



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 9, 2026 REPORT NO. PC-26-021

HEARING DATE: July 16, 2026

SUBJECT: 1536 CORONADO (SB) AVENUE, TENTATIVE MAP,
PROCESS FOUR DECISION

PROJECT NUMBER: [PRJ-1130693](#)

OWNER/APPLICANT: 1546 Coronado Avenue, LLC, a Delaware limited liability company;
Robert J Bateman

SUMMARY

Issue: Should the Planning Commission approve a Tentative Map for the conversion of nine apartment units within three existing buildings to nine condominium units, including waiving the requirement to underground existing offsite overhead utilities at [1536 through 1558 Coronado Avenue](#) in the RM-3-7 Zone and the Transit Priority Area within the [Otay Mesa-Nestor Community Plan area](#).

Proposed Actions:

1. APPROVE Tentative Map No. PMT-3338337.

Fiscal Considerations: The applicant paid a Flat Fee of \$15,254.00 for processing this project.

Code Enforcement Impact: None.

Housing Impact Statement: The project is within the Otay Mesa-Nestor Community Plan with a land use designation of Residential Low Density (5 to 10 dwelling units per net acre). (Attachment 3). The project site is currently developed with three two-story buildings for a total of nine dwelling units. The proposed project is a mapping action proposing to convert the existing dwelling units into condominiums with no new construction and no net loss of housing nor increase in density. There is no requested density bonus for the proposed project.

The existing nine units are currently occupied and will be sold as current leases expire and the units become vacant. None of the units are deed-restricted as affordable; as a result, the owner/permittee is required to pay In-Lieu Inclusionary Affordable Housing fees. In addition, the project is

conditioned to demonstrate conformance with the SDMC provisions for Tenant Relocation Benefits and provide evidence of relocation assistance or enter into a Relocation Assistance Agreement with the San Diego Housing Commission prior to issuance of the final map.

Community Planning Group Recommendation: On November 12, 2025, the Otay Mesa-Nestor Community Planning Group voted 12-0-0 to approve the project with no conditions (Attachment 8).

Environmental Impact: This project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061 (b)(3) (Common Sense Exemption), 15301 (Existing Facilities) and 15332 (In-fill Development Projects). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 1, 2026, and the opportunity to appeal that determination ended May 15, 2026.

BACKGROUND

The project site consists of three two-story pitched-roof buildings, each containing three townhouse residences developed on a 20,904-square-foot rectangular parcel of land on the north side of Coronado Avenue in the Otay Mesa-Nestor Community of City of San Diego. The parcel is situated along Coronado Avenue with pedestrian access via the entrance driveway and pedestrian walkway. The parking area provides parking for two vehicles as surface parking, and a one or two-car garage is provided at each townhouse with direct access. The west and south of the property are bordered by single-dwelling unit development. To the east of the property is a multiple dwelling unit, and to the north is a religious facility.

DISCUSSION

The project proposes the conversion of nine existing dwelling units within three buildings, totaling 15,737 square feet, into nine condominium units. The existing structures were originally built in 2012. The existing units meet all applicable Municipal Code requirements. The proposed subdivision complies with all applicable development regulations, and no deviations are proposed. Future purchasers of the units will be required to adhere to the development regulations of the RM-3-7 zone. The site will continue to be accessed from Coronado Avenue. The site frontage is developed with existing curb, gutter, and sidewalk improvements to remain. There are no existing public access easements through the project site. The project is a mapping action and does not include new construction. The project qualifies for waiving the requirement to underground existing offsite overhead utilities, because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility, pursuant to SDMC Section 144.0242(c)(1)(B).

Project Description

The 1536 Coronado (Sb) Avenue Tentative Map project is located on the north side of Coronado Avenue and across from Gaywood Street at 1536-1558 Coronado Avenue (Attachment 1) and is in the Residential-Multiple Unit (RM)-3-7 Zone within the Otay Mesa-Nestor Community Plan. The 0.48-acre site is currently developed with three buildings, totaling nine dwelling units. The proposed project is a mapping action to convert the existing dwelling units into condominiums and does not include new construction (Attachment 9).

Tentative Map

- A Tentative Map is required for the proposed subdivision pursuant to SDMC Section (125.0430). Additional Noticing requirements are applicable to condominium conversions pursuant to SDMC Section 125.0431. A decision on an application for a Tentative Map shall be made in accordance with Process Four, with the Planning Commission as the decision maker. The decision may be appealed to the City Council.

Community Plan Analysis

The Otay Mesa-Nestor Community Plan (Community Plan) designates the site as a Residential Low Density (5 to 10 dwelling units per net acre). The Community Plan objectives include providing a balance of residential types, densities, and prices, emphasizing new development and redevelopment at higher densities in neighborhoods able to accommodate growth without adverse impacts to the immediate area or to the community as a whole.

The project site is within the "Otay Mesa-Nestor Community Plan" in the Egger Highlands neighborhood, an area with predominantly single-dwelling unit and multi-dwelling unit residential uses. The project supports the Community Plan land use designation by continuing to provide a residential use. The project does not propose any further development beyond the conversion of nine units into condominiums, and the proposed condominium conversion would provide increased housing ownership opportunities in the community.

Building Conditions

The applicant has prepared a Building Conditions Report (Attachment 10). The purpose and intent of the report is to provide prospective buyers with an analysis of the building's compliance with current codes. At this time, the property is in good overall condition for its age and usage and compares favorably to other properties in the area. The interiors are in good condition and exteriors and site appear in good condition. No significant issues are noted in the report.

Condominium Conversion Noticing Requirements

The applicant has provided evidence of compliance with a copy of 60-day Notice of Intent to convert to condominiums pursuant to SDMC Sections 125.0431 and 125.0640.

Conclusion

The proposed Tentative Map does not include physical development. The subdivision complies with all applicable development regulations, and no deviations are proposed. Future purchasers of the condominium units will be required to adhere to the development regulations of the RM-3-7 zone. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, and staff recommends that the Planning Commission approve Tentative Map No. PMT-3338337.

ALTERNATIVES

1. Approve Tentative Map Permit PMT-3338337, with modifications.
2. Deny Tentative Map Permit PMT-3338337, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



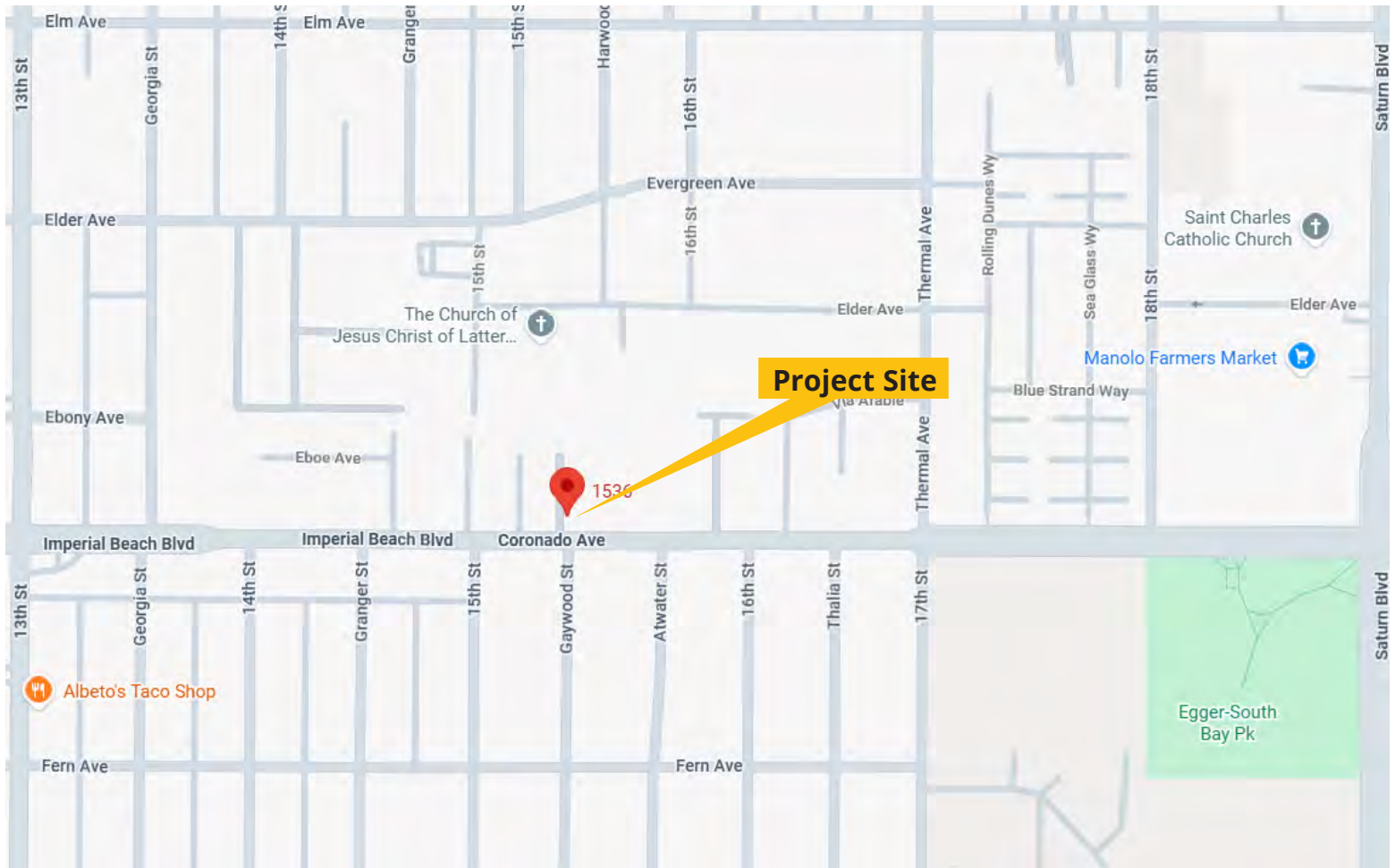
Michael Prinz
Assistant Deputy Director
Development Services Department



Hector Rios
Development Project Manager
Development Services Department

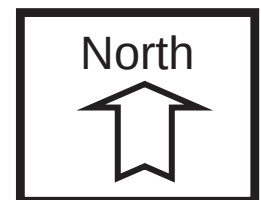
Attachments:

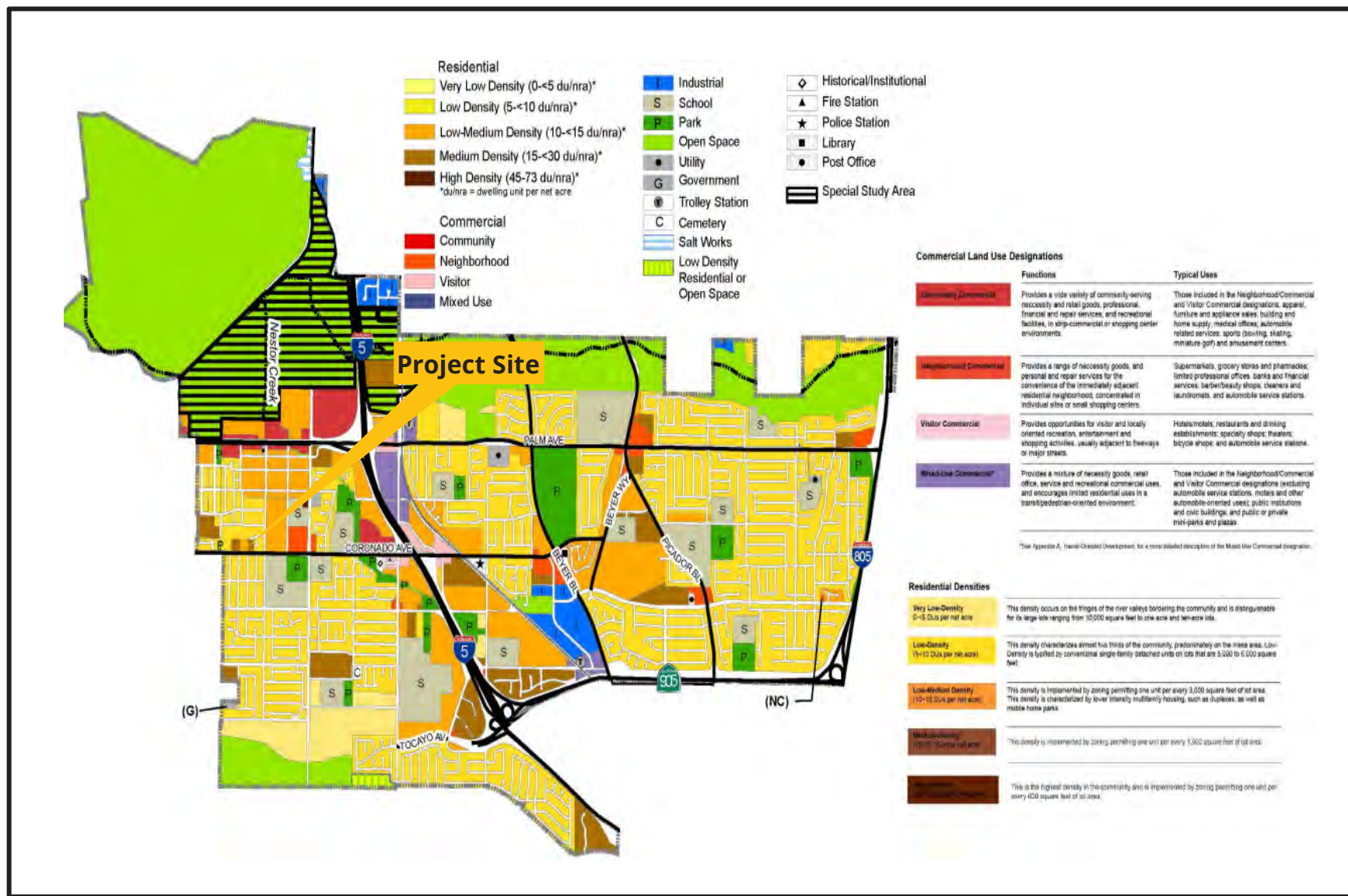
1. Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Draft Tentative Map Resolution with Findings
5. Draft Tentative Map Resolution Conditions
6. NOE
7. Ownership Disclosure Statement
8. Community Planning Group Minutes
9. Tentative Map Exhibit
10. Building Conditions Report



Project Location Map

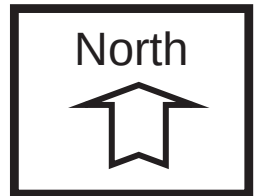
1536 Coronado Avenue
Project No. PRJ-1130693





Land Use Map

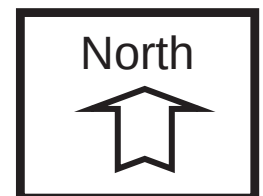
1536 Coronado Avenue
Project No. PRJ-1130693





Aerial Photograph

1536 Coronado Avenue
Project No. PRJ-1130693



PLANNING COMMISSION RESOLUTION NUMBER R-

TENTATIVE MAP NO. PMT-3338337 FOR
1536 CORONADO (SB) AVENUE – PROJECT NO. 1130693

RECITALS

The Council of the City of San Diego (Council) adopts this Resolution based on the following:

A. 1546 Coronado Avenue, LLC, a Delaware limited liability company, Subdivider, and Robert J. Bateman, Engineer, filed an application with the City of San Diego for a tentative map (Tentative Map No. PTM-3338337) to convert nine existing apartment units to nine condominium units for the 1536 CORONADO (SB) AVENUE Tentative Map project , located at 1536-1558 Coronado Avenue, and legally described as: the east 92.7 feet of the south 225.00 feet of Lot 25, Aloha Tract, in the City of San Diego, County of San Diego, State of California, according to Map No. 611, filed in the Office of the County Recorder of San Diego County, August 8, 1889, (Parcel APN: 627-290-3900) in the (RM-3-7) Residential Multiple Unit zone, the Airport Land Use Compatibility Overlay Zone (Naval Outlying Landing Field [NOLF] Imperial Beach and Brown Field), Coastal Height Limit Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand (High), Airport Land Use Compatibility Plan Airport Influence Area (Brown Field and Imperial Beach NOLF – Review Area 2), Federal Aviation Administration Part 77 Noticing Area (NOLF Imperial Beach). , within the Otay Mesa-Nestor Community Plan area.

