

DATE ISSUED: July 13, 2006 REPORT NO. PC-06-213

ATTENTION: Planning Commission, Agenda of July 20, 2006

SUBJECT: 2655 G STREET VESTING TENTATIVE MAP- PROJECT NO. 79604

OWNER: Davidson Family Housing Partners (Attachment 8)

APPLICANT: Robert Bateman

SUMMARY

Issue(s): Should the Planning Commission approve a Vesting Tentative Map to convert 46 apartment units into condominiums and the request to waive the requirement to underground existing overhead utilities?

Staff Recommendation: APPROVE Vesting Tentative Map No. 248292 and APPROVE the request to waive the requirement to underground existing overhead utilities.

Community Planning Group Recommendation: On April 17, 2006, the Southeastern San Diego Planning Committee voted 8-0-0 to recommend approval of the Vesting Tentative Map with comments (Attachment 7, and see Community Planning Group discussion below).

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 August 30, 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 46 existing apartment units into condominiums. There would be a loss of 46 rental units and a gain of 46 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 Vesting Tentative Map (Attachment 6). The applicant has chosen to pay in-lieu fees in the amount of \$92,000 in place of providing Affordable Units on-site in accordance with the City's Inclusionary Housing Ordinance.

BACKGROUND

The proposed project is located at 2655-75 G Street and 2678-80 Market Street in the MF-1500 zone of the Southeastern San Diego Planned District within the Southeastern San Diego Community Planning area. The development located at 2655-75 G Street is a 32-unit apartment complex developed on nine parcels and the development located at 2678-80 Market Street is a 14-unit apartment complex developed on five lots. Both developments are designated residential with a density range from 10-15 dwelling units per acre (Attachment 2). The surrounding area is developed with a mixture of residential dwellings and commercial uses to the south, east, and west and Interstate 94 to the north.

The development located at 2655-75 G Street was constructed in 1986 and consists of four, two-story, wood frame, stucco exterior residential buildings and a detached seven-car garage totaling 32 dwelling units. The complex located at 2678-80 Market Street was constructed in 1989 and consists of two, two-story, wood frame, stucco exterior residential buildings and laundry room totaling 14 units.

DISCUSSION

Project Description:

The project proposes to convert two existing apartment developments into condominiums for a total of 46 units. The developments are located adjacent to each other and are separated by an alley. There are no reported zoning or code violations associated with the properties. The development located at 2655-75 G Street was approved under Variance C-19065 which allowed a reduced side yard setback and a density bonus agreement allowing the development of 32-dwelling units. The Density Bonus Agreement will expire on December 1, 2006. The 2678-80 Market Street development was constructed in accordance with the building regulations in 1989.

The G Street development provides 53 parking spaces where a total of 56 spaces are required today. The Market Street development provides 22 parking spaces where a total of 25 are required by the current zoning regulations. Both developments consist of two bedroom units at 800 square feet each.

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), Notice of intention to convert 180-day notice (Attachment 11) and a Tenant Benefits Summary Notification for Condominium Conversion (Attachment 12).

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. 9 and 10 in the draft Tentative Map resolution require compliance with this ordinance. The applicant has chosen to pay in-lieu fees in the amount of \$92,000 in place of providing Affordable Units on-site in accordance with the City's Inclusionary Housing Ordinance. The proposed project is not subject to Municipal Code changes related to condominium conversion adopted by the City Council on March 9, 2006 and

June 13, 2006.

Community Plan Group Discussion:

On April 17, 2006, the Southeastern San Diego Planning Committee voted 8-0-0 to recommend approval of the Vesting Tentative Map with six recommendations. The applicant has agreed to all items with the exception of number 4, the request for a street light. The following are the groups comments and recommendations:

1. Speeding and lack of lighting in the alley.
2. Residents must use garages for cars and not for storage since there is a lack of parking available in this area.
3. Building colors weren't very good.
4. Trash area should be enclosed, motion detector lighting installed on the garages, and mid-block street light installed in the alley.
5. Fans in the kitchen and bathrooms should be double the city requirements.
6. The current laundry room should be turned into a common area with see-through door and high-impact windows.

The following are responses from the applicant to each recommendation and comments:

1. The applicant is working with the San Diego Fire Department to install speed bumps.
2. Garages not to be used as storage area will be addressed in the CC&R's.
3. A proposed color scheme for the buildings was presented to the planning group. The group agreed upon the brown/blue color scheme. The buildings will be painted with community group's preferred color.
4. The applicant has agreed to enclose the trash area and install motion detectors on the site. The applicant did not agree to provide a street light in the alley at mid-block.
5. The applicant will research the possibility of providing fans within the kitchen and bathroom that are double to City requirements.
6. The applicant has agreed to convert the laundry room into a common with see-through door and high-impact windows if the structural integrity of the building allows it.

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 the conversion involves a short span of overhead facility (less than 600 feet in length) and it has been determined that such conversion is not a part of a continuing effort to accomplish a total undergrounding within a specific street or area. The project's implementation requires the undergrounding of any new utilities to any new or proposed structures within the parcel or subdivision, per condition 17 of the draft resolution (Attachment 6). Power lines run north to south adjacent to the site along 27th Street and 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 8e. Proposed construction to underground the existing overhead utilities has been scheduled for 2009 (Attachment 13).

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 Vesting 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. 249864 with modifications.
2. Deny Tentative Map No. 249864 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

**Mike Westlake
Program Manager
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. 180 Day Notice
12. Summary of Tenant Benefits
13. Proposed Undergrounding of Overhead Utilities
14. Photos of Existing Front and Rear Elevations G Street
15. Photos of Existing Front and Rear Elevations Market Street