

**DATE ISSUED:** July 28, 2005      **REPORT NO. PC-05-252**

**ATTENTION:**                      **Planning Commission, Agenda of August 4, 2005**

**SUBJECT:**                              SMART CORNER TENTATIVE MAP - PROJECT NO. 26123

**OWNER/APPLICANT:**      **Smart Corner LLC (Attachment 7) / Matt Kurtz - Project Design Consultants**

**SUMMARY**

**Issue(s):** Should the Planning Commission approve a Tentative Map to allow 301 residential units and one (1) commercial unit, in a building presently under construction at 1101 C Street, in the Centre City Community Planning Area, be developed as condominiums?

**Staff Recommendation:** APPROVE Tentative Map No. 239236

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

**Environmental Review:** The Centre City Development Corporation completed an Environmental Secondary Study for this project on July 29, 2003, therefore, no further environmental review is necessary for this action.

**Fiscal Impact Statement:** None, as SMART CORNER 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:** The proposed 301 living units and one (1) commercial unit are presently under construction, as such, there would be no loss of rentals units. Further, as there are no current tenants, this project is not subject to relocation requirements. It is however, subject inclusionary affordable housing requirements.

## **BACKGROUND**

The subject property is located at 1101 C Street, within the Commercial/Office District, Core Neighborhood and CCPD-A Zone of the Centre City Planned District. The proposed development includes a multi-family residential high-rise building as well as a high-rise office building and underground parking garage as well as a trolley station. The entire project lies within the block surrounded by C Street to the north, Park Boulevard to the east, Broadway to the south and 11<sup>th</sup> Avenue to the west.

The Centre City Development Corporation (CCDC) issued Centre City Development Permit (CCPD) No. 2002-29 on July 29, 2003. This permit allowed the mixed-use development as well as relocation of the San Diego Trolley through the site.

On May 25, 2005 the project developers recorded Parcel Map No. 19743. Through adjusted lot lines and consolidated parcels, the Parcel Map resulted in three, three-dimensional parcels. One parcel is for the underground parking garage, one parcel is for the commercial office building and one parcel is for the residential building. Also included on the Parcel Map was the necessary easement for the San Diego Trolley. The multi-family residential building is the only portion of the development that is subject to this condominium action.

## **DISCUSSION**

**Project Description:** The project block is surrounded by retail businesses to the north, east, west and south. The proposed multi-family residential building will sit on the northeast portion of the site.

The project proposes a Tentative Map to allow the residential building, currently under construction, to be subdivided into 301 separate residential condominium units and one commercial condominium unit (Attachment 5.)

Section 125.0410 of the San Diego Municipal Code requires that a Tentative Map be processed for the subdivision of land. According to San Diego Municipal Code Section 144.0444, Findings for Tentative Maps for Condominium Conversion, the decision maker may approve a 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:** The Tentative Map was reviewed by CCDC staff and was determined to be in compliance of their Final Master Environmental Impact Report.

**Conclusion:** Development Services Department staff has reviewed the Tentative Map request to allow 301 residential units and one commercial unit, be allowed to be developed as separate condominiums. Staff has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps. Furthermore, CCDC staff has determined that the proposed conversion is consistent with CCPD 2002-29 as well as Zones A 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 determination and approve the Tentative Map as proposed.

**ALTERNATIVE**

1. Approve Vested Tentative Map No. 239236 with modifications.
2. Deny Vested Tentative Map No. 239236 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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Jeffrey Strohming  
Assistant Deputy Director, Customer Support  
and Information Division  
Development Services Department

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Peter Lynch  
Development Project Manager, Customer Support  
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Development Services Department

**Attachments:**

1. Aerial Photo
2. Project Location Map
3. Community Plan Land Use Map
4. Project Data Sheet
5. Tentative Map Exhibit
6. Draft Tentative Map Resolution, with Findings and Conditions
7. Ownership Disclosure Statement
8. Project Chronology
9. Photo Survey