B. The Tentative Map proposes the subdivision of a 0.48-acre site to create nine residential condominium units. The applicant also seeks to waive the requirement to underground existing overhead utilities, pursuant to Council Policy 600-25 San Diego Municipal Code section 144.0242(c)(1)(B).

C. On May 1, 2026, the City of San Diego through the Development Services Department, established that the project is exempt from the California Environmental Quality Act (CEQA) (California Public Resources Code section 21000, *et. seq.*) under CEQA Guidelines section 15061 (b)(3) (Common Sense Exemption), 15301 (Existing Facilities) and 15332 (In-fill Development projects). There was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code (Municipal Code) section 112.0520.

D. The project complies with the requirements of a preliminary soils and/or geological reconnaissance report under the Subdivision Map Act sections 66490 and 66491(b)(f) and Municipal Code section 144.0220.

E. 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 nine.

TENTATIVE MAP – SAN DIEGO MUNICIPAL CODE [SDMC] SECTION 125.0440]

a. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The project proposes the conversion of nine existing dwelling units within three buildings into nine condominium units. The 0.48-acre site is located at 1536-1558 Coronado Avenue in the RM-3-7 zone. The project site is within a fully developed urban residential area within the Otay Mesa-Nestor Community Plan (Community Plan) area, which designates the site as Residential Low-Density (5 to 10 dwelling units per net acre).

The project site is located west of Saturn Boulevard between the Salt Ponds and the Tijuana River Valley in the Otay Mesa-Nestor neighborhood of Egger Highlands, which is the gateway to the City and the community from Imperial Beach. It includes Palm Avenue West, the main commercial and circulation corridor in this part of the community, which has revitalization potential (Community Planning Group pg. 9).

The “Egger Highlands” neighborhood in the Community Plan is surrounded by single-family dwelling units and multiple-dwelling unit apartment development. The project supports the Community Plan land use designation and would not increase density. Since the project is to convert (9) existing apartment units to (9) condominium units. The project does not propose any further development beyond the conversion of nine units into condominiums. In addition, the proposed condominium conversion would provide increased opportunities for

housing ownership. Therefore, the subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

b. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The 0.48-acre site is at 1536-1558 Coronado Avenue in the RM-3-7 Zone, and within the Otay Mesa-Nestor Community Plan area. No deviations to the underlying zone are requested. The project site is fully developed, and no additional development will occur. The project conforms to the subdivision regulations of San Diego Municipal Code (SDMC) Chapter 14, Article 4, Division 2, including Lot design and vehicular access. The project is also subject to the Condominium Conversion Regulations of SDMC Chapter 14, Article 4, Division 5, and the Inclusionary Affordable Housing Regulations of Chapter 14, Article 2, Division 13. Project conditions include payment of Inclusionary Affordable Housing fees in lieu of providing deed-restricted affordable units. Additionally, this proposal is subject to relocation conditions consistent with the SDMC and the San Diego Housing Commission.

The project also qualifies for waiver of the requirement to underground existing offsite overhead utilities because the conversion involves a short span of overhead facility (less than a full block in length), pursuant to SDMC Section 144.0242(c)(1)(B). The project is a mapping action and does not involve new development. The nine units (within three existing structures) proposed for condominium conversion were approved in 2012 under project number PTS-233571. The project complies with the applicable regulations for the RM-3-7 zone, including density, floor area ratio (FAR) and building setbacks. The 20,904-square-foot project site would allow for a maximum of 20 units (one unit is allowed per 1,000 square feet of lot area). The total area of the existing structures is 15,737 square feet, resulting in a FAR of 0.75 (maximum FAR is 1.80). The existing building setbacks are: Front: 11 and 19.7 feet (minimum 10 and 15 feet are required); Sides: 24.7 and 14.8 feet (minimum 5 feet is required); and Rear: 13.5 feet (minimum 5 feet is required).

The surrounding parcels are of similar size and character to the existing project site. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, and no construction is proposed with this map action.

c. The site is physically suitable for the type and density of development.

The 0.48-acre site is at 1536-1558 Coronado Avenue in the RM-3-7 Zone, and within the Otay Mesa-Nestor Community Plan area. The proposed Tentative Map does not include any development, only the conversion of nine existing dwelling units within three two-story buildings into nine condominium units. The Community Plan designates the site as Low-Density Residential, a fully developed urban residential area within the Otay Mesa Nestor Community Plan area, with a maximum density of 5 to 10 dwelling units per net acre. The existing units were designed and permitted in accordance with the RM-3-7 zone regulations and conform to the allowed density for the site. The project is a mapping action and does not propose any additional development.

The proposed condominium units would continue to front on and take access from Coronado Avenue, with all required public utilities and services located adjacent to the site. All existing drainage facilities were constructed in accordance with the City of San Diego-approved plans and are to remain. All existing onsite private sewer and water improvements are to remain. Parking improvements conform to the Transit Priority Area and Multifamily residential parking standards. The project establishes land use that complies with the Land Development Code. Therefore, the site is physically suitable for the type and density of development.

d. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project is a mapping action for the conversion of nine existing dwelling units into nine condominium units. The existing units were designed and permitted in accordance with the regulations of the RM- 3-7 zone. The project site is located in a developed urban neighborhood consisting of multi-story residential construction. The project does not propose any additional development.

The site is located in a developed urban neighborhood. There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site, which is surrounded by existing development. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

e. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The project is a subdivision only and does not propose any additional development. The project is located within a developed neighborhood, surrounded by similar development and served by existing right-of-way improvements and public utilities. The proposed subdivision was reviewed and determined to be in conformance with the regulations of the SDMC and the State's Subdivision Map Act. The subject property is served by existing utilities, and access to the site is provided via Coronado Avenue. The property's frontage is developed with existing curb, gutter, and sidewalk. The Tentative Map includes conditions of approval, including installation of public improvements to be current to city standards, along with additional dedication of public right-of-way.

The developed project site is accessed by Coronado Avenue. The site frontage is developed with existing curb, gutter, and sidewalk improvements to remain. The proposed subdivision is consistent with the development regulations of the underlying zone. Therefore, the design of the subdivision or type of improvements will not be detrimental to the public health, safety, and welfare.

- f. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

The project proposes the conversion of nine existing dwelling units within three buildings into nine condominium units. The project does not propose any additional development. The project site is located in a developed urban neighborhood. The site will continue to be accessed from the existing public street, where curb, gutter and sidewalk improvements are existing and to remain. There are no existing public access easements through the project site. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

- g. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.**

The proposed Tentative Map does not include any further development than the conversion of nine existing residential units into condominium ownership. The proposed Tentative Map will not impede or inhibit any future passive or natural heating and cooling opportunities. The existing structure is exposed on four sides (north, south, east and west) to ensure passive cooling through cross-ventilation of the interior spaces. The site orientation, architectural design, and proximity to the Pacific Ocean provide, to the extent feasible, for future passive or natural heating and cooling opportunities. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

- h. 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.**

The proposed subdivision would provide nine residential condominium units on a .48-acre site in the Otay Mesa-Nestor Community Plan area and in the RM-3-7 zone. The decision maker has reviewed the administrative record, including the project plans and environmental documentation, to determine the effects of the proposed subdivision on the housing needs of the region. None of the units will be deed-restricted as affordable. As a result, the applicant has chosen the option of paying in-lieu fees to meet affordable housing requirements rather than providing affordable dwelling units. The project is conditioned to demonstrate payment of Inclusionary Housing In-Lieu fees prior to the recordation of the final map. The condominium conversion is not anticipated to have an adverse impact on the housing needs of the region. The site is served by existing public infrastructure, including the developed Coronado Avenue right-of-way and utility lines. Impacts on environmental resources would be avoided because the site is located in a developed, urban neighborhood and does not contain nor is adjacent to such resources. Therefore, there would be no additional demand for public services or available fiscal and environmental resources associated with the conversion of rental dwelling units to condominium ownership.

a. The notices required by section 144.0505 have been given in the manner required.

The subdivider will provide proof of conformance prior to the recordation of the Final Map

- Owner/Permittee shall either show evidence that relocation assistance has been paid to eligible tenants

OR

- Enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable relocation benefit conditions consistent with the San Diego Municipal Code.

Therefore, all applicable notices required by the SDMC section 144.0505 will be provided in the manner required prior to the recordation of the Final Map.

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

The project proposes the conversion of nine existing dwelling units within three buildings into nine condominium units on a 0.48-acre site located in the Otay Mesa-Nestor Community Plan area and in the RM-3-7 Zone. All costs associated with the processing of this subdivision were paid by the applicant. Therefore, the proposed project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low-income housing.

c. 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.

The project proposes the conversion of nine existing dwelling units within three buildings into nine condominium units. The existing apartment complex development was not developed to provide housing for the elderly and the disabled or to provide low-income housing. The existing structures were built for multi-dwelling unit development. Similarly, the proposed subdivision is not intended to provide housing for the elderly or disabled or to provide low-income housing.

1. The above findings are supported by the minutes, maps, and exhibits, all of which are incorporated by this reference.
2. Based on these findings adopted by the Planning Commission, Tentative Map No. PMT-3338337 is granted to 1546 Coronado Avenue, LLC, Subdivider, subject to the attached conditions, which are made a part of this Resolution by this reference. The project

qualifies for waiver of the requirement to underground existing offsite overhead utilities because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility, pursuant to SDMC Section 144.0242(c)(1)(B).

3. Upon satisfaction of the condition described in this Resolution, as determined by the City Engineer, the Development Services Department shall record a certified copy of this Resolution with attached exhibits, attested by the City Clerk under seal, in the Office of the County Recorder.

ATTACHMENT: Tentative Map Condition

PLANNING COMMISSION
CONDITIONS FOR TENTATIVE MAP NO. PMT-3338337
1536 CORONADO AVENUE SB – PROJECT NO. PRJ-1130693
ADOPTED BY RESOLUTION NO. PC- [REDACTED] ON JULY 16, 2026

GENERAL

1. This Tentative Map will expire July 31, 2029.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map/Parcel Map unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Final Map to consolidate and subdivide the properties into 9 residential condominium units shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Final Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.

If a tax bond is required as indicated in the tax certificate, the subdivider shall ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Final Map.

5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

CONDOMINIUM CONVERSION

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 ten 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 Subdivision Map Act.
8. 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 Subdivision Map Act section 66427.1(a).
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 Subdivision Map Act section 66427.1(a)(2)(E). 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 California Civil Code sections 1941, 1941.1 and 1941.2.
10. The Subdivider shall provide the tenants of the proposed condominiums with written notification within ten days of approval of a Final Map for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
11. The Subdivider shall give each tenant a notice of termination of tenancy sixty days prior to being required to vacate the property. (San Diego Municipal Code § 125.0431(a)(4)).
12. 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 Subdivision Map Act section 66427.1(a)(2)(F) and San Diego Municipal Code section 125.0431(a)(5). The right shall commence on the date the subdivision public report is issued, as provided in section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right. (San Diego Municipal Code § 125.0431(a)(5)).
13. The Subdivider shall provide a copy of the Building Conditions Report to a prospective purchaser prior to the opening of an escrow account. (San Diego Municipal Code section 144.0504(c)).
14. Prior to the recordation of the Final Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

AFFORDABLE HOUSING

15. Prior to issuance of the final map, the Owner/Permittee shall demonstrate compliance with the provisions of the San Diego Municipal Code, including the Condominium Conversion Regulations of Chapter 14, Article 4, Division 5; the Inclusionary Affordable Housing Regulations of Chapter 14, Article 2, Division 13; and the Inclusionary Housing Procedures Manual by payment of the applicable Inclusionary Affordable Housing In-Lieu Fee.
16. Prior to the recordation of the Final Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Tenant Relocation Benefits (San Diego Municipal Code § 144.0505), to the satisfaction of the Development Services Department and the San Diego Housing Commission. The Owner/Permittee shall either show evidence that relocation assistance has been paid to eligible tenants or enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable relocation benefit conditions consistent with the San Diego Municipal Code.

ENGINEERING

17. The following conditions of the Tentative Map Resolution must be satisfied or assured by the subdivider prior to the recording of the Final Map.
18. The Subdivider shall dedicate an additional 9-feet on Coronado Ave to provide a 15-foot curb-to-property-line distance, in accordance with Exhibit 'A', to the satisfaction of the City Engineer.

MAPPING

19. Prior to the expiration of the Tentative Map, a Final Map to subdivide the 0.48acre property into 9 residential condominium units shall be recorded in the San Diego County Recorder's Office.
20. Prior to the recordation of the Final Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

Please note if tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted, and submit evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.

21. The Final Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

22. All survey monuments shall be set prior to the recordation of the Final Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Final Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.
23. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
24. "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."
25. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
26. 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 First Order accuracy. 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.

LANDSCAPE/BRUSH MANAGEMENT

27. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
28. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the

Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

29. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction Plans is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

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 § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), 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 San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider 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 (San Diego Municipal Code § 142.0607).

Internal Order No. 11004543

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

From: City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title / Number: 1536 Coronado (Sb) Avenue / PRJ-1130693

State Clearinghouse No.: N/A

Project Location-Specific: 1536-1558 Coronado (Sb) Avenue, San Diego, CA 92154

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: A request for a TENTATIVE MAP to convert nine existing apartment units to nine condominium units. The 0.18-acre site located at 1536 to 1558 Coronado Avenue is designated Medium Density Residential (15-30 dwelling units per acre) in the Otay Mesa-Nestor Community Plan and is zoned Residential Multiple Unit (RM-3-7). The project site is within the following overlays/areas: Airport Land Use Compatibility Overlay Zone (Naval Outlying Landing Field [NOLF] Imperial Beach and Brown Field), Coastal Height Limit Overlay Zone, Parking Standards Transit Priority Area, Transit Priority Area, Affordable Housing Parking Demand (High), Airport Land Use Compatibility Plan Airport Influence Area (Brown Field and Imperial Beach NOLF – Review Area 2), Federal Aviation Administration Part 77 Noticing Area (NOLF Imperial Beach). (LEGAL DESCRIPTION: The east 92.7 feet of the south 225.00 feet of Lot 25, Aloha Tract, in the City of San Diego, County of San Diego, State of California, according to Map No. 611, filed in the Office of the County Recorder of San Diego County, August 8, 1889. Assessor's Parcel Number: 627-290-3900).

