

**CITY OF LONG BEACH**DEPARTMENT OF PLANNING & BUILDING  
333 W. OCEAN BLVD. LONG BEACH, CA 90802 (562) 570-6194

March 17, 2005

**CONSENT CALENDAR**CHAIRMAN AND PLANNING COMMISSIONERS  
City of Long Beach  
CaliforniaSUBJECT: Approval of Vesting Tentative Map No. 62008, to Convert  
an Existing Two-Unit Property into Condominiums (Council  
District 7)

LOCATION: 2031 &amp; 2033 Cameron St.

APPLICANT: Eric & Co., as Authorized Agent for Property Owner  
P.O. Box 100  
Sunset Beach, California 90742**RECOMMENDATION**

Approve Tentative Map No. 62008, subject to conditions.

**REASONS FOR RECOMMENDATION**

1. The design and improvements of the proposed subdivision are consistent with the Subdivision Regulations; and
2. The proposed subdivision will provide increased home ownership opportunity within the City.

**BACKGROUND**

The subject site is an approximately 5,890 square foot parcel located on the north side of Cameron Street and just west of the Pacific Railroad crossing. The current improvements consist of 2 detached residential units and one-two car garage. Each of the two residential units were 'move-on's' or relocated dwellings. The relocations both occurred on November 1962 with individual permits for each of the structures.

The minimum acceptable parking ratio is 1 parking space per 1 bedroom and 1.25 spaces per 2 bedroom. With two-three bedroom homes the actual parking requirement for this project would be 2.5 or 3 onsite parking spaces. The applicant is able to meet this requirement.

The following is a summary of the zoning, general plan, and land uses of adjacent properties in the immediate vicinity:

	ZONING	GENERAL PLAN DESIGNATION	LAND USE
Subject	R-1-N	Land Use Designation # 1	Single-Family
North	R-1-N	Land Use Designation # 1	Single-Family
South	R-1-N	Land Use Designation # 1	Single-Family
East	R-1-N	Land Use Designation # 1	Single-Family.
West	R-1-N	Land Use Designation # 1	Single-Family

### CURRENT ACTION REQUESTED

The current action requested is the approval of the Tentative Map for the purpose of creating two condominiums, which can be sold individually. Such requests may be granted only when the proposed request is consistent with the requirements of the Subdivision Regulations, and adequate provisions are made for the long-term maintenance of the structure(s). The structure(s) currently conform, or will conform, to all requirements set forth by the Subdivision Regulations.

A requirement of the Subdivision Regulations is to verify that the building is in sound condition prior to it becoming the responsibility of a homeowner's association to maintain and repair. A city inspection was conducted and those few deficiencies found to exist at the project were reported to the applicant. Those deficiencies along with any other deficiencies such as termite repair or repair to heating, plumbing or roofing will be required to be repaired prior to recordation of the map (see Condition No. 29). Additionally, the applicant has indicated that they intend to do substantial repairs including new roof, new heating, new electrical, new water heaters and new painting.

Planning staff believes that adequate provisions for the long-term maintenance of the building can be achieved through repairing the items listed in the attached reports and the creation of a Homeowner's Association and the collection of fees. This should ensure that before any major problems might occur a sufficient period of time should have passed and an ample amount of homeowner fees collected to manage such typical problems when they do occur. The creation of Covenants, Conditions and Restrictions (CC & R's) will be required as a Condition of Approval.

Finally, staff believes that the request should be approved, as the subdivision will provide additional home ownership opportunities. In order for the Planning Commission to approve this request it must make the required positive findings. The findings for this request have been reviewed and analyzed by staff and are presented below for review.

### FINDINGS FOR TENTATIVE MAP

- 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 the 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 Use Designation (LUD) for the subject site is LUD No., which is Single Family Residential. This section of the General Plan states that one characteristic of this zone is a density of 7 units per acre or less. This project will provide that density.

Additionally, the project will meet another City goal of providing increased homeownership. The Housing Needs Assessment completed in 2000 and the ensuing 2000-2005 Housing Element of the General Plan has several stated goals. One such goal is to provide affordable homes. This proposal has the ability to meet one of those goals by providing affordable housing. Another goal of the Housing Plan is to increase home ownership. This proposal will also meet that goal. Therefore, staff believes this proposal complies with the requirements of the General Plan.

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

The design and improvement of the proposed subdivision is consistent with the General Plan and there are no Specific Plans for this area.

**C. THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT.**

The project site is fully developed with a multifamily residential. There are other multi-family projects within the vicinity.

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

The project is improved with two residential units and accessory structures. It does not meet current density standards however; it met legal density standards at the time that it was permitted in 1962.

**E. 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. Further, no fish or wildlife habitat are known to exist on the site.

