



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: April 10, 2008 **REPORT NO.** PC-08-048

ATTENTION: Planning Commission, Agenda of April 17, 2008

SUBJECT: 3517 6TH AVENUE TENTATIVE MAP-PROJECT NO. 78880
PROCESS 4

**OWNER/
APPLICANT:** Matt Browar
Scott Peterson

SUMMARY

Issue: Should the Planning Commission approve a Tentative Map for the conversion of 11 existing residential units to condominiums and waive the requirement to underground existing overhead utilities?

Staff Recommendation:

1. Approve Tentative Map No. 245524; and
2. Approve waiver to the requirement to underground existing overhead utilities.

Community Planning Group Recommendation: The Uptown Community Planning Committee voted 10-0-1 to recommend denial of the proposed project on March 13, 2006 (Attachment 7). Refer to Community Planning Group discussion below.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301 on August 23, 2005, and the opportunity to appeal that determination ended September 10, 2005.

Fiscal Impact Statement: 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 11 existing apartments to condominiums, there would be a loss of 11 rental units and a gain of 11 for-sale units.



This condominium conversion project was deemed complete on August 9, 2005, and is therefore subject to the regulations regarding Inclusionary housing and tenant relocation assistance.

BACKGROUND

This Tentative Map project is subject to the condominium conversion regulations effective June 13, 2006, with the exception of the parking regulations, based on the City Council's specific adoption language for the "new" condominium conversion regulations. At the June 13, 2006 hearing, the City Council adopted regulations for additional requirements for landscaping, a building conditions report, on-site inclusionary housing, noticing, and parking. Based on the adopted language and project timing, all of these new regulations apply to this project, with the exception of the parking regulations. Accordingly, this project has been reviewed against the new regulations.

The 0.19 acre project site is located at 3517-27 6th Avenue in the MR-800B zone of the Mid-City Planned District, within the Uptown Community Plan (Attachment 3). The site is presently developed with 11 units consisting of two, one-story structures containing one-bedroom units each; two, one-story structures containing two, one-bedroom units each; and one, two-story structure containing five one-bedroom units. There are no off-street parking spaces available for the complex. The site is bounded on all sides by multi and single family residences to the north, south, east, and west.

The existing building was constructed in 1928. At the time of construction, the building was zoned B allowing 11 units where currently 10 units would be allowed. The complex is currently landscaped with walkways to each unit and a gated entry facing 6th Avenue. The single story buildings are cottage style and have front stoops. The two-story building has an exterior stairway to the second level. Current parking regulations in the MR-800B Zone require 14 parking spaces on site. 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 conform to the current maximum density requirement of the MR-800B zone or parking requirements. However, the project maintains previously-conforming rights 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 0.19 acre site to convert 11 existing dwelling units into condominiums on three existing lots (Attachment 5). The applicant is also requesting that the requirement for the undergrounding of 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 decision maker 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 of Existing Utilities

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 the conversion involves a short span of overhead facility (less than 600 feet in length), the conversion is a requirement of a condominium conversion of an existing development and the conversion would not represent a logical extension to an underground facility.

The applicant will be required to underground all existing service to the site per Condition No. 19 of the draft Tentative Map resolution (Attachment 6). The applicant would also be required to underground any new service run to any new or proposed structures within the subdivision per Condition No. 18 of the draft Tentative Map resolution (Attachment 6).

The neighborhood currently contains power poles and overhead utilities lines in the alley. The utility lines to these poles extend to other properties located north and south within the alley. The poles closest to this property, which carry the lines serving this site, are located within the rear alley right-of-way. As indicated above, all utilities serving this property will be required to be undergrounded. The waiver is being requested for the requirement to underground adjacent utilities serving the surrounding properties. The City's Undergrounding Master Plan for Fiscal Year 2006 designates the site within Block 3T2, and the date for undergrounding has been established for the year 2021 (Attachment 10).

Community Planning Group and Neighborhood Recommendation:

On March 13, 2006, the Uptown Planning Committee voted 10-0-1 to recommend denial of this project for the following reasons (Attachment 7):

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 modification 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 unsupported.*
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 the motion*
4. *Utilities should be placed underground, pursuant to the Uptown Planner's standard residential condominium conversion condition number one.*

The applicant responded to the Planning Committee's recommendation with the following:

1. *The owner, although applying for the entitlement to convert these buildings into condos, is a professional landlord and makes his living from renting these properties. His intention is to pursue entitlements only to increase the value of the properties (Before ordinance changes made it too difficult and expensive to complete).*
2. *It has never been the owner's intention to actually convert and sell the properties, ergo he has no plans to complete significant changes to the architecture or landscaping. The planning group agreed unanimously that the property adds a certain ambiance to the community, but it is their policy to deny projects without a presentation including exhibits.*
3. *The owner is well known for keeping this property in above average condition. But given these circumstances he was not comfortable fabricating a set of documents he had no intention of actually implementing simply to satisfy the planning group stated policy on denying projects that did not provide presentations.*
4. *This project is architecturally unique and will continue to add to the historical character to the community.*

Project-Related Issues:

All condominium conversion projects not yet heard by July 25, 2006, must conform with the current regulations regarding: inclusionary housing, tenant relocation benefits, the provision of a building conditions report, conformance with landscape regulations, and conformance with noticing requirements. This project is not required to conform with the new parking regulations for condominium conversions, based on specific language adopted by the City Council.

The requested conversion of these residential units to condominiums represents primarily a change in ownership. The applicant has certified that the required 60-day Notices of Intent to Convert to Condominiums were provided to the tenants on May 12, 2005 (Attachment 11).

Inclusionary Housing Ordinance and Tenant Relocation Benefits Conformance:

The project has been conditioned to require the subdivider conform with 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.

The applicant has elected to pay an in-lieu fee of \$13,750 (5,500 square feet x \$2.50) to satisfy the Inclusionary Housing requirement, as allowed by the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).

Building Conditions Report and Landscape Requirements

In accordance with the current regulations, the applicant provided a Building Conditions Report and Landscape Concept Plan. Both of these documents have been reviewed for conformance with the applicable regulations within Land Development Code (Chapter 14, Article 4, Division 5) and have been accepted by staff as conforming to the regulations. The list of required improvements (from staff approved Building Conditions report) is attached (Attachment 13).

CONCLUSION:

Staff has reviewed the request for a Tentative Map for the conversion of 11 residential units into condominiums and has found the project to be in conformance with the applicable sections of the San Diego Municipal Code regulating Tentative Maps. Staff believes the requirement findings can be supported and recommends the Planning Commission approve the project as proposed.

ALTERNATIVES

1. **Approve Tentative Map No. 245524, with modifications.**
2. **Deny Tentative Map No. 245524, if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



William Zornes
Development Project Manager
Development Services Department

WESTLAKE/WJZ

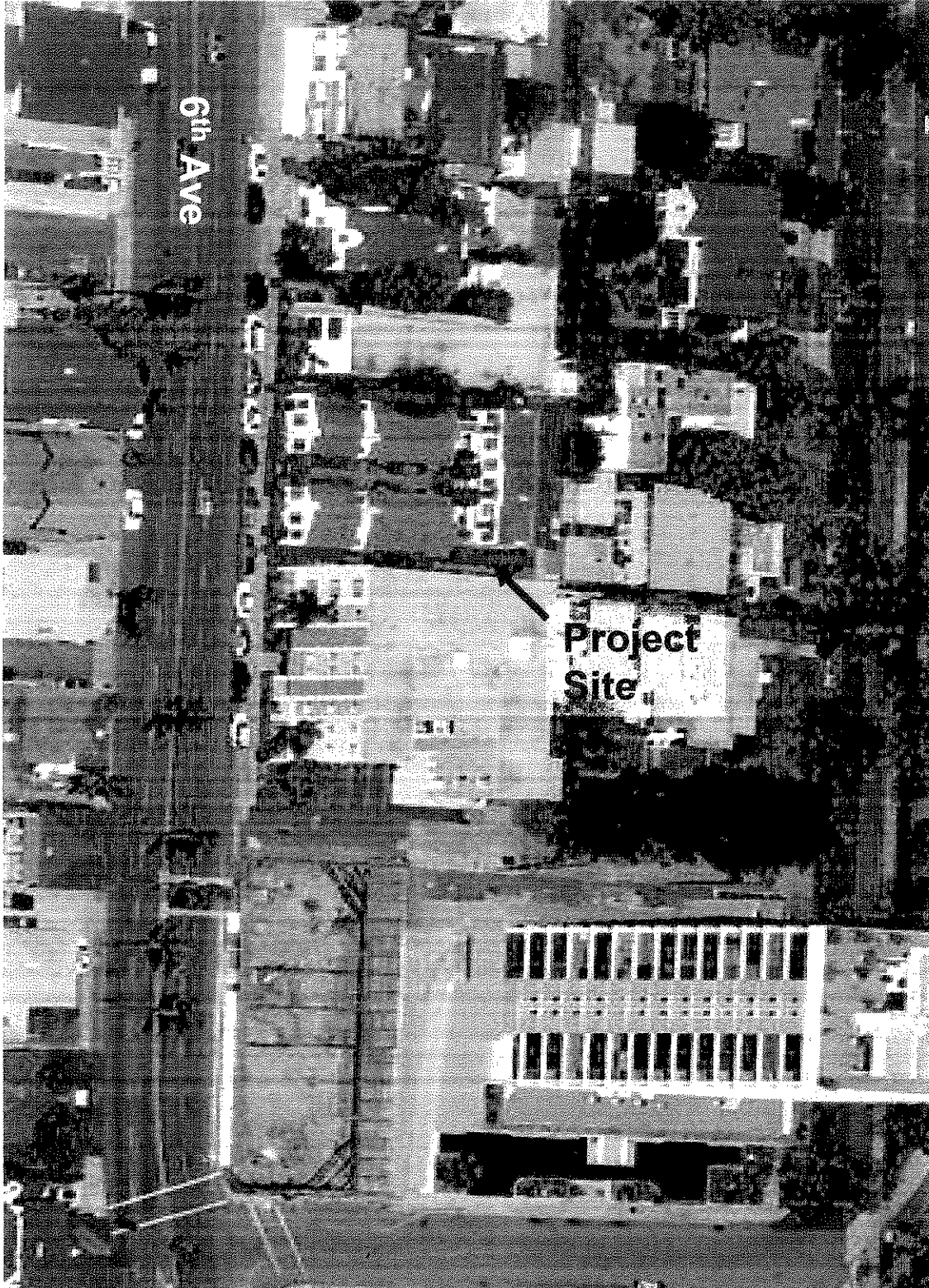
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Tentative Map and Landscape Development Plan
6. Draft Map Conditions and Subdivision Resolution
7. Community Planning Group Recommendation
8. Owner response to Planning Group Recommendation
9. Ownership Disclosure Statement
10. Project Chronology