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Vincent G Ferrer, 1546 Coronado Ave, LLC., 880 Canarios Court, Suite 220, Chula Vista, CA, 91910. (619) 818-0344.

Exempt Status: (Check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- ☒ Categorical Exemption: CEQA Guidelines Sections 15301 (Existing Facilities) and 15332 (In-fill Development Projects).
- ☐ Statutory Exemptions:
- ☒ Other: CEQA Guidelines Section 15061 (b)(3) (Common Sense).

Reasons why project is exempt: The project qualifies for an exemption pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense) because the project is only proposing a mapping action where no physical changes to the residential units or project site are proposed. Therefore, the project would not be subject to CEQA since it would not have the potential to cause a significant effect on the environment. The CEQA Guidelines Section 15301 (Existing Facilities) Class 1 Exemption similarly applies to the project because it would convert existing units without expanding the existing use.

The CEQA Guidelines Section 15332 (In-fill Development Projects) Class 32 Exemption applies to the project considering it is infill and meets the criteria (a) – (e). Consistent with CEQA Guidelines Section 15332(a), the proposed project would comply with the applicable Medium Density Residential designation and all applicable general plan policies as well as with applicable RM-3-7 zoning designation and regulations. Consistent with CEQA Guidelines Section 15332(b), the project would be located within City limits on a site no more than 5 acres (0.18 acres) and is surrounded on all sides by urban uses as defined by Public Resources Code Section 21072 (e.g., public institutional, residential, and commercial). Pertaining to CEQA Guidelines Section 15332(c), the site has no value as habitat for endangered, rare or threatened species because the site is fully developed with the existing residential units. Approval of the project would not result in significant effects relating to traffic, noise, air quality, or water quality as outlined in CEQA Guidelines Section 15332(d) because the project is a mapping action that would result in no change to existing conditions. Lastly, consistent with CEQA Guidelines Section 15332(e), the project would be adequately served by all required utilities and public services.

The exceptions outlined in CEQA Guidelines Section 15300.2 do not apply. CEQA Guidelines Section 15300.2(a) would not apply since the project is not in a particularly sensitive environment considering the site is already developed and surrounded by development. Therefore, . Considering the project would not include any physical changes and site location within a built-out area of the City, no significant cumulative impact would result from the project, and the exception identified in CEQA Guidelines Section 15300.2(b) would not apply. No significant effect due to unusual circumstances would result from the project considering the project would not include any physical changes, and the exception identified in CEQA Guidelines Section 15300.2(c) would not apply. The project site is not visible from a designated state scenic highway. Thus, the scenic highway exception identified in CEQA Guidelines Section 15300.2(d) would not apply. The site is not located on a list compiled pursuant to Government Code Section 65962.5 and the hazardous waste sites exception identified in CEQA Guidelines Section 15300.2(e) would not apply. No historic resources exist on the site considering the existing structures were built in 2013, and the project would not cause a substantial adverse change in the significance of any such resources. Thus, the CEQA Guidelines Section 15300.2(f) Historical Resources exception would not apply. In conclusion, none of the exceptions outlined in CEQA Guidelines Section 15300.2 apply.

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

Analyst: C. Garcia / (619) 687-5959

Filed by:

Hector Rios / (619) 533-6733

Name/Phone Number

Signature

Title

Date

Check One:

☒ Signed by Lead Agency

☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

ATTACHMENT 7

FORM

DS-318

July 2024

Ownership Disclosure Statement

Permit/Approval Type: Check the appropriate box for permit/approval and type(s) requested (See [Project Submittal Manual](#)):

☒ **Development Permit:** Tentative Map for Condominium Conversion

☐ **Subdivision Approval:** _____

☐ **Policy Approval:** _____

Project Title: Brighton Row Condominiums

Project No. For City Use Only: _____

Project Location/Address/Accessor's Parcel Number:

1536-1558 Coronado Avenue, San Diego, CA 92154

Specify Form of Ownership/Legal Status (please check):

☐ Individual ☐ Partnership ☐ Corporation ☒ Limited Liability -or- ☐ General – What State? Delaware

Corporate Identification No.: CA Sec of State File#: 201027110174 ☐ Trust - Date of Trust: _____

☐ City of San Diego/Asset Management Department: _____

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. On the second page of this form, please list the owner(s), the applicant(s), and other financially interested persons of the above-referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application, or:

Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. 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 30 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.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

Property Owner/Authorized Agent**(Per [SDMC 5112.0102](#))**

☒ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency
☐ City of San Diego/Asset Management Department*

Name of Individual: VINCENT G FERRER, EXECUTIVE VP

On behalf of: 1546 CORONADO AVE, LLC, a Delaware Limited Liability Company

Street Address: 880 CANARIOS CT, SUITE 220

City: CHULA VISTA

State: CA

Zip: 91910

Phone Number: 619-818-0344

Email: VFERRER@MCMILLIN.COM

Signature:

Date:



1/31/2025

Additional pages attached: ☐ Yes ☐ No

*(Signature within this section not required for City of San Diego/Asset Management Department)

Applicant ☒ Check if Same as Property Owner/Authorized Agent**(Per [SDMC 5112.0102](#))**

☒ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City:

State:

Zip:

Phone Number:

Email:

Signature:

Date:

Additional pages attached: ☐ Yes ☐ No**Other Financially Interested Persons ☒ Check if N/A**

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City:

State:

Zip:

Phone Number:

Email:

Signature:

Date:

Additional pages attached: ☐ Yes ☐ NoVisit our web site: sandiego.gov/DSD.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (07-24)

OTAY MESA-NESTOR COMMUNITY PLANNING GROUP MEETING MINUTES	
St. Charles Catholic School November 12th, 2025	
Members Present:	Members Absent:
District 1 Edgar Garfias	District 5 Marco Espinosa
District 2 Mary Lou Tarobal	District 6 Alexis Gonzalez
District 4 Omar Araiza	
District 8 Steve Egger	Vacant District Seats:
District 9 Albert Estrada	District 3
District 10 Bob Mikloski	District 7
District 11 Albert Velasquez	
District 12 Carlos Sanchez	
District 13 Brian McGonagill	
District 14 Augie Hernandez	
District 15 Gary McGrath	
District 16 Bobby Hicks	

1. **Call to Order/Introduction of Members:** Albert Velasquez, Chair of the Otay Mesa Nestor Community Planning Group (OMNCPG), called the meeting to order at 6:33 p.m. He welcomed all Board members and members of the community to the meeting.
2. **Approval of the Minutes:** The draft minutes of the October 8th, OMNCPG meeting were approved unanimously.
3. **Non-Agenda Public Comments:** (2-minute limit per speaker).
 - a. Edgar Garfias brought up the training resubmittal needed.
4. **San Diego Police Department Report:** SDPD Officer Carlos Edington, 619-424-0412, cedington@pd.sandiego.gov
 - a. Increase in emails regarding Motor Homes in the area.
 - i. Complaints will be received but only neighborhood policing officers are able to address the issues.
 - ii. Lowest amount of Get It Done reports in the area, a disservice to the community. Please submit even if there are delays and it is a benefit to get it documented. More reports equal more resources for the community.
 - b. Beyer Library incident where a transient punched an elderly woman. Be vigilant and avoid or contact the police.
 - c. Omar Araiza asked about concerns with border enforcement issues with more ICE agents present in the City. Plan for addressing these issues?
 - i. It is against the Police Department's policy and against the law in California for a peace officer to be involved with immigration enforcement.
 - d. Bob Mikloski asked about concern with reports not being followed up on. Need for insurance.
 - e. Gary McGrath getting feedback on the Get It Done app, where they get a message that they should have called the non-security call.

5. **City of San Diego, Council District 8 Report:** Victor Caymaris, Council Representative, 619-236-6688, VCaymaris@sandiego.gov
 - a. Community Recreations Needs Assessment in-person workshop. Nov 13th at Montgomery Waller Park Rec Center.
 - b. Southwest High School 2nd annual Community School Fall Festival. Nov 18th from 5:30pm-7:30pm.
 - c. Otay Mesa Nestor Thanksgiving Turkey Drive at Juarez Lincoln Elementary on Nov 21st from 1pm-4pm.
 - d. Looking for Youth Commissioner for District 8. <https://www.sandiego.gov/youth-commission>
 - e. Accepting nominations for District 8 representative for Commission on Police Practices. <https://www.sandiego.gov/cpp/about>
 - f. SDPD recruiting for their Cadet and Junior Cadet programs. <https://www.sandiego.gov/police/recruiting/opportunities/cadet>
 - g. Alberto Velasquez asked about Grove Park changes to the phasing and if there was a response from the City. Where was the funding for the park?
 - i. No formal response has been received.
 - h. Albert Estrada asked about what happened with the Grove Park funding that had been designated. What are the amounts that were removed?
 - i. They're going to start with the street improvements first, and then work on the park in the next phase.
 - i. Gerardo Martinez - \$10 million on phase 1 originally, and it became \$4 million to only work on the right of way improvements for the new phase 1.
 - i. The park project is going to continue moving forward.
 - j. Gary McGrath asked how many phases now?
 - i. 2 phases now.
 - k. Bob Miklowski asked about a program for recruiting members from schools.
 - i. The group was encouraged to attempting to recruit.
 - l. Mary Lou Tarobal asked about the problems with the lighting at the parks.
 - i. There were some lights that were fixed and replaced in the parking lot.
 - m. Omar Araiza mentioned the exit at Coronado from the 5. There were renovations, but there are always issues with the southbound exits that might lead to accidents. Would it be up to the City or Caltrans to address a potential re-design?
6. **City of San Diego, Office of the Mayor:** Lucero Maganda, Community Representative, LMaganda@sandiego.gov
 - a. No report.
7. **San Diego Board of Supervisors, District 1:** Andres Geurts-Barreto, Community Representative, andres.geurts@sdcounty.ca.gov
 - a. No Report.
8. **80th Assembly District Report:** Lilianna Barba, Field Representative, 619-498-8580, Lilianna.barba@asm.ca.gov

- a. Assemblymember was able to secured \$4.3 million in Proposition 4 funding for Phase 1 construction of Grove Park – Nov 2024 – awaiting an updated timeline for the construction of the park.
 - i. Omar Araiza asked about if money could be requested for the construction of a hospital in the South Bay?
 - 1. Will look to see what the process would be to get funding for a project like that.
 - b. South Bay College Opportunity Fair on Nov 15th at Southwest High School from 9am-1pm.
 - c. Holiday Open House in December.
- 9. **52nd Congressional District Report:** Valery Gomez, District Aide, Valery.Gomez@mail.house.gov
 - a. No report.
- 10. **Office of Senator Steve Padilla Report:** Artemis Hodoyan, District Representative, Artemis.Hodoyan@sen.ca.gov
 - a. No Report
- 11. **Sub-Committee Reports:**
 - a. Tijuana River Valley Subcommittee
 - i. Flooding of the community gardens due to dense vegetation in the river channel. Paloma Aguirre said invasive plants should be removed. Suggested that the plant will help address the flooding.
 - ii. County is negotiating a license agreement with nonprofit Olivewood Gardens to oversee the over 200 plots for a year.
 - iii. Continuing the Conversation – Tijuana River Coalition – Oct 22nd
 - 1. County Park and Rec Update – Saturn Blvd Feasibility
 - a. Potential Solutions
 - i. Modifications to Saturn Blvd Infrastructure
 - ii. Modification to Channel – Divert flows to Southern Channel
 - iv. Albert Estrada spoke about potential legislation from Senator Padilla’s office to hold US companies accountable for polluting the Tijuana River.
 - v. Omar Araiza spoke about the plant that was constructed in Tijuana to treat the water on the Mexican side of the border. How is the City collaborating with the County regarding the river valley? What happened to the lawsuit money regarding the river valley?
 - 1. 2018 lawsuit money - \$300 million dollars was used to start enlarging the plant.
 - 2. Continuing to advocate for funds to address the issue on all different levels.
 - vi. Steve Egger spoke about the importance for testing of the water that is going in and out of the plant. Consensus to send a letter to our leaders to act on this.
 - 1. Per presenter, the local water group has started to collect and do

the testing.

- b. Community Planning Group Vision Subcommittee
 - i. Review of Blueprint SD and the strategy for planning in the City. Focus on the village approach of combining housing and commercial spaces for new spaces as well as improvements in existing communities.
 - 1. There are parking issues and concerns about increased crime associated with increased density that will need to be addressed.
 - 2. Importance of mixed use corridors for the creation of walkable communities.
 - ii. Opportunities for affordable housing and middle housing in the community.
 - 1. But also needs to be done in other neighborhoods that are closer to areas where people go to work. Our distance from work centers contradicts with the idea that living next to transit helps.
 - 2. Concerns about developers selling off projects that were originally affordable housing to luxury housing instead after they get over initial hurdles.
 - iii. Mobility – is there any way to prioritize projects that improve mobility in the neighborhood and is there way to find quicker routes that are more reliable?
 - iv. Data Collection – Need to be more involved in the community to get feedback and understanding the pain points better.
 - v. Alberto Estrada mentioned the need to focus on specific projects that serve the community at large. How can the group support and bring about these type of projects?
 - c. Parks Subcommittee
 - i. No report.
12. **Informational Item: Saturn Boulevard Feasibility Study – Tijuana River Valley**
The County of San Diego is doing a feasibility study to identify potential infrastructure projects at Saturn Blvd in the Tijuana River Valley to minimize aerosolization of hydrogen sulfide and other potentially harmful compounds. County staff will share an overview of the study, status, and next steps. Kiran Seibel, County of San Diego, Kiran.Seibel@sdcounty.ca.gov
- a. Existing conditions – High Nutrients and low oxygen leading to sulfur-reducing bacteria that leads to hydrogen sulfide. This is then released and aerosolized due to elevation drop at Saturn Blvd.
 - a. Omar Araiza asked about what caused the drop?
 - i. There has been erosion of the drop.
 - b. Modification to Saturn Blvd or Tijuana River Channel
 - a. Large infrastructure solutions will likely take years through the design and construction process.
 - b. Option 1 – Temporary Pipe Extension
 - i. Short-term option to reduce the drop off and aerosolization.
 - c. Option 2 – Fill and Culvert Replacement
 - d. Option 3 – Box Culvert Bridge at Saturn Blvd

- e. Option 4 – Bridge at Saturn Blvd
 - i. Major fix that would be able to endure a 100 year storm.
 - f. Southern Channel Re-Route
- c. Omar Araiza asked about whether an environmental impact report be needed? Would any air pollution sensors be put in place for any of the schools that are near the site? Are there any concerns with short-term solutions being seen as a permanent solution?
 - a. Looking to see if any project would be able to get emergency permits to move the project faster.
 - b. There are sensors at Berry Elementary, but unsure if there are any other locations.
 - c. The overall sentiment from the officials is that there is a need for a permanent solution.
- d. Bobby Hicks asked about looking at the Brown property that is impacting the route of the river.
 - a. There are manmade berms in the area that is moving the water in the way it is. Sediment issues in the area that will require additional removal for the river flow to be changed.
- e. Albert Velasquez asked how quickly a short term project could be in place?
 - a. 1-1.5 year for a short term option
 - b. A longer term infrastructure option might take 3-5 years.
- f. Bob Miklowski asked who's funding this? Is the rise in the ocean expected to impact the project?
 - a. The County is funding the study, but they're looking for potential funding for the infrastructure project itself.
- g. Bobby Hicks asked if the navy seals have been contacted? Would there be a specific solution that would help them best?
 - a. Yes, they've been in contact with the Navy and have been lobbying with them.
- h. Steve Egger mentioned the large amount of vegetation that blocks out the river flow and contributes to the build up of the silt. The same exit into the ocean leads to the concentration of the water since it just sits there. Concerns with previous attempted solutions to the issue.
 - a. Consensus for supporting the river channel restoration.
- i. Victor Caymaris asked about County Reserves \$1.3 billion. Why not use that money to address this issue now?
 - a. Will bring this up to the board.

