



Legislation Details (With Text)

**File #:** 11-0256      **Version:** 1      **Name:** CA - RES garage conversion law  
**Type:** Resolution      **Status:** Adopted  
**File created:** 3/24/2011      **In control:** City Council  
**On agenda:** 4/5/2011      **Final action:** 4/5/2011  
**Title:** Recommendation to adopt resolution recognizing various provisions of the Long Beach Municipal Code that regulate illegal garage conversions as the "Aviles Law."  
**Sponsors:** City Attorney  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. 040511-C-3sr&att.pdf, 2. RES-11-0044.pdf

Date	Ver.	Action By	Action	Result
4/5/2011	1	City Council	approve recommendation and adopt	Pass

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

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 where 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."

Approve recommendation.

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"

ROBERT E. SHANNON  
City Attorney

KENDRA L. CARNEY  
Deputy City Attorney