



UPTOWN PLANNERS

Uptown Community Planning Committee

MINUTES

SPECIAL MEETING: CONDOMINIUM CONVERSIONS

Monday, March 13, 2006

Present: Marilee Kapsa, Janet O'Dea, Jay Hyde, Ernie Bonn, Mary Wendorf, Mike Singleton, Leo Wilson, Roy Dahl, Steve Satz, Dan Horrigan, Alex Sachs Peggy Mazzella

I. Consent Agenda: Approved by vote of: 8 – 0 - 2

1. **MONDE MAP WAIVER – (Process Three)** – Hillcrest – TMW application to waive the requirements of a Tentative Map to create 12 residential condominiums and 1 commercial condominium (under construction) on a 0.241 acre site at 3970 Ninth Avenue in the CN-1A Zone: **Conditions: (1.) Applicant to examine the feasibility of installing solar panels on the roof of the building; (2.) and the use of green products, such as fumeless paint and carpets, also be considered; (3.) Standard conditions re: condo conversions.**
2. **3760 THIRD AVENUE TENTATIVE MAP -- (Process Four)** – Hillcrest – Tentative Map to convert six existing residential units to condominiums on a 0.15 acre site at 3760 Third Avenue in the MR-800B Zone. **Conditions: (1.) Applicant to examine the feasibility of installing solar panels on the roof of the building; (2.) standard conditions re: condo conversions.**

II. Action Items

1. **4046 NORMAL STREET TENTATIVE MAP – (Process Three)** – Hillcrest – TM to convert seven existing residential units to condominiums on a 6653 sq. ft. site at 4046 Normal Street in the MR-800B Zone.

MOTION TO APPROVE (Wendorf, 2nd.Horrigan: Vote 10 – 0 – 1)

Subject to the following conditions:

- (1.) **The approval of this project is expressly conditioned on the design being in substantial compliance with the rendition presented to Uptown Planners by the applicant at the Board meeting on March 13, 2006. (A copy of the rendition is attached to these minutes and incorporated by reference.) Any substantial deviation from the attached rendition will nullify this motion, and Uptown Planners requests the project be returned to Uptown Planners for reconsideration;**
- (2.) **It is recommended that the applicant be allowed by the City to add two additional parking spaces to the project, so that a total of six parking spaces will be created. This is important, as the area the project is located is parking deficient. The**

Board indicated to the applicant the locations at which the additional two parking spaces could be appropriately located.

- (3.) It is recommended there be no reserve parking.**
 - (4.) The standard five conditions for condominium conversions in Uptown shall apply (see attachment “A,” at end of minutes for text of standard conditions)**
- 2. 134 WEST HAWTHORNE MAP WAIVER – (Process Three) – Bankers Hill/Park West – Application to waive the requirements of a Tentative Map to convert eighteen (18) residential units to condominiums, located at 134 West Hawthorne in the MR-1000 Zone: Airport Approach Overlay Zone, Airports Environs Overlay Zone, Tandem Parking Zone, Transit Area Overlay Zone.**

MOTION TO APPROVE (Singleton, 2nd Satz: Vote: 10- 0 - 1)

Subject to the following conditions:

- (1.) The applicant should investigate having the project designated historical under the California Mills Act.**
 - (2.) An attempt should be made to get the City to approve angle parking on the street in front of the project. Applicant should work with Uptown Partnership to obtain such approval.**
 - (3.) Trellises shall be installed below the first band on the building side.**
 - (4.) All widows should be double-hung, casement.**
 - (5.) The applicant should provide affordable housing onsite, rather than pay in lieu fees.**
 - (5.) The standard five conditions for condominium conversions in Uptown shall apply (see attachment “A,” at the end of these minutes for the text of the standard conditions)**
- 3. 3700 TENTH AVENUE TENTATIVE MAP – (Process Four – Tentative Map) – Hillcrest – Tentative Map to convert 51 residential units to condominiums on a 0.97 acre site at 3700 Tenth Avenue in the MR-1000 Zone.**

