



Legislation Text

File #: 06-1298, **Version:** 1

Recommendation to receive supporting documentation into the record, conclude the public hearing, overrule the appeal by appellants Lisa Gary, Marcela Meckna, Eleanor Clark, Steve Schiro, Michelle McBride and Kathryn Wallace, and sustain the decision of the City Planning Commission to approve Tentative Parcel Map No. 66552 to convert two (2) detached residential units to condominiums at 4300 and 4302 East 15th Street (Case No. 0606-20). (District 4)

The applicant, Kim Napolillo, is requesting approval of a Tentative Parcel Map in order to convert two detached residential dwelling units to condominiums. The site is located on the south side of 15th Street between Termino Avenue and Ximeno Avenue near the Traffic Circle. The site is 6,500 square feet (50' by 130') with an unpaved 15' wide alley to the rear. The front unit is a onestory, 1,078 square foot, single-family home with two bedrooms, one bathroom, and a detached 323 square foot two-car garage constructed in 1934. The rear unit is a two-story, 1,489 square foot, three- bedroom, three-bathroom home with a 796 square foot four-car garage built in 1990.

Both homes are well maintained, and new landscaping and irrigation has been installed in the front yard facing 15th Street. The front unit has also been remodeled, and the rear unit will receive new carpeting and landscaping.

The applicant has submitted all required building inspections for the conversion including roof, termite, heating, and plumbing inspections, along with a special inspection by the Building Bureau. Any deficiencies noted in the inspections will be required to be brought up to current requirements as listed in the conditions of approval. The project complies with the density of the R-2-N zoning designation and the General Plan designation of LUD 2-Mixed Style Homes. In addition, the conversion exceeds the minimum parking requirement for conversion of the three garage spaces, as two garages accommodating six cars are provided.

This item was discussed at a community meeting with the 15th Street Neighborhood Watch group prior to the Planning Commission hearing. The neighbors expressed concern over the impact of the conversion on property values, that the decision would be precedent setting, that the approval would provide financial incentives to outside investors increasing the likelihood that existing older homes would be demolished, and a preference to have an owner in the front unit and renter in the rear unit. Three letters of support and eight letters of opposition were received (Attachment 1).

On October 5, 2006, the Planning Commission conducted a public hearing (Attachment 2), at which five people spoke in opposition to the project and one person spoke in support. After a discussion on whether approval of the condominium conversion would be precedent setting, a motion was made to approve the request with a finding that the decision would not be precedent setting. The motion failed on a 3-3 vote, with Commissioner Winn expressing support for the conversion, but disagreement with the added language to the findings. A second motion was made to accept staff's recommendation, subject to conditions. A motion was made by Commissioner Stuhlbarg and seconded by Commissioner Winn. The motion passed 4-2 (Commissioner Rouse was absent). An appeal with six

individual names listed was filed on October 12, 2006 (Attachment 3).

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 December 12, 2006.

A 10-day public notice of the hearing is required.

None.

Approve recommendation.

LESLIE GENTLE, CHAIR
CITY PLANNING COMMISSION

BY:
SUZANNE M. FRICK
DIRECTOR OF PLANNING AND BUILDING