

DATE ISSUED: September 9, 2004 **REPORT NO. PC-04-159**

ATTENTION: **Planning Commission, Agenda of September 16, 2004**

SUBJECT: MONARCH TENTATIVE MAP, PROJECT No. 29071
PROCESS 4.

**OWNER/
APPLICANT:** **Monarch at Carmel Valley, LLC**

SUMMARY

Issue(s) – Should the Planning Commission Approve a Tentative Map to convert 225 residential units to condominiums?

Staff Recommendation:

1. APPROVE Tentative Map No. 78099.

Community Planning Group Recommendation – On July 13, 2004, the Carmel Valley Community Planning Board considered the project and voted to support the applicant's proposed conversion from apartments to condominiums. (Attachment 7)

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

Fiscal Impact – None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact – None with this action.

Housing Impact Statement - The project is subject to the requirements of both the inclusionary housing ordinance and the condominium conversion ordinance. In order to meet the requirements of the inclusionary ordinance, the applicant has indicated they will pay an in-lieu fee. In order to comply with the relocation requirements of the condominium conversion ordinance, a tenant survey will be completed to determine the income levels of the current tenants. Based upon the outcome of the survey, the applicant may be responsible for relocation benefits.

BACKGROUND

The site is developed with 225 residential units in multiple buildings (Attachment 1). The 7.668 acre property is located at the corner of Carmel Country Road and Carmel Creek Road in the MF-4 zone of the Carmel Valley Planned District (Attachment 2). There are 70 one-bedroom, 137 two-bedroom and 18 three-bedroom units in the project. There is a total of 445 parking spaces including 9 disabled spaces to support the project. The project was completed in September 2000, development of the site was governed by Carmel Valley Planned District Permit No. 98-0167 which was approved in October 1998 (Attachment 5). Surrounding neighborhood consists of multi-family and single family residences. Carmel Valley Middle School and park are adjacent to the site. The neighborhood is fully developed and all street improvements and utilities are existing and no new improvements are required for this application.

DISCUSSION

PROJECT DESCRIPTION:

The project proposes a Tentative Map for the subdivision of a 7.668-acre site to convert two hundred twenty-five dwelling units into condominiums on one existing lot (Attachment 3).

Section 125.0410 of the San Diego Municipal Code requires a Tentative Map be processed for the subdivision of land. According to San Diego Municipal Code Section 144.0444, *Findings for Tentative Maps for Condominium Conversion*, the decision maker may approve a Tentative Map for the purposes of the conversion of residential property into a condominium project if the decision maker finds the proposed conversion complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed condominium conversion, and determined it complies with both the Subdivision Map Act and the Municipal Code.

COMMUNITY PLANNING GROUP RECOMMENDATION:

The Carmel Valley Community Planning Board considered the project on July 13, 2004 and voted to support the applicant's proposed conversion from apartments to condominiums (Attachment 7). The planning board requested the applicant to make a contribution to Carmel Valley's Maintenance Assessment District (MAD) to complete the median landscaping in Carmel Country Road along project's frontage. The applicant has agreed to work with the Carmel Valley Community Planning Board and the Carmel Valley MAD to satisfy this request.

PROJECT RELATED ISSUES:

Condominium Conversion Regulations

The requested conversion of these residential units to condominiums would result in a change in ownership only. The applicant has certified that the required 60-day Notice of Intent to Convert to Condominiums was provided to the tenants on June 14, 2004. Copies of the notices are on file in the Development Services Department and the following are attached to this report
Attachment 6:

1. Affidavit of Proof of Services by mailing with list of names and addresses of persons receiving notice.
2. Affidavit of Proof of Service by Posting with list of names and addresses of persons receiving notice.
3. Copy of 60 day notice which includes Summary of Tenant Benefits.

In order to meet the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code), the applicant has agreed to pay an In-Lieu Fee.

CONCLUSION

Staff has reviewed the request for a Tentative Map for the subdivision of land for the conversion of two hundred twenty-five residential units into a condominium project, and found the project is in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps. Staff believes the required findings can be supported and recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

1. Approve Tentative Map/Condominium Conversion, with modifications.
2. Deny Tentative Map/Condominium Conversion, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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Development Services Department

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GWH/FZM

Attachments:

1. Aerial Photograph
2. Project Location Map
3. Tentative Map
4. Draft Map Conditions and Subdivision Resolution
5. Pictures showing the site
6. Certification Of Tenant Notice For Condominium Map
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology

