

DATE ISSUED: February 9, 2006 **REPORT NO. PC-06-057**

ATTENTION: **Planning Commission, Agenda of February 16, 2006**

SUBJECT: PARKE MEADE TENTATIVE MAP - PROJECT NO. 59502
PROCESS FOUR

OWNER/ Alex Mincks and Robert T. Dunn/CnC Gass, Inc. (Attachment §

APPLICANT: Jeff F. Ahlstrom

SUMMARY

Issue(s): Should the Planning Commission approve a Tentative Map to convert nine (9) existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 7,000 square foot site at 3111 Meade Avenue in the MR-800B Zone of Mid City Communities Planned District within the Greater North Park Community Plan?

Staff Recommendation:

1. **APPROVE** Tentative Map No. 175437
2. **APPROVE** request to waive the requirement to underground existing overhead utilities.

Community Planning Group Recommendation: On March 15, 2005 the Greater North Park Community Planning Committee voted 10-1-1 to approve the tentative map with conditions as discussed in this report .

Environmental Review: The proposed activity is categorically exempt from CEQA pursuant to Article 19, Section 15301(k), Existing Facilities of the State CEQA Guidelines.

As of this writing, this project is NOT the subject of a pending appeal.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are being paid by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: With the proposed conversion of nine (9) existing apartments to condominiums, there would be a loss of nine (9) rental units and a gain of nine (9) for-sale units. This condominium conversion project was deemed complete on January 5, 2005, and is therefore subject to the new regulations regarding inclusionary housing and tenant relocation assistance.

BACKGROUND

Built in 1985, the 0.161 acre site is located at 3111 Meade Avenue (between Illinois and Iowa Streets) in the MR-800B Zone of Mid City Communities Planned District within the Greater North Park Community Plan. The Community Plan designates this site for multi-family residential development and the residential use existing is consistent with this designation. The site is presently developed with one, two-story structure consisting of two 1-bedroom and seven 2-bedroom residential units. The site provides a total of fifteen (15) off-street parking spaces. All development complies with the zoning and development regulations in effect at the time of construction. No Building or Zoning Code violations have been recorded against the property.

Surrounding land use consists of multi-unit residential developments to the north, south, east, and west.

DISCUSSION

Project Description:

The project proposes a Tentative Map for the subdivision of a 0.161 acre site to convert nine (9) existing dwelling units into condominiums on one lot (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 the conversion is a requirement of a condominium conversion of an existing development and the conversion involves a short span of overhead facilities less than a full block in length and the conversion would not represent a logical extension to an under-grounding 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). All onsite utilities serving the subdivision shall be undergrounded with appropriate permits per Condition No. 19 of the draft Tentative Map Resolution.

The neighborhood currently contains power poles and overhead utility lines only at the rear of the properties in the alley. This project being on the corner of two streets has two pole locations; one in the alley east of the development and the other on Meade Avenue. The City's Undergrounding Master Plan for Fiscal Year 2006 designates the site within Block 3GG, scheduled for undergrounding in 2017. (Attachment 10).

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 December 1, 2005 (Attachment 11).

This project was Deemed Complete on January 5, 2005. All condominium conversion projects Deemed Complete after February 7, 2004, must conform to the regulations regarding inclusionary housing and tenant relocation benefits adopted by the City Council on March 15, 2004. The property owner has opted to pay the in-lieu fee established by the Inclusionary Housing Ordinance rather than providing affordable units on site. Based on the date the project was deemed complete and the number of units, the in-lieu fee for this project is calculated at \$875 per square foot. The gross floor area for this project is 6118 square feet. The in-lieu fee will be \$5,353.00. Relocation benefits will be based on a Housing Commission tenant survey anticipated to be conducted after the approval of the tentative map and prior to the recordation of the final map. Both the in-lieu fee and the relocation assistance are conditions of the Tentative Map Resolution.

On March 15, 2005, the Greater North Park Community Planning Committee voted 10-1-1 to approve the tentative map with the following standard set of conditions as applicable:

- *Historic sidewalk stamps and scoring to be preserved:* This is an existing requirement of the Municipal Code and has been included in the wording of Condition No. 15 of the Draft Resolution. (Attachment 6).
- *First right of refusal for renters:* This is a standard condominium conversion Tentative Map condition. Please see Condition No. 8 of the Draft Resolution.
- *New and appropriate landscaping as needed:* Landscape improvements would not be required by the Tentative Map.
- *On-site parking to be maximized:* The applicant would maintain the fifteen (15) existing parking spaces which were required at the time of construction.
- *Opposition to the exemption to underground utilities:* The applicant's request to waive the requirement to underground existing overhead utilities was reviewed by Engineering staff, who determined that the waiver request met the requirements of City Council Policy 600-25.

Conclusion:

Staff has reviewed the request for a Tentative Map to convert nine (9) existing residential units to condominiums and a request to waive the requirement to underground 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. 175437 with modifications.**
2. **Deny Tentative Map No. 175437 if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

Jeffrey D. Strohming
Acting Deputy Director, Customer Support and
Information Division
Development Services Department

John Cruz, Project Manager
Customer Support and
Information Division
Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Tentative Map Exhibit
6. Draft Map Conditions and Subdivision Resolution
7. Community Planning Group Recommendation and Minutes
8. Ownership Disclosure Statement
9. Project Chronology
10. City's Undergrounding Master Plan - Map 3GG
11. Copy Of Tenant Notice and Certification
12. Photos of existing elevations