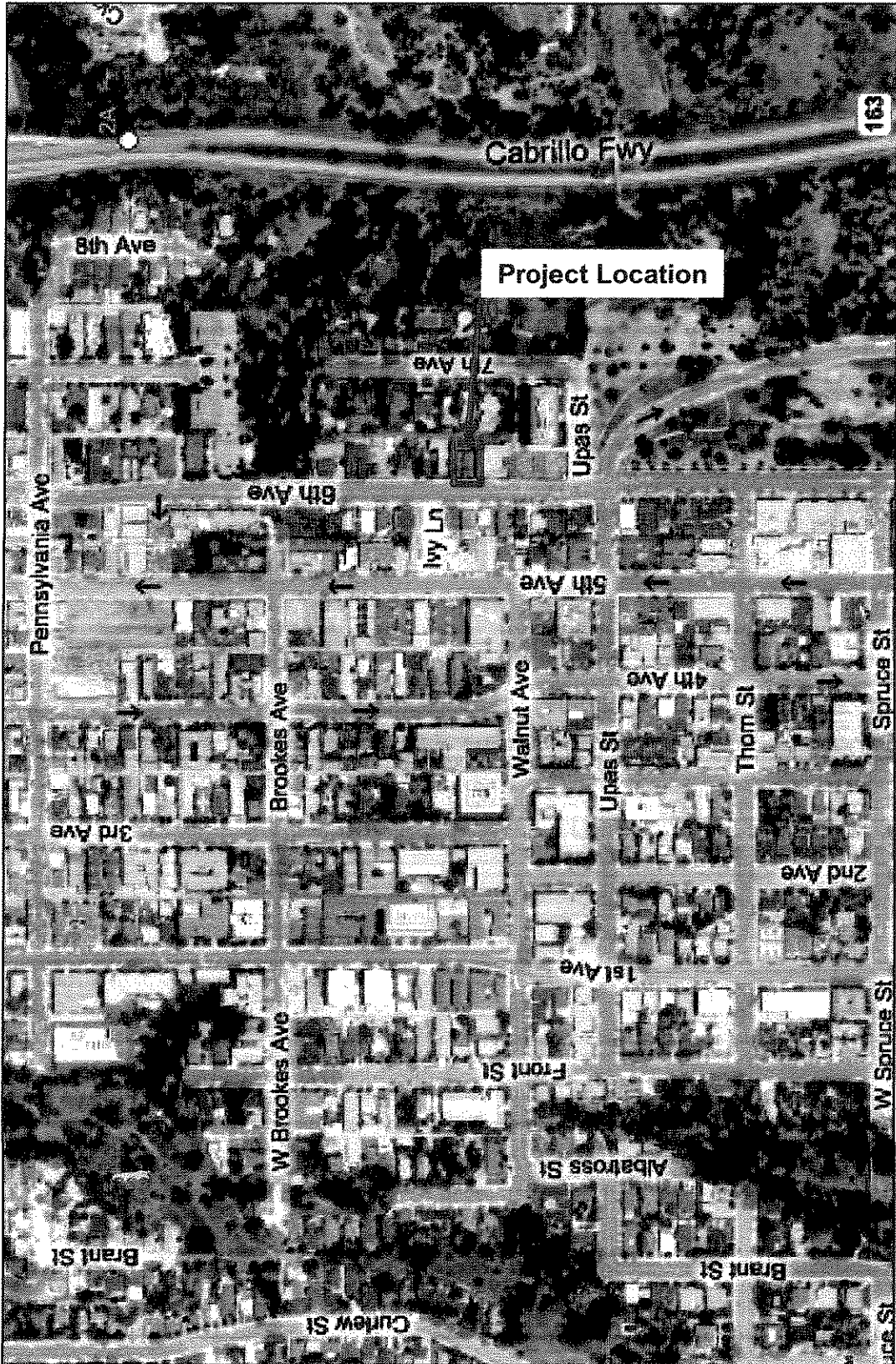
11. City's Undergrounding Master Plan – Map 3T2
12. Sample of 60-Day Notice of Intent to Convert
13. Photos of Existing Front and Rear Elevations
14. List of required improvements from Building Conditions Report
15. Building Conditions Report (under separate cover)



Attachment 1 Aerial Photograph of Site



Attachment 3 Project Location Map



PROJECT DATA SHEET FOR CONDOMINIUM CONVERSIONS

PROJECT NAME:	3547 6 th Ave Tentative Map	
PROJECT DESCRIPTION:	Conversion of 11 residential units to condominium ownership and a waiver from the requirement to underground existing utilities	
COMMUNITY PLAN AREA:	Uptown Plan area	
DISCRETIONARY ACTIONS:	Tentative Map and utility underground waiver	
COMMUNITY PLAN LAND USE DESIGNATION:	High density 44-73 dwelling units per acre	
<u>CURRENT ZONING INFORMATION:</u> ZONE: MR-800B: A multi-unit residential zone DENSITY: one dwelling unit per 600 sq.ft. of lot area. HEIGHT LIMIT: 30-Foot maximum height limit. LOT SIZE: 8,276 square-foot minimum lot size. FLOOR AREA RATIO: 1.25 maximum. FRONT SETBACK: 10 feet. SIDE SETBACK: 6 feet. STREETSIDE SETBACK: 6 feet. REAR SETBACK: 1-foot. PARKING: 14 spaces required		<u>CONSTRUCTED:</u> B Not Available Not available 8,276 Square Feet Not available 6 feet 4 feet Not available 0 feet None
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; RS-1-5, MR-800B	Multi-Family/Single Family
SOUTH:	Residential; MR-800B.	Multi-Family
EAST:	Residential; RS-1-5	Multi-Family/Single Family
WEST:	Residential; MR-800B	Multi-Family
DEVIATIONS OR VARIANCES REQUESTED:	none	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The Uptown Community Planning Committee voted 10-0-1 to recommend denial of the proposed project on March 13, 2006.	

Landscape Calculations Worksheet

As shown on the site plan, the following areas are to be planted with the following plants:

Planting Area	Planting Area (sq. ft.)	Planting Area (sq. ft.)	Planting Area (sq. ft.)
Planting Area 1 (42x24)	1008	Planting Area 2 (12x12)	144
Planting Area 3 (12x12)	144	Planting Area 4 (12x12)	144
Planting Area 5 (12x12)	144	Planting Area 6 (12x12)	144
Planting Area 7 (12x12)	144	Planting Area 8 (12x12)	144
Planting Area 9 (12x12)	144	Planting Area 10 (12x12)	144
Planting Area 11 (12x12)	144	Planting Area 12 (12x12)	144
Planting Area 13 (12x12)	144	Planting Area 14 (12x12)	144
Planting Area 15 (12x12)	144	Planting Area 16 (12x12)	144
Planting Area 17 (12x12)	144	Planting Area 18 (12x12)	144
Planting Area 19 (12x12)	144	Planting Area 20 (12x12)	144
Planting Area 21 (12x12)	144	Planting Area 22 (12x12)	144
Planting Area 23 (12x12)	144	Planting Area 24 (12x12)	144
Planting Area 25 (12x12)	144	Planting Area 26 (12x12)	144
Planting Area 27 (12x12)	144	Planting Area 28 (12x12)	144
Planting Area 29 (12x12)	144	Planting Area 30 (12x12)	144
Planting Area 31 (12x12)	144	Planting Area 32 (12x12)	144
Planting Area 33 (12x12)	144	Planting Area 34 (12x12)	144
Planting Area 35 (12x12)	144	Planting Area 36 (12x12)	144
Planting Area 37 (12x12)	144	Planting Area 38 (12x12)	144
Planting Area 39 (12x12)	144	Planting Area 40 (12x12)	144
Planting Area 41 (12x12)	144	Planting Area 42 (12x12)	144
Planting Area 43 (12x12)	144	Planting Area 44 (12x12)	144
Planting Area 45 (12x12)	144	Planting Area 46 (12x12)	144
Planting Area 47 (12x12)	144	Planting Area 48 (12x12)	144
Planting Area 49 (12x12)	144	Planting Area 50 (12x12)	144
Planting Area 51 (12x12)	144	Planting Area 52 (12x12)	144
Planting Area 53 (12x12)	144	Planting Area 54 (12x12)	144
Planting Area 55 (12x12)	144	Planting Area 56 (12x12)	144
Planting Area 57 (12x12)	144	Planting Area 58 (12x12)	144
Planting Area 59 (12x12)	144	Planting Area 60 (12x12)	144
Planting Area 61 (12x12)	144	Planting Area 62 (12x12)	144
Planting Area 63 (12x12)	144	Planting Area 64 (12x12)	144
Planting Area 65 (12x12)	144	Planting Area 66 (12x12)	144
Planting Area 67 (12x12)	144	Planting Area 68 (12x12)	144
Planting Area 69 (12x12)	144	Planting Area 70 (12x12)	144
Planting Area 71 (12x12)	144	Planting Area 72 (12x12)	144
Planting Area 73 (12x12)	144	Planting Area 74 (12x12)	144
Planting Area 75 (12x12)	144	Planting Area 76 (12x12)	144
Planting Area 77 (12x12)	144	Planting Area 78 (12x12)	144
Planting Area 79 (12x12)	144	Planting Area 80 (12x12)	144
Planting Area 81 (12x12)	144	Planting Area 82 (12x12)	144
Planting Area 83 (12x12)	144	Planting Area 84 (12x12)	144
Planting Area 85 (12x12)	144	Planting Area 86 (12x12)	144
Planting Area 87 (12x12)	144	Planting Area 88 (12x12)	144
Planting Area 89 (12x12)	144	Planting Area 90 (12x12)	144
Planting Area 91 (12x12)	144	Planting Area 92 (12x12)	144
Planting Area 93 (12x12)	144	Planting Area 94 (12x12)	144
Planting Area 95 (12x12)	144	Planting Area 96 (12x12)	144
Planting Area 97 (12x12)	144	Planting Area 98 (12x12)	144
Planting Area 99 (12x12)	144	Planting Area 100 (12x12)	144

Landscape Calculations Worksheet

Vehicle Use Areas (VUA)

Planting Area	Planting Area (sq. ft.)	Planting Area (sq. ft.)	Planting Area (sq. ft.)
Planting Area 1 (42x24)	1008	Planting Area 2 (12x12)	144
Planting Area 3 (12x12)	144	Planting Area 4 (12x12)	144
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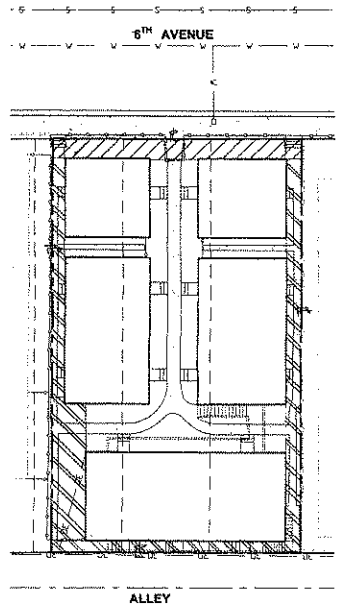
PLANTING NOTES:

1. Final selection of all plant materials shall be subject to the approval of the owner's architect and landscape architect.
2. Contractor shall submit a list of species and plant materials to the owner's architect and landscape architect for review and approval.
3. It is the contractor's responsibility to furnish plant materials free of pests or diseases. The contractor shall be responsible for any plant materials that are found to be infested with pests or diseases.
4. Landscaping contractor shall be responsible for making himself familiar with all applicable codes, ordinances, and regulations. Landscaping contractor shall be responsible for obtaining all necessary permits and approvals.
5. Landscaping contractor shall not remove any existing plants or trees without the written consent of the owner's architect and landscape architect.
6. Landscaping contractor shall be responsible for any conditions which may be encountered on the site.
7. Landscaping contractor shall submit a list of plant materials to the owner's architect and landscape architect for review and approval.
8. Landscaping contractor shall be responsible for providing a minimum of 10% of the plants and trees to be planted on the site.
9. Landscaping contractor shall be responsible for providing a minimum of 10% of the plants and trees to be planted on the site.
10. Landscaping contractor shall be responsible for providing a minimum of 10% of the plants and trees to be planted on the site.
11. Landscaping contractor shall be responsible for providing a minimum of 10% of the plants and trees to be planted on the site.
12. Landscaping contractor shall be responsible for providing a minimum of 10% of the plants and trees to be planted on the site.
13. The contractor shall be responsible for providing a minimum of 10% of the plants and trees to be planted on the site.

LANDSCAPE CALCULATIONS

STREET TREE PLANTING REQUIREMENTS:	TOTAL POINTS
10' planting area	10
15' planting area	15
20' planting area	20
25' planting area	25
30' planting area	30
35' planting area	35
40' planting area	40
45' planting area	45
50' planting area	50
55' planting area	55
60' planting area	60
65' planting area	65
70' planting area	70
75' planting area	75
80' planting area	80
85' planting area	85
90' planting area	90
95' planting area	95
100' planting area	100

