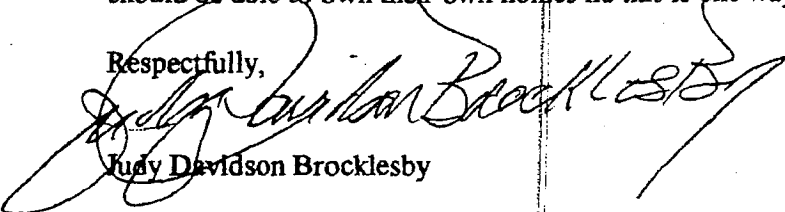
Dear Ms. Ferenczy,

Please be advised that my husband and I are neighbors on this block where the proposed conversion of 4300 and 4302 15th St., Long Beach to condos is to take place.

I was at the meeting the other night and felt our voices need to be heard also.

My husband and I are in favor of the condo conversion, we feel strongly that people should be able to own their own homes and this is one way to do that.

Respectfully,


Judy Davidson Brocklesby

#11

10-4-06

Dear Planning Commission Members:

I'm writing in reference to a proposed condo conversion at 4300 - 4302 E. 15th St. I understand that this complies with the current zoning rules, but I think it sets a bad precedent in this neighborhood. It may be a very good thing when a four or eight unit apartment in a primarily rental neighborhood is converted to single unit ownership, but in this primarily single family residence neighborhood such a scheme will likely lead to greater density. This is because an owner, such as myself (my lot is 6,750 S.F.), would have a much greater incentive to build a second unit if he were able to immediately realize a large profit from the sale of the unit rather than sell out

rental income and face landlording responsibilities. It may also lead ~~to~~ other non-resident investors to overdevelop our peaceful neighborhood. I know the planning commission takes the current character of the neighborhood into consideration when approving projects. I do not wish the character of our neighborhood to trend toward increased density or larger buildings. In fact I am a proponent of downzoning and would heartily support any movement in that direction.

Kathryn Wallace

owner and resident of 4031 E. 15th St

October 4, 2006

Planning Commission
City of Long Beach
Department of Planning and Building
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Planning Commission Members:

I am a homeowner and resident on E. 15th Street, and write to **oppose** the application submitted to the Planning Commission for approval to convert two existing detached homes to condominiums at 4300 and 4302 E. 15h Street.

Approval of this application would:

- Set a dangerous precedent by becoming the first condominium conversion ever allowed in this immediate neighborhood.
- Provide financial incentive to other profit-motivated non-resident investors like the applicant to follow suit with more condominium conversions, which will lead to greater density by promoting development. Currently, less than 1/3 of the R-2-N properties in this neighborhood have built second units. By allowing this precedent-setting conversion, the Commission creates a new and attractive incentive for profit-motivated outside non-resident investors like the applicant to purchase and overdevelop.
- Degrade the look and character of our neighborhood. By approving this application, the Commission paves the way for new construction and larger buildings, and even worse the likely demolition of existing smaller homes, in a beautiful neighborhood developed in the 1920s, 1930s and 1940s and largely unchanged since that time.
- Degrade the quality of life enjoyed by residents of this neighborhood as a result of the likely increased density, demolition and new construction this precedent-setting application promotes.
- Depress future property values, as evidenced by other Long Beach neighborhoods where condominium conversion has been allowed.

Finally, I would also like the Planning Commission to be aware that opposition to this application is overwhelming.

Approval of this application offers **no benefits** to this neighborhood, and will significantly negatively impact quality of life and property value. Therefore, I strongly urge the Commission to deny this application.

Sincerely,

Margaret Johnson
signature

MARGARET JOHNSON
printed name

4318 E 15th St
address

I have been a homeowner and resident here for 42 years.

October 4, 2006

Planning Commission
City of Long Beach
Department of Planning and Building
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Planning Commission Members:

I am a homeowner and resident on E. 15th Street, and write to **oppose** the application submitted to the Planning Commission for approval to convert two existing detached homes to condominiums at 4300 and 4302 E. 15h Street.

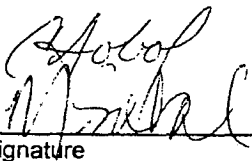
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Finally, I would also like the Planning Commission to be aware that opposition to this application is overwhelming.

Approval of this application offers **no benefits** to this neighborhood, and will significantly negatively impact quality of life and property value. Therefore, I strongly urge the Commission to deny this application.

Sincerely,


signature

CHARLES SOBOL
Monique Sobol
printed name

4315 E. 15th Street, Long Beach, CA 90804
address

I have been a homeowner and resident here for 7 1/2 years.

October 4, 2006

Planning Commission
City of Long Beach
Department of Planning and Building
333 W. Ocean Blvd.
Long Beach, CA 90802

Dear Planning Commission Members:

I am a homeowner and resident on E. 15th Street, and write to **oppose** the application submitted to the Planning Commission for approval to convert two existing detached homes to condominiums at 4300 and 4302 E. 15h Street.


Approval of this application would:

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- Depress future property values, as evidenced by other Long Beach neighborhoods where condominium conversion has been allowed.

Finally, I would also like the Planning Commission to be aware that opposition to this application is overwhelming.

Approval of this application offers **no benefits** to this neighborhood, and will significantly negatively impact quality of life and property value. Therefore, I strongly urge the Commission to deny this application.

Sincerely,


signature

MARCELA MECKNA
printed name

4314 E. 15th ST. Long Beach, CA 90804
address

I have been a homeowner and resident here for 27 years.

#11

9-22-06

0606-20

To whom it may concern,

In reference to case

no. 0606-20 I Merle Tobin vehemently oppose to any new condominiums being built in the area of 4300 and 4302 on 15th St.

Long Beach. Home Owner for 43 yrs. in Long Beach

Sincerely Mrs. Merle Tobin-

on, call

(THE LAW REQUIRES THAT WE MAIL YOU THIS OFFICIAL NOTICE)

Project Location: 4300 & 4302 E. 15th Street

Permit(s) Requested: Tentative Parcel Map (No. 66552)

What is being proposed: Request to convert two existing detached homes to condominiums.

Applicant: Kim Napolillo
650 - 101 Brocton Court
Long Beach, CA 90803

This project is NOT in the Coastal Zone.

Scheduled Hearing of the Planning Commission:

Meeting Date: October 5, 2006
Meeting Time: 1:30 PM
Place: 1st Floor Council Chamber

This is your opportunity to voice your opinion regarding the proposed permit. To establish "AGGRIEVED" status (leading a right to appeal) you must present oral or written testimony at this hearing; otherwise, you may not appeal this project. For information on presenting written testimony, please see reverse side.

Hearing/Meeting Procedures: After taking public oral or written testimony in support and opposition, a decision will be rendered.

If you challenge the action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or issues raised via written correspondence delivered to the (public entity conducting the hearing) at or prior to the public hearing."

AGGRIEVED APPEAL: APPEALS INFORMATION IS CONTAINED ON THE REVERSE SIDE OF THIS FORM.

#11



"David Bruce"
<dwbruce@verizon.net
>

To: <lynette_ferency@longbeach.gov>
cc:
Subject: Proposed condominium split 4300/4202 E. 15th Street

10/04/2006 05:46 AM
Please respond to
dwbruce

Based on information presented at our Neighborhood Watch meeting last evening, I have serious reservations about this proposed project. This is down the street (east) from where I own and live, and my concerns are about a combination of property values (i.e., if these units were appraised with separate values, vs. one for the lot, my property value could, conceivably, be adversely affected), and the possibility of future development of this lot, should this conversion be approved. I am aware this lot is zoned R-2, as are most on this street. Yet, future development on this 'split' (if approved) lot could seriously impede this neighborhood, and could possibly (probably) cause actual density and overcrowding (if only of the structures). Example cited by fellow-resident last night of 2 condos on Ramson (adjacent/north of 15th Street), wherein one lot now contains two, two-storied monstrosities, with no on-lot greenway.

I hereby wish to express my dissent and malcontent with this proposed conversion.

Sincerely,
David W. Bruce
4127 E. 15th Street
Long Beach
562/498-1131

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No virus found in this outgoing message.
Checked by AVG Free Edition.
Version: 7.1.407 / Virus Database: 268.12.12/462 - Release Date: 10/3/2006

#61

October, 04 2006

Peter Kim Laim
4120 East 15th Street
Long Beach, CA 90804
October 3, 2006

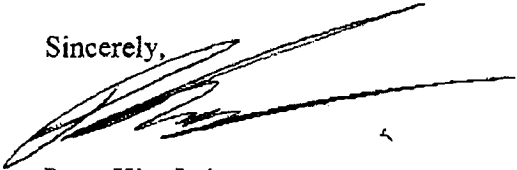
Lynette Ferenczy
Department of Planning & Building
333 W. Ocean Blvd., 5th Floor
Long Beach, CA 90802

Dear Ms. Ferenczy:

I, Peter Kim Laim, am against the building of the condominium. Some of the concerns I have are space issues and a decrease in property value. With the building of the new structure, the neighborhood will become crowded and there will be fewer parking spaces. There are already a few homes in this area that do not have driveways, including mine. If the number of tenants become a few too many, it would not be fair for the new tenants to acquire space that should be for those who are already living here. Another concern I have is that the property value of the homes will decrease if the condominium is built.

Please do not have the condominium built. Thank you for taking the time to read my concerns and opinions.

Sincerely,



Peter Kim Laim



tony afzal
<tonymin2000@yahoo.
com>

To: Lynette_Ferenczy@longbeach.gov
cc:
Subject: Aggrieved Status

10/04/2006 10:31 AM

Lynette Ferenczy
Planner
Zoning & Development Services
Department of Planning & Building
333 W Ocean Blvd, 5th Floor
Long Beach, CA 90802

Dear Ms. Ferenczy:

This is to officially place on record our objection to
the proposal for converting tentative parcel map
66552- 4300 &4302 E 15th Street, consisting of two
detached homes, into condominiums.

Sincerely,

Syed R and Lovisa G. Afzal

4330 E 15th Street
Long Beach, CA 90804-3050

tel (562)494-3667
cel (562)335-5449
fax (949)250-3115
tonymin2000@yahoo.com

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CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802 • (562) 570-6194 FAX (562) 570-6068

October 5, 2006

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Request for approval of Tentative Parcel Map No. 66552 to convert two (2) detached residential units to condominiums (Council District 4)

LOCATION: 4300 & 4302 East 15th Street

APPLICANT: Kim Napolillo
650 -101 Brocton Court
Long Beach, CA 90803

RECOMMENDATION

Approve Tentative Parcel Map No. 66552, subject to conditions.

REASONS FOR RECOMMENDATION

1. The proposed conversion, as conditioned, will comply with the City and State Subdivision requirements for condominium conversion and the Land Use Element of the General Plan; and
2. Approval of the proposed subdivision will provide increased home ownership opportunities.

