

(R-2009-255)
MEET

336
9/09

RESOLUTION NUMBER R-304101

DATE OF FINAL PASSAGE SEPTEMBER 9, 2008

RESOLUTION DENYING THE APPEAL OF AFFORDABLE HOUSING COALITION OF SAN DIEGO COUNTY AND CITIZENS FOR RESPONSIBLE EQUITABLE ENVIRONMENTAL DEVELOPMENT, C/O CORY J. BRIGGS, BRIGGS LAW CORPORATION AND GRANTING TENTATIVE MAP NO. 164757 FOR THE 1560 CORONADO AVENUE, PROJECT NO. 82897.

WHEREAS, Coronado Manor Homes, LLC, a California Limited Liability Company, Applicant/Subdivider, and San Diego Land Surveying and Engineering Inc., Engineer, submitted an application to the City of San Diego for a tentative map (Tentative Map, No. 164757) for the condominium conversion of 76 existing residential units, known as the 1560 Coronado Avenue Project [Project], located at 1560 Coronado Avenue between Thermal Avenue and 15th Street and legally described as Lot 26 of Aloha Tract according to Map No. 611, excepting therefrom the east 62.35 feet, in the RM-3-7 zone, Coastal Height Overlay Zone, within the Otay Mesa-Nestor Community Plan Area; and

WHEREAS, the Map proposes the subdivision of a 1.72-acre site into one lot for a 76 residential condominium conversion; and

WHEREAS, the project is exempt from environmental review pursuant to Article 19, Section 15301(k) of the California Environmental Quality Act [CEQA] on the basis that the facilities are existing; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, the subdivision is a condominium project as defined in Section 1350 et seq. of the Civil Code of the State of California and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is seven; and

WHEREAS, the applicant seeks to waive the requirement to underground existing overhead utilities, pursuant to Council Policy 600-25; and

WHEREAS, on June 19, 2008, the Planning Commission of the City of San Diego considered Tentative Map No. 164757, and pursuant to Resolution No. 4418-PC, voted to recommend City Council approval of the tentative map; and

WHEREAS, Affordable Housing Coalition of San Diego County and Citizens for Responsible Equitable Environmental Development c/o Cory J. Briggs, Briggs Law Corporation, appealed the Planning Commission decision to the Council of the City of San Diego; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on September 9, 2008, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Council of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 164757:

1. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code [LDC] section 125.0440(b)).

2. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (LDC section 125.0440(h) and Subdivision Map Act Section 66412.3)).
3. Each of the tenants of the proposed condominium conversion project has received, pursuant to Subdivision Map Act Section 66452.9, written notification of intention to convert at least sixty days prior to the filing of a tentative map (LDC section 125.0444 and Subdivision Map Act Section 66427.1(a)).
4. The project has been conditioned that the Subdivider will give each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the Subdivision Map Act (LDC section 125.0444 and Subdivision Map Act Section 66427.1(a)).
5. The project has been conditioned that the Subdivider will give each tenant ten days' written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report will be available on request (LDC section 125.0444 and Subdivision Map Act Section 66427.1(a)).
6. The project has been conditioned that the Subdivider will give each tenant of the proposed condominium project written notification within ten days of approval of a final map for the proposed conversion (LDC section 125.0444 and Subdivision Map Act Section 66427.1(b)). If the Subdivider chooses to provide affordable housing units, the Subdivider shall enter into an affordable housing agreement with the Housing Commission, prior to recordation of the Final Map.
7. The project has been conditioned that the Subdivider will give each of the tenants of the proposed condominium project 180 days' written notice of intention to convert prior to termination of tenancy due to the conversion or proposed conversion (LDC section 125.0444 and Subdivision Map Act Section 66427.1(c)).
8. The project has been conditioned that all tenants whose income is less than 100 percent of the area median income are eligible for relocation benefits, so based upon the outcome of a survey conducted by the Housing Commission the applicant may be responsible for relocation benefits to eligible tenants.
9. The project has been conditioned that the Subdivider will give each of the tenants of the proposed condominium project notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant.
10. The right shall run for a period of not less than ninety days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right (LDC section 125.0444 and Subdivision Map Act Section 66427.1(d)).

11. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing (LDC section 125.0444(b)).

12. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed (LDC section 125.0444(c)).