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

No negative impacts detrimental to the general welfare of the public are foreseen from the approval of the Tentative Map to allow the conversion of this two unit multifamily project to two condominiums for individual sale and ownership.

**G. 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.**

The Tentative Map has been reviewed by all concerned City Departments and it has been found that the design and improvement of the site will not conflict with any public access easements.

**CONDOMINIUM CONVERSION FINDINGS**

Pursuant to Section 20.32.170 of the Long Beach Municipal Code the conversion of all projects for which buildings permits were issued after August 4, 1978, shall be consistent with the General Plan. The Planning Commission or City Council on appeal may waive consistency with the General Plan if it finds that adequate provisions are made for the long-term maintenance of the building and determines that the conversion is in the best interest of the involved neighborhood and the City as a whole.

**A. Adequate provisions are made for the long-term maintenance of the building.**

The Department of Real Estate requires a monthly association fee to provide for the maintenance of the building and this fee is calculated using such factors as the age and condition of the building.

In addition, a Condition of Approval has been included that requires the applicant to provide language in the CC & 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.

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

**PUBLIC HEARING NOTICE**

Sixty Notices of Public Hearing were mailed on or before January 18, 2005 to property owners within a 300-ft. radius of the property. In addition, the local neighborhood association(s) (the Wrigley Heights Committee) and the elected representative of the 7th Council District were notified.

**REDEVELOPMENT REVIEW**

The project is not located within a Long Beach Redevelopment Project area.

**ENVIRONMENTAL REVIEW**

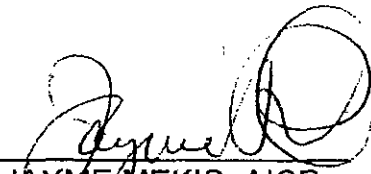
According to the Guidelines to implement the California Environmental Quality Act, environmental review resulted in the preparation of a Categorical Exemption (CE 05-12), and is attached for your review.

**IT IS RECOMMENDED THAT THE PLANNING COMMISSION:**

Approve the Tentative Map, subject to conditions of approval.

Respectfully submitted,

FADY MATTAR  
ACTING DIRECTOR OF PLANNING AND BUILDING

By:   
JAYME MEKIS, AICP  
PLANNER

Approved:   
CAROLYNE BIHN  
ZONING ADMINISTRATOR

Attachments:

---

1. Conditions of Approval
2. Tentative Map No. 62008
3. Photos
4. Site Plans & Elevations
5. Copy of Special Inspection Report
6. CE 05-12

**TENTATIVE MAP 62008  
CONDITIONS OF APPROVAL**

**Case No. 0501-17  
Date: March 17, 2005**

1. The Final Map is to be prepared in accordance with the approved Tentative 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 Administrator.
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. Subdivider shall provide street trees with root barriers and irrigation within the grassy parkway, adjacent to the site. The subdivider and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in

connection with this project. The applicant shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting etc. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.

10. 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.
11. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
12. 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.
13. 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.
14. 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 Administrator or Planning Commission shall review any major modifications, respectively.~~
15. 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.
16. 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.
17. Permits for demolition and reconstruction of curb and gutter, driveways, sidewalks, wheel chair ramps, roadway and alley pavements, removal and relocation of utilities, traffic stripping 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 Permit Section of the City of Long Beach Development Services Center, 4<sup>th</sup> Floor of City Hall (562) 570-7082 or 7084. Any work done 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 also have on file with the City Engineer Certification of General Liability Insurance.

20. 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.
21. 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.
22. All unused driveways shall be removed and replaced with full height curb and gutter to the satisfaction of the Director of Public Works. The size and configuration of all proposed driveways shall be subject to review and approval of the Director of Public Works.
23. The Subdivider and successors shall be responsible for the maintenance of the site drainage system, sidewalk, parkways, 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.
24. 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.
25. The applicant shall cause to be prepared "Conditions, Covenants and Restrictions" (CC & R's) for this project. A copy of the CC & 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.

26. The CC & 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 residential units;
  - b. A minimum of 3 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 CC & 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.

---

27. The applicant shall review and provide all public safety and crime prevention requirements to the satisfaction of the Chief of Police. See attached memorandum and contact Mike Weber (562) 570-5805 for approvals.
28. The applicant to provide language in the CC & 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.
29. 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.
30. 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.

31. 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.

# PARCEL MAP NO. 062008

IN THE CITY OF LONG BEACH STATE OF CALIFORNIA BEING A  
SUBDIVISION OF LOTS 30,31 AS PER MAP RECORDED IN BOOK 7317  
PAGE 4 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF  
SAID COUNTY.

### SUBDIVIDER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED  
WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO  
THE PREPARATION OF FILING OF SAID MAP AND SUBDIVISION.

