



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: June 5, 2008 **REPORT NO.** PC-08-056

ATTENTION: Planning Commission, Agenda of June 12, 2008

SUBJECT: 2775 A STREET TENTATIVE MAP-PROJECT NO. 79486
PROCESS 4

OWNER/ Matt Browar
APPLICANT: Scott Peterson

SUMMARY

Issue: Should the Planning Commission approve a Tentative Map for the conversion of nine existing residential units to condominiums and waive the requirement to underground existing overhead utilities?

Staff Recommendation:

1. Approve Tentative Map No. 247911; and
2. Approve waiver to the requirement to underground existing overhead utilities.

Community Planning Group Recommendation: The Greater Golden Hill Planning Committee voted 8-0-0 to recommend partial approval of the proposed project on February 19, 2006 (Attachment 7). Reference the discussion section of the report.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to section 15301(k) on September 14, 2005, and the opportunity to appeal that determination ended September 29, 2005.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: With the proposed conversion of nine existing apartments to condominiums, there would be a loss of nine rental units and a gain of nine for-sale units. This condominium conversion project was deemed complete on August 19, 2005, and is therefore subject to the regulations regarding Inclusionary housing and tenant relocation assistance.

BACKGROUND

This Tentative Map project is subject to the condominium conversion regulations effective June 13, 2006, with the exception of the parking regulations, based on the City Council's specific adoption language for the "new" condominium conversion regulations. At the June 13, 2006 hearing, the City Council adopted regulations for additional requirements for landscaping, a building conditions report, on-site inclusionary housing, noticing, and parking. Based on the adopted language and project timing, all of these new regulations apply to this project, with the exception of the parking regulations. Accordingly, this project has been reviewed against the new regulations.

The 0.19 acre project site is located at 2775 A Street in the GH-1500 zone of the Golden Hill Planned District, within the Greater Golden Hill Community Plan (Attachment 3). The site is presently developed with a two-story residential structure and three garages. The units consist of four two-bedroom units at 800 square feet each, four two-bedroom units at 1,000 square feet each, and one studio at 400 square feet. The site provides three off-street parking spaces. The site is bounded on all sides by multi and single family residences.

The existing apartment complex was constructed in 1959. At the time of construction, the zoning allowed the development of nine units. The current GH-1500 Zone permits six units on the property. A concrete pedestrian walk way leads from A Street to a side courtyard serving the nine units. Current parking regulations in the GH-1500 Zone require 16 parking spaces on site. The development complied with the zoning and development regulations in effect at the time of construction and no Building or Zoning code violations have been recorded against the property.

The project does not conform to the current parking or density requirement of the GH-1500 zone. However, the project maintains previously-conforming rights as outlined in Chapter 12, Article 7, Division 1 of the Land Development Code.

DISCUSSION

Project Description:

The project proposes a Tentative Map for the subdivision of a 0.19 acre site to convert nine existing dwelling units into condominiums on two existing lots (Attachment 5). The applicant is also requesting that the requirement for the undergrounding of existing overhead utilities be waived.

Section 125.0410 of the San Diego Municipal Code (SDMC) requires that a Tentative Map be processed for the subdivision of land. According to SDMC Sections 125.0440 and 125.0444, *Findings for Tentative Maps and for Condominium Conversions*, the decision maker may approve a Tentative Map for the purposes of the conversion of residential property into a condominium project if the decision maker finds that the proposed conversion complies with the

requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed condominium conversion and determined that it complies with both the Subdivision Map Act and the San Diego Municipal Code.

Undergrounding of Existing Utilities

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 involves a short span of overhead facility (less than 600 feet in length), the conversion is a requirement of a condominium conversion of an existing development and the conversion would not represent a logical extension to an underground facility.

The applicant will be required to underground all existing service to the site per Condition No. 18 of the draft Tentative Map resolution (Attachment 6). The applicant would also be required to underground any new service run to any new or proposed structures within the subdivision per Condition No. 19 of the draft Tentative Map resolution (Attachment 6).

The neighborhood currently contains power poles and overhead utilities lines in the alley. The utility lines to these poles extend to other properties located east and west within the alley and along A Street. The poles closest to this property, which carry the lines serving this site, are located within the rear alley right-of-way. As indicated above, all utilities serving this property will be required to be undergrounded. The waiver is being requested for the requirement to underground adjacent utilities serving the surrounding properties. The City's Undergrounding Master Plan for Fiscal Year 2006 designates the site within Block 8a, and the date for undergrounding has been established for the year 2010 (Attachment 10).

Community Planning Group Recommendation

On February 19, 2006 the Greater Golden Hill Planning Committee voted 8-0-0 to recommend approval of the proposed project with the acknowledgement that the parking does not comply with current city codes and, the requested waiver to underground existing overhead utilities is not supported.

Project-Related Issues

All condominium conversion projects not heard by July 25, 2006, must conform with the current regulations. These include inclusionary housing requirements, tenant relocation benefits, the provision of a building conditions report, conformance with landscape regulations, and conformance with noticing requirements. This project is not required to conform with the new parking regulations for condominium conversions, based on specific language adopted by the City Council.

The requested conversion of these residential units to condominiums represents primarily a change in ownership. The applicant has certified that the required 60-day Notices of Intent to Convert to Condominiums were provided to the tenants on May 12, 2005 (Attachment 11).

Inclusionary Housing Ordinance and Tenant Relocation Benefits Conformance

The project has been conditioned to require the subdivider conform with the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code) and demonstrate conformance with the Municipal Code provisions for Tenant Relocation Benefits (Chapter 14, Article 4, Division 5) to the satisfaction of the City Manager and the Housing Commission, prior to the recordation of the Final Map.

The applicant has elected to pay an in-lieu fee of \$9,500 (7,600 square feet x \$1.25) to satisfy the Inclusionary Housing requirement, as allowed by the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).