MOTION TO APPROVE (Sachs, 2nd O’Dea: Vote: 8- 2 - 1)

- (1.) The applicant should provide affordable housing onsite, rather than pay in lieu fees.**
- (2.) The large ficus tree in the front of the project property should be preserved.**
- (3.) The applicant should explore having the building historically designated.**
- (4.) The standard five conditions for condominium conversions in Uptown shall apply, including placing the utilities underground and scoring the sidewalk (see attachment “A,” at the end of these minutes for the text of the standard conditions)**

4. **3517 SIXTH AVENUE TENTATIVE MAP – (Process Four)** – Hillcrest – Tentative Map to convert 11 existing residential units to condominiums on a 8, 175 sq. ft. site at 3517 Sixth Avenue in the MR-800B Zone.

MOTION TO DENY (Sachs, 2nd Dahl: Vote 10 – 0 – 1)

- (1.) **The motion is based on the applicant’s failure to present detailed site, landscaping and parking plans for the project, and also to indicate the nature of any improvements or modifications that will take place as a result of the proposed condominium conversion.**
 - (2.) **Applicant is seeking a blind entitlement, based on a claim of a ministerial right to a condominium conversion, which is unsupportable.**
 - (3.) **In making this motion to deny, the Uptown Planners states it favors the preservation of the structure in question, and would encourage the applicant to return to Uptown Planners with the specific plans and documents indicated in this motion.**
 - (4.) **Uptown Planners recommends the owner consider having the property designated historically.**
5. **4082 FOURTH AVENUE MAP WAIVER – (Process Three)** – Hillcrest – TMW application to waive the requirements of a Tentative Map to create seven commercial condominium units at a site located at 4082 Fourth Avenue in the NP-1 Zone.

MOTION TO APPROVE (Singleton, 2nd Sachs: Vote: 9- 1 - 1)

- (1.) **Landscaping treatment be brought up to City Code.**
 - (2.) **During normal business hours, the underground parking should be reserved for tenant use.**
 - (3.) **Utilities should be placed underground, pursuant to the Uptown Planner’s standard residential condominium conversion condition number one.**
6. **3558 FIFTH AVENUE TENTATIVE MAP – (Process Four)** – Hillcrest – Tentative Map to convert 12 existing residential units to condominiums on a 10,210 sq. ft. site located at 3558 Fifth Avenue in the NP-1 Zone.

MOTION TO DENY (Sachs, 2nd Dahl: Vote 10 – 0 – 1)

- (1.) **The motion is based on the applicant’s failure to present detailed site, landscaping and parking plans for the project, and also to indicate the nature of any improvements or modifications that will take place as a result of the proposed condominium conversion.**
- (2.) **Applicant is seeking a blind entitlement, based on a claim of a ministerial right to a condominium conversion, which is unsupportable.**
- (3.) **In making this motion to deny, the Uptown Planners states it favors the preservation of the structure in question, and would encourage the applicant to return to Uptown Planners with the specific plans and documents indicated in this motion.**

(4.) The Board recommends the owner consider having the property designated historically.

- 7. 2350 THIRD AVENUE TENTATIVE MAP – (Process Four) – Bankers Hill/Park West** -- Tentative Map to convert 16 existing residential units to condominiums on a 10.037 sq. ft. site at 2350 Third Avenue in the NP-2 Zone. Airport Environs Overlay Zone, Airport Approach Overlay Zone.

MOTION TO DENY (Sachs, 2nd Dahl: Vote 10 – 0 – 1)

- (1.) The motion is based on the applicant’s failure to present detailed site, landscaping and parking plans for the project, and also to indicate the nature of any improvements or modifications that will take place as a result of the proposed condominium conversion.**
- (2.) Applicant is seeking a blind entitlement, based on a claim of a ministerial right to a condominium conversion, which is unsupportable.**
- (3.) In making this motion to deny, the Uptown Planners states it favors the preservation of the structure in question, and would encourage the applicant to return to Uptown Planners with the specific plans and documents indicated in this motion.**
- (4.) The Board recommends the owner consider having the property designated historically.**

- 8. 3953 CENTRE STREET TENTATIVE MAP – Resubmittal -- (Process Four) – Hillcrest** – Tentative Map to convert 21 existing residential units to condominiums on a 16, 540 sq. ft. site at 3953 Centre Street in the MR-800B Zone.