\_\_\_\_\_  
MALKANTH WEDAGE

### NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
BEFORE ME \_\_\_\_\_ A NOTARY PUBLIC IN AND  
FOR SAID STATE, PERSONALLY APPEARED WILSON M. GARCIA AND  
FABIOLA L. GARCIA KNOWN TO ME TO BE PERSONS WHOSE NAMES  
ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE  
TO ME THAT THEY EXECUTED THE SAME.

### WITNESS MY HAND

SIGNATURE \_\_\_\_\_ MY PRINCIPAL PLACE OF BUSINESS \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR SAID STATE. IS \_\_\_\_\_ IN  
LOS ANGELES COUNTY  
(PRINTED NAME) \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

INSTRUMENT NO. 94-175855

### RECORD OWNER:

RECORD OWNER IS MALKANTH WEDAGE

### ENGINEER'S STATEMENT:

I HEREBY STATE THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA  
THAT THIS FINAL MAP CONSISTING OF 2 SHEETS IS A TRUE AND COMPLETE SURVEY AS  
SHOWN, AND WAS MADE BY ME OR UNDER MY DIRECTION ON \_\_\_\_\_  
2004, THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS HEREON ARE IN PLACE;  
THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-Traced.

\_\_\_\_\_  
CONWAY COOKE  
R.C.E. No. C-13830  
EXP. 6-30-01

### CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT  
CONFORMS TO ALL APPLICABLE ORDINANCES AND THAT IT  
CONFORMS SUBSTANTIALLY TO THE APPROVAL OF TENTATIVE  
MAP AND ALL APPROVED ALTERATIONS THEREOF.

\_\_\_\_\_  
CITY ENGINEER

### CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF THE  
CITY OF LONG BEACH BY MOTION DULY PASSED ON \_\_\_\_\_  
DAY OF \_\_\_\_\_ 2004 APPROVED THE ATTACHED MAP.

\_\_\_\_\_  
CITY CLERK, CITY OF LONG BEACH

### CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE  
JURISDICTION OF THE CITY OF LONG BEACH TO WHICH THE LAND  
INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT  
AND WHICH MAY BE PAID IN FULL.

\_\_\_\_\_  
CITY TREASURER

### COUNTY ENGINEER STAMP

SCALE: 1" = 20'

SHEET 2 OF 2 SHEETS

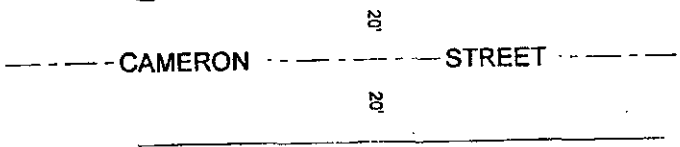
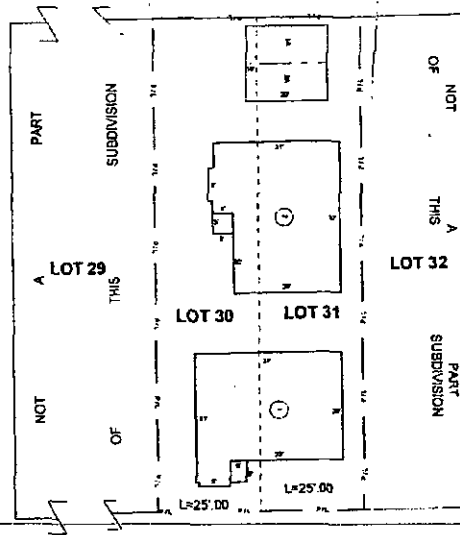
# PARCEL MAP NO. 062008

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

N



Prepared By:  
Conway Cooke  
LS 1597



### BASIS OF BEARING:

THE BEARING IS 71° 42' 00" E FOR THE CENTERLINE OF CAMERON STREET, AS SHOWN ON TRACT NO. 524 MAP BOOK 7387 PAGE 4 WHICH WAS USED AS THE BASIS OF BEARING FOR THIS MAP



