

COUNCIL ACTION
EXECUTIVE SUMMARY SHEET
CITY OF SAN DIEGO

DATE: April 5, 2016

ORIGINATING DEPARTMENT: District 9

SUBJECT: Committee direction regarding legislation related to nuisance rental housing in the communities adjacent to San Diego State University.

COUNCIL DISTRICT(S): District 9

CONTACT/PHONE NUMBER: Timothy Taylor / (619) 533-4774

DESCRIPTIVE SUMMARY OF ITEM:

Actions to continue the efforts of the residents of the College Area community to come up with solutions to the impacts of large rental housing occupied by students (aka mini dorms). These community members have worked with Council District 9 on the attached report, which extensively documents the impacts from this housing type. The community is requesting help from the City Council in addressing these impacts above and beyond the current provisions in the San Diego Municipal Code. There is broad community support for the draft ordinance, or equivalent measures, that will effectively to address these impacts.

STAFF RECOMMENDATION:

Action by the Rules Committee, as follows:

1. Consider the report by the College Area community and Council District 9 on nuisance rental housing in the College Area.
2. Make the finding that the above problems are pervasive and are in need of additional efforts on the part of the City of San Diego.
3. Find that the drafted Ordinances attached herein, or equally effective legislation, should be considered by the Rules Committee at a subsequent meeting.
4. Direct the City Attorney's Office to work with Council District 9 and City staff on an ordinance related to nuisance rental housing in the College Area and bring said ordinance back to the Rules Committee by July 13, 2016. Also, direct the City Attorney's Office to work with Council District 9 on an interim ordinance, pursuant to California Government Code 65858, to temporarily prohibit the land uses that would potentially be regulated by the new ordinance.

EXECUTIVE SUMMARY OF ITEM BACKGROUND:

The single family residential (RS zoned) neighborhoods around San Diego State University (SDSU) are being adversely impacted by a rapidly increasing number of homes being converted to accommodate primarily student tenants. This housing type, commonly known as "mini-dorms," represents a commercialization of these neighborhoods, a change that threatens to permanently alter the community character.

THE IMPACT OF MINI-DORMS IN THE COLLEGE AREA

Student rental housing in single family neighborhoods (aka “mini-dorms”) have been a problem near San Diego State University (SDSU) for decades. In 2007, after a period of rapid growth in the number of mini-dorms, the City adopted two ordinances, one to restrict the number of boarders permitted in a single family residence, and the second to regulate the number of automobiles per residence. These ordinances had limited success. The recession in 2008 and the corresponding decline in SDSU student enrollments had a greater effect in reducing mini-dorm impacts. For a few years, the number of mini-dorms remained static, and individual mini-dorms housed 5 students on average.

Now that SDSU enrollment has increased above pre-recession numbers, investors have found loopholes in the City’s Land Development Code that permit them to convert houses originally built with 2 or 3 bedrooms and designed to accommodate a family of 4 or 5 into residences for 12 to 15, or more tenants. These high occupancy conversions are accomplished by various means, including adding square footage, converting the living room, garage, den, patio and even closets into bedrooms, and/or by subdividing existing bedrooms. These remodels typically involve paving over the rear yard, the side yard, and part of the front yard to provide parking.

Of the estimated 4,000 single family homes in the College Area RS neighborhoods, 813 have been identified as mini-dorms. (Note: This does not include traditional long term rentals or care facilities as permitted by State law.) At 20% of the single family housing stock in the College Area, mini-dorms are a permanent feature of the community and few are likely to be converted to single family use or regulated out of existence. The problem is that the number of conversions has grown explosively, most of the recent conversions are for high occupancy rentals, and the demand is growing.

Specifically, in the last 3 years, 135 new mini-dorms have been identified. College Area neighborhoods are historically composed of three and four bedroom houses. Nationally, only four percent (4%) of all single family homes have five or more bedrooms (US Census, 2010). Of the 813 College Area mini-dorms, 284 (35%) would be classified as high occupancy rentals, with 5 or more bedrooms, and with an average of 6 bedrooms. The number of residents can be significantly higher than the number of bedrooms because of shared bedrooms and tenants sleeping in living rooms, dining rooms, family rooms, closets and garages. For example, Channel 8 News reported on April 16, 2014, that 12 students were displaced by a fire at 5 a.m. in a 4 bedroom house at 5071 College Avenue. While mini-dorms are concentrated in streets closest to SDSU, they are spread throughout the College Area, and recently are proliferating into neighborhoods south of El Cajon Boulevard, including Rolando and El Cerrito.

Minidorms are characterized by tenancies that can be just a few months, and are seldom more than a year, and by numbers of tenants that are far greater than the houses and the neighborhoods’ infrastructure were designed and built to accommodate.

The impacts of mini dorms include unruly behavior, loud parties late at night, accumulation of trash, poor property maintenance, and excessive demand for parking. These problems require the resources of the City involving the Police Department, Environmental Services, and the Code Enforcement Division. They have also necessitated action by SDSU through their campus police department, by administrative disciplinary actions, and by a campus program of education and outreach. These impacts have been thoroughly documented in the attached report ‘Data in Support of Minidorm Legislation.’

On July 24, 2007, the City Council adopted amendments to address inconsistent physical development related to mini dorms. On April 15, 2008, the City Council voted to approve the Rooming House Ordinance. Unfortunately, these regulations have not addressed the continued proliferation of minidorm construction, as evidenced by the data contained in this report. In addition, the former regulations have had negative consequence for community character, primarily resulting in the large parking areas on the sides and rear of the larger minidorms. These parking lots are not only out of character with the neighborhood, they create opportunity for noise intrusion immediately adjacent to the homes and backyards of their neighbors.

The College Area community and Council President Pro Tem Emerald believe that additional efforts are needed to prevent the College Area from reaching a tipping point with regard to single family residential character. This tipping point has already been experienced for certain blocks in the College Area. Reaching this tipping point means that single family residential character may have been lost forever. The residents of this community are not opposed to rental housing per se. What they are seeking from the City Council are controls on minidorms that are sized and configured so as to be completely incompatible with single family character. They are also seeking additional remedies to deal with noise and behavioral problems linked to minidorms. The College Area community and Council President Pro Tem Emerald believe that these developments and nuisance activities impact the quality of life in the neighborhood, create a drain on City resources, and negatively impact those students who wish to live a real residential community.

POTENTIAL SOLUTIONS

Authority to regulate high occupancy rental units

This issue is not unique to the College Area of San Diego. Cities and universities around the country and in California have been challenged for decades by the rapid commercialization of residential neighborhoods when universities’ enrollment grew. When cities and/or universities managed the issue effectively, the result has been attractive neighborhoods that benefitted from, and enhanced, the university (e.g., Harvard, University of Wisconsin-Madison). But when not managed, the result has often been blight. Indeed, one of the classic studies in the subject of community development has been the recurring blight, revitalization, and resurgent blight around the University of Chicago dating back to the 1920’s. In the short run, property values rise when investors

purchase houses and modify them for high occupancy use, often paying cash and offering above-market prices. In the long run, however, as blight sets in and families move out, property values (and corresponding property tax revenues) decline. In such circumstances, cities must spend far more public funds in revitalizing these neighborhoods than they would have by managing the growth.

Another impact of commercializing residential neighborhoods is housing affordability. When investors convert single family residential houses into high occupancy uses, they effectively remove them from the city's housing stock. This reduces the availability of "move-up" housing, which in turn inflates the cost of affordable housing.

The California Attorney General has recognized a city's need to regulate residential uses to preserve the residential character of a neighborhood: "In short, preserving the residential character of a neighborhood is a legitimate government purpose that may be reasonably achieved by prohibiting commercial enterprises such as operating a boarding house business" (Official Reports, No. 01-402, March 19, 2003).

Various California cities have adopted their own approaches for regulating the commercialization of residential zones. These cities include Berkeley, Davis, Riverside, San Luis Obispo, Santa Barbara, and Santa Cruz. The College Area community and Council District 9 have taken a look at the legislation utilized by other jurisdictions and have crafted a draft ordinance that similarly addresses the problem in the College Area of San Diego. These regulations are detailed in Section 7 of the attached 'Data in Support of Minidorm Ordinance.'

DRAFT ORDINANCE

The purpose of the ordinance that has been drafted by Council District 9, working with the community, is to establish criteria whereby houses in the vicinity of SDSU are compatible with the neighborhood character, provide residential parking that does not adversely impact the surrounding neighborhood, are managed consistent with the character of the single family residential zones, and otherwise limit impacts to neighbors and the community. This draft has been brought forth in an effort to address these concerns.

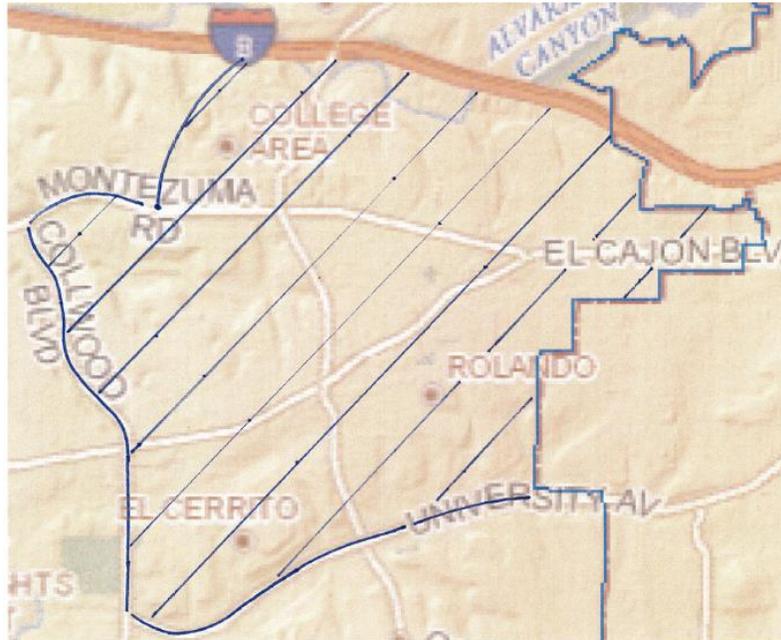
Legally, the definition of a family is relatively loose. This rules out many options that Cities have pursued, or have contemplated, to deal with residential nuisances. However, the drafted ordinance is a modest approach, only focusing on the high density remodels that are almost exclusively developed by the minidorm industry, and on those residents who chronically violate existing noise and behavioral regulations.

Council President Pro Tem Emerald and the community have sought and will continue to seek input from the Development Services Department and the City Attorney's Office for alternative measures that are equally effective or better.

The drafted ordinance may be summarized as follows:

The ordinance establishes a Single Family Housing Impact Overlay Zone, roughly bounded by I-8 on the north, University Avenue on the south, the La Mesa border on the east, and Collwood Boulevard/54th Street on the west (FIGURE 1).

Figure 1



SDSU Single Family Housing Impact Overlay Zone

The following would apply to newly constructed or remodeled homes that are both in the overlay zone and the RS-1 zone:

1. A Process Four Conditional Use Permit would be required prior to building or remodeling a house resulting in a total of five or more bedrooms.
2. The combined square footage of all bedrooms may not exceed the combined square footage of a house's common area floor space.

The following would apply to all homes that are both in the overlay zone and the RS-1 zone:

1. On-site parking would be limited to four spaces. No more than two spaces could be located in the rear yard, or be visible from the street. Compliance for existing homes would be subject to an amortization period.

2. Any disturbance which has resulted in an Administrative Citation from Police Department or Code Enforcement Divisions of Development Services or Environmental Services; or an administrative sanction under the Community Assisted Party Plan (CAPP) program would be defined as a Public Nuisance. Operating Standards would be imposed on houses where such administrative sanctions have been imposed. These standards would provide for an on-site manager and a process for neighbors to contact said manager. There would be remedies for non-compliance with the Operating Standards.
3. There would be remedies for homes that are repeatedly cited for municipal code violations.
4. Private citizens would have the right to sue for abatement and damages for public nuisances, and to recover costs of such suits.

It should be noted that a new ordinance, based on the attached draft ordinance, is just the first, albeit critical, step in preserving the single family neighborhoods near SDSU. The neighborhoods and SDSU are inextricably linked. Given the growth and changes in the area, the City should consider options for adding sufficient residential units to accommodate demand for student housing, especially near major transportation corridors. The Land Development Code should also be amended to accommodate the characteristics of dormitory uses. These actions may require updating the community plans. The College Area Community Plan was last updated in 1987. Since then, much has changed. For example, SDSU has adopted a new master plan and the College Area Redevelopment Plan was made moot by the State abolishing redevelopment agencies.

MUNICIPAL CODE AMENDMENTS: See attached.

