

DATE ISSUED: June 7, 2006

REPORT NO. PC-06-176

ATTENTION: Planning Commission, Agenda of June 15, 2006

**SUBJECT: 4757 "A" STREET TENTATIVE MAP; PROJECT NO. 78325
PROCESS FOUR**

OWNERS: David Stebbins (Attachment 8)

APPLICANT: Sterling Land Services, Inc.

SUMMARY

Issue: Should the Planning Commission approve a Tentative Map for the conversion of 10 existing residential units to condominiums at 4757 through 4797 "A" Street, within the Mid-City (Eastern Area) Community Plan Area?

Staff Recommendation:

1. **Approve** Tentative Map No. 243255

Community Planning Group Recommendation: The Eastern Area Community Planning Committee voted 12-0-0 to recommend approval of the project on June 10, 2006.

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). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 16, 2005, and the opportunity to appeal that determination ended August 30, 2005.

Fiscal Impact Statement: 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 10 existing apartments to condominiums, there would be a loss of 10 rental units and a gain of 10 for-sale units. This condominium conversion project was deemed complete on August 11, 2005, and is therefore subject to the new regulations regarding Inclusionary housing and tenant relocation assistance.

BACKGROUND

The 29,161-square-foot site is located at 4757 to 4797 “A” Street in the RS-1-7 Zone of the Central Urbanized Planned District, within the Eastern Area Neighborhood of the Mid-City Communities Plan Area (Attachment 3). The site is presently developed with five single-story duplexes, each containing two-bedroom units for a total of 10 units on-site. Sixteen off-street parking spaces are provided on the site in a parking lot which is accessed from “A” Street.

The Mid-City Community Plan designates the site as a Residential land use (6-10 dwelling/units per acre). The surrounding area to the north, east, and west of the site is also zoned RS-1-7 and designated for the same Residential (6-10 dwelling units/acre) density. Highway 94 is located directly south of the project site.

The existing structures were constructed in 1982. At the time the site was zoned R-2 (old code) in urbanized communities. The sixteen parking spaces provided complied with the parking requirements in effect at the time of construction. The zone changed to R1-5,000 (old code) in 1986. The site is currently within the RS-1-7 Zone of the Mid-City Communities Planned District. Utilizing current parking standards, 18 spaces would be required. 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.

Although the project provides 16 parking spaces where 18 are currently required, 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 for the subdivision of a 29,161-square-foot site to convert 10 existing dwelling units into condominiums on one existing lot (Attachment 5). All utilities on-site are currently undergrounded.

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.

Community Planning Group and Neighborhood Recommendations:

The Mid City Eastern Area Community Planning Committee voted 12-0-0 to recommend approval of the project on January 10, 2006.

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 Notices of Intent to Convert to Condominiums were provided to the tenants on September 20, 2005 (Attachment 10).

All condominium conversion projects Deemed Complete on or after February 7, 2004, must conform with the new regulations regarding Inclusionary housing and tenant relocation benefits adopted by the City Council on March 15, 2004. This proposed project was Deemed Complete on August 11, 2005, and is therefore subject to these new regulations. The project has been conditioned to require the subdivider conform with the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code) and demonstrate conformance with the Municipal Code provisions for Tenant Relocation Benefits (Chapter 14, Article 4, Division 5) to the satisfaction of the City Manager and the Housing Commission, prior to the recordation of the Final Map. The applicant has elected to pay an inclusionary housing in-lieu fee of \$23,287.50 (9,315 square feet x \$2.50).

Conclusion:

Staff has reviewed the request for a Tentative Map for the conversion of 10 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 requirement findings can be supported and recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

1. **Approve** Tentative Map No. 243255, **with modifications.**
2. **Deny** Tentative Map No. 243255, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

Mike Westlake
Program Manager
Development Services Department

Anne B. Jarque
Development Project Manager
Development Services Department

WESTLAKE/abj

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
8. Ownership Disclosure Statement
9. Project Chronology
10. Copy of 60-Day Notice of Intent to Convert
11. Photos of Existing Front and Rear Elevations