



OFFICE OF THE CITY ATTORNEY
Long Beach, California

C-3

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April 5, 2011

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt a resolution recognizing various provisions of the Long Beach Municipal Code that regulate illegal garage conversions as the "Aviles Law."

DISCUSSION

A tragic event occurred in the City of Long Beach on December 14, 2007, in which three young Aviles sisters, Jasmine, Jocelyn, and Stephanie, lost their lives in a fire while sleeping in a garage that had been illegally converted into a living space. Upon investigation, Fire Inspectors and Building Officials identified multiple fire and life safety code violations likely created when two of four attached garages were sealed to create a non-permitted living space in violation of the Long Beach Municipal Code.

In response to this tragedy, City of Long Beach Fire Department and Code Enforcement Inspectors launched an aggressive inspection operation and identified over 550 illegally converted garages utilized as living spaces within the City. In response, the city issued citations and levied heavy fines in excess of \$199,644 to abate the violations and prevent a similar tragedy from occurring. As a result, numerous illegal conversions have already been removed.

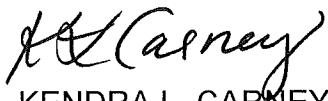
Pursuant to the request of the City Council at its meeting on December 14, 2010, in an effort to educate the public and reinforce the dangers of illegal garage conversions, this office has prepared for your consideration the attached above-referenced Resolution recognizing the various sections of the Long Beach Municipal Code that regulate illegally converted garages as the "Aviles Law."

SUGGESTED ACTION:

Approve recommendation.

Very truly yours,

ROBERT E. SHANNON, City Attorney

By 
KENDRA L. CARNEY
Deputy City Attorney

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH RECOGNIZING VARIOUS
PROVISIONS OF THE LONG BEACH MUNICIPAL CODE
THAT REGULATE THE ILLEGAL GARAGE CONVERSIONS
AS THE "AVILES LAW"

WHEREAS, a tragic event occurred in the City of Long Beach on December
14, 2007, in which three young Aviles sisters, Jasmine, Jocelyn, and Stephanie, lost their
lives in a fire while sleeping in a garage that had illegally been converted into an
apartment; and

WHEREAS, in response to the tragedy, the City commenced an aggressive
Code inspection operation by the Fire Department and Code Enforcement investigators
in order to identify and eliminate the use of illegally converted garages as living spaces;
and

WHEREAS, since the City began increased inspections and enforcement in
2007, the City has issued over 550 citations and levied heavy fines amounting to more
than \$199,644.00 to abate existing illegal garage conversions and deter new violations;
and

WHEREAS, to educate the public and reinforce the dangers of illegal
garage conversions, and in memory of Jasmine, Jocelyn, and Stephanie Aviles, the City,
with the support of the Aviles family, intends to recognize those sections of the Long
Beach Municipal Code relating to the abatement of illegal garage conversions as the
"Aviles Law."

NOW THEREFORE, The City Council of the City of Long Beach resolves
as follows:

Section 1. The City Council of the City of Long Beach hereby formally

1 recognizes Long Beach Municipal Code Sections 9.65.060.D.4, 18.02.050.D, 18.08.010,
2 18.09.010, 18.20.110, 21.31.245.C, and 21.41.170 relating to the abatement of illegal
3 garage conversions as the "Aviles Law."

4 Section 2. This resolution shall take effect immediately upon its adoption
5 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

6 I hereby certify that the foregoing resolution was adopted by the City
7 Council of the City of Long Beach at its meeting of _____, 20__ by
8 the following vote:

9
10 Ayes: Councilmembers: _____
11 _____
12 _____
13 _____

14 Noes: Councilmembers: _____
15 _____
16 _____

17 Absent: Councilmembers: _____
18 _____
19 _____

City Clerk

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