DATE ISSUED: February 29, 2008 **REPORT NO. PC-08-020**

ATTENTION: **Planning Commission, Agenda of March 6, 2008**

SUBJECT: 34TH STREET TENTATIVE MAP; PROJECT NO. 3725
PROCESS FOUR

OWNER: Robert Manfredi, Manfredi Family Limited Partnership

APPLICANT: San Diego Land Surveying & Engineering, Inc.

SUMMARY

Issue(s): Should the Planning Commission approve a Tentative Map to allow the conversion of six existing residential rental units into condominiums, including a waiver of the requirement to underground the existing overhead utilities, at 4627 34th Street within the Normal Heights neighborhood of the Mid-City Communities Plan area?

Staff Recommendation:

1. **Approve** Vesting Tentative Map No. 6062; and

2. **Approve** a waiver of the requirement to underground the existing overhead utilities.

Community Planning Group Recommendation: The Normal Heights Community Planning Committee voted 5-2-1 to recommend approval of the proposed project on October 4, 2005, with no recommendations received from the group (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301, on May 7, 2002, and the opportunity to appeal that determination ended May 29, 2002.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: With the proposed conversion of six existing apartments to condominiums, there would be a loss of six rental units and a gain of six for-sale units. The project is subject to the current inclusionary housing and tenant relocation assistance regulations.

BACKGROUND

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

The 0.153-acre site is located 4627 34th Street, in the RM-1-2 Zone of the Central Urbanized Planned District and the Transit Area Overlay Zone, within the Normal Heights neighborhood of Mid-City Communities Plan area (Attachment 2). The site is presently developed with one two-story structure containing six apartment units consisting of six 2-bedroom units. There are 10 parking spaces on the site: three spaces are accessed from the front, and seven are accessed from the alley at the rear. The site is surrounded by multi-family properties.

The existing buildings were constructed in 1980 when the site was zoned R-600, which would have allowed for the current density of six units. The site is currently zoned RM-1-2, which would allow one unit per 2,500 square feet of lot area, or three units on this 6,678-square-foot project site. The Community Plan designates the site for multi-family development at a rate of 16-20 dwelling units per acre, or two to three units allowed on this site. The current parking regulations for condominium conversion projects would require a total of 10 off-street parking spaces. As discussed previously, the new condominium conversion parking requirements that were approved in June 2006, do not apply to this project; however, the project does conform with the current parking requirements.

The development complies with the zoning and development regulations in effect at the time of construction and no Building or Zoning code violations have been recorded against the property. The project maintains previously conforming rights which allow the current density, as outlined in Chapter 12, Article 7, Division 1 of the Land Development Code.

DISCUSSION

Project Description:

The project proposes a Tentative Map for the subdivision of a 0.153-acre site into one lot to convert six existing dwelling units into condominiums (Attachment 5). The applicant is also requesting that the requirement to underground the existing overhead utilities be waived.

Section 125.0410 of the San Diego Municipal Code (SDMC) requires that a Tentative Map be processed for the subdivision of land. According to SDMC Sections 125.0440 and 125.0444, *Findings for Tentative Maps and for Condominium Conversions*, the decisionmaker may approve a Tentative Map or a Vesting Tentative Map for the purposes of the conversion of residential property into a condominium project if the decision maker finds that the proposed conversion complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed condominium conversion and determined that it complies with both the Subdivision Map Act and the San Diego Municipal Code.

Undergrounding of Existing Utilities

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver from the requirement to underground the existing overhead utilities within the boundary of the subdivision or within the abutting public rights of way. City staff has determined the undergrounding waiver request qualifies under the guidelines of Council Policy 600-25, *Underground Conversion of Utility Lines at the Developer's Expense*, in that the conversion involves a short span of overhead facility (less than 600 feet in length), the conversion is a requirement of a condominium conversion of an existing development and the conversion would not represent a logical extension to an underground facility.

The applicant will be required to underground all existing service to the site per Condition No. 21 of the draft Tentative Map resolution (Attachment 6). The applicant would also be required to underground any new service run to any new or proposed structures within the subdivision per Condition No. 20 of the draft Tentative Map resolution.

The project site is served by power poles and overhead utilities lines located in the alley right-of-way at the rear of the property. These utility lines also service the adjacent properties. As indicated above, all utilities serving this property will be required to be undergrounded. The waiver is being requested for the requirement to underground adjacent utilities serving the surrounding properties. The City's Undergrounding Master Plan for Fiscal Year 2006 designates the site within Block 3Z, and the date for undergrounding has been established for the year 2029 (Attachment 10).

Community Planning Group and Neighborhood Recommendations:

On October 4, 2005, the Normal Heights Community Planning Committee voted 5-2-1 to recommend approval of the Tentative Map, with no recommended conditions.

Project-Related Issues:

All condominium conversion projects not yet heard by July 25, 2006, must conform with the current regulations regarding: inclusionary housing, tenant relocation benefits, the provision of a building conditions report, conformance with landscape regulations, and conformance with

noticing requirements. This project is not required to conform with the new parking regulations for condominium conversions, based on specific language adopted by the City Council.

The requested conversion of these residential units to condominiums represents primarily a change in ownership. The applicant has certified that the required 60-day Notices of Intent to Convert to Condominiums were provided to the tenants on June 29, 2005 (Attachment 11).

Inclusionary Housing Ordinance and Tenant Relocation Benefits Conformance:

The project has been conditioned to require the subdivider conform with the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code) and demonstrate conformance with the Municipal Code provisions for Tenant Relocation Benefits (Chapter 14, Article 4, Division 5) to the satisfaction of the City Manager and the Housing Commission, prior to the recordation of the Final Map.

The applicant has elected to pay an in-lieu fee of $3,000 ($0.50 x 6,000 square feet) to satisfy the Inclusionary Housing requirement, as allowed by the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).

Building Conditions Report and Landscape Requirements

In accordance with the current regulations, the applicant provided a Building Conditions Report and Landscape Concept Plan. Both of these documents have been reviewed for conformance with the applicable regulations within Land Development Code (Chapter 14, Article 4, Division 5) and have been accepted by staff as conforming with the regulations.

Noticing

The proposed project has been conditioned to conform with all new noticing requirements for condominium conversions.

