

**DATE ISSUED:** November 10, 2005                      **REPORT NO. PC-05-338**

**ATTENTION:**                      **Planning Commission, Agenda of November 17, 2005**

**SUBJECT:**                      BILLBOARD LOFTS TENTATIVE MAP - PROJECT NO. 71341  
PROCESS NUMBER 4

**OWNER/APPLICANT:**      The Billboard Lofts LLC./K&S Engineering

**SUMMARY**

**Issue(s):** Should the Planning Commission approve a Tentative Map to allow the conversion of 24 residential units into condominiums within the Centre City Community Planning Area?

**Staff Recommendation:** APPROVE Tentative Map No. 217228

**Community Planning Group Recommendation:** On October 19, 2005, the Centre City Advisory Committee (CCAC) recommended approval of the Tentative Map by a vote of 18 in favor, 3 against with 1 abstain ing.

**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 Billboard Lofts 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:** With the proposed conversion of 24 existing living units into condominiums, there would be a loss of 24 rentals units and a gain of 24 for-sale units. This Tentative Map request was deemed complete subject to inclusionary affordable housing and relocation requirements.

## **BACKGROUND**

The 0.158 acre project area is located at 320 W Ash Street, on the northwest corner of Union Street and W. Ash Street and lies within the Cortez Neighborhood, Commercial/Office District and CCPD-A Zone of the Centre City Planned District.

In September 2002, the Centre City Development Corporation (CCDC) approved Centre City Development Permit (CCPD) No. 41-0553, which allowed of a 24-unit residential building. As such, this building complies with all current parking and development regulations.

On November 27, 2002, a building permit was issued allowing construction of the four-story + Mezzanine, 24 unit structure. Construction was completed on November 26, 2004, upon which time the building was occupied by rental tenants.

## **DISCUSSION**

**Project Description:** The project is multi-family development surrounded by a commercial building to the north, an office building to the east, State of California buildings to the south, and a building that recently converted from commercial office to residential condominiums to the west.

The project proposes a Tentative Map (Attachment 5) that would allow 24 residential condominium units.

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.

**Inclusionary Housing:** The requested conversion of these residential units to condominiums represents primarily a change in ownership. Pursuant to the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 and Chapter 14, Article 4, Division 5 of the Land Development Code), condominium conversion projects must comply with regulations regarding Inclusionary Housing and Tenant Relocation Benefits if Deemed Complete on or after February 7, 2004. This project was Deemed Complete on June 20, 2005 and is therefore subject to these regulations.

To satisfy the Inclusionary Affordable Housing requirement, the applicant has chosen to pay an In-Lieu Fee. A condition has been added to the draft resolution for this project requiring the subdivider to pay a total In-Lieu Fee of \$34,510 prior to recordation of a Final Map. This fee is based on an amount of \$1.75 per square foot multiplied by a total square footage of 19,720.

Furthermore, a condition has been added to the draft resolution that requires the subdivider to demonstrate compliance with Tenant Relocation Benefits, to the satisfaction of the City Manager and the Housing Commission, prior to the recordation of the Final Map

**Conclusion:** Development Services Department staff has reviewed the request for a Tentative Map to convert 24 residential 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. Furthermore, Center City Development Corporation staff has determined that the proposed conversion is consistent with Zone 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 Exemption and approve the project as proposed.

### **ALTERNATIVE**

1. Approve Tentative Map No. 217288 with modifications.
2. Deny Tentative Map No. 217288, if the findings required to approve the project cannot be affirmed and the findings to deny the project can be made.

Respectfully submitted,

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Jeffrey Strohming  
Acting 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. 60 Day Notice of Filing Tentative Map for Conversion
7. Draft Tentative Map Resolution, with Findings and Conditions
8. Ownership Disclosure Statement
9. Project Chronology
10. Photo Survey