ORDINANCE NUMBER 0-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO AMENDING THE LAND DEVELOPMENT CODE BY ADDING CHAPTER 13, ARTICLE 2, DIVISION 16, BY ADDING SECTIONS 132.1601, 132.1602, 132.1603, 132.1604, 132.1605, AND 132.1606; AND BY AMENDING CHAPTER 12, ARTICLE 6, DIVISION 3 (b); AND AMENDING THE MUNICIPAL CODE BY ADDING CHAPTER 5, ARTICLE 10, BY ADDING SECTIONS 0510.1001, 0510.1002, and 0510.1003; ALL PERTAINING TO THE SDSU SINGLE FAMILY/UNIT HOUSING IMPACT OVERLAY ZONE

WHEREAS, the heavy demand for student housing near the San Diego State University Campus has resulted in existing residential structures in low density single family zones being significantly modified by the addition of numerous bedrooms; and

WHEREAS, such modifications have been allowed as a matter of right without triggering discretionary review: and

WHEREAS, there has been a proliferation of homes that are occupied by a greater number of persons than was contemplated by the General Plan or Zoning Ordinance in those districts; and

WHEREAS, single dwelling units occupied by multiple adult tenants, also referred to as "minidorms," have been identified as a threat to local communities due to a variety of negative impacts including, but not limited to, loud noise, unruly parties, trash and litter, excessive on-site and off-site parking demands, aesthetic impacts, negative behavior of the occupants/guests, and inconsistent physical development impacts; and

WHEREAS, the number of residents in such dwelling units, the high turnover of residents with little interest in the neighborhood, and the lack of on-site managers in such

buildings tend to impair the neighbors' right to quiet enjoyment of the surrounding neighborhoods due to loud parties, parking and trash; and

WHEREAS, in areas most affected by the proliferation of such dwelling units the resulting density and intensity of this high occupancy, high turnover use is such that disturbances that would be considered tolerable in less intensely inhabited areas become severe and intolerable because they are no longer occasional, but have become chronic; and

WHEREAS, on July 24, 2007, the City Council adopted ordinance (0-19650) regulating the physical development of single dwelling units to prevent inconsistent physical development commonly associated with mini-dorms such as a large number of bedrooms per dwelling unit, excessive hardscape, inadequate parking, and development out of scale with the existing lot size and the surrounding neighborhood; and

WHEREAS, despite ordinance (0-19650) the RS (Residential--Single Unit) Zones (RS zones) surrounding San Diego State University continue to experience a high and steady rate of houses converted by investors into minidorm enterprises run as businesses ("Conversions"), thereby eroding the single family residential character of these zones, contrary to the intent of the 1987 College Area Community Plan and the Community Plans of other adjacent communities; and

WHEREAS, the Conversions are taking place without adequate consideration of the impacts to infrastructure and community character in the neighborhoods surrounding San Diego State University; and

WHEREAS, the Conversions reduce the availability of affordable dwelling units in RS zones in the areas surrounding San Diego State University for families and individuals, including University faculty and administrative staff; and

WHEREAS, a high proportion of high occupancy, high turnover minidorms interferes with the right of quiet enjoyment of adjacent property owners, and ultimately leads to blighted neighborhoods, it is in the best interests of the single family/unit neighborhoods surrounding San Diego State University, as well as the City of San Diego as a whole, to retain the single family residential character of these zones and ensure that impacts are adequately addressed during and after the Conversion process: NOW,

THEREFORE, BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That Chapter 13, Article 2, Division **16**, is amended by adding Sections 132.1601, 132.1602, 132.1603, 132.1604, 132.1605, 132.1606, 132.1607, 132.1608, and 132.1609 to read as follows:

Article 2: Overlay Zones Division 16: SDSU Single Family Housing Impact Overlay Zone

§132.1601 Purpose of SDSU Single Family Housing Impact Overlay Zone

1. The purpose of this Overlay Zone is to provide a means and method to ensure that houses constructed or modified in RS zones within the SDSU Single Family Housing Impact Overlay Zone (SFHIOZ) are compatible with the majority of houses in RS zones in the SFHIOZ, in that they are appropriately sized, provide residential parking that does not adversely impact the surrounding neighborhood, and are not detrimental to the character of the single unit zones by:

- A) Requiring a Process Four Conditional Use Permit prior to building or remodeling a house resulting in a total of five or more bedrooms, a configuration which is not in character with SFHIOZ housing in RS zones;
- B) Insuring that on-site parking does not negatively impact the appearance of the neighborhood or result in the use of yards and the building envelope as parking lots;
- C) Insuring that the use of a house will not be detrimental to the health, safety, peace, comfort or general welfare of adjacent properties, the surrounding area, or any single family/ unit zones within the SFHIOZ;
- D) Defining certain disturbances in the SFHIOZ as public nuisances;
- E) Providing for operating standards and the enforcement of these operating standards for residents of houses which have been found to create a public nuisance;
- F) Providing for onsite management and easily accessible contact information for such houses; and
- G) Providing for remedies in the event of non-compliance

2. The boundaries of the SDSU SFHIOZ are Interstate 8 to the North, University Avenue to the South, 54th Street/Collwood Boulevard and Fairmount Avenue north of Montezuma Road to the West, and the City of San Diego-City of La Mesa boundary to the East, with the exclusion of any property which is part of the Alvarado Estates Homeowners Association (SEE MAP FIGURE 1).

3. This Ordinance will apply only to RS Zones in the SDSU SFHIOZ

4. The Ordinance will apply to all dwelling units in the RS zones within the SFHIOZ whether owner occupied or non-owner occupied.

§ 132.1602 Special Requirements for Dwelling Units in RS Zones in the SFHIOZ

1. Number of bedrooms:

A) Dwelling units in RS zones in the SFHIOZ may have four (4) or fewer bedrooms by right, as bedrooms are defined in the San Diego Municipal Code. A room identified as a den, library, study, loft, or other extra room that satisfies the definition of bedroom will be considered a bedroom for the purposes of this ordinance. In addition, all bedrooms shall provide proper egress as required in San Diego. Municipal Code.

B) Proposed modification or new construction of a dwelling unit in an RS zone in the SFHIOZ which would result in 5 or more bedrooms shall require a Process 4 Conditional Use Permit.

2. Common area floor space requirement:

Modification or new construction of a dwelling unit in an RS zone in the SFHIOZ may not result in the combined square footage of all the bedrooms exceeding the combined square footage of common living area floor space. The common living area floor space is composed of living rooms, dining rooms, family rooms and kitchens, but does not include bathrooms, closets, or hallways.

3. Off-street parking:

A) There shall be a maximum of four (4) on-site parking spaces which are in legal conformance with San Diego Municipal Code on RS zoned lots within the SFHIOZ

- B) Of these four spaces, no more than two (2) parking spaces outside of a garage may be located in the rear yard.
- C) Of these four spaces, no more than two (2) parking spaces outside of a garage may be located in such a manner as to be visible from an adjacent street or alley.
- D) No fence may be constructed for the sole purpose of obscuring parking spaces so as to conform to paragraph 3(C) above.
- E) Previously conforming parking spaces must meet the requirements of this ordinance within one (1) year of the effective date of this ordinance, to allow for amortization of previous investments. No new Residential High Occupancy Permit shall be issued after the effective date of this ordinance which conflicts with the provisions of this ordinance.

§ 132.1603 Criteria for Review of Proposed New Construction and/or Modifications of Dwelling Units in RS Zones in the SFHIO^Z that Propose Five (5) or More Bedrooms:

1. Proposals for building, remodeling and/or adding rooms which would bring the total number of bedrooms to five (5) or more shall require a Conditional Use Permit. The appropriate Community Planning Board must be notified of such proposals and shall make a recommendation to the Planning Commission (Process Four (4))
2. Unless otherwise proven, there shall be a presumption that a proposal which would bring the total number of bedrooms to five (5) or more is intended for a use which is incompatible with the SDSU SFHIOZ.
3. In order to grant a Conditional Use Permit for a dwelling with 5 or more bedrooms, the Planning Commission must make all the following findings:

- A) The proposed size and design of the house would not be detrimental to the health, safety, peace, comfort or general welfare of the surrounding neighborhood, or the SFHIOZ; and
- B) The proposed size of the house would not be incompatible with the size of the majority of dwelling units within the SFHIOZ; and
- C) The proposal does not indicate reduced compatibility of the use of the dwelling unit within the SFHIOZ, as indicated by all of the following:
 - i) The floor plan is clearly not intended to maximize the potential use of the property for purposes of a rooming house configuration as opposed to floor plan layouts typical of single-family houses; and
 - ii) The proposed floor plan would not reduce the common living and utility areas so that the livability of the dwelling is substantially reduced due to lack of functional living space, space for congregation or lack of utility area for single family use; and
 - iii) The proposal would not change the floor plan in a manner that is inconsistent with the provisions of Section 131.1602 such that the floor plan consists of predominately bedrooms with minimal common usable interior spaces and
 - iv) The proposal does not include a parking and/or hardscape design which is incompatible with the majority of RS zoned properties within the SFHIOZ, and is not incompatible with 132.1602.3, Off-Street Parking.

§132.1604 Fees

The City Council may by resolution adopt fees for the administration and enforcement of this Chapter.

§132.1605 Severability

If any provision of this Chapter or its application to any situation is held to be invalid, the invalidity shall not affect other provisions or applications of this Chapter which can be given effect without the invalid provision or application, and to this end the provisions of this Chapter are declared to be severable.

§132.1606 Applicability

This Chapter shall not apply to Community Care facilities protected by the Fair Housing Act, such as Sober Living Homes.

Section 2 That Chapter 12 Article 6 Division 3(b) is amended to read as follows:

(b) Conditional Use Permits Decided by Process Four

Botanical gardens and arboretums

Camping parks

Cemeteries, mausoleums, and crematories

Correctional placement centers

Exhibit halls and convention centers Golf courses, driving ranges, and pitch and putt courses

Hazardous waste research facilities

Homeless facilities

Hospitals, intermediate care facilities, and nursing facilities

Houses in RS zones in the Single Family Housing Impact Overlay Zone with five (5) or more bedrooms

Interpretive centers Junk yards

Marine-related uses in the Coastal Overlay Zone Mining and extractive industries

Nightclubs and bars over 5,000 square feet in size

Privately operated recreational facilities over 40,000 square feet in size

Residential care facilities for 13 or more persons

Social service institutions

Theaters that are outdoor or over 5,000 square feet in size

Wireless communication facilities (under circumstances described in Section 141.0420)

Wrecking and dismantling of motor vehicles

Section 3 That Chapter 5 is amended by adding Article 10 Division 01 pertaining to the SDSU SFHIOZ defined in **§132.1602** of the Land Development Code by adding Sections 0510.0001, 0510.0002, and 0510.0003 to read as follows:

§ 0510.1001 Criteria for Determining Public Nuisance in RS Zones in the SFHIOZ

1. This Section is applicable only to dwelling units in RS zones within the SDSU SFHIOZ as defined in **§132.1601 Section 2**.
2. In addition to those remedies already set forth in San Diego Municipal Code Chapter 5, any dwelling unit in an RS zone within the SFHIOZ which has received at least one of the following sanctions will be considered to have created a Public Nuisance, and will be subject to the Operating Standards and Remedies set forth in §0510.1002 and §0510.1003 below:

- A) an Administrative Citation from the Police Department or Code Enforcement Division of either the Development Services or Environmental Services Department; or
- B) an administrative sanction under the Community Assisted Party Plan (CAPP), which bans noise and other nuisance behaviors for a period of 12 months from the date of the sanction.

Notwithstanding any provision of this Ordinance to the contrary, a public nuisance as defined in this Section shall be subject to the operating standards and remedies set forth below.

§ 0510.1002 Operating Standards for Residents of Dwelling Units in RS Zones in the SFHIOZ Which Have Created a Public Nuisance as Defined in §0510.1001

Dwelling units which have created a public nuisance as set forth in §0510.1001 will be operated and managed in compliance with the standards set forth in this Section.

1. The property owner shall designate or cause to be designated a resident manager for each such dwelling unit, who shall reside in the unit and be responsible for:
 - A) Ensuring that all refuse and materials to be recycled are properly managed and collected, and that all refuse and recycling containers are returned to their appropriate locations no later than the night of collection day; and
 - B) Responding to all complaints regarding the dwelling unit within 24 hours; and
 - C) Ensuring that no violations of the San Diego Municipal Code occur at the dwelling unit.

2. The owner shall provide or cause to be provided a notice to all residents within 300 feet of each such dwelling unit of the existence and location of the unit, and the contact information for the resident manager(s), which shall include at least a telephone number or numbers and an email address or addresses at which the resident manager(s) can be reached at any time. In the event the resident manager changes, new notice shall be provided as set forth in this Section.
3. The requirements of this Section shall be in effect for a period of 12 months from the date of the public nuisance, but shall be extended for an additional 12 months each time an additional public nuisance occurs.

§0510.1003 Remedies

1. This Chapter may be enforced by the City as set forth in §5 of the San Diego Municipal Code. Further, any private citizen who is affected by a public nuisance as defined in this Chapter shall have a cause of action to sue in a court of competent jurisdiction for abatement and/or damages.
2. Violation of any provision of this Chapter is hereby declared to be a public nuisance subject to abatement under the provisions of §5 of the San Diego Municipal Code.
3. In any enforcement action, including an action by a private citizen, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs; provided that, pursuant to Government Code Section 38773.5, attorneys' fees shall only be available in an action or proceeding in which the City or private citizen has elected, at the commencement of such action or proceeding, to seek recovery of its own attorneys' fees. In no action or proceeding shall an award of attorneys' fees to a

prevailing party exceed the amount of reasonable attorneys' fees incurred in the action or proceeding.

4. In cases where the owner of a dwelling unit which has been found to be a public nuisance as described in § 0510.1001 has been unwilling or unable to control the use of that dwelling so as to prevent repeated violations of this Chapter, then escalating fees of not less than \$10,000 and not more than \$50,000 will be levied against the owner of the property. Unwillingness or inability to control the use of the dwelling shall be evidenced by:

- A) Additional administrative citations within a three (3) year period; or
- B) More than one CAPP action within a five (5) year period

5. In cases where the owner of a dwelling unit which has been found to be a public nuisance as described in § 0510.1001 above has been unwilling or unable to control the use of that dwelling unit so as to prevent repeated violations of this Chapter, as described in § 0510.1001, and where the owner of the property has been assessed a maximum fine of \$50,000 as described in §0510.1002, and additional violations have occurred, the City shall require removal of bedrooms from that dwelling unit or require changes in the use of rooms used as bedrooms to their original non-bedroom uses under provisions of the San Diego Municipal Code.

APPROVED: JAN GOLDSMITH, City Attorney

By _____

Deputy City Attorney

I hereby certify that the foregoing was passed by the Council of the City of San Diego, at this meeting of _____

ELIZABETH S. MAILAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

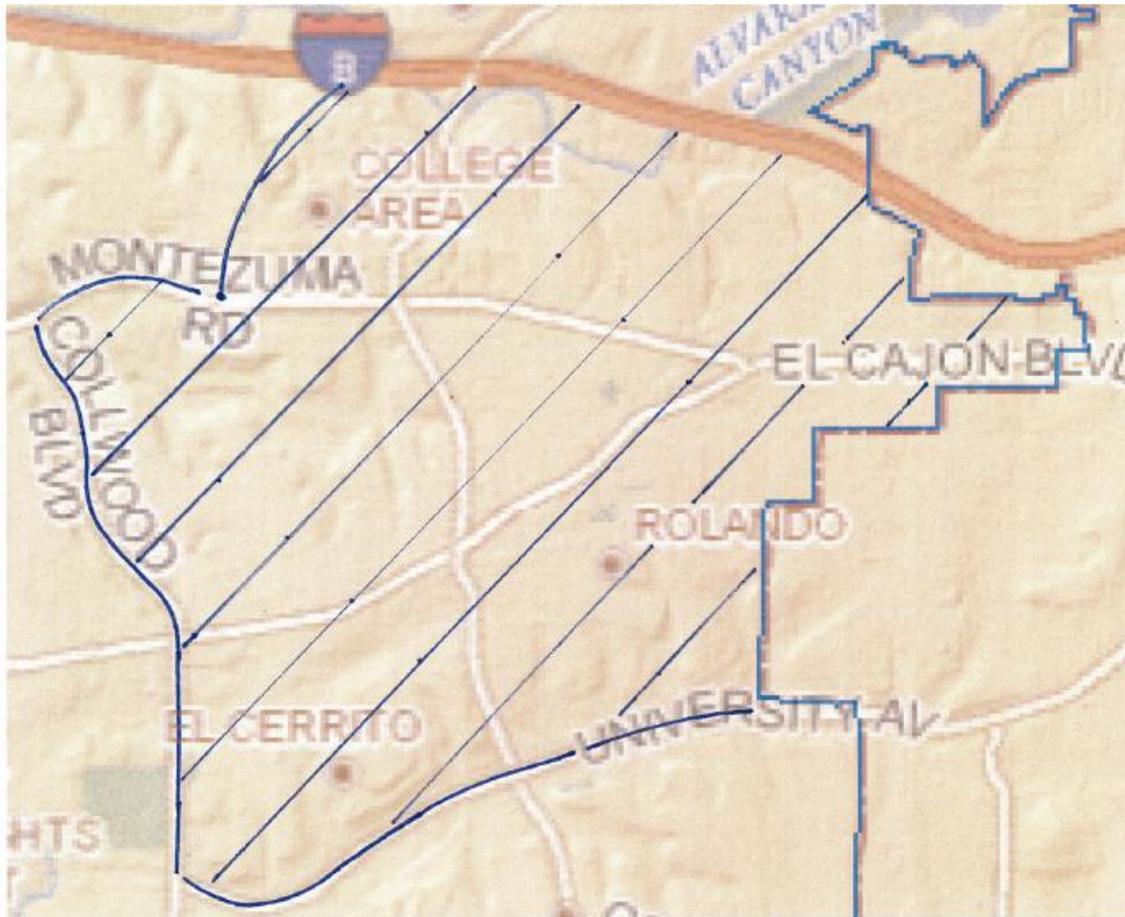
KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

DRAFT

Figure 1



SDSU Single Family Housing Impact Overlay Zone

AN URGENCY ORDINANCE OF THE CITY OF SAN DIEGO, CALIFORNIA,
ESTABLISHING A TEMPORARY HOLD ON BUILDING PERMITS FOR THE
ADDITION OF BEDROOMS IN EXISTING SINGLE FAMILY ZONED (RS)
PROPERTIES WITHIN CERTAIN NEIGHBORHOODS IN PROXIMITY TO
SAN DIEGO STATE UNIVERSITYⁱ

WHEREAS, there has been a proliferation of room additions in some of the RS (Residential Single Unit) zoned neighborhoods in proximity to San Diego State University ("SDSU Neighborhoods") as depicted on Exhibit "A" attached hereto and incorporated herein by reference and

WHEREAS, these room additions have resulted in housing with characteristics of housing in RM (Residential Multi Unit) zones which are incompatible with these neighborhoods and have caused overcrowding of these neighborhoods; and

WHEREAS, the addition of rooms and incompatible housing has caused a negative effect on the health, safety and welfare to the neighboring residences by the creation of excessive noise, traffic, speeding, lack of parking, excessive use of on-street parking, conversion of back, side and front yards for parking, obstruction of public streets, menacing conduct, fights, harassment, disorderly conduct, littering, public drunkenness, underage drinking, indecent exposure, public urination, loud and unruly gatherings, vandalism and criminal mischief; and

WHEREAS, in addition to the above, there has also been a lack of property maintenance, unsightly lawns, parking on lawns, weeds, and trash cans left on streets for days, which negatively impacts the health, safety and welfare of these SDSU neighborhoods; and

WHEREAS, due to the above described unlawful activities, there has been a decline in the quality of life in the SDSU Neighborhoods, an abundance of complaints by neighbors about the unlawful activity, excessive calls for police service for unruly gatherings, and over 400 active code violation cases since November 2012;ⁱⁱ and

WHEREAS, due to the proliferation of room additions resulting in overcrowding, the character of the single family residential zone in the SDSU Neighborhoods has diminished; and

WHEREAS, the cumulative effect of changes to the housing types in these neighborhoods is reaching a saturation point, with over 20% of the 4,000 RS zoned houses in the College Area currently in use as so-called “minidorms”ⁱⁱⁱ and with the potential to reach a tipping point which could permanently change the overall community character in a manner contradictory to the intent of the College Area Community Plan and the Community Plan of other adjacent areas; and

WHEREAS, the pace of room additions has recently accelerated due to SDSU’s 2007 adoption of a new Campus Master Plan, which raised the enrollment cap from 25,000 to 35,000 Full Time Equivalent (FTE) students, resulting thus far in an enrollment increase of approximately 3,000 FTE between 2005 and 2015^{iv} , and creating increased business opportunities for investors interested in the highly profitable market for student housing; and

WHEREAS, the 2008 recession dampened the pace of room additions due to a temporary decrease in student enrollment and lack of financing for housing modifications and new housing construction, but that temporary slowdown has now reversed itself, resulting in the addition of at least 137 new minidorms between November 2013 and November 2015, or more than one per week for the past two years; ^vand

WHEREAS, nearly a quarter (23%) of those 137 houses for which data is available have 5 to 9 bedrooms, well above the norm for the College Area;^{vi} and

WHEREAS, there has recently been an increased number of individuals and limited liability corporations buying and owning multiple^{vii} RS zoned homes dedicated to RM uses in the area surrounding SDSU, as said properties are increasingly recognized as highly profitable, so that ownership of such properties has become a growing business for investors; and

WHEREAS, the 2008 enactment of the Residential High Occupancy Permit Ordinance has created a new business model whereby owners of these expanded properties pave over front, side and rear yards in order to satisfy the RHOP parking requirements, thereby causing further deterioration in the aesthetics of the neighborhood; and^{viii}

WHEREAS, the prospect of legislation to control further expansion of these properties is likely to result in a rush of applications for permits to expand such properties before such legislation is implemented; and

WHEREAS, the City is currently in the process of creating new development standards, by way of an overlay zone, and other zoning amendments and, as a result, it is anticipated that development consistent with what has been occurring within the proposed overlay zone is likely to be inconsistent with the proposed ordinance; and

WHEREAS, in order to preserve the current single family residential zone and because developers may choose to apply for developments that would be illegal under the contemplated ordinance before it can be adopted, an interim prohibition should be adopted on any room additions, garage conversions, creation of multiple rooms out of individual rooms, paving over of front, side, or rear yards for parking, or comparable requests within the proposed overlay zone and;

WHEREAS, California Government Code section 65858 authorizes the City Council to adopt, by a four -fifths vote, without following the procedures otherwise required for the adoption of a zoning ordinance, an interim urgency ordinance prohibiting any uses that may be in conflict with a contemplated general plan, specific plan, or zoning proposal that the City Council, Planning Commission or any City department is considering or studying or intends to study within a reasonable time;

The City Council of the City of San Diego does ordain as follows:

Section 1: The recitals set forth above are hereby adopted as the findings of the City Council in connection with the adoption of this ordinance and that, based on the above recitals, there is an immediate threat to the public health, safety and welfare. The adoption of this ordinance is necessary for the immediate protection of the public health, safety and welfare.

Section 2: The purpose of this interim urgency ordinance is to establish a moratorium on the approval or issuance of any new permit, variance, building permit or other applicable entitlement for room additions, garage conversions, garage additions, internal room creations, new construction or comparable requests which would result in a house with more than 4 bedrooms in an RS zone, for the SDSU Neighborhoods area depicted on the map attached hereto as Exhibit "A" and incorporated herein by reference for the immediate preservation of the public health, safety and welfare. In addition, no new creation of driveways, any other parking spaces, or driving areas shall be allowed or permitted on properties in RS (Residential--Single Unit) zones in the SDSU Neighborhoods during this moratorium, but this prohibition shall not affect replacement paving of existing, legally permitted driveways.

Section 3: Based on the findings set forth in Section 1 hereof, the continued addition of rooms in a single family residence or construction of a residence with more than 4 bedrooms poses a current and immediate threat to the public health, safety and welfare in the SDSU Neighborhoods, and as such the City Council hereby enacts this interim urgency ordinance by not less than a four -fifths vote, under the authority granted to it by Article XI, Section 7 of the California Constitution and section 65858 of the California Government Code, which allows the City to adopt an interim urgency ordinance prohibiting land uses which may be in conflict with a contemplated general plan, specific plan, or zoning proposal that the City Council, planning commission or the planning department is considering or studying or intends to study within a reasonable time. The City Council hereby directs the Planning Department and Development Services Department to consider and study the SDSU Neighborhoods and determine the best way to maintain and improve the health, safety, welfare, and quality of life in the SDSU RS neighborhoods in conformance with the goals of the College Area Community Plan, the Community Plan of adjacent areas, and San Diego Municipal Code §131.0403 Purpose of the RS (Residential--Single Unit) Zones: "(a) The purpose of the RS zones is to provide appropriate regulations for the

development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, and livability.”

Section 4: The issuance of any new permit, variance, building permit or other applicable entitlement for room additions, garage conversions, internal room creations, new construction or comparable requests which would result in the creation of more than 4 bedrooms for a house in an RS zone, for the SDSU Neighborhoods is hereby prohibited. Notwithstanding any provision of the San Diego Municipal Code to the contrary, no permits or approvals for any room additions, garage conversions, internal room creations, new construction or comparable requests which would result in the creation of houses with more than 4 bedrooms in the RS zone shall be approved or issued in the SDSU Neighborhood during the pendency of this ordinance or any extension thereof.

Section 5: This ordinance shall become effective immediately upon adoption if adopted by at least four-fifths vote of the City Council and shall remain in full force and effect for a period of twelve (12) months from the date of its adoption unless extended by the City Council in accordance with the provisions of California Government Code section 65858.

Section 6: if any provision of this ordinance or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions or applications of this ordinance which can be implemented without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

Section 7: For the term of this ordinance, or any extension thereof, the provisions of this ordinance shall govern over any conflicting provisions of any other City code, ordinance, resolution or policy.

Section 8: The City Council has reviewed the matter and, based upon the facts and information contained in the staff reports, administrative record, and written and oral testimony, hereby finds that this urgency ordinance is not subject to CEQA pursuant to Sections 15060(c)(2), 15060(c)(3) and/ or 15061(b)(3) of the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, in that it will not result in a direct or reasonably foreseeable indirect physical change in the environment nor have a significant impact on the environment.

Section 9: The City Clerk shall certify to the adoption of this ordinance and cause publication once in a newspaper of general circulation in accordance with Section XXXX of the Charter of the City of San Diego. This ordinance shall become effective on the date of its adoption.

ADOPTED by the City Council this xx day of _XXXXXX, 2016.

ⁱ This ordinance is modeled on one passed by the City of Riverside, which enacted a moratorium while considering new legislation to control minidorms. The City of Davis passed a similar moratorium.

ⁱⁱ Source: OpenDSD and SDPD Eastern Division report of calls October 2014 – September 2015

ⁱⁱⁱ Source: Data collected by College Area Community Council Code Violations Committee. This figure (806 of approximately 4,000 RS zoned units in College Area, or 20%) reflects only those minidorms that have been identified by neighbors or advertisements, or observed visually; it is therefore likely to be understated. See map, Attachment 1.

^{iv} Source: San Diego State University website. 2015 actual student headcount is 33,230.

^v Source: Data collected by the College Area Community Council Code Violations Committee, and likely to be understated. See Support Data for examples of recent room additions

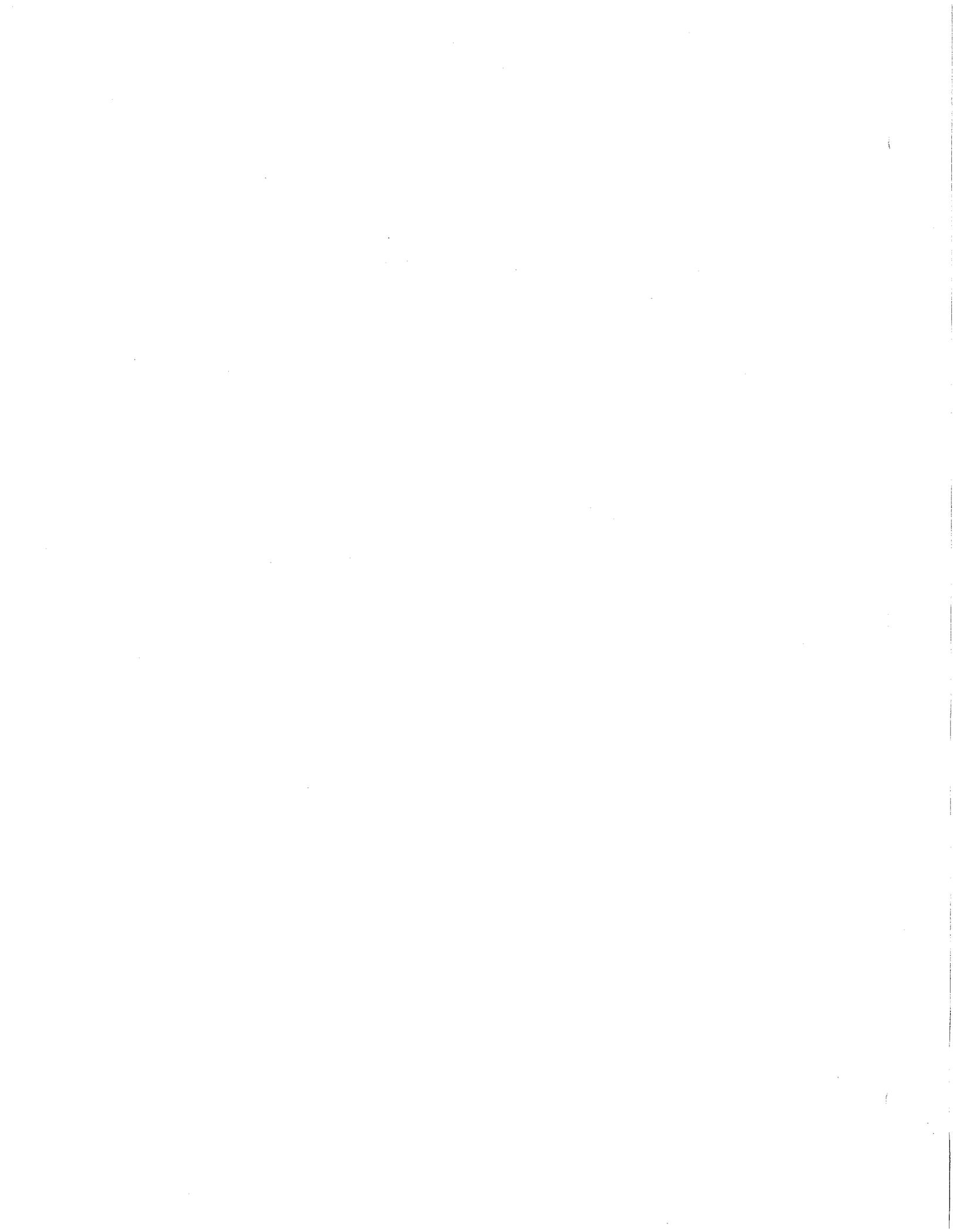
^{vi} Source: Data collected by College Area Community Council Code Violations Committee

^{vii} Source: Data collected by College Area Community Council Code Violations Committee

^{viii} See Support Data for examples of this practice.

DATA IN SUPPORT OF MINIDORM LEGISLATION

SAN DIEGO CITY COUNCIL
RULES COMMITTEE



DATA IN SUPPORT OF
MINIDORM LEGISLATION

SECTION 1
INTRODUCTION



WHY A 2016 MINIDORM ORDINANCE IS NEEDED:

The Problem

The following is an encapsulation of the data compiled in support of the need for new City legislation regarding nuisance rental housing. Photos and charts follow.

I. The number and impact of minidorms

A. 806 Mini-dorms have been identified in College Area RS1 zones (*Exhibit 1:3, p. 3*). There are undoubtedly more.

1. "Minidorms" are HTHO (high turnover-high occupancy) rental properties; traditional rentals, care facilities or multifamily properties are not included.
2. Minidorms are about 20% of all RS1 homes in the College Area. (*Exhibit 1:1, p. 3, explains how this was computed*)
3. Minidorms are not evenly distributed, but overwhelmingly impact neighborhoods close to SDSU. This map shows not only the huge number of minidorms but also that this is an increasingly serious problem as their number rapidly increases.

B. Supersized (5+ bedroom) minidorms are inappropriate and out of character in Single "family" neighborhood of 3 and 4 bedroom homes.

1. A significant number of College Area minidorms are oversized.
 - a. **40%** of identified College Area minidorms have **5+ bedrooms**, (*Exhibit 1:2, p.3, shows size of all identified minidorms*)
 - b. Number of bedrooms is based on real estate listings, rental ads, and neighbor reports. This does not indicate number of tenants because rooms are often shared and beds are in illegal "bedrooms." (*Exhibit 1:6, pgs. 39-42, shows illegal bedrooms*)
 - c. 3-4 bedroom is the standard in the College Area
 - d. Nationally only 4% of homes have 5+ bedrooms. (US Census 2010)
2. 6-10 bedroom hotel like house with apartment style parking lot, is the new model
(*Exhibit 1:4 shows 17 big apartment style houses & their currently legal parking lots*)

II. The increasing number of minidorms, especially large ones, places an undue strain on city departments and services. Section 3 of this report gives details of the demand placed on: San Diego Police Department, SDSU Police Department, Environmental Services, and Development Services Department.

Here we mention only those issues of special concern to College Area neighbors because they contribute to the neighborhood deterioration, and of course adversely impact city services.

A. Code violations due to too many residents. Details of how these overload city departments is provided in Section 3 of this report

1. Parking in front yard

This can include 10+ cars parked in front and sides of houses, often parked on landscaped areas, blocking the sidewalk, blocking walk to the house, otherwise parking off the legal drive.

(Exhibit 1:4, p 22-32, 57 photos demonstrating the negative visual impact and code violations caused by parking related to overcrowding --a small percent of photos available)

2. Trash issues

- Trash in yards and overflowing trash bins contributes to neighborhood deterioration
- A major complaint is trash bins left in the street sometimes a week after pick up day

(Section 5 includes photos of both kinds of violation)

B. Code violations contributing to excessive # of residents

1. Illegal bedrooms

(Section 2.5 illustrates illegal bedrooms, not uncommon but hard to find photos).

C. Nuisance behavior especially loud parties size and close proximity of minidorms exacerbates the party issue

1. More houses more parties
2. When minidorms predominate on a street residents can feel they determine the street's culture, defining longtime residents as intruders
3. When minidorms are close together parties flow together and often into the street.

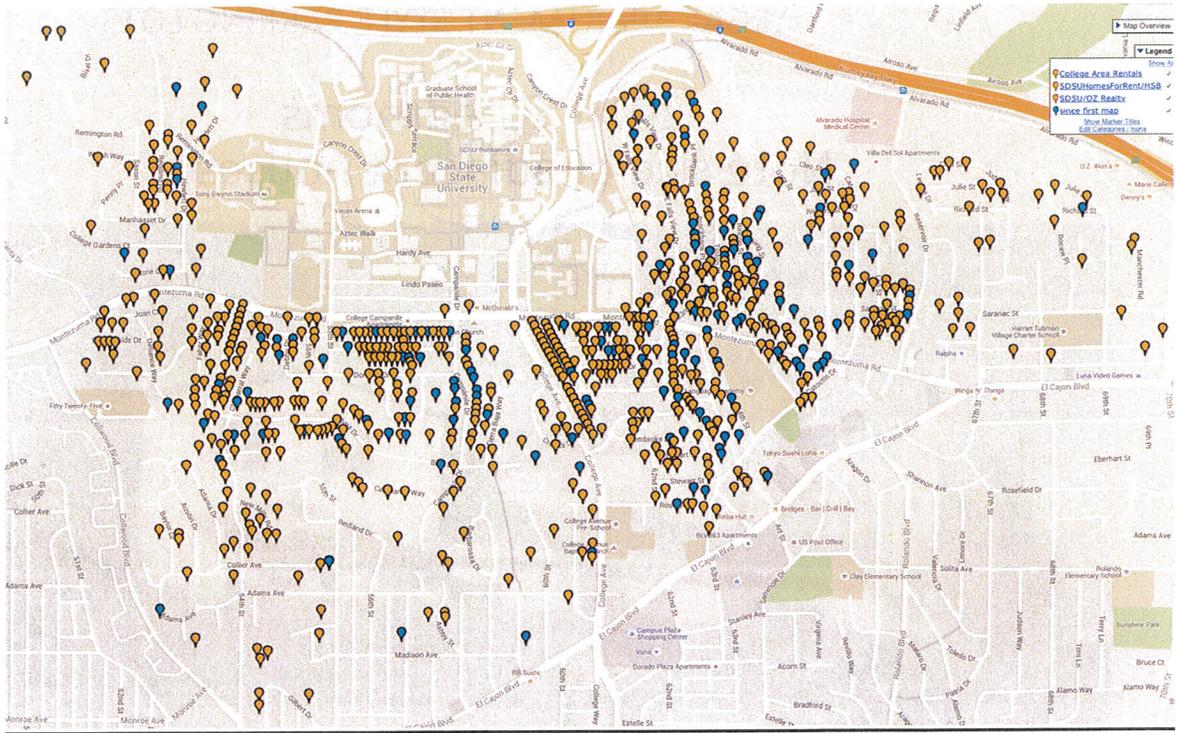
SUPPORT EXHIBITS FOR INTRODUCTION & PROBLEM

1:1 20% of College Area RS1 homes are minidorms assumes 4,000 RS1 homes in the College Area. This is based on the 2014 SANDAG figures in College Area Public Facilities Financing Plan; it shows 3952 occupied single family units in 2008 and projects 4007 such homes in 2020.

1:3 Size of identified Minidorms (reported number of bedrooms; 3 unknown)

2-3 =	221	(27%)	
4 =	258	(31%)	
5 =	155	(19%)	
6 =	112	(14%)	Minidorms with 5+ reported bedrooms = 40%
7 =	33	(4%)	
8-10 =	24	(3%)	
Total	803		

1:3 806 COLLEGE AREA MINIDORMS 2016



-(Blue have been added since 2013)

