

**DATE ISSUED:** May 19, 2005

**REPORT NO. PC-05-149**

**ATTENTION:** Planning Commission, Agenda of May 26, 2005

**SUBJECT:** 1964 MISSOURI STREET TM - PROJECT NO. 53084. PROCESS 4

**OWNER/**

**APPLICANT:** Coastal R.E. Development Inc.; Attn: Robert and Lenette Hickman and Ken and Gina Rubin

**SUMMARY**

**Issue(s):** Should the Planning Commission approve a Tentative Map and Waiver of Undergrounding to convert 6 residential apartment units to condominium ownership at 1964 Missouri Street within the Pacific Beach Community Plan area?

**Staff Recommendation:**

1. APPROVE Tentative Map and Waiver of Undergrounding No. 160761

**Community Planning Group Recommendation:** The Pacific Beach Community Planning Committee approved this application by a 12-1-0 vote on February 28, 2005, with no issues and no recommended conditions.

**Other Recommendations:** None

**Environmental Review:** The project is Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Article 19, Section 15301(k), 'existing facilities'.

**Fiscal Impact** – None with this action. All costs associated with the processing of this project are paid by the applicant through maintenance of a deposit account with the City of San Diego.

**Code Enforcement Impact:** None with this action.

**Housing Impact Statement:** Approval of the proposed conversion of 6 residential apartment dwelling units to condominiums would result in an increase of 6 for-sale market-rate units and the loss of 6 existing rental units. There is no loss or addition to the supply or demand for housing in the Pacific Beach Community.

## **BACKGROUND**

The 9,633 square-foot site is located at 1964 Missouri Street on the north side between Lamont and Morrell Streets in the RM-1-1 zone of the Pacific Beach Community Plan area. The existing 6 residential units are contained in two structures on the property and the development is prior conforming as to land use density and development regulations. The site is not within the Coastal Overlay Zone but is subject to the Coastal Height Limit Zone. The existing development consists of one 2-story building and one 1-story structure with 9 off-street parking spaces on the rear of the site accessed from Missouri Street. There is no alley abutting this property. Property sites in the adjacent areas are developed with a varied mix of residential developments.

This project is subject to the City of San Diego's, 'Inclusionary Housing Ordinance', and the Condo Conversion Ordinance. The San Diego Housing Commission has stipulated that the applicant will pay an in-lieu fee to the Housing Commission prior to the filing of a Final Map to comply with the requirements of the Inclusionary Housing Ordinance and that an income survey of existing tenants will need to be completed by the Housing Commission to determine if any existing tenants will qualify for relocation assistance under provisions of the Inclusionary Housing Ordinance.

## **DISCUSSION**

### **Project Description:**

The project proposes a Tentative Map and a Waiver of Undergrounding for the subdivision of this 9,633 square-foot site to consolidate the lots for the conversion of 6 residential apartment units into condominiums. The conversion of the 6 apartments to condominiums would remove 6 rental units from the market within the Pacific Beach Community and create 6 new units for ownership at a generally accepted entry level cost. The tenants have the right of first refusal to purchase his or her unit at the same or better terms than those that will be offered to the public. No other entitlements accrue to the Owner/Permittee through this action other than the change of ownership to condominiums.

### **Waiver of Undergrounding:**

The Council District 2 'neighborhood' in which the project site is located is in Block 2-Y and a

date and schedule for undergrounding has not been determined by the City Council. (Attachment No. 10).

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 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, *Undergrounding Conversion of Utility Lines at the Developers Expense* (Attachment No. 11), in that it involves a short span of under 600-feet, would not represent a logical extension to an undergrounding facility and is a condominium conversion application. The applicant would be required to underground any new service run to any new or proposed structures within the subdivision, per Condition No. 5 of the draft Subdivision Resolution.

There is one power pole opposite the site on the south side of Missouri Street located approximately midway between side lot lines. There are no power poles on the subject site. If the undergrounding were required, the existing single pole would be removed but two new power poles would be required opposite the property corners and only 50-feet of existing power lines would be undergrounded. The visual result would be the 'crowding' of new power poles.

#### **Project-Related Issues:**

The requested conversion of these residential units to condominiums represents primarily a change in ownership and key applicable issues to the review and consideration of approval is that this project application was deemed complete after February 6, 2004, and is subject to the condominium amendments added to the Inclusionary Affordable Housing Regulations. The request to waive the undergrounding of existing overhead utilities is in accord with City Council policy.

The project was Deemed Complete on November 18, 2004, after the adoption of the Amendments of Chapter 14, Article 2, Division 13, Sections 142.1303 and 142.1306 of the San Diego Municipal Code, all relating to Inclusionary Affordable Housing Regulations. Therefore, the proposed project is subject to the amended regulations.

The Pacific Beach Community Planning Committee has recommended approval of the requested project as submitted.

#### **Conclusion:**

The project application is a Tentative Map and a Waiver of Undergrounding for the conversion of 6 residential units to condominium ownership with no other entitlements requested or granted with this action. The project will make available residential dwelling units for ownership at more affordable prices than single-family and new condominium units and allow existing renters into ownership.

## **ALTERNATIVES**

1. **Approve** Tentative Map and Waiver of Undergrounding No. 160761, **with modifications.**
2. **Deny** Tentative Map and Waiver of Undergrounding No. 160761, **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**  
**Development Services Department**

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**Robert Korch**  
**Customer Support and**  
**Information Division**  
**Development Services Department**

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Tentative/Vesting Tentative Map
6. Draft Map Conditions and Subdivision Resolution
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement
8. Project Chronology
9. Notices to Tenants
10. Council Undergrounding Schedule
11. Council Policy 600-25, Undergrounding