

From: Dan Rosenberg  
To: L.B. City Council  
Re: Condominium Conversion  
(Hearing on JAN 3, 2006)

H-2

1325 E. 7th St, #9  
Long Beach, Ca 90813  
Tel (562) 591-5793  
Dec. 19, 2005

I am appealing the Nov 3, 2005 decision of the Long Beach Planning Commission to approve the tentative tract map (CASE No. 050801) for the conversion of an existing apartment building at 646 Nebraska Ave; to condominiums, for the following reasons:

(1) At the P.C. Hearing on Nov 3, 2005, which I attended, the Staff report on that agenda item was not made available to me until about five minutes before the Commission, (with very little comment), approved the Staff's recommendation to approve the conversion.

(2) After the Hearing, when I had the opportunity to read the Staff

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LONG BEACH, CALIF.

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Report, it discovered the following facts:

(a) Although the Building is located in the "Central Redevelopment Project Area" and the "Strategic Redevelopment Guide" calls for "reducing residential densities", Staff failed to inform the P.C. of this fact.

(b) Staff did not inform the P.C. that this site has been increasing ly, more parking impacted, (officially), since 1985. Instead, Staff recommended the same ratio of parking spaces for the proposed condominiums, (which currently exist for the rental units) at 646 Nebraska Ave.

(c) In recent years, (according to residents of the building), the Building at 646 Nebraska Ave. has been posted by the State of California - The sign at the front entrance of the Building (see enclosed fotos), reads:

Warning

This apartment complex contains chemicals known to the State of California to cause cancer, and birth defects, and other reproductive harm. These chemicals are contained in some of the building materials, in some of the products and materials used to maintain the property, and in emissions, fumes, and smoke from tenant and guest activities, including

but not limited to, use of motor vehicles, barbecues and tobacco products.

(POSTED IN ACCORDANCE WITH PROPOSITION 65, CALIFORNIA HEALTH AND SAFETY CODE #25249 ET. SEQ.)

The Staff Report to the PC on Nov 3, 2005 did not mention the above conditions; nor any recommendations to protect the health and safety, either of the current renters of this Apartment Complex, or of future condominium owners.

I respectfully request City Council Members to, carefully, consider my above concerns, and reverse the decision of the PC of Nov 3, 2005.

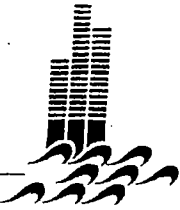
Thank you for your consideration.

Daniel F. Rosenberg

for  
Community for Affordable &  
Senior Housing

Enclosures (3)

(pg 4) of 4 pgs



# CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard - 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

## APPLICATION FOR APPEAL

*Hold  
C/M  
11/10/05*

An appeal is hereby made to Your Honorable Body from <sup>the</sup> the decision of the  
( ) Zoning Administrator on the 3 day of NOV. 2005  
() Planning Commission

APPELLANT: DANIEL L. ROSENBERG

APPLICANT: KEITH COVINGTON

Project address: 646 NEBRASKA AVE

Permits requested: APPROVAL OF TENTATIVE TRACT MAP  
063564 TO CONVERT EIGHT (8) RESIDENT-  
DWELLING UNITS INTO CONDOMINIUMS

Project description: \_\_\_\_\_

Reason for appeal: VIOLATIONS OF DUE PROCESS  
AT NOV. 3 HEARING; FAILURE OF APPLICANT  
AND CITY TO FULLY REVEAL RELEVANT FACTS, ETC.  
*ETC*

