

**DATE ISSUED:** January 19, 2006                      REPORT NO. PC-06-043

**ATTENTION:** Planning Commission, Agenda of January 26, 2006

**SUBJECT:** 2913 A STREET TENTATIVE MAP- PROJECT NO. 68656  
PROCESS 4

**OWNER/  
APPLICANT:** Carlos Alaniz III (Attachment 8)

**SUMMARY**

**Issue(s):** Should the Planning Commission approve a Tentative Map to convert ten apartment units into condominiums and the request to waive the requirement to underground existing overhead utilities?

**Staff Recommendation:** APPROVE Tentative Map No. 207926 and APPROVE the request to waive the requirement to underground existing overhead utilities.

**Community Planning Group Recommendation:** On November 9, 2005 the Greater Golden Hills Planning Committee voted 7-0-1 to recommend approval of the Tentative Map with no conditions (Attachment 7).

**Environmental Review:** The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, 15301(k), Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 21, 2005.

**Fiscal Impact Statement:** All costs associated with the processing of this application are paid for by the applicant.

**Code Enforcement Impact:** None.

**Housing Impact Statement:** The proposed project is the conversion of ten existing apartment units into condominiums. There would be a loss of ten rental units and a gain of ten for-sale units. This condominium conversion project is required to comply with the inclusionary housing requirements and tenant relocation assistance program, which are conditions of the proposed Tentative Map (Attachment 6). The applicant has chosen to pay in-lieu fees in place of providing Affordable Units on-site in accordance with the City's Inclusionary Housing Ordinance.

## **BACKGROUND**

The .11 acre site is located at 2913 A Street in the GH-1500 zone of the Golden Hill Planned District within the Golden Hill Communities Planning area. The development is located on a single parcel designated Residential with a density range of 15-29 dwelling units per acre (Attachment 2). The surrounding area is developed with multi-family and single family developments to the north, south, east, and west.

The complex was constructed in 1979 and consists of a two story, wood frame construction, tiled roof, stucco building. The structure was in conformance with the development codes in effect at the time.

## **DISCUSSION**

### **Project Description:**

The project proposes to convert the existing ten apartments into condominiums. There are no zoning or code violations associated with the property. The existing multi-unit complex complies with current parking requirements. The project consists of ten two-bedroom units ranging in size from 917 square feet to 908 square feet.

### **Project Related Issues**

The proposed condominium conversion will represent a change in ownership of each unit. The applicant has provided City staff with copies of the required 60-day Notice of Intent to Convert to Condominiums (Attachment 10), and a Tenant Benefits Summary Notification for Condominium Conversion (Attachment 11).

All condominium conversion projects deemed complete on or 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 Nos. 11 and 12 in the draft Tentative Map resolution require compliance with this ordinance (Attachment 12).

### **Undergrounding Waiver Request**

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver of the requirement to underground the existing overhead utilities within the boundary of the parcel or subdivision. Staff has determined the undergrounding waiver request qualifies under the guidelines of Council Policy 600-25, in that it involves a span of under 600 feet. The project's implementation requires the undergrounding of any new utilities to any new or proposed structures within the parcel or subdivision, per condition 6 of the draft resolution (Attachment 6). Power lines run east to west along the alley. The overhead lines continue for some distance beyond the project location. The City's Undergrounding Master Plan for Fiscal Year 2006 designates the site within Block 8c. Proposed construction to underground the existing overhead utilities has been set for 2008 (Attachment 13).

Condition No. 16 of the project's resolution states that all on-site utilities serving the subdivision shall be undergrounded with appropriate permits prior to the issuance of the Final Map.

**CONCLUSION:**

A “Tentative Map for a Condominium Conversion” is a Process Four, Planning Commission decision pursuant to San Diego Municipal Code Section 125.0430. A Tentative Map for Condominium Conversion may be approved if the decision maker finds that the proposed division of land complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed condominium conversion and found it to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps and land use policies. Staff has determined that the required findings can be made as the project meets the applicable San Diego Municipal Code regulations and requirements. Staff recommends approval of the project as proposed.

**ALTERNATIVES**

1. Approve Tentative Map No. 207926 with modifications.
2. Deny Tentative Map No. 207926 if the findings required to approve the project cannot be affirmed.

**Respectfully submitted,**

---

**Jeff Strohminger**  
**Acting Deputy Director, Customer Support and**  
**Information Division**  
**Development Services Department**

---

**William Zounes**  
**Customer Support and**  
**Information Division**  
**Development Services Department**

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Tentative Map
6. Draft Map Conditions and Subdivision Resolution

7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology
10. 60-Day Notice
11. Summary of Tenant Benefits
12. Proposed Undergrounding of Overhead Utilities