Conclusion:

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

ALTERNATIVES:

1. **Approve** Tentative Map No. 6062, **with modifications.**

2. **Deny** Tentative Map No. 6062 **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

Mike Westlake
Program Manager
Development Services Department

Michelle Sokolowski
Development Project Manager
Development Services Department

WESTLAKE/MS

Attachments:

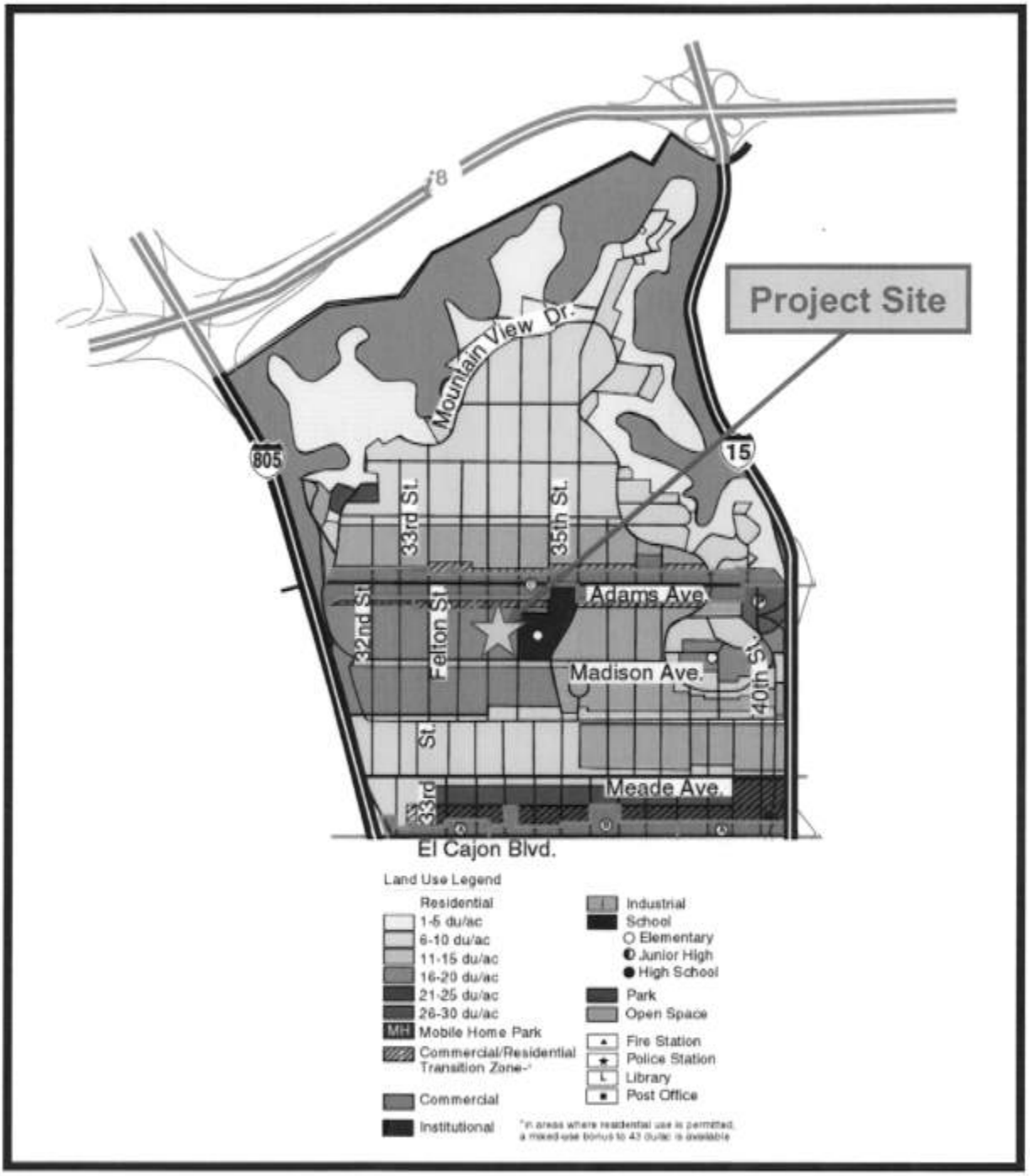
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Tentative Map and Landscape Plan
6. Draft Map Conditions and Subdivision Resolution
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology
10. Utility Undergrounding Master Plan Map
11. Sample 60-Day Notice of Intent to Convert
12. Photos of Existing Elevations
13. Building Conditions Report (under separate cover)

Aerial Photo

34TH STREET TENTATIVE MAP – PROJECT NUMBER 3725
4627 34th Street

North

ATTACHMENT 1



Community Plan Land Use Map

34TH STREET TENTATIVE MAP – PROJECT NUMBER 3725

4627 34th Street – Normal Heights

North

Project Location Map

34TH STREET TENTATIVE MAP – PROJECT NUMBER 3725

4627 34th Street

North

ATTACHMENT 3

PROJECT DATA SHEET

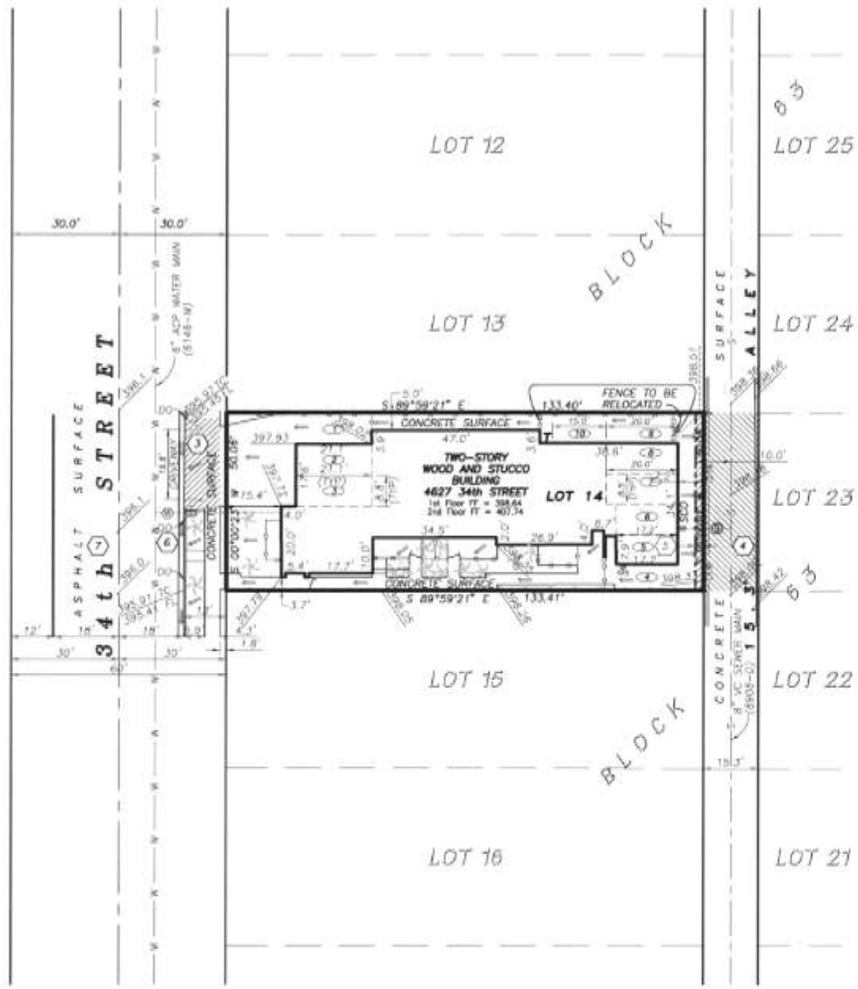
PROJECT NAME:	34th Street Tentative Map
PROJECT DESCRIPTION:	Conversion of 6 existing units into condominiums.
COMMUNITY PLAN:	Normal Heights neighborhood of the Mid-City Communities Plan
DISCRETIONARY ACTIONS:	Tentative Map
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-family Residential

