

**DATE ISSUED:** April 21, 2005 **REPORT NO.** PC-05-114

**ATTENTION:** **Planning Commission, Agenda of April 28, 2005**

**SUBJECT:** 3060 SUNCREST TENTATIVE MAP – PROJECT NO. 59589  
PROCESS FOUR

**OWNER/  
APPLICANT:** 3060 SUNCREST PARTNERS, LLC, OWNER  
SAN DIEGO LAND SURVEYING & ENGINEERING, ENGINEERS,  
APPLICANT

### **SUMMARY**

**Issue(s)** - Should the Planning Commission approve a Tentative Map for the conversion of twenty-two (22) existing residential units into condominiums and waive the requirement to underground existing overhead utilities at 3060 Suncrest Drive, within the Greater North Park Community Plan area?

#### **Staff Recommendation:**

1. **Approve** Tentative Map No. 17575 and
2. **Approve** waiver to the requirement for the undergrounding of the existing overhead utilities.

**Community Planning Group Recommendation** - On April 19, 2005, the Greater North Park voted 11-0-1 to recommend approval of the proposed project with the standard conditions regarding condominium conversions and specific recommendations regarding parking. These issues are detailed within this report (Attachment 7).

**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** - 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 22 existing apartments to condominiums, there would be a loss of 22 rental units and a gain of 22 for-sale units. This condominium conversion project was deemed complete on January 7, 2005, and is therefore subject to the new regulations regarding inclusionary housing and tenant relocation assistance.

## **BACKGROUND**

The 0.69 -acre site is located at 3060 Suncrest Drive in the MR-3000 Zone of the Mid-City Communities Planned District within the Greater North Park Community Plan area (Attachment 3). The site is presently developed with three, two-story structures containing 10 two-bedroom units and 12 one-bedroom units, with off-street parking spaces accommodating 21 vehicles. All of the off-street parking spaces are surface parking located behind the structures and accessed from a driveway on Suncrest Drive. The surrounding neighborhood is a mix of single and multi-family residential development to the north, west, and south and is bounded by the Interstate 805 Freeway to the east.

The existing improvements were constructed in 1953. At that time the site was zoned R-4 and would have allowed a maximum of 75 units. There were no parking requirements in effect for multi-family residential uses in 1953; they first became effective in 1960. 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 comply with the current density requirement of one unit per 3,000 square feet in the MR-3000 Zone, which would only allow three units to be constructed today. Although no off-street parking spaces were required in 1953 when development occurred, current Land Development Code regulations specify the 21 existing off-street parking spaces cannot be reduced or eliminated. Under current criteria, 33 spaces would be required. However, the project has previously conforming rights to be maintained 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 0.69 -acre site to convert 22 existing dwelling units into condominiums on one existing lot (Attachment 5). The applicant is also requesting that the requirement for the undergrounding of the 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 decisionmaker may approve a Tentative Map for the purposes of the conversion of residential property into a condominium project if the decisionmaker 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 Waiver Request

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 would not represent a logical extension to an underground facility and the conversion involves a short span of overhead facility (less than 600 feet in length). The applicant would be required to underground any new service run to any new or proposed structures within the subdivision per Condition No. 3 of the draft Tentative Map resolution (Attachment 6).

The neighborhood currently contains power poles and overhead utility lines in the street right-of-way. There are two power poles located in the sidewalk along the frontage. One pole is located at the northeast corner of the site and the other near the center of the property. The utility lines to these poles extend to other properties located within the neighborhood. The City's Undergrounding Master Plan for Fiscal Year 2004 designates the site within Block 3BB, and the date for undergrounding has been established for the year 2007 (Attachment 10).

#### **COMMUNITY PLANNING GROUP AND NEIGHBORHOOD RECOMMENDATIONS:**

The Greater North Park Community Planning Committee voted 11-0-1 to recommend approval of the proposed project on April 8, 2005, with their standard five standard conditions applied to condominium conversions: the right of first refusal to purchase be given to current tenants; historic sidewalk stamps/scoring be preserved; new and appropriate landscaping be incorporated into the project; and onsite parking sites be maximized and deny the requested underground waiver (Attachment 7). The planning group also recommended that the project meet current parking standards or reduce the number of units.

The Tentative Map has been conditioned to provide the right of first refusal to the existing tenants as required by the State Map Act. The Land Development Code requires the preservation of historical sidewalk stamps/scoring. There is no construction proposed with this project, therefore no additional landscaping or parking is required. As previously noted, the project has previously conforming rights to maintain the existing density and parking spaces and staff has determined the request to waive the requirement to underground the existing overhead utilities is consistent with Council Policy 600-25.

#### **PROJECT RELATED ISSUES:**

The requested conversion of these residential units to condominiums represents 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 December 1, 2004 (Attachment 11).

All condominium conversion projects Deemed Complete on or after February 7, 2004, must comply with the new regulations regarding inclusionary housing and tenant relocation benefits adopted by the City Council on March 15, 2004. This proposed project was Deemed Complete on January 7, 2005, and is therefore subject to these new regulations. 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.

**CONCLUSION:**

Staff has reviewed the request for a Tentative Map for the conversion of 22 residential units into condominiums and the request to waive the requirements of the undergrounding of existing overhead utilities, and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps and Council Policy 600-25 regulating undergrounding of existing overhead utilities. Staff believes the required findings can be supported and recommends the Planning Commission approve the project as proposed.

**ALTERNATIVES**

1. **Approve Tentative Map No. 17575, with modifications.**
2. **Deny Tentative Map No. 17575, if the findings required to approve the project cannot be affirmed.**

**Respectfully submitted,**

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**Marcela Escobar-Eck  
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Information Division  
Development Services Department**

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**Patrick Hooper  
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Development Services Department**

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Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Tentative Map

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 3Z
11. Copy of 60-Day Notice of Intent to Convert