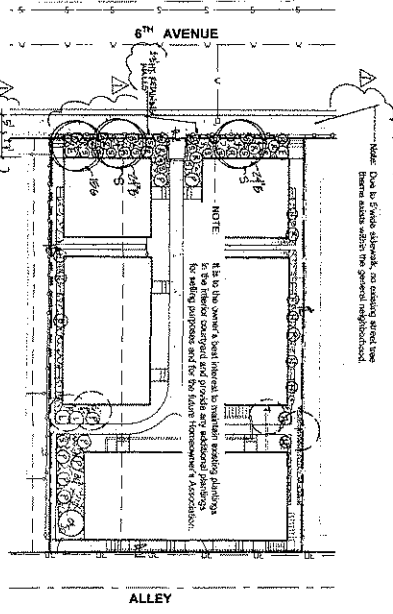
- ### STREET TREE REQUIREMENTS:
1. Tree per 20 feet of Street Frontage
 2. Street Tree Required
 3. Street Tree Required
 4. Street Tree Required
 5. Street Tree Required
 6. Street Tree Required
 7. Street Tree Required
 8. Street Tree Required
 9. Street Tree Required
 10. Street Tree Required
 11. Street Tree Required
 12. Street Tree Required
 13. Street Tree Required
 14. Street Tree Required
 15. Street Tree Required
 16. Street Tree Required
 17. Street Tree Required
 18. Street Tree Required
 19. Street Tree Required
 20. Street Tree Required



LANDSCAPE CALCULATIONS

PLANT LEGEND

TREES	SIZE	QTY
1. Existing Eucalyptus globulus / Eucalyptus globulus	6" caliper	02
2. Existing Eucalyptus globulus / Eucalyptus globulus	7" caliper	01
3. Existing Eucalyptus globulus / Eucalyptus globulus	24" tree	02
4. Existing Eucalyptus globulus / Eucalyptus globulus	15 gallon	01
5. Existing Eucalyptus globulus / Eucalyptus globulus	4" caliper	01



LANDSCAPE DEVELOPMENT PLAN

Dedication of Responsible Charge:

I, the undersigned, hereby certify that I am the Landscape Architect for this project, that I have supervised the preparation of the drawings and specifications for this project, and that I am a duly licensed Landscape Architect in the State of California.

Signature: _____
 Name: _____
 Title: _____
 License No.: _____
 Date: _____



Date:	Scale:
11/11/2011	1" = 16'-0"
11/11/2011	1" = 16'-0"

Project: 3517-27 6th Avenue
 San Diego, CA 92102

Mathew S. Brower and
 Nancy A. Brower, Trussardi
 2307 Camel Avenue, Suite J
 San Diego, CA 92108
 858-270-5500 ext 14

Landscape Architecture / Construction
 3760 Hancock Street, Suite G
 San Diego, CA 92111

LANDSCAPE RESOURCE GROUP, INC.
 10000 San Diego Avenue, Suite 100
 San Diego, CA 92126
 (619) 487-4055

Draft Map Conditions and Subdivision Resolution

PLANNING COMMISSION
RESOLUTION NO. XXXXX
TENTATIVE MAP NO. 245524

3517 06TH AVENUE TENTATIVE MAP- **PROJECT NO. 78880**

DRAFT

WHEREAS, MATT BROWAR, Applicant/Subdivider, and SCOTT PETERS Surveyor, submitted an application with the City of San Diego for a Tentative Map, No. 245524, for the conversion of 11 for rent apartment units into condominiums and to waive the requirement to underground existing overhead utilities. The project site is located at 3517 6th Avenue in the MR-800B Zone of Mid City Communities Planned District within the Uptown Community Plan. and

WHEREAS, the map proposes the subdivision of an 0.19 acre site into one (1) lot for a 11 unit residential condominium conversion.; and

WHEREAS, the project is exempt from environmental review pursuant to 15301 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 11; and

WHEREAS, on April 17, 2008, the Planning Commission of the City of San Diego considered Tentative Map No. 245524 including the waiver of the requirement to underground existing overhead utilities, and pursuant to Sections 125.0440 (tentative map), 125.0444 (condo conversion), and 144.0240 (underground) of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 245524;

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

Attachment 6
Draft Map Conditions and Subdivision Resolution

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 (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).
3. Each of the tenants of the proposed condominium, project has received, pursuant to State Map Action Section 66452.9, written notification of intention to convert at least 60 days prior to the filing of a tentative map (Land Development Code 125.0444 and State 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 State Map Act (Land Development Code Section 125.0444 and State Map Act Section 66427.1(a)).
5. The project has been conditioned that the Subdivider will give each tenant 10 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 (Land Development Code Section 125.0444 and State 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 10 days of approval of a final map for the proposed conversion (Land Development Code Section 125.0444 and State 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 (Land Development Code Section 125.0444 and State Map Act Section 66427.1(c)).
8. 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, which notice shall be provided within 5 working days of the issuance of the Subdivision Public Report.. The right shall run for a period of not less than

Attachment 6
Draft Map Conditions and Subdivision Resolution

- 90 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 (Land Development Code Section 125.0444 and State Map Act Section 66427.1(d)).
9. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing (Land Development Code Section 125.0444.b).
 10. 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 (Land Development Code Section 125.0444.c).
 11. Each of the tenants of the proposed condominium, project has received written notification of the project application for the condominium conversion within 10 days after the application was deemed complete (Land Development Code 125.0431(a)(3)).
 12. The project has been conditioned that the subdivider will give each person applying for the rental of a unit in such residential real property written notification that the project application for the condominium conversion was deemed complete (Land Development Code 125.0431(a)(3)).
 13. The project has been conditioned that the subdivider will give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (Land Development Code Section 125.0431(a)(4)).
 14. A Building Conditions Report has been prepared in accordance with the Land Development Manual by a registered architect or engineer licensed by the State of California (Land Development Code Section 144.0504(b)).
 15. The project has been conditioned that the subdivider will provide to a prospective purchaser a copy of the Building Conditions Report prior to the opening of an escrow account. (Land Development Code Section 144.0504(c)).
 16. The project has been conditioned that the subdivider will provide a relocation assistance payment to all tenants of the project whose tenancy has terminated due to the condominium conversion. (Land Development Code Section 144.0505).
 17. The project has been conditioned for the subdivider to complete the physical improvements as outlined in Land Development Code Section 144.0507, to the satisfaction of the City Engineer prior to final map approval.

