

**DATE ISSUED:** December 9, 2004                      **REPORT NO. PC-04-234**

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

**SUBJECT:** 60<sup>TH</sup> STREET TENTATIVE MAP - PROJECT NO. 39293  
PROCESS 4

**OWNER/  
APPLICANT:** Mark Gleiberman and Howard Waldow (Attachment 7)  
Carlos Alaniz, III

**SUMMARY**

**Issue(s):** Should the Planning Commission approve an application for a Tentative Map to convert 22 apartments and one cottage to condominiums?

**Staff Recommendation:** APPROVE Tentative Map No. 112116 and waiver to the requirement for the undergrounding of existing overhead utilities.

**Community Planning Group Recommendation:** On September 9, 2004, the Eastern Area Community Planning Committee voted 9-2-0 to recommend approval of the project with no conditions (attachment 8).

**Environmental Review:** The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, 15301(k), Existing Facilities.

**Fiscal Impact:** All costs associated with the processing of this application are paid for by the applicant.

**Code Enforcement Impact:** None.

**Housing Impact Statement:** The proposed project is the conversion of 22 existing apartment units and one cottage to condominiums. There would be a loss of 23 rental units and a gain of 23 for-sale units. This condominium conversion project is required to comply with the inclusionary housing and tenant relocation assistance program, which are conditions of the proposed Tentative Maps for Condominium Conversions (Attachment 6).

**BACKGROUND**

The developed .56-acre site is located at 4560 60<sup>th</sup> Street and 4550 60<sup>th</sup> Street within the Mid-City Community Plan. The residential land designation density for the site is low to medium

(15-30 du/ac) (Attachment 2). The site is zoned RM-1-3 and the surrounding area is developed with a variety of mixed uses including detached single family dwellings to the east across 60<sup>th</sup> Street , multi-family attached dwellings to the south and west, and commercial services to the north along El Cajon Boulevard.

The site is currently developed with a 22-unit apartment complex and one detached cottage. The existing apartment complex was designed and constructed in 1968 and the cottage was constructed in 1939. All structures were in conformance with the development codes at the time of development.

## DISCUSSION

### Project Description

The project proposes to convert the existing 22 apartments and one cottage into 23 condominiums. The project is consistent with the residential land use designation for the site (Attachment 2). There are no zoning or code violations associated with the property. Although the existing multi-unit complex does not meet the current parking requirements, it will adhere to development regulations of previously conforming requirements in accordance with Chapter 12, Article 7, Division 1 of the San Diego Municipal Code (SDMC).

The project consists of one and two-bedroom dwelling units and one five-bedroom unit. There is an existing pool in the rear of site and landscape area around the perimeter within the courtyard. The project proposes to completely refurbish each unit to include but not limited to, new kitchen appliances, flooring, counter tops and carpet.

### Project Related Issues:

The proposed condominium conversion will represent a change in ownership of each unit. The applicant has certified that the required 60-day Notice of Intent to Convert to Condominiums was provided to the tenants on April 28, 2004. A Notice of Intent to Convert to Condominiums to prospective occupant(s) has been served to all new tenants subsequent to April 28, 2004.

All condominium conversion projects Deemed Complete on or after February 7, 2004, must conform to the new regulations regarding inclusionary housing and tenant relocation benefits adopted by the City Council on March 15, 2004. Conditions Nos. 10 and 11 in the draft Tentative Map resolution require compliance with this ordinance (Attachment 6).

### Undergrounding Waiver Request

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 parcel or subdivision. Staff has determined the undergrounding waiver request qualifies under the guidelines of Council Policy 600-25, Underground Conversion of Utility Lines at the Developers Expense, in that it involves a span of under 600 feet, the conversion would represent an isolated undergrounding with a minimum probability of extension in the future, and would not represent a logical extension to an undergrounding facility. The project's implementation requires the undergrounding of any new utilities to any new or proposed structures within the parcel or subdivision, per condition 11 of

the draft resolution (Attachment 6 ).

The project currently contains overhead utility lines which traverse from two power poles located in front and just outside the complex to the northeast spanning 105-feet along 60<sup>th</sup> Street. The City's Undergrounding Master Plan for Fiscal Year 2004 designates the site within Block 7G. Proposed construction to underground the existing overhead utilities has been determined (Attachment 11).

Conclusion:

A "Tentative Map for a Condominium Conversion" is a Process Four, Planning Commission decision per San Diego Municipal Code Section 125.0430. A Tentative Map for Condominium Conversion may be approved if the decision maker finds that the proposed division of land complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed condominium conversion and found it to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps and land use policies. Staff has determined that the required findings can be made as the project meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Tentative Map No. 112116 with modifications.
2. Deny Tentative Map No. 112116 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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Marcela Escobar-Eck  
Deputy Director, Project Management Division  
Development Services Department

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William Zounes  
Development Project Manager  
Development Services Department

Attachments:

1. Aerial Photograph of Site
2. Community Plan Land Use Map

3. Project Location Map
4. Project Data Sheet
5. Tentative Map
6. Draft Tentative Map Conditions
7. Ownership Disclosure Statement
8. September 14, 2004 Eastern Area Community Planning Committee vote
9. Project Chronology
10. 60-day Notice sample
11. City's Undergrounding Master Plan for Fiscal Year 2004, Block 7G