Building Conditions Report and Landscape Requirements

In accordance with the current regulations, the applicant provided a Building Conditions Report and Landscape Concept Plan. Both of these documents have been reviewed for conformance with the applicable regulations within Land Development Code (Chapter 14, Article 4, Division 5) and have been accepted by staff as conforming to the regulations. The list of required improvements is attached (Attachment 14).

CONCLUSION

Staff has reviewed the request for a Tentative Map for the conversion of 9 residential units into condominiums and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps. Staff believes the requirement findings can be supported and recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

1. **Approve Tentative Map No. 247911, with modifications.**
2. **Deny Tentative Map No. 247911, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,


Mike Westlake
Program Manager
Development Services Department


William Zounes
Development Project Manager
Development Services Department

WESTLAKE/WJZ

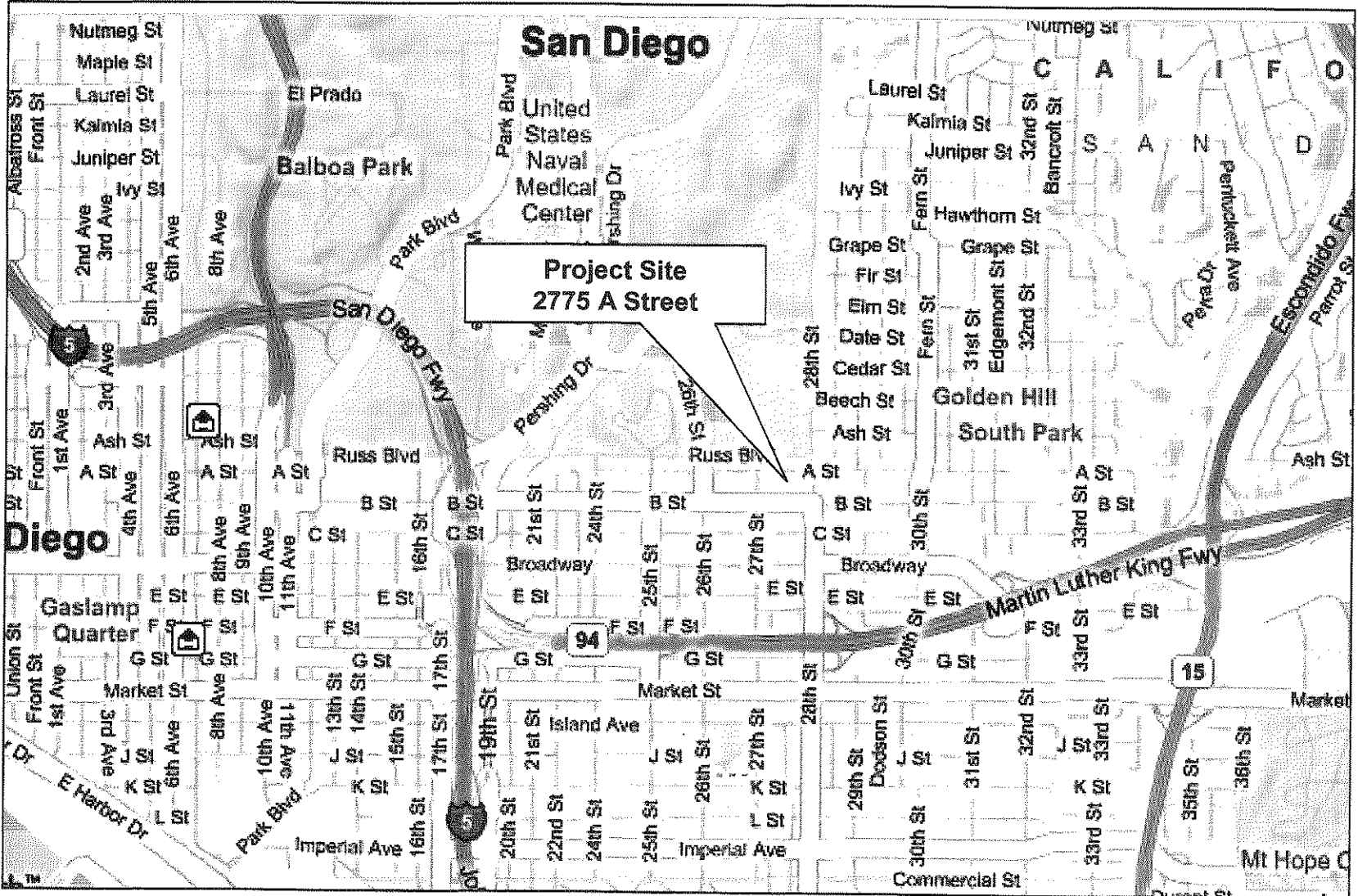
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Tentative Map and Landscape Development Plan
6. Draft Map Conditions and Subdivision Resolution
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology
10. City's Undergrounding Master Plan – Map 8a
11. Sample of 60-Day Notice of Intent to Convert
12. Photos of Existing Front and Rear Elevations
13. List of required improvements from Building Conditions Report
14. Building Conditions Report (under separate cover)

Attachment 1

Aerial Photograph of Site





Attachment 3
Project Location Map

PROJECT DATA SHEET FOR CONDOMINIUM CONVERSIONS

PROJECT NAME:	2775 A STREET TM	
PROJECT DESCRIPTION:	Tentative Map for the conversion of 9 existing residential units to condominiums and waive the requirement to underground existing overhead utilities	
COMMUNITY PLAN AREA:	Greater Golden Hill	
DISCRETIONARY ACTIONS:	Tentative Map and utility underground waiver	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential	
<u>CURRENT ZONING INFORMATION:</u>		<u>CONSTRUCTED:</u>
ZONE: GH-1500: A multi-unit residential zone DENSITY: one dwelling unit per 1,500 sq.ft.of lot area. HEIGHT LIMIT: 30-Foot maximum height limit. LOT SIZE: 8,426 square-foot minimum lot size. FLOOR AREA RATIO: .45 maximum. FRONT SETBACK: 10 feet. SIDE SETBACK: 6 feet. STREETSIDE SETBACK: 8 feet. REAR SETBACK: 1-foot. PARKING: 16 spaces required		Not Available Not Available Not available 8,426 Square Feet Not available 11 feet 5 feet Not available 5 feet three
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; GH-2500	Multi-Family/Single Family
SOUTH:	Residential; GH-1500.	Multi-Family
EAST:	Residential; GH-1500	Multi-Family/Single Family
WEST:	Residential; GH-1500	Multi-Family/Single Family
DEVIATIONS OR VARIANCES REQUESTED:	none	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Uptown Community Planning Committee voted 10-0-1 to recommend denial of the proposed project on March 13, 2006.	