Attachment 6
Draft Map Conditions and Subdivision Resolution

18. The project has been conditioned for the subdivider to satisfy the inclusionary housing requirements in accordance with Land Development Code Section 142.1306. (Land Development Code Section 144.0508).
19. The proposed subdivision complies with the parking regulations of the Land Development Code (Land Development Code Section 142.0505).
20. The requested underground waiver of the existing overhead facilities, qualifies under the guidelines of Council Policy No. 600-25 *Underground Conversion of Utility Lines at Developers Expense* in that the conversion involves a short span of overhead facility (less than 600 feet in length) and it has been determined that such conversion is not a part of a continuing effort to accomplish a total undergrounding within a specific street or area.
21. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that, based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 245524, including the waiver of the requirement to underground existing overhead utilities, is hereby granted to MATT BROWAR Applicant/Subdivider, subject to the following conditions:

GENERAL

1. This Tentative Map will expire on April 17, 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. Prior to the Tentative Map expiration date, a Parcel Map to consolidate the existing lots into one lot shall be recorded in the Office of the County Recorder.
4. Prior to the issuance of the Parcel Map taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition
5. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify,

Attachment 6
Draft Map Conditions and Subdivision Resolution

- and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant
6. The subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:
 - a. For existing tenants, within 10 days of the project application for the *condominium conversion* being deemed complete; or
 - b. For prospective tenants, upon application for the rental of a unit in the proposed *condominium conversion*.
 7. 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 State Map Act.
 8. The Subdivider shall provide the tenants a Notice of Application for a Public Report at least 10 days prior to the submittal to the Department of Real Estate (DRB), pursuant to Section 66427.1(a) of the Subdivision Map Act.
 9. 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.
 10. 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 State Map Act. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report, pursuant to Section 11018.2 of the Business and Professions Code,

Attachment 6
Draft Map Conditions and Subdivision Resolution

unless the tenant gives prior written notice of his or her intention not to exercise the right.

11. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 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

12. Prior to recordation of the Final Map the Subdivider shall comply with the affordable housing requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code) by paying an in-lieu fee of \$13,750 OR by entering into an Agreement with the San Diego Housing Commission, to ensure payment of the in-lieu fee
13. Prior to the recordation of the Final Map, the subdivider shall demonstrate conformance with the Municipal Code provisions for Tenant Relocation Benefits (Chapter 14, Article 4, Division 5), to the satisfaction of the Development Services Department and the Housing Commission.
14. The subdivider will give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (Land Development Code Section 125.0431(a)(4)).
15. The subdivider will provide to a prospective purchaser a copy of the Building Conditions Report prior to the opening of an escrow account. (Land Development Code Section 144.0504(c)).

ENGINEERING

16. Prior to the issuance of a Final Map, the subdivider shall obtain an Encroachment Maintenance and Removal Agreement from the City Engineer for the existing retaining walls and gate in Sixth Avenue right-of-way.
17. 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 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.
18. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

Attachment 6
Draft Map Conditions and Subdivision Resolution

19. 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.
20. Prior to the recordation of the Final Map, the subdivider shall demonstrate conformance with the Municipal Code provisions for building and landscape improvements (Land Development Code Sections 144.0507), to the satisfaction of the City Engineer. The parking requirements in Land Development Code 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)..
21. 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.

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. RR-297376.

MAPPING

22. "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).
23. "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."
24. 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

Attachment 6
Draft Map Conditions and Subdivision Resolution

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.

SEWER AND WATER

25. Water and Sewer Requirements:

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.

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.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission 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 (16 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 90 days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.

Attachment 6
Draft Map Conditions and Subdivision Resolution

- Where in the course of development of private property, public facilities are damaged or removed the property owner shall at no cost to the City obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer. Municipal Code Section 142.0607.

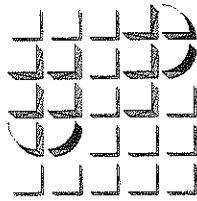
PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON APRIL 17, 2008.

By

William Zounes
Development Project Manager
Development Services Department

Job Order No. 424929

Rev 04/13/07 rh



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

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.**

PTS #78880 – 3517 6th Avenue

To whom it may concern,

We have been asked to supply an explanation of why we believe our project on 6th Avenue, was not approved by the Uptown planning group.

We were asked by the planning group to provide architectural renderings of changes to the buildings, landscaping plans, samples of paints and finishes etc. he intended to use when he converted the buildings.

We explained to them that the owner, although applying for the entitlement to convert these buildings into condos, is a professional landlord and makes his living from renting these properties. His intention is to pursue entitlement only to increase the value of the properties (before ordinance changes made it too difficult and expensive to complete).

It has never been the owner's intention to actually convert and sell the properties, ergo he had no plans to complete significant changes to the architecture or landscaping. The planning group agreed unanimously that the property adds a certain ambiance to the community, but it is their policy to deny projects without a presentation including the above exhibits.

The owner is well known for keeping his property in above average condition. But given these circumstances he was not comfortable fabricating a set of documents he had no intention of actually implementing simply to satisfy the planning groups stated policy on denying projects that did not provide presentations.

This project is architecturally unique and will continue to add to the historical character to the community. We hope this explanation is adequate to satisfy your questions regarding the denial by the Community Planning Group.



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101
 (619) 446-5000

OW

**Attachment 9
 Ownership Disclosure
 Statement**

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other _____

Project Title Project No. For City Use Only
 3517 - 27 6th AVENUE TM 78880
 Project Address:
 3517 - 27 6th AVENUE

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):
 Matt Browar
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 2707 Garnet Ave. #J
 City/State/Zip:
 San Diego, CA 92109
 Phone No: (619) 270-5500 Fax No:
 Signature: *[Signature]* Date: 7/19/05

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:

Name of Individual (type or print):
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
 City/State/Zip:
 Phone No: Fax No:
 Signature: Date:

