



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: March 2, 2005 REPORT NO. HO 05-030

ATTENTION: Hearing Officer

SUBJECT: DRESCHER STREET MAP WAIVER
PROJECT NUMBER: 50509

LOCATION: 2102-2108 Drescher Street

APPLICANT: Michael Contreras

SUMMARY

Requested Action - Should the Hearing Officer approve Map Waiver No. 49964 to convert four existing residential units at 2102-2108 Drescher Street to condominium ownership and waive the requirement to underground existing utilities?

Staff Recommendation -

1. APPROVE Map Waiver No. 49964, and
2. APPROVE waiver of the requirement to underground the existing utilities

Community Planning Group Recommendation – On January 24, 2004 the Linda Vista Community Planning Group voted to approve the project. The motion passed 12-0, without conditions.

Environmental Review – The project is categorically exempt from the California Environmentally Quality Act(CEQA) per Article 19, Section 15301(k), Existing Facilities.

BACKGROUND

The Subject property, located at 2102 Drescher Street on the corner of Drescher and Tait Street, is a 8,346 square foot site zoned RM-3-7 within the boundaries of the Linda Vista Community Plan area. The site contains one, two story building, containing four, three bedroom dwelling units with nine parking spaces accessible from the alley to the rear. The project was constructed in 1942 and at that time the site permitted four units. It assumed the development met the regulations in effect at that time.

The project has previously conforming rights to be maintained as outlined in Chapter 12, Article 7, Division 1, of the Land Development Code.

The project application was deemed complete on October 7, 2004. All condominium conversion projects Deemed Complete after February 7, 2004, must conform to the regulations regarding inclusionary housing and tenant relocation benefits adopted by the City Council on March 15, 2004.

DISCUSSION

The project proposes a Map Waiver to create four condominium units. With the proposed conversion of the four existing apartments to condominiums, there would be a loss of four rental units and a gain of four for-sale units. This condominium conversion project is required to comply with the Inclusionary Affordable Housing Ordinance and tenant relocation assistance which have been included as a condition of the Map Waiver Resolution.

The subdivider has elected to pay the In-Lieu Fee to satisfy the Inclusionary Affordable Housing Ordinance. Based on the date the project was deemed complete and the number of units, the in-lieu fee for this project is calculated at \$0.875 per square foot of gross floor area. The gross floor area for this project is 3,980 square feet. The in-lieu fee will be \$3,482.50. Relocation benefits will be based on a Housing Commission tenant survey anticipated to be conducted after the approval of the tentative map and prior to the recordation of the final map. Both the in-lieu fee and the relocation assistance are conditions of the Map Waiver Resolution.

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined the undergrounding waiver request qualifies under the guidelines of Council Policy 600-25, *Underground Conversion of Utility Lines at the Developer's Expense*, in that the conversion is a requirement of a condominium conversion of an existing development and the conversion involves a short span of overhead facilities less than a full block in length and the conversion would not represent a logical extension to an under-grounding facility. The applicant would be required to underground any new service run to any new or proposed structures within the subdivision per Condition No. four (4) of the draft Map Waiver Resolution (Attachment 6).

The City's Under-grounding Master Plan for Fiscal Year 2004 designates Drescher Street scheduled for undergrounding in 2030.

The Linda Vista community Plan designates this site as medium high density 30-40 dwelling units per acre.

CONCLUSION

The approval of this project would enable the property owner to sell the four residential units as condominiums, for the entitlement being a change of ownership only.

ALTERNATIVE

1. Approve Map Waiver No. 49964 and the waiver to underground existing utilities with modifications.
2. Deny Map Waiver No. 49964 and the waiver to underground existing utilities if the findings required cannot be affirmed.

Respectfully submitted,

Helene Deisher, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan(s) (Hearing Officer only)
6. Draft Resolution with Findings
7. Project Chronology