



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: July 14, 2004 REPORT NO. HO-04-095
ATTENTION: Hearing Officer
SUBJECT: DIAMOND STREET MAP WAIVER – PROJECT NUMBER: 23848
LOCATION: 1901-1909 Diamond Street and 1911-1919 Diamond Street
APPLICANT: Michael Turk and CEMET, LP

SUMMARY

Requested Action - Should the Hearing Officer approve Map Waiver Nos. 60957(a) and 60957(b), including a waiver of the requirement to underground existing overhead utilities, for the conversion of five residential dwelling units under construction on two separate lots, for a total of ten units to condominium ownership?

Staff Recommendation - Approve Map Waiver Nos. 60957(a) and 60957(b).

Community Planning Group Recommendation – The Pacific Beach Community Planning Committee voted 13-0-2 to recommend approval of the project on April 26, 2004.

Environmental Review – The Map Waivers have been determined to be exempt from the California Environmental Quality Act per Article 19, Section 15301(k), Existing Facilities.

BACKGROUND

The proposed project has been processed under the Affordable/Infill Housing and Sustainable Buildings Expedite Program as sustainable energies are being utilized in the construction of the residential units. The subject properties, located at 1901-1909 and 1911-1919 Diamond Street are at the southeast corner of Diamond and Lamont Streets. The two 7,808 square-foot sites are located in the RM-2-5 Zone and the Coastal Height Limitation Overlay Zone within the boundaries of the Pacific Beach Community Plan area. The project sites contain two-five dwelling unit

structures, under construction permitted by Building Permit No. C-300530-03 and C300533-03, issued by the City of San Diego on January 27, 2003. Compliance with all applicable land development regulations were evaluated with prior approvals.

DISCUSSION

The requested action is to permit the owner of these properties to convert the five residential units on each of two lots to condominium ownership. No other entitlements are granted by this action. The Map Waivers are required to identify the site as a condominium project specifically for five units/ownerships on each lot. The Waiver of Undergrounding is requested based on City Council Policy 600-25 that allows for the requirement of existing overhead public utilities to be undergrounded unless a waiver is requested. This waiver can be granted based on The conversion involves a short span of overhead facility (less than 600 feet in length) and the conversion would represent an isolated undergrounding for an indefinite period.

Waiver of Undergrounding:

The project sites are located at 1901-1909 and 1911-1919 Diamond Street in Block 2-Y of the City's Master Undergrounding Plan and a date or schedule for undergrounding has not yet been established by the City Council (Attachment No. 6). 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 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, *Undergrounding Conversion of Utility Lines at the Developers Expense* as stated above. The applicant would be required to underground any new service run to any new or proposed structures within the subdivision.

In conclusion, this approval would enable the property owner to sell the five residential units on each of two lots as condominiums, for the entitlement being a change in ownership only.

ALTERNATIVES

1. Approve Map Waiver Nos. 60957(a) and 60957(b), with modifications; or

2. Deny Map Waiver Nos. 60957(a) and 60957(b) if the Findings required to approve the project cannot be affirmed.

Respectfully submitted,

Jeannette Temple, Development Project Manager

Attachments:

1. Draft Map Waiver Resolution 1901-1909 Diamond Street
2. Draft Map Waiver Resolution 1911-1919 Diamond Street
3. Project Data Sheets
4. Copy of Project Plans (forwarded to HO)
5. Copy of Public Notice (forwarded to HO)
6. Undergrounding Master Plan

Job Order Number: 422243

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