



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: January 12, 2005 REPORT NO. HO 05-004

ATTENTION: Hearing Officer

SUBJECT: MISSOURI STREET MAP WAIVER - PROJECT NUMBER: 40632

LOCATION: 1078 Missouri Street

APPLICANT: Ring Family Partnership #3, L.P.; Attn. Mr. Steve Ring

SUMMARY

Requested Action - Should the Hearing Officer approve a Map Waiver and Waiver of Undergrounding No. 115410 and a Coastal Development Permit No. 115409 to convert three existing residential dwelling units to condominium ownership on a site at 1078 Missouri Street within the Pacific beach Community Plan area?

Staff Recommendation -

1. APPROVE Coastal Development Permit No. 115409, and
2. APPROVE Map Waiver No. 115410

Community Planning Group Recommendation – The Pacific Beach Community Planning Committee has received all application packages, submittals and project assessment letters. The committee has not forwarded any recommendation to the City.

Environmental Review - The project is categorically exempt from CEQA per Article 19, Section 15301(k), Existing Facilities.

BACKGROUND

The subject property, located at 1078 Missouri Street on the northwest corner of Dawes Street, is a 6,237 square-foot site zoned RM-1-1 within the boundaries of the Pacific Beach Community Plan. The site is within the Coastal Overlay Zone (non-appealable), and the Coastal Height Limit Overlay Zone. The project site contains three detached single-family residences, each one-story in height with only one off-

street parking space located within a garage accessed from the abutting alleyway. Compliance with all applicable land development regulations were evaluated with approvals and development of the site in approximately 1960. Since the construction of the development of this site, almost all of the City's Land Development Code regulations have changed and this project would be considered previously conforming where any portion of the project would not comply with current criteria.

The project application was deemed complete on June 21, 2004, after the adoption of the amendments to Chapter 14, Article 2, Division 13, Sections 142.1303 and 142.1306 of the San Diego Municipal Code, all relating to Inclusionary Affordable Housing Regulations. The project is not subject to the City's 'Coastal Overlay Zone Affordable Housing Replacement' regulations.

DISCUSSION

The project site is located in Block 2-X of the City's Undergrounding Master Plan and a schedule for undergrounding has not yet been determined by the City Council for undergrounding. (Attachment No. 7). 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*, in that it involves a short span of under 600-feet, would not represent a logical extension to an undergrounding facility and is a condominium conversion application. The applicant would be required to underground any new service run to any new or proposed structures within the subdivision.

The San Diego Housing Commission and City staffs have determined that the conversion of the three dwelling units is subject to the Inclusionary Housing Ordinance and the Condo Conversion Ordinance. As such, the applicant is required to pay an in-lieu fee to the Housing Commission prior to the filing of a Consolidation Parcel Map to satisfy the Inclusionary Housing Ordinance. To comply with the relocation requirements of the Condo Conversion Ordinance, a tenant income survey of the tenants of the three units will be conducted by the Housing Commission and any compliance will be a condition of approval. The conditions by the Housing Commission are included in the Map Waiver Resolution.

In conclusion, this approval would enable the property owner to sell the three residential units as condominiums, for the entitlement being a change in ownership only.

ALTERNATIVES

1. Approve Map Waiver and Waiver of Undergrounding No. 115410 and Coastal Development Permit No. 115409 with modifications.

2. Deny Map Waiver and Waiver of Undergrounding No. 11540 and Coastal Development Permit No. 115409 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Robert Korch, Development Project Manager

Attachments:

1. Aerial Photograph
2. Project Location Map
3. Project Data Sheet
4. Tentative Map (Hearing Officer only)
5. Draft Map Conditions and Subdivision Resolution
6. Draft Coastal Development Permit with Conditions
7. Draft Coastal Development Permit Resolution with Findings
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Chronology