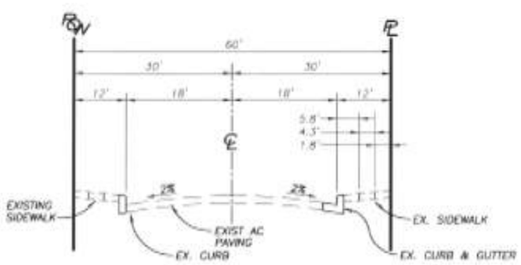
CURRENT ZONING INFORMATION:	**CONSTRUCTED**
ZONE: RM-1-2: Multi-family residential	R-600
DENSITY: 3 units allowed	6
HEIGHT LIMIT: 30 feet	Two-story
LOT SIZE: 6,000 square-foot minimum lot size.	6,678 square feet
FLOOR AREA RATIO: 0.90 maximum.	Not available
FRONT SETBACK: 15 feet	15.4 feet
SIDE SETBACK: 5 feet	5.0/3.7 feet
STREETSIDE SETBACK: 10 feet	N/A
REAR SETBACK: 15 feet	7.2 feet
PARKING: 10 spaces required	10 spaces

ADJACENT PROPERTIES:	**LAND USE DESIGNATION & ZONE**	**EXISTING LAND USE**
NORTH:	RM-1-2, Multi-family Residential	Multi-family Residential
SOUTH:	RM-1-2, Multi-family Residential	Multi-family Residential
EAST:	RM-1-2, Multi-family Residential	Multi-family Residential
WEST:	RM-1-2, Multi-family Residential	Multi-family Residential

DEVIATIONS OR VARIANCES REQUESTED:	None
COMMUNITY PLANNING GROUP RECOMMENDATION:	On October 4, 2005, the Normal Heights Planning Committee voted 5-2-1 to recommend approval of the Tentative Map with no recommendations.

4627 34th STREET
TENTATIVE MAP No. _____
Project No. 3725





TYPICAL STREET SECTION OF
34th STREET
(EXISTING STREET)
NO SCALE

ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM1-2, CUPD
COMMUNITY PLAN NAME: NORMAL HEIGHTS
OVERLAY ZONES: TRANSIT AREA

CITY OF SAN DIEGO
DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST:
   CONVERT 6 EXISTING UNITS TO CONDOMINIUMS AND FILE A ONE LOT SUBDIVISION MAP.
2. STREET ADDRESS:
   ☐N ☐S ☒E ☐W SIDE
   BETWEEN ADAMS AVENUE AND MADISON AVENUE
3. SITE AREA:
   TOTAL SITE AREA (GROSS): (6678 SF) (0.153 AC.)
   NET SITE AREA: (6561 SF) (0.151 AC.)
4. DENSITY: (RESIDENTIAL)

MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE:	3
NUMBER OF EXISTING UNITS TO REMAIN ON SITE:	6
NUMBER OF PROPOSED DWELLING UNITS ON SITE:	0
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE:	6

5. YARD/SETBACK

	STANDARD	MINIMUM
STREET YARD:	20'	15'
INTERIOR YARD(S):	8'	5'
REAR YARD:	15'	4'

6. PARKING:
   PARKING CRITERIA:
   ☒ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL
   ☐ MIXED USE ☐ OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	6	1.6	9.6
TOTAL REQUIRED BY ZONE			10
TOTAL PROVIDED ON-SITE			10

DEVELOPMENT NOTES:

1. THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 6.
2. NUMBER OF EXISTING LOTS = 1
   NUMBER OF PROPOSED LOTS = 1
3. THE SUBDIVIDER SHALL RECONSTRUCT THE EXISTING DRIVEWAY TO CURRENT CITY STANDARDS TO MEET ADA REQUIREMENTS PER STANDARD DRAWING G-14B.
4. THE SUBDIVIDER SHALL REPLACE THE EXISTING ALLEY, FULL WIDTH, ADJACENT TO THE SITE PER STANDARD DRAWING G-21.
5. THE SUBDIVIDER SHALL DEDICATE AND ADDITIONAL 2.5 FEET OF RIGHT-OF-WAY ADJACENT TO THE ALLEY.
6. THE SUBDIVIDER SHALL OBTAIN AN EMRA FOR THE SIDEWALK UNDERDRAINS IN THE 34th STREET RIGHT-OF-WAY.
7. THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUNDED WITH THE APPROPRIATE PERMITS. THE SUBDIVIDER SHALL PROVIDE WRITTEN CONFIRMATION FROM APPLICABLE UTILITIES THAT THE CONVERSION HAS TAKEN PLACE, OR PROVIDE OTHER MEANS TO ASSURE THE UNDERGROUNDING, SATISFACTORY TO THE CITY ENGINEER.
8. THE SUBDIVIDER SHALL INSTALL PRIVATE BACK FLOW DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES ADJACENT TO PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPARTMENT DIRECTOR.
9. THE SUBDIVIDER SHALL PREPARE CC&Rs AS REQUIRED.

UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	

UNIT AREAS

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT	6	1000	6,000

MONUMENTATION & MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A LOT CONSOLIDATION PARCEL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE LOT CONSOLIDATION PARCEL MAP.