EXHIBIT 1:4 SUPERSIZE MINIDORMS WITH
LEGAL APARTMENT STYLE PARKING LOTS

2016 9 bedrooms
Note size of adjacent houses



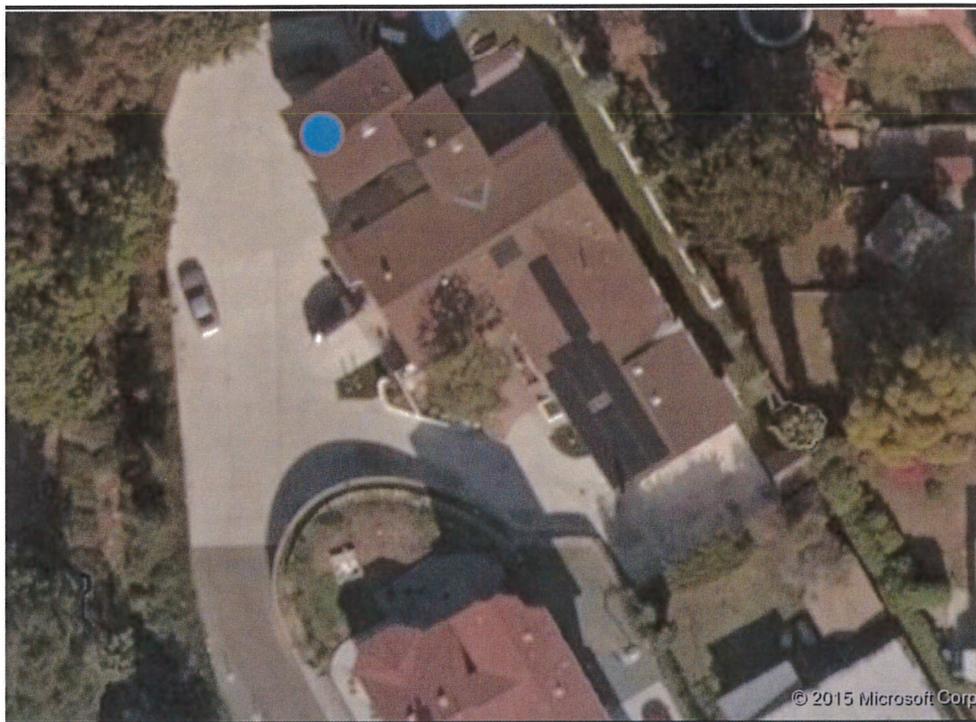
& large lot for backyard parking



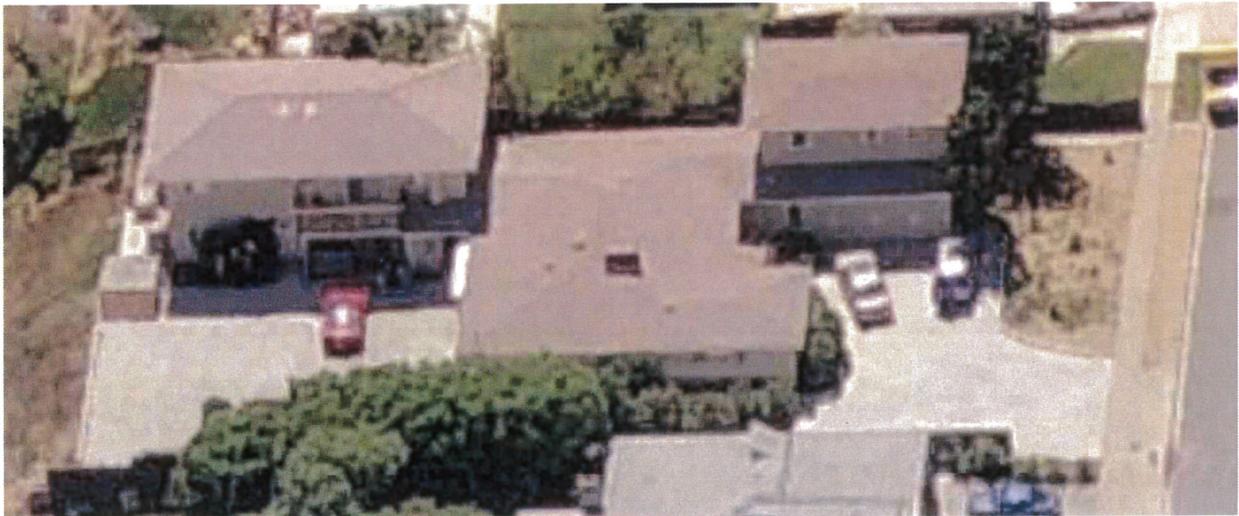
10 bedrooms



9 bedrooms, 1 advertised as
“apartment” with separate entrance



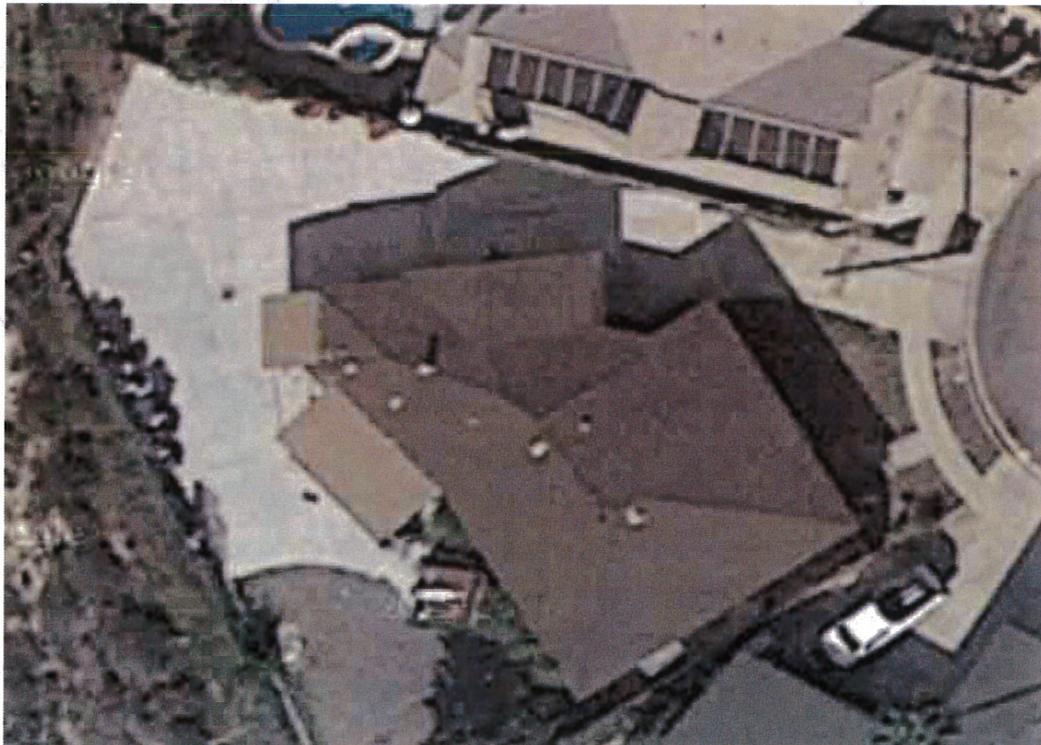
8 bedrooms
1 advertised as apartment



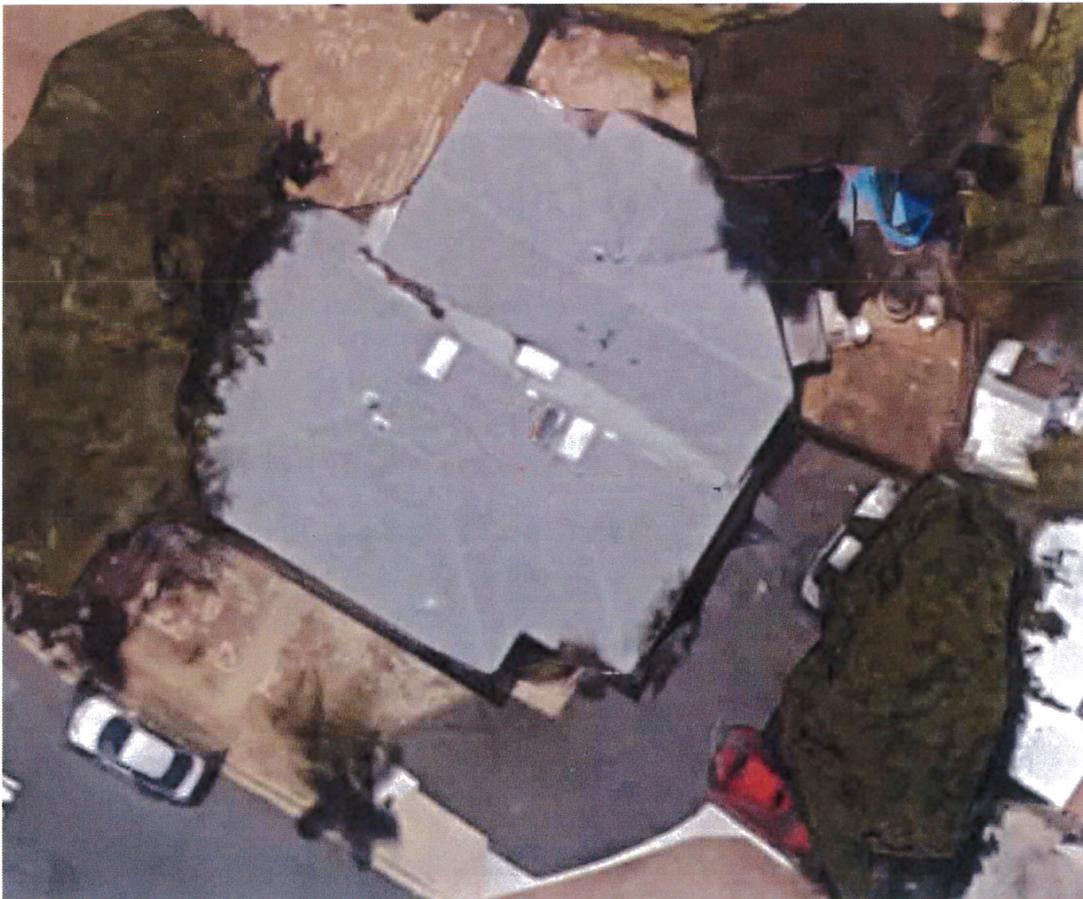
8 bedrooms



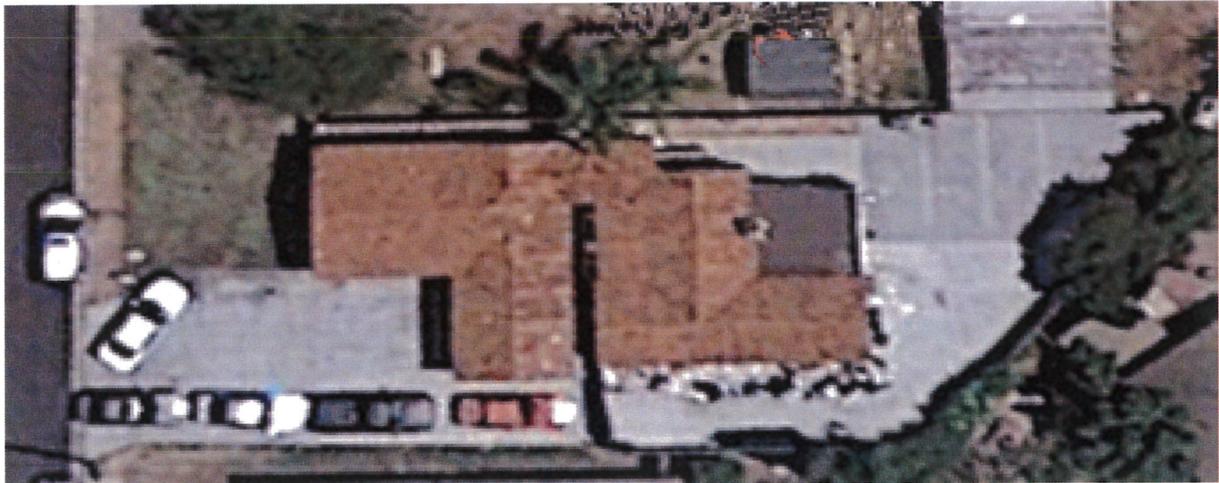
8 bedrooms



8 bedrooms



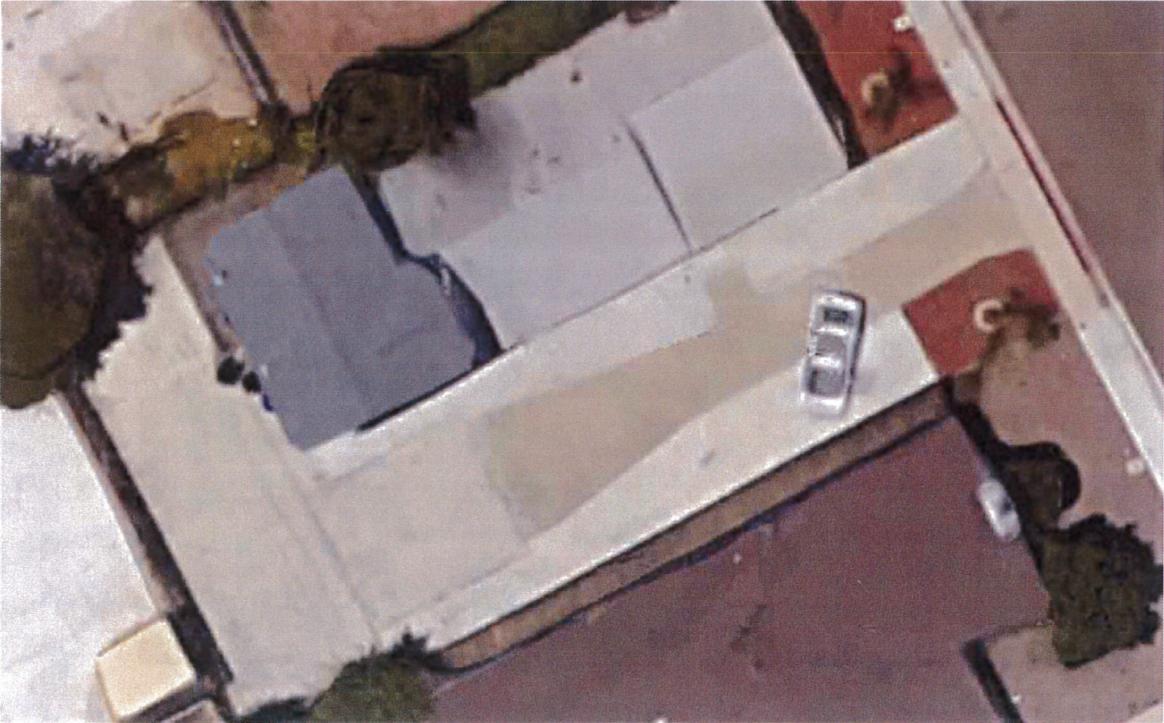
