

DATE ISSUED: October 26, 2006

REPORT NO. PC-06-286

ATTENTION: Planning Commission, Agenda of November 2200 6

SUBJECT: 3043 GARRISON TENTATIVE MAP – PENINSULA –
PROJECT No. 100601 PROCESS 4.

OWNER/

APPLICANT: Terry W. and Diane L. Greene; and Peter W. Plikaytis, Owners/Applicants

SUMMARY

Issue: Should the Planning Commission approve a Tentative Map and Undergrounding Waiver to convert 6 residential units (under construction) to condominiums at 3043 and 3045 Garrison Street and 3046 Fenelon Street, in the RM-3-7 Zone of the Peninsula Community Plan?

Staff Recommendation:

1. APPROVE Tentative Map No. 330091
2. APPROVE Undergrounding Waiver.

Community Planning Group Recommendation: The Peninsula Community Planning Board considered the project at their meeting on August 17, 2006 where a motion to recommend approval carried by a vote of 10-0-2 (Attachment 7).

Environmental Review: The project has been determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with the State CEQA Guidelines 15301, existing facilities, June 8, 2006. This determination was appealed June 14, 2006, but subsequently withdrawn on October 12, 2006 (Attachment 11).

Fiscal Impact: The cost of processing this application is paid for by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The proposed project is the conversion of 6 units (under construction) to condominiums. The units are not occupied, so no existing tenants would be displaced. This project has complied with the Inclusionary Housing Regulations and an in-lieu fee of \$15,192.50 was paid at building permit issuance.

BACKGROUND

A Tentative Map to convert units into condominiums is a Process Four, Planning Commission decision per 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.

The developed 10,000 square foot (0.23 acre) site is located at 3043 Garrison Street between Locust Street and Rosecrans Streets. The project site fronts Locust Street, bounded by Garrison and Fenelon Streets. This location is within the Roseville neighborhood of the Peninsula Community Plan (Attachment 1). The lot is flat and graded, ranging in elevation from approximately 15 – 17 feet above mean sea level. The land is designated multifamily residential in the community plan at a high density of up to 44 dwelling units per acre (du/ac). The site is zoned RM-3-7 which is a medium density zone for multiple dwelling units, at a density of one unit per 1,000 square feet of lot area. The site is not within the coastal zone permit jurisdiction (which ends at Rosecrans Street), but the site is within the Coastal Height Limit Overlay Zone. The site is within Airport Approach Overlay Zone (AAOZ), but is not within the Airport Environs Overlay Zone (AEOZ) or the Airport Influence Area (AIA) of the San Diego International Airport. The surrounding area contains both single, and multifamily development.

The project site previously held a single family home (3046 Fenelon Street), and a two-story duplex (3043 & 3045 Garrison Street). Landscape review for construction of the new apartments was reviewed and approved by Development Services staff in August 2004 as meeting current landscape requirements, verified as meeting structural requirements in November 2004, verified as meeting electrical requirements in August 2004, and verified as meeting mechanical requirements in October 2004. A building permit was approved in April 2006 as Project Tracking System (PTS) number 92209.

DISCUSSION

The project proposes to convert the existing 6 units (under construction) to 6 condominiums providing for a total of 9,514 square feet of living space. The units are under construction and have never been occupied. The project consists of six, two-bedroom units in a two-story building over underground garage (two-car) parking, one garage for each unit, for a total of 12 off-street parking spaces. The project is constructed to current building, parking, and landscape standards. There are no zoning or code violations associated with the property. The project proposes the closure of two existing driveway curb cuts along Locust Street (thereby increasing on-street parking), improvements to the sidewalk along Locust Street with improved curb, gutter, and sidewalk, and will capture and treat surface runoff through a catch basin with fossil filter insert.

Approximately 800 cubic yards of soil were removed for construction. A short retaining wall (less than three feet high) would be constructed to separate the project from the adjacent two-story apartment building to the east. Driveway access to the new project would be provided off Garrison Street and Fenelon Streets on each end of the project. The units would front Locust Street, with pedestrian access to Locust Street, and would be oriented in a north/south position whereby each unit's frontage would be off-set approximately 45 degrees to Locust Street. This orientation breaks up the massing of the street frontage helping the project to better integrate with the look of the adjacent single-family residential community westerly of the project site.

View Corridor - Garrison Street to the north of the project site, is a designated view corridor to the San Diego Bay in the Peninsula Community Plan. However, the project, as constructed, avoids impacts to the view corridor through a 10-foot setback along Garrison and Fenelon Streets (where 10 feet is required), and a 5-foot setback along Locust Street (where 5 feet is required).

Undergrounding - There are existing overhead facilities adjacent to the project site. 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, Underground Conversion of Utility Lines at the Developers Expense, in that it involves a short span (less than a full block in length). The project is located within Block 2J at the boundary with block 2I. Block 2J has completed its undergrounding. Block 2I (project boundary along Garrison street) has overhead utilities remaining for which an undergrounding date has yet to be determined by Council for funding allocation (Attachment 10).

Affordable Housing - This project is subject to the requirements of the Inclusionary Housing Regulations of the San Diego Municipal Code at Chapter 14, Article 3, Division 8, and an in-lieu fee of \$15,192.50 was paid by the applicant on April 6, 2006, during the issuance of building permits for the apartment units.

Community Planning Group Recommendation – The Peninsula Community Planning Board considered the project at their meeting on August 17, 2006, where a motion to recommend approval carried by a vote of 10-0-2. The Board had previously heard the item the month prior, but continued it seeking additional information on how the project conformed to the Americans With Disabilities Act (ADA). The requested ADA compliance information was provided by DSD to the Chair of the Peninsula Community Planning Board on July 27, 2006. The project meets ADA standards as each unit is defined as a “carriage unit” as defined at CBC 1102A.3-C. The project meets all disabled access provision of the 2001 CBC, Chapter 11A. Elevators are not required (Attachment 7).

Conclusion:

Staff has reviewed the request for a Tentative Map for the conversion of 6 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, 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. 330091 with modifications.
2. Deny Tentative Map No. 330091 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Mike Westlake
Program Manager
Development Services Department

Cory H. Wilkinson, AICP
Development Project Manager,
Development Services Department

Westlake/CHW

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photo
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. Undergrounding Schedule
11. CEQA Exemption, Appeal, and Withdrawal