



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

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

January 10, 2006

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the hearing, deny the appeal of Daniel L. Rosenberg and uphold the Planning Commission's decision to approve the Tentative Subdivision Map to allow the conversion of an existing apartment at 646 Nebraska Avenue to condominiums. (Case No. 0508-01, Condo Conversion) (District 2)

DISCUSSION

The applicant, Mr. Keith Covington, filed Tentative Tract Map No. 063564 and a request for the approval of a subdivision map to allow an existing apartment building to be converted to condominiums (Attachment 1).

The purpose of the condominium conversion is to allow the units to be sold individually. The project site was developed in 1986 as an eight-unit building with two-bedroom units, and provides 14 secured on-site parking spaces.

On November 3, 2005, the Planning Commission conducted a public hearing on this request (Attachment 2 – Planning Commission report).

At the hearing, the Appellant indicated concerns about approving a condominium conversion project in a parking-impacted district, particularly when the project exceeds current zoning density standards. Following this testimony, Commissioner Winn moved to approve the project, seconded by Commissioner Gentile, which passed with a 6-0 unanimous vote. Commissioner Stuhlberg was absent.

An appeal was filed by Daniel L. Rosenberg with the Department of Planning and Building on November 10, 2005 (Attachment 3), requesting that the City Council overturn the decision of the Planning Commission and deny the request for the conversion of the building into condominiums. The Appellant lives within the 300-foot notification radius of the subject property. Although the appeal states concerns about due process, the Appellant did receive notice regarding the proposed project. It is staff's position that all procedural requirements for the project have been adhered to.

In taking their action, the Planning Commission found that the project conforms to the General Plan and is suitable for conversion to ownership subject to the conditions of approval for the Tentative Map and preparation of required Covenants, Conditions, and Restrictions (CC&Rs) for approval of the subsequent Final Map.

One goal of the adopted General Plan Housing Element (2000-2005) is to provide increased opportunities for homeownership throughout Long Beach, particularly for first-time homebuyers. One view held by the City is that its existing housing stock is a great resource for affordable housing and, given the large pool of available rental units, the City has taken a positive stance on condominium conversions. Another central theme of the City's Housing Element is the need to stabilize neighborhoods and encourage high levels of maintenance. Applicants of conversion projects are required to bring buildings into compliance with the current building code and to perform often-neglected maintenance prior to recordation of the Final Tract Map. Expanding homeownership is viewed as an important mechanism to increase long-term commitment to the community and, therefore, helps to stabilize neighborhoods.

In order to ensure that the goals of the Housing Element are being fulfilled, staff is undertaking a review of condominium conversions throughout the City. Specifically, staff is identifying the number and location of units converted to date, ownership history and a comparison of rental and sales costs. The results of this analysis are expected in March and will be provided to the City Council and Planning Commission.

Assistant City Attorney Michael Mais reviewed this Council letter on December 20, 2005.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires that an appeal be transmitted to the City Council within 60 days of receipt by the City Clerk from the Department of Planning and Building. The appeal was received by the Zoning Administrator on November 10, 2005.

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

FISCAL IMPACT

None.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

MATTHEW JENKINS, CHAIR
CITY PLANNING COMMISSION

BY: 
SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

SF:GC:SG

- Attachments:
- 1) Tentative Tract Map No. 063564
 - 2) Planning Commission Staff Report, Conditions of Approval and Minutes of November 3, 2005
 - 3) Completed Appeal Form