DEVELOPMENT SERVICES
3517 6th Avenue Tentative Map
PROJECT NO. 78880

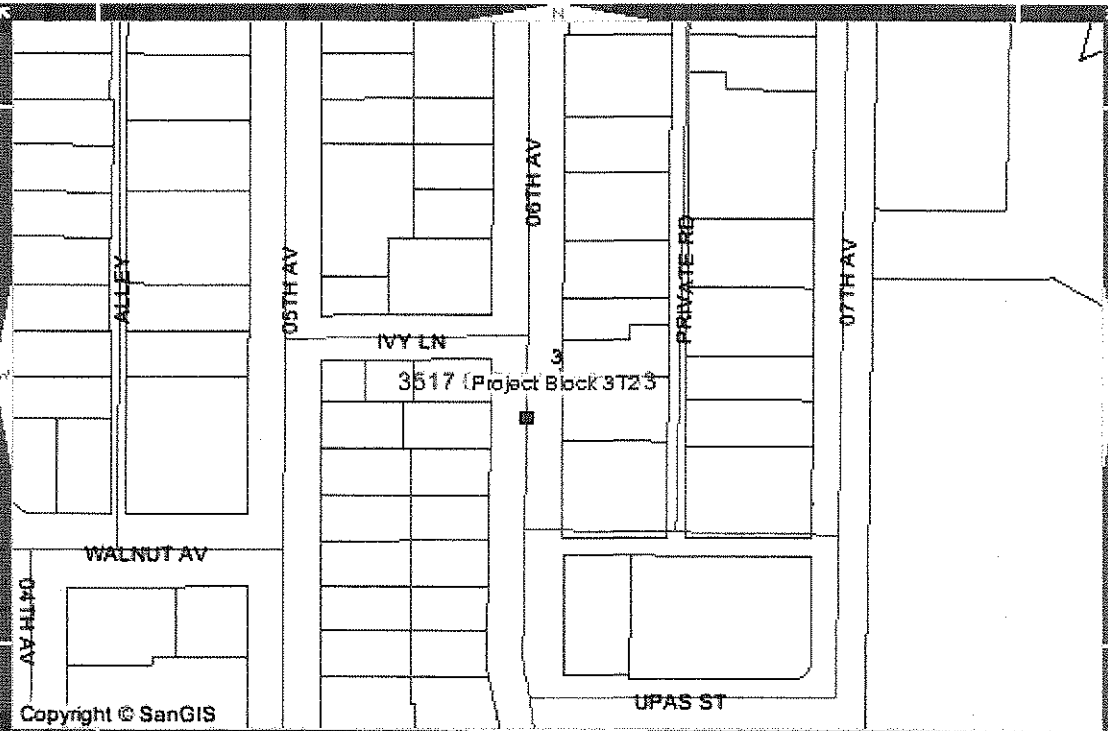
Date	Action	Description	City Review Time	Applicant Response
8/9/05	First Full Submittal	Project Deemed Complete & distributed		
8/31/05	First Submittal Assessment Letter out		22 days	
10/18/05	Second Full submittal In	Normal Submittal		48 days from first Assessment Letter
11/7/05	Second Full Submittal Assessment Letter out		20 days	
6/25/07	Third Full Submittal In			595 days from second Assessment Letter
8/8/07	Third Full Submittal Assessment Letter out		44 days	
9/27/07	Fourth Full Submittal In			50 days from third Assessment Letter
11/5/07	Fourth Full Submittal Assessment Letter out		39 days	
1/4/08	Fifth Full Submittal In			60 days from third Assessment Letter
2/8/08	Fifth Full Submittal Assessment Letter out		35 days	
4/17/08	Planning Commission Public Hearing		69 days	
TOTAL STAFF TIME**			7 months 19 days	
TOTAL APPLICANT TIME**				25 month 3 days
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to PC Hearing	32 months, 22 days	

**Based on 30 days equals to one month.



Utilities Undergrounding Mapping Application

Layers Legend Council Priorities Find Location Refresh Map Help



Identify Results

Council Districts

Council District: 3
 Member Name: Toni Atkins
 Office Phone: (619) 236-6633

Utilities Undergrounding Projects

Project Name: Project Block 3T2
 Year Allocated: 2021
 Project Start: May 21, 2023
 Project End: May 10, 2025
 Contact Person: Carol Drummond
 Phone #: 6195333841
 Email: undergrounding@sa
 Website: www.sandiego.gov
 Council District: 3
 Phase: unallocated

Browar Development Corp.

2207 Garnet Avenue, Suite J

San Diego, CA 92109

(858) 270-5500

Tenant 60 Day Notice of Intent to Convert to Condominiums

May 12, 2005

Gina Rollins
3517 6th Ave.
San Diego, CA 92103

The owner(s) of this building, 3517 6th Ave., San Diego, CA 92103 plans to file a Tentative Map or Map Wavier with the City of San Diego to convert this building to a condominium project.

You shall be given notice of each hearing for which notice is required pursuant to Sections 66451.3 and 66452.5 of the Government Code, and you have the right to appear and the right to be heard at any such hearing.

Should the condominium conversion project be approved, tenants may be required to vacate the premises.

Please Note: It is not my intention to sell these apartments as condominiums now or in the near future. This conversion process is only being pursued as a precaution to possible future City of San Diego changes which may make a conversion in the future cost prohibitive or impossible. It is being done solely for the purpose of having the opportunity to put a condominium map on the property while it is still possible to do so. We have no intention of making the physical change, but I feel it is important to the value of the building to have this process in place should the real estate climate have any radical changes in the future.

(Signature of owner or owner's agent)



City of San Diego
Development Services
1222 First Ave., MS-301
San Diego, CA 92101
(619) 446-5000

Certification of Tenant Notice for Condominium Conversion Map

Project Address:

Project No.: *For City Staff Use*

3517-3527 6th Ave., San Diego, CA, 92103

I hereby certify that the "NOTICE" required under California Government Code Section 66427.1(a) and Municipal Code Section 125.0431 has been given to each tenant and person applying for the rental of a unit of the proposed condominium conversion project located at the project address listed above. The "NOTICE" was mailed or delivered on May 12, 2005 (date).

I understand that City staff may not file a tentative map or map waiver for condominium conversion with the decision-making body less than 60 calendar days from the date this "NOTICE" was mailed or delivered. Further, I understand that if it is found that any of this information is incorrect, the project application may be denied by the decision-making body or voided by the courts, and the project may have to be reheard after the required notices have been given.

