

DATE ISSUED: March 4, 2005 **REPORT NO. PC-05-071**

ATTENTION: **Planning Commission, Agenda of March 10, 2005**

SUBJECT: Adams Avenue Park Tentative Map - PROJECT NO. 48518
PROCESS FOUR

OWNER/ Adams Avenue Ventures, LLC (Attachment 8)

APPLICANT: **Vernon Franck, Metropolitan Mapping**

SUMMARY

Issue(s): Should the Planning Commission approve a Tentative Map to convert fourteen (14) existing residential units to condominiums and a request to waive the requirement to underground existing overhead utilities on a 0.321 acre site at 3449 Adams Avenue in the Central Urbanized Planned District, within the Normal Heights neighborhood of the Mid-City Communities Plan area?

Staff Recommendation:

1. **APPROVE** Tentative Map No. 43142.
2. **APPROVE** request to waive the requirement to underground existing overhead utilities.

Community Planning Group Recommendation: On November 19, 2004, the Greater North Park Planning Committee voted 7-5-1 in favor of this project.

Environmental Review: The proposed activity is exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines.

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

Code Enforcement Impact: None with this action.

Housing Impact Statement: With the proposed conversion of fourteen (14) existing apartments to condominiums, there would be a loss of fourteen (14) rental units and a gain of fourteen (14) for-sale units. The condominium conversion project is required to comply with the Inclusionary Housing Ordinance and tenant relocation assistance which have been included as a condition of the Tentative Map. The subdivider has elected to pay the In-Lieu Fee to satisfy the Inclusionary Housing Ordinance.

BACKGROUND

The 0.321 acre site is located at 3449 Adams Avenue (between Hawley Blvd. and Mansfield Street) in the CU-3-3 Zone of the Central Urbanized Planned District within the Normal Heights neighborhood of the Mid-City Communities Plan area, which designates the site for Medium-High Density. The site is presently developed with two, two story structures containing a total of fourteen (14) two bedroom apartment units. The site provides a total of eight (8) off-street parking spaces.

The existing improvements were constructed in 1955 at which time the site was zoned "C". The "C" zone allowed one unit per 1000 square feet of lot area and permitted the fourteen (14) units on this 14,000 square foot (0.321 acre) site. All development complies with the zoning and development regulations in effect at the time of construction. No Building or Zoning Code violations have been recorded against the property.

The site is within an area developed with a mixture of multiple family and commercial developments. No physical changes to the buildings or site are being proposed with this condominium conversion.

DISCUSSION

Project Description:

The project proposes a Tentative Map for the subdivision of a 0.321-acre site to convert fourteen (14) existing dwelling units into condominiums on one lot (Attachment 5).

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 involves a short span of overhead facilities less than a full block in length and the conversion would not represent a logical extension to an under-grounding 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 power poles and overhead utility lines only at the rear of the properties in the alley. The closest pole location to this project is one located in the alley south of this development. The City's Undergrounding Master Plan for Fiscal Year 2004 designates the site within Block 3Z, scheduled for undergrounding in 2016. However, the alley is not part of this undergrounding allocation at this time. (Attachment 10).

Project-Related Issues:

The requested conversion of these residential units to condominiums represents primarily a change in ownership. The applicant has certified that the required 60-day Notice of Intent to Convert to Condominiums was provided to the tenants on August 22, 2004 (Attachment 11).

This project was Deemed Complete on September 7, 2004. All condominium conversion projects Deemed Complete after February 7, 2004, must conform to the regulations regarding inclusionary housing and tenant relocation benefits adopted by the City Council on March 15, 2004. The property owner has opted to pay the in-lieu fee established by the Inclusionary Housing Ordinance rather than providing affordable units on site. Based on the date the project was deemed complete and the number of units, the in-lieu fee for this project is calculated at \$1.75 per square foot. The gross floor area for this project is 12,200 square feet. The in-lieu fee will be \$21,350.00. Relocation benefits will be based on a Housing Commission tenant survey anticipated to be conducted after the approval of the tentative map and prior to the recordation of the final map. Both the in-lieu fee and the relocation assistance are conditions of the Tentative Map Resolution.

On November 19, 2004, the Greater North Park Planning Committee voted 7-5-1 in favor of this project with no conditions.

Conclusion:

Staff has reviewed the request for a Tentative Map for the conversion of fourteen (14) 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. 43142, **with modifications.**
2. **Deny** Tentative Map No. 43142, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

Marcela Escobar-Eck
Deputy Director, Customer Support and
Information Division
Development Services Department

John Cruz, Project Manager
Customer Support and
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Development Services Department

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Tentative Map Exhibit
6. Draft Map Conditions and Subdivision Resolution
7. Community Planning Group Recommendation and Minutes
8. Ownership Disclosure Statement
9. Project Chronology

10. City's Undergrounding Master Plan - Map 3Z
11. Copy Of Tenant Notice and Certification

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