

**DATE ISSUED:** March 30, 2006

**REPORT NO.** PC-06-117

**ATTENTION:** **Planning Commission, Agenda of April 6, 2006**

**SUBJECT:** COMPASS POINTE VESTING TENTATIVE MAP -  
PROJECT NO. 81755 - PROCESS 4

**OWNER/  
APPLICANT:** S. I. XII, LLC (Attachment 11)  
Norman Kasabuchi, Engineer

**SUMMARY**

**Issue:** Should the Planning Commission approve Vesting Tentative Map No. 256258 to convert 169 residential units to condominiums on a 13.75 acre site located at 11526 Compass Pointe North Drive within the Mira Mesa Community Planning area?

**Staff Recommendation:** Approve Vesting Tentative Map No. 256258.

**Community Planning Group Recommendation:** The Mira Mesa Community Planning Group met on November 21, 2005 and voted 14-0-0 to approve the condominium conversion as presented with no conditions.

**Environmental Review:** The project is categorically exempt from environmental review pursuant to Article 19, Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA). This project is not pending an appeal of the environmental determination. The environmental exemption determination was made on September 23, 2005, and the opportunity to appeal that determination ended October 14, 2005.

**Fiscal Impact Statement:** None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

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

**Housing Impact Statement:** With the proposed conversion of 169 existing apartments to condominiums, there would be a loss of 169 rental units and a gain of 169 for-sale units. The project is subject to the requirements of both the inclusionary housing ordinance and the condominium conversion ordinance. In order to meet the requirements of the inclusionary ordinance, the applicant has indicated they will pay an in-lieu fee (\$498,890). In order to comply with the relocation requirements of the condominium conversion ordinance, a tenant survey will be completed to determine the income levels of the current tenants. Based upon the outcome of the survey, the applicant may be responsible for relocation benefits.

## **BACKGROUND**

The 13.75 acre project site is located at 11526 Compass Pointe North Drive. It lies west of Compass Pointe Drive North and Interstate 15, east of Black Mountain Road, north of Capricorn Way, and south of Westview Parkway. It lies in the RM-1-1 (Residential Multiple Unit) Zone within the Mira Mesa Community Plan. The residential project was constructed in 2002-03 and is developed with 169 residential units in 31 buildings (Attachment 5). The proposed project site lies in a land use area designated as “residential” in the Mira Mesa Community Plan.

The surrounding neighborhood includes land use designations of residential and open space to the north, residential to the south and east and residential to the west. Existing land uses include multi-family housing to the north and east, and single-family residential uses to the south and west.

## **DISCUSSION**

### **Project Description:**

There are 105 two-bedroom units and 64 three-bedroom units in the project. Each of the 31 stucco residential buildings on-site are two-stories in height. Two-bedroom units range from 998 to 1,358 square feet, and the three-bedroom units range from 1,249 to 1,353 square feet in size. There are 36 parking spaces on-site with 280 being located in first-floor garages. 78 spaces are open, along with five (5) accessible parking spaces. The complex includes a swimming pool and spa. The RM-1-1 Zone in which the proposed project is located allows for a maximum of approximately 200 multi-family residential units on the site, at a rate one dwelling unit per 3,000 square feet of lot area.

The project proposes a Vesting Tentative Map for the subdivision of a 13.75-acre site to convert 169 residential apartment units into condominiums on a single lot (Attachment No. 5). Section 125.0410 of the San Diego Municipal Code (SDMC) requires a Tentative Map be processed for the subdivision of land. According to San Diego Municipal Code Section 144.0444, *Findings for Tentative Maps for Condominium Conversion*, the decision maker may approve a Tentative Map for the purposes of the conversion of residential property into a

condominium project if the decision maker finds the proposed conversion complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff reviewed the proposed condominium conversion, and determined it complies with both the Subdivision Map Act and the Municipal Code.

### **Project-Related Issues:**

#### **Condominium Conversion Regulations**

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 mailed to each tenant on November 23, 2005 (Attachments 7 and 8). The applicant has also certified that a copy of the Staff Report for this Condominium Conversion Project has been distributed to all tenants (Attachment 9).

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” April 1, 2005 and is therefore subject to these new regulations. The project has been conditioned to require the subdivider to conform with 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 Vesting Tentative Map for the subdivision of land for the conversion of 169 residential apartment units into a condominium project, and found the project is 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. 256258, with modifications.**
- 2. Deny Tentative Map No. 256258, if the findings required to approve the project cannot be affirmed.**

**Respectfully submitted,**

---

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

---

**Robert P. Tucker**  
**Development Project Manager**  
**Customer Support and Information Division**  
**Development Services Department**

HALBERT/RPT

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. Certification of "Tenant Notice for Condominium Map" mailing
8. "60 Day Notice Mailed to Tenants" and "Prospective Tenants Notice" examples
9. Certification of "Staff Report for Condominium Conversion Project" distribution
10. Community Planning Group Recommendation
11. Ownership Disclosure
12. Project Chronology

Rev 06-01-05 dcj