7 bedrooms + den



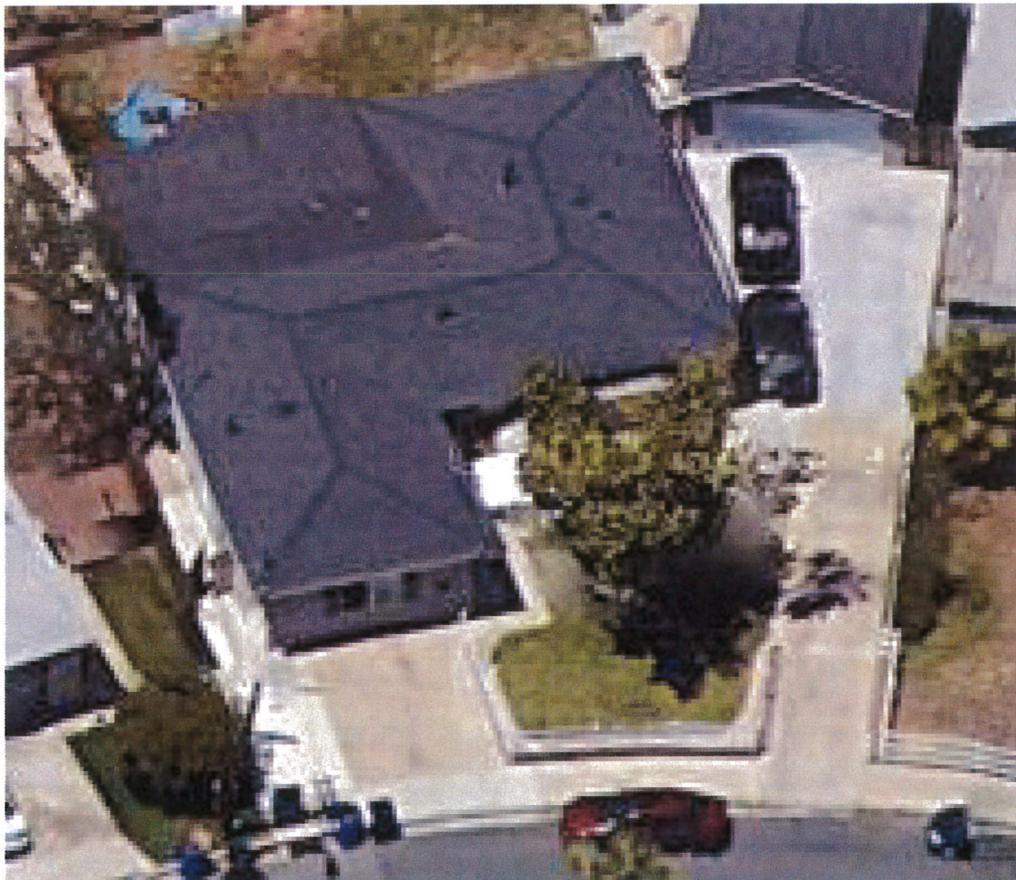
8 bedrooms



6 bedrooms (note 10 cars maybe more in back)



6 bedrooms

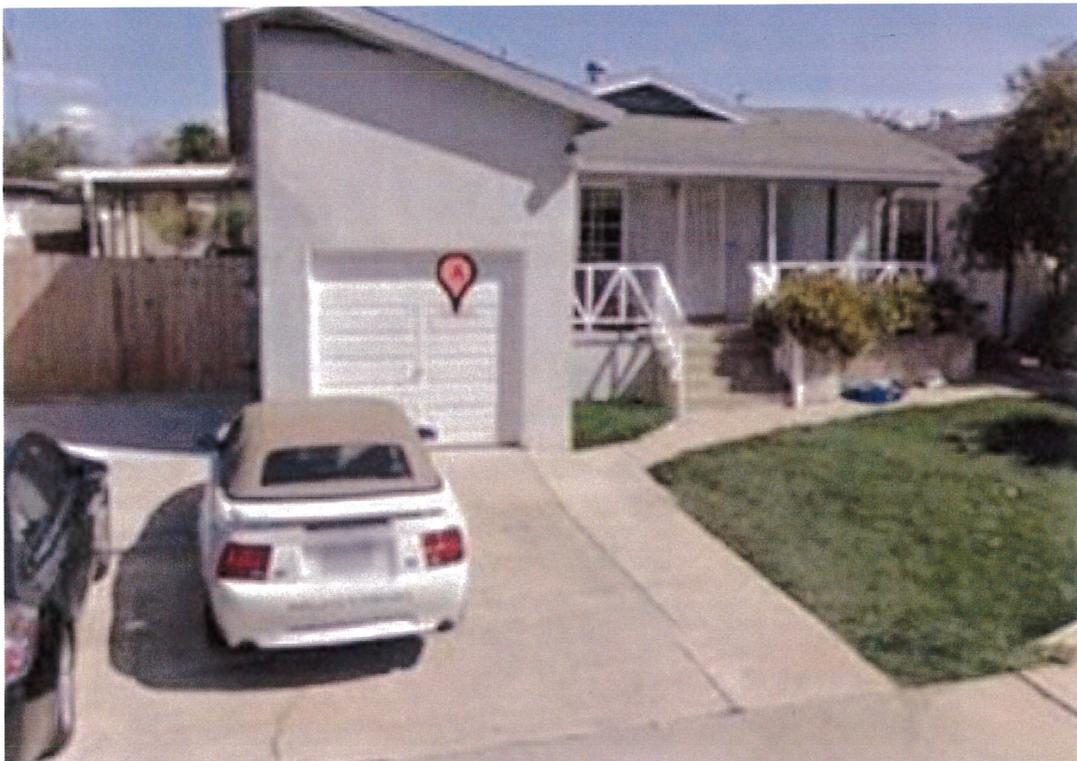


Making room for drive to backyard parking

7 bedrooms

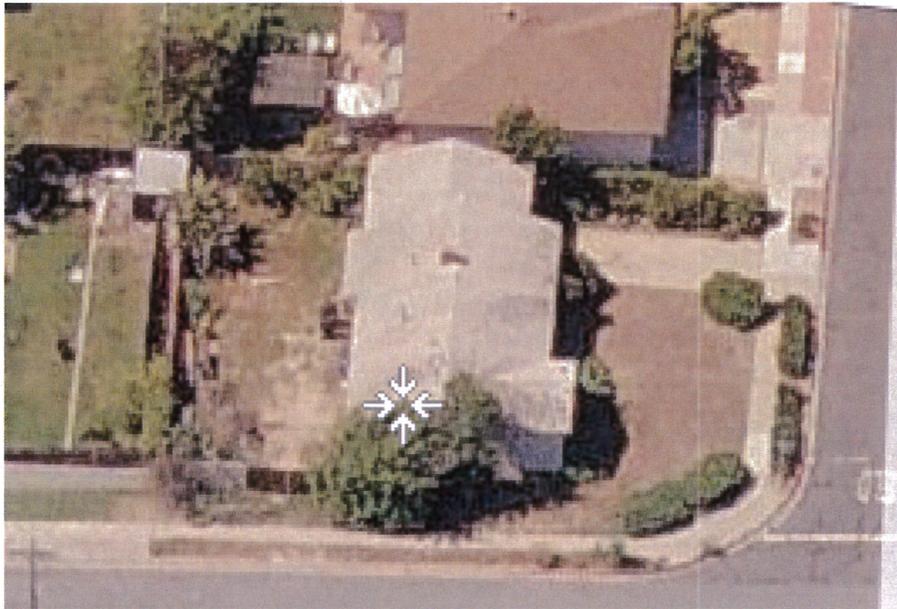


6 bedrooms



2016 3 Bedrooms to 6 (or 7)

New drive to access backyard parking lot



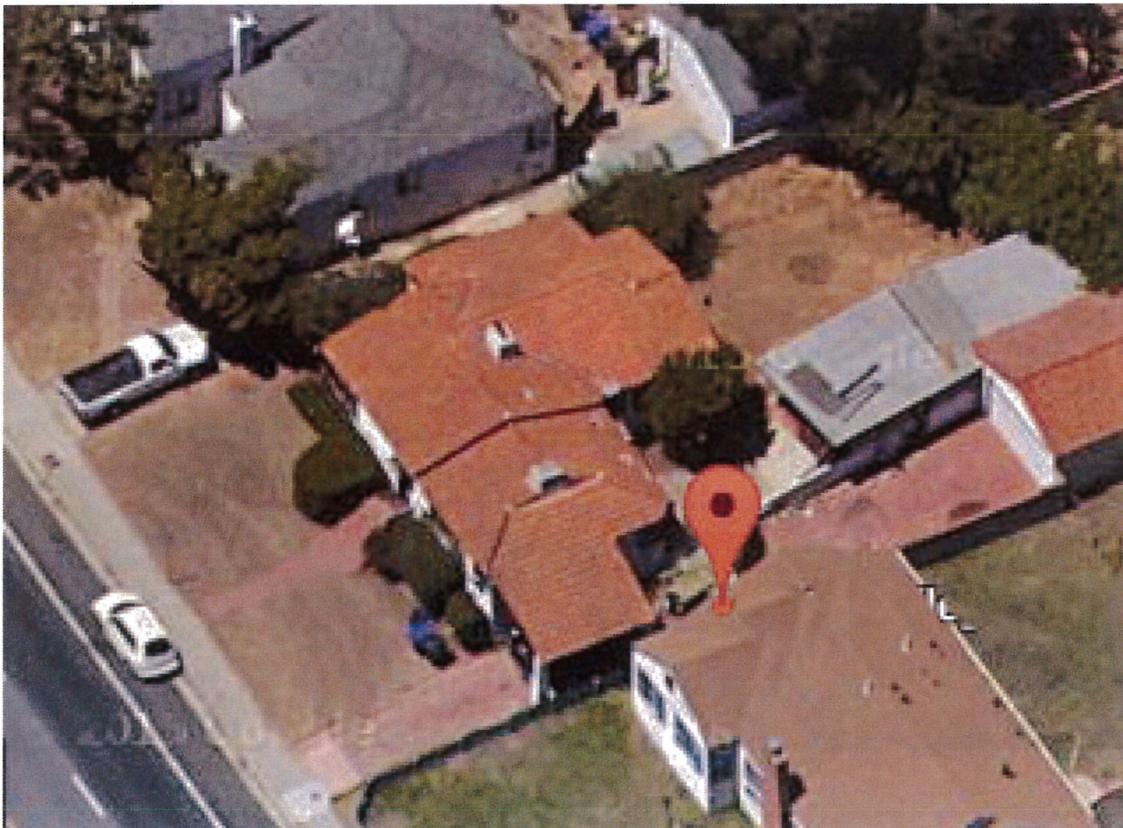
2016 3 bedrooms now 6 bedrooms
With good access to backyard parking



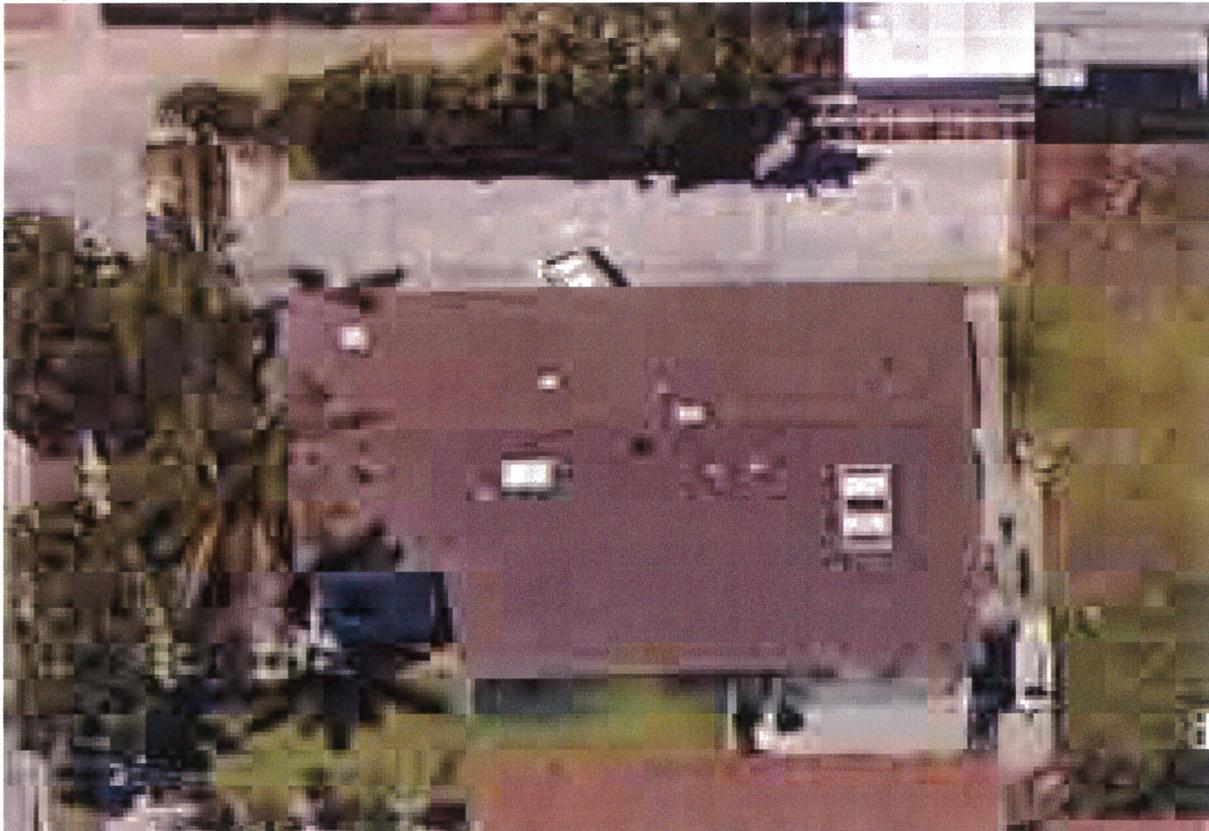
2016
3 bedrooms to 6 bedrooms
big yard for backyard parking



