

DATE ISSUED: January 20, 2005 REPORT NO. PC-05-008
ATTENTION: Planning Commission, Agenda of January 27, 2005
SUBJECT: ADELAIDE 16 TENTATIVE MAP PROJECT NO. 39301. PROCESS 4
**OWNER/
APPLICANT:** Glieberman Family Trust (Attachment 6)
Carlos Alaniz

SUMMARY

Issue – Should the Planning Commission approve an application for a Tentative Map to convert 16 residential units into condominiums?

Staff Recommendation: –

Approve Tentative Map No.112128 with conditions (Attachment 3).

Community Planning Group Recommendation – The Eastern Area Community Planning Group voted 10-1-0 to recommend approval of the project on September 14, 2004, with no conditions (Attachment 8).

Environmental Review – This project is exempt from environmental review pursuant to Article 19, Section 15301 (k), Existing Facilities, of the California Environmental Quality Act (CEQA).

Fiscal Impact – All costs associated with the processing of this application are paid for by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement – With the proposed conversion of the 16 existing apartments to condominiums, there will be a loss of 16 rental units and a gain of 16 for-sale units. This condominium conversion project was deemed completed on June 24, 2004, and is therefore subject to the new regulations regarding the inclusionary housing and tenant relocation assistance.

BACKGROUND

The .396-acre site is located at 5505 through 5507 Adelaide Avenue, in the RM-1-3 zone of the Central Urbanized Planned District, within the Eastern Area neighborhood of the Mid-City

Communities Plan area (Attachments 1&2). The site is currently developed with three, two-story buildings containing eight, one-bedroom and eight, two-bedroom units with 23 parking spaces. A total of four parking spaces are located within the garage and the remaining spaces are located in the eastern portion of the lot accessed through the Adelaide Avenue. The project is surrounded by multi-family residential use to the east and north. To the south and west of the property is the Jackson Elementary and Mann Junior High schools.

The project was permitted for construction in June 1978 when the site was zoned MR-1000 and permitted up to 17 units. The lot is currently zoned RM-1-3 within the Central Urbanized Planned District effective October 2000. Under the current zone, only nine units could be constructed on the property. The project has previously conforming rights to be maintained as outlined in Chapter 12, Article 7, Division 1, of the Land Development Code. There are no Building or Zoning Code violations of record against this property.

DISCUSSION

Project Description:

The project proposes a Tentative Map for the subdivision of a .396-acre site to convert 16 multi-family dwelling units into condominiums on one existing lot (Attachment 4). Section 125.0401 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 Map and Condo Conversions*, the decision maker may approve a Tentative Map for the conversion of residential units into condominiums if the decision maker finds that proposed project complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed project for condominium conversion and has determined that it complies with Subdivision Map Act and the San Diego Municipal Code.

Project Related Issues:

The requested conversion of these residential units to condominiums, represent primarily a change in ownership.

The applicant has certified that the required 60-Day Notice of Intent to Convert to Condominiums was provided to the tenants on April 29, 2004 (Attachment 9).

All condominium conversion projects deemed completed after February 7, 2004, must conform to the new regulations regarding the inclusionary housing and tenant relocation benefits adopted by City Council on March 15, 2004. This project was deemed completed on June 23, 2004, and is therefore subject to the new regulations. The project has been conditioned to require the applicant to pay an Inclusionary Affordable Housing In-Lieu Fee of \$12,272, pursuant to the Affordable Housing Requirements of 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 the 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.

CONCLUSION:

Staff has reviewed the request for the Tentative Map for the conversion of the 16 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 that the required findings can be supported and recommends Planning Commission approves the proposed project.

ALTERNATIVES

1. **Approve** Tentative Map No. 112128, **with modifications.**
2. **Deny** Tentative Map No. 112128, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

Marcela Escobar-Eck
Deputy Director, Project Management Division
Development Services Department

Nilia Koering
Development Project Manager
Development Services Department

Attachments:

1. Community Plan Land Use Map
2. Project Location Map/Aerial Photograph
3. Draft Tentative Map Resolution with Findings and Conditions
4. Tentative Map Exhibit
5. Project Data Sheet
6. Ownership Disclosure Statement
7. Project Chronology
8. Community Planning Group Vote
9. 60- Day Notice Copy