House Right of Subject



subject Property





*House in Rear*



*House in Front*



*House Across the Street*

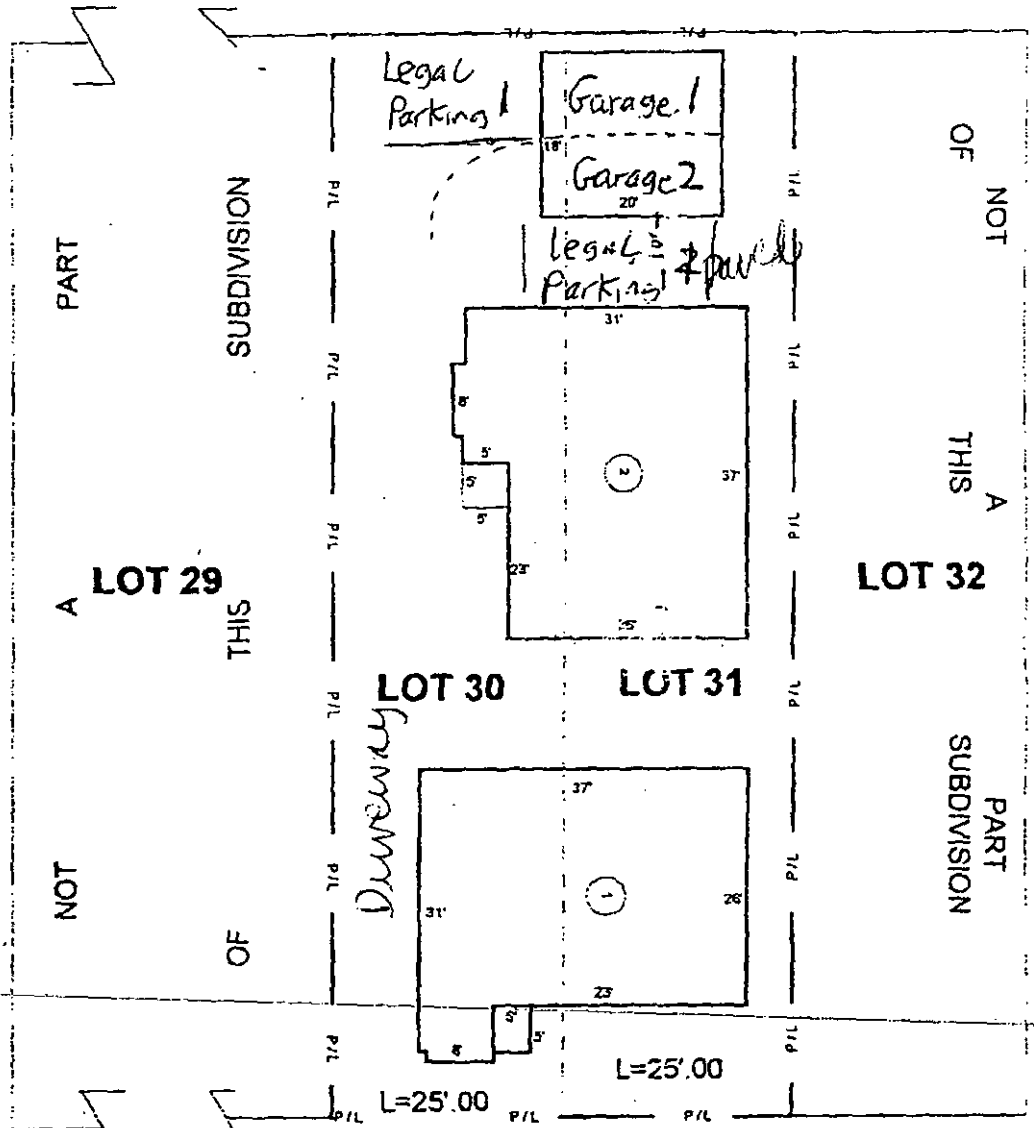


*House Across the Street*





# Parking Detail



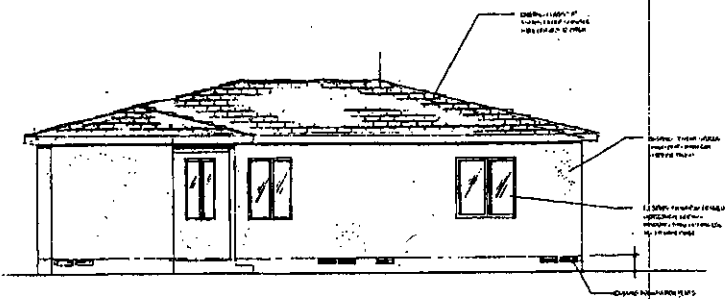
CAMERON

STREET

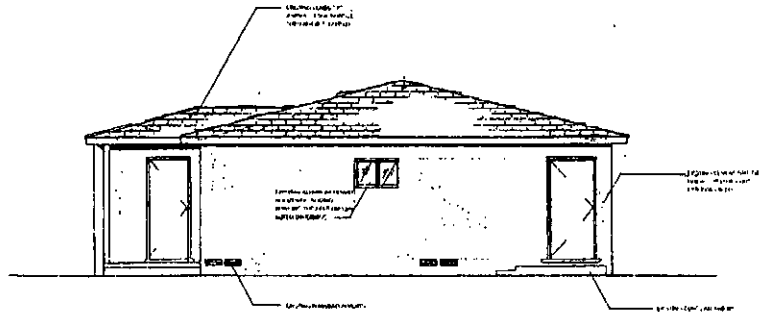
20'