6 bedrooms



5 bedrooms



COLLEGE AREA MINIDORMS

54th St. 4567	55th Pl. 5087	63rd St. 5061	Alumni Pl. 5187
54th St. 4569	55th St. 4740	63rd St. 5071	Alumni Pl. 5191
54th St. 4579	55th St. 4770	63rd St. 5104	Antioch Pl. 4617
54th St. 4712	55th St. 5054	63rd St. 5109	Arosa St. 6036
54th St. 4755	55th St. 5071	63rd St. 5114	Arosa St. 6056
54th St. 4760	60th St. 4734	63rd St. 5115	Art St. 4831
54th St. 4775	60th St. 4753	63rd St. 5120	Art St. 4837
54th St. 4781	62nd St. 4825	63rd St. 5135	Art St. 4840
54th St. 4793	62nd St. 4828	63rd St. 5153	Art St. 4846
54th St. 4812	63rd 5115	63rd St. 5160	Art St. 4860
54th St. 4838	63rd St. 4724	63rd St. 5170	ART st. 4861
54th St. 4854	63rd St. 4753	64th St. 4934	Art St. 4915
54th St. 4862	63rd St. 4756	64th St. 4946	Art St. 4920
54th St. 4865	63rd St. 4766	67th St. 5010	Art St. 4933
54th St. 4880	63rd St. 4794	67th St. 5042	Art St. 4938
54th St. 4886	63rd St. 4808	67th St. 5085	Art St. 5021
54th St. 4896	63rd St. 4815	67th St. 5088	Art St. 5027
54th St. 4914	63rd St. 4820	68th St. 4965	Art St. 5039
54th St. 4926	63rd St. 4825	Adams Ave. 5267	Art St. 5061
54th St. 4950	63rd St. 4903	Adams Ave. 5458	Art St. 5062
54th St. 4962	63rd St. 4911	Adams Ave. 5944	Art St. 5077
54th St. 4973	63rd St. 4912	Adobe 6240	Ashby St. 4643
54th St. 4974	63rd St. 4921	Adobe 6241	Ashby St. 4649
54th St. 4979	63rd St. 4933	Adobe 6252	Ashby St. 4654
54th St. 4995	63rd St. 4947	Adobe 6253	Ashby St. 4719
54th St. 5002	63rd St. 4954	Alumni Pl. 5059	Ashby St. 4727
54th St. 5009	63rd St. 4955	Alumni Pl. 5062	Atlanta Dr. 4715
54th St. 5025	63rd St. 4960	Alumni Pl. 5067	Atlanta Dr. 4803
54th St. 5033	63rd St. 4961	Alumni Pl. 5074	Atlanta Dr. 4866
54th St. 5040	63rd St. 4967	Alumni Pl. 5075	Atlanta Dr. 4875
54th St. 5041	63rd St. 4988	Alumni Pl. 5076	Baja Dr. 5402
54th St. 5048	63rd St. 4989	Alumni Pl. 5083	Baja Dr. 5419
54th St. 5049	63rd St. 4995	Alumni Pl. 5091	Baja Dr. 5424
54th St. 5057	63rd St. 5005	Alumni Pl. 5097	Baja Dr. 5430
54th St. 5065	63rd St. 5011	Alumni Pl. 5101	Baja Dr. 5436
54th St. 5073	63rd St. 5023	Alumni Pl. 5109	Baja Dr. 5442
54th St. 5081	63rd St. 5033	Alumni Pl. 5117	Baja Dr. 5443
54th St. 5091	63rd St. 5045	Alumni Pl. 5118	Baja Dr. 5454

COLLEGE AREA MINIDORMS

55th Pl. 5079	63rd St. 5051	Alumni Pl. 5125	Baja Dr. 5460
55th Pl. 5086	63rd St. 5057	Alumni Pl. 5169	Baja Dr. 5478
Baja Dr. 5479	Bixel Dr. 5135	Campanile Dr. 4972	Chaparral Way 5050
Baja Dr. 5484	Bixel Dr. 5184	Campanile Dr. 4973	Chaparral Way 5062
Baja Dr. 5485	Bocaw Pl. 5145	Campanile Dr. 5003	Chaparral Way 5063
Baja Dr. 5490	Bocaw Pl. 5192	Campanile Dr. 5009	Chaparral Way 5075
Baja Dr. 5491	Bocaw Pl. 5234	Campanile DR. 5010	Chaparral Way 5087
Baja Dr. 5497	Brockbank 5130	Campanile DR. 5020	Choctaw 4749
Baja Dr. 5507	Brockbank 5137	Campanile Dr. 5027	Cleo St. 6304
Baja Dr. 5513	Brockbank 5154	Campanile Dr. 5033	Cleo St. 6327
Baja Dr. 5514	Brockbank 5160	Campanile Dr. 5039	Cleo St. 6407
Baja Dr. 5519	Brockbank 5166	Campanile Dr. 5051	Cleo St. 6412
Baja Dr. 5525	Brockbank 5178	Campanile Dr. 5059	Cleo St. 6644
Baja Dr. 5533	Brockbank 5212	Campanile Dr. 5067	Cleo St. 6649
Baja Dr. 5538	Brockbank 5224	Campanile Way 5613	Cleo St. 6667
Baja Dr. 5544	Brockbank 5236	Campanile Way 5623	College Ave. 4730
Baja Dr. 5550	Brockbank 5260	Campanile Way 5633	College Ave. 4734
Baja Dr. 5553	Brockbank 5348	Campanile Way 5673	College Ave. 4744
Baja Dr. 5561	Brockbank 5357	Campanile Way 5713	College Ave. 4778
Baja Dr. 5562	Brockbank 5358	Catoctin 4959	College Ave. 4840
Baja Dr. 5567	Brockbank 5368	Catoctin 4965	College Ave. 4905
Baja Dr. 5572	Brockbank 5375	Catoctin 4976	College Ave. 4911
Baja Dr. 5573	Brockbank 5388	Catoctin 4980	College Ave. 4921
Baja Dr. 5591	Brockbank 5401	Catoctin 4990	College Ave. 4927
Baja Dr. 5598	Brockbank 5413	Catoctin 5035	College Ave. 4935
Baja Dr. 5614	Brockbank 5428	Catoctin 5050	College Ave. 4940
Baja Dr. 5638	Brockbank 5442	Catoctin 5078	College Ave. 4943
Baja Dr. 5650	Brockbank Pl. 5385	Catoctin 5121	College Ave. 4951
Baja Dr. 5714	Cajon Way 4633	Catoctin 5133	College Ave. 4959
Baja Dr. 5751	Campanile Dr. 5021	Catoctin 5140	College Ave. 4967
Baja Dr. 5775	Campanile Dr. 4839	Catoctin 5148	College Ave. 4975
Baja Dr. 5836	Campanile Dr. 4865	Catoctin 5168	College Ave. 5001
Baja Dr. 5867	Campanile Dr. 4877	Catoctin 5183	College Ave. 5011
Baja Dr. 5902	Campanile Dr. 4920	Catoctin 5198	College Ave. 5017
Baja Dr. 5964	Campanile Dr. 4921	Catoctin 5229	College Ave. 5020
Baja Dr. 5987	Campanile Dr. 4930	Catoctin 5261	College Ave. 5023
Barbarossa Dr. 4802	Campanile Dr. 4931	Chaparral Way 4904	College Ave. 5029
Baylor Dr. 4729	Campanile Dr. 4950	Chaparral Way 4918	College Ave. 5035

COLLEGE AREA MINIDORMS

Baylor Dr. 4737	Campanile Dr. 4951	Chaparral Way 4946	College Ave. 5041
Baylor Dr. 4744	Campanile Dr. 4961	Chaparral Way 4947	College Ave. 5045
Berting 4452	Campanile Dr. 4966	Chaparral Way 4960	College Ave. 5053
Berting St. 4474	Campanile Dr. 4967	Chaparral Way 5026	College Ave. 5059
College Ave. 5065	Defiance Way 5021	Dorothy Way 5604	Ewing St. 5102
College Ave. 5071	Defiance Way 5047	Dorothy Way 5607	Ewing St. 5107
College Ave. 5074	Dorman 5131	Dorothy Way 5612	Ewing St. 5119
College Gdn Ct. 5120	Dorothy Dr. 5457	Dorothy Way 5615	Ewing St. 5120
College Gdn Ct. 5216	Dorothy Dr. 5489	Dorothy Way 5616	Ewing St. 5123
Collier Ave. 5323	Dorothy Dr. 5515	Dorothy Way 5635	Ewing St. 5128
Collier Ave. 5481	Dorothy Dr. 5539	Dorothy Way 5643	Ewing St. 5131
Connie Dr. 6307	Dorothy Dr. 5540	Dorothy Way 5644	Ewing St. 5132
Connie Dr. 6312	Dorothy Dr. 5546	Dorothy Way 5666	Ewing St. 5139
Connie Dr. 6323	Dorothy Dr. 5552	Dorothy Way 5667	Ewing St. 5150
Connie Dr. 6328	Dorothy Dr. 5555	Dorothy wy 5651	Ewing St. 5156
Connie Dr. 6331	Dorothy Dr. 5558	Drover Dr. 5492	Ewing St. 5157
Countryside Dr. 5211	Dorothy Dr. 5602	E Falls View 5104	Ewing St. 5165
Countryside Dr. 5222	Dorothy Dr. 5610	E Falls View 5108	Ewing St. 5173
Countryside Dr. 5223	Dorothy Dr. 5614	E Falls View 5111	Ewing St. 5184
Countryside Dr. 5233	Dorothy Dr. 5615	E Falls view 5112	Faber Way 5002
Countryside Dr. 5242	Dorothy Dr. 5622	E Falls View 5117	Faber Way 5008
Countryside Dr. 5243	Dorothy Dr. 5623	E Falls View 5118	Faber Way 5031
Countryside Dr. 5262	Dorothy Dr. 5704	E Falls View 5122	Faber Way 5038
Cresita Dr. 4871	Dorothy Dr. 5754	E Falls View 5127	Faber Way 5041
Cresita Dr. 4909	Dorothy Dr. 6106	E Falls View 5131	Faber Way 5044
Cresita Dr. 4912	Dorothy Dr. 6125	E Falls View 5135	Faber Way 5055
Cresita Dr. 4919	Dorothy Dr. 6126	E Falls View 5136	Faber Way 5062
Cresita Dr. 4922	Dorothy Dr. 6133	E Falls View 5203	Faber Way 5080
Cresita Dr. 4959	Dorothy Dr. 6134	E Falls View 5216	Faber Way 5087
Cresita Dr. 4971	Dorothy Dr. 6141	E Falls View 5232	Faber Way 5095
Curry Dr. 4850	Dorothy Dr. 6151	E Falls View 5251	Faber Way 5098
Curry Dr. 4901	Dorothy Dr. 6161	E Falls View 5301	Gary Ct. 6430
Curry Dr. 4955	Dorothy Dr. 6162	E Falls View 5321	Gary St. 4910
Curry Dr. 4965	Dorothy Dr. 6169	E Falls View 5325	Gary St. 4930
Curry Dr. 4985	Dorothy Dr. 6172	E Falls View 5329	Gary St. 4940
Curry Dr. 4995	Dorothy Dr. 6182	E Falls View 5337	Gary St. 5105
Debby Dr. 5066	Dorothy Dr. 6202	E Falls View 5342	Gary St. 5126
Debby Dr. 5067	Dorothy Dr. 6205	E Falls View 5358	Gary St. 5136

