



CITY OF LONG BEACH

CITY PLANNING COMMISSION

H-1

333 W. Ocean Blvd. - Long Beach, CA 90802 - 562/570-7713 - FAX 562/570-6205

May 17, 2005

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION

Receive the supporting documentation into the record, conclude the hearing, overrule the appeal, and sustain the decision of the City Planning Commission to approve the tentative subdivision map for a two-unit condominium conversion at 2031 and 2033 Cameron Street (Case No. 0501-17). (District 7)

DISCUSSION

On March 17, 2005, the Planning Commission approved Tentative Map 62008 to allow the conversion of two detached residential units to two detached condominiums (Attachment 1). The purpose of the condominium subdivision is to allow the units to be sold individually. At the Planning Commission hearing the appellant, Shirley Cisneros, a neighbor who resides at 2024 Cameron Street, expressed her concern regarding potential increase of traffic, fire safety issues and quality of life, suggesting that the property should be left "as is." Additionally, there were tenants of the subject property and other nearby residents who expressed various other concerns, including adequacy of parking. After carefully considering the testimony of those in attendance who spoke in opposition to the proposal, Commissioner Jenkins moved to approve the project, seconded by Commissioner Rouse, which passed unanimously. An appeal of the Planning Commission decision was subsequently filed on March 28, 2005 (Attachment 2).

One goal of the General Plan Housing Element is to provide increased opportunities for homeownership throughout Long Beach, particularly for first time homebuyers. The City's existing housing stock is a great resource for affordable housing, and condominium conversions provide an option for first-time home buyers. Expanding homeownership is also viewed as an important means to increase long-term commitment to the community and therefore help stabilize neighborhoods.

The Conditions of Approval require that the property be governed by the CC & R's and a condominium board. Should property maintenance issues arise, the City's Code Enforcement Division would require compliance by the Homeowners Association.

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Categorical Exemption (CE 05-12) was issued on January 21, 2005.

This report was reviewed by Assistant City Attorney Michael J. Mais on April 18, 2005.

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 May 27, 2005.

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

FISCAL IMPACT

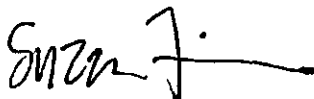
None.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

MORTON STUHLBARG, CHAIR
CITY PLANNING COMMISSION

By: 

SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING

Attachments:

- 1) Planning Commission staff report and minutes dated March 17, 2005
- 2) Appeal form