

**DATE ISSUED:** September 22, 2005                      **REPORT NO. PC-05-266**

**ATTENTION:**                      **Planning Commission, Agenda of September 29, 2005**

**SUBJECT:**                      THE PARK AT LITTLE ITALY TENTATIVE MAP –  
EXTENSION OF TIME

**PROJECT NO.**                      34800

**REFERENCE:**                      Tentative Map No. 40-0518

**OWNER/APPLICANT:**      Camden USA, Inc./Camden Development Inc.

**SUMMARY**

**Issue(s):** Should the Planning Commission approve an Extension of Time for Tentative Map No. 40-0518, which allows the conversion of 160 residential units and three (3) commercial units into condominiums within the Centre City Community Planning Area?

**Staff Recommendation:** APPROVE Tentative Map Extension of Time No. 94356

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

**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 Camden USA Inc. 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 160 existing living units and three (3) commercial units into condominiums, there would be a loss of 160 rentals units and a gain of 160 for-sale units. The original Tentative Map was approved prior to inclusionary affordable housing and relocation requirements. As such, this Extension of Time is not subject to inclusionary affordable housing and relocation requirements.

## **BACKGROUND**

The subject property is located at 1670 Kettner Boulevard, between Cedar Street and Date Street and lies within the Little Italy Neighborhood, Commercial/Office District and CCPD-A Zone of the Centre City Planned District.

On April 14, 2000 the Centre City Development Corporation (CCDC) approved Centre City Development Permit (CCPD) No. 99-0983, which allowed construction of a mixed-use project consisting of approximately 163 residential units and 8,000 square feet of commercial space.

On April 5, 2001, Tentative Map No. 40-0518 was approved, allowing 160 residential and three (3) commercial condominiums. This Tentative Map would have expired on April 5, 2004, however an application for an extension of time was submitted on that date. The Extension of Time was required as the property owners declined to submit and complete a Final Map prior to expiration of the Tentative Map.

On October 23, 2001, a building permit was issued allowing construction of the structure. Construction was completed on July 29, 2003, upon which time the building was occupied by rental tenants.

## **DISCUSSION**

**Project Description:** The project is a mixed-use, multi-family development with commercial retail on the first level. The building is surrounded by a multi-family building to the north, a multi-family building to the east, a commercial parking lot to the south and the railroad/trolley line to the west.

The project proposes an Extension of Time for a Tentative Map that would have expired on April 5, 2004. The Tentative Map (Attachment 5) allowed 160 residential and three (3) commercial condominium units.

Section 125.0461 of the San Diego Municipal Code requires that an Extension of Time be processed prior to expiration of a Tentative Map in accordance with Process 4 procedures. According to this section, the decision maker may conditionally approve or deny a request for extension of time if the decision maker makes one of the following findings, (a) failure to conditionally approve or deny the request would place the residents of the subdivision or the immediate community in a condition dangerous to their health or safety or, (b) the condition or denial is required to comply with state or federal law. Development Services and CCDC staff do not believe additional conditions are required to ensure to health or safety or compliance with state or federal law. However, as rental tenants now reside at the site, the applicant is required to provide all notices in accordance with the California Government Code Sections 66452.8 and 66459. Conditions regarding noticing have been noted in the revised resolution.

**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

**Project-Related Issues:** As this building was occupied with rental tenants prior to recordation of a Final Map, Development Services has required the applicant to notice all tenants in accordance with the State Map Act (Attachment 6.) However, the original Tentative Map was approved prior to any relocation benefit requirements, so no Summary of Relocation Benefits was included in the tenant notices

**Conclusion:** Development Services Department staff has reviewed the request for an Extension of Time of a Tentative Map to convert 160 residential units and three (3) commercial units into condominiums. Staff has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps and an Extension of Time. Furthermore, CCDC staff have determined that the proposed Tentative Map Extension of Time is consistent with 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 Tentative Map Extension of Time No. 94356, with modifications.
2. Deny Tentative Map Extension of Time No. 94356, if the findings required to approve the project cannot be affirmed and the findings to deny the project can be made.

Respectfully submitted,

---

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

---

Peter Lynch  
Development Project Manager, Customer Support  
and Information Division  
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. 60 Day Notice of Filing Tentative Map for Conversion
7. Draft Tentative Map Extension of Time Resolution, with Findings and Conditions
8. Original Tentative Map No. 40-0518 Resolution
9. Ownership Disclosure Statement
10. Project Chronology
11. Photo Survey