

DATE ISSUED: July 14, 2005 **REPORT NO.** PC-05-238
ATTENTION: Planning Commission, Agenda of July 21, 2005
SUBJECT: ANGOVE TENTATIVE MAP - PROJECT NO. 61939. PROCESS 4
**OWNER/
APPLICANT:** LDM Waterfront, LLC and 10TH and Island, LLC (Attachment 7)

SUMMARY

Issue(s): Should the Planning Commission approve Tentative Map No. 186363 to allow the conversion of ten existing residential units and one commercial unit to condominiums at 981-985 Island Avenue in the Centre City Planned District?

Staff Recommendation -

1. APPROVE Tentative Map No. 186363.

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

Environmental Review - The project is exempt from the California Environmental Quality Act per Article 19, Section 15301(k), Existing Facilities.

Fiscal Impact Statement - 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 ten existing apartment units into condominiums, there would be a loss of ten rentals units and a gain of ten for-sale units. This Tentative Map request was deemed complete subject to inclusionary affordable housing and relocation requirements.

BACKGROUND

The 0.11 acre site is located at 981-985 Island Avenue in the Mixed-Use/Residential Emphasis District within the Centre City Planned District (Attachment 1). The project is in the East Village and CCPD-C zone of the Centre City Planned District (Attachment 2). The project is surrounded by multi-family residential to the west and a new multi-family residential development is being built to the east. Commercial developments are north and south of the project (Attachment 3).

On October 1998 building permits were issued for construction of three buildings containing ten apartment units and one commercial unit. The project site includes six off-street parking spaces with one detached residential unit, one detached residential unit with a retail/office space, and one building containing eight residential units. These buildings are presently occupied. They were constructed and in compliance with Centre City Development Permit Number 98-034.

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 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 conversion of ten residential rental units and one commercial rental unit into ten residential condominium units and one commercial condominium unit (Attachment 4).

Section 125.0410 of the San Diego Municipal Code requires that a Tentative Map be processed for the subdivision of land. According to SDMC §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 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 it complies with both the Subdivision Map Act and San Diego Municipal Code.

No underground utilities waivers are being requested with this project. All existing utilities are currently underground.

Condominium Conversion Regulations

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

The applicant has certified that the required 60-day Notice of Intent to Convert to Condominium was provided to the tenants on August 30, 2004 (Attachment 5).

All condominium conversion projects deemed complete on or after February 7, 2004, must comply with regulations addressing inclusionary housing and tenant relocation benefits adopted by the City Council on March 15, 2004. The project was deemed complete on February 4, 2005 and is subject to all Inclusionary Affordable Housing Regulations.

CONCLUSION

Development Services Department staff has reviewed the request for a Tentative Map to convert ten residential units and one commercial unit into condominiums. Centre City Development Corporation (CCDC) staff has determined the proposed conversion is consistent with CCDC-C Zone of the Centre City Planned District. Development Services and CCDC staff have reviewed the proposed condominium conversion and determined the project complies with both the Subdivision Map Act and the Municipal Code. Staff has also determined the required findings can be supported (Attachment 6). Staff recommends the Planning Commission acknowledge the Environmental Exemption and approve Tentative Map No. 186363.

ALTERNATIVES

1. Approve Tentative Map 186363 with modifications.
2. Deny Tentative Map 186363 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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HALBERT/CTC

Attachments:

1. Community Plan Land Use Map
2. Aerial Photo
3. Project Location Map

4. Tentative Map
5. 60 Day Notice of Filing Tentative Map for Conversion
6. Draft Map Conditions and Subdivision Resolution
7. Ownership Disclosure Statement
8. Community Planning Group Recommendation
9. Project Data Sheet
10. Project Chronology