

DATE ISSUED: October 13, 2005 **REPORT NO.** PC-05-293
ATTENTION: Planning Commission, Agenda of October 20, 2005
SUBJECT: 2732 FIGUEROA TENTATIVE MAP – Project No. 66850 - Process 4
**OWNER/
APPLICANT:** BDR Properties, LLC. (Attachment 8)

SUMMARY

Issue(s) - Should the Planning Commission approve a Coastal Development Permit and Tentative Map to convert five existing residential units to condominiums?

Staff Recommendation

1. **APPROVE** Coastal Development Permit No. 201274 and Tentative Map No. 201275

Community Planning Group Recommendation - On July 25, 2005 the Pacific Beach Community Planning Board voted 14 in favor, 0 opposed, and 0 abstention to approve the project.

Environmental Review - The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301(k) as "Existing Facilities."

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 conversion of five existing apartments to condominiums, there would be a loss of five rentals units and a gain of five for-sale units. This Tentative Map request was deemed complete after February, 2004, and therefore is required to comply with the inclusionary affordable housing requirements.

BACKGROUND

The 0.16 acre site is located at 2732 Figueroa Boulevard in the Pacific Beach Community Plan, Coastal Overlay, and Coastal Height Limit (Attachment 1). The subject property is surrounded by multi - and single-family development (Attachment 2). The Pacific Beach Community Plan currently designates the project site for residential development at a density of 15 to 29 dwelling units per acre (Attachment 3).

The site is zoned RM-2-5 and is presently improved with a two-story, five-unit apartment building. The building includes one three bedroom unit with 1,110 square feet, two two bedroom units each containing 1,014 square feet, and two one bedroom units with 585 square feet, totaling 4,360 square feet. The project was constructed in 1975. At that time the site was zoned R-2A and permitted one dwelling unit for each 1,500 square feet of lot area. Nine parking spaces were required by the zoning ordinance at the time the apartments were constructed, which is consistent with today's parking requirements for newly constructed projects of the same number of dwelling units.

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 and Coastal Development Permit to allow the conversion of five existing apartments into five condominiums. No physical changes to the developed site are proposed or will occur should the project be approved (Attachment 4).

Section 125.0410 of the San Diego Municipal Code requires 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. Staff has reviewed the proposed Tentative Map and determined it complies with both the Subdivision Map Act and the Municipal Code (Attachment 5).

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 January 15, 2005 (Attachment 6).

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 April 22, 2005, and is subject to all Inclusionary Affordable Housing Regulations.

CONCLUSION

Staff has reviewed the request for a Tentative Map and Coastal Development Permit to convert five apartments into five condominiums. Staff has found the project to be in conformance with the applicable sections of the San Diego Municipal Code and State Map Act. Staff has determined the required findings can be supported and staff recommends the Planning Commission acknowledge the Environmental Exemption and approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 201274 and Tentative Map No. 201275 with modifications.
2. Deny Coastal Development Permit No. 201274 and Tentative Map No. 201275 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

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Information Division
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Attachments:

1. Aerial Photo
2. Project Location Map
3. Community Plan Land Use Map
4. Tentative Map Exhibit
5. Tentative Map resolution
6. 60 Day Notice of Filing Tentative Map for Conversion
7. Coastal Development Permit
8. Ownership Disclosure Statement
9. Community Planning Group Recommendation

10. Project Chronology

11. Project Data Sheet

Job Order No. 42-4227