20'



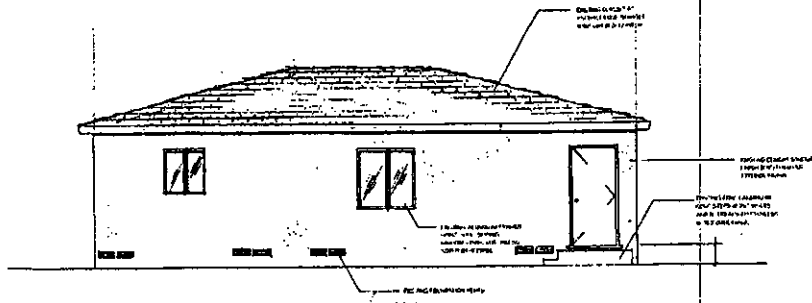


SOUTH ELEVATION

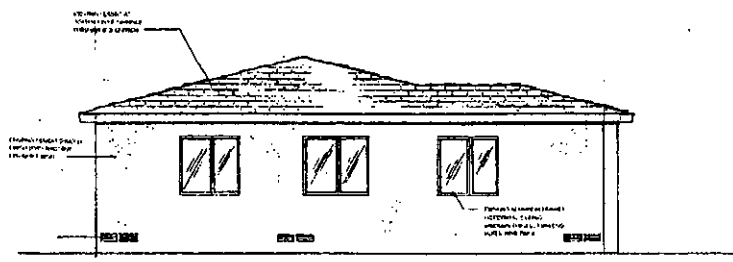


NORTH ELEVATION

UNIT#1



WEST ELEVATION



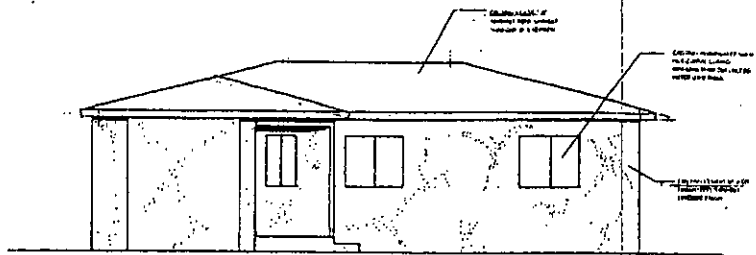
EAST ELEVATION

REVISIONS	BY

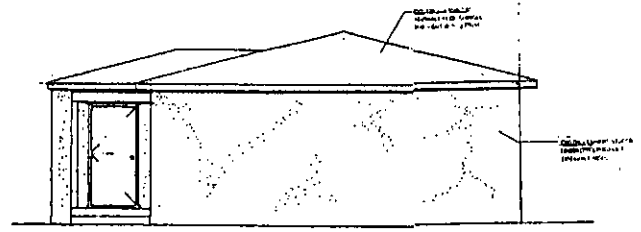
JOB ADDRESS:  
5807 CROCKER STREET  
LOS ANGELES, CA 90003

DRAWN
CHECKED
DATE
SCALE
DATE PLO
NO. OF
2

REVISIONS	BY

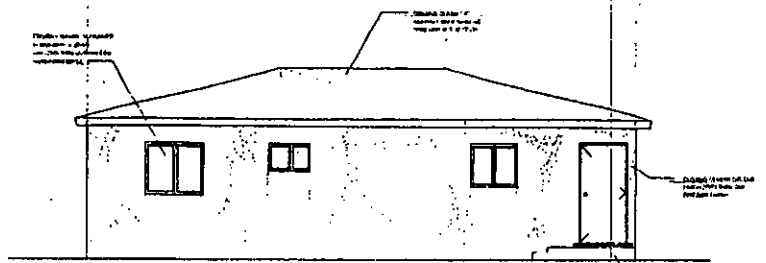


WEST ELEVATION

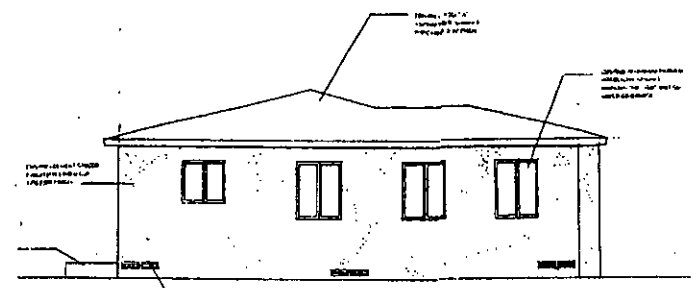


SOUTH ELEVATION

UNIT#2



EAST ELEVATION



NORTH ELEVATION

JOB ADDRESS:  
5907 CROCKER STREET  
LOS ANGELES, CA 90003

NO.	DATE	DESCRIPTION



# CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 W. Ocean Blvd., 4th floor | Long Beach, CA 90808 | (562) 570-6451 FAX (562) 570-6753

BUILDING BUREAU

January 24, 2005

Walkanathi Wedage  
C/O Eric Bruns  
P.O. Box 100  
Sunset Beach, CA 90742

Subject: 2031 & 2033 CAMERON STREET, LONG BEACH, CA 90810

Dear Mr. Wedage:

On Tuesday, December 7, 2004, an inspection was performed on two single-family dwellings at the subject addresses 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 requirements and/or deficiencies are applicable to both dwellings.