13. **Informational Item: American Medical Student Association's Annual Health Fair**
 An overview of AMSA's annual Health Fair, a community event dedicated to promoting health education and providing local resources to underserved residents in South Bay. The goal is to build stronger connections between healthcare organizations and the community while addressing key health and wellness needs. Noah Mathew, AMSA Community Outreach Coordinator, nmathew@ucsd.edu
- a. Expected for early April at Montgomery High School.
 - b. Offer free screenings, food, and services. Many health vendors and mobile clinics.
 - c. Gary McGrath asked if there's a specific date set.

- a. Not at this time, depends on availability, but will be on a Saturday.
 - b. Suggestion to address things regarding the sewage issue.
 - c. Would the board be able to have a booth?
- d. Mary Lou Tarobal asked if the high school is the best site for disability?
 - a. Chose the site based on the size to accommodate a large number of people and also to get the word out via the high schoolers.
 - b. There is a need for elder care, and address preventative care for the young.
 - c. Need for education for people to be able to navigate the system and know how to cover the gaps.
- e. Albert Velasquez suggested reaching out to:
 - a. San Ysidro Health
 - b. Family Health Centers
 - c. Kaiser, Sharp, or Scripps
 - d. The County of San Diego
- f. Principal Blair recommended mental health services for the youth as that has increased over the years especially in the area.
 - a. Officer Edington spoke about the increase of calls to address issues in schools with multiple calls per day.
- g. Omar Araiza spoke about the great impact done by the Jackie Robinson YMCA health fair. Recommendation to reach out to the successful health fairs to get mentorship and feedback on what works.
- h. Victor Caymaris spoke about reaching out the South Bay YMCA.

14. **Action Item: PRJ-1130693, 1536-1558 Coronado Ave.**

Processing a Tentative Map for a 9-unit condominium conversion project located at 1536-1558 Coronado Avenue. This is an existing project with no new construction proposed. The owner is seeking to convert to condominiums as individual for sale units. Robert J. Bateman, San Diego Land Surveying & Engineering, rbateman@sdlse.com

- a. Victor Caymaris What is the current status?
 - a. They're currently market rate rentals.
- b. Gary McGrath Will they be affordable?
 - a. Market Rate Housing.
- c. Mary Lou Tarobal What will happen to the renters? Is there a target for the housing?
 - a. Renters will be given an opportunity to purchase. Probably families
- d. Albert Velasquez Is there a variety of sizes?
 - a. 2-3 bedrooms
- e. Augie Hernandez How long do the tenants have after the
 - a. 6 months. If they can't find a place, they would receive 2-3 months rents to assist with moving out.
- f. Mary Lou Tarobal makes a motion to approve, Augie seconded. Approved unanimously.

15. **Action Item: Appreciation Letter/Request to Chief of Police**

Letter requested to be sent to the Police Department in appreciation and request for the Chief of Police to attend a future meeting.

- a. Albert request to send to chief and division community officer.

- b. Bob Mikloski made a motion, Omar Araiza seconded, unanimously.
- 16. **Chair's Report:** Albert Velasquez, OMNCPG Chair
 - a. Reminder to complete training.
- 17. **Meeting was adjournment at 9:05pm**

Guests Present at Meeting		
David Blair	Ruben Garfias	Karl Giron
Alfredo Armenta	Francisco Amayoral	Vince Ferver

ATTACHMENT 9

DISCRETIONARY PERMIT FOR: 1536-1558 CORONADO AVENUE
TENTATIVE MAP NO. PMT-3338337

SCOPE OF WORK

TENTATIVE MAP TO CONVERT NINE (9) EXISTING RESIDENTIAL APARTMENT UNITS INTO RESIDENTIAL CONDOMINIUM UNITS. NO NEW CONSTRUCTION PROPOSED AS A PART OF THIS PERMIT.

SITE ADDRESS

1536-1558 CORONADO AVE., SAN DIEGO, CA 92154

APN

627-290-39

LEGAL DESCRIPTION

THE EAST 92.7 FEET OF THE SOUTH 225.00 FEET OF LOT 25, ALOHA TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 611, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 8, 1889.

OWNER

1546 CORONADO AVENUE, LLC
OWNER NAME: 1546 CORONADO AVENUE, LLC
OWNER COMPLETE ADDRESS: 880 CANARIOS STREET, SUITE 220, CHULA VISTA, CA 91910
OWNER PHONE NUMBER: 619-818-0344
OWNER EMAIL: vtferr@mcmillan.com

PROJECT TEAM

LAND SURVEYOR/
CIVIL ENGINEER
COMPANY: SAN DIEGO LAND SURVEYING
& ENGINEERING, INC.
NAME: ROBERT BATEMAN, PLS
ADDRESS: 7028 CONVOY CT., SAN
DIEGO, CA 92123
PHONE NUMBER: (858) 244-0420
EMAIL: RBateman@sdlse.com

BASIS OF ELEVATION

NORTHWEST BRASS PLUG
ELDER AVENUE - SOUTH BAY AND 17TH STREET (THERMAL AVENUE)
ELEVATION = 26.728 FEET M.S.L.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS THE CENTERLINE OF CORONADO AVENUE AS SHOWN ON PARCEL MAP NO. 17173, I.E. N 89°27'10" W

TOPOGRAPHY SOURCE

FIELD SURVEY PERFORMED BY SAN DIEGO LAND SURVEYING & ENGINEERING, INC. ON NOVEMBER 19, 2024.

PROJECT INFORMATION

BASE ZONE - RM-3-7

YEAR BUILT - 2013

OVERLAY ZONE DESIGNATIONS

COASTAL OVERLAY ZONE - NO
COASTAL HEIGHT OVERLAY - YES
VHSZ REQUIREMENTS - NO
FAA REQUIREMENTS - YES
GEOHAZARD CATEGORY - 52
AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (ALUCOZ) - IMPERIAL BEACH NOLF BROWN FIELD
ALUCP AIRPORT INFLUENCE AREA (AIA) - YES
BROWN FIELD - REVIEW AREA 2
IMPERIAL BEACH NOLF - REVIEW AREA 2
FAA PART 77 NOTICING AREA - YES
NOLF IMPERIAL BEACH/64 TO 69 FEET ELEVATION ABOVE SEA LEVEL//4000 TO 4500 FEET HORIZONTAL DISTANCE FROM RUNWAY
CLAIREMONT HEIGHT LIMITATION OVERLAY ZONE - CMHLOZ - NO
ALUCP AIRPORT INFLUENCE AREA (AIA)
FAA PART 77 NOTICING AREA
FEMA FLOOD HAZARD ZONE - YES___NO___
MAP.:_06073C2153H___WATERSHED:_SAN DIEGO___
COMMUNITY PLAN AREA (CPA) = OTAY MESA-NESTOR COMMUNITY PLAN
COUNCIL DISTRICT 8
TRANSIT PRIORITY AREA - YES

GEOGRAPHIC COORDINATES

CCS 83 COORDINATES: 1790-6297
NAD 27 COORDINATES: 150-1737

SETBACK

FRONT___20' STD./15' MIN.
SIDEYARD___5' MIN
REAR___5'

PARKING CALCULATIONS

STANDARD PARKING TOTAL: _____19_____
COMPACT PARKING SPACES: _____0_____
CLEAN AIR VEHICLE TOTAL: _____0_____
TOTAL PARKING REQUIRED: _____0_____
TOTAL PARKING PROVIDED: _____19_____

EXISTING SEWER & WATER SERVICES

THE EXISTING WATER & SEWER SERVICES CURRENTLY SERVING THE SITE WILL REMAIN. NO NEW SERVICES PROPOSED.

TRANSIT STOPS:

CORONADO AVENUE & ATWATER STREET, ACROSS THE STREET FROM SUBJECT PROPERTY.

REFERENCE DRAWINGS:

MAP 611, MAP 3695, MAP 11865, PARCEL MAP 4327, PARCEL MAP 17173, 16503-4-D, 30997-2-D

MAPPING NOTE:

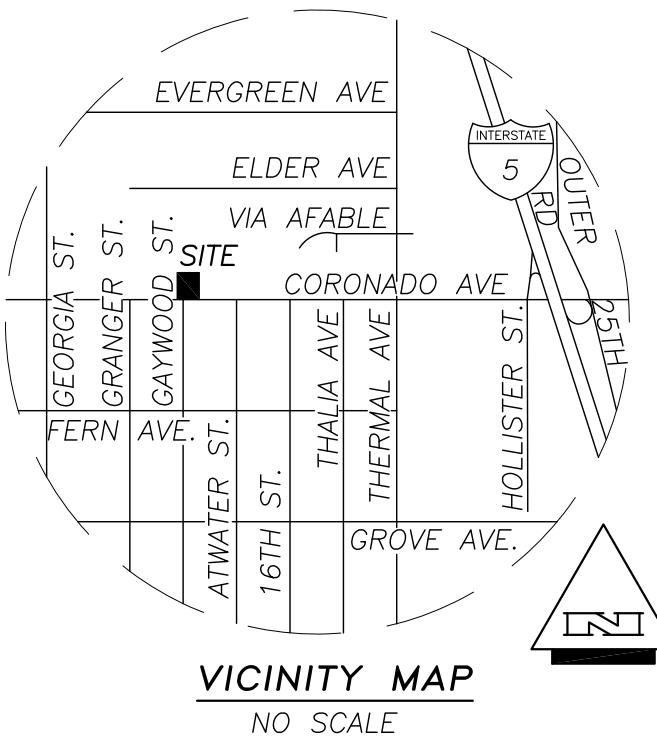
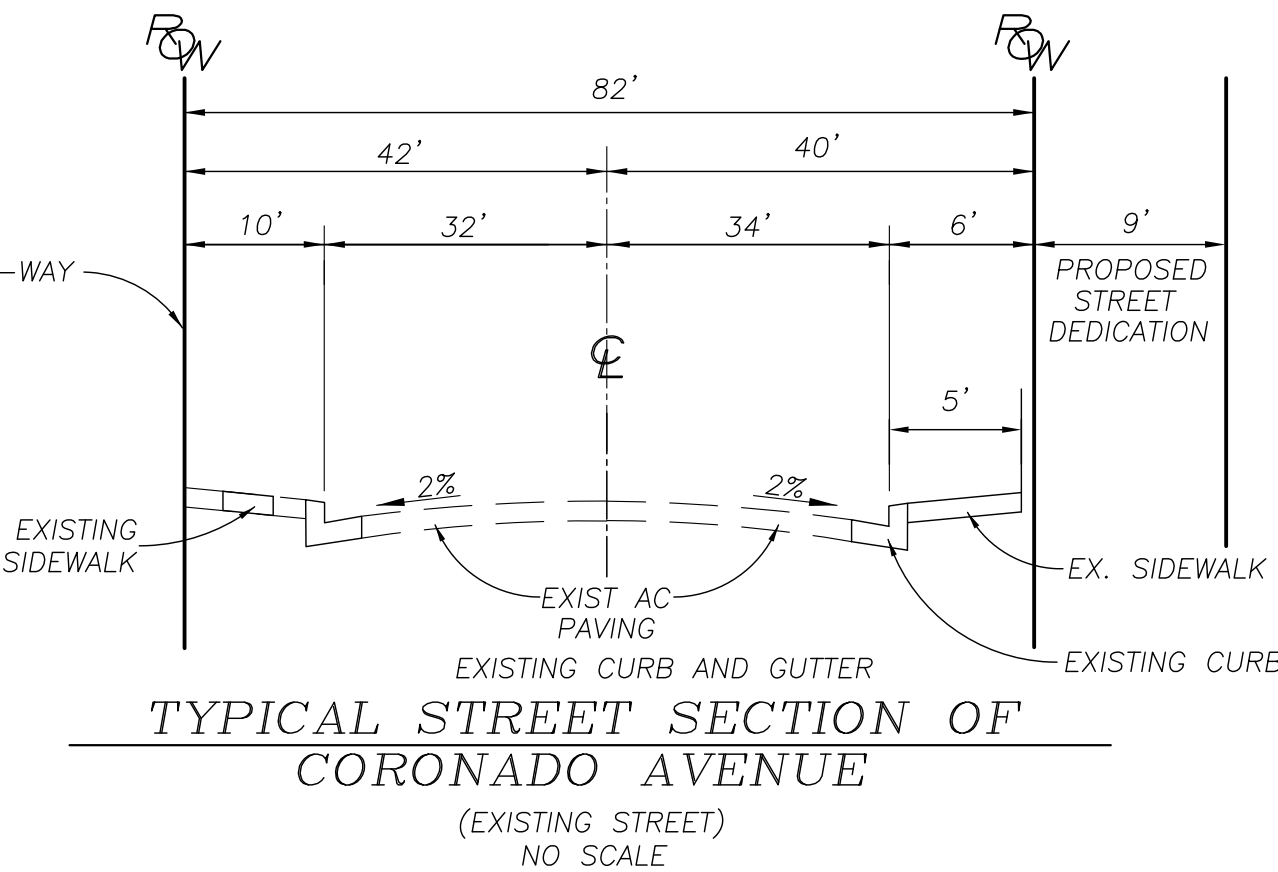
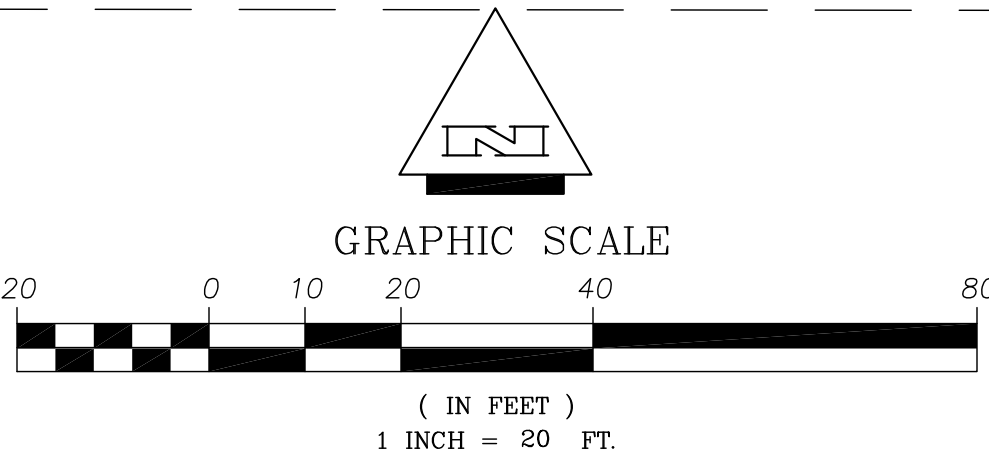
A FINAL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS IS 9.
- NUMBER OF EXISTING LOTS = 1
NUMBER OF PROPOSED LOTS = 1