MATT BROWAN
Owner/Owner Agent Name (Please Print):

Signature: [Handwritten Signature]

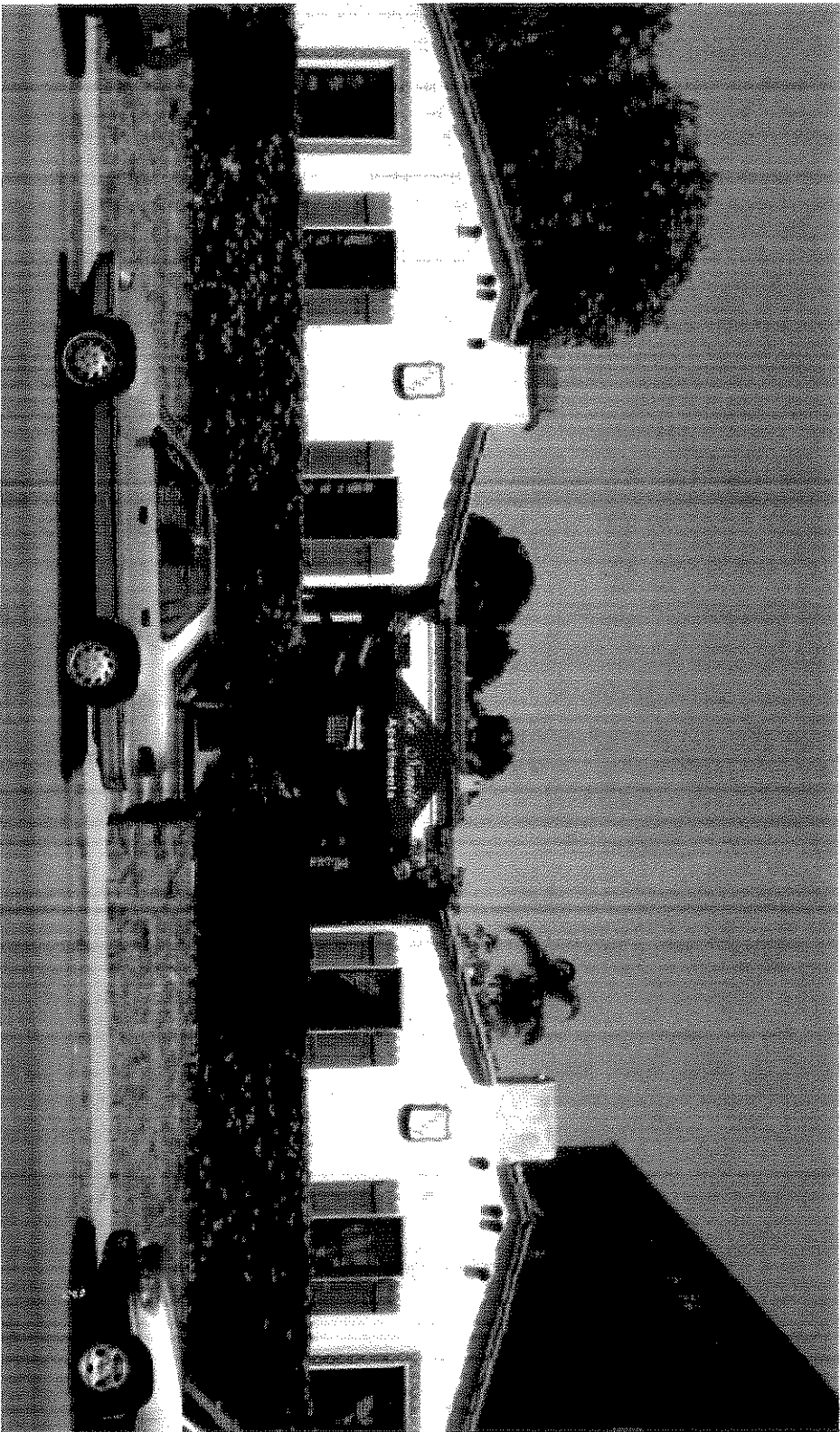
Date:

June 29, 2005

Attachments:

1. List of Names/Addresses of persons receiving notice
2. Copy of 60-day Notice of Intent to Convert to Condominiums

Attachment 13
Photos of Existing Front and Rear Elevations
Page 1 of 3



Front view of complex as seen from across 6th Avenue

Attachment 13
Photos of Existing Front and Rear Elevations
Page 2 of 3

Front view of complex as seen from sidewalk along 6th Avenue



Attachment 12
Photos of Existing Front and Rear Elevations
Page 3 of 3

Back view of complex as seen from alley



B. General Physical Condition

The subject property was observed to be in fair overall condition. Maintenance of subject property's major systems, components and equipment appears to have taken place over the life of the structure.

C. Conclusions/Recommendations

Deferred maintenance items and physical conditions that are considered minor and require immediate repair, or will need to be replaced within five years, were identified and included in the following: Provide and install hard wire smoke detectors in all bedrooms and outside of bedroom doors, minor exterior stucco wall repair, remove and replace tile and grout at damaged countertops, bathroom and kitchen fixture/appliance replacement of original fixtures, repair or replace original building windows to make operable, remove and repair paved concrete at walk ways, to be flush and level. All exposed wood doors, windows and trim should be prepared for, and should to be painted

Building Components and Systems with Remaining Life of five years or less

BUILDINGS SYSTEMS	LESS THAN FIVE YEARS REMAINING LIFE	MORE THAN FIVE YEARS REMAINING LIFE
Structural		X
Foundation		X
Roof		X
Electrical		X
Plumbing		X
Sewer	X	
Heating		X
Cooling		N/A

The structural elements of the building were observed to be in fair condition. The recommendations in this report should be made in an appropriate time frame; a preventive/remedial maintenance program should be implemented continually; and all site systems and building components should be replaced as necessary with an acceptable standard of care. Other site and building elements are replaceable; however, as the property ages, the maintenance program cost should be expected to increase.

PARRA BUILDING CONSULTANTS makes no comment on the marketability of the site. Any qualifications and limitations in place for the building conditions report as provided by Parra Building Constants is applicable to the summary comments mentioned in this report.

Appendix "A"

PTS # 78880
3517 6th Avenue

This report has been prepared by a California registered architect.

This property consists of 11 units. All 11 units were inspected. For more detail of each unit, please see pages 5, 17 & 18 in the report.

All items listed below will be repaired or replaced.

1. Hard-wired smoke detectors will be installed in all bedrooms and outside of bedroom doors.
2. Any damaged concrete at walkways will be repaired.
3. Repair of original building windows to make operable.
4. Repair will be done to any cracks on the exterior walls.
5. Water Heaters will be repaired or replaced to meet current safety standards where needed.