- An inspection report from a state licensed termite contractor must be submitted. The termite inspection shall have been conducted within three months prior to the submittal of the tentative map.
- An inspection report must be submitted by state licensed plumbing and/or mechanical contractors certifying that the plumbing and mechanical systems (heating) are in good operational condition.
- An inspection report from a state licensed contractor certifying that the roof is in good condition must be submitted.
- Smoke detectors shall be installed in each sleeping room and at a point centrally located in the corridor, or in an area giving access to each separate sleeping area. The detectors shall receive their primary power from the building wiring and shall be equipped with a battery backup. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection. The detectors shall sound an alarm audible within the sleeping area of the dwelling unit.
- Every sleeping room must have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public alley, yard or exit court. The emergency door or window shall be openable from the inside to provide a full, clear opening without the use of separate tools. Bars, grills, grates or similar devices may be installed on emergency escape or rescue windows or doors, provided the devices are openable from the inside without the use of a key or special knowledge or effort.

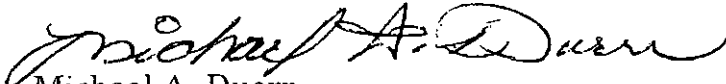
Any window installed for the purpose of emergency egress shall comply with all of the following requirements:

- The openable area of the window must have a minimum opening of 5.7 square feet.
  - The minimum net clear openable height dimension shall be 24 inches.
  - The minimum net clear openable width dimension shall be 20 inches.
  - The finished sill height shall not be more than 44 inches above the floor.
- Off street parking shall be provided at the following ratio:
    - A. One bedroom or less must have one parking space.
    - B. Two bedrooms or more must have one and one-quarter parking spaces.
  - The tub/shower surround is damaged and must be repaired to provide water protection for the internal wall construction.
  - The garbage disposal waste system is improperly plumbed. Install waste piping to provide trap protection for the disposal.
  - There is an illegal electrical connection to the garbage disposal. The device may be directly wired or cord connected and plugged into a receptacle. The garbage must also be supplied with its' own circuit.
  - The receptacles in the kitchen and the bathroom must be ground-fault circuit protected.
  - There is an opening in the ceiling of the tub/shower enclosure, which opens into the attic. The opening must be sealed.
  - The attic must be insulated with a minimum of R-19 insulation.
  - A patio cover has been added to the rear of the dwelling without a permit. A permit must be obtained for the cover and a final inspection must be received to retain the cover. In addition, the patio structure cannot be located closer than three feet to the rear single-family dwelling or the established property line of the condominium tract map, which ever is most restrictive.
  - The clothes dryer lacks a dryer duct. A moisture-exhaust duct is required and shall terminate on the outside of the building and shall be equipped with a back-draft damper. The exhaust duct shall not exceed a total combined horizontal and vertical length of 14 feet, including two 90-degree elbows. Two feet shall be deducted for each 90-degree elbow in excess of two.
  - Each structure must be supplied with their own separate water, gas, and electric meters.
  - The driveway approach to the garage entry is deteriorated and blocks access to the garage. The driveway must be repaired to provide access to the garage.

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. 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) 570-6451. For any zoning issues, please contact the Planning staff at (562) 570-6194 Monday through Friday.

Sincerely,

A handwritten signature in cursive script that reads "Michael A. Duerr".

Michael A. Duerr  
Principal Building Inspector

---

# E.M. BRUNS

P.O. BOX #100, SUNSET BEACH, CALIFORNIA 90742  
PHONE: (949) 981-7900 FAX: (866) 884-7641

02/22/05

Jamie Mekis  
Long Beach Planning Dept.

VIA FAX (562) 570-6753

Jamie,

Our contractor has determined that the following systems will need substantial repairs and/or complete overhaul or replacement. I have indicated next to each category what we intend to do.

**Plumbing**—We intend to replace the sinks in Kitchen and bathroom, and replace the toilets and showers (complete). We will also repair or replace any plumbing components that do not meet five-year life expectancy. The current piping is adequate.