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

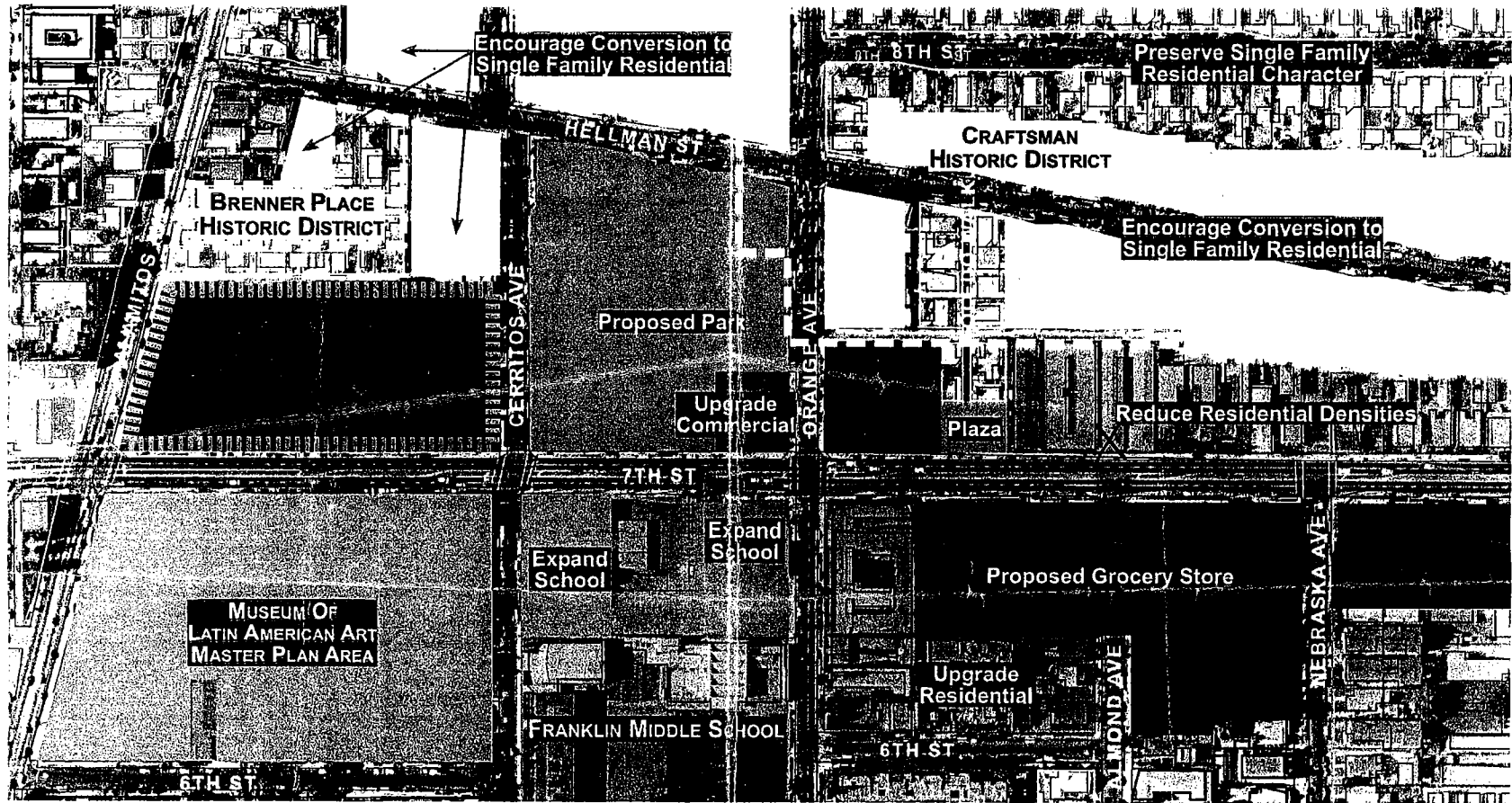
Signature of Appellant: *Daniel L. Rosenberg*

Print name of Appellant: DANIEL L. ROSENBERG

Mailing Address: 1325 E. 7th St, #9, LONG BEACH CA 90813

Phone No. (562) 591-5793

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**PROPOSED**

-  Neighborhood Commercial
-  Single Family Residential
-  Multi Family Residential
-  Public Services
-  Park

**ALTERNATIVE LAND USES**

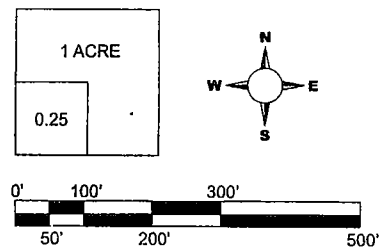
Cultural/Educational Facility

**EXISTING**

-  Auto Related Commercial
-  Single Family Residential
-  Multi Family Residential
-  Mixed Residential
-  Public Services

**Figure 21-2**

**East 7<sup>th</sup> Street Neighborhood Center  
PROPOSED LAND USE**



646 Nebraska Ave.