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 8908-D
WATER DRAWING NO. 6416-W

EXISTING & PROPOSED EASEMENTS:

NONE

OWNER/DEVELOPER:

ROBERT MANFREDI
MANFREDI FAMILY LTD. PARTNERSHIP
201 BONAIR STREET, SUITE B
LA JOLLA, CA 92037

Robert Manfredi, Partner

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

LEGEND:

PROPERTY LINE	
DRIVEWAY	
EXISTING BLOCK WALL	
WOOD FENCE	
GATE	
OVERHEAD WIRE	
DIRECTION OF DRAINAGE	
WATER METER	WM
POWER POLE	PP
POWER POLE ANCHOR	
PARKING SPACE	
TOP OF CURB	TC
FLOW LINE	FL
SEWER CLEAN OUT	SCO
FINISH FLOOR	FF
INDICATES DRAIN OUTLET	DO
INDICATES ASPHALT CONCRETE	AC
INDICATES ASBESTOS CEMENT PIPE	ACP
INDICATES VITRIFIED CLAY	VC
EXISTING SEWER LATERAL	S
EXISTING WATER SERVICE	W
EXISTING GAS SERVICE	G
INDICATES TRASH ENCLOSURE	T

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CALIFORNIA 92123 (858) 565-8362

10-15-07
ROBERT J. BATEMAN, P.L.S. 7046 DATE
REGISTRATION EXPIRES DECEMBER 31, 2008

PROFESSIONAL LAND SURVEYOR ROBERT J. BATEMAN EXP. 12-31-2008 No. 7046 CALIFORNIA

Prepared By

SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CA 92123-1354
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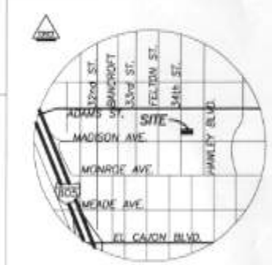
Consultants



VICINITY MAP

Benchmark
NORTHWEST BRASS PLUG
34TH STREET AND MONROE AVENUE
ELEVATION= 392.926 M.S.L.

Project Soil Condition: Existing developed site.

Source of Topography
Field survey by San Diego Land Surveying on 5-26-2001

Project Legal Description
Lot 14, Block 63 of the Resubdivision of Blocks 39 and 58 of Normal Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1048, filed in the Office of the County Recorder of San Diego County, May 10, 1907.

Project Permits Required
TENTATIVE MAP

Project Data
Number of Stories: 2
Proposed use: Residential
Existing use: Residential
Zone Designation: RM-1-2, CUPD
Year of Construction (exist. structure): 1985

LAMBERT COORDINATES:
NAD 27 = 218-1731 NAD 83 = 1888-6291

A.P.N. 439-460-17

Project Name
4627 34th STREET
CONDOMINIUM CONVERSION

Project Address
4627 34th Street
San Diego, CA 92116

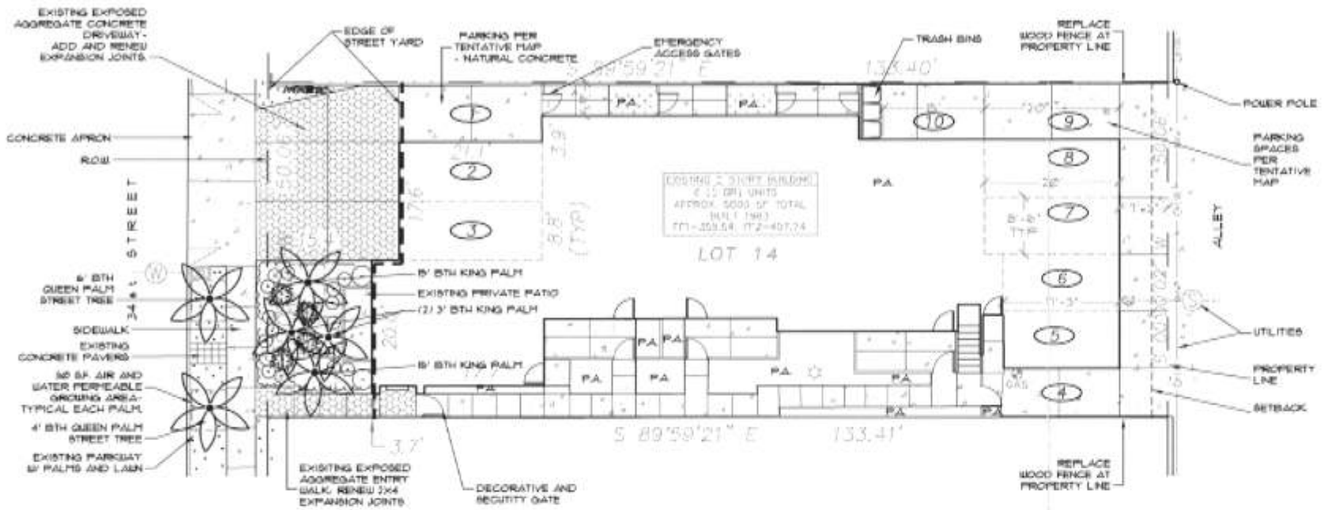
Project Owner
Manfredi Family Ltd. Partnership
201 Bonair Street, Suite B
La Jolla, CA 92037

Sheet Title
TENTATIVE MAP
Project No. 3725

Scale: 1" = 20'
Original Date: February 22, 2002 Revised: Oct. 15, 2007
Revised: July 5, 2006
Revised: August 13, 2007

Sheet 1 of 1

ATTACHMENT 5



PLANT LEGEND

SYMBOL	SIZE	QTY	FORM	BOTANICAL NAME OR COMMON NAME
	EXISTING TO REMAIN	-	SHADE PALM	QUEEN PALM
	EXISTING TO REMAIN	-	EVERGREEN VINE	CREEPING FIG
	EXISTING TO REMAIN	-	FLOWERING ACCENT SHRUB	BIRD OF PARADISE
	EXISTING TO REMAIN	-	EVERGREEN FOUNDATION SHRUB	JADE AND VARIOUS CRASSULAS
	EXISTING TO REMAIN	-	EVERGREEN GROUND COVER	BOUGAINVILLEA, SEDUM, HENS AND CHICKS AND VARIOUS CRASSULA GROUND COVERS
	EXISTING TO REMAIN	-	TURF	DWARF TALL FESCUE AND BERMUDA GRASS MIX

LANDSCAPE CALCULATIONS - CONDOMINIUM CONVERSION

STREET YARD

PLANTING AREA REQUIRED	PLANT AREA PROVIDED	EXCESS AREA PROVIDED
TOTAL AREA 880 SQ.FT. X 50%= 440 SQ.FT.	330 SQ.FT.	0 SQ.FT.

PLANTING POINTS REQUIRED	PLANT POINTS PROVIDED	EXCESS POINTS PROVIDED
TOTAL AREA 880 SQ.FT. X 0.05= 44 POINTS	262 POINTS	218 POINTS

POINTS ACHIEVED W/ TREES: 108 POINTS

PLANTING AREA ALLOWABLE AS HARDSCAPE OR PAVERS	PROVIDED
TOTAL AREA 440 SQ.FT. X 10%= 44 SQ.FT.	44 SQ.FT.