**Heating**—The floor heaters will be either completely rebuilt or replaced.

**Roofing**—Both houses and the garage will be completely re-roofed.

**Trim**—The exterior trim that has been damaged by termites will be replaced.

**Water heaters**—The water heaters will be replaced and the items mentioned in the "special inspection" will be corrected, as will all items in that report.

**Electrical**—There are portions of the electrical system that need to be brought up to code. The existing electrical would provide five-year service; however, our contractor won't certify them unless he performs repairs as needed in his sole judgment.

---

Licensed contractors, in a quality manner, and in accordance with industry standards, will perform all of the above work, and all of the work required in the termite report.

We understand that the contractor will then issue a five-year certification, and that there will be a final building inspection.

Please advise me if this is unacceptable.

Very truly yours,

*Eric Bruns*  
Eric Bruns





FEE \$133.13

Categorical Exemption CE- ~~04~~  
05-12

### NOTICE OF EXEMPTION

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 Filings  
12400 E. Imperial Hwy. 2nd Floor, Rm. 2001  
Norwalk, CA 90650

Project Title: CAMERA COMPLETION

Project Location - Specific: 2031 & 2033 Cameron St

Project - City: Long Beach Project Location - County: Los Angeles

Activity Description: Convert two existing houses into condominium legal descriptions

Name of Public Agency Approving Project: CITY PLANNING COMMISSION

Name of Person or Agency Carrying Out Project: ERIC BRUNS  
(Printed Name)

29202 CRENSHAW BLVD #200 TORRANCE CA 90505  
(Mailing Address)

(949) 951-7000 Eric Brun  
(Telephone) (Signature)

### LONG BEACH CITY PLANNING COMMISSION

The above project has been found to be exempt from CEQA in accordance with the State Guidelines Section

Statement of Support for this finding: \_\_\_\_\_

Lead Agency  
Contact Person: \_\_\_\_\_ Area Code/Telephone: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Title: \_\_\_\_\_

\_\_\_\_\_  
Signed by Lead Agency

\_\_\_\_\_  
Signed by Applicant

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

M A R C H 1 7, 2 0 0 5

The regular meeting of the City Planning Commission convened Thursday, March 17, 2005, at 1:34pm in the City Council Chambers, 333 W. Ocean Boulevard.

**PRESENT: COMMISSIONERS:** Morton Stuhlbarg, Matthew Jenkins,  
Mitch Rouse, Nick Sramek,  
Charles Winn

**ABSENT: EXCUSED:** Charles Greenberg, Leslie Gentile

**CHAIRMAN:** Morton Stuhlbarg

**STAFF MEMBERS PRESENT:** Greg Carpenter, Planning Manager  
Carolyne Bihn, Zoning Officer  
Angela Reynolds, Advance Planning  
Jayme Mekis, Planner  
Monica Mendoza, Planner/Translator

**OTHERS PRESENT:** Mike Mais, Assistant City Attorney  
Marcia Gold, Minutes Clerk

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

Commissioner Jenkins led the pledge of allegiance.

~~S W E A R I N G O F W I T N E S S E S~~

C O N S E N T C A L E N D A R

Item 1A was removed to the Regular Agenda, and Items 1B, 1C, 1D and 1E of the consent calendar were approved as presented by staff on a motion by Commissioner Sramek, seconded by Commissioner Jenkins and passed 5-0. Commissioners Greenberg and Gentile were absent.

**1A. Case No. 0501-17, Tentative Subdivision Map, CE 05-12**

**Applicant:** Eric Bruns & Company as authorized agent  
for property owner  
**Subject Site:** 2031 & 2033 Cameron St. (Council District 7)  
**Description:** Vesting Tentative Tract Map No. 62008, to  
convert an existing two-unit property into condominiums.

Description: Finding of conformity with the General Plan for the acquisition of access easements and real property for the reconstruction of the Los Alamitos Pump Station.

Continued to a date uncertain.

## R E G U L A R   A G E N D A

### **1A. Case No. 0501-17, Tentative Subdivision Map, CE 05-12**

Applicant: Eric Bruns & Company as authorized agent  
for property owner  
Subject Site: 2031 & 2033 Cameron St. (Council District 7)  
Description: Vesting Tentative Map No. 62008, to convert  
an existing two-unit property into condominiums.

Jayne Mekis presented the staff report recommending approval of the request since the design and improvements of the proposed subdivision were consistent with regulations and because it would provide increased home ownership opportunities.

Shirley Cisneros, 2024 Cameron Street, expressed opposition to the request citing increased traffic and fire department access problems.

Eric Bruns, P. O. Box 100, Sunset Beach, 90742, owner representative, stated they were committed to providing home ownership opportunities to the current tenants.

Jessica Salcido, 2033 Cameron Street, back house tenant, said she was concerned about repairs that needed to be made.

