



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: June 15, 2005 REPORT NO. HO 05-106

ATTENTION: Hearing Officer

SUBJECT: DALE STREET MAP WAIVER
PROJECT NUMBER 42405

LOCATION: 2040-2044 Dale Street and 2921 Hawthorn Street

APPLICANT: Kenneth Discenza

SUMMARY

Requested Action - Should the Hearing Officer approve a Map Waiver to convert three residential units into condominiums and waive the requirement to underground the existing overhead utilities at 2040-2044 Dale Street and 2921 Hawthorn Street within the Greater Golden Hill Community Planning area?

Staff Recommendations-

1. Approve Map Waiver No. 122135; and
2. Approve a waiver to the requirement for the undergrounding of the existing overhead utilities.

Community Planning Group Recommendation - On March 10, 2004, the Greater Golden Hill Planning Committee took no action on the proposed Map Waiver. The group has indicated to staff that it presently does not take a position supporting or opposing condominium conversions (Attachment 5).

Environmental Review - The project is exempt from the California Environmental Quality Act pursuant to Article 19, section 15301(k) for existing facilities.

BACKGROUND

The project proposes a waiver for the requirements of a Tentative Map to convert three residential units into condominiums, and to waive the requirement to underground the existing overhead utilities. The .19-acre site is located at 2040-2044 Dale Street and 2921 Hawthorn Street in the RS-1-7 zone within the Greater Golden Hill Community Planning area.

DISCUSSION

There are currently three detached single story, wood frame residences on site. The unit facing Hawthorn Street is 828-square-foot, and the units facing Dale Street are 1033 and 1,299 square feet in area respectively. The units were constructed prior to 1956 when the zoning was R-4. There are two tandem parking spaces (within two detached, one-car garages each with one surface parking space in front of the garage) which are accessed from Hawthorn Street. The project has previously conforming rights with respect to density and parking as described in Chapter 14, Article 3, Division 2 of the Land Development Code. Therefore, the proposed conversion will retain its previously conforming rights. There are no open Building or Zoning Code violations of record against this property.

The applicant is requesting a waiver of the requirements for the undergrounding of the existing overhead facilities. Staff has determined that the undergrounding waiver request qualifies under the guidelines of Council Policy No. 600 25-Underground Conversion of Utility Lines at the Developers Expense. The developer will be required to underground any new service run to the proposed structures within the subdivision. The existing conversion involves a short span of overhead facility (less than 600 feet in length) and it has been determined that such conversion is not a part of a continuing effort to accomplish a total undergrounding within a specific street or area, and the conversion would represent an isolated undergrounding with a minimum probability of extension in the future.

The project is subject to Inclusionary Housing Regulations of the Municipal Code. The Map Waiver resolution contains conditions that ensure the project complies with all applicable code, and regulations.

Staff has reviewed the Map Waiver request to waive the regulations for a Tentative Map and to waive the requirements for the undergrounding of existing overhead utilities. The project is in conformance with the applicable sections of the San Diego Municipal Code for Map Waiver and Council Policy 600-25 regulating undergrounding of existing overhead utilities. The development is consistent with the residential land use designation of the Golden Hill Planned District. Staff recommends approval of the project.

ALTERNATIVE

1. Approve Map Waiver No. 122135, with modifications.

2. Deny Map Waiver No. 122135, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Nilia Koering, Development Project Manager

Attachments:

1. Draft Resolutions with Findings
2. Project Site Plan
3. Project Data Sheet
4. Project Chronology
5. Community Planning Group Recommendation
6. Tenant Notices