SUBSTITUTIONS

MAX. ALLOWED PLANTING AREA REDUCTION
TOTAL AREA 440 SQ.FT. X 25%= 110 SQ.FT.

REQUIRED EXCESS POINTS FOR REDUCTION (1 S.F. = 1 POINT)	EXCESS POINTS PROVIDED	EXCESS POINTS AFTER REDUCTION
REDUCTION AREA 110 SQ.FT. X 1 = 110 POINTS	218 POINTS	108 POINTS

PLANTING AREA REQUIRED WITH SUBSTITUTION	PLANT AREA PROVIDED	EXCESS AREA PROVIDED
PLANTING AREA REQ'D 440 - 110 = 330 SQ.FT.	330 SQ.FT.	1 SQ.FT.

LIST OF PLANTING POINTS

TALLY OF PLANTING POINTS IN STREET YARD	TOTAL POINTS
16 -24" HT. EXIST SHRUB X 4 PTS = 64 POINTS	
6 +24" HT. EXIST SHRUB X 15 PTS = 90 POINTS	
2 3' 8TH FEATHER PALM X 9 PTS = 18 POINTS	
2 15' 8TH FEATHER PALM X 45 PTS = 90 POINTS	
	262 POINTS

STREET TREE

NUMBER OF STREET TREES REQUIRED	PROVIDED
STREET FRONTAGE 50 L.F. / 30 L.F.= 1.6 TREES	2 TREES

GENERAL NOTES

Conformance: All landscape and irrigation shall be installed and maintained in accordance with the City of San Diego's Landscape Regulations, the Land Development Manual Landscape Standards, and all other landscape related City and Regional Standards as of the approved date of these plans.

Maintenance:
This project shall be maintained by the Home Owners Association who shall assume responsibility for the long term landscape maintenance including the landscaping in the adjoining public right of way. The landscape areas shall be free of debris and litter and all plant material shall be maintained in a healthy growing condition.

Street Trees and Landscaping in the Public ROW
1. One street tree per 30 feet of property frontage with in the public ROW.
2. Provide a 40 sq. ft. air and water permeable growing area per street tree, minimum 30 s.f. per palm. Minimum dimension (width) of the planting area to be 5 ft.
3. MINIMUM TREE/ IMPROVEMENT SEPARATION DISTANCE:
   TRAFFIC SIGNALS (STOP SIGNS) - 20 FT.
   UNDERGROUND UTILITY LINES - 5 FT. (10 FT. FOR SEWER)
   ABOVE GROUND UTILITY LINES - 10 FT.
   DRIVEWAYS (ENTRIES) - 10 FT.
   INTERSECTIONS (INTERSECTING CURB LINES OF 2 STREETS) - 25 FT.

Root Barriers: 'Bio-Barrier' root barriers (or equal) shall be provided for all newly installed trees within 5 ft. of any hardscape, pavement, wall, building or curb. Root barriers will not be wrapped around the rootball and shall be 24" deep and 10' in length. Length to be centered on rootball.

Mulch: Provide a minimum 2" layer of mulch in all planting areas not recieving groundcover or lawn. Provide minimum 1/2" layer of mulch in all planting areas recieving groundcover.

Irrigation: Existing automatic below grade irrigation system to remain with automatic controller with rain sensor shutoff device.

Malia Mears
Landscape Architect
(619)933-4542
RLA # 4606
treesalescompany@yahoo.com

SHEET TITLE
LANDSCAPE DEVELOPMENT PLAN

PROJECT NAME
34th Street Condominiums
4627 34th Street
San Diego, CA 92116

date: 4/16/07
scale: 1"=10'
job no.: 2006
file: 34st LCP 4-07
revisions:

1 OF 1
1

ATTACHMENT 5

PLANNING COMMISSION
RESOLUTION NO.
TENTATIVE MAP NO. 6062
34TH STREET TENTATIVE MAP - PROJECT NO. 3725
DRAFT

WHEREAS, MANFREDI FAMILY LIMITED PARTNERSHIP., Applicant/Subdivider, and SAN DIEGO LAND SURVEYING & ENGINEERING, INC., SURVEYOR, submitted an application with the City of San Diego for a Tentative Map, No. 6062, for the conversion of six existing residential units to condominiums, including a request to waive the requirement to underground existing overhead utilities. The project site is located on the east side of 34th Street between Adams and Madison Avenues at 4627 34th Street, and is legally described as Lot 14, Block 63 of the Resubdivision of Blocks 39 and 56, Normal Heights, Map No. 1048, in the RM-1-2 Zone of the Central Urbanized Planned District and the Transit Area Overlay Zone, within the Normal Heights neighborhood of the Mid-City Communities Plan Area; and

WHEREAS, the Map proposes the subdivision of a 0.153-acre site into one (1) lot for a six-unit residential condominium conversion; and

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

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

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

WHEREAS, on March 6, 2008, the Planning Commission of the City of San Diego considered Tentative Map No. 6062, including the waiver of the requirement to underground existing overhead utilities, and pursuant to Sections 125.0440 (tentative map), 125.0444 (condo conversion), and 144.0240 (underground) of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 6062:

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

2. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).

3. Each of the tenants of the proposed condominium project has received, pursuant to State Map Action Section 66452.9, written notification of intention to convert at least 60 days prior to the filing of a tentative map (Land Development Code 125.0444 and State Map Act Section 66427.1(a)).

4. The project has been conditioned that the Subdivider will give each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the State Map Act (Land Development Code Section 125.0444 and State Map Act Section 66427.1(a)).

5. The project has been conditioned that the Subdivider will give each tenant 10 days' written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report will be available on request (Land Development Code Section 125.0444 and State Map Act Section 66427.1(a)).

6. The project has been conditioned that the Subdivider will give each tenant of the proposed condominium project written notification within 10 days of approval of a final map for the proposed conversion (Land Development Code Section 125.0444 and State Map Act Section 66427.1(b)). If the subdivider chooses to provide affordable housing units, the subdivider shall enter into an affordable housing agreement with the Housing Commission, prior to recordation of the Final Map.

7. The project has been conditioned that the Subdivider will give each of the tenants of the proposed condominium project 180 days' written notice of intention to convert prior to termination of tenancy due to the conversion or proposed conversion (Land Development Code Section 125.0444 and State Map Act Section 66427.1(c)).

8. The project has been conditioned that the Subdivider will give each of the tenants of the proposed condominium project notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, which notice shall be provided within 5 working days of the issuance

of the Subdivision Public Report.. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right (Land Development Code Section 125.0444 and State Map Act Section 66427.1(d)).

9. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing (Land Development Code Section 125.0444.b).

10. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed (Land Development Code Section 125.0444.c).

11. Each of the tenants of the proposed condominium project has received written notification of the project application for the condominium conversion within 10 days after the application was deemed complete (Land Development Code 125.0431(a)(3)).

12. The project has been conditioned that the subdivider will give each person applying for the rental of a unit in such residential real property written notification that the project application for the condominium conversion was deemed complete (Land Development Code 125.0431(a)(3)).

13. The project has been conditioned that the subdivider will give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (Land Development Code Section 125.0431(a)(4)).

14. A Building Conditions Report has been prepared in accordance with the Land Development Manual by a registered architect or engineer licensed by the State of California (Land Development Code Section 144.0504(b)).

15. The project has been conditioned that the subdivider will provide to a prospective purchaser a copy of the Building Conditions Report prior to the opening of an escrow account. (Land Development Code Section 144.0504(c)).

16. The project has been conditioned that the subdivider will provide a relocation assistance payment to all tenants of the project whose tenancy has terminated due to the condominium conversion. (Land Development Code Section 144.0505).

17. The project has been conditioned for the subdivider to complete the physical improvements as outlined in Land Development Code Section 144.0507, to the satisfaction of the City Engineer prior to final map approval.

18. The project has been conditioned for the subdivider to satisfy the inclusionary housing requirements in accordance with Land Development Code Section 142.1306. (Land Development Code Section 144.0508).

19. The requested underground waiver of the existing overhead facilities, qualifies under the guidelines of Council Policy No. 600-25 *Underground Conversion of Utility Lines at Developers Expense* in that the conversion involves a short span of overhead facility (less than 600 feet in length), the conversion is a requirement of a condominium conversion of an existing development and the conversion would not represent a logical extension to an underground facility.

20. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that, based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 6062, including the waiver of the requirement to underground existing overhead utilities, is hereby granted to MANFREDI FAMILY LIMITED PARTNERSHIP, Applicant/Subdivider, subject to the following conditions:

GENERAL

1. This Tentative Map will expire March 6, 2011.

2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.

3. Prior to the issuance of the Final Map taxes must be paid on this property pursuant to section 66492 of the Subdivision Map Act. A tax certificate, recorded in the office of the County Recorder, must be provided to satisfy this condition

4. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City

shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant

5. The subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:

    a. For existing tenants, within 10 days of the project application for the *condominium conversion* being deemed complete; or

    b. For prospective tenants, upon application for the rental of a unit in the proposed *condominium conversion.*

6. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the State Map Act.

7. The Subdivider shall provide the tenants a Notice of Application for a Public Report at least 10 days prior to the submittal to the Department of Real Estate (DRB), pursuant to Section 66427.1(a) of the Subdivision Map Act.

8. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Section 66427.1(c) of the Subdivision Map Act. The provisions of this subdivision shall not alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Sections 1941, 1941.1 and 1941.2 of the Civil Code.

9. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Section 66427.1(d) of the State Map Act. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report, pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.

10. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days or approval of a Final Map for the proposed conversion, in conformance with Section 66427.1(b) of the Subdivision Map Act.

AFFORDABLE HOUSING

11. Prior to recordation of the Final Map the Subdivider shall comply with the affordable housing requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code) by paying an in-lieu fee of $3,000 ($0.50 x 6,000 square feet), satisfactory to the Housing Commission.

12. Prior to the recordation of the Final Map, the subdivider shall demonstrate conformance with the Municipal Code provisions for Tenant Relocation Benefits (Chapter 14, Article 4, Division 5), to the satisfaction of the Development Services Department and the Housing Commission.

13. The subdivider will give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (Land Development Code Section 125.0431(a)(4)).

14. The subdivider will provide to a prospective purchaser a copy of the Building Conditions Report prior to the opening of an escrow account. (Land Development Code Section 144.0504(c)).

ENGINEERING

15. The subdivider shall dedicate an additional 2.5 feet of the adjacent alley.

16. The subdivider shall replace the alley full width, adjacent to the site.

17. The subdivider shall reconstruct the driveway per current City standards to meet ADA requirements.

18. The subdivider shall obtain an Encroachment Maintenance Removal Agreement for the sidewalk underdrains in the 34th Street right-of-way.

19. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

20. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.

21. The subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

22. Prior to the recordation of the Final Map, the subdivider shall demonstrate conformance with the Municipal Code provisions for building and landscape improvements (Land Development Code Sections 144.0507), to the satisfaction of the City Engineer. The parking requirements in Land Development Code Sections 144.0507 and 142.0525.a do not apply, since this project was deemed complete prior to the effective date of this ordinance (July 27, 2006).

23. The Subdivider shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.

24. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the tentative map and covered in these special conditions will be authorized.

    All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

25. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).

26. "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."

27. The Final Map shall:

    a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

    b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

SEWER AND WATER

28. Water and Sewer Requirements:

    a. The subdivider shall install appropriate private back flow prevention devices on all existing and proposed water services (domestic, irrigation, and fire) adjacent to the project site in a manner satisfactory to the Water Department Director.

    b. The subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.

LANDSCAPE

29. Prior to recordation of the Final Map, complete landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The construction documents shall be in substantial conformance with the Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department.

30. Prior to recordation of the Final Map, and after Landscape and Irrigation Construction Documents have been approved by Development Services, the Subdivider shall install all required landscaping consistent with the approved plans and the Land Development Manual, Landscape Standards.

31. Prior to recordation of the Final Map, it shall be the responsibility of the Permittee/Owner to install all required landscape and obtain all required landscape inspections. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

32. The Landscape Construction Plan shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

33. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

34. The Permittee or subsequent owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

35. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to a Certificate of Occupancy or a Final Landscape Inspection.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).

- If the subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within 90 days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.

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

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON MARCH 6, 2008.

By _____

Michelle Sokolowski
Development Project Manager
Development Services Department

Job Order No. 42-0352

Minutes for Tuesday October 4, 2005

Normal Heights Community Planning Committee

Members Present: Julie Hocking, Suzanne Ledeboer, Pat Meyer, EarleneThom, Chuck Kinler, David Van Pelt, Jessica McGee, Judy Moore, Morris Dye.

Guests Present: Marlon Pangilinan, Jeffrey Tom, Kirsten Clemons, Maria Becerra, Charles Bowling, Phil Sokol, Moe Rosenberg, Michele Edwards, Minjie Mei, Bob Keiser, Gary Weber, Don Lobell, Brian Gelt, Martin Chevalier, Luhuana Ladran, Thomas Ham, Edward Ewing,

Meeting called to order. Welcome and introductions. Judy Elliot absent, meeting chaired by Pat Meyer.

