

DATE ISSUED: November 25, 2004 **REPORT NO.** PC-04-202

ATTENTION: Planning Commission, Agenda of December 2, 2004

SUBJECT: SARANAC STREET TENTATIVE MAP – PROJECT NO. 31652
PROCESS FOUR

REFERENCE: Variance No. 18639 (Attachment 12)

**OWNER/
APPLICANT:** **DAN FLOIT and FLOIT PROPERTIES, INC.** (Attachment 8)
FLOIT HOMES

SUMMARY

Issue(s) – Should the Planning Commission approve a Tentative Map for the conversion of eighteen (18) existing residential units into condominiums and waive the requirement to underground existing overhead utilities at 7003 Saranac Street, within the College Area Community Plan?

Staff Recommendation:

1. **Approve** Tentative Map No. 86487, and
2. **Approve** waiver to the requirement for the undergrounding of the existing overhead utilities.

Community Planning Group Recommendation - On June 9, 2004, the College Area Community Council voted unanimously on the consent agenda to approve the project with the recommendation that the utilities be undergrounded (Attachment 7).

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).

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 proposed conversion of 18 existing apartments to condominiums, there would be a loss of 18 rental units and a gain of 18 for-sale units. This condominium conversion project was deemed complete on April 28, 2004, and is therefore subject to the new regulations regarding inclusionary housing and tenant relocation assistance.

BACKGROUND

The 0.456-acre site is located at 7003 Saranac Street at the southeast corner of Saranac Street and 70th Street in the RM-1-1 Zone of the Central Urbanized Planned District and within the College Area Community Plan (Attachment 1). The site is presently developed with a 3-story apartment complex consisting of 18 two-bedroom-units and 27 off-street parking spaces. The site is surrounded by a mix of single-unit and multi-unit development to the west, south, and east, and multi-unit development in the City of La Mesa to the north.

The site is currently zoned RM-1-1 and is within the Central Urbanized Planned District established in October 2000. Prior zoning of the site included the MR-3000 Zone of the Mid-City Communities Planned District applied in January 1986, the R-2A (R-1500) Zone applied in March 1980, and the R-3 (R-1000) zone applied March 1966. The 18-unit apartment complex was built in 1972 subject to the R-3 (R-1000) development regulations, which allowed 18 units on the 19,602-square-foot site and required 27 parking spaces. Yard Variance No. 18639 was approved on December 14, 1984 to allow the existing multi-unit complex maintain 4-foot interior side yard setbacks where 7 feet is required. With the exception of the yard variance, 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 does not meet the current density requirement of one unit per 3,000 square feet of lot area of the RM-1-1 zone. The current zone would only allow seven units to be developed on the site and would require 31 parking spaces for the eighteen unit development. However, 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 0.45-acre site to consolidate 3 lots into one lot and for the conversion of eighteen multi-family dwelling units into condominiums (Attachment 5). The applicant is also requesting that the requirement for the undergrounding of the existing overhead utilities be waived.

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.

Undergrounding Waiver Request

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined the undergrounding waiver request qualifies under the guidelines of Council Policy 600-25, *Underground Conversion of Utility Lines at the Developer's Expense*, in that a) the conversion involves a short span of overhead facility (less than 600 feet in length), and b) the conversion is a requirement of a condominium conversion of an existing development and the conversion would not represent a logical extension to an undergrounding facility. The applicant would be required to underground any new service run to any new or proposed structures within the subdivision per Condition No. 4 of the draft Tentative Map resolution (Attachment 6).

The neighborhood currently contains power poles and overhead utility lines along the south side of the alley right-of-way, the north side of Saranac Street, and the west side of 70th Street. There are no power poles or overhead utility lines immediately adjacent to the project site. Service to the site is underground to a transformer located at the northwest corner of the project site. The City's Undergrounding Master Plan for Fiscal Year 2004 designates the site within Block 7M. This area has not been scheduled for undergrounding at this time and is to be determined in the future by the Office of Council District 7 (Attachment 10).

COMMUNITY PLANNING GROUP RECOMMENDATION:

The College Area Community Council considered the project on June 9, 2004 and unanimously voted in favor of the project with the recommendation that utilities be undergrounded (Attachment 7). Based on the preceding information, staff continues to support the undergrounding waiver.

PROJECT RELATED ISSUES:

The requested conversion of these residential units to condominiums represents primarily a change in ownership.

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 April 28, 2004, and is therefore subject to these new regulations. With their application submittal, the applicant has indicated their decision to pay the in-lieu fee to satisfy these

requirements as allowed by these regulations. The project has been conditioned to require the subdivider pay an Inclusionary Affordable Housing In-Lieu Fee of \$16,923 based on \$1.00 fee per residential square footage, pursuant to the Affordable Housing Requirements of 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.

CONCLUSION:

Staff has reviewed the request for a Tentative Map for the conversion of 18 residential units into condominiums and the request to waive the requirements of the undergrounding of existing overhead utilities, and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps and Council Policy 600-25 regulating undergrounding of existing overhead utilities. Staff believes the required findings can be supported and recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

1. **Approve Tentative Map No. 86487, with modifications.**
2. **Deny Tentative Map No. 86487, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

Marcela Escobar-Eck
Deputy Director, Project Management Division
Development Services Department

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ESCOBAR-ECK/FZT

Attachments:

1. Aerial Photograph of Project Site
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. City's Undergrounding Master Plan – Map 7-M
11. Copy of Sample Notice to Tenants
12. Yard Variance No. 18639

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