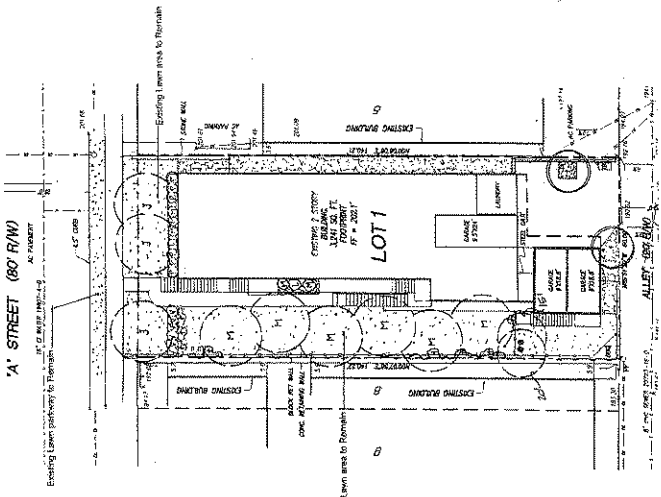
LANDSCAPE ARCHITECTURE / CONSTRUCTION
 1755 16th Street, Suite 300
 San Diego, CA 92103
 Phone: 619.594.7272
 Fax: 619.594.7273

OWNER: AMG HOLDINGS LLC
 1865 El Camino Drive
 San Diego, CA 92107

PROJECT ADDRESS: 2725 A Street
 San Diego, CA 92102

Date: 2/26/17
 Scale: 1" = 10'-0"

Sheet: L-1
 of 2



GENERAL PLANTING NOTES:
 - Existing landscape to be retained in a neat, well groomed and skilled tree condition.
 - All plantings shall be in accordance with the City of San Diego Municipal Code concerning landscape design and maintenance.
 - Calculation Plan for rock compliance planting needs requirements.

- PLANTING NOTES:**
- The location of plant materials shall be subject to the approval of the owner's architect.
 - In conflict areas between size of street and plant, contractor to consult owner's architect for alternate plant materials to be used to meet the owner's intent.
 - Contractor shall be responsible for all irrigation system installation, including the water supply, piping, valves, and controls.
 - Contractor shall be responsible for all irrigation system maintenance, including the water supply, piping, valves, and controls.
 - Contractor shall be responsible for all irrigation system repairs, including the water supply, piping, valves, and controls.
 - Contractor shall be responsible for all irrigation system upgrades, including the water supply, piping, valves, and controls.
 - Contractor shall be responsible for all irrigation system replacements, including the water supply, piping, valves, and controls.
 - Contractor shall be responsible for all irrigation system decommissioning, including the water supply, piping, valves, and controls.
 - Contractor shall be responsible for all irrigation system testing, including the water supply, piping, valves, and controls.
 - Contractor shall be responsible for all irrigation system calibration, including the water supply, piping, valves, and controls.
 - Contractor shall be responsible for all irrigation system winterization, including the water supply, piping, valves, and controls.
 - Contractor shall be responsible for all irrigation system spring start-up, including the water supply, piping, valves, and controls.
 - Contractor shall be responsible for all irrigation system shut-down, including the water supply, piping, valves, and controls.
 - Contractor shall be responsible for all irrigation system record-keeping, including the water supply, piping, valves, and controls.

PLANT LEGEND

SYMBOL	CATEGORY/DESCRIPTION	SIZE
(J)	Existing Jacaranda mimosifolia, standard / Jacaranda	10' caliper
(M)	Existing Magnolia grandifolia variety / Southern Magnolia	6" caliper
(P)	Existing Pisonia confertiflorum / Queen Palm	20/20/1/4 15/15/1/4
(+)	Agave americana indica / Century Plant (Standard)	24" box
(C)	Existing Citrus indicum / Orange tree	> 24" H.
(D)	Existing Ligustrum japonicum / Japanese Holly	> 24" H.
(V)	Existing Ligustrum japonicum / Japanese Holly	> 24" H.
(P)	Existing Philadelphus variety / Fillosporum	> 24" H.
(P)	Existing Hibiscus variety / Trumpet Vine	> 24" H.
(X)	Existing perennials plantings to remain	
(X)	Existing grass (groundcover) to remain	

Declaration of Responsible Charge:

Name	John A. Galt
Title	Principal Landscape Architect
Professional Seal No.	1586
Professional Seal Expiration Date	2/28/20
Professional Seal State	CA
Professional Seal No.	2366
Professional Seal Expiration Date	2/28/20
Professional Seal State	CA

NOTE: It is the owner's best interest to maintain existing plantings for safety purposes and for the future homeowner's Association.

