



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: May 31, 2007 **REPORT NO.** PC-07-077

ATTENTION: Planning Commission, Agenda of June 7, 2007

SUBJECT: FRONT AND CEDAR CONDOMINIUMS - PROJECT NO. 105680
PROCESS 4

OWNER: Cedar Street High-Rise, LP

APPLICANT: Matt Kurtz, Project Design Consultants

SUMMARY

Issue(s): Should the Planning Commission approve a Tentative Map to subdivide five (5) lots into 144 residential condominium units and 3 commercial condominium units on a 0.62-acre site presently under construction at 1551 Union Street, in the Centre City Planning Area?

Staff Recommendation: APPROVE Tentative Map No. 371466

Community Planning Group Recommendation: On September 20, 2006, the Centre City Advisory Committee voted to approve the project by a vote of 18 in favor and 0 opposed.

Environmental Review This project is categorically exempt from the California Environmental Quality Act per Article 19, Section 15301(k), Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 7, 2006, and the opportunity to appeal that determination ended July 21, 2006.

Fiscal Impact Statement: None, as Cedar Street High-Rise, LP is responsible for all processing costs of this application.

Code Enforcement Impact: There are no Code Enforcement violations associated with this project.

Housing Impact Statement: The proposed project is the subdivision of five (5) lots into 144 Residential condominium units and three (3) Commercial condominium units. As the building is currently under construction, there will be no loss of rental units and a gain of 144 for-sale units. This project is subject to the Inclusionary Housing Regulations and the land owners complied with these regulations on December 22, 2005 by paying an In-Lieu Fee in the amount of \$186,856.25 under Project no. 68493.

BACKGROUND

The 0.62-acre project site is located at 1551 Union Street, between Front and Union Streets, in the Residential Emphasis District and Cortez Neighborhood of the Centre City Planned District (Attachment 2) and Airport Approach Zone.

On March 26, 2005, the Centre City Development Corp. (CCDC) issued Centre City Development Permit (CCDP) No. 2004-58. This permit allowed construction of a mixed-use building with approximately 144 residential units, 5,000 square feet of commercial retail and 233 parking spaces.

On December 22, 2005, a building permit was issued that allowed construction of the 11-story building. The building, currently under construction, has not yet received a Certificate of Occupancy.

The neighborhood is characterized by mixed-use development. Land use immediately adjacent to the site includes, mixed-use commercial and residential to the north, a high-rise multi-family building to the east, mixed-use commercial and residential to the south and a high-rise multi-family building to the west.

DISCUSSION

Project Description: The project proposes to subdivide five (5) lots into 144 residential condominium units and 3 commercial condominium units.

Environmental Analysis: Building permits for the development have been issued in conformance with CCDP No. 2004-58 and construction has commenced. As such, it has been determined that the proposed subdivision is categorically exempt from the California Environmental Quality Act on the basis that the facilities are existing.

Inclusionary Housing: An Inclusionary Housing In-Lieu fee of \$186,856.25 was paid at the time of the issuance of the building permits. Therefore, the project is in compliance with the Inclusionary Housing regulations and no additional fees are required. The project is currently under construction and would not be subject to the tenant relocation assistance regulations.

Project-Related Issues: Although the project site is within the Airport Approach Overlay Zone, in 2005 the Airport Authority found that the upcoming amendments to the Downtown Community Plan, Centre City Planned District Ordinance, and Airport Approach Overlay Zone that were adopted in March 2006 were consistent with the Airport Land Use Compatibility Plan

(ALUCP) for San Diego International Airport - Lindbergh Field for projects within the Centre City area. Therefore, projects in the downtown area that comply with these planning documents are reviewed for consistency with the ALUCP by CCDC and the City and the Airport Authority no longer reviews these projects (unless the project is found to be inconsistent with the applicable planning documents for downtown). The Front and Cedar (Current) project conforms to the downtown planning documents and therefore, is consistent with the Airport Land Use Compatibility Plan for San Diego International Airport – Lindbergh Field and no review by the San Diego Regional Airport Authority is required.

Conclusion: Development Services and CCDC staff have reviewed the request for a Tentative Map to consolidate five (5) lots into 144 residential condominium units and 3 commercial condominium units and have found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps. Development Services and CCDC staff believe the required findings can be supported and recommend that the Planning Commission approve the project as proposed.

ALTERNATIVE

1. Approve Tentative Map No. 371466, with modifications.
2. Deny Tentative Map No. 371466, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Program Manager,
Development Services Department



Peter Lynch
Development Project Manager,
Development Services Department

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photo
4. Project Data Sheet
5. Tentative Map Exhibit
6. Draft Tentative Map Resolution, with Findings and Conditions
7. Ownership Disclosure Statement
8. Project Chronology
9. Photo Survey