BACKGROUND

The subject site is located on the south side of 15th Street between Termino Avenue and Ximeno Avenue just south of the Traffic Circle (see attached location map). The site is approximately 6,500 square feet (50' by 130') in area with an unpaved 15' wide alley to the rear. The site is currently developed with two detached units. The front unit facing the street is a one-story 1,078 square foot single family home with two bedrooms, one bathroom and a detached 323 square foot (17' by 19') two-car garage constructed in 1934. The rear unit is a two-story, 1,489 square foot single-family home with three bedrooms, three bathrooms and a 796 square foot four-car garage built in 1990. A Certificate of Occupancy was issued for the rear unit in 1992. The garage for the front unit is accessed from the street and access to the rear unit is provided from the alley.

New irrigation and landscaping have been installed in the front yard facing 15th Street and the kitchen and bathroom have recently been remodeled in the front unit (permit no. 464129). Both homes have a light colored stucco exterior in good condition. The applicant has indicated that the following upgrades will be completed or have been completed as part of the conversion process: remodeled kitchen and bathroom, paint gutters and trim, and install new landscaping and irrigation in the front unit at 4300 East 15th Street. Improvements for the rear unit include new carpet and landscaping.

The following table provides a summary of the Zoning, General Plan, and Land uses surrounding the subject site:

	ZONING	GENERAL PLAN	LAND USE
SITE	R-2-N	LUD #2, Mixed Style Homes	Residential
NORTH	R-2-N	LUD #2, Mixed Style Homes	Residential
SOUTH	R-2-N	LUD #2, Mixed Style Homes	Residential
EAST	R-2-N	LUD # 2 Mixed Style Homes	Residential
WEST	R-2-N	LUD #2, Mixed Style Homes	Residential

The parking required for the conversion is 1.25 spaces per unit for a total of 2.5 or three (3) parking spaces and six (6) garage parking spaces are provided.

CURRENT ACTION REQUESTED

The current action requested is the approval of a Tentative Parcel Map for the purpose of creating two (2) condominiums, which can then be sold individually. In order to grant approval of the Tentative Tract Map, it must be found that the proposed action is consistent with the requirements of the Subdivision Regulations, and that adequate provisions are made for the long-term maintenance of the structure. The structure currently conforms, or will conform, to all requirements set forth by the Subdivision Regulations.

A City of Long Beach Special Inspection for compliance with the minimum condominium conversion requirements was conducted on May 4, 2006. The conditions of approval require that the building be brought into full compliance prior to approval of the Final Map. The structure has also been inspected for termites. Minor damage was found requiring treatment and repairs. The conditions of approval (condition No. 21) require that the developer address/repair the items identified on the inspection reports (attached) prior to approval of the final map.

Planning staff believes that adequate provisions for the long-term maintenance of the building can be achieved through the creation of a Homeowner's Association and the collection of association fees. This will be strengthened by on-site maintenance responsibility. The relatively recent construction of the rear unit and current upgrades to the front unit should ensure that before major problems occur, a sufficient period of time should have passed to allow for ample collection of maintenance funds. The applicant is required as a condition of approval to submit a copy of the Covenants, Conditions, and Restrictions (CC&Rs) of the homeowners association, which set forth requirements for the collection of fees and the maintenance of the structure and common areas.

Finally, staff believes that the request should be approved, as the subdivision will provide additional home ownership opportunities. Based upon the above analysis, and the attached findings, planning staff concludes the request should be approved.

TENTATIVE TRACT MAP FINDINGS

Pursuant to Section 20.12.100 of the Long Beach Municipal Code, the Planning Commission shall approve a tentative map if it complies with State and Local regulations. The tentative map can be granted only when positive findings are made consistent with the following criteria set forth in the Subdivision Regulations.

A. THAT THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

The General Plan states:

"A proposed subdivision is 'consistent' when the proposed use and density of development are within the guidelines set forth herein for that property. Subdivisions of airspace for condominium conversion of the already-erected building shall not be 'consistent' if the density of development exceeds that which is permitted by this Land Use Element, unless the City Planning Commission makes a finding that the proposed conversion is in the best interest of the involved neighborhood and the City as a whole."

The General Plan Land Use Designation (LUD) for the subject site is LUD No. 2 – Mixed Style Homes. This section of the General Plan states that the purpose of LUD No. 2 is to provide a mixture of low density housing types, such as single family homes, duplexes, triplexes, etc., usually mixed together on the same block face. The purpose of LUD No. 2 is to maintain the present situation, not attempt to convert the areas to either single family or increase in density or to permit the areas to advance in density to that of the densest housing prevalent in the districts. The maximum permitted density for LUD No. 2 is 3,000 square feet of site area for each dwelling unit with a maximum of three units per lot and fourteen (14) dwelling units per acre. The existing development accommodates two (2) dwelling units on a 6,500 square foot lot, which complies with the allowable density of the LUD.

Staff believes that the conversion of two dwelling units to condominiums will contribute to the stability and quality of a neighborhood by increasing opportunities for homeownership in the neighborhood. Additionally, Condition No. 18 requires the execution and recordation of Conditions, Covenants and Restrictions (C.C. & R's) and establishment of a homeowner association to collect homeowner association dues and provide for the long-term maintenance of all common areas of the site and building, including the exterior of the building and landscaped areas. In addition, condition of approval no. 19 states that the individual homeowners shall be jointly liable and responsible for any costs of corrections due to building or property maintenance code enforcement actions.

The Housing Element of the General Plan states that one of the City's goals is to provide increased opportunities for home ownership. The Element also addresses the importance of home ownership over absentee ownership, as absentee ownership may result in a decline in both home maintenance and concern for neighborhood character. Approval of the parcel map will allow the individual sale of two (2) residential condominium units on a single lot.

In addition, a Condition of Approval has been included that requires the applicant to provide language in the C.C. & R's stating that the individual homeowners shall be jointly liable and responsible for any costs of corrections due to building or property maintenance code enforcement actions.

B. THAT THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

This section of the General Plan states that the purpose of LUD No. 2 is to maintain existing low-density neighborhoods. The subject property meets all of the intended uses for a residential development within this LUD.

C. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT;

The project site is fully developed with two detached dwelling units. Duplex development is an appropriate type of development at this site and consistent with the intent of the Zoning Regulations and the General Plan, as described in Section A of these Findings.

D. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT;

The project site consists of a one-story single family home built in 1934 and a two-story detached single family home built in 1992. There are six (6) garage parking spaces on-site. For the conversion of a residential rental project to residential ownership, subdivision regulations require a minimum of one (1) parking space for every dwelling unit of one (1) bedroom or less and one and a quarter (1.25) parking spaces for each dwelling unit of two (2) or more bedrooms.

With one two-bedroom unit, and one three-bedroom unit, the condominium conversion standards would require a minimum of three (3) parking spaces. There are a total of six (6) garage parking spaces. The current parking arrangement allows for the two-car garage to be used by the front unit and four-car garage by the rear unit. Staff believes this parking arrangement adequately satisfies the demand of the proposed condominium project.

- E. THAT THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE OR THEIR HABITAT;**

The site is fully developed and no new construction is proposed. No fish or wildlife habitat exists on the site, which is already improved with two dwelling units.

- F. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENT IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND**

No impacts detrimental to the general welfare of the public are foreseen from the approval of a Tentative Parcel Map to allow the conversion of two (2) dwelling units to be sold individually as condominiums. The subject project qualifies for a Categorical Exemption (CE 06-129) for the conversion of a multifamily residence into common-interest ownership where no physical changes occur.

- G. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.**

All concerned City departments have reviewed the tentative map and have found that the existing design and improvements on the site will not conflict with public access easements. There are no easements required by the public at large for access through, or for the use of the property.

Based upon the analysis presented above, positive findings can be made; thus, staff is recommending approval of the proposed condominium conversion.

PUBLIC HEARING NOTICE

Sixty-five (65) Notices of Public Hearing were mailed on September 18, 2006 to those property owners within the three hundred (300) foot mailing radius as well as the Traffic Circle Neighborhood group and the elected representative of the 4th Council District.

REDEVELOPMENT REVIEW

The project is not located in a Redevelopment Project Area.

HOUSING SERVICES REVIEW

The Department of Community Development, Housing Services Bureau will review the request for households that qualify as being low-income as a condition of approval of the condominium conversion. The applicant will be responsible for disbursing the appropriate funds to qualifying tenant households prior to approval of the final map in accordance with Municipal Code Section 21.60. The Housing Services Bureau has confirmed that the tenants have been notified of their rights to apply for relocation assistance as of June 8, 2006.

ENVIRONMENTAL REVIEW

According to the guidelines to implement the California Environmental Quality Act, the proposed action has been determined to be categorically exempt under Section 15301, Existing Facilities, Class 1, item (k). This section states that the division of multiple-family residences into common-interest ownership where no physical changes occur can be considered Categorical Exempt (CE). Therefore, CE 06-129 was prepared for this project and is attached for review.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION

Approve Tentative Parcel Map No. 66552, subject to conditions.

Respectfully submitted,
SUZANNE FRICK,
DIRECTOR OF PLANNING AND BUILDING

By: 
LYNETTE FERENCZY
PROJECT PLANNER

Approved: 
CAROLYNE BIHN
ZONING OFFICER

Attachments:

1. Conditions of Approval
2. Categorical Exemption No. 06-129
3. Location Map
4. Building Reports
5. Plans/Photos
6. Tentative Map

TENTATIVE PARCEL MAP NO. 66552
CONDITIONS OF APPROVAL
Case No. 0606-20
Date: October 5, 2006

1. The Final Map is to be prepared in accordance with the approved Tentative Tract Map and shall be filed within thirty-six (36) months from the date of approval by the Planning Commission of the Tentative Map, unless prior to expiration of the thirty-six month period, the Planning Department has received a written request from the subdivider for an extension of time in writing and receives approval by the Zoning Officer.
2. Unless specifically waived by the Planning Commission, as per Section 21.42.080 of the Long Beach Municipal Code, the Final Map shall be prepared to conform to all conditions, exceptions and requirements of Title 20 (Subdivision Ordinance) of the City of Long Beach.
3. The content and form of the Final Map shall be based upon criteria established by the Director of Public Works. Such plot plan shall be submitted to the satisfaction of the Director of Public Works prior to issuance of the final map.
4. Prior to approval of the Final Map, the subdivider shall deposit sufficient funds with the City to cover the cost of processing the Final Map through the Department of Public Works. Furthermore, the subdivider shall pay the associated Planning processing fees of the Final Map.
5. All required utility easements shall be provided for to the satisfaction of the concerned department or agency and shown on the map, if applicable.
6. All County property taxes and all outstanding special assessments shall be paid in full prior to approval of the final map.
7. All required off-site street improvements shall be financially provided for to the satisfaction of the Director of Public Works prior to approval of the Final Map or issuance of a building permit, whichever occurs first.
8. Any off-site improvements found damaged as a result of construction by the subdivider to the satisfaction of the Director of Public Works prior to approval of them map.
9. Prior to approval of the final map, the subdivider shall obtain utility clearance letters from any public entity or public utility holding any interest in the subdivision as required by Section 66436 © (1) of the Subdivision Map Act.
10. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.

