

**THE COMMITTEE ON LAND USE AND HOUSING
OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO**

**ACTIONS (corrected) FOR
WEDNESDAY, SEPTEMBER 14, 2005, AT 2:00 P.M.**

**COUNCIL CHAMBERS (12TH FLOOR), CITY ADMINISTRATION
BUILDING
202 C STREET, SAN DIEGO, CALIFORNIA**

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(Deputy Mayor Atkins was excused from the meeting.)

COUNCIL COMMENT:

ACTION: None received.

NON-AGENDA PUBLIC COMMENT: Brian Martins commended the City in implementing the City of Village's plan.

ADOPTION AGENDA

ITEM-1: Report from the City Manager regarding RECOMMENDATIONS ON POSSIBLE CONDOMINIUM CONVERSION REGULATIONS.
(See CMR 05-163; Michael T. Pazder's September 14, 2005, letter; September 14, 2005, PowerPoint; September 13, 2005, List of Condo Conversion Applications Submitted between July 20, 2001 – July 20, 2005; Title 18 – Citywide Ordinance; Greater North Park Community Planning Committee's September 12, 2005, report; Differences between Manager's Recommendation and Planning Commission Recommendation's Matrix; Selected Condominium Conversion Provisions in California Cities Matrix)

Rev.

ACTION: Motion by Councilmember Frye, second by Councilmember Young directing the City Manager to draft an ordinance amending the City's condominium conversion regulations based on the recommendations below and return to the Land Use and Housing Committee (LU&H) for consideration as soon as possible. Prior to returning to LU&H however, the City Manager is directed to present the proposal to the Technical Advisory Committee, Community Planners Committee, Code Monitoring Team, representatives of condominium converters, affordable housing advocates, and Community

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Planning Groups.

(The items below correspond to the numbered items in City Manager's Report 05-163 and were adopted individually as indicated parenthetically)

- #1 Follow the City Manager's recommendation related to continuation and expansion of relocation assistance. (3-0)

- #3 Follow the City Manager's recommendations regarding landscaping, electrical, plumbing, roofing, dwelling unit separation, smoke alarms, window upgrades, and provision of a building condition report. Do not include parking standards at this time, but continue to study this issue. (3-0)

- #5 Follow the City Manager's recommendation regarding provision of inclusionary housing on-site where 10 or more units are being converted. (3-0)

- #6 Follow the City Manager's recommendation related to the date after which new condominium conversion proposals must comply with new regulations. (3-0)

- #7 Follow the City Manager's recommendation requiring relocation assistance for "off-the-shelf" conversions that already have a condominium map. (2-1: Yeas: Young, Frye; Nay: Peters)

- #9 Follow the City Manager's recommendation that there be no minimum project size (number of units) to convert. (3-0)

- #10 Follow the City Manager's recommendation not to establish an economic hardship waiver process. (3-0)

- #12 Follow the City Manager's recommendation regarding improvements to the noticing process for tenants; and further direct the City Manager to include development of standardized tenant noticing, a post-tentative map monitoring process, and

improved coordination between the City and appropriate agencies to ensure that tenants receive required notices and information.

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(3-0)

In addition, the following direction is given with respect to Nos. 2, 4, 8, and 11 in City Manager's Report 05-163:

- #2 Request more information from staff regarding the issue of linking condominium conversion to the vacancy rate for low and moderate cost rental units or some other statistical indicator (i.e. rental rate increases). (3-0)

- #4 Direct the City Manager to continue to evaluate whether large projects encompassing one or more city blocks should be required to underground utilities and limit exemptions from that requirement to projects under a certain size. (3-0)

- #8 Direct the City Attorney to provide a legal analysis of the proposal to require condominium conversions to pay park fees and direct the City Manager to estimate how much money would be generated for parks by such a requirement. (3-0)

- #11 Direct the City Attorney to provide a legal analysis of the legality of restricting the sale of converted condominiums to owner-occupancy, and direct the City Manager to report back on the feasibility of managing such a limitation. (3-0)

Direction to the City Manager to report back to the LU&H Committee on the following issues:

Councilmember Young's request for an analysis of whether condominium conversions are concentrated in particular areas of San Diego and the socio-economic effects of condominium conversion including both the loss of affordable low and moderate income rental housing as well as the provision of affordable for-sale housing.

Councilmember Peters' request for an analysis of whether it makes sense to provide relocation assistance where the rental rate is particularly high.

Councilmember Peters' request pertaining to #5 above for an analysis of the practicality of implementing an on-site inclusionary requirement. Specifically, if the provision is not accomplished via qualifying for-sale

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affordable units, how would the provision of for-rent inclusionary units be monitored? If provision of on-site affordable units appears impractical, please provide the LU&H Committee with additional alternatives such as a higher inclusionary fee for condominium conversions.

Scott Peters
Chair