

**DATE ISSUED:** July 15, 2005

**REPORT NO. PC-05-224**

**ATTENTION:** Planning Commission, Agenda of July 21, 2005

**SUBJECT:** MISSIONS AT RIO VISTA - PROJECT NO. 60569, TENTATIVE  
MAP, PROCESS FOUR

**OWNER:** LDM Missions, LLC, Mark Panissidi and Bill Hamlin, Principles and CSHV  
Missions @ Rio Vista, LLC, Lorenz Menrath, Officer

**APPLICANT:** Dan Rehm, Hunsaker and Associates

**SUMMARY**

**Issue(s):** Should the Planning Commission approve a Tentative Map for the conversion of 464 existing residential apartment units into condominiums at 2182-2282 Gill Village Way and 8228-8278 Station Village Lane, MV-M/SP Zone of Mission Valley Planned District within the Mission Valley Community Plan area?

**Staff Recommendation:**

1. **Approve** Tentative Map No. 179309.

**Community Planning Group Recommendation:** On May 4, 2005, the Mission Valley Unified Planning Committee approved the project, with no conditions, by a vote of 10-7-0 (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 associated with this action. All costs associated with the processing of this project are paid by the applicant.

**Code Enforcement Impact:** None with this project.

**Housing Impact Statement:** With the proposed conversion of 464 existing apartments to

condominiums, there would be a loss of 464 rental units and a gain of 464 for-sale units. This condominium conversion project was deemed complete on March 18, 2005, and is therefore subject to the new regulations regarding inclusionary housing and tenant relocation assistance. The project has been conditioned to require the subdivider to pay an Inclusionary Affordable Housing In-Lieu Fee of \$802,872.00 based on a \$1.75 fee per residential square foot, pursuant to the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance.

## **BACKGROUND**

The 17.74 acre site is located at 2182-2282 Gill Village Way and 8228-8278 Station Village Lane, MV-M/SP Zone of Mission Valley Planned District within the Mission Valley Community Plan area (Attachments 2 and 3). The project is also located in the Courtyard Residential planning area of the Rio Vista West, Amendment to the First San Diego River Improvement Project Specific Plan. The Community Plan designates the site for mixed use and residential uses for the west portion. The Specific Plan designates this site for residential uses. The existing development is consistent with this designation. The site is presently developed with twenty-nine (29) three-story multi-family structures, containing a total of 464 units, consisting of 174 one-bedroom units, 266 two bedroom units and 24-3-bedroom units. 847 parking spaces, consisting of 240 garage spaces, 589 open/bay parking spaces, and 5 disabled parking spaces are provided onsite, with 13 on-street parking spaces on Station Village Lane, which complies with the requirements that were in effect when the project was constructed in 1998. The project is surrounded by multi-family development on the east, south and west. There is a commercial shopping center to the east and the Vulcan mining site to the north.

The project was constructed in accordance with Mission Valley Special Permit (FSDRIP) No. 96-7102, which was approved by the Hearing Officer of the City of San Diego on May 19, 1997 (Attachment 11). The Permit allowed for the construction of the 464 residential units with associated open space, amenities, and parking. The parking requirement for the units was 810 spaces. The current 464 units and 847 parking spaces comply with the Permit. Future development or conversion of the site will be subject to the terms and conditions of the Permit.

## **DISCUSSION**

### **Project Description:**

The project proposes a Tentative Map for the subdivision of a 17.74 acre site to convert 464 existing dwelling units into condominiums (Attachment 5).

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. The site's utilities are undergrounded.

### **COMMUNITY PLANNING GROUP RECOMMENDATION**

On May 4, 2005, the Mission Valley Unified Planning Committee approved the project, with no conditions, by a vote of 107- 0(Attachment 7).

### **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 October 13, 2004 (Attachment 10). 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 March 6, 2005, 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 \$802,872.00 based on a \$1.75 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 464 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 the required findings can be supported and recommends the Planning Commission approve the project as proposed.

### **ALTERNATIVES**

- 1. Approve Tentative Map No. 179309 with modifications.**

2. **Deny Tentative Map No. 179309 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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**Jeannette Temple**  
**Development Project Manager,**  
**Customer Support and Information Division**  
**Development Services Department**

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Attachments:

1. Aerial Photo
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. Copy of Tenant Notices
11. Mission Valley Special Permit No. 96-7102