11. Site development, including landscaping, shall conform to the approved plans on file in the Department of Planning and Building. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
12. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees, and Housing Trust Fund fees, if applicable.
13. The Director of Planning and Building is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. The Zoning Officer or Planning Commission shall review any major modifications, respectively.
14. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
15. Any existing cross lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to approval of the map. The subdivider and/or his successors shall be responsible for the maintenance of the site drainage system, abutting the sidewalk, parkway, street trees and other landscaping including irrigation within the public right-of-way and any other common areas. These responsibilities shall be enumerated and recorded in the project "Conditions, Covenants and Restrictions", and a recorded copy shall be provided to the Director of Public Works.
16. The applicant shall provide the following to the satisfaction of the Director of Public Works:
 - A. The final map shall be based upon criteria established by the Director of Public Works.
 - B. Prior to approval of the final map, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by Section 66436(c)(1) of the Subdivision Map Act.
 - C. All required facilities required by the Department of Public Works not in place and accepted prior to the approval of the final map must be guaranteed by cash deposit or bond to the satisfaction of the Director of Public Works.
 - D. The Subdivider shall construct or bond for all public right-of-way improvements prior to recordation of the final map.
 - E. The Subdivider shall dedicate and improve an additional 2.5 feet of right-of-

way for alley purposes along the south edge of the site to the satisfaction of the Director of Public Works. Alley improvements shall be constructed with Portland cement concrete.

- F. The Subdivider shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.
- G. Easements shall be provided to the City of Long Beach for proposed public utility facilities to the satisfaction of the concerned City Department or public agency and shown on the map.
- H. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until after the final map is filed with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map.
- I. Demolition and reconstruction of curb and gutter, driveways, sidewalks, wheelchair ramps, roadway and alley pavements, removal and relocation of utilities, traffic signal modifications and installations, traffic striping and signing, street tree removals and plantings in the public right-of-way, shall be performed under Public Works street improvement permit. Permits to perform work within the public right-of-way must be obtained from the Public Works counter, 10th Floor of City Hall, 333 West Ocean Boulevard, telephone (562) 570-6784.
- J. All work within the public right-of-way shall be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. The contractor shall have on file with the City Engineer Certification of General Liability Insurance and an endorsement evidencing minimum limits of required general liability insurance.
- K. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Subdivider to the satisfaction of the Director of Public Works.
- L. The Subdivider shall remove unused driveways and replace with full-height curb, curb gutter, and sidewalk. Sidewalk improvements shall be constructed with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- M. The Subdivider shall reconstruct the full width of the adjacent public alley with Portland cement concrete to the satisfaction of the Director of Public Works.

- N. The Subdivider shall provide for the resetting to grade of existing manholes, pull boxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works.
 - O. The Subdivider shall submit detailed off-site improvement plans to the Department of Public Works for review and approval. Contact the Plan Check Coordinator, Jorge M. M Magaña, at (562) 570-6678, to obtain additional information regarding off-site improvement plan check submittals.
 - P. After completion of the required off-site improvements, the Subdivider or project representative shall contact the Engineering Bureau to initiate the process of clearing any Public Works holds attached to the development project. Contact the Plan Check Coordinator, Jorge M. Magaña, at (562) 570-6678.
 - Q. The Subdivider shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
 - R. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
 - S. After completion of the required off-site improvements, the Subdivider or project representative shall contact the Engineering Bureau to initiate the process of clearing any Public Works holds attached to the development project. Contact the Plan Check Coordinator, Jorge M. Magaña, at (562) 570-6678.
 - T. The Subdivider and successors shall be responsible for the maintenance of the site drainage system and for the operation and maintenance of the private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Public Works.
17. The applicant shall cause to be prepared C, C & R's for this project. A copy of the C, C & R's are to be provided the Director of Planning and Building for approval prior to be sent to the Department of Real Estate and recorded with the County Recorder.
18. The C, C & R's shall be executed and recorded against the title of the parcel and shall contain the following provisions (provisions shall also be noted on the final map):
- a. The subject condominium project consists of two (2) residential units;
 - b. A minimum of six (6) parking spaces will be permanently maintained as parking facilities for the project. The spaces shall be permanently assigned to a specific unit and labeled thusly or assigned as guest parking and labeled thusly. Parking spaces must be used solely for the parking of personal vehicles. Parking spaces may not be leased, subleased, sold or given to others not a resident(s) of the condominium unit within the

- development. These statements shall also be noted on the final map;
- c. The common areas and facilities for the condominium shall be clearly described including a parking assignment plan;
 - d. The Homeowner's Association shall be responsible for the operation and maintenance of the private sewer connection to the public sewer in the public right-of-way, the site drainage system, the maintenance of the common areas and facilities, the exterior of the building, the abutting street trees, parkways and any costs or corrections due to building or property maintenance code enforcement actions. Such responsibilities shall be provided for in the C, C & R's;
 - e. Graffiti removal shall be the responsibility of the Homeowners Association and shall be removed within 24 hours; and
 - f. A clear, detailed and concise written description of the common areas and facilities of the condominium shall be provided. This information shall be included on the final map.
 - g. The rear unit known as 4302 East 15th Street shall only be used as a single-family residence. The first floor bedroom shall not be rented out separately.
19. The applicant to provide language in the C, C & R's stating that the individual homeowners shall be jointly liable and responsible for any costs of corrections due to building or property maintenance code enforcement actions.
 20. The applicant shall review and provide all public safety and crime prevention requirements to the satisfaction of the Long Beach Chief of Police prior to issuance of the final map.
 21. The subdivider shall repair or cause to be repaired any items called out in the special inspection report and/or items called out by other contractors reporting on roof and/or mechanical system condition prior to approval by the Department of Planning and Building of the final map. Building Permits and/or verification of those repairs will be provided obtained and provided to the Department of Planning and Building. **A building permit shall be required to convert the two dwelling units to condominiums prior to issuance of a final map.**
 22. Per Section 21.42.030 of the Long Beach Municipal Code, all required yards and setback areas shall be attractively landscaped primarily with live plant material. All landscaped and paved areas shall be maintained in a neat and orderly condition with healthy landscaping free of weeds and litter. The replace all worn and/or dead existing landscaping at the subject property to the satisfaction of the Director of Planning and Building prior to the signing of the Final Map.

23. Prior to issuance of the final map the applicant shall remove the unpermitted patio cover and deck at 4300 East 15th Street. If a permit is obtained to legalize the patio cover it shall be designed to comply with the turning radius shown in Figure 41-1E of the Zoning Code.
24. The unpermitted cover over the balcony for the rear unit shall be removed. The plastic awnings over the windows facing the alley shall be removed or a permit obtained to legalize these structures prior to issuance of a final map.
25. The applicant shall provide alley lighting, energy efficient exterior lighting, and provide a secure area for trash and recycling to the satisfaction of the Director of Planning and Building.
26. The applicant shall provide special relocation benefits to low and very low-income households, as required by Section 20.32.040 F of the Municipal Code, to the satisfaction of the Housing Services Bureau.
27. Permit no. 97513 to construct a saddle house connection shall be finalized prior to issuance of the final map.
28. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.



\$136.63 FILING FEE

CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 WEST OCEAN BLVD., FIFTH FLOOR • LONG BEACH, CALIFORNIA 90802

NOTICE OF EXEMPTION

CATEGORICAL EXEMPTION CE- 06-129

TO: OFFICE OF PLANNING & RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

FROM: DEPARTMENT OF PLANNING & BUILDING
333 W. OCEAN BLVD., 5TH FLOOR
LONG BEACH, CA 90802

L.A. COUNTY CLERK
ENVIRONMENTAL FILLINGS
12400 E. IMPERIAL HWY. 2ND FLOOR, RM. 2001
NORWALK, CA 90650

PROJECT TITLE: Condo Conversion
PROJECT LOCATION - SPECIFIC: 4300 ; 4302 E 15TH STREET
PROJECT CITY: LONG BEACH PROJECT LOCATION - COUNTY: LOS ANGELES
ACTIVITY DESCRIPTION: Convert two (2) existing dwelling units to condominiums.

Name of Public Agency Approving Project: City of Long Beach

Name of Person or Agency Carrying Out Project: Kim Napoullou
(Printed Name)

650-101 BROOKTON CT Long Beach CA 90803
(Mailing Address)

\$ 562 209-1640 [Signature]
(Telephone) (Signature)

(To Be Completed By City Staff Only)

Check One:

- LONG BEACH CITY PLANNING COMMISSION
- DEPARTMENT OF PLANNING AND BUILDING

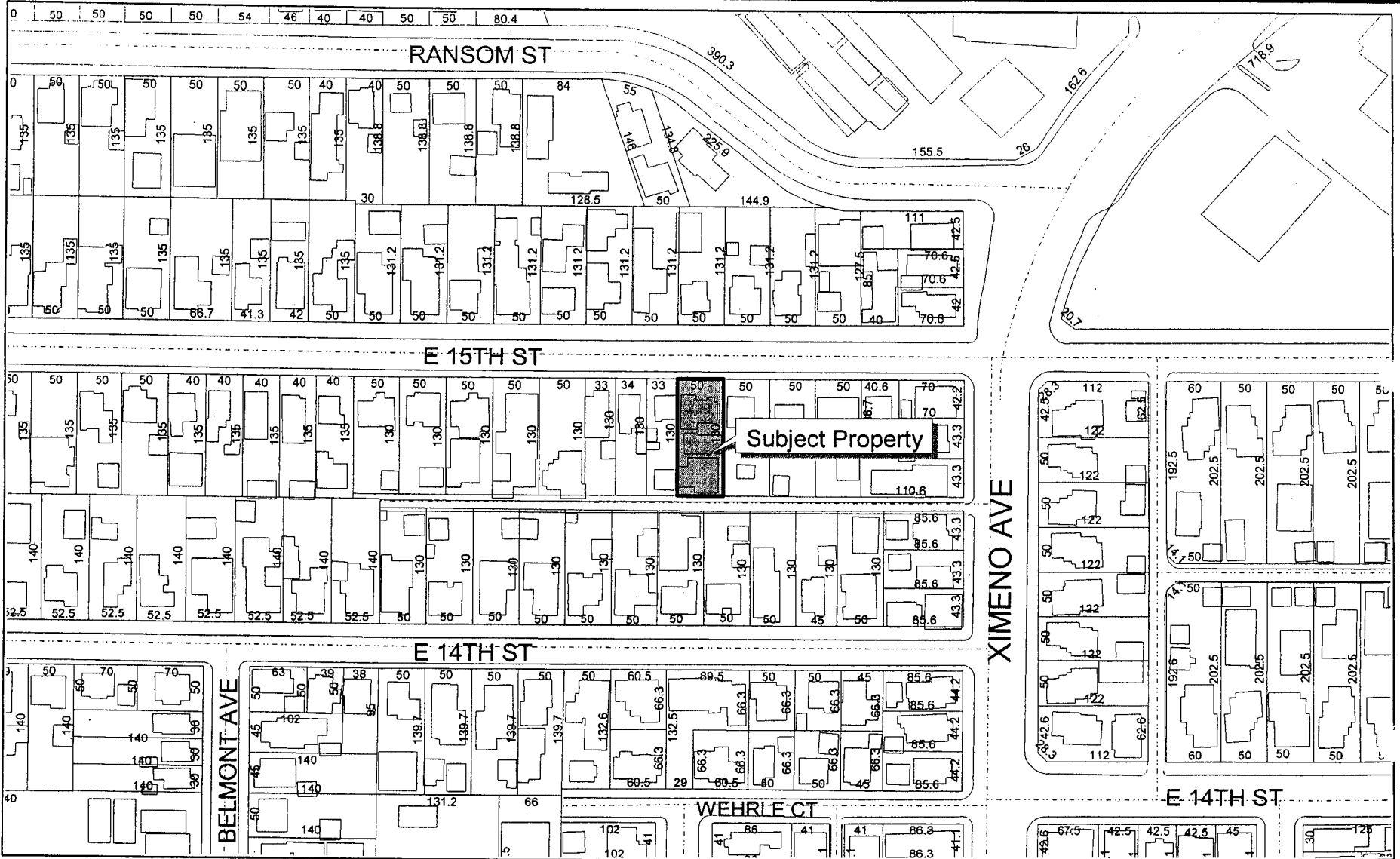
The above project had been found to be exempt from CEQA in accordance with the State Guidelines Section Class 1, item 15301

Statement of Support for this finding: Conversion of (2) existing units to condo.