Minutes: Approval of September minutes (Moore/McGee) (5-0-3) 39th Street Park Parking: need names of who made motions and seconds: item 3. Motions: 1st (Forbes/?) 2nd: (Meyer/McGee) 3rd (VanPelt/Moore).

Public Comment: Building at Mansfield and Adams has been sold. Renovations beginning. Concerns about District 3 Flagship Library in North Park. Funding may be available for construction, but not for operating expenses. Needs to be located more centrally (on El Cajon Blvd.?) not in south North Park.

Deputy Mayor Atkins office – Jeffrey Tom: Toni Atkins was at the Community Dinner last month. Safe Routes to School still under discussion.

Assemblymember Saldaña's office – Kirsten Clemons: passed out copy of latest newsletter. September: Working on Katrina relief, car seat safety. October: domestic violence awareness month. Collecting used cell phones. Nov 2, home buying 101 workshop at NP Community Center. Reported on AB 1640 – Insurance Claims Information, and AB428 – Alcohol Beverage Control Grant Assistance Program.

Planning Department – Marlon Pangilinan: Need to have all board members attend a Community Orientation Workshop. Mini COW in October. Flyers will be sent out. Mobility Study for Normal Heights – in final phase of development.

Consent Action Items: None

MSP (Ledeboer/Kinler) (8-0) to add to agenda: Parking at 39th Street Park and Signs on east side.

Action Items:
4627 34th Tentative Map: conversion of 6 existing residential units to condos. Packet presented regarding project. 10 parking spaces. MSP (VanPelt/Ledeboer) (5-2-1) NHCPC approves this project.
4567 Hawley Tentative Map: conversion of 9 existing residential units to condos. Packet presented. 9 parking spaces. MSP (VanPelt/Kinler) (7-1-1) NHCPC approves this project.
4335 McClintock Tentative Map: conversion of 8 existing residential units to condos. 8 parking spaces (maybe 9). No garages. Packet presented. MSP (VanPelt/Kinler) (6-1-1) NHCPC approves this project.
CalTRANS Grants: Gary Weber: As a followup to the mobility study, 2 grant applications submitted by city for area-wide pedestrian master plan:: Environmental Justice Grant and statewide application by SANDAG to develop a signal priority system for the Transit First Showcase Bus Rapid Transit Project. MSP (Hocking/McGee) (8-0) NHCPC is on record in support of the El Cajon Boulevard Showcase Bus Rapid Transit service, and enthusiastically supports SANDAG's application for Statewide Transit Planning funds to refine components of that plan, and looks forward to the eventual construction of that service on our southern boundary. Additionally, NHCPC has worked with the City to prepare a mobility plan in 2004/2005 that identified community desires related to a pedestrian trail system throughout

our neighborhood, a plan that identified and prioritized public improvement activity as it relates to pedestrian movement. We enthusiastically support the City's application to Caltrans for an Environmental Justice grant to develop a comprehensive non-motorized circulation plan, and will assist the effort in any way possible.

Parking at 39th Street Park and Signs on east side of 40th St.: Modified plan for red curb on 40th. Parking prohibition signed between 2 am and 6 am and no parking for large vehicles. Additional lighting needed at Madison and 40th – will be evaluated. 24 diagonal parking spaces proposed on west side. Suggested that more diagonal spaces be added to the south on the west side of street. Blue curb no longer required. MSP (Dye/Hocking) (6-2) NHCPC requests modification of city proposal to create 154' red curb/ add three diagonal spaces to the south. Include signage for no parking 2 AM – 6 PM.

Chair Report: Judy Elliott absent.

Information Items:
October 13 – workshop on general plan update, 9 am at council. October 13 4 pm Pedestrian Plan presented at Balboa Park Club.

Committee Reports:
Housing: no report
Facilities: no report
Transportation: no report
Canyons:
CD3 Library: update given.
CPC: no report
City Heights Project Area Committee:
Updates for other Normal Heights organizations
Cultural Committee: Art event in early December on Adams Ave.
Safe Neighborhoods:
Safe Routes to School:
Community Dinner:
Adams Avenue Herald:
New Business: Considering downsize the board. Or need new appointees.

Old Business:

Meeting Adjourned.

