



PLANNING & ZONING COMMISSION

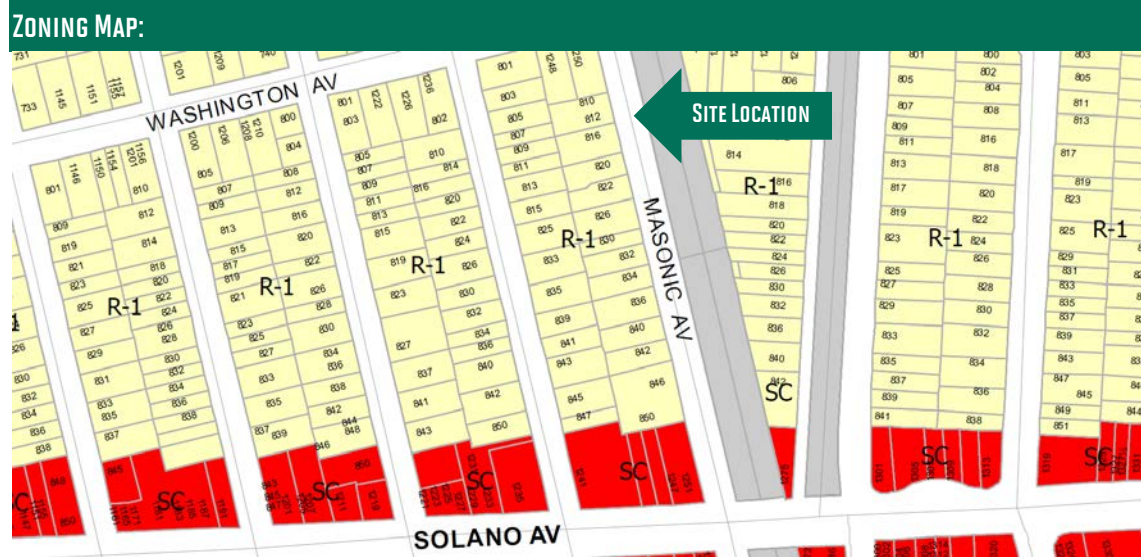
PRE-APPLICATION CONSULTATION REGARDING POTENTIAL CONDOMINIUM CONVERSION AT 810-812 MASONIC AVENUE

DEC. 14, 2022



| QUICK FACTS | PROJECT DESCRIPTION: |
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| APPLICANT: Mitch Durell | The City has received an inquiry regarding the feasibility of converting an existing duplex in a single family residential district to a two-unit condominium. This is an unusual potential application, and as a courtesy to the potential applicant, staff is requesting the Commission provide preliminary feedback prior to the applicant preparing a detailed application. |
| PROJECT ADDRESS: 810-812 Masonic | |
| GP LAND USE: Low Density Residential | REQUESTED APPROVALS (ENTITLEMENTS): |
| ZONING: R-1 Residential Single Family | Condominium Housing Conversion |
| PROJECT PLANNER: Jeff Bond | STAFF RECOMMENDATION: |
| | For information and discussion only. |

DECEMBER 14, 2022



BACKGROUND

City records indicate the residence was built in 1930. A variety of repairs and improvements have been made to the property over the years, including seismic retrofits, but no major expansion to the residences have occurred.

ANALYSIS

The Condominium Conversion Section of the Planning and Zoning Code (Section 20.60 attached) is used when a property owner wishes to convert two or more units, at least one of which would be a rental property, into potentially all-ownership property. Typically, the interior spaces of each unit would be individually owned, and the balance of the property, including the exterior walls of the building and open space is owned in common by the owners of the individual units. A homeowner's association is formed to manage the shared property.

The preparation of an application to the City for a condominium conversion involves a number of technical reports. In addition, physical improvements may be required as part of the conversion process. In addition, the California Department of Real Estate has a variety of requirements associated with creation and management of condominiums.

This is an unusual potential application, and as a courtesy to the potential applicant, staff is requesting the Commission provide preliminary feedback prior to the applicant preparing a detailed application. Often, conversion of larger multi-unit buildings can raise complex issues including impacts on the supply of rental housing, promotion of home ownership, and accommodations for existing tenants. The small scale of this project, however, is not likely to have any community impacts beyond the immediate occupants.