Declaration of Responsible Charge:
 I hereby declare that, with the Landscape Architect for this project, that I have authorized the contractor to proceed with the construction of the landscape improvements in accordance with the plans and specifications provided by the City of San Diego, and that the design is consistent with current standards, I understand that the work on project drawings and specifications by the City of San Diego is subject to change, and that the contractor shall be responsible for any changes to the project design.
 Kim A. Wilson, S.E.A. 006
 Date: 2/26/17
 My License Expires 09/30/20
 3700 Hancock Street, Suite G
 San Diego, CA 92110
 (619) 497-0325

PLANTING PLAN



Draft Map Conditions and Subdivision Resolution

PLANNING COMMISSION
RESOLUTION NO. XXXXX
TENTATIVE MAP NO. 247911

2775 A STREET TENTATIVE MAP- **PROJECT NO. 79486**

DRAFT

WHEREAS, MATT BROWAR, Applicant/Subdivider, and SCOTT PETERS Surveyor, submitted an application with the City of San Diego for a Tentative Map, No. 274911, for the conversion of nine for rent apartment units into condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 2775 A Street in the GH-2500 Zone of the Golden Hill Planned District within the Greater Golden Hill Community Plan and legally describe as lot 6, 7 and the east 10 feet of lot 8 in Block 59, H.M. Higgins Addition, in the City of San Diego, County of San Diego, State of California, according to Map No. 309, filed in the Office of the County Recorder of San Diego County, November 29, 1872;

WHEREAS, the map proposes the subdivision of an 0.19 acre site into one (1) lot for a nine unit residential condominium conversion.; and

WHEREAS, the project is exempt from environmental review pursuant to 15301 of the California Environmental Quality Act (CEQA) on the basis that the facilities are existing; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, the subdivision is a condominium project as defined in Section 1350 et seq. of the Civil Code of the State of California and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is 11; and

WHEREAS, on June 5, 2008, the Planning Commission of the City of San Diego considered Tentative Map No. 247911 including the waiver of the requirement to underground existing overhead utilities, and pursuant to Sections 125.0440 (tentative map), 125.0444 (condo conversion), and 144.0240 (underground) of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 247911;

Attachment 6
Draft Map Conditions and Subdivision Resolution

1. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).
2. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).
3. Each of the tenants of the proposed condominium, project has received, pursuant to State Map Action Section 66452.9, written notification of intention to convert at least 60 days prior to the filing of a tentative map (Land Development Code 125.0444 and State Map Act Section 66427.1(a)).
4. The project has been conditioned that the Subdivider will give each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the State Map Act (Land Development Code Section 125.0444 and State Map Act Section 66427.1(a)).
5. The project has been conditioned that the Subdivider will give each tenant 10 days' written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report will be available on request (Land Development Code Section 125.0444 and State Map Act Section 66427.1(a)).
6. The project has been conditioned that the Subdivider will give each tenant of the proposed condominium project written notification within 10 days of approval of a final map for the proposed conversion (Land Development Code Section 125.0444 and State Map Act Section 66427.1(b)). If the subdivider chooses to provide affordable housing units, the subdivider shall enter into an affordable housing agreement with the Housing Commission, prior to recordation of the Final Map.
7. The project has been conditioned that the Subdivider will give each of the tenants of the proposed condominium project 180 days' written notice of intention to convert prior to termination of tenancy due to the conversion or proposed conversion (Land Development Code Section 125.0444 and State Map Act Section 66427.1(c)).
8. The project has been conditioned that the Subdivider will give each of the tenants of the proposed condominium project notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, which notice shall be provided within 5 working days of the issuance

Attachment 6
Draft Map Conditions and Subdivision Resolution

of the Subdivision Public Report.. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right (Land Development Code Section 125.0444 and State Map Act Section 66427.1(d)).

9. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing (Land Development Code Section 125.0444.b).
10. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed (Land Development Code Section 125.0444.c).
11. Each of the tenants of the proposed condominium, project has received written notification of the project application for the condominium conversion within 10 days after the application was deemed complete (Land Development Code 125.0431(a)(3)).
12. The project has been conditioned that the subdivider will give each person applying for the rental of a unit in such residential real property written notification that the project application for the condominium conversion was deemed complete (Land Development Code 125.0431(a)(3)).
13. The project has been conditioned that the subdivider will give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (Land Development Code Section 125.0431(a)(4)).
14. A Building Conditions Report has been prepared in accordance with the Land Development Manual by a registered architect or engineer licensed by the State of California (Land Development Code Section 144.0504(b)).
15. The project has been conditioned that the subdivider will provide to a prospective purchaser a copy of the Building Conditions Report prior to the opening of an escrow account. (Land Development Code Section 144.0504(c)).
16. The project has been conditioned that the subdivider will provide a relocation assistance payment to all tenants of the project whose tenancy has terminated due to the condominium conversion. (Land Development Code Section 144.0505).
17. The project has been conditioned for the subdivider to complete the physical improvements as outlined in Land Development Code Section 144.0507, to the satisfaction of the City Engineer prior to final map approval.

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Draft Map Conditions and Subdivision Resolution

18. The project has been conditioned for the subdivider to satisfy the inclusionary housing requirements in accordance with Land Development Code Section 142.1306. (Land Development Code Section 144.0508).
19. The proposed subdivision complies with the parking regulations of the Land Development Code (Land Development Code Section 142.0505).
20. The requested underground waiver of the existing overhead facilities, qualifies under the guidelines of Council Policy No. 600-25 *Underground Conversion of Utility Lines at Developers Expense* in that the conversion involves a short span of overhead facility (less than 600 feet in length) and it has been determined that such conversion is not a part of a continuing effort to accomplish a total undergrounding within a specific street or area.
21. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that, based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 247911, including the waiver of the requirement to underground existing overhead utilities, is hereby granted to MATT BROWAR Applicant/Subdivider, subject to the following conditions:

GENERAL

1. This Tentative Map will expire on June 5, 2011.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Parcel Map to consolidate the existing lots into one lot shall be recorded in the Office of the County Recorder.
4. Prior to the issuance of the Parcel Map taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition
5. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify,

Attachment 6
Draft Map Conditions and Subdivision Resolution

- and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant
6. The subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:
 - a. For existing tenants, within 10 days of the project application for the *condominium conversion* being deemed complete; or
 - b. For prospective tenants, upon application for the rental of a unit in the proposed *condominium conversion*.
 7. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the State Map Act.
 8. The Subdivider shall provide the tenants a Notice of Application for a Public Report at least 10 days prior to the submittal to the Department of Real Estate (DRB), pursuant to Section 66427.1(a) of the Subdivision Map Act.
 9. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Section 66427.1(c) of the Subdivision Map Act. The provisions of this subdivision shall not alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Sections 1941, 1941.1 and 1941.2 of the Civil Code.
 10. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Section 66427.1(d) of the State Map Act. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report, pursuant to Section 11018.2 of the Business and Professions Code,

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unless the tenant gives prior written notice of his or her intention not to exercise the right.

11. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days or approval of a Final Map for the proposed conversion, in conformance with Section 66427.1(b) of the Subdivision Map Act.

AFFORDABLE HOUSING

12. Prior to recordation of the Final Map the Subdivider shall comply with the affordable housing requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code) by paying an in-lieu fee of \$9,500 OR by entering into an Agreement with the San Diego Housing Commission, to ensure payment of the in-lieu fee
13. Prior to the recordation of the Final Map, the subdivider shall demonstrate conformance with the Municipal Code provisions for Tenant Relocation Benefits (Chapter 14, Article 4, Division 5), to the satisfaction of the Development Services Department and the Housing Commission.
14. The subdivider will give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (Land Development Code Section 125.0431(a)(4)).
15. The subdivider will provide to a prospective purchaser a copy of the Building Conditions Report prior to the opening of an escrow account. (Land Development Code Section 144.0504(c)).

ENGINEERING

16. Prior to the issuance of a Final Map, the Subdivider shall obtain an Encroachment Maintenance and Removal Agreement, for the stone wall and the wooden fence in the "A" Street right-of-way.
17. Prior to the issuance of a Final Map, the Subdivider shall replace the remaining portion of curb with full height curb and gutter adjacent to the property on "A" Street.
18. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
19. The subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has

Attachment 6
Draft Map Conditions and Subdivision Resolution

taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

20. Prior to the recordation of the Final Map, the subdivider shall demonstrate conformance with the Municipal Code provisions for building and landscape improvements (Land Development Code Sections 144.0507), to the satisfaction of the City Engineer. The parking requirements in Land Development Code Sections 144.0507 and 142.0525.a do not apply, since this project was deemed complete prior to the effective date of this ordinance (July 27, 2006).
21. The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.
22. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.

All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

23. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
24. "California Coordinate System means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
25. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said

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Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

SEWER AND WATER

26. Water and Sewer Requirements:

The Subdivider shall install appropriate private back flow prevention devices on all existing and proposed water services (domestic, irrigation, and fire) adjacent to the project site in a manner satisfactory to the Water Department Director.

The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).
- If the subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

Attachment 6
Draft Map Conditions and Subdivision Resolution

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within 90 days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.

- Where in the course of development of private property, public facilities are damaged or removed the property owner shall at no cost to the City obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer. Municipal Code Section 142.0607.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON JUNE 5, 2008.

By

William Zounes
Development Project Manager
Development Services Department

Job Order No. 424967

Rev 04/13/07 rh



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5210

Distribution Form Part 2

Project Name : 2775 A Street Tentative Map		Project Number 79486	Distribution Date 8/22/2005
Project Scope: GREATER GOLDEN HILL JO#42-4967. (PROCESS 4) Tentative Map to convert 9 existing residential units to condominiums on a 8,426 sq ft site at 2775 A Street in the GH-2500 Zone of Golden Hill Planned District within the Greater Golden Hill Community Plan. Airport Environs. Council District 8. Notice Cards=1.			
Project Location 2775 A Street			
Applicant Name: Nicole Noble		Applicant Phone No. (619) 546-6165	
Related Projects			
Project Manager Will Zounes	Phone Number (619) 687-5942	Fax Number (619) 446-5245	E-mail Address WZounes@sandiego.gov
Community Plan Greater Golden Hill	Council District 8		
Existing Zone	Proposed Zone	Building Height	Number of Stories
FAR			
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes 8	Members No <i>[Signature]</i>	Members Abstain <i>[Signature]</i>
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: <i>SEE ENCLOSED LETTER</i>			
NAME <i>DAVID CALDWELL</i>		TITLE <i>LAND USE CMT CHAIR</i>	
SIGNATURE <i>David S. Caldwell</i>		DATE <i>8/19/06</i>	
<p><i>Attach Additional Pages If Necessary.</i></p> <p>Please Return Within 30 Days of Distribution of Project Plans To: Project Management Division City Of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101</p>			

GREATER GOLDEN HILL PLANNING COMMITTEE
P.O. BOX 620161
SAN DIEGO, CA 92162

January 25th, 2006

City of San Diego
Development Services Department
1222 First Ave, ms-302
San Diego, Ca. 92101

Project: 79486, 2775 A Street

The Land Use committee has reviewed this project at the 1/4/06 meeting, and subject to the following conditions, supports the project.

- Parking does not comply with City development standards.
- Request for waiver of utility undergrounding is not supported. All TM/conversion projects should be undergrounded during the conversion process.

The vote of 1/4/06 was ratified by the full committee at the 1/11/06 meeting .

