

DATE ISSUED: April 21, 2005 **REPORT NO. PC-05-117**
ATTENTION: **Planning Commission, Agenda of Aril 28, 2005**
SUBJECT: NORTHBLOCK LOFTS TENTATIVE MAP
PROJECT NO. 56071. PROCESS NUMBER 4
OWNER/APPLICANT: NORTHBLOCK LOFTS LLC. (Attachment 8)

SUMMARY

Issue(s): Should the Planning Commission approve a Tentative Map to allow the conversion of 103 residential units and one commercial unit, in a building located on the on the south side of F Street, between 6th and 7th Avenues, in the Centre City Community Planning Area, into condominiums?

Staff Recommendation: APPROVE Tentative Map No. 169550

Community Planning Group Recommendation: On January 19, 2005, the Centre City Advisory Committee (CCAC) voted 12 to approve, 10 to oppose, with 3 recusals.

Environmental Review: This project is categorically exempt from the California Environmental Quality Act per Article 19, Section 15301(k), Existing Facilities

Fiscal Impact Statement: None, as NorthBlock Lofts LLC. is responsible for all processing costs for this project.

Code Enforcement Impact: There are no Code Enforcement violations associated with this project.

Housing Impact Statement: With the proposed conversion of 103 existing living units and one commercial unit into condominiums, there would be a loss of 104 rentals units and a gain of 104 for-sale units. This Tentative Map request was deemed complete subject to inclusionary affordable housing and relocation requirements.

BACKGROUND

The 0.689 acre site is located at 777 6th Avenue, on the south side of F Street and lies within the Mixed Use/Residential Emphasis District of the Centre City Plan. Centre City Development Permit No. 40-0453 was issued by the Centre City Development Corporation (CCDC) on July 6, 2001. This permit allowed the development of mixed-use, multi-family residential and commercial high-rise building. The structure is comprised of 103 residential units and one commercial unit with underground parking. Building permit number B201089-03 was issued by Development Services on January 22, 2002, which allowed construction of the building. The building received a Certificate of Occupancy on February 25, 2005 and is currently occupied.

The proposed Tentative Map has been reviewed by CCDC staff and has been determined to be in compliance with Centre City Development Permit No. 40-0453.

DISCUSSION

Project Description: Presently the site consists of six lots, which sit at the south side of F Street between 6th and 7th Avenues. The site is surrounded by, a hotel to the north, a commercial parking lot to the east, a restaurant and commercial parking lot to the south and retail/office use to the west. The project proposes a Tentative Map to consolidate the six lots into one lot for the conversion of 103 existing residential rental units into 103 residential condominium units and one existing commercial unit into one commercial condominium unit (Attachment 5.) No construction is required for compliance with this Tentative Map.

Section 125.0410 of the San Diego Municipal Code requires that a Tentative Map be processed for the subdivision of land. According to San Diego Municipal Code Section 144.0444, Findings for Tentative Maps for Condominium Conversion, 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. Development Services and CCDC Staff have reviewed the proposed condominium conversion, and determined that it complies with both the Subdivision Map Act and the Municipal Code.

Utilities: All utilities are currently underground.

Environmental Analysis: This project is categorically exempt from the California Environmental Quality Act per Article 19, Section 15301(k), Existing Facilities

Conclusion: The Development Services Department staff has reviewed the request for a Tentative Map for the conversion of the 103 residential units and one commercial unit garage into condominiums. Staff has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps. Furthermore, Center City Development Corporation staff have determined that the proposed conversion is consistent with the Mixed Use/Residential Emphasis District and believe the required findings can be supported. Therefore, Development Services staff recommends that the Planning Commission acknowledge the Environmental Exemption and approve the project as proposed.

ALTERNATIVE

1. Approve Tentative Map 169550, with modifications.
2. Deny Tentative Map 169550, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Marcela Escobar-Eck
Deputy Director, Customer Support and
Information Division
Development Services Department

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ESCOBAR-ECK/PRL

Attachments:

1. Aerial Photo
2. Project Location Map
3. Community Plan Land Use Map
4. Project Data Sheet
5. Tentative Map Exhibit
6. 60 Day Notice of Filing Tentative Map for Conversion
7. Draft Tentative Map Resolution, with Findings and Conditions
8. Ownership Disclosure Statement
9. Project Chronology
10. Photo Survey