MOTION TO DENY (Sachs, 2nd Dahl: Vote 10 – 0 – 1)

- (1.) The motion is based on the applicant’s failure to present detailed site, landscaping and parking plans for the project, and also to indicate the nature of any improvements or modifications that will take place as a result of the proposed condominium conversion.**
- (2.) Applicant is seeking a blind entitlement, based on a claim of a ministerial right to a condominium conversion, which is unsupportable.**
- (3.) In making this motion to deny, the Uptown Planners states it favors the preservation of the structure in question, and would encourage the applicant to return to Uptown Planners with the specific plans and documents indicated in this motion.**
- (4.) The Board recommends the owner consider having the property designated historically.**

- 9. 450 WEST UNIVERSITY TENTATIVE MAP – (Process 4) – Hillcrest** – Tentative Map to convert 13 existing residential units to condominiums on a 0.31 acre site at 445 West University in the MR-1000 Zone

MOTION TO APPROVE (Sachs, 2nd Dahl: Vote 10- 0 – 1)

- (1.) Applicant should explore having the property designated historically.**

(2.) The standard five conditions for condominium conversions in Uptown shall apply, including placing the utilities underground and scoring the sidewalk (see attachment “A,” at the end of these minutes for the text of the standard conditions)

- 10. 1415 ESSEX VILLAS WEST MAP WAIVER – (Process Four) – Hillcrest –** Application to waive the requirement of a Tentative Map to convert six residential units (under construction) to condominiums on a 0.21 acre site, located at 1415 Essex Street in the MR-1000 Zone. Transit Area Overlay Zone, Residential Tandem Parking Overlay Zone.

CONTINUED: At the request of the applicant.

- 11. 4250 FOURTH AVENUE TENTATIVE MAP – (Process Four) – Hillcrest –** Tentative Map to convert 126 existing residential units to condominiums and to waive the requirement to underground utilities on a site located at 4053 Fourth Avenue in the MR-800B Zone; Transit Overlay Zone.

12.

OFF-CALENDAR: No representative of applicant attended meeting.

- 13. 4202 FOURTH AVENUE TENTATIVE MAP -- (Process Four) – Hillcrest –** Tentative Map to convert 30 existing residential units to condominiums and waive the requirement to underground utilities on a 0.34 acre site at 4202 Fourth Avenue in the MR-800B Zone.

CONTINUED: At the request of the applicant.

STANDARD FIVE CONDITIONS ATTACHED TO CONDOMINIUM CONVERSIONS:

- 1) No waiver or exemption shall be granted from state and local requirements that existing utility services for this property be placed underground. Exceptions may only be made for utilities located in back alleys, or for streets which have a definite schedule date to have their utilities placed underground within the next five years;
- 2) The right of first refusal to purchase a unit shall be given to the current tenants;
- 3) Historic sidewalk stamps and scoring of existing sidewalks shall be preserved, and any replacement or new sidewalks shall be constructed so that the new scoring matches the existing sidewalk scoring, color, texture and type of contractor date stamp;
- 4) Landscaping shall be brought into conformance with the current Land Development Code regulations of the City of San Diego, including the placing of street trees at required locations as indicated in the San Diego Street Design Manual;
- 5) Current on street parking will be preserved, and where feasible, the provision of new parking should be provided both onsite and offsite. The latter goal can be accomplished by minimizing curb cuts, and other innovative measures. There should be no net loss of on street parking;

**Respectfully Submitted,
Leo Wilson
Chair**