

DATE ISSUED: December 9, 2004 **REPORT NO.** PC-04-219

ATTENTION: Planning Commission, Agenda of December 16, 2004

SUBJECT: ADELAIDE AVENUE TENTATIVE MAP – PROJECT NO. 16951
PROCESS FOUR

**OWNER/
APPLICANT:** DG & W, LLC (Attachment 8)
WESTONE MANAGEMENT CONSULTANTS

SUMMARY

Issue(s) – Should the Planning Commission approve a Tentative Map for the conversion of twenty existing residential units into condominiums and waive the requirement to underground existing overhead utilities at 6101 Adelaide Avenue, within the Eastern Area neighborhood of the Mid-City Communities Plan area?

Staff Recommendation:

1. **Approve** Tentative Map No. 38045; and
2. **Approve** waiver to the requirement for the undergrounding of the existing overhead utilities.

Community Planning Group Recommendation - The Eastern Area Planning Committee voted unanimously (12-0) on May 11, 2004 to recommend approval of the project with no recommendations (Attachment 7).

Environmental Review – This project is exempt from environmental review pursuant to Article 19, Section 15301(k), Existing Facilities, of the California Environmental Quality Act (CEQA).

Fiscal Impact – None with this action. All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact – None with this action.

Housing Impact Statement – With the proposed conversion of twenty existing apartments to condominiums, there would be a loss of twenty rental units and a gain of

twenty for-sale units. This condominium conversion project was deemed complete prior to February 7, 2004, and is therefore exempt from the new regulations regarding inclusionary housing and tenant relocation assistance.

BACKGROUND

The 0.165-acre site is located at 6101 Adelaide Avenue, between College Avenue and Tarragona Drive in the RS-1-7 zone within the Eastern Area Neighborhood of the Mid-City Communities Plan area (Attachment 3). The site is presently developed with a two-story building consisting of 18 studio units, 2 one-bedroom units, and 8 off-street parking spaces located along project frontage on Adelaide Avenue. The site is bounded by Adelaide Avenue to the north, College Avenue to the west, and Tarragona Drive to the east, and multi-unit residential development to the south. Surrounding land uses include churches, preschools, and a mix of single-unit and multi-unit residential development.

The site is currently zoned RS-1-7, which was applied to the site in July 1990. The twenty-unit apartment was approved for construction in 1953 subject to the R-4 (R-400) development regulations. Although no parking was required at the time the project was approved for construction, eight off-street parking spaces are provided. The development complied with the zoning and development regulations in effect at the time of construction and no Building or Zoning Code violations have been recorded against the property.

The project does not meet the current density requirement of 1 unit per lot in the RS-1-7 zone. The current zone would only allow 1 unit to be developed on the site, and 25 parking spaces would be required for the 20-unit residential complex. However, the project has previously conforming rights to be maintained as outlined in Chapter 12, Article 7, Division 1 of the Land Development Code.

DISCUSSION

PROJECT DESCRIPTION:

The project proposes a Tentative Map for the subdivision of a 0.165-acre site to create one lot and for the conversion of twenty multi-family dwelling units into condominiums (Attachment 5). The applicant is also requesting that the requirement for the undergrounding of the existing overhead utilities be waived.

Section 125.0410 of the San Diego Municipal Code (SDMC) requires that a Tentative Map be processed for the subdivision of land. According to SDMC Sections 125.0440 and 125.0444, *Findings for Tentative Maps and for Condominium Conversions*, the decisionmaker may approve a Tentative Map for the purposes of the conversion of residential property into a condominium project if the decisionmaker finds that 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 that it complies with both the Subdivision Map Act

and the San Diego Municipal Code.

Undergrounding Waiver Request

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver from 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, *Underground Conversion of Utility Lines at the Developer's Expense*, in that the conversion is a requirement of a condominium conversion of an existing development and the conversion would not represent a logical extension to an undergrounding facility. The applicant would be required to underground any new service run to any new or proposed structures within the subdivision per Condition No. 4 of the draft Tentative Map resolution (Attachment 6).

The neighborhood currently contains utility poles and overhead utility lines, which are located along the west side of Tarragona Drive. There is one utility pole located within the Right-of-way at the northeast corner of the project site, which is used to provide overhead service to the site. The City's Undergrounding Master Plan for Fiscal Year 2004 designates the site within Block 7G. This area has not been scheduled for undergrounding at this time and will be determined in the future by the District 7 Council Office (Attachment 10).

COMMUNITY PLANNING GROUP RECOMMENDATION:

The Eastern Area Planning Committee recommended unanimous approval of the proposed project with no recommendations (Attachment 7).

PROJECT RELATED ISSUES:

The requested conversion of these residential units to condominiums represents primarily a change in ownership.

All condominium conversion projects Deemed Complete on or after February 7, 2004, must conform with the new regulations regarding inclusionary housing and tenant relocation benefits adopted by the City Council on March 15, 2004. This proposed project was Deemed Complete on October 6, 2003, and is therefore not subject to these new regulations.

CONCLUSION:

Staff has reviewed the request for a Tentative Map for the conversion of six residential units into condominiums and the request to waive the requirements of the undergrounding of existing overhead utilities, and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps and Council Policy 600-25 regulating undergrounding of existing overhead utilities. Staff believes the required findings can be supported and recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

1. **Approve** Tentative Map No. 38045, **with modifications.**
2. **Deny** Tentative Map No. 38045, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

Marcela Escobar-Eck
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Development Services Department

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ESCOBAR-ECK/FZT

Attachments:

1. Aerial Photograph of Project Site
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Tentative Map
6. Draft Map Conditions and Subdivision Resolution
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology
10. City's Undergrounding Master Plan – Map 7G
11. Sample Notice to Tenants

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