

DATE ISSUED: July 14, 2005 REPORT NO. PC-05-228

ATTENTION: Planning Commission, Agenda of July 21, 2005

SUBJECT: 2161 SAIPAN TENTATIVE MAP PROJECT NO. 65496

**OWNER/
APPLICANT:** Leo Kalderimoglou/
Robert Bateman

SUMMARY

Issue: Should the Planning Commission approve an application for a Tentative Map to convert 85 apartments into condominiums?

Staff Recommendation: APPROVE Tentative Map No. 196453.

Community Planning Group Recommendation: On April 12, 2005 the Skyline-Paradise Hills Community Planning Committee voted 12-1-0 to recommend approval of the proposed project with no condition (Attachment 7).

Environmental Review: The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, 15301(k), Existing Facilities.

Fiscal Impact Statement: All costs associated with the processing of this application are paid for by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The proposed project is the conversion of 85 existing apartment units into condominiums. There would be a loss of 85 rental units and a gain of 85 for-sale units. This condominium conversion project is required to comply with the inclusionary housing and tenant relocation assistance program, which are conditions of the proposed Tentative Maps for Condominium Conversions (Attachment 6). The applicant has chosen to designate ten percent of the units as Affordable Units in accordance with the City's Inclusionary Housing Ordinance.

BACKGROUND

The four-acre site is located at 2161-2245 Saipan Drive and 6330-6370 Potomac Street within the Skyline-Paradise Hills Community Plan. The development is located on two parcels of which parcel 2 is designated residential with a density range of 15-30 dwelling units per acre and parcel 1 is designated Neighborhood Commercial (Attachment 2). The site is zoned CN-1-2 (parcel 1) and RM-2-5 (parcel 2). The surrounding area is developed with a variety of mixed uses including multi-family developments to the south, a church to the east, single family dwellings to the north, and commercial retail establishments to the west.

The project is currently developed with an 85-unit apartment complex on two parcels. The complex was constructed in the 1980's and consist of 16, two story, wood frame construction, stucco buildings. All structures were in conformance with the development codes in effect at the time. The owner plans on renovating the development to include new flooring, kitchen and bathroom remodeling, expanded patios, resurfacing ceilings, new appliances, new roofs, and upgrading the landscape.

DISCUSSION

Project Description

The project proposes to convert the existing 85 apartments into condominiums. There are no zoning or code violations associated with the property. The existing multi-unit complex does not meet the current parking requirements of the current underlying zone, however it will maintain previously conforming rights in accordance with Chapter 12, Article 7, Division 1 of the San Diego Municipal Code (SDMC). The perimeter and parking areas of the development are landscaped with grass, ornamental ground cover, trees and shrubs. A swimming pool and barbeque area are located within the development along with coin operated washer and dryers.

The project consists of two studios, 23 one-bedroom, 59 two bed room, and 1 three bedroom dwelling units ranging in size form 475 square feet to 1,000 square feet.

Project Related Issues

The proposed condominium conversion will represent a change in ownership of each unit. The applicant has provided City with copies of the required 60-day Notice of Intent to Convert to Condominiums (Attachment 11), a 60-day Notice to Prospective tenants of intention to Convert to Condominiums (Attachment 12), 180 Days' Notice of Intention to Convert to Condominiums (Attachment 13), and a Tenant Benefits Summary Notification for Condominium Conversion (Attachment 14).

All condominium conversion projects Deemed Complete on or after February 7, 2004, must conform to the new regulations regarding inclusionary housing and tenant relocation benefits adopted by the City Council on March 15, 2004. Conditions Nos. 11 and 12 in the draft Tentative Map resolution require compliance with this ordinance (Attachment 6).

Undergrounding Waiver Request

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver of the requirement to underground the existing overhead utilities within the boundary of the parcel or subdivision. Staff has determined the undergrounding waiver request qualifies under the guidelines of Council Policy 600-25, in that it involves a span of under 600 feet. The project's implementation requires the undergrounding of any new utilities to any new or proposed structures within the parcel or subdivision, per condition 6 of the draft resolution (Attachment 6).

The project frontages are fully improved with overhead utilities located across Saipan Drive and Potomac Street. Power lines run north to south along Saipan Drive and East to west along Potomac Street. There are three power poles that front the site along Saipan Drive and three poles along Potomac Street. The overhead lines continue for some distance beyond the project location. The City's Undergrounding Master Plan for Fiscal Year 2004 designates the site within Block 4BB. Proposed construction to underground the existing overhead utilities has been set for 2032 (Attachment 14).

Conclusion:

A "Tentative Map for a Condominium Conversion" is a Process Four, Planning Commission decision pursuant to San Diego Municipal Code Section 125.0430. A Tentative Map for Condominium Conversion may be approved if the decision maker finds that the proposed division of land complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed condominium conversion and found it to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps and land use policies. Staff has determined that the required findings can be made as the project meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 143304 with modifications.
2. Deny Tentative Map No. 143304 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Jeff Strohminger
Assistant Deputy Director,
Customer Support and
Information Division
Development Services Department

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Attachments:

1. Aerial Photograph
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. 60-Day Notice
11. 60-Day Notice to Prospective Tenants
12. 180 Day Notice
13. Summary of Tenant Benefits
14. Proposed Undergrounding of Overhead Utilities