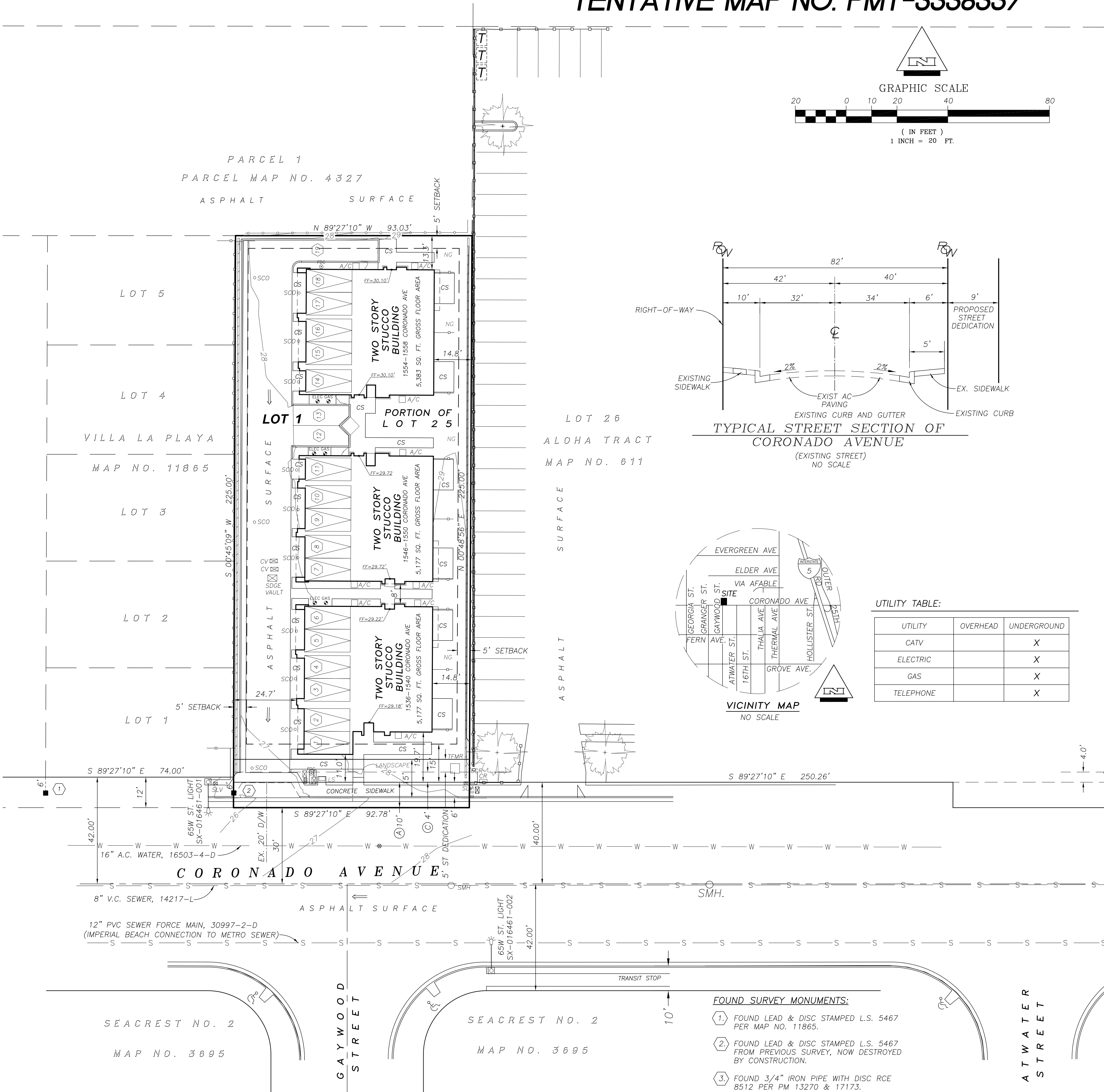
FOUND SURVEY MONUMENTS:

- FOUND LEAD & DISC STAMPED L.S. 5467 PER MAP NO. 11865.
- FOUND LEAD & DISC STAMPED L.S. 5467 FROM PREVIOUS SURVEY, NOW DESTROYED BY CONSTRUCTION.
- FOUND 3/4" IRON PIPE WITH DISC RCE 8512 PER PM 13270 & 17173.



UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X



PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
7028 CONVOY COURT
SAN DIEGO, CALIFORNIA 92111-1017 (858) 565-8362

Robert J. Bateman
ROBERT J. BATEMAN, P.L.S. 7046 6/4/2026
DATE



REVISIONS TABLE

NO.	DATE	REVISION / ISSUE
1	7/11/2025	Respond to 1st Assessment Letter
2	12/10/2025	Respond to 2nd Assessment Letter
3	3/24/2026	Changed linetype for street easement
4	6/4/2026	Revised property area calculation

COVER SHEET - DISCRETIONARY PERMIT:

ADDRESS: 1536-1558 CORONADO AVENUE
TENTATIVE MAP NO.:

TM-01

The City of SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 1 SHEET
PROJECT NO.: PRJ-1130693
SHEET TITLE: TENTATIVE MAP



BUILDING CONDITIONS REPORT (BCR)

BRIGHTON ROW

1536-1558 Coronado Avenue
San Diego, California 92154

January 20, 2025

Partner Project No.: 24-478725.1



Prepared for

McMillin, LLC

880 Canarios Ct.
Chula Vista, California 91910

January 20, 2025

Mr. Ferrer
880 Canarios Court, Suite 220
Chula Vista, California 91910

Subject: Building Conditions Report
Brighton Row
1536, 1538, 1540, 1546, 1548, 1550, 1554, 1556, and 1558 Coronado Avenue
San Diego, California 92154
Partner Project No. 24-478725.1

Dear Mr. Ferrer:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Building Conditions Report* (BCR) report of the Four Townhome and One SFR property at the above mentioned addresses (the "subject property"). This assessment was performed with the intent to satisfy the requirement for a Building Condition Report by the City of San Diego Development Services Department in the application of conversion of the property to condominium properties.

The purpose of this Building Conditions Report is to describe the primary systems and components of the subject property, to identify conspicuous defects or material deferred maintenance, and to present an opinion of costs to remedy to observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation term and includes an opinion of cost for future capital replacements, if applicable. Per City of San Diego, the purpose and intent of this Report is to provide prospective buyers with an analysis of how the building does or does not comply with current codes, includes a list of proposed improvements if applicable, and list of integral building components with a useful life of 5 years or less, if applicable. Findings are presented in the attached Building Conditions Report.

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Mark Lambson at (619) 925-9672 or email mlambson@partneresi.com.

Sincerely,



Mark Lambson
Principal



Joe Derhake, PE
President

EXECUTIVE SUMMARY

Property Description

Site Name	Brighton Row
Address	1536, 1538, 1540, 1546, 1548, 1550, 1554, 1556, and 1558 Coronado Avenue, San Diego, California 92154
Project Type	Nine townhouse style units for condominium conversion
Building Areas	Building 1 (1546-1550) 5,177 SF Building 2 (1542-1546) 5,177 SF Building 3 (1536-1540) 5,383 SF 11,436 square feet of rentable area per the rent roll provided
Unit Mix	Three 3BR 2.5 BA Six 2BR 2.5BA
Year Built	2012
Weather Condition	75° F, clear and sunny
Number Units Accessed	All nine residential units
Number of Buildings	Three two story buildings each containing three townhouse units
Parcel Number and Site Area	19,931 SF parcel APN 627-290-3900
Assessment Date	January 8, 2025
Assessment Time	10:00 AM
Construction Types	Wood frame, slab on grade foundation systems Type VN construction
Parking	Two surface parking stalls and 16 garage spaces totaling 18 parking spaces onsite

The Subject Property consists of three two-story pitched roof buildings each containing three townhouse residences developed on a 19,931 SF rectangular parcel of land on the north side of Coronado Avenue in the Imperial Beach community of San Diego. The parcel is situated on along Coronado Avenue with pedestrian access via the entrance driveway and pedestrian walkway. The parking area provides parking for two vehicles as surface parking and a one or two car garage is provided at each townhouse with direct access. The east, west, and north sides of the property are bordered by similar single family or multifamily residential developments.

Each of the nine townhouse style residences are two stories with interior stairs. Three of the units have a walk out balcony at floor two. The date of construction is reportedly 2012 and the total gross square footage of the buildings is 15,737 square feet per the plans.

The three buildings are each wood frame construction on a slab-on-grade foundation with shallow perimeter footings. The exterior facade is stucco at each building. Eaves are finished with stucco and soffits are painted stucco over the entrance and balcony locations of the townhouse buildings. Roofing is flat concrete tile on pitched decks.

The heating systems include a forced air furnace at each attic space. A split system condenser is located at grade outside each building and coil unit mated to the forced air furnace for cooling. The condensers are typically 2.5 ton capacity and utilize R-41 OA refrigerant. Control is by local thermostat.

The homes are individually metered for gas and electric services with meters located on exterior walls. Domestic hot water is provided by an individual gas-fired tankless type water heaters mounted to the walls in each garage space.

Fire and life safety includes battery-operated smoke detectors provided in hallways and bedrooms. Townhomes are also equipped with combination carbon monoxide detectors on each floor. Ground floor patios are provided at select units on the east side with a concrete slab on grade and limited fencing.

The Subject Property is zoned RM-3-7, a residential zone within the Otay Mesa-Nestor community plan area by the City of San Diego Planning Department, according to the current City of San Diego zoning map validation by address tool on the city website.

The subject property appeared to be developed in accordance with the designated zoning.

Document review:

- **City of San Diego Zoning map**
- **FEMA flood map**
- **Townhome construction plans, McKinley Association, Inc. plan check set dated December 14, 2011**
- www.sangis.org parcel information

OVERALL SITE CONDITION

Partner Engineering and Science, Inc. (Partner) evaluates the subject property to be in **good overall** condition for its age and usage and compares favorably to other properties in the area. The interiors are in good condition and exteriors and site appeared in good condition. No significant issues were noted.

The subject building appeared to have been constructed in accordance with the governing codes and sound standard methods and principles for construction at the time of construction.

Immediate Repair Needs: Table 1

Deferred maintenance items and physical deficiencies that are considered significant were not observed. As of the site visit, there were no items observed requiring immediate repair due to deferred maintenance or life/safety code.

Immediate Repair and Deferred Expenditures	Total Immediate
No items were observed	\$0

Replacement Needs: Table 2

For purposes of this Report, the reserve term, as noted in the City of San Diego requirements for Building Condition Reports, is considered to be a period of five years. Partner did not identify items of significance with respect to components which have an estimated useful life of less than five years at the subject property.

Replacement Needs Items	Total Reserves
No replacement needs items observed	\$0

Remedial work is limited in extent and may be characterized as that typically associated with general maintenance and repair when undertaken on a routine periodic basis, including pest control, landscaping maintenance, and removing trash from the walks, drives and parking areas, as well as general housekeeping of the interiors.

Partner can make no comment on the marketability of the subject property. Any qualifications and limitations in place for the Building Conditions Report as provided by Partner is applicable to the summary comments mentioned above.

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SITE LOCATION MAP

SITE PLAN

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1.0 INTRODUCTION OF SCOPE

1.1 PURPOSE AND SCOPE

The purpose of this Building Condition Report is to evaluate the physical aspects of the subject property, and for meeting one of the requirements of the local agency with jurisdiction (City of San Diego) for purposes of condominium conversion. For this assessment, Partner has followed the guidelines set forth by ASTM E2018 for Property Condition Assessment and the City of San Diego Condominium Conversion guidelines outlined in the San Diego Municipal Code, Chapter 14, Article 4, Division 5, Condominium Conversion Regulations as well as Information Bulletin 539 Regulations Governing Residential Condominium Conversions.

This Report is intended to be utilized by the agency with jurisdiction for evaluating the general overall physical condition of the property for the purposes of meeting the agency requirement for condominium conversion. It is not intended to be used by an owner or borrower, or any other party for the purpose of evaluating specific building components and systems, nor is it intended to be used as an instrument in the purchase negotiations related to the acquisition of real property. The scope and purpose of such a report differs significantly, and may be considerably more detailed and tailored to the specific requirements of a client or possibly a lender. This report was not prepared to the level of detail typically ascribed to engineering reports in the marketplace for real estate acquisitions.

1.2 CLIENT RELIANCE

This assessment was undertaken at the request of the property owner, utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment. Factual information regarding operations and conditions provided by the owner has been assumed to be correct and complete.

1.3 ASSET

Site Name	Brighton Row
Address	1536, 1538, 1540, 1546, 1548, 1550, 1554, 1556, and 1558 Coronado Avenue, San Diego, California 92154
Project Type	Nine townhouses in three buildings on one land parcel
Assessment Date	January 8, 2025
Assessment Time	10:00 AM
Weather Condition	70° F mostly clear and sunny
Surveyed By	Tim Zuzack, Partner Associate, EIT

1.4 QUALIFIERS

The following definitions and terminology are used in this report regarding the physical condition of the project, and the estimated life expectancies/age of the components and systems.

<i>Designation</i>	<i>Description</i>
Excellent	New or like new condition.
Good	Well maintained, may exceed expected useful life. No immediate or potential concerns.
Average	Satisfactory, some signs of wear and possible minor immediate repairs not considered capital expense. Components condition consistent with their expected useful life.
Fair	Marginally satisfactory. Some immediate repairs required. Components/Systems at or near the end of their useful life.
Poor	Immediate concerns, major replacements, and/or significant attention required.

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appeared to be satisfactory at the time of the site visit.

1.5 STATEMENT OF LIMITATIONS

The Building Conditions Report and assessment performed by Partner is based upon, but not limited to, the guidelines set forth by ASTM for Property Condition Assessment. This Building Conditions Report is similar in nature and also includes requirements set by the City of San Diego for Condominium Conversion. Partner's review of the subject property consisted of a visual assessment of the site, the structures and the accessible interior spaces. Any technical analyses made are based on the appearance of the improvements at the time of this assessment. No destructive or invasive testing of equipment was included in the scope of this review.