Lead Agency: Angela Rumbals Area Code/Telephone: 570-6144

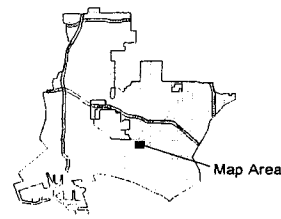
Signature: [Signature] Date: SEP 20, 2006 Title: Planner

Signed by Lead Agency
 Signed by Applicant



SUBJECT PROPERTY:

4300 E 15th St.
 Case No. 0606-20
 Council District 4
 Zone: R-2-N



100 0 100 200 Feet



Scale = 1:1,800



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 W. Ocean Blvd., 4th Floor

Long Beach, CA 90802

(562) 570-6651

FAX (562) 570-6753

BUILDING BUREAU

May 4, 2006

Kim Napolillo
650-101 Brocton Ct.
Long Beach, CA 90803

SUBJECT: 4300 AND 4302 EAST 15th STREET, LONG BEACH, CA 90813

Ms. Napolillo:

On Wednesday, April 12th, 2006, an inspection was performed on the two single-family dwellings located at the subject address listed above. The purpose of the inspection was for a conversion of the residences into condominiums. The requirements listed below are based on the Long Beach Municipal Code, Chapter 20.32: the 2001 California Building Code and the 2004 National Electrical Code.

Requirements:

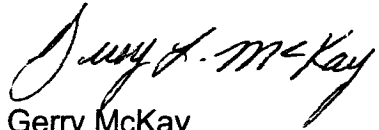
1. Inspection reports must be submitted from State-licensed contractors certifying that the heating and plumbing systems are fully operational. All such inspections shall be conducted within three months prior to the submittal of the tentative tract map.
2. A termite inspection report and a report on the status of the roof and balcony decks from State licensed contractors must be submitted. All such inspections shall be conducted within three months prior to the submittal of the tentative tract map.
3. Each unit shall be provided with smoke detectors. The smoke detectors must be installed in each sleeping room and in any hallway or room leading to the sleeping rooms. They must receive their primary power from the building's power system and each detector shall have a battery backup. The devices shall be interconnected within each unit so that when one device is activated, all devices will alarm.
4. Kitchen and bath counter top outlets are required to be Ground Fault Circuit Interrupted (GFCI) protected.
5. All water heaters including laundry rooms requires a pressure/temperature relief valves and to terminate the discharge line to the exterior.
6. Waters shall be assured a sufficient supply of air for proper fuel combustion and ventilation.

7. Gas appliance connectors shall at NO time be concealed within any wall or floor.
8. Gas Valves used in connection with gas piping shall be approved types and shall be accessible.
9. There are no permits or approvals for the patio covers located at the rear of both dwelling units. Obtain permits, inspections and approvals.

The above list may not comprise the total scope of work required to complete the condominium conversion project (CCP). Additional requirements may be requested when the CCP package is submitted for review and approval from the Zoning Bureau. To complete the CCP, all zoning requirements shall be completed and permits must be obtained for the conversion of the apartment building into a condominium complex and to perform any required work. Please note that a building permit is required to complete the conversion even if no physical work has to be performed. A Certificate of Occupancy will be issued when the building has received a final inspection and all administrative paperwork is complete.

Should you have any further building questions, I can be contacted at (562) 570-6292 for any zoning issues, please contact the Planning staff at (562) 570-6194 Monday through Friday.

Sincerely,



Gerry McKay
Principal Building Inspector

GLM/er
4300-02 15th /special

May 21, 2006

Department of Planning & Building
333 W. Ocean Blvd., 4th Floor
Long Beach, CA 90802

To Whom It May Concern:

SUBJECT: 4300 & 4302 E. 15TH STREET – CONDO CONVERSION

The following is a List of Improvements that will be made on the above listed properties:

4300 E. 15th Street – Built approx. 1931, 1078 sf Single Story Residence – 2 Bed, 1 Bath, 2-car garage, laundry hook up

1. Remodeled Kitchen and Bath per attached plan
2. Granite Slab in Kitchen and Bath
3. Tile Flooring in Kitchen and Bath
4. New dishwasher, disposal, and range
5. New lighting in kitchen and bath
6. Install front yard irrigation and landscaping per attached plan
7. Paint gutters and trim

4302 E. 15th Street – Built approx. 1991, 1489 sf Two Story Residence – 3 Bed, 3 Bath, 4-car garage, laundry hook up

1. Install new carpet
2. Install mirrored wardrobe doors in master bedroom
3. Add (1) 15 gal tree and (6) 5 gal shrubs in planters

Sincerely,



Kim Napolillo

May 21, 2006

Department of Planning & Building
333 W. Ocean Blvd., 4th Floor
Long Beach, CA 90802

To Whom It May Concern:

SUBJECT: 4300 & 4302 E. 15TH STREET – CONDO CONVERSION

This letter is to request a waiver of the acoustical study for Condo Conversion at the above property. The property consists of two detached houses.

The house at 4302 15th Street was built in the 1990's, and I believe it should not require a sound study. This house is 30 ft. behind the front house and backs to an unimproved alley; therefore, there is very little if any outside noise.

The house located at 4300 15th Street was built in the 1930's. It is a 1078 sf single story detached residence with a two car detached garage. The setbacks on this house are as follows: 30 ft. from the front of the curb, 10 ft. on the east side and 4 ft. on the right side. Eight of the thirteen windows are original and replacing those windows would cause a negative depreciation to the historical value of this home. There is also very little traffic on 15th Street because the neighborhood is comprised of single family homes.

Your consideration to this request is greatly appreciated. Please call me at (562) 209-1640 if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Napolillo". The signature is stylized and cursive.

Kim Napolillo

NEIGHBORS CONSTRUCTION
5849-B Westminster Boulevard
Westminster, CA 92683
(714) 891-4401
Fax (714) 891-3841

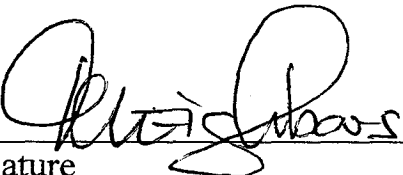
Buyer/Owner Kim Napolillo Phone (562) 985-3224

Address 4300 & 4302 E. 15th Street City Long Beach Zip 90804

TEE NEIGHBORS CONSTRUCTION hereinafter call "Contractor", agrees to provide all materials and labor required to complete the following:

SPECIFICATIONS. Plumbing and heating systems have been inspected for a minimum five year life at the above properties. The Plumbing and Heating Systems at 4302 E 15th Street were installed in Dec, 1990 and are in good working condition. At 4300 E. 15th Street the following items have been replaced; new tub/shower valve, new washing machine box, water heater gas valve relocated to be accessible, and all gas connection have been inspected. The heating system is in good working condition. The pressure/temp relief valve discharge pipe has been extended to the exterior. Door vent have been installed at the water heater closet.


The roofs have been inspected and have a minimum five year life. Smoke detectors have been installed in each bedroom and hallways with direct power.

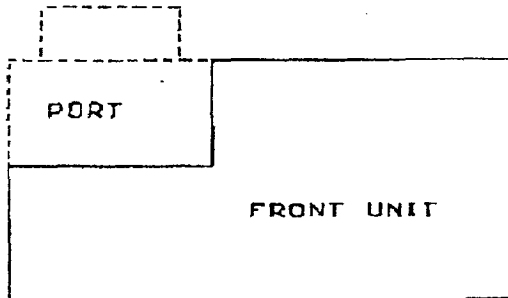
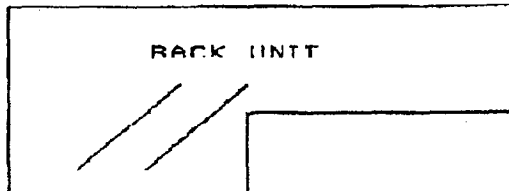
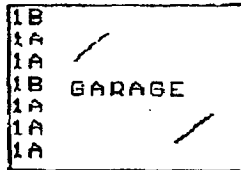


Signature
CA License B#690462

6/9/06
Date

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 4300		Street, City, Zip 15TH STREET, LONG BEACH, CA, 90804		Date of Inspection 02/22/06	No. of Pages 6
 Termite Control 16571 Maplegrove Ct. Riverside, CA 92503 (951) 343-9498 Office (951) 343-9497 FAX					
Firm Registration No. PR 4482		Report No. 400712		Escrow No.	
Ordered By: RE/MAX OF CERRITOS 13405 ARTESIA BOULEVARD CERRITOS CA 90703		Property Owner/Party of Interest: 4300 15TH STREET LONG BEACH CA 90804		Report Sent To: CARDINAL PACIFIC ESCROW	
COMPLETE REPORT <input type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input checked="" type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
General Description: TV/O UNIT DETACHED GARAGE				Inspection Tag Posted: ATTIC	
Other Tags Posted:					
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.					
Subterranean Termites <input checked="" type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus/Dryrot <input type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/> If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.					



Inspected By RAMIRO HERNANDEZ License No. FR36415 Signature *Ramiro Hernandez*
 You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years.
 To obtain copies contact: Structural Pest Control Board, 1418 Howe Avenue, Suite 1B, Sacramento, California 95825-3204.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-5700, (800) 727-9188 or www.pcbboard.ca.gov. 43M-01 (Rev. 1/07/01)

2nd

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

4300 15TH STREET, LONG BEACH, CA, 90804

02/22/06 400712

BUILDING NO. STREET, CITY, STATE, ZIP

INSPECTION DATE REPORT NO.

A. A limited report is the report on only part of a structure. Such a report shall have a diagram of the area inspected and shall specifically indicate which portions of the structure were inspected with recommendation for further inspection of the entire structure and the name of the person or agency requesting a limited report.

Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; area where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings, furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

B. Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure, or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1950(i). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b); Paragraph 1950-1991.

