

**DATE ISSUED:** April 21, 2005 **REPORT NO. PC-05-128**

**ATTENTION:** **Planning Commission, Agenda of Aril 28, 2005**

**SUBJECT:** PORTA D'ITALIA VESTED TENTATIVE MAP  
PROJECT NO. 50713. PROCESS NUMBER 4

**OWNER/APPLICANT:** SANDCOR HARBORSIDE, LLC. (Attachment 8)

**SUMMARY**

**Issue(s):** Should the Planning Commission approve a Vested Tentative Map to allow the conversion of 184 residential units and two commercial units, in two buildings located in the Centre City Community Planning Area, into condominiums?

**Staff Recommendation:** APPROVE Vested Tentative Map No. 152371

**Community Planning Group Recommendation:** The Centre City Advisory Committee (CCAC) recommended approval of the Vested Tentative Map.

**Environmental Review:** This project is categorically exempt from the California Environmental Quality Act per Article 19, Section 15301(k), Existing Facilities

**Fiscal Impact Statement:** None, as Sandcor Harborside LLC. is responsible for all processing costs for this project.

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

**Housing Impact Statement:** With the proposed conversion of 184 existing living units and two commercial units into condominiums, there would be a loss of 186 rental units and a gain of 186 for-sale units. This Vested Tentative Map request was deemed complete subject to inclusionary affordable housing and relocation requirements.

## **BACKGROUND**

The 1.15 acre project area consists of two sites. One site is located at 1970 Columbia Street, on the southwest corner of Columbia Street and W. Grape Street and lies within Zone C of the Centre City planned District. The other site is located at 2040 Columbia Street, on the northwest corner of Columbia Street and W. Grape Street and lies within Zone D of the Centre City Planned District. Both sites are within the Little Italy Neighborhood.

On August 22, 2002, building permit number B202666-02 was issued for construction of a five story, 76 unit apartment building with underground parking and 4,446 square feet of commercial space at 1970 Columbia Street and building permit number B202667 -02 was issued for construction a five story, 108 unit apartment building with underground parking and 5,806 square feet of commercial space at 2040 Columbia Street. These buildings are presently occupied. building permits were reviewed by the Centre City Development Corporation (CCDC) and were determined to be in compliance with CCDC Permit Numbers 41-0240 and 41-0241.

## **DISCUSSION**

**Project Description:** The northern building is surrounded by a single family dwelling and residential duplex to the north, a single family dwelling, duplex and hotel to the east, the Porta d'Italia southern building to the south and an eight unit apartment building to the west.

The southern building is surrounded by the Porta d'Italia northern building to the north, three single family dwellings and a duplex to the east, a ten unit residential condominium building (presently under construction) to the south and commercial retail along with an eight unit multi-family residential project (presently under construction) to the west.

The project proposes a Vested Tentative Map for the conversion of 184 existing residential rental units into 184 residential condominium units and two existing commercial units into two commercial condominium units (Attachment 5.) No construction is required for compliance with this Vested Tentative Map .

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

**Utilities:** All utilities are currently underground.

**Environmental Analysis:** This project is categorically exempt from the California Environmental Quality Act per Article 19, Section 15301(k), Existing Facilities

**Conclusion:** Development Services Department staff has reviewed the request for a Vested Tentative Map to convert 184 residential units and two commercial units into condominiums. Staff has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating Vested Tentative Maps. Furthermore, Center City Development Corporation staff has determined that the proposed conversion is consistent with Zones C and D of the Centre City Planned District and believes the required findings can be supported. Therefore, Development Services staff recommends that the Planning Commission acknowledge the Environmental Exemption and approve the project as proposed.

**ALTERNATIVE**

1. Approve Vested Tentative Map 15237J with modifications.
2. Deny Vested Tentative Map 15237J if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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Marcela Escobar-Eck  
Deputy Director, Customer Support and  
Information Division  
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**Attachments:**

1. Aerial Photo
2. Project Location Map
3. Community Plan Land Use Map
4. Project Data Sheet
5. Vested Tentative Map Exhibit
6. 60 Day Notice of Filing Vested Tentative Map for Conversion
7. Draft Vested Tentative Map Resolution, with Findings and Conditions
8. Ownership Disclosure Statement
9. Project Chronology
10. Photo Survey