

**DATE ISSUED:** June 2 2005                      **REPORT NO.** PC-05-179

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

**SUBJECT:** GEORGIA STREET TENTATIVE MAP - PROJECT NO. 34579  
PROCESS FOUR

**OWNER/  
APPLICANT:** JEFFREY T. RALSTON (Attachment 8)  
DAVID YEH (LANDMARK CONSULTING)

**SUMMARY**

**Issue(s)** – Should the Planning Commission approve a Tentative Map for the conversion of six (6) existing residential units into condominiums and waive the requirement to underground existing overhead utilities at 4368 Georgia Street, within the Greater North Park Community Plan area?

**Staff Recommendation:**

1.     **Approve** Tentative Map No. 150555 and
2.     **Approve** waiver to the requirement for the undergrounding of the existing overhead utilities.

**Community Planning Group Recommendation** - On January 19, 2005, the Greater North Park Community Planning Group considered the project and voted 13-0-0 to recommend approval of the Tentative Map with recommendations, which are discussed in the 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 six existing apartments to condominiums, there would be a loss of six rental units and a gain of six for-sale units. This condominium conversion project was deemed complete on August 24, 2004, and is therefore subject to the new regulations regarding inclusionary housing and tenant relocation assistance.

## **BACKGROUND**

The 0.14-acre site is located at 4368 Georgia Street between El Cajon Boulevard and Meade Avenue in the MR-800B Zone of the Mid-City Communities Planned District, and within the Greater North Park Community Plan Area (Attachment 3). The site is presently developed with a 2-story building consisting of 2 one-bedroom, 2 two-bedroom, and 2 three-bedroom residential units. The development also provides a total of 9 off-street parking spaces in a combination of 3 tandem garages and 3 single car garages. Surrounding land use consists of single-unit residential development to the north, multi-unit residential development to the south, a hospital and multi-unit residential development to the east, and a church facility to the west.

The site is currently zoned MR-800B and is within the Mid-City Communities Planned District, which was established over the area in November 1987. The site is also within the Transit Area Overlay Zone established in October 1992. The six unit residential project was constructed in 1988 subject to the MR-800B Zone development regulations, which permitted up to a maximum of 7 units on the 6000 square-foot site, and required a total of nine spaces based on 1.3 spaces required per one-bedroom unit and 1.6 spaces required per two-bedroom unit. 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 meets the current density requirement of the MR-800B zone, which allows 1 unit per 800 square feet of lot area or a total of 7 units on the subject site. The project does not meet the current parking requirement of 10 parking spaces for the six-unit development. 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 0.14-acre site to consolidate 2 lots into one lot and for the conversion of six multi-family dwelling units into condominiums (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 a) the conversion involves a short span of overhead facility (less than 600 feet in length), and b) the conversion is a requirement of a condominium conversion of an existing development and the conversion would not represent a logical extension to an undergrounding facility. The applicant would be required to underground any new service run to any new or proposed structures within the subdivision per Condition No. 4 of the draft Tentative Map resolution (Attachment 6).

The neighborhood currently contains power poles and overhead utility lines within the east side of the alley right of way. The closest power pole is located approximately 35 feet south of the project site used to service the project site. The City's Undergrounding Master Plan for Fiscal Year 2004 designates the site within Block 3-W. Undergrounding in this area is scheduled for funding in Fiscal Year 2010 (Attachment 10).

#### **COMMUNITY PLANNING GROUP RECOMMENDATION:**

The Greater North Park Planning Committee considered the project on January 19, 2005 and voted 13-0-0 to recommend approval with the following conditions:

1. *Maximize parking.* The applicant would maintain the nine existing parking spaces which were required at the time of construction.
2. *Maximize landscaping.* The applicant would maintain the existing landscaping. The subject Tentative Map application is not subject to current landscape requirements.
3. *Right of first refusal.* This is a standard condominium conversion Tentative Map condition. Please see Condition No. 8 of the Resolution (Attachment 6).
4. *Save historic sidewalk stamps and scoring.* This is an existing requirement of the Municipal Code.
5. *Deny request to waive undergrounding utilities.* The applicant's request to waive the requirement to underground existing overhead utilities was reviewed by the Engineering staff, who determined that the waiver request met the requirements of City Council Policy 600 25.

**PROJECT RELATED ISSUES:**

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

All condominium conversion projects Deemed Complete on or after February 7, 2004 must conform 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 August 24, 2004, and is therefore subject to these new regulations. With their application submittal, the applicant has indicated their decision to pay the in-lieu fee to satisfy these requirements as allowed by these regulations. The project has been conditioned to require the subdivider pay an Inclusionary Affordable Housing In-Lieu Fee of \$3,920, based on a \$0.875 fee per residential square footage, 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 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 six 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. 150555 with modifications.**
2. **Deny Tentative Map No. 150555 if the findings required to approve the project cannot be affirmed.**

**Respectfully submitted,**

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**Jeffrey D. Strohminger**  
**Assistant Deputy Director, Customer Support and**  
**Information Division**  
**Development Services Department**

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**Firouzeh Tirandazi**  
**Customer Support and**  
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**Attachments:**

1. Aerial Photograph of Project Site
2. Community Plan Land Use Map
3. Project Location Map
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 W
11. Copy of Sample Notice to Tenants