Sincerely,



David Caldwell
Land Use subcommittee chair
619-990-8575

proj mgr
file



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

01

**Attachment 8
 Ownership Disclosure
 Statement**

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: 2775 A Street TM Project No. For City Use Only: 79486

Project Address: 2775 A Street

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): MAH BROWAR
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 2207 Garnet Ave. # J
 City/State/Zip: SAN DIEGO, CA 92109
 Phone No: (619) 270-5500 Fax No: _____
 Signature: [Signature] Date: 7/19/05

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

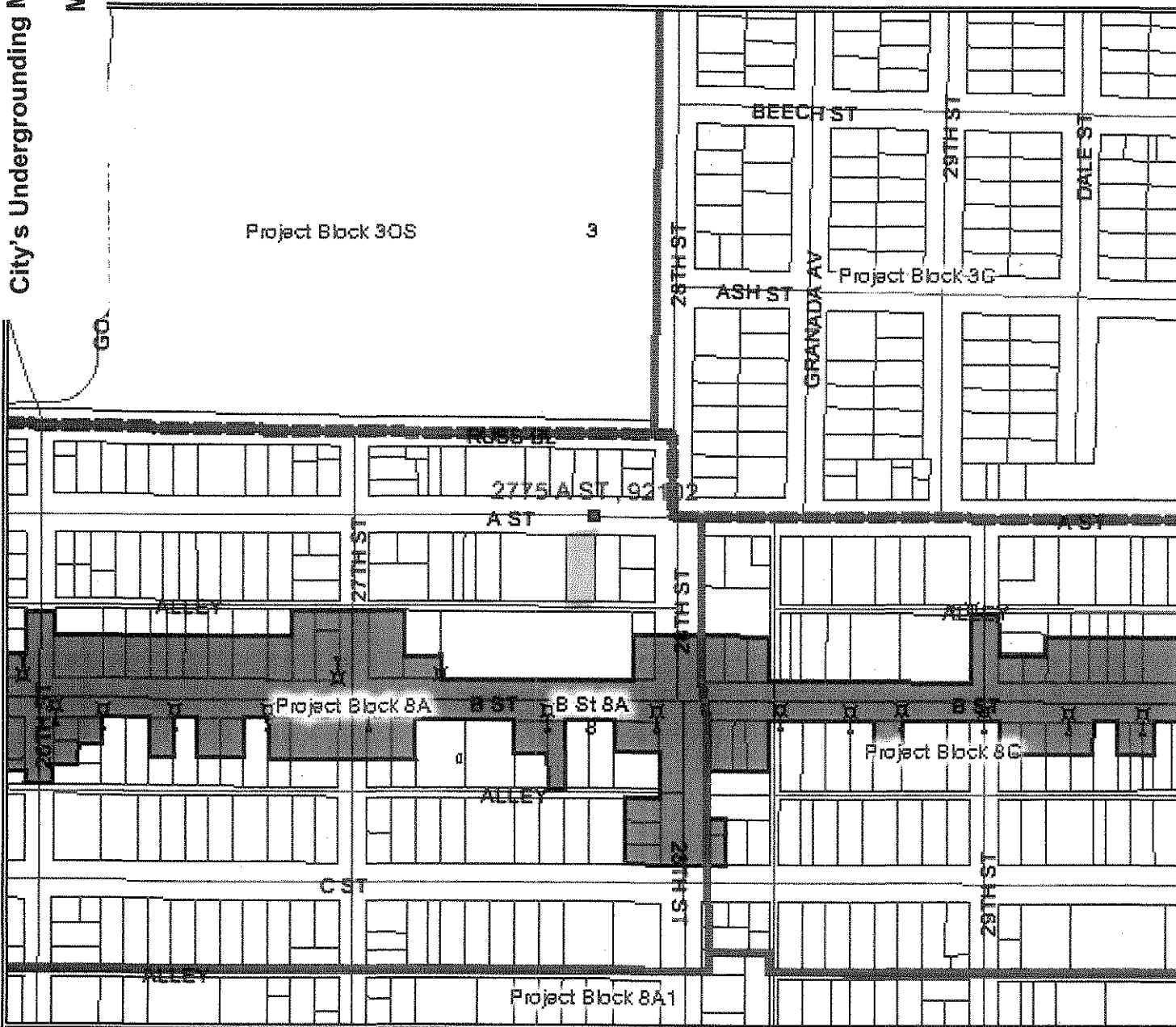
Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

DEVELOPMENT SERVICES
3775 A STREET TENTATIVE MAP
PROJECT NO. 79486

Date	Action	Description	City Review Time	Applicant Response
8/19/05	First Full Submittal	Project Deemed Complete & distributed		
9/9/05	First Submittal Assessment Letter out		21 days	
1/10/06	Second Full submittal In	Normal Submittal		123 days from first Assessment Letter
2/3/06	Second Full Submittal Assessment Letter out		24 days	
6/25/07	Third Full Submittal In			507 days from second Assessment Letter
8/8/07	Third Full Submittal Assessment Letter out		44 days	
12/20/07	Fourth Full Submittal In			134 days from third Assessment Letter
1/28/08	Fourth Full Submittal Assessment Letter out		39 days	
3/5/08	Fifth Full Submittal In			37 days from third Assessment Letter
3/31/08	Fifth Full Submittal Assessment Letter out		24 days	
6/5/08	Planning Commission Public Hearing		66 days	
TOTAL STAFF TIME**			7 months 8 days	
TOTAL APPLICANT TIME**				26 month 21 days
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to PC Hearing	33 months, 29 days	

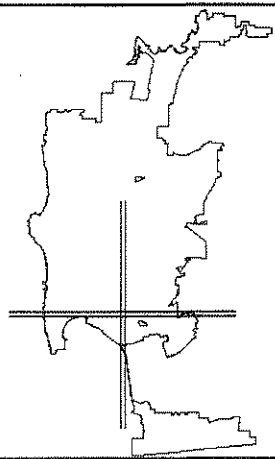
**Based on 30 days equals to one month.

Site Map



Legend

- Future Streetlights
- Undergrounding Projects**
- all_20_a
- all_blocks
- Freeways
- Minor Roads
- Parcel Ownership
- Bay
- Streams
- Major
- Minor
- Council Districts
- Ocean
- County



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Browar Development Corpora1

2207 Garnet Avenue, Suite J

San Diego, CA 92109

(858) 2

Attachment 1
Sample of 60-day Notice o
Intent to Conver

Tenant 60 Day Notice of Intent to Convert to Condominiums

May 5, 2005

Domitila Beltran
2775 A st, unit A
San Diego, CA 92102

The owner(s) of this building, at 2775 A st, unit A,
plans to file a Tentative Map or Map Wavier with the City of San Diego
to convert this building to a condominium project.