ATTACHMENT 8

OWNERSHIP DISCLOSURE STATEMENT

34TH STREET TENTATIVE MAP

Project No. 3725

Owner: Manfredi Family Limited Partnership,
A California Limited Partnership

Robert Manfredi, General Partner

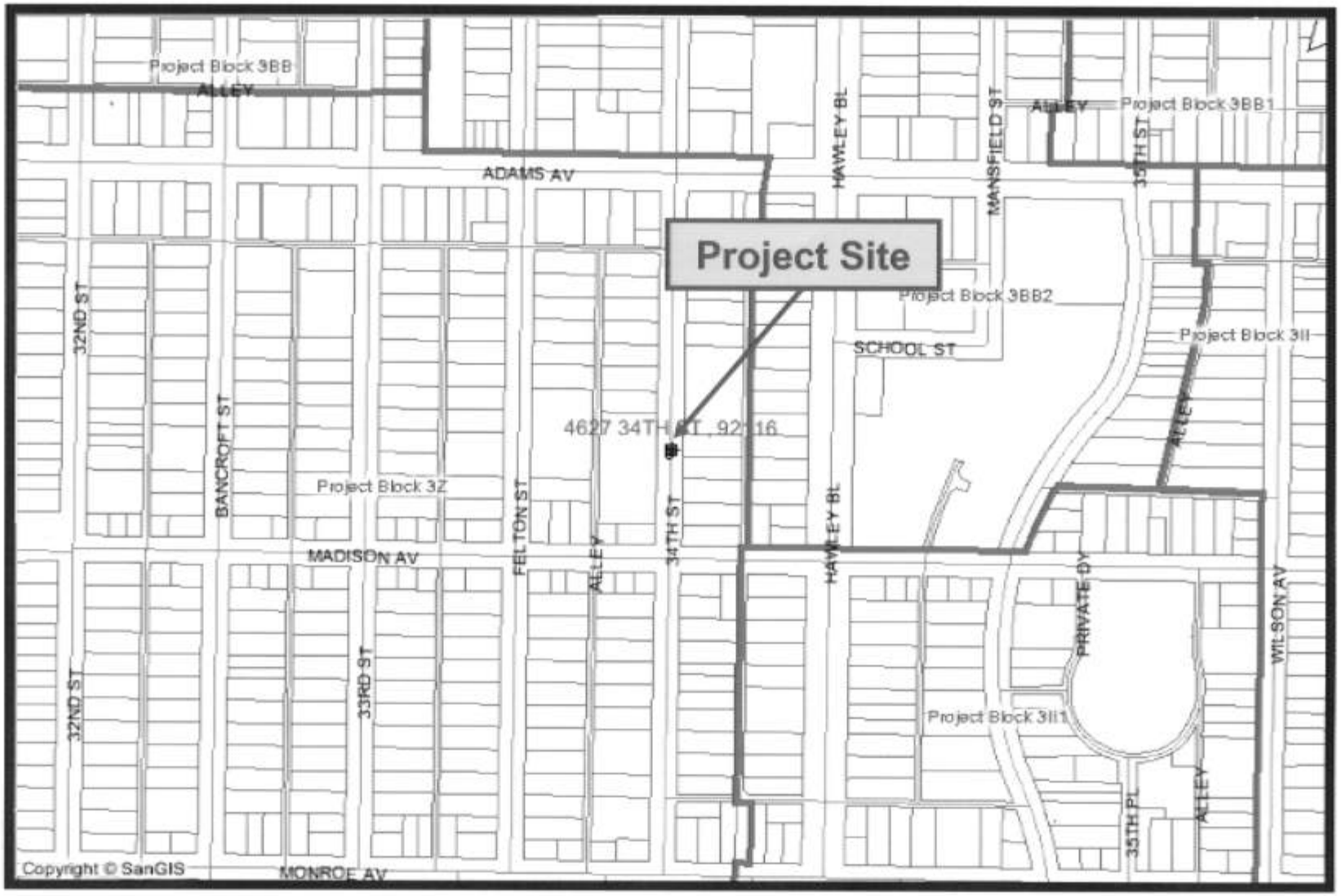
DEVELOPMENT SERVICES

Project Chronology

34TH STREET TENTATIVE MAP; PROJECT NO. 3725

	Action	Description	City Review Time	Applicant Response
5/3/02	**First Submittal**	**Project Deemed Complete**		
5/20/02	First Assessment Letter	First assessment letter sent to applicant.	17 days	
8/1/05	Second submittal	Applicant's response to first assessment letter		1168 days
11/3/05	Second Assessment Letter	Second assessment letter sent to applicant	94 days	
12/4/06	Third submittal	Applicant's response to second assessment letter (project now subject to new condo conversion regulations)		396 days
1/4/07	Third Assessment Letter	Third assessment letter sent to applicant	31 days	
2/2/07	Fourth submittal	Applicant's response to third assessment letter		29 days
3/12/07	Fourth Assessment Letter	Fourth assessment letter sent to applicant	38 days	
8/16/07	Fifth submittal	Applicant's response to fourth assessment letter		157 days
9/17//07	Fifth Assessment Letter	Fifth assessment letter sent to applicant	32 days	
10/22/07	Sixth submittal	Applicant's response to fifth assessment letter		35 days
11/9/07	All issues resolved		18 days	
3/6/08	Public Hearing-Planning Commission	Planning Commission Hearing	118 days	
TOTAL STAFF TIME**			**348 days**	
TOTAL APPLICANT TIME**				**1785 days**
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to PC Hearing	2133 days	

**Based on 30 days equals to one month.



Block 3Z Residential Roads and Alleys

34TH STREET TENTATIVE MAP – PROJECT NUMBER 3725

4627 34th Street

North

ATTACHMENT 10

Project Block 3U1	2017	3
Project Block 3U	2018	3
Project Block 3T	2019	3
Project Block 3T1	2020	3
Project Block 3T2	2021	3
Project Block 3S1	2022	3
Project Block 3S	2023	3
Project Block 3W	2024	3
Project Block 3W1	2025	3
Project Block 3X1	2026	3
Project Block 3Y1	2027	3
Project Block 3Y2	2028	3
Project Block 3Z	2029	3
Project Block 3II1	2030	3
Project Block 3II	2031	3
Project Block 3AA	2032	3
Project Block 3AA1	2033	3
Project Block 3II2	2034	3
Project Block 3Y3	2035	3
Project Block 3X2	2036	3
Project Block 3R	2037	3
Project Block 3GG	2038	3
Project Block 3O	2039	3
Project Block 3A	2040	3
Project Block 3M	2041	3
Project Block 3V	2042	3

Tenant
60-Day Notice of Intent to Convert to Condominium

6/29/5

Betty & Heather Pritchard
4627 34th St., #1
San Diego, CA 92116

"To the occupant(s) of 4627 34th St., #1 San Diego, CA 92116"

The Owner(s) of this building, at 4627 34th St. San Diego, CA 92116, plans to file a Tentative Map or Map Waiver with the City of San Diego to convert this building to a condominium project.

No units may be sold in this building unless the conversion is approved by the city and until after a public report is issued by the Department of Real Estate.

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

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

Date: 6/29/5

AFFIDAVIT

PROOF OF SERVICE

I, the undersigned, being at least eighteen years of age and employed in San Diego County, CA at the business address noted under my signature below, declare under penalty of perjury, state that I am the owner of the real property commonly known as 4627 34th St. San Diego, CA 92116 and that I served the following notices required under:

California Government Code Section 66427.1c & 66452.9

Written notification to tenant of intention to convert tenant's apartment into a condominium. Written notification of tenant notice of each hearing for which notice is required pursuant to Sections 66451.3 and 66452.2 of the government code and the right to appear and the right to be heard at the hearing. The notices given are commonly referred to at the 60-day notice for mapping ant the 180-day notice.

STATEMENT PURSUANT TO CITY OF SAN DIEGO MUNICIPAL CODE 125.0431(b)

Tenant Benefits Summary as per City of San Diego Requirements Code 125.0431(b)

The notices were given to the tenant whose names and address are described below, in the manner(s) indicated below by check mark:

____x_____ 1. The undersigned, personally delivered a copy of the notices to the tenants named below on **June 29th, 2005**

_____ 2. The tenant named below was absent from his/her residence: the undersigned personally delivered a copy of the notices(s) to a person of not less than eighteen (18) years of age, between the hours of 8 a.m. and 6 p.m. on _____, 2005.

____x_____ 3. The notice was mailed by the undersigned in a sealed envelope with postage prepaid, addressed to the tenant named below and deposited in a post office, mailbox, sub post office, substation or mail chute or other facility regularly maintained by the United States Postal Service, on **June 29th, 2005.**

Tenant(s) name & Address: Betty & Heather Pritchard
4627 34th St., #1
San Diego, CA 92116

Property Address: 4627 34th St. San Diego, CA 92116

Today's Date: June 29th, 2005

Signature of person making the service: _____

Printed name: Malcolm Davies

Business address: 12720 Westly Lane San Diego, CA 92131

ATTACHMENT 12

ATTACHMENT 12