



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: April 27, 2005 REPORT NO. HO-05-081

ATTENTION: Hearing Officer

SUBJECT: LOFTS @815 DATE MAP WAIVER - PROJECT NUMBER: 51683

LOCATION: 815 Date Street

APPLICANT: Cortez Park Lofts, LLC.

SUMMARY

Requested Action - Should the Hearing Officer approve Map Waiver No. 155330 for the development of 168 residential condominium units with two (2) levels below grade parking?

Staff Recommendation - APPROVE Map Waiver 155330

Community Planning Group Recommendation - On October 29, 2002, the Center City Advisory Committee (CCAC) approved Development Permit No. 2002-37 for the development of 168 residential units and has no objections regarding the map waiver.

Environmental Review - The project has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the State CEQA Guidelines.

BACKGROUND

The currently vacant project site is approximately 0.830 acres, or 36,156 square-feet, located at 815 Date Street, at the southeast corner of Date Street and 8th Avenue, between 8th Avenue, Date Street, 9th Avenue, and Cedar Street, in the Centre City Planned District area. The project is within the Centre City Planned District-C (CCPD-C), the Airport Approach Overlay Zone (AAOZ), and the Airport Environs Overlay Zone (AEOZ). This Map Waiver is for the development of 168 residential condominium units and two (2) levels below grade parking space. CCDC has issued Development Permit 2002-37 for this site to construct a development with approximately 179 residential units. Since that time the Developer modified the original design to reflect a reduction in the number of units for a total of 168 residential condominium units.

The requested changes to the previously approved Development Permit 2002-37 for this project have been determined by CCDC to be consistent with the general intent, terms and conditions of the original permit. The property is designated for Mixed Use/Residential Emphasis (MR) land use, is zoned Centre City Planned District Zone C (CCPD-C) and is intended to accommodate high density residential with limited nonresidential uses that provide for an active street environment.

DISCUSSION

The project proposes the development of 168 condominium units in one building. Section 125.0120 of the City's Land Development Code establishes a discretionary process which allows an applicant to request, and the Hearing Officer to consider, a waiver from tentative map requirements for subdivision proposals which demonstrate compliance with the State's Subdivision Map Act. Staff has determined that the proposed waiver conforms to the applicable requirements of the State's Subdivision Map Act Section 66428. Therefore, the requirements for a tentative and final map may be waived for this project, with the attached conditions. A condition of the Map Waiver requires approval of a Certificate of Compliance. The condominium units may not be offered for individual sale until the Certificate of Compliance is approved by the City Manager.

Staff has reviewed the request for the proposed Map Waiver, and has determined that the project conforms to the applicable requirements of the State's Subdivision Map Act Section 66428. Therefore, the requirements for a tentative and final map may be waived for this project, with the attached conditions. A Certificate of Compliance will need to be recorded in the Office of the County Recorder, prior to the Waiver Expiration date.

ALTERNATIVE

1. Approve Map Waiver No. 155330, with modifications.
2. Deny Map Waiver No. 155330, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Laila Iskandar, Development Project Manager

Attachments:

1. Aerial Photograph
2. Draft Resolution with Findings
3. Ownership Disclosure Statement