

**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: April 6, 2006
TO: Members of the Planning Commission
FROM: William Zounes, Development Project Manager
SUBJECT: 2711 Manos Tentative Map Project No. 80233

This project was originally scheduled for the Planning Commission agenda on April 13, 2006. The applicant is requesting the item be continued to May 25, 2006 so that he has time to compile a landscape concept plan and building inspections report so that it may be distributed with the Planning Commission packets a week prior to the hearing.

William Zounes
Development Project Management
Development Services Department

DATE ISSUED: March 23, 2006 REPORT NO. PC-06-103
ATTENTION: Planning Commission, Agenda of March 30, 2006
SUBJECT: 2711 MANOS TENTATIVE MAP - PROJECT NO. 80233
**OWNER/
APPLICANT:** RESILMAR, INC
ALAN REAM.

SUMMARY

Issue(s): Should the Planning Commission approve a Tentative Map to convert 38 apartment units into condominiums and the request to waive the requirement to underground existing overhead utilities?

Staff Recommendation: APPROVE Tentative Map No. 250644 and APPROVE the request to waive the requirement to underground existing overhead utilities.

Community Planning Group Recommendation: On November 8, 2005 the Skyline-Paradise Hills Planning Committee voted 7-4-0 to recommend approval of the Tentative Map with suggestions. Please reference the Discussion Section of the report (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 September 8, 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 38 existing apartment units into condominiums. There would be a loss of 38 rental units and a gain of 38 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 the amount of \$58,432 in place of providing Affordable Units on-site in accordance with the City's Inclusionary Housing Ordinance.

BACKGROUND

The 1.05 acre site is located at 2711 through 2753 Manos Street in the RM-3-7 zone within the Skyline-Paradise Hills Community Planning area. The development is located on six parcels designated Residential with a density range of 35-45 dwelling units per acre (Attachment 2). The surrounding area is developed with a church and day care to the north, multi-family and single family developments to the south, a conveyant home to the west and an elementary school to the east.

The complex was constructed in 1964 and consists of four, wood frame and stucco exterior buildings. The structures were in conformance with the development codes in effect at the time.

DISCUSSION

Project Description:

The project proposes to convert the existing 38 apartments into condominiums. There are no zoning or code violations associated with the property. The existing multi-unit complex does not comply with current parking requirements providing 40 spaces where 76 are required. The project consists of 38 two-bedroom units that are 865 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), 180 day notice Termination of Tenancy (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 in order to meet the Inclusionary Housing Ordinance requirements. The applicant has elected to pay an in-lieu fee of \$58,432 (Attachment 12).

Community Plan Group Discussion:

On November 8, 2005 the Skyline-Paradise Hills Planning Committee voted 7-4 to recommend approval of the Tentative Map. The group suggested the following improvements:

- Convert roof to pitched with 50-year shingles.
- Increase parking to provide two spaces per bedroom. The committee further suggested that increased parking can be attained by creating diagonal parking on Manos Street and entering into an agreement with the existing San Diego Amistad Church to the north, to share parking with the tenants.

The applicant acknowledges the recommendations and has indicated that the suggestions are neither economically feasible nor are they required for a Tentative Map. The project proposes to maintain the existing roofs and parking.

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 16 and 17 of the draft resolution (Attachment 6). Power lines run north to south along the Manos Street along the south quarter of the site then traverses to the northwest across the street and over the existing convalescent home. The overhead lines continue for some distance beyond the project location. The City's Undergrounding Master Plan for Fiscal Year 2028 designates the site within Block 4EE. Proposed construction to underground the existing overhead utilities has been set for 2016 (Attachment 12).

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. 250644 with modifications.
2. Deny Tentative Map No. 250644 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. 180-day Notice to Tenants of Intention to Convert
12. Summary of Tenant Benefits
13. Proposed Undergrounding of Overhead Utilities
14. Photos of Existing Front and Rear Elevations