

DATE ISSUED: October 13, 2005

REPORT NO. PC-05-278

ATTENTION: **Planning Commission, Agenda of October 20, 2005**

SUBJECT: 6867 GOLFCREST TENTATIVE MAP-PROJECT NO. 74333
PROCESS FOUR

OWNER/ San Carlos Townhouse Apartments, LLP (Attachment 8)

APPLICANT: **Robert Bateman; San Diego Land Surveying & Engineering**

SUMMARY

Issue(s): Should the Planning Commission approve a Vesting Tentative Map for the conversion of sixty-five existing residential units into condominium units at 6867 Golfcrest Drive within the Navajo Community Plan area?

Staff Recommendation:

1. **Approve** Vesting Tentative Map No. 228098

Community Planning Group Recommendation: On September 19, 2005 the Navajo Community Planners Inc. voted to approve the request for a Vesting Tentative Map. The motion passed 7-4 without conditions.

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Section 15301(k), Existing Facilities, of the California Environmental Quality Act (CEQA).

Fiscal Impact: 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 the sixty-five existing apartments to condominiums, there would be a loss of sixty-five rental units and a gain of sixty-five for-sale units. This condominium conversion project is required to comply with the Inclusionary Affordable Housing Ordinance and tenant relocation assistance which have been included as a condition of the Tentative Map. The subdivider has elected to pay the In-Lieu Fee to satisfy the Inclusionary Affordable Housing Ordinance.

BACKGROUND

The 1.96 acre site is located at 6867 Golfcrest Drive between Golfcrest Place and Jackson Drive in the RM-3-7 zone, within the Navajo Community Plan area, which designates the site for multi-family residential uses, and the existing development is consistent with this designation (Attachment 2). The site is presently developed with three, three-story structures, one two story building, one one-story building and a pool. The three three-story and the two-story buildings contain thirty-five one bedroom units and thirty, two-bedroom units. The one-story building is a recreation center. The site provides eighty-one off street parking spaces which is consistent with the approved plans on file with Development Services and in excess of the required one parking space per dwelling unit required by the zone at the time of construction.

The existing improvements were constructed in 1970 when the site was zoned R-4 Residential. The R-4 zone permitted one dwelling unit per each 400 square feet of lot area. The R-4 zone would have allowed for 213 units on the 85,387 square foot site. The sixty-five existing units are within this density range. In addition, the site has a prior discretionary action (C-10009) to allow the property to observe a ten-foot street side yard setback off Golf Crest Drive where a fifteen-foot setback was established. 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 Vesting Tentative Map for the subdivision of a 1.96-acre site to convert sixty-five existing dwelling units into condominiums on one lot (Attachment 5).

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

Undergrounding Utilities:

All adjacent overhead utility lines have been previously under-grounded.

Project-Related Issues:

The requested conversion of these residential units to condominiums represents primarily a

change in ownership. The applicant has certified that the required 60-day Notice of Intent to Convert to Condominiums was delivered to the tenants February 9, 2005. Certified receipts of that notice demonstrate receipt by tenant by February 9, 2005 (Attachment 10).

This project was Deemed Complete on June 16, 2005. All condominium conversion projects Deemed Complete after February 7, 2004, must conform to the regulations regarding inclusionary housing and tenant relocation benefits adopted by the City Council on March 15, 2004. Conditions No. 10 and 11, in the draft Vesting Tentative Map resolution require compliance with this ordinance (Attachment 6).

On September 19, 2005 the Navajo Community Planners Inc. voted to approve the request for the Tentative Map. The motion passed 7-4 with no conditions.

Conclusion:

Staff has reviewed the request for a Vesting Tentative Map for the conversion of the 65 residential units into condominiums and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps. Staff believes the required findings can be supported and recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

1. **Approve Vesting Tentative Map No. 228098 with modifications.**
2. **Deny Vesting Tentative Map No. 228098 if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

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

Helene Deisher
Development Project Manager
Development Services Department

STROHMINGER/HMD

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Tentative Map Exhibit
6. Draft Map Conditions and Subdivision Resolution
7. Community Planning Group Recommendation and Minutes
8. Ownership Disclosure Statement
9. Project Chronology
10. Copy of Tenant Notice and Certification
11. Summary of Tenant Benefits Notice Sample letter and Certification