

**GREATER NORTH PARK COMMUNITY PLANNING COMMITTEE**  
Urban Design/Project Review Subcommittee

Date Issued: September 12, 2005

Attention: Land Use and Housing Committee  
Planning Commission  
San Diego Planning Department  
San Diego City Manager Officer

SUBJECT: GNPCPC Response to City Manager's Report 05-163 Regarding Possible Condominium Conversion Regulations and GNPCPC Recommendations Regarding Community Planning Group Review of New Multi-family Housing Construction, Demolition Permits, and Condominium Conversions

REFERENCE: Planning Commission Report 05-151 Dated May 20, 2005 and City Manager's Report 05-163 Dated July 20, 2005

**BACKGROUND**

During the past three years, applications for condominium maps to allow conversions have accelerated and a very large proportion of these conversions have and will occur in Greater North Park. In the same period, there has been increases in applications to convert smaller, older projects (constructed in the 1960's and 1970's), most of which were constructed under more lenient building codes and with less requirements for parking and landscaping. Finally, there have been increases in applications to convert recently permitted new multi-family rental projects, most of which do not contribute to the architectural diversity of Greater North Park and do not adhere to the Greater North Park Community Plan, to condominium ownership.

Because the Greater North Park Community Planning Committee (GNPCPC) and its Urban Design/Project Review (UD/PR) Subcommittee share many of concerns raised in the July 20, 2005 City Manager's Report and because the Committee continues to be concerned about the lack of governmental oversight and community design review of the multi-family projects that often are subsequently approved as condominium conversions, the UD/PR held two community workshops (July 14 and August 11, 2005) on the above-stated issues. From these workshops, the following recommendations have been approved by the subject community planning groups.

**RECOMMENDATIONS**

1. The City Planning Department shall establish a process to allow community planning group review of all new multi-family rental and condominium projects.

UD/PR seeks to review/comment on all new multi-family construction permits. The issues are changes in land use, demolition of existing single family units that are identified as historic or potentially contributing, design that does not contribute to the architectural diversity of the community, and developers' intention to seek condo conversion tentative maps for newly permitted multi-family projects.

## 2. Approve the Greater North Park Historical Resources Survey

The Committee recommends prompt approval, adoption, and review processes related to the recommendations and listing of historical and contributing residences and commercial property found in the Historical Resources Survey. Additionally, City Planning needs to move with urgency to hire a planner with historic resources expertise.

## 3. Preserve Single Family Homes Except Along Major Transportation Corridors

Enact the Historical Resources Survey and require community planning group review of all demolition permits. Use fee and other incentives to retain single family homes outside of more narrowly defined transportation corridors.

## 4. Expand relocation assistance as described in the City Manager's Report

Require that all tenants, regardless of income, receive a relocation payment equivalent to three months rent. The trigger date for relocation payments should continue to be the date on which a Notice to Vacate is received by tenants. The three month relocation shall be in addition to security deposit and last month rent pre-payments by tenants that are common in standard lease agreements.

## 5. Require parking, landscaping, plumbing, electrical, roof, wall, fire and HVAC standards for projects requesting maps to allow conversion as described in the City Manager's Report.

Adopt the City Manager's recommendations, including Planning Commission's recommendation that projects built after 1992 meet current and more stringent regulations).

## 6. Require Building Condition Report as described in the City Manager's Report as recommended by the Planning Commission.

Adopt the Planning Commission's recommendations regarding providing buyers of condominiums a building condition report.

## 7. Require that utilities be under-grounded from the power source (distribution or vault box) to the buildings as recommended as described in the City Manager's Report as recommended by the Planning Commission. Require complete under-grounding whenever projects comprise frontage of one city block or more.

8. Require that condominium conversions with ten or more units meet their ten percent inclusionary requirement onsite with no in lieu fee option as described in the City Manager's Report as recommended by the Planning Commission.

9. Require relocation payment requirements, "good neighbor" and consumer protection upgrades for "off-the-shelf" conversions that already have a condominium map as described in the City Manager's Report as recommended by the Manager (not the Planning Commission)

10. Collect park fees for all condominium conversions if the community has been determined to be deficient in the requisite acreage of park-land given the population/housing density. North Park is deficient.

Note that this recommendation differs from those found in the City Manager's Report or as recommended by the Planning commission.

11. Do not enact an economic hardship waiver process for projects that cannot meet increased standards as described in the City Manager's Report.

12. Require better noticing and recordkeeping as described in the City Manager's Report, as recommended by the Planning Commission. In addition, require that tenants and perspective tenants sign and owner retain evidence of notification. Written notification should indicate whether proper translation (in person or in writing) has occurred for tenants with languages other than English.

Respectfully submitted,

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