C. A re-inspection will be performed, if requested within four (4) months from date of original inspection, on any corrective work that we are regularly in the business of performing. If CERTIFICATION is required, then any work performed by others must be CERTIFIED by them. There is a re-inspection fee.

U. This company is not responsible for work completed by others, recommended or not, including by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others.

E. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. The inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury. No opinion is rendered nor guarantee implied concerning the water-tight integrity of the roof or the condition of the roof and roofing materials. If interested parties desire further information on the condition of the roof, we recommend that they engage the services of a licensed roofing contractor.

F. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec. 8516C. Sunk or below grade showers or tubs are not water tested due to their construction.

G. During the course of/ or after opening walls or any previously concealed areas, should any further damage or infestation be found, a supplementary report will be issued. Any work completed in these areas would be at Owner's direction and additional expense.

H. During the process of treatment or replacement it may be necessary to drill holes through ceramic tiles or other floor coverings; These holes will then be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting.

I. We assume no responsibility for damage to any Plumbing, Gas or Electrical lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers.

J. When a fumigation is recommended we will exercise all due care but assume no responsibility for damage to shrubbery, trees, plants, TV Antennas or Roofs. A FUMIGATION NOTICE will be left with, or mailed to the Owner of this property, or his designated Agent. Occupant must comply with instructions contained in Fumigation Notice. During fumigation and aeration, the possibility of burglary exists as it does any time you leave your home. Therefore, we recommend that you take any steps that you feel necessary to prevent any damage to your property. We also recommend that you contact your insurance agent and verify that you have insurance coverage to protect against any loss, damage or vandalism to your property. The company does not provide any onsite security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breakins or entering.

K. Your termite report and clearance will cover EXISTING infestation or infection which is outlined in this report. If Owner of property desires coverage of any new infestation it would be advisable to obtain a Control Service Policy which would cover any new infestation for the coming year.

L. If you should have any questions regarding this report, please call or come by our office any weekday between 8:00 AM and 5:00 PM We also provide information about additional services for the control of Household Pests such as Ants and Fleas, etc.

INFEST TERMITE CONTROL — License No. PR 4482

3rd

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

4300 15TH STREET, LONG BEACH, CA, 90804
BUILDING NO. STREET, CITY, STATE, ZIP

02/22/06 400712
INSPECTION DATE REPORT NO.

M. NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

N. The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

O. If this report is used for escrow purposes then it is agreed that this inspection report and completion, if any, is part of the ESCROW TRANSACTION. However, if you received written or verbal instructions from any interested parties involved in this escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

P. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos and that this report will not include any findings or opinions regarding the presence or non-presence of asbestos in, upon or about the premises, we recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises or should our inspection of the premises cause a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the cleanup, removal and disposal of the asbestos and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this Company which are in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this Company's employees, which is in any way related to the presence of asbestos on the premises.

(A) The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractors' State License Board.

"NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Infest Termite Control's bid or you may contract directly with another registered company licensed to perform the work.

If you choose to contract directly with another registered company, Infest Termite Control will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform."

INFEST TERMITE CONTROL -- License No. PR 4482

4th PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

4300 15TH STREET, LONG BEACH, CA. 90804
BUILDING NO. STREET, CITY, STATE, ZIP

02/22/06 400712
INSPECTION DATE REPORT NO.

NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS REGISTERED COMPANIES, COMPANIES SHOULD LIST THE SAME FINDINGS (I.E. TERMITES INFESTATIONS, TERMITTE DAMAGE, FUNGUS DAMAGE, ETC.). HOWEVER, RECOMMENDATIONS TO CORRECT THESE FINDINGS MAY VARY FROM COMPANY TO COMPANY."

"THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION 1/SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION. SECTION 1 CONTAINS ITEMS WERE THERE IS VISIBLE EVIDENCE OF ACTIVE INFESTATION, INFECTON OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OF INFECTON. SECTION 2 ITEMS ARE CONDITIONS LIKELY TO LEAD TO INFESTATION OR INFECTON BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND. FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2."

SUBTERRANEAN TERMITES:

Item 1A: Subterranean termites were noted to be entering the structure from the soil beneath the garage.

RECOMMENDATION: Remove accessible termite shelter tubes. Drill a series of holes through the garage and pressure inject with a registered termiticide, in accordance with the manufacturer's label, for the control of subterranean termites. Seal the holes with mortar. This treatment will not prevent/control infestation of subterranean termites in non-treated areas. The guaranty is limited to the treated areas for one year.

***** This is a Section 1 Item *****

Item 1B: Subterranean termites damaged noted at bottom plate of garage.

RECOMMENDATION: Scrape down any termite tubes. Repair or replace or reinforce damage bottom plate. All wood will be replaced with douglas fir or pine wood only. Paint is not included in this estimate. Repairs done by this company are guarantee for 90 days.

***** This is a Section 1 Item *****

INFEST TERMITE CONTROL --- License No. PR 4482

5th PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

4300 15TH STREET, LONG BEACH, CA. 90804 02/22/06 400712
BUILDING NO. STREY, CITY, STATE, ZIP INSPECTION DATE REPORT NO.

OCCUPANTS CHEMICAL NOTICE

INFEST TERMITE CONTROL will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

(1) The pest(s) to be controlled:

- X SUBTERRANEAN TERMITES FUNGUS or DRY ROT
DRY-WOOD TERMITES OTHER

(2) The pesticide(s) proposed to be used and the active ingredient(s).

A. PREMISE 75 active ingredients:IMIDACLOPRID,1[(6-CHLORO-3-PYRIDINY) METHYL]-N-NITRO-2-IMIDAZOLIDINIMINE 75% INSERT INGREDIENTS 25%

X B. TIM-BOR active ingredients:DISODIUM OCTABORATE TETRAHYDRATE (NA2B8O13) 98% INSERT INGREDIENTS 2% H2O .10% - .15%

C. CY-KICK active ingredients:CYFLUTHRIN .1% OTHER INGREDIENTS 99.9% CONTAINS PETROLIUM DISTILLATES

D. DRAGNET SPR active ingredients:PERMETHRIN .5%

E. PERMETHRIN TC active ingredients:PERMETHRIN .5%

F. OTHER:

(3) "State Law requires that you be given the following information: CAUTION-PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the State finds that, based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized."

"If within 24 hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center (800) 876-4766 and your pest control company immediately"

INFEST TERMITE CONTROL -- License No. PR 4482

FROM : JENNIFER

FAX NO. : 619 443 9999

Feb. 22 2006 09:11PM P2

Feb 22 05 07:48p

Shiella McNulty

6th PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

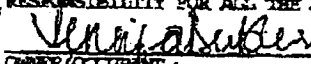
4300	15TH STREET, LONG BEACH, CA, 90804	02/22/06	40C712
PROPERTY NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

For further information, contact any of the following:

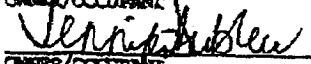
- INFEST TERMITE CONTROL (865) 551-8146
- Pest Control Center (800) 876-4766
- Structural Pest Control
- 1418 Howe Avenue, Suite 18, Sacramento, CA 95825 (800) 737-8188
- Riverside Department of Public Health (951) 356-5000
- Riverside County Agriculture Commissioner (951) 955-3000
- San Bernardino Department of Public Health (909) 387-6280
- San Bernardino County Agricultural Commissioner (909) 387-2105
- Orange County Department of Public Health (714) 433-6000
- Orange County Agricultural Commissioner (714) 447-7100
- Los Angeles Department of Public Health (213) 250-2105
- Los Angeles County Agricultural Commissioner (213) 374-1234

Persons with respiratory or allergic conditions, or others who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment prior to signing this NOTICE.

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE ABOVEMENTIONED.


2-22-06

 OWNER/OCCUPANT DATE


2-22-06

 OWNER/OCCUPANT DATE

INFEST TERMITE CONTROL - License No. PR 4492

FROM : JENNIFER

FAX NO. : 619 443 9999

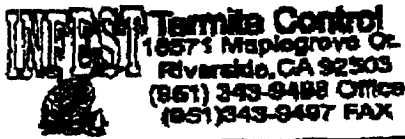
Feb. 22 2006 09:11PM P3

Feb 22 06 07:48p

Shiella McNulty

(100) (204231

111



WORK AUTHORIZATION CONTRACT

Address of Property: 4300 15TH STREET, LONG BEACH, CA, 90804
 Inspection Date: 02/22/2006
 Report #: 400712
 Term Co. & Section #: CARDINAL PACIFIC FCRCROW

SECTION 1	SECTION 2	FURTHER INSPECTION
1A: \$ 700.00 1B: SEE 1A		

We Authorize the Following Section 1 Items to be Performed.	We Authorize the Following Section 2 Items to be Performed.	We Authorize the Following Items for Further Inspection.
1A, 1B		
Proposed Cost Section 1: \$ 700.00	Proposed Cost Section 2: \$ 0.00	Proposed Cost Further Insp.: \$ 0.00
Total - All Sections: \$ 700.00		

NOTICE TO OWNERS: Under California Mechanics Lien Law any structural pest control company which contracts to do work for you or your contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his or her work or supplies has a right to enforce a claim against your property. This means that, after a court hearing, your property could be sold by the court officer and the proceeds of the sale used to satisfy the indebtedness. This law applies even if you have paid your structural pest control company in full, if the subcontractor, laborer, or supplier remains unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as contractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

I have read this work authorization contract and WDO inspection report & intent to SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.
 I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

APPROVED AND READ BY: _____ DATE: _____
 ACCEPTED FOR: _____ DATE: _____
 INFEST TERMITE CONTROL

FROM : JENNIFER

FAX NO. : 619 443 9999

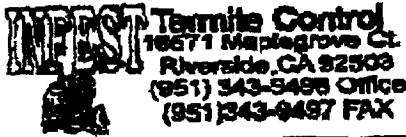
Feb. 22 2006 09:11PM P1

Feb 22 06 07:49p

Shiella McNulty

(720) 720-0291

M.W



WORK AUTHORIZATION CONTRACT

Address of Property: 4300 15TH STREET, LONG BEACH, CA, 90804
 Inspection Date: 02/22/2006
 Report #: 400717
 Title Co. & Escrow #: CARDINAL PACIFIC ESCROW

CUSTOMER INFORMATION

The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in this contract is being done at this time due to owner wishes. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW.

Work completed (LABOR) by operator shall be guaranteed for a period of one year from completion. Toilet plumbing (parts supplied by this firm), showers, floors or any masonry for the control of moisture are guaranteed for (30) days only. Chemical treatments are guaranteed for one year. Only the areas treated are guaranteed.

CUSTOMER agrees to hold company harmless for any damage which may occur to plants, trees, vines, patio, tile roofs, plumbing leaks, or charges beyond control of the company which may occur during the performance of this work. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filed or not. A SERVICE CHARGE OF 1-1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1-1/2 PERCENT, PER MONTH, SHALL BE PERCENT PER ANNUM ON THE UNPAID BALANCES.