The above findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that the appeal of Affordable Housing Coalition of San Diego County and Citizens for Responsible Equitable Environmental Development, c/o Cory J. Briggs, Briggs Law Corporation; is denied, the decision of the Planning Commission is sustained, and Tentative Map No. 164757 is granted to Coronado Manor Homes, LLC, a California Limited Liability Company, Applicant/Subdivider, and San Diego Land Surveying and Engineering, Inc., Engineer, subject to the attached conditions which are made a part of this resolution by reference.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By Marianne Greene
Marianne Greene
Deputy City Attorney

MG:cw
11/06/08
Or.Dept:City Clerk
R-2009-255
MMS: #6429

CONDITIONS FOR TENTATIVE MAP NO. R164757

1560 CORONADO AVENUE TENTATIVE MAP – PROJECT NO. 82897

ADOPTED BY RESOLUTION NO. R-304101 ON SEPTEMBER 9, 2008

GENERAL

1. This Tentative Map will expire on September 9, 2011.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
4. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the Subdivision Map Act.
5. The Subdivider shall provide the tenants a Notice of Application for a Public Report at least ten days prior to the submittal to the Department of Real Estate [DRB], pursuant to Section 66427.1(a) of the Subdivision Map Act.
6. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Section 66427.1(c) of the Subdivision Map Act. The provisions of this subdivision shall not alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Sections 1941, 1941.1 and 1941.2 of the Civil Code.
7. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Section 66427.1(d) of the Subdivision Map Act. The right shall run for a period of not less than ninety days from the date of issuance of the subdivision public report, pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.

8. The Subdivider shall provide the tenants of the proposed condominiums with written notification within ten days or approval of a Final Map for the proposed conversion, in conformance with Section 66427.1(b) of the Subdivision Map Act.

AFFORDABLE HOUSING

9. Prior to the recordation of the Final Map, the Subdivider shall pay an Inclusionary Affordable Housing In-Lieu Fee of \$113,080 (45,232 square feet at \$2.50) pursuant to the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).
10. Prior to filing a Final Map, the applicant shall either show evidence that relocation assistance has been paid to eligible tenants or enter into an agreement with the San Diego Housing Commission to demonstrate conformance with the San Diego Municipal Code [SDMC] provisions for Tenant Relocation Benefits (Chapter 14, Article 4, Division 5, Section 144.0503). In addition, applicant must pay the appropriate fees incurred by the Housing Commission for compliance monitoring (Chapter 14, Article 4, Division 5, Section 144.0502).

ENGINEERING

11. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
12. The Subdivider shall replace the cracked portions of sidewalk, preserving any contractor's stamp, adjacent to the site on Coronado Avenue.
13. The Subdivider shall reconstruct the curb ramp to current City Standards, adjacent to the site on Coronado Avenue.
14. The Subdivider shall replace the cracked portions of curb and gutter adjacent to the site on Coronado Avenue.
15. The Subdivider shall construct a concrete bus stop pad and repair failing portions of asphalt pavement in the roadway, to current City Standards, in front of the bus stop bench adjacent to the site on Coronado Avenue.
16. The Subdivider shall dedicate an additional 4-foot right-of-way adjacent to the site on Coronado Avenue.

17. The Subdivider shall reconstruct the existing driveway to provide pedestrian accessibility across the driveway span per current City Standards, maintaining the existing width, adjacent to the site on Coronado Avenue.
18. The Subdivider shall obtain an Encroachment Maintenance and Removal Agreement, for the sidewalk underdrains and private structures in the Coronado Avenue right-of-way.
19. Pursuant to City Council Policy 600-20, the Subdivider shall provide evidence to ensure that an affirmative marketing program is established.
20. The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution No. R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.
21. Prior to the recordation of the Final Map, the Subdivider shall demonstrate conformance with the SDMC provisions for building and landscape improvements (Land Development Code [LDC] section 144.0507), to the satisfaction of the City Engineer. The parking requirements in LDC sections 144.0507 and 142.0525(a) do not apply, since this project was deemed complete prior to the effective date of this ordinance (July 27, 2006).
22. Prior to recording a Final Map, the Subdivider shall provide an independent evaluation by a California registered architect or engineer licensed by the State of California to perform these services, prepared in accordance with the State of California Business & Professions Code (including Section 7195) of the existing conditions of the building to the satisfaction of the Development Services Department [DSD]. This information shall include, but not be limited to: the structural integrity; mechanical; electrical; and plumbing systems of the building. The applicant shall provide proof of compliance or other means to assure any recommendations to repair or replace those systems with a life of 5-years or less are completed to the satisfaction of the DSD.

WATER AND SEWER

23. The Subdivider shall install appropriate private back flow prevention devices on all existing and proposed water services (domestic, irrigation, and fire) adjacent to the project site in a manner satisfactory to the Water Department Director.
24. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.

25. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.
26. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. 769830.

MAPPING

27. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
28. "California Coordinate System means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
29. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid to ground distances shall be shown on the map.
30. The design of the subdivision shall include private easements, if any, serving parcels of land outside the subdivision boundary or such easements must be removed from the title of the subdivided lands prior to filing any parcel or final map encumbered by these easements.
31. The applicant shall conform to SDMC provisions for "Public Improvement Subject to Desuetude or Damage." If repair or replacement of such public

improvements is required, the owner shall obtain the required permits for work in the public right-of-way, satisfactory to the City Engineer.

INFORMATION:

- + The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (24 USC Section 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- + Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.