You shall be given notice of each hearing for which notice is required
pursuant to Sections 66451.3 and 66452.5 of the Government Code, and
you have the right to appear and the right to be heard at any such
hearing.

Should the condominium conversion project be approved, tenants may be
required to vacate the premises.

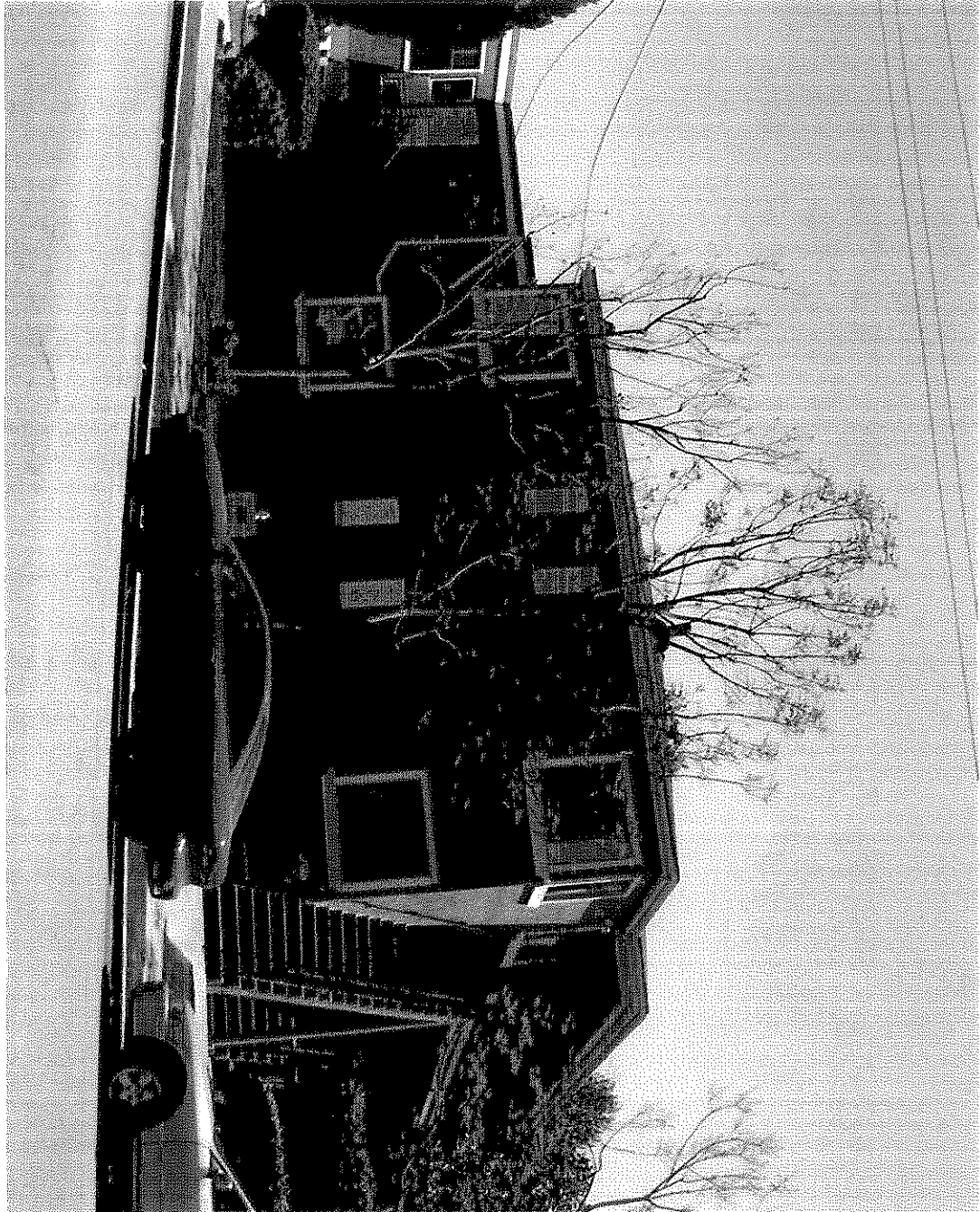
Please Note: It is not my intention to sell these apartments as condominiums now or in
the near future. This conversion process is only being pursued as a precaution to possible
future City of San Diego changes which may make a conversion in the future cost
prohibitive or impossible. It is being done solely for the purpose of having the
opportunity to put a condominium map on the property while it is still possible to do so.
We have no intention of making the physical change, but I feel it is important to the value
of the building to have this process in place should the real estate climate have any
radical changes in the future.



(Signature of owner or owner's agent)