*The item was continued to later in the agenda to allow the other tenant to arrive and for a translator to be brought to the hearing.*

## **C O N T I N U E D   I T E M**

### **2. Case No. 0412-17, Administrative Use Permit, CE 04-254**

Applicant: Nasser Labbaf  
Subject Site: 1075 E. Pacific Coast Highway  
(Council District 6)  
Description: Request to establish a coin-operated  
laundromat at a new retail center in the Commercial,  
Highway (CHW) Zone District.

62008, subject to conditions. Commissioner Rouse agreed that the conversion would not increase density or put untoward pressure on emergency services and he seconded the motion, which passed 5-0. Commissioners Greenberg and Gentile were absent.

## REGULAR AGENDA

### 3. Case No. 0407-04, Administrative Use Permit, Local Coastal Development Permit, Standards Variance, CE 04-145

Appellant: Ali Homayouni c/o Bill Ridgeway Design  
Subject Site: 5470 E. Second Street (Council District 3)  
Description: Appeal of the Zoning Administrator's decision to deny an Administrative Use Permit, Local Coastal Development Permit and Standards Variance to expand the existing Sushi of Naples Restaurant by converting a mezzanine area to dining area and adding outdoor dining along the east side of the building without providing any additional on-site parking and instead providing joint-use, valet parking off-site at 5430 East Second Street (Union Bank of California) without a deed restriction.

Carolyne Bihn presented the staff report recommending denial of the appeal since the building was already legal non-conforming for parking and existing commercial use of the mezzanine area was creating additional, unaddressed demands on parking, while this request would only exacerbate the current parking problems.

Bill Ridgeway, 5633 Sorrento, appellant representative, said they would remove the outside dining request, and presented a ~~last-minute petition signed by adjacent neighbors in support of~~ the request. Mr. Ridgeway also stated that the bank and possibly a nearby school would provide sufficient parking via valet, and he suggested tying the availability of these extra spaces to the business license.

Michael Cho, 3991 MacArthur Blvd. #350, Newport Beach, 92660, representing restaurant owner Sato, said his client was willing to move the building entry to facilitate valet parking and make structural changes to ensure that expansion areas of the mezzanine could not be used.

Bob Goforth, 5727 Campo Walk, spoke in opposition to the request, saying the bank was giving no guarantees that the parking would always be available.

Commissioner Winn said that the City's earlier efforts to encourage area business by lowering parking requirements had backfired, and allowing uses such as this would only exacerbate the problems. Mr. Winn added that allowing this use would also be precedent-setting, and without a deed restriction from the bank, there would be no guarantee of the additional parking.

Commissioner Winn moved to deny the appeal and uphold the decision of the Zoning Administrator. Commissioner Sramek seconded the motion, which passed 5-0. Commissioners Greenberg and Gentile were absent.

#### **M A T T E R S   F R O M   T H E   A U D I E N C E**

There were no matters from the audience.

#### **M A T T E R S   F R O M   T H E   D E P A R T M E N T   O F P L A N N I N G   A N D   B U I L D I N G**

Greg Carpenter announced that the new Director of Planning and Building would be Suzanne Frick, currently the Community Development Director in Santa Monica.

Angela Reynolds gave an update on the General Plan, noting that the City Council held a Study Session to discuss Citywide options, and that their overriding concern had been adding development in areas underserved by public infrastructure such as schools, parkland, etc.

#### **M A T T E R S   F R O M   T H E   P L A N N I N G C O M M I S S I O N**

---

There were no matters from the Planning Commission.

#### **A D J O U R N**

The meeting adjourned at 3:38pm.

Respectfully submitted,

Marcia Gold  
Minutes Clerk



# CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

**RECEIVED**

333 West Ocean Boulevard ! Long Beach, CA 90802 ! (562)570-6194 FAX: (562)570-6068

**MAR 28 2005**

Planning and Building Dept.  
Plan Check Division

## APPLICATION FOR APPEAL

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

Zoning Administrator on the 3 day of 17 2005.  
 Planning Commission  Cultural Heritage Commission

APPELLANT: Shirley Cisneros

APPLICANT: Shirley Cisneros

Project address: 2031 & 2033 Cameron St.

Permits requested: Appeal of requested permit

Project description: Request to Approve tentative Map  
to 2008 to Convert 1 two single family  
Homes to Condominiums (Council District 7)

Reason for appeal: want the original lot activity  
to stand AS-IS - if any rebuilding is to  
take place only a single family home is to be

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

Signature of Appellant: [Signature]

Print name of Appellant: Shirley Cisneros

Mailing address: 2024 Cameron St., Long Beach, CA

Phone No.: in 562-595-9365, or 562-(631)7331 908

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: \_\_\_\_\_ Case No. \_\_\_\_\_ Date: \_\_\_\_\_

Filing Fee required:  Yes  No Application complete:  Yes  No