

CITY OF SAN DIEGO  
M E M O R A N D U M

DATE: September 19, 2005

TO: Community Planners Committee (CPC)

FROM: William Levin, Senior Planner, Planning Department

SUBJECT: Proposed Condominium Conversion Regulations

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On September 14, 2005 the Land Use and Housing (LU&H) Committee of the City Council discussed the issue of whether additional regulations should be applied to proposals for condominium conversions in San Diego. This issue had previously been discussed at two workshops and a Planning Commission hearing. Manager's Report No. 05-163 summarizes the recommendations of the Manager and Planning Commission on this issue. The LU&H Committee indicated general support for many of the recommendations but requested that the issue be vetted more fully in the community, including CPC, before an ordinance and other implementing measures are prepared and scheduled for hearing. In addition they asked for some additional research and more information from the City Attorney on some of the issues.

The following is a more detailed summary of the LU&H Committee action:

1. General support was indicated for recommendations #1, 3B-3I, 5, 6, 7, 9, and 10, although they may seek some refinements and want to obtain input from community groups and other interested parties.
2. City Attorney's opinions were requested on recommendations #8 and 11.
3. Additional research and information including input from community groups and other interested parties was requested for recommendations #2, 3A, 4, 12A and B, and 13.
4. An analysis of how conversions are impacting vacancy rates for low- and moderate-income was requested.

Other groups that have already made recommendations on the Manager's and Planning Commission's recommendations are as follows:

#### CHAMBER OF COMMERCE

The Chamber voted to support the Manager's Recommendations except that they recommend an in lieu fee option should be available both for meeting the inclusionary requirement and for meeting the parking requirement.

#### DEVELOPMENT SERVICES DEPARTMENT TECHNICAL ADVISORY COMMITTEE (TAC)

TAC voted to oppose most of the Manager's Recommendations because they believe that additional recommendations are harmful to the local housing market. They indicated they could support some "good neighbor" and consumer protection measures but oppose the parking requirement and on-site inclusionary requirements.

William Levin