All repairs performed by others must be re-inspected by OUR COMPANY before a CERTIFICATION will be issued. We do not guarantee work completed by others. Any repairs completed by others must be guaranteed in writing and submitted to OUR COMPANY before a CERTIFICATION will be issued. This firm does not make statements concerning workmanship. Workmanship is only depreciable by those paying for or receiving those services.

If at the time of repairs to decks, the damage is found to be more extensive, a Supplemental report will be given along with a bid for any other corrections that may be necessary.

Our inspectors are not equipped with 60 ft. ladders therefore all the story building will not be inspected at the eaves unless requested.

NOTE: Inspection fee is billed separately above any work costs.

HOLD DISCLAIMERS: There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.

BY EXECUTING THIS WORK AUTHORIZATION CONTRACT, CUSTOMER ACKNOWLEDGES THAT HE OR SHE HAS BEEN ADVISED OF THE FOREGOING AND HAS HAD THE OPPORTUNITY TO CONSULT WITH A QUALIFIED PROFESSIONAL.

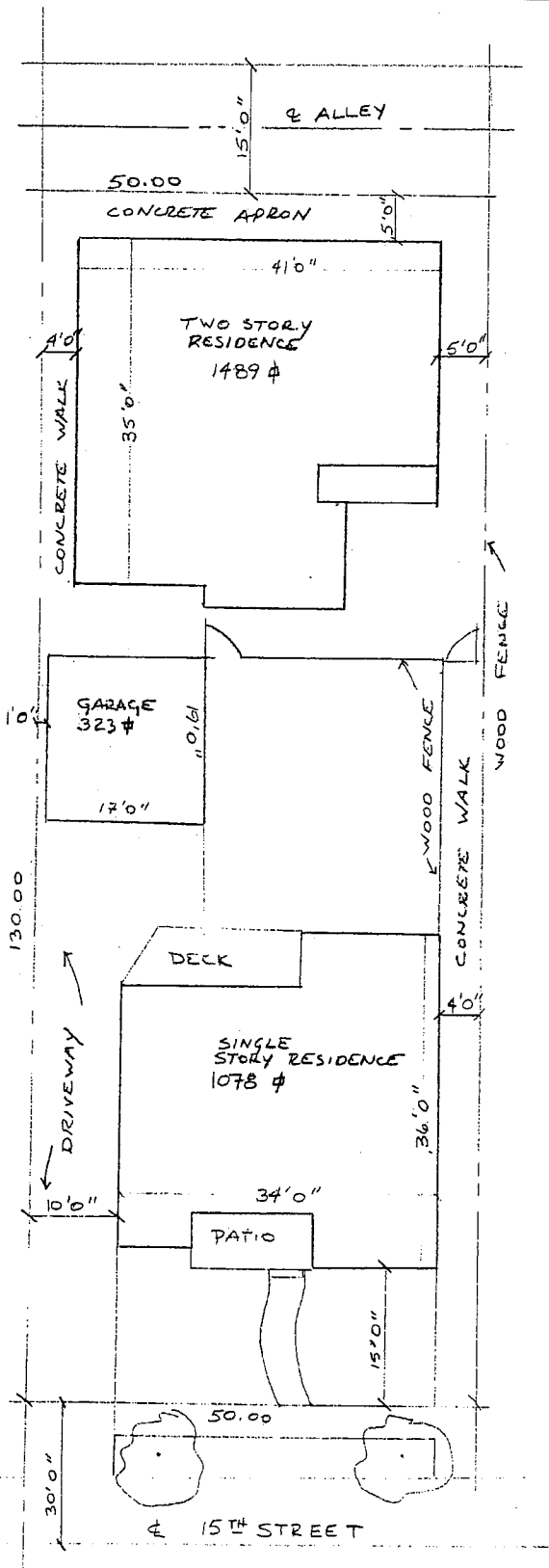
Customer's Initials: JS Date: 2-22-06

INFEST TERMITE CONTROL -- License No. PR 4482

REVISIONS	BY

KIM NAPOLITANO
(562) 209-1640

CONDO CONVERSION
4300 E 15TH STREET
LONG BEACH 90804

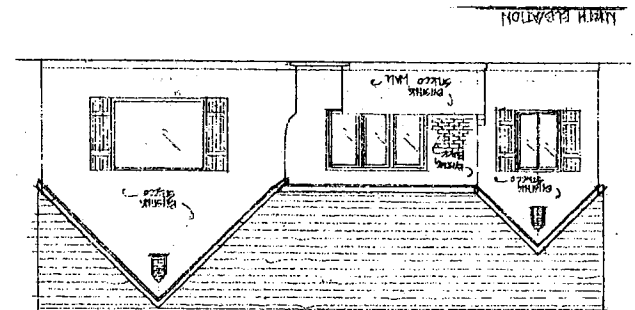
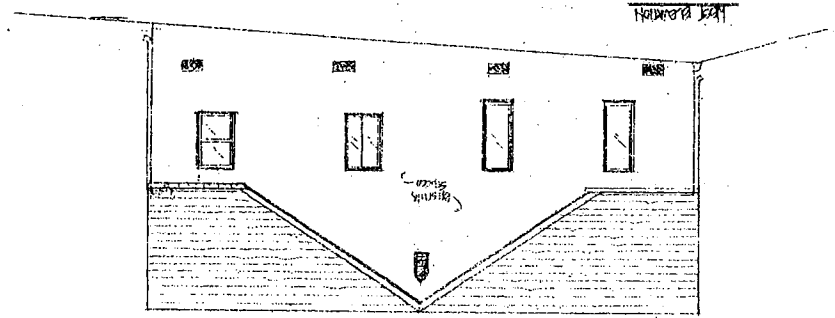
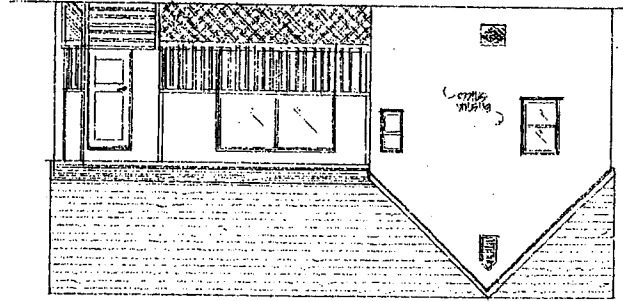
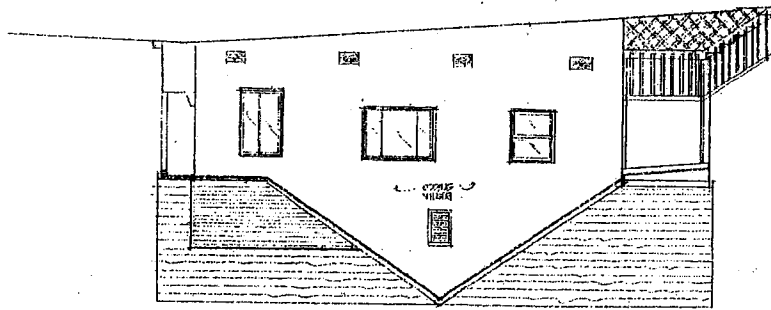


TABULATION:
 LOT AREA 50 x 130 = 6500 #
 TWO STORY RESIDENCE - 9302 E 15TH ST
 GARAGES 796 #
 1ST LIVING 433 #
 2ND LIVING 1056 #
 TOTAL 2285 #
 ONE STORY RESIDENCE - 4300 E 15TH ST
 GARAGE 323 #
 LIVING 1078 #

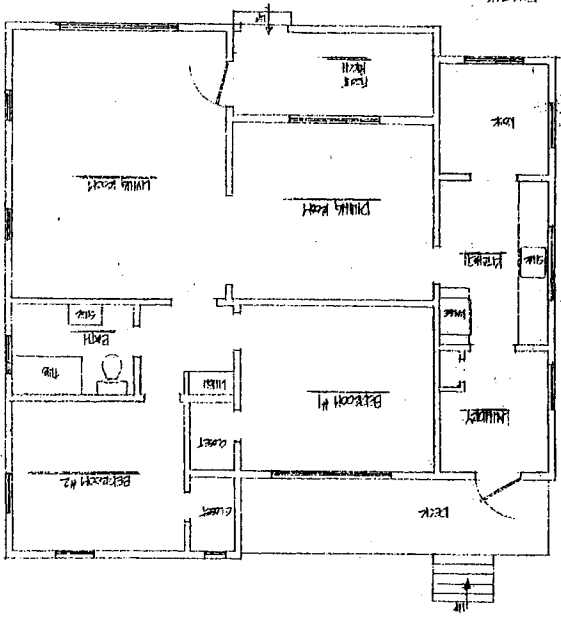
SITE PLAN 1/8" = 1'-0"

Date	
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Job	
Sheet	
Of	
Sheets	

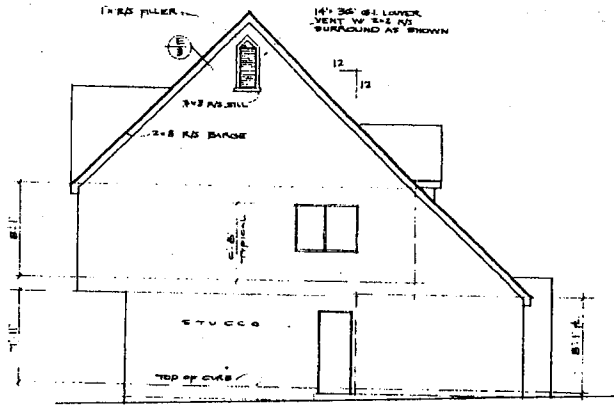
SHEET NO. 10
 DATE: 11/2/09
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1/4" = 1'-0"
 PROJECT: 02-02
 CONDO CONVERSION OF
 4900 E 157TH ST
 LONG BEACH, CA 90804
 KIM/APOLLO
 562-1690
 209.1640



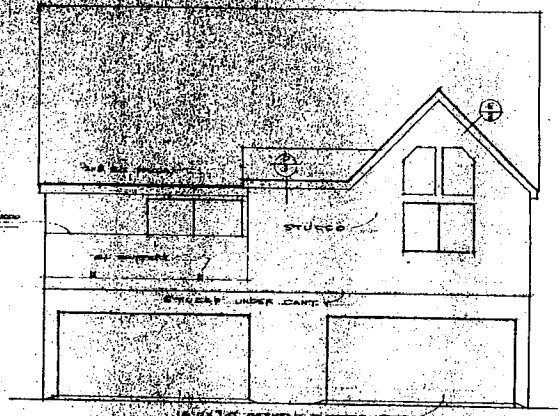
SCALE: 1/4" = 1'-0"
 LIVING ROOM 1073 #
 GARAGE 329 #



