

DATE ISSUED: June 2, 2005 **REPORT NO.** PC-05-171

ATTENTION: **Planning Commission, Agenda of June 9, 2005**

SUBJECT: HOUSE OF BLUES TENTATIVE MAP - PROJECT NO. 50091
PROCESS NUMBER 4

OWNER/APPLICANT: 5th AVENUE PARTNERS. (Attachment 6)

SUMMARY

Issue(s): Should the Planning Commission approve a Tentative Map to allow 185 commercial hotel units and 2 commercial units, in a building presently under construction at 1055 5th Avenue, in the Centre City Community Planning Area, be developed as condominiums?

Staff Recommendation: APPROVE Tentative Map No.143818

Community Planning Group Recommendation: The Centre City Advisory Committee (CCAC) recommended approval of the Tentative Map.

Environmental Review: The Centre City Development Corporation completed an Environmental Secondary Study for this project on May 11, 2001, therefore, no further environmental review is necessary for this action.

Fiscal Impact Statement: None, as 5th AVENUE PARTNERS 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: There are no residential units associated with this project.

BACKGROUND

The 0.576-acre site is located at 1055 5th Avenue, between C Street and Broadway and lies within the Central Core District of the Centre City Community Planning Area. Centre City Development Permit No. 41-0225 was issued by the Centre City Development Corporation (CCDC) on June 14, 2001 to allow development of a mixed-use high-rise building consisting of hotel and commercial use. This permit was amended in February of 2005 to allow 24 additional hotel rooms.

The site encompasses the historic Woolworth and Jessops Jewelers buildings. These buildings will be integrated within the new commercial and hotel building. Building permits have been issued for phased development of the site. Recently, the House of Blues nightclub was allowed occupancy of one of the commercial suites. The hotel and other commercial suite are presently under construction.

DISCUSSION

Project Description: The high-rise will be comprised of 185 commercial hotel units and two commercial units. Presently the site consists of five lots, spanning between 5th and 6th Avenues, that sit mid-block between C Street and Broadway. The site is surrounded by a retail shops to the north, retail shops, restaurants and residential units to the east, residential units (presently under construction) and the a hotel to the south and parking and retail shops to the west The project proposes a Tentative Map to consolidate the five lots into one lot for the purpose of creating 185 commercial hotel condominium units and 2 commercial condominium units (Attachment 4.)

Per Centre City Development Permit No. 41-0225, the hotel units may be sold as separate condominiums, but must be operated as commercial hotel rooms only and may not be used by the unit owners, or be leased to others, as a primary residence. Section 125.0410 of the San Diego Municipal Code requires that a Tentative Map be processed for the subdivision of land.

Environmental Analysis: The Centre City Development Corporation issued CCDC Permit No. 41-0225 which included an Environmental Secondary Study for this project. It has been determined that this Tentative Map is in conformance with CCDC Permit No. 41-0225 and the Environmental Secondary Study.

Conclusion: The Development Services Department staff has reviewed the request for a Tentative Map for 185 commercial hotel units and two retail condominium units. 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 support the proposed Tentative Map as it is consistent with the Central Core District of Centre City Planned District as well as Centre City Development Permit No. 41-0225. Therefore, Development Services staff recommends that the Planning Commission approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 143818 with modifications.
2. Deny Tentative Map No. 143818 if the findings required approving the project cannot be affirmed.

Respectfully submitted,

Jeff Strohminger
Program Manager, Customer Support
and Information Division
Development Services Department

Peter Lynch
Development Project Manager, Customer Support
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Attachments:

1. Aerial Photo
2. Community Plan Land Use Map
3. Project Data Sheet
4. Tentative Map Exhibit
5. Draft Tentative Map Resolution, with Findings and Conditions
6. Ownership Disclosure Statement
7. Project Chronology
8. Photo Survey
9. Centre City Development Permit No. 41-0225