Attachment 12
Photos of Existing Front and Rear Elevations
Page 1 of 3

Front view of complex as seen from across A Street



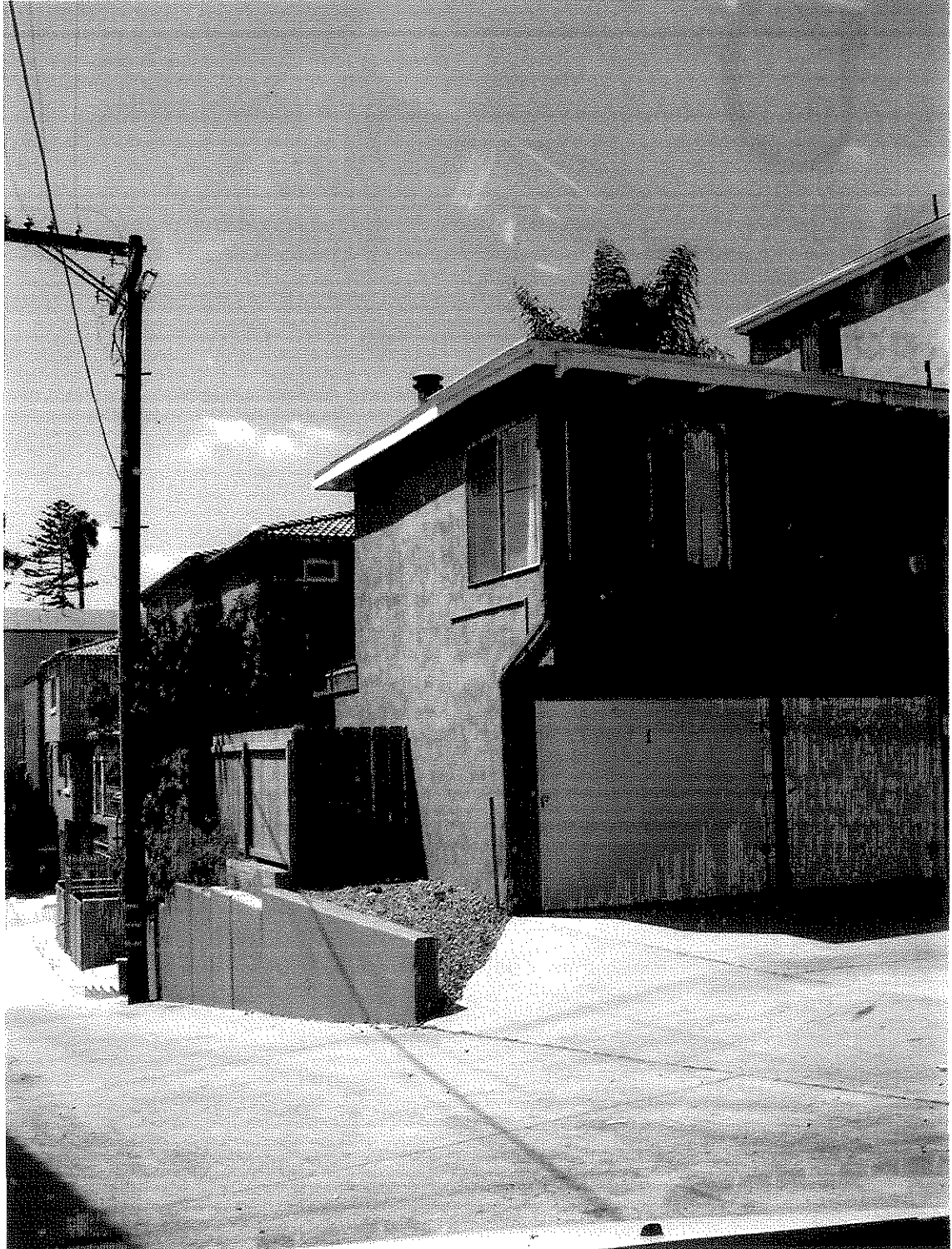
Attachment 12
Photos of Existing Front and Rear Elevations
Page 2 of 3

Front view of complex as seen from sidewalk along A Street



Attachment 12
Photos of Existing Front and Rear Elevations
Page 3 of 3

Back view of complex as seen from alley



Appendix "A"

PTS # 79486
2775 A Street

This report has been prepared by a California registered architect.

This property consists of 9 units. All 9 units were inspected. For more detail of each unit, please see pages 5, 17 & 18 in the report.

All items listed below have a remaining life of 5 years or less and will be repaired or replaced.

1. Hard-wired smoke detectors will be installed in all bedrooms and hallways to meet with S.D. Municipal Code Sec 144.0507.
2. Downspouts and gutters will be replaced where damaged.
3. Repair of original building windows to make operable and replacement of windows where needed to comply with the emergency egress provisions to the current standard code.
4. Cracks in parking area will be repaired and sealed.
5. Stairs and railings will be repaired and upgraded to code.
6. Minor cracks on walls and ceilings will be repaired where needed.
7. Repair will be done to any cracks on the exterior walls.
8. Water Heater will be strapped to meet current standard code.

Sound Transmission Control –

Separation between the units was not visible at the time of visit, this was a non-destructive evaluation.

The units are built with conventional framing, there were no tenant complaints reported at the time of visit.

Sound Transmission Studies will be conducted at the time of upgrades prior to sales. Measures will be taken to provide adequate sound insulation, should it be required.

B. General Physical Condition

The Subject Property was observed to be in fair overall condition. Maintenance of the Subject Property's major systems, components, and equipment appears to have taken place over the life of the structure.

Attachment 13
List of Required Improvements
from
Building Conditions Report
Page 1 of 2

C. Conclusions/Recommendations

Deferred maintenance items and physical conditions that are considered minor and require immediate repair, or will need to be replaced within five years or less, were identified and included in the following:

Building Components and Systems with Remaining Life of five years or less

BUILDINGS SYSTEMS	LESS THAN FIVE YEARS REMAINING LIFE	MORE THAN FIVE YEARS REMAINING LIFE
Structural		X
Foundation		X
Roof		X
Electrical		X
Plumbing		X
Sewer		X
Heating		X
Cooling	N/A	
Floor Coverings		X

The structural elements of the building were observed to be in fair to good condition. The recommendations in this report should be made in an appropriate time frame; a preventative/remedial maintenance program should be implemented continually; and all site systems and building components should be replaced as necessary with an acceptable standard of care. Other site and building elements are replaceable; however, as the property ages, the maintenance program cost should be expected to increase.

PARRA BUILDING CONSULTANTS makes no comment on the marketability of the site. Any qualifications and limitations in place for the building conditions report as provided by Parra Building Constants is applicable to the summary comments mentioned in this report.

1.0 INTRODUCTION

At the request of AMG Holdings, LLC, a building conditions assessment was performed by Parra Building Consultants at the property location of 2775 A Street, in San Diego, California (Subject Property). This assessment was performed in accordance with the Client's scope of work for Property Condition Assessments. Parra Building Consultants prepared this report for the review of the City of San Diego Development Services.