The recommendations and conclusions presented as a result of this assessment apply strictly to the time the assessment was performed. Any available documentation that has been provided is analyzed using current accepted assessment techniques. Partner believes that the inferences made are reasonably representative of the property. No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally accepted Assessment practices applicable at the time and location of the study.

Partner's assessments and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

Local, state and federal regulations, and codes can change significantly over time from when the subject property was developed and the subject buildings were constructed. The subject property and subject buildings may not meet all current regulations, and code requirements put forth on a local, state, or federal level.

1.5.1 Limiting Conditions

Information for the subject property is obtained from but is not limited to the following sources: a site assessment, local government agency records review, interviews with the site contact and client, tenant or property owner, and client-provided documents. The site assessment of the subject property, building, and building systems is limited to visual observations. No equipment testing or sampling is performed.

This Report is based on the judgment of the physical condition of the components, their ages and their expected useful life (EUL). The conclusions presented are based upon the evaluator's professional judgment. The actual performance of individual components may vary from a reasonably expected standard and will be affected by conditions where the component is installed and/or circumstances that occur after the date of the evaluation.

The Report does not identify minor, inexpensive repairs or maintenance items, which are clearly part of the property owner's current operating budget. The report does identify infrequently occurring maintenance items of significant cost, such as exterior painting, roofing, deferred maintenance and repairs and replacements that normally involve major expense or outside contracting.

Please be advised that roof observations and related comments are not to be interpreted as a full and comprehensive roof survey and should not be interpreted to mean the roofs are free of leaks. Should a comprehensive report on the condition of the system be required, the services of a qualified roofing consultant should be considered.

1.6 DEVIATION TO ASTM E2018-08 GUIDELINES

Deviations from ASTM E2018-08 guidelines are required to be discussed in a Property Condition Assessment (PCA) Report. The following is a list of the deviations from, and additions to ASTM E2018-08, which is a basis for this report.

- o The threshold value established by Partner is \$500. This is less than the threshold value listed in the ASTM E2018-08 Property Condition Assessment guidelines of \$3,000. The lower threshold value provided in this report allows for a more comprehensive analysis of the property. Costs that are lower than Partner's threshold value are not included in the report and are typically associated with items of routine maintenance, except for significant deferred maintenance items. Items that are considered a threat or danger to health and

safety are included in the immediate repair cost estimate table regardless of the cost threshold.

- This Building Condition Report includes flood zone, wind, and seismic zone information.
- Short term items requiring repair or replacement or code items are incorporated in an Immediate Repairs and Deferred Maintenance Cost Estimate Table 1 on page iii.
- Site and building components are identified and work items included in a Replacement Reserves Table 2 if they are anticipated to require replacement within 5 years on page iii.
- ADA compliance is not reviewed
- Municipal Agency Research is not conducted

2.0 DOCUMENT REVIEW AND DATA COLLECTION

2.1 PERSONNEL INTERVIEWED/CONTACT

In the process of conducting the on-site observation and follow-up telephone calls, the following personnel from the subject facility were interviewed. Information obtained from these entities is incorporated into the appropriate sections of this report.

Site References			
Affiliation	Individual	Contact Phone/Email	Date of Interview
Torrey Pines Property Management	Dinorah Soriano	858-454-4200	January 8, 2025

2.2 LIMITED NATURAL HAZARDS

Limited Natural Hazards			
Seismic Zone	Zone: 4 - an area with high probability of damaging ground motion	The information derived in this section is based on the Uniform Building Codes 1997 Volume 2 Table 16.2. Properties located in Uniform Building Code (UBC) seismic zones 3 and 4 are evaluated for seismic risk by observing whether the structures on the property exhibit certain property risk factors.	
Flood Zone	Zone: X unshaded	FEMA Map ID:	Effective Date:
		06073C2153H	December 20, 2019
		A review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency was performed. (www.fema.gov)	
Wind Zone	Zone: 1	The subject property is located in an area (Zone X unshaded) determined to be outside the 0.2% annual chance floodplain.	
		Hurricane Susceptible Area D Yes/No	
		A review of the Wind Map within the United States, published by the Federal Emergency Management Agency was performed. (www.fema.gov)	

Partner has made no detailed investigation into the presence of the Natural Hazards listed above. Natural hazards may vary by location.

2.3 VENDORS/SERVICE PROVIDERS

Trade	Company	Telephone No.
HVAC	As needed	Not Applicable
Roofing	As needed	Not applicable
Plumbing	As needed	Not Applicable
Landscaping	As needed	Not provided
Electrician	As needed	Not applicable

No vendors or service providers reported. Contractor services are reportedly on an as-needed basis should a trade be required. General maintenance is reportedly provided by the management.

2.4 UTILITIES SERVICE PROVIDERS

Utility	Provider
Water	Cal American Water
Sanitary Sewer	City of San Diego
Storm Water	City of San Diego
Electric	San Diego Gas & Electric (SDGE)
Gas	SDGE

3.0 SITE/TRACT IMPROVEMENTS

3.1 TOPOGRAPHY AND STORM DRAINAGE

The topography of the general area can be characterized as relatively level and having a gentle slope downward from north to south. The subject site pitches downward gently to the north side of the property.

Survey Condition and Analysis

The site's pitch/slope does not appear to pose any adverse conditions. The same applies to the topography of the general adjacent lands, which also do not appear to pose any significant problems. Good drainage characteristics are provided and significant erosion was not observed.

3.2 LANDSCAPING AND IRRIGATION

Trees and a variety of shrubs are provided at the subject property along the perimeters. The landscaping includes an irrigation system.

Survey Condition and Analysis

Landscaping appeared in good overall condition. Routine maintenance is anticipated during the term.

3.3 MUNICIPAL AND COMMON AREA WALKWAYS, STEPS AND RAMPS

3.3.1 Municipal

Municipal sidewalk is provided along Coronado Avenue constructed of cast-in-place concrete with a light broom finish.

Survey Condition and Analysis

The municipal sidewalk appeared to be in good overall condition and portions may have been replaced over the years. Sidewalks along the property frontage should remain serviceable through the evaluation term.

3.3.2 Common Area Walkways

Walkways onsite include concrete walkways and steps at the residence entry locations.

Survey Condition and Analysis

Onsite walkways were observed to be in good overall condition. Routine maintenance is anticipated during the evaluation term.

3.4 PARKING, PAVING AND CURBING

The property provides parking accessed from the Coronado Avenue on the south side and parking for two vehicles as surface parking are provided. Each townhome has a one or a two car garage.. Total onsite parking can accommodate two vehicles as surface parking and 16 garage spaces. Street parking is available along the south side at Coronado Avenue.

Curbing along the asphalt drive lane is constructed of 6" high concrete.

According to San Diego municipal code Chapter 14, Article 4, Division 5, section 7 (f), or 144.0507, parking shall be provided in accordance with Section 142.0525 (a), which includes Table 142-05C Minimum Required Parking Spaces for Dwelling Units.

Survey Condition and Analysis

The driveway and parking area were in good condition. Routine maintenance, including seal coating, is anticipated during the next five years.

Per the municipal code, parking is required in condo conversion at the rate of 1.25 to 1.5 spaces per unit. Parking is provided for 18 vehicles, which satisfies the municipal code for parking.

3.5 BARRIER WALLS, GATES, FENCES, AND RETAINING WALLS

Site fencing consists of metal rail and CMU fencing on the east, west, north and south sides of the property. The vehicular entrance is not gated and limited vinyl fencing is located at patio areas.

Survey Condition and Analysis

Fencing was observed to be in good overall condition. Routine maintenance is anticipated during the next five year evaluation term.

3.6 EXTERIOR LIGHTS

Site lighting consists of recessed can fixtures near unit entrances surface mounted fixtures.

Survey Condition and Analysis

The fixtures appear to be in good condition overall. Routine maintenance is anticipated.

3.7 SITE AND BUILDING SIGNAGE

Property identification signage is present on the south facade. Each home is provided with address numbers above each entry door. Address numbers were also provided on facades near the drive lanes.

Survey Condition and Analysis

Site identification and Individual home address signage was observed to be in good overall condition and considered to be serviceable through the evaluation term.

3.8 REFUSE TRANSFER AREA(S)

The subject property utilizes residential refuse containers.

Survey Condition and Analysis

No reported or observed deficiencies were noted. Refuse containers are owned and serviced by City of San Diego.

3.9 OTHER SITE IMPROVEMENTS

Individual mailboxes are provided along the right of way in a postal standard and steel support structure for the nine townhouses.

Survey Condition and Analysis

The mail enclosure was observed to be in good overall condition and considered to be serviceable through the evaluation term.

4.0 BUILDING ENVELOPE

4.1 FOUNDATIONS

The townhome plans included structural engineering by Swanson and Associates. The townhome buildings are constructed with conventional concrete slab on grade with perimeter shallow footings. Concrete specified was to be minimum 2,500 psi compressive strength. The structural plans noted that post tension foundation design was by others and foundation design was based on a soil report by Testing Engineers dated June 23, 2010.

Survey Condition and Analysis

Foundations were generally below grade and considered a hidden condition, however the perimeter of the buildings at grade did not show any cracking or concerns. No significant cracking in the exterior or interior walls to indicate foundation problems were observed and the building exterior finishes did not show issues to indicate that any foundation problems are present.

Observations of the exterior walls revealed no significant signs of cracking or movement that would indicate excessive settlement has occurred.

Foundation systems are performing as intended and anticipated to do so for the life of the structures.

4.2 SUPERSTRUCTURE

Building framing consists of conventional lumber with wood framed walls and joists supporting the floor 2 decks. Roofs are framed with wood trusses and OSB roof sheathing.

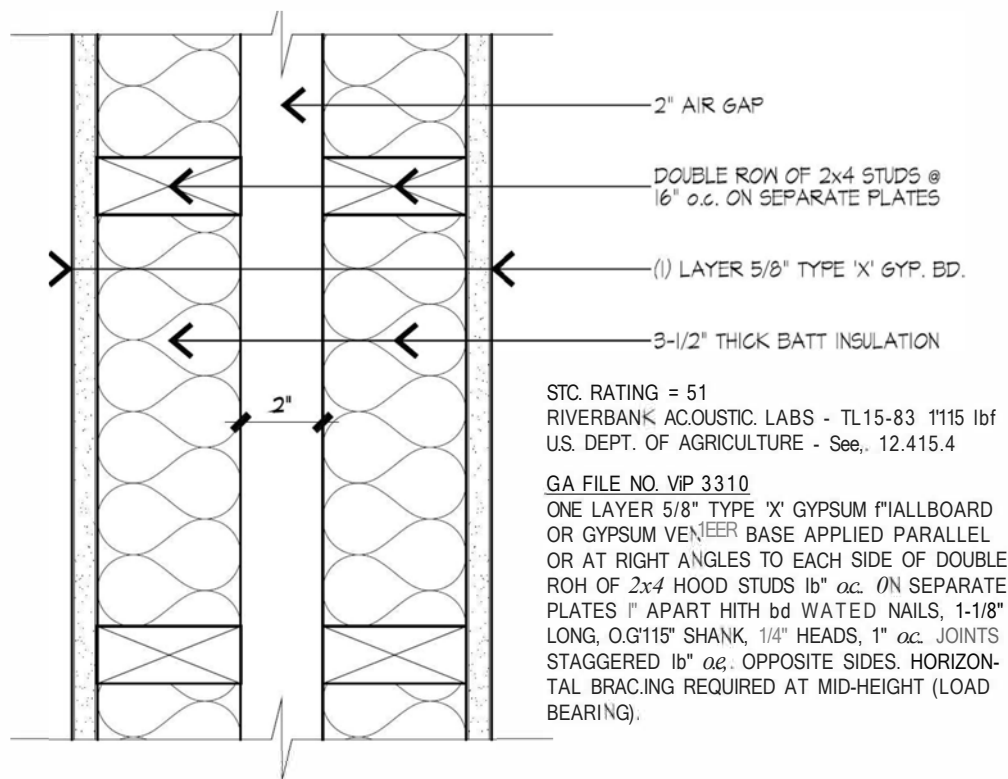
The lateral load resisting systems consist of the flexible horizontal diaphragms at floors spanning to wood framed walls with stucco exteriors, which distribute the laterally applied / induced forces into the shallow concrete foundation systems typical of residential construction.

The residential townhouse units are each separated by wood framed walls with gypsum board finishes. An accessible attic at each unit was observed to contain partition walls between units with gypsum board extending through the attics to the roof deck.

Survey Condition and Analysis

The building designs were based on applicable codes at the times of construction. The townhouses are built based on 2007 California Building Code. The structures appeared in good condition. No capital expenditures are anticipated during the term as the structures show no significant stress at the interior or exterior finishes to indicate structural problems.

The sound transmission rating between the units was confirmed from the building plans. The common wall construction between units is wood framed and noted to have a minimum sound rating of 57, see snip from plans below for party wall detail.



ONE-HR RATED PARTY WALL

3"-1'-0"

WW-028

(S)

The party wall assembly between floors where separate units are present was also noted to have a sound transmission rating of 55.

4.3 Roof Structures and Surfacing

4.3.1 Structural

Roof framing consists of radiant barrier OSB sheathing over trusses at the townhouse. Townhouse roof framing was observed at the attic of unit 1556.

Survey Condition and Analysis

There were no significant observed or reported deficiencies noted.

No evidence of problematic fire retardant treated plywood was noted in the locations surveyed. Fire Retardant Treated Plywood (FRTP) is a plywood product that has been treated with a fire-retardant material and not observed at the property.

4.3.2 Surfacing and Drainage

The building roofs are finished with flat concrete roof tiles. Drainage is via over the edge and free falls to grade or gutters and downspouts discharging at grade or below grade where provided. Observations of the roofs on the three buildings was made during the site visit from ground level.

Survey Condition and Analysis

The roofing appeared in good condition, and reported to be installed as part of original construction in 2012. No roof leaks were reported or observed.

Partner anticipates that no roof replacement will be required within five years and will remain serviceable through the term with routine maintenance such as re-caulking penetration flashing.

4.3.3 Roof Mounted Items or Structures

Rooftop equipment is not present.

4.4 EXTERIOR WALLS, WINDOWS, AND DOORS

4.4.1 Exterior Walls

Exterior surfaces of the buildings are finished with integral three-part cement-based stucco which is color coated and painted. Soffits on the townhouses are enclosed and finished with stucco. Trim is generally stucco.

Survey Condition and Analysis

The exterior walls were observed to be in good overall condition. The exterior painted finishes should remain serviceable through the five-year evaluation term, beyond which repainting the buildings will likely be required.

Routine maintenance is anticipated during the next five years.

4.4.2 Windows

Windows consist of vinyl framed systems with dual glazing. Windows at the townhouse units were dual pane vinyl type. Window configurations consist of sliding units, fixed, and single hung.

Survey Condition and Analysis

The windows appeared in good overall condition. Screens are in place and can be replaced on an as needed basis as part of maintenance. Windows should remain serviceable through the five-year term and considered early

in service life. No failed seals were noted with no fogged windows at the dual pane systems.