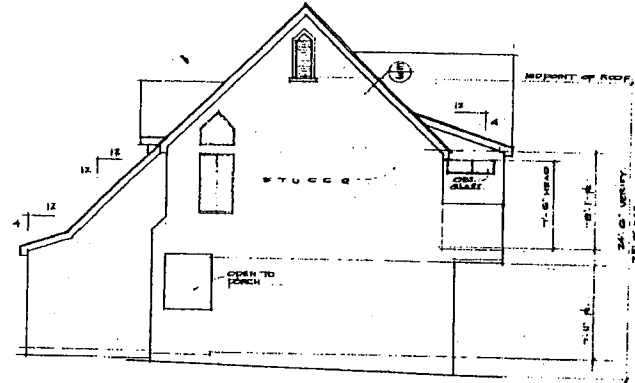
Garage



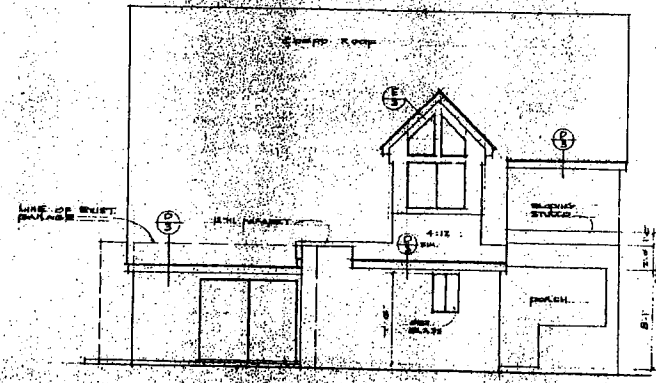
EAST ELEVATION 1/4" = 1'-0"



SOUTH ELEVATION 1/4" = 1'-0"



WEST ELEVATION 1/4" = 1'-0"



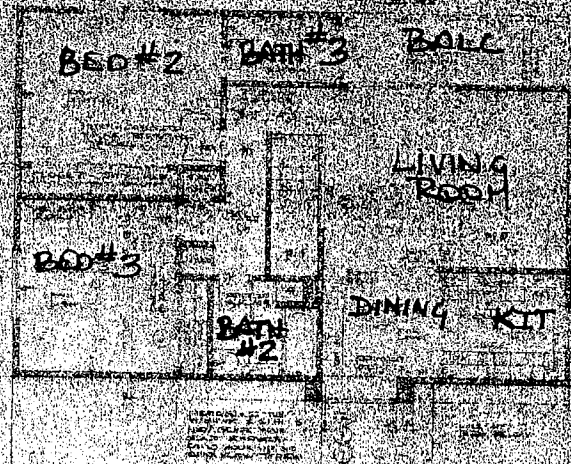
NORTH ELEVATION 1/4" = 1'-0"

APPROVED
[Signature]
 ARCHITECT
 1000 S. BEACH CA
 1930 E 15TH ST

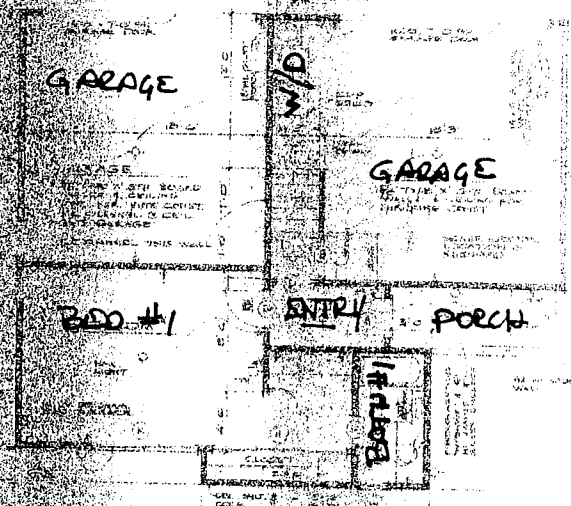
Ewalsh Architect 221 Alhambra Drive, Fullerton, California 92635 Area Code (714) 773-0708	
NO. 1	REVISIONS
NO. 2	REVISIONS
NO. 3	REVISIONS
NO. 4	REVISIONS
NO. 5	REVISIONS
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NO. 96	REVISIONS
NO. 97	REVISIONS
NO. 98	REVISIONS
NO. 99	REVISIONS
NO. 100	REVISIONS

4302 E 15TH ST
 ELEVATION PLANS

4302 E 15TH STREET
 ELEVATION PLANS



UPPER FLOOR PLAN



LOWER FLOOR PLAN

ROOM	FINISH	NOTES
BED #1	WOOD	
BED #2	WOOD	
BED #3	WOOD	
BATH #1	WOOD	
BATH #2	WOOD	
BATH #3	WOOD	
DINING	WOOD	
KIT	WOOD	
LIVING ROOM	WOOD	
HALL	WOOD	
ENTRY	WOOD	
PORCH	WOOD	
W/D	WOOD	
GARAGE	WOOD	

NO.	QTY	DESCRIPTION	SCHEDULE
1	1	6" x 8" S.C.	WOOD BRIDGE
2	2	6" x 6" S.C.	WOOD BRIDGE
3	1	6" x 4" S.C.	WOOD BRIDGE
4	1	6" x 4" S.C.	WOOD BRIDGE
5	1	4" x 4" S.C.	WOOD BRIDGE
6	1	4" x 4" S.C.	WOOD BRIDGE
7	1	2" x 4" S.C.	WOOD BRIDGE
8	2	2" x 4" S.C.	WOOD BRIDGE
9	1	2" x 4" S.C.	WOOD BRIDGE

GARAGES 796 #
 1ST FLOOR 433 #
 2ND FLOOR 1056 #
 TOTAL 2285 #

4302 E 15TH ST
FLOOR PLAN

E Welsh Architect
 1801 Auburn Drive, Alhambra, California 91802
 Phone: (714) 779-0700

4302 E 15TH ST

PARCEL MAP NO. 66552

IN THE CITY OF LONG BEACH
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FOR CONDOMINIUM CONVERSION PURPOSES

SUBDIVIDER

KIM NAPOLILLO
650-101 BROCTON COURT
LONG BEACH, CA 90803
714-231-9213

LEGAL DESCRIPTION

LOT B, BLOCK B
TRACT NO 6686
M.B. 68-36

JOB ADDRESS

4300 E. 15TH STREET
LONG BEACH, CA

BLOCK B
TRACT NO. 6686
M.B. 68-36

ENGINEER

DENN ENGINEERS

3914 DEL AMO BLVD., STE. 921
TORRANCE, CA 90503
(310) 542-9433

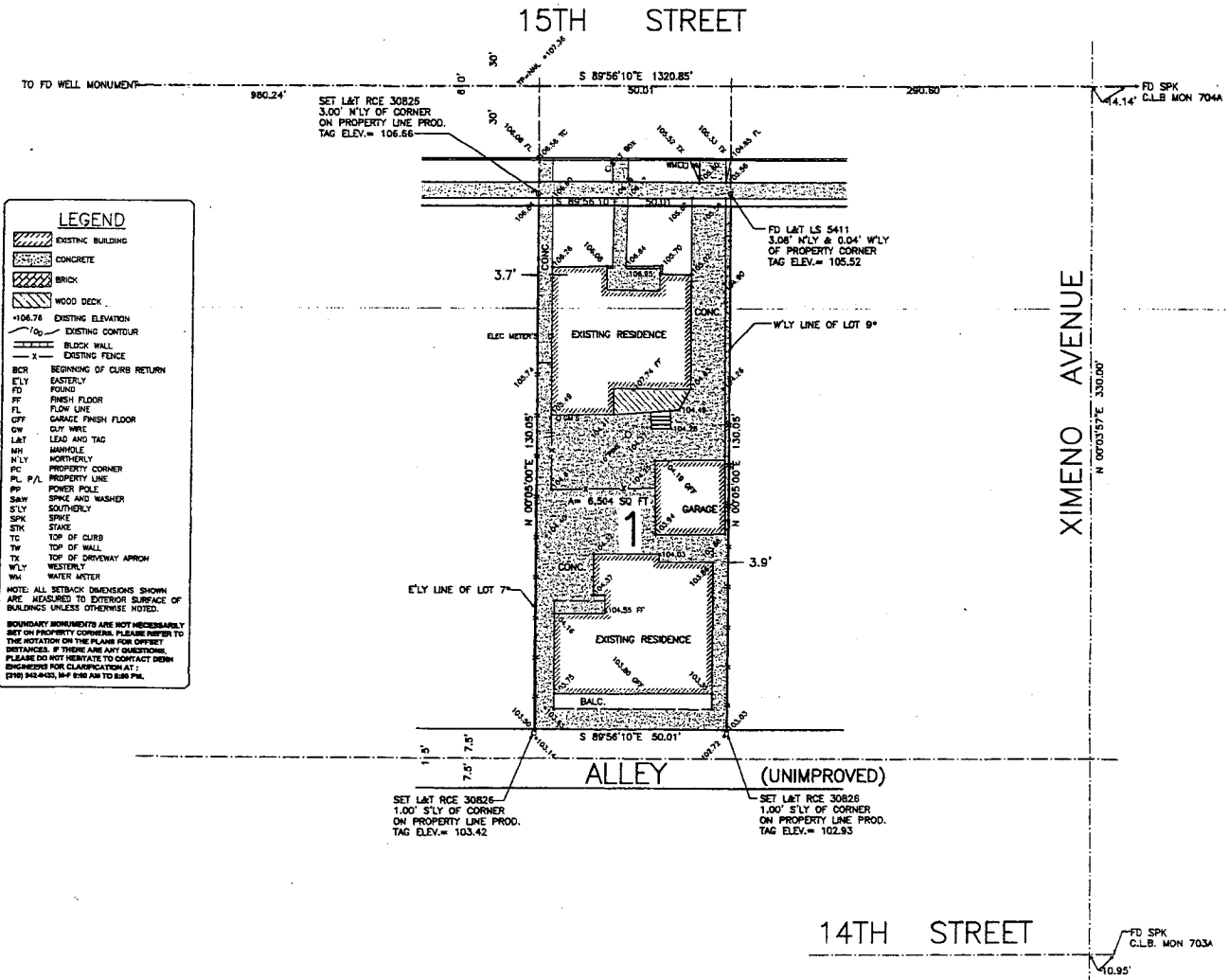


DATE 4-10-06

GARY J. ROEHL R.C.E. 30826

NOTES

1. ALL EXISTING STRUCTURES TO REMAIN UNLESS OTHERWISE NOTED
2. ALL UTILITIES ARE LOCATED IN ADJACENT STREETS
3. THIS IS A 2 UNIT CONDOMINIUM CONVERSION PROJECT.



LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- +106.78 EXISTING ELEVATION
- EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE
- BCR BEGINNING OF CURB RETURN
- E'LY EASTERLY
- FD FOUND
- FF FINISH FLOOR
- FL FLOW LINE
- GFF GARAGE FINISH FLOOR
- GW GUY WIRE
- LA LEAD AND TAG
- MH MANHOLE
- N'LY NORTHERLY
- PC PROPERTY CORNER
- PL P/L PROPERTY LINE
- PP POWER POLE
- SAW SPIKE AND WASHER
- S'LY SOUTHERLY
- SPK SPIKE
- STK STAKE
- TC TOP OF CURB
- TW TOP OF WALL
- TX TOP OF DRIVEWAY APRON
- W'LY WESTERLY
- WM WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED.

BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION AT: (310) 542-9433, 9-5 AM TO 5PM P.M.

06-132

CONDOMINIUM CONVERSION



4300 E 15TH ST

2 BEDROOM / 1 BA

2-CAR DETACHED
GARAGE

1078 SQFT



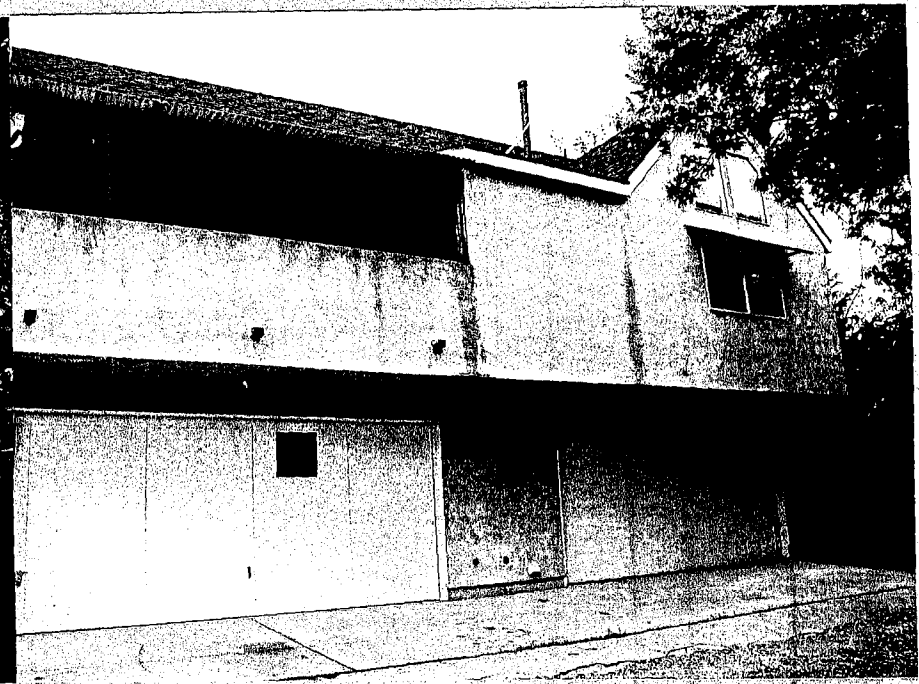


CONDOMINIUM
CONVERSION

4302 E 15TH STREET

3 BEDROOM / 3 BATH
(2) 2-CAR GARAGES

1489 SQ FT



C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S

O C T O B E R 5, 2 0 0 6

STUDY SESSION A study session was held at 12:00pm to review the Draft Environmental Impact Report for the Seaport Marina Project located at 6400 E. Pacific Coast Highway.

The regular meeting of the City Planning Commission and public hearing reconvened at 1:58pm in the City Council Chambers, 333 W. Ocean Boulevard, Long Beach, CA.

PRESENT: COMMISSIONERS: Matthew Jenkins, Leslie Gentile,
Charles Greenberg, Charles Winn,
Morton Stuhlbarg, Nick Sramek

ABSENT: EXCUSED: Mitchell Rouse

CHAIRMAN: Matthew Jenkins

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Greg Carpenter, Planning Manager
Carolyne Bihn, Zoning Officer
Lynette Ferenczy, Planner
Jeff Winklepleck, Planner
Lemuel Hawkins, Planner
Scott Mangum, Planner
Monica Mendoza, Planner

OTHERS PRESENT: Mike Mais, Deputy City Attorney
Mark Christoffels, City Engineer
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

The pledge of allegiance was led by Commissioner Winn.

M I N U T E S

The minutes of July 20, 2006 were approved on a motion by Commissioner Winn, seconded by Commissioner Gentile and passed 6-0. Commissioner Rouse was absent.

The minutes of August 17, 2006 were approved on a motion by Commissioner Winn, seconded by Commissioner Gentile and passed 3-0-3. Commissioners Greenberg, Stuhlbarg and Sramek abstained and Commissioner Rouse was absent. The motion included the

1H. Case No. 0607-21, Tentative Tract Map, CE 06-155

Applicant: William Larson, Alfred Construction & Development
Subject Site: 4701 E. Anaheim Street (Council District 4)
Description: Request for approval of Tentative Tract Map No. 067454 to convert 12 apartment units into condominiums.

Approved Tentative Tract Map. No. 067454 subject to conditions.

1I. Case No. 0606-20, Tentative Parcel Map, CE 06-129

Applicant: Kim Napolillo
Subject Site: 4300-4302 - 15th Street (Council District 4)
Description: Request for approval of Tentative Parcel Map No. 066552 to convert two detached residential units into condominiums.

Removed to the Regular Agenda.

1J. Mills Act Historic Property Contract

Applicant: Kevin Poi and Thomas Hoehn
Subject Site: 4242 Pine Avenue (Council District 8)
Description: Consideration of a Mills Act Historic Property Contract for the property located at 4242 Pine Avenue, which is a designated City Landmark generally referred to as the Henry Clock House.

Recommended that the City Council approve the execution of a Mills Act Historic Property Contract.

R E G U L A R A G E N D A

1I. Case No. 0606-20, Tentative Parcel Map, CE 06-129

Applicant: Kim Napolillo
Subject Site: 4300-4302 - 15th Street (Council District 4)
Description: Request for approval of Tentative Parcel Map No. 066552 to convert two detached residential units into condominiums.

Lynette Ferenczy presented the staff report recommending approval of the request since it complies with City and State Subdivision requirements and would provide increased home ownership opportunities.

Kim Napolillo, 650-101 Brofton Court, applicant, stated she wanted to combine the two separate dwellings on the lot into a condominium conversion.

Lisa Gary, 4305 E. 15th Street, stated she was opposed to the request because it could decrease area property values and alter the character of the neighborhood.

Michelle McBride, 4333 E. 15th Street, also opposed the request on the grounds that it would be negatively precedent-setting.

Elinor Clark, 4322 E. Ransom Street, spoke against the request, expressing fear that the change would attract renters instead of homeowners.

Marcela Meckna, 4314 E. 15th Street, presented letters from area homeowners opposing the conversion because rents were already high in the area to protect nearby homeowners.

Steve Schiro, 4305 E. 15th Street, read a letter from another area resident in opposition to the request because its approval could attract non-resident investors.

Mary Colvin, 4306 E. 15th Street, adjacent neighbor, said she did not agree this would be a precedent-setting action, and would in fact bring a new homeowner to the area.

Commissioner Greenberg stated that although the neighbors seemed to think this approval would be growth-inducing and change the character of the neighborhood, he felt it would be acceptable as long as the approval could be conditioned as isolated and therefore not be precedent-setting. Deputy City Attorney Mike Mais explained that this could be done with an amendment to the findings to indicate that it was not the Commission's intention to set a precedent.

Commissioner Greenberg moved to direct the Director of Planning and Building to fashion appropriate findings expressing the desire of the Commission to ensure this decision was not precedent-setting. Commissioner Gentile seconded the motion.

Commissioner Winn expressed disagreement, stating that he felt this could stifle the construction of affordable housing.

Commissioner Sramek said he felt the request would be precedent-setting although overall density would not change.

Commissioner Greenberg's motion was called, and it failed 3-3, with Commissioners Stuhlbarg, Jenkins and Winn dissenting. Commissioner Rouse was absent.

Commissioner Stuhlbarg moved to accept the staff recommendation to approve Tentative Parcel Map No. 066552 subject to conditions. Commissioner Winn seconded the motion, which passed 4-2. Commissioners Greenberg and Sramek dissented, and Commissioner Rouse was absent.

C O N T I N U E D I T E M S

2. **Case No. 0605-29, Conditional Use Permit, CE 06-101**
Applicant: Orange Rocket LLC c/o Melinda Byrd
Subject Site: 6640 Cherry Avenue (Council District 9)
Description: Request for a Conditional Use Permit to allow the operation of a 1,610 sq.ft. check cashing/payday advance business in an existing retail center.

Jeff Winklepleck presented the staff report recommending denial of the Conditional Use Permit since the proposed use has the potential to be detrimental to the surrounding community and is located in an area undergoing revitalization.

Commissioner Greenberg commented that he felt this kind of social issue should be heard instead by the City Council.

Chairman Jenkins stated that he had discussed the issue with area residents who used check cashing businesses, discovering that the use provided opportunities to certain segments of the area population, and commented that the market would determine the survival of this business.

Wayne B?? (name unavailable) 3802 Hathaway, applicant, stated that their emphasis on service and security in a paperless operation and luxurious surroundings made their operation code-compliant and complaint-free, with no incidents at other area locations, and support from the Long Beach Police Department.

Laurel Kutcher, 1825 E. Harding Street, nearby resident, objected to the use and said she felt there were already enough check-cashing facilities in the area.

Commissioner Greenberg agreed that this was a needed facility and seemed like an appropriate use for the area.



CITY OF LONG BEACH

Department of Planning and Building

333 WEST OCEAN BOULEVARD ■ LONG BEACH, CALIFORNIA 90802 ■ (562) 570-6194 FAX (562) 570-6068

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the

() Zoning Administrator on the _____ day of _____ 20____.

(X) Planning Commission ON OCTOBER 5, 2006

APPELLANT: LISA GARY *

APPLICANT: KIM NAPOLILLO, CASE # 0606-20

Project address: 4300-4302 E. 15th STREET

Permits requested: Condo Conversion

Project description: REQUEST FOR APPROVAL OF TENTATIVE PARCEL MAP NO 66552 TO CONVERT TWO (2) DETACHED RESIDENTIAL UNITS TO CONDOMINIUMS.

Reason for appeal: RESIDENTS OPPOSE CONDOMINIUM CONVERSION AT THIS ADDRESS FOR REASONS WHICH INCLUDE INCREASED DENSITY, REDUCED QUALITY OF LIFE, AESTHETIC CONSIDERATIONS, EFFECTS TO PROPERTY VALUES, FUTURE PRECEDENT, CHANGE TO CHARACTER OF NEIGHBORHOOD.

Your appellant herein respectfully requests that Your Honorable Body reject the decision of the () Zoning Administrator or (X) Planning Commission and () approve or (X) deny this application.

Signature of Appellant: *Lisa Gary*

Print name of Appellant: LISA GARY

Mailing address: 1827 XIMENO AVE #185, LONG BEACH 90815

Phone No.: (562) 230-8300

Note: Please be sure to review the filing instructions on the reverse side of this form. A filing fee may be required.

=====STAFF USE ONLY=====

Counter staff: C. Jackson Case No. 0610-18 Date: 10/12/06

Filing Fee required: () Yes (X) No Application complete: (X) Yes () No

RECEIVED
10/12/06
C. Jackson

* PLEASE NOTE THAT THE FOLLOWING ALSO HAVE AGGRIEVED STATUS AND SPOKE OR PRESENTED AT THE PLANNING COMMISSION MEETING:
MARCELA MECKNA, ELEANOR CLARK, STEVE SCHIRO, MICHELLE MC BRIDE,
KATHYVAI WALLACE