The windows did generally meet egress requirements, including minimum opening sizes. Partner noted the following egress window measurements:

Unit 1558, 1540, 1550:

Bedroom 1: 35.5" AFF, 20" W by 45" H

Bedroom 2: 35.5" AFF, 20" W by 45" H

Bedroom 3: 24" AFF, 32-3/4" W by 25" H

Unit 1554, 1538:

Bedroom 1: 31.5" AFF, 33" W by 25" H

Bedroom 2: Slider to balcony, egress window 31.5" AFF, 27" W by 24" H

Unit 1546, 1536::

Bedroom 1: 31" AFF, 33" W by 26" H

Bedroom 2: 31.5" AFF, 27" W by 24" H

Unit 1556:

Bedroom 1: 36" AFF, 20" W by 44.5" H

Bedroom 2: 24.5" AFF, 33" W by 26" H

Unit 5148:

Bedroom 1: 23.5" AFF, 33" W by 25" H

Bedroom 2: 35.5" AFF, 20" W by 45" H

The windows are considered to have an effective useful life beyond the evaluation term. As such, replacements are not considered needed during the next five years. Routine maintenance is anticipated.

4.4.3 Doors

Entry doors include painted fiberglass or wood in wood frames. Balcony doors are French doors with full lite glazing and sliding glass doors are provided in vinyl frames.

Hardware at main entrance doors is a lever-keyed lock with separate deadbolt. Interior doors are typically painted hollow core wood with wood door frames and trim.

Survey Condition and Analysis

Entry doors, patio, and balcony doors are in good overall condition, and should not require replacement during the term. Routine maintenance is anticipated.

4.5 Exterior Stairs, Balconies and Elevated Walkways

4.5.1 Stairs and Landings

The entrance to each townhouse residence is at the ground floor.

Interior stairs are wood framed with vinyl flooring and associated nosing trim or carpet with closed risers. Handrails are painted wood provided on one side of each stair.

Survey Condition and Analysis

The interior stairs appeared in overall good condition and flooring should remain serviceable. Routine maintenance is anticipated during the five year term. Carpeting can be cleaned or replaced on an as needed basis.

4.5.2 Patios and Balconies

Three balconies are provided at the second floor of each townhouse building. Balconies have an elastomeric waterproofing with a non slip textured finish coat. Walls are stucco as guardrails. The balconies are constructed over building structure.

Survey Condition and Analysis

The balconies were observed to be in good overall condition, with no issues noted.

The decks and railings should require only routine maintenance activity during the term.

4.5.3 Elevated Walkways

The buildings do not contain elevated walkways.

5.0 BUILDING MECHANICAL AND ELECTRICAL SYSTEMS

5.1 BUILDING HEATING, VENTILATION, AND AIR-CONDITIONING

The townhouse units each have a forced heat furnace by Bryant rated at 40,000 BTU and located in the attic space. A coil unit is mated to each furnace with an outdoor pad mounted condensing unit. The outdoor condensing units were each manufactured by Bryant rated at two to two and a half ton cooling capacity utilizing R-410A refrigerant. A wall mounted thermostat is provided for control at each residence.

Survey Condition and Analysis

The forced heat gas furnaces and condensing units at the townhouse units are original to construction dated 2012.

Based on estimated useful life and condition, the HVAC units should remain serviceable through the evaluation term. Routine maintenance is anticipated during the term.

5.2 BUILDING PLUMBING, DOMESTIC HOT WATER AND SEWER SYSTEMS

The Cal American Water Company reportedly provides the cold water supply to the Subject Property. Each unit is provided service from a common meter located in a below grade vault along the right of way. A total of two below grade water meter vaults are provided including one domestic water service and one fire water and irrigation service.

Hot and cold water piping was observed to be copper in areas observed and with ABS plastic waste and vent piping. Plastic ABS sanitary piping was observed beneath sinks at the wall intersections.

Domestic water heating is provided by a gas-fired tankless water heater at each residence garage. The units were manufactured by Rinnai rated at 180,000 BTU input.

Survey Condition and Analysis

Domestic water piping was observed to be in good overall condition and appeared to be copper at the buildings. No significant replacements are anticipated during the next five years based on observed piping condition.

The water heaters appeared to be in good overall condition. The units should have a life expectancy of 15 years. Based on observed conditions and EUL, significant water heater replacements are not anticipated within the next five years, after which replacements should be anticipated.

5.3 BUILDING GAS DISTRIBUTION

Natural gas service is supplied via individual gas meters for the gas forced air furnaces, gas-fired water heaters, and gas appliances. The gas meters are located on the side of the buildings with steel piping extending from the meters to the residential units.

Survey Condition and Analysis

The gas pressure and quantity were reported to be adequate. Due to hidden conditions, only limited observation of the buildings' gas distribution piping could be achieved. According to the tenants, the gas piping has had no reported gas leaks.

5.4 BUILDING POWER AND SIGNAL

Electrical service is provided by San Diego Gas and Electric. The main service is from underground lines and a service transformer is located in the landscape area near the southeast corner of the property. Each building has meter enclosures located on the exteriors manufactured by Eaton/Cutler Hammer. Each townhome is equipped with a 100-amp main breaker.

The breaker panels for each residence is at a hallway or bedroom wall. Breaker panels at the townhouses are manufactured by Eaton/Cutler Hammer.

Branch circuit wiring was observed to be copper at the panels. The electrical circuits included proper grounding and a cold-water ground bond. Interior lighting was primarily by fluorescent and LED or incandescent fixtures.

Survey Condition and Analysis

In general, the electrical systems including panel boards, lighting and wiring systems appear to be in good overall condition. GFCI outlets were observed in bathroom and kitchen locations. Circuits are labeled and proper grounding provided. Routine maintenance is anticipated in the next five years for electrical systems.

5.5 BUILDING ELEVATORS AND CONVEYING SYSTEMS

None provided.

5.6 FIRE PROTECTION

The townhouses are each fire sprinklered with CPVC piping located at the riser in an access panel at building exteriors. Each residence contains smoke detectors provided in hallways and sleeping rooms. Carbon monoxide detectors are provided in each residence on each floor.

Survey Condition and Analysis

Dwellings are required to have carbon monoxide devices installed outside each sleeping area on each level as of January 1, 2013 and are provided as required.

Smoke alarms provided are battery operated or hard-wired to the building electrical system with battery backup.

The fire sprinkler systems appeared in good condition and five-year certifications was provided dated January 2022 and annual inspections were also current dated March 2024.

Routine maintenance of the sprinkler systems, smoke detectors and carbon monoxide detectors is anticipated during the next five years.

6.0 BUILDING INTERIOR ELEMENTS AND FINISHES

6.1 COMMON AREAS

6.1.1 Lobbies, Corridors, and Stairwells

The buildings do not contain any interior common areas.

6.1.2 Amenities

No interior common areas.

6.2 TENANT AMENITIES AND FINISHES

6.2.1 Room Mix

The unit mix includes three 3-bedroom, 2.5-bathroom units and six two-bedroom, 2.5-bathroom townhouses.

Each townhouse ranges between 1,091 square feet and 1,468 square feet. The total rentable area is 11,436 square feet at the subject property.

6.2.2 Viewed Spaces

All nine residence interiors were observed during the site visit.

Partner observed the interior finishes to be in good condition overall. No significant issues were observed related to the finishes. Minor refinishing at several unit kitchen cabinet doors was observed to be needed and can be accomplished at low cost as a maintenance item.

6.2.3 Appliances and Other Amenities

Kitchen appliances provided consist of gas-fired, free-standing ranges, built-in standard 24-inch dishwashers, side by side refrigerators, over the range microwaves, and garbage disposals at the townhouse units. Separate washers and dryers are located the closets at each townhome.

Appliance brands include General Electric and Whirlpool. Appliances are painted or in stainless steel finish.

Cabinets consist of stained wood with stone countertops at the townhouse kitchens.

Kitchens have under-mount stainless steel sinks while bathrooms overmount sinks and laminate or cultured marble countertops. Bathrooms have prefabricated pan showers or combination bathtub/shower arrangements with gel coat fiberglass.

Survey Condition and Analysis

Appliances are in good condition and are anticipated to remain serviceable until beyond the next five years. No significant replacements are anticipated to be required based on average expected useful life of the appliances and observed condition. The microwave at the 1538 unit has the trim coming loose and should be repaired or replaced as a maintenance item.

6.2.4 Floor Coverings

Floor coverings consist of ceramic tile at kitchens and bathrooms and carpet at bedrooms and living areas.

Survey Condition and Analysis

Flooring appeared to be in varying condition. Flooring replacements are not anticipated to be required and should remain serviceable beyond for the next five years during the evaluation term.

6.2.5 Ceilings/Walls

The interior walls and ceilings appear to be constructed with gypsum board finished with texture and paint.

Survey Condition and Analysis

Interior finishes were observed to be in good overall condition. Interior finishes exhibited limited and minor normal wear and use, and any repainting or carpet cleaning should be anticipated as routine maintenance.

8.0 SIGNATURES OF PARTICIPATING PROFESSIONALS

Partner's work was undertaken in a professional manner with the best interests of our client in mind. Our objective was to perform our work with care, exercising the customary skill and competence of consulting professionals in the relevant disciplines. The conclusions presented in this report are professional opinions based solely upon visual observations of the site and vicinity and our interpretation of the provided information and documents reviewed. The opinions and recommendations presented herein apply to existing and reasonably foreseeable site conditions. Partner cannot act as insurers, and no expressed or implied representation or warrant is included or intended in our report, except that our work was performed, within the limits prescribed by our clients, with the customary thoroughness and competence of our profession at the time and place the services were rendered.

The report was prepared in a manner consistent with generally accepted industry practices and standards.

All information is true and correct, to the best of the undersigned's knowledge, and reflects the consultant's best professional opinion and judgment.

Partner Engineering and Science, Inc.



Tim J Zuzack, EIT
Partner Associate



Joe Derhake, PE
President



COMPONENT LIFE ANALYSIS

This section provides estimates for the repair items noted within this report.

Cost Evaluation

Estimates are based on construction costs developed by construction resources such as *Marshall & Swift*, *RS Means*, Partner's Commercial Inspectors' experience with past costs for similar projects, city cost indexes, consulting with local specialty contractors, client provided information, and assumptions regarding future economic conditions. Actual costs may differ from Partner's cost estimates. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. Costs are solely based on material replacement and do not account for soft costs.

Immediate Repairs And Deferred Maintenance Cost Estimates

Immediate repair items would include, but are not limited to, items that present unsafe conditions or deferred maintenance.

APPENDIX A: PHOTOGRAPHS



1. Property signage and mail enclosure along municipal sidewalk.



2. View east to subject property.



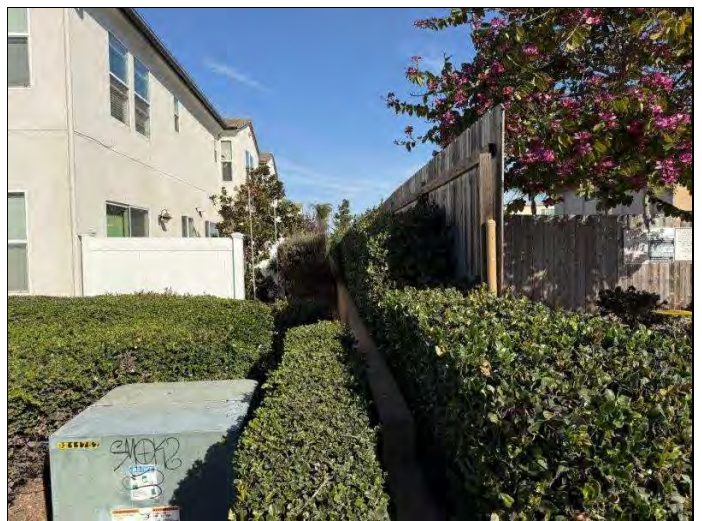
3. View north at property drive lane.



4. View of subject property from right of way.



5. View west along south side of site.



6. View north from southeast corner of site.



7. Surface parking between buildings.



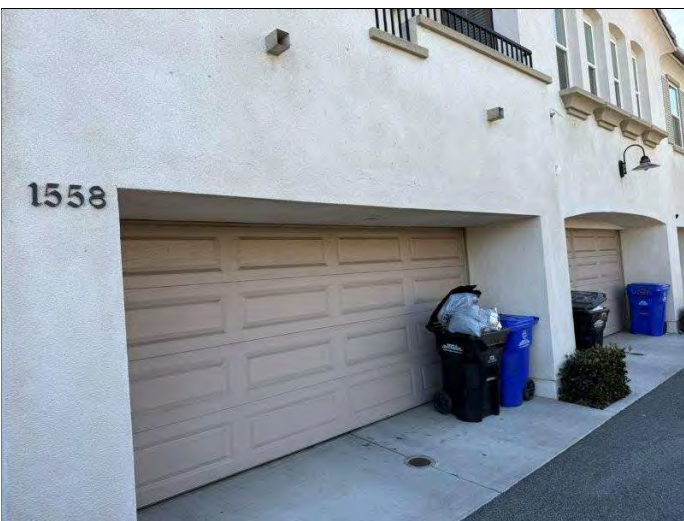
8. Drive lane on west side of site view south.



9. North side of site view to the east.



10. Unit entrance doors on south side to 1536 and 1540.



11. Typical unit garage doors.



12. Patio at unit 1558.



13. Patio at unit 1556.



14. Balcony at unit 1554.



15. Typical concrete roof tile and gutter system.



16. View to 1554, 1556, and 1558 building.



17. View between 1546, 1548, 1550 Building and 1540, 1538, 1536 Building.



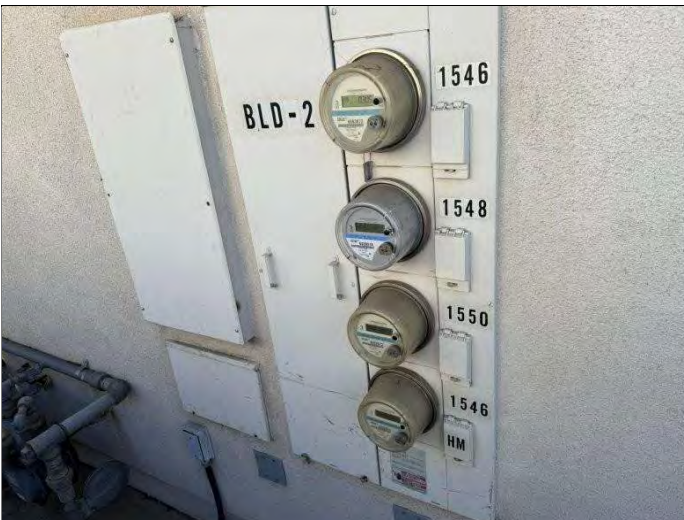
18. Attic space with partition drywall between units, unit 1556 shown.



19. Domestic water meter and backflow cage and fire water backflow.



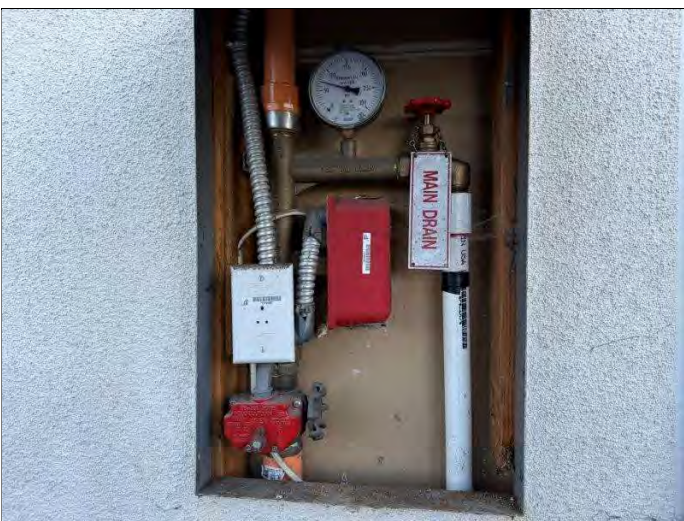
20. Typical individual gas service meters.



21. Individual electric service meters.



22. Fire alarm panel at 1556-1558 Building.



23. Fire riser at 1556-1558 Building.



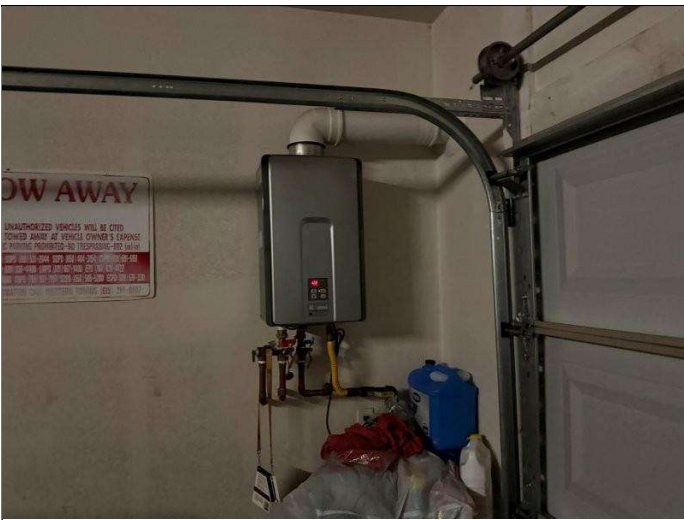
24. Unit tankless water heater in garage of 1556 residence.



25. Forced heat furnace at attic of unit 1556.



26. Typical split system condensing unit.



27. Water heater at unit 1538.



28. Typical unit smoke and carbon monoxide detector.



29. Typical unit breaker panel.



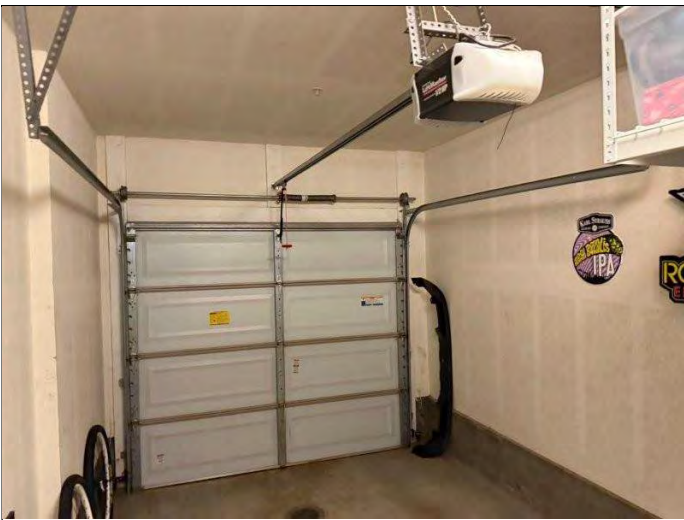
30. Typical unit main breaker service rating of 100 amps.



31. Kitchen at unit 1558.



32. Laundry machines at unit 1558.



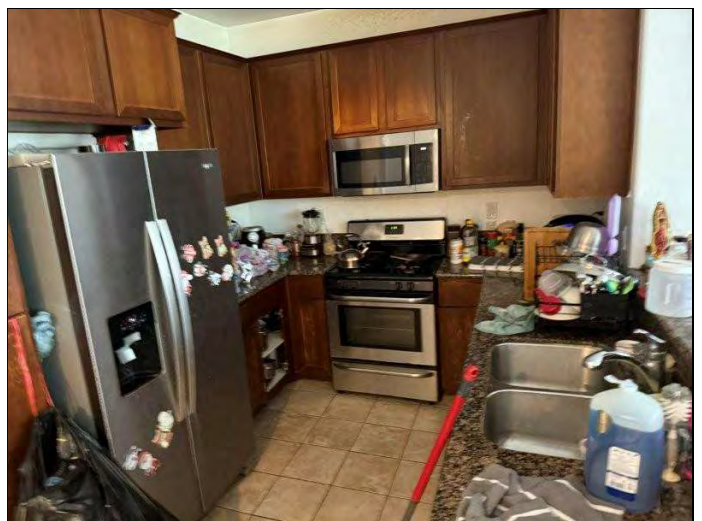
33. Single car garage at unit 1554.



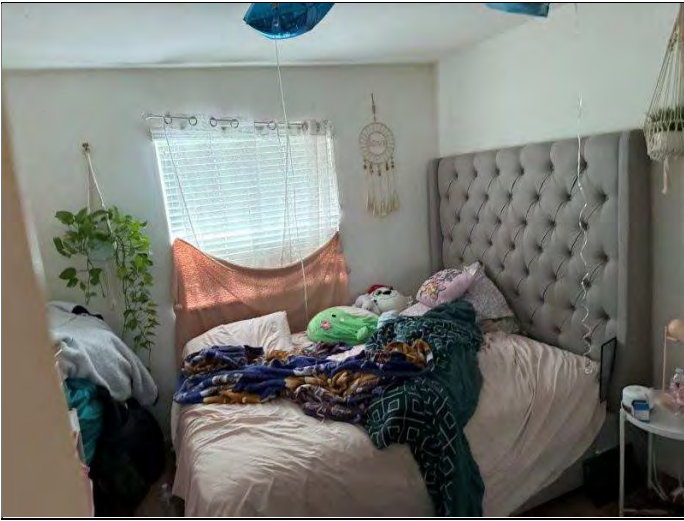
34. Bathroom at unit 1558.



35. Kitchen at unit 1554.



36. Kitchen at unit 1540.



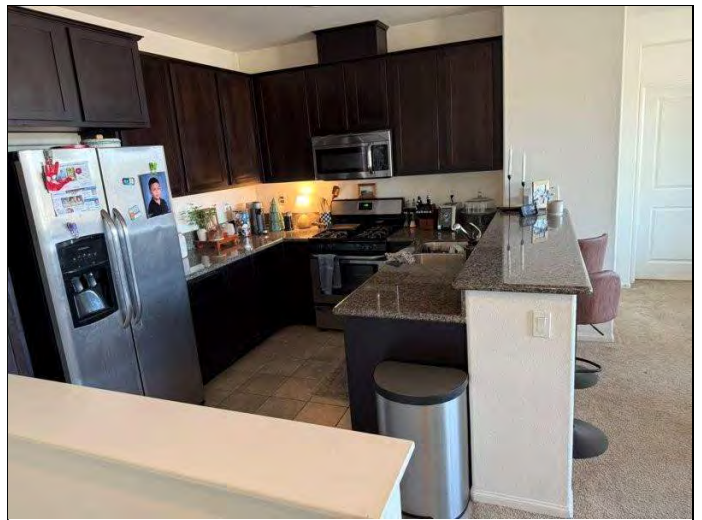
37. Bedroom at unit 1540.



38. Kitchen cabinet finish at sink in unit 1540.



39. Bathroom at unit 1540.



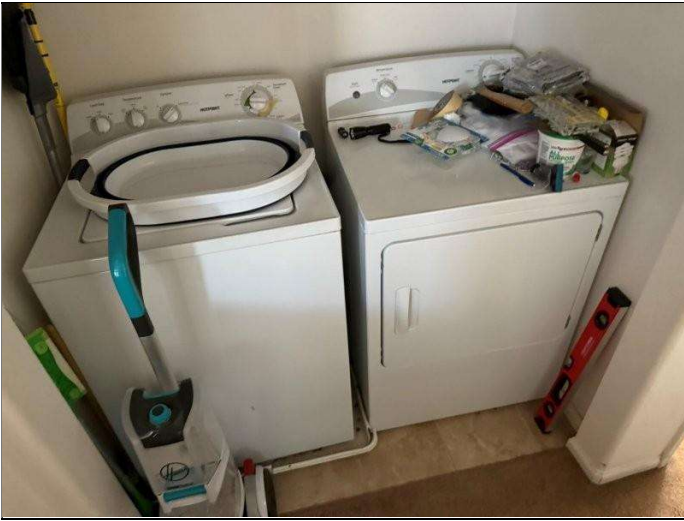
40. Kitchen at unit 1546.



41. Hallway at unit 1546.



42. Interior of unit 1536.



43. Laundry machines in unit 1536.



44. Kitchen at unit 1536.



45. Bathroom in unit 1556.



46. Bathroom at unit 1554.



47. Bathroom at unit 1546.

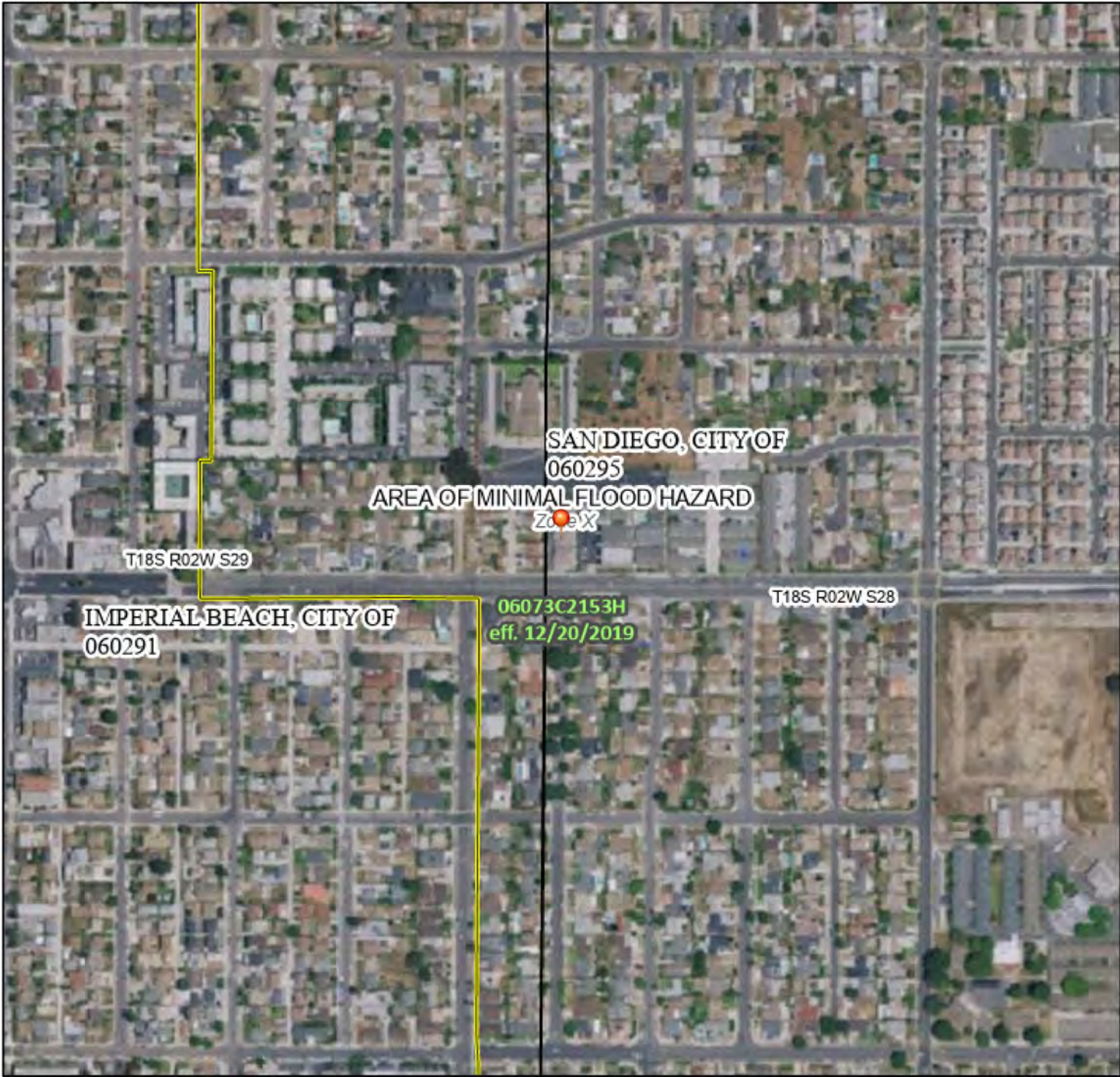


48. Garage at unit 1546.

National Flood Hazard Layer FIRMMette



117°6'20"W 32°34'52"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/18/2025 at 2:22 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Rent Roll

Properties: SS1-Brighton Row - 1536-1558 Coronado Ave. San Diego, CA 92154

Units: Active

As of: 12/31/2024

Include Non-Revenue Units: No

SF

Unit	BD/ BA	Status	Tenant	Last Rent Increase Date	Rent	Monthly Charges	Deposit	Move-in	Lease From	Lease To	Past Due	
SS1-Brighton Row - 1536-1558 Coronado Ave. San Diego, CA 92154												
1536	2/2.00	Current	**Myra Alba	08/01/2024	2,520.00		1,000.00	05/01/2013	04/01/2020		-115.00	
1538	2/2.00	Current	Alfonso Serrano	09/01/2024	2,820.00		2,150.00	08/10/2021	09/01/2024	08/31/2025	0.00	
1540	3/2.50	Current	**Josefina Alcantar (Perez)	08/01/2024	2,960.00		1,000.00	04/27/2013	04/01/2020		2,960.00	
1546	2/2.00	Current	Bryan Gonzalez	08/01/2024	2,930.00		2,700.00	07/10/2023	08/01/2024		0.00	
1548	2/2.00	Current	Frances J. Hinojosa		2,850.00		2,850.00	04/01/2024	04/01/2024	03/31/2025	0.00	
1550	3/2.50	Current	Vanessa Moncada	08/01/2024	3,040.00		2,340.00	06/25/2021	07/01/2022		-3,040.00	
1554	2/2.00	Current	Monica Olmedo	09/01/2024	2,915.00		3,000.00	08/11/2023	09/01/2024	08/31/2025	-2,915.00	
1556	2/2.00	Current	Guadalupe Aranda	04/01/2024	2,550.00		400.00	04/27/2013	04/01/2024		0.00	
1558	3/2.50	Current	Sean Archer	03/01/2024	3,095.00		3,095.00	01/23/2024	01/23/2024	01/31/2025	0.00	
9 Units		100.0% Occupied			25,680.00	0.00	18,535.00					-3,110.00
6 Total												
Total 9 Units		100.0% Occupied			25,680.00	0.00	18,535.00					-3,110.00