COLLEGE AREA MINIDORMS

Debby Dr. 5074	Dorothy Dr. 6206	E Falls View 5365	Gary St. 5252
Debby Dr. 5075	Dorothy Dr. 6214	E Falls View 5370	Gary St. 5292
Debby Dr. 5082	Dorothy Dr. 6233	E Falls View 5375	Gilbert Dr. 5456
Debby Dr. 5083	Dorothy Dr. 6242	E Falls View 5379	Hewlett 5209
Defiance 4920	Dorothy Dr. 6243	El Cerrito Dr. 4615	Hewlett 5237
Defiance Way 4910	Dorothy Dr. 6262	Esther St. 4615	Hewlett 5297
Hewlett 5311	Leo St. 5060	Marylane Dr. 5605	Marylane Dr. 6262
Hewlett 5320	Leo St. 5062	Marylane Dr. 5606	Mesita Dr. 6131
Hewlett 5344	Leo St. 5080	Marylane Dr. 5620	Mesita Dr. 6145
Hewlett 5352	Leo St. 5090	Marylane Dr. 5621	Mesita Dr. 6153
Hewlett 5360	Leo St. 5121	Marylane Dr. 5633	Mesita Dr. 6328
Hewlett 5375	Leo St. 5126	Marylane Dr. 5634	Mesita Dr. 6348
Hewlett 5382	Leo St. 5129	Marylane Dr. 5646	Mesita Dr. 6350
Hewlett 5426	Leo St. 5158	Marylane Dr. 5657	Mesita Dr. 6351
Hewlett 5457	Leo St. 5185	Marylane Dr. 5658	Mohawk St. 6668
Hewlett 5464	Maisel Way 5404	Marylane Dr. 5667	Mohawk St. 6755
Hewlett 5484	Maisel Way 5412	Marylane Dr. 5669	Mohawk St. 6959
Hobart 4825	Maisel Way 5428	Marylane Dr. 5670	Mohawk St. 6992
Hobart 6233	Maisel Way 5452	Marylane Dr. 5681	Montezuma 5742
Hobart 6239	Maisel Way 5455	Marylane Dr. 5682	Montezuma 5775
Hobart 6273	Maisel Way 5460	Marylane Dr. 5705	Montezuma 6221
Joan Ct. 5201	Maisel Way 5468	Marylane Dr. 5706	Montezuma 6229
Joan Ct. 5220	Maisel Way 5473	Marylane Dr. 5720	Montezuma 6237
Joan Ct. 5230	Manchester 5144	Marylane Dr. 5732	Montezuma 6245
Joan Ct. 5260	Manchester 5150	Marylane Dr. 5744	Montezuma 6246
Joan Ct. 5265	Manhasset dr 5272	Marylane Dr. 5755	Montezuma 6253
Julie St. 6427	Manhasset Dr. 5264	Marylane Dr. 5756	Montezuma 6265
Julie St. 6436	Manhasset Dr. 5295	Marylane Dr. 5767	Montezuma 6303
Julie St. 6444	Marylane Dr 5532	Marylane Dr. 5768	Montezuma 6307
Julie St. 6610	Marylane Dr. 4656	Marylane Dr. 5780	Montezuma 6312
Julie St. 6616	Marylane Dr. 5415	Marylane Dr. 6124	Montezuma 6316
Julie St. 6659	Marylane Dr. 5423	Marylane Dr. 6127	Montezuma 6322
Julie St. 6683	Marylane Dr. 5431	Marylane Dr. 6129	Montezuma 6326
Julie St. 6803	Marylane Dr. 5446	Marylane Dr. 6134	Montezuma 6332
La Dorna 5004	Marylane Dr. 5454	Marylane Dr. 6144	Montezuma 6344
La Dorna 5020	Marylane Dr. 5470	Marylane Dr. 6145	Montezuma 6420
La Dorna 5025	Marylane Dr. 5478	Marylane Dr. 6155	Montezuma 6430
La Dorna 5026	Marylane Dr. 5520	Marylane Dr. 6162	Montezuma 6431

COLLEGE AREA MINIDORMS

La Dorna 5137	Marylane Dr. 5531	Marylane Dr. 6172	Montezuma 6436
La Dorna 5141	Marylane Dr. 5544	Marylane Dr. 6180	Montezuma 6440
La Dorna 5159	Marylane Dr. 5555	Marylane Dr. 6204	Montezuma 6441
La Dorna 5181	Marylane Dr. 5556	Marylane Dr. 6205	Montezuma 6450
La Dorna 5212	Marylane Dr. 5567	Marylane Dr. 6215	Montezuma 6460
La Dorna 5222	Marylane Dr. 5568	Marylane Dr. 6241	Montezuma 6461
Lenore Dr. 5236	Marylane Dr. 5577	Marylane Dr. 6244	Montezuma 6470
Leo St. 5050	Marylane Dr. 5578	Marylane Dr. 6252	Montezuma 6476
Montezuma 6478	Redding 5421	Rockford 4940	Tierra Baja Way 4935
Montezuma 6479	Redding 5484	Rockford 4946	Tierra Baja Way 4942
Montezuma 6480	Redland Dr. 4749	Rockford 5001	Tierra Baja Way 4962
Montezuma 6482	Remington 5231	Rockford 5002	Tierra Baja Way 4972
New Mills Rd 5412	Remington 5290	Rockford 5012	Tierra Baja Way 5002
New Mills Rd 5436	Remington 5312	Rockford 5018	Tierra Baja Way 5012
New Mills Rd 5453	Reservoir Dr. 5115	Rockford 5024	Tierra Baja Way 5031
New Mills Rd. 5460	Reservoir Dr. 6604	Rockford 5032	Tierra Baja Way 5061
New Mills Rd. 5483	Reservoir Dr. 6663	Rockford 5038	Tierra Baja Way 5076
New Mills Rd. 5493	Richard St. 6404	Rockford 5046	Tipton St. 5103
Pembroke 6112	Richard St. 6429	Rockford 5054	Tipton St. 5106
Pembroke 6118	Richard St. 6436	Rockford 5060	Tipton St. 5111
Pembroke Dr. 6124	Richard St. 6443	Rockford 5068	Tipton St. 5116
Pembroke Dr. 6126	Richard St. 6459	Rockford 5074	Tipton St. 5121
Pembroke Dr. 6129	Richard St. 6460	Rockford 5077	Tipton St. 5122
Pembroke Dr. 6132	Richard St. 6468	Rockford 5082	Tipton St. 5129
Pembroke Dr. 6223	Richard St. 6472	Rockford 5087	Tipton St. 5137
Pembroke Dr. 6231	Richard St. 6649	Rose St. 6209	Tipton St. 5143
Pembroke Dr. 6244	Richard St. 6712	Rose St. 6222	Tipton St. 5144
Pontiac 6105	Richard St. 6728	Rose St. 6233	Tipton St. 5149
Pontiac 6124	Richard St. 6857	Rose St. 6245	Tipton St. 5155
Pontiac 6130	Richard St. 6864	Rose St. 6255	Tipton St. 5156
Pontiac 6138	Rincon 5137	Rose St. 6258	Tipton St. 5205
Pontiac 6223	Rincon 5138	Saranac 6535	Tipton St. 5217
Pontiac 6230	Rincon 5144	Saranac 6665	Tipton St. 5224
Pontiac 6250	Rincon 5147	Saranac 6919	Tipton St. 5229
Prosperity Ln 5201	Rincon 5155	Saxon 5311	Tipton St. 5230
Prosperity Ln 5240	Rincon 5166	Saxon 5350	Tipton St. 5242
Prosperity Ln 5273	Rincon 5172	Shane Pl. 6440	Tipton St. 5243
Prosperity Ln 5310	Rincon 5177	Shane Pl. 6441	Tipton St. 5248

COLLEGE AREA MINIDORMS

Redding 5317	Rincon 5178	Siesta Dr. 5454	Tipton St. 5254
Redding 5318	Rincon 5217	Soria 4654	Tipton St. 5261
Redding 5324	Rincon 5218	Soria 4733	Tipton St. 5272
Redding 5325	Rincon 5223	Stewart 6228	W. Falls View 5251
Redding 5348	Rincon 5225	Stewart 6242	W. Falls View 5308
Redding 5349	Rincon 5229	Stone Ct. 5218	W. Falls View 5312
Redding 5356	Rincon 5247	Stone Ct. 5241	W. Falls View 5331
Redding 5376	Rincon 5267	Stone Ct. 5252	W. Falls View 5332
Redding 5383	Rockford 4904	Stone Ct. 5273	W. Falls View 5339
Redding 5389	Rockford 4932	Stone Ct. 5281	W. Falls View 5340
W. Falls View 5353			
W. Falls View 5360			
W. Falls View 5363			
W. Falls View 5368			
W. Falls View 5376			
Walsh Way 5151			

DATA IN SUPPORT OF
MINIDORM LEGISLATION

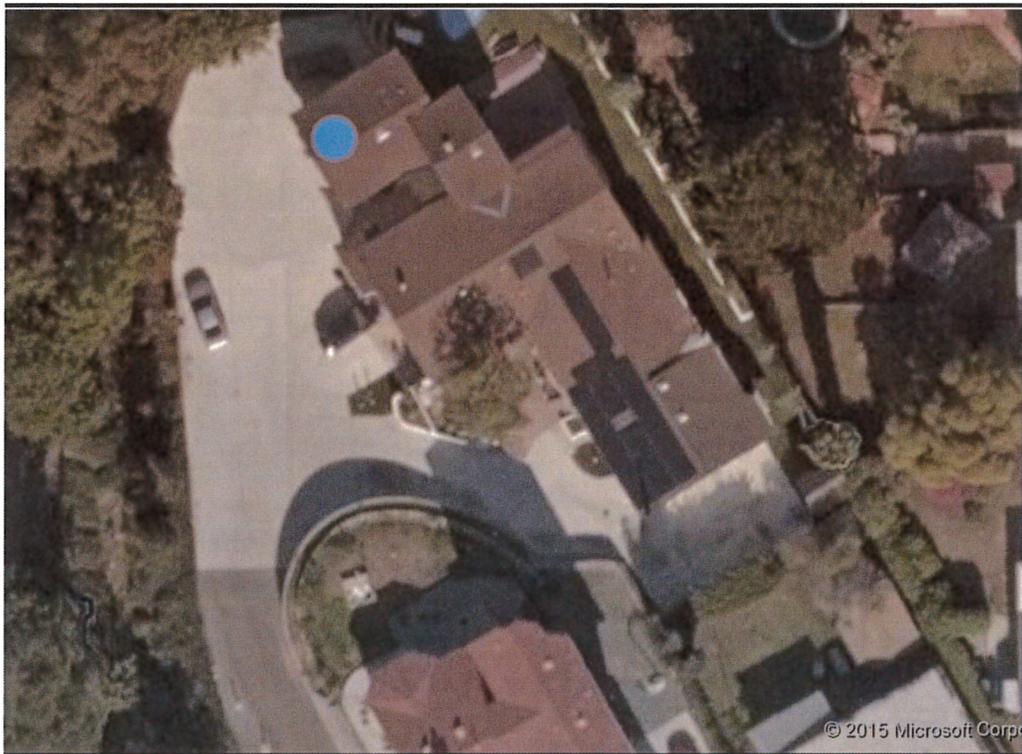
SECTION 2

COMMUNITY IMPACT

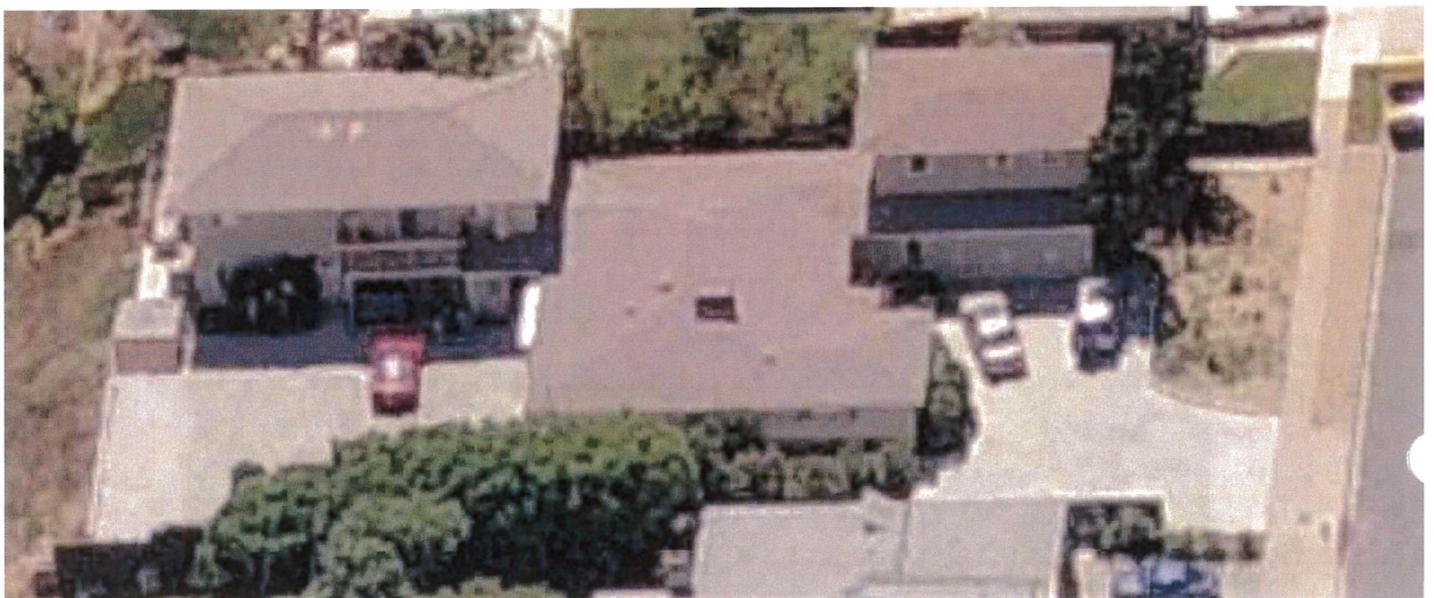


EXHIBIT 1:3 SUPERSIZE MINIDORMS WITH
LEGAL APARTMENT STYLE PARKING LOTS

9 bedrooms, 1 advertised as “apartment”
with separate entrance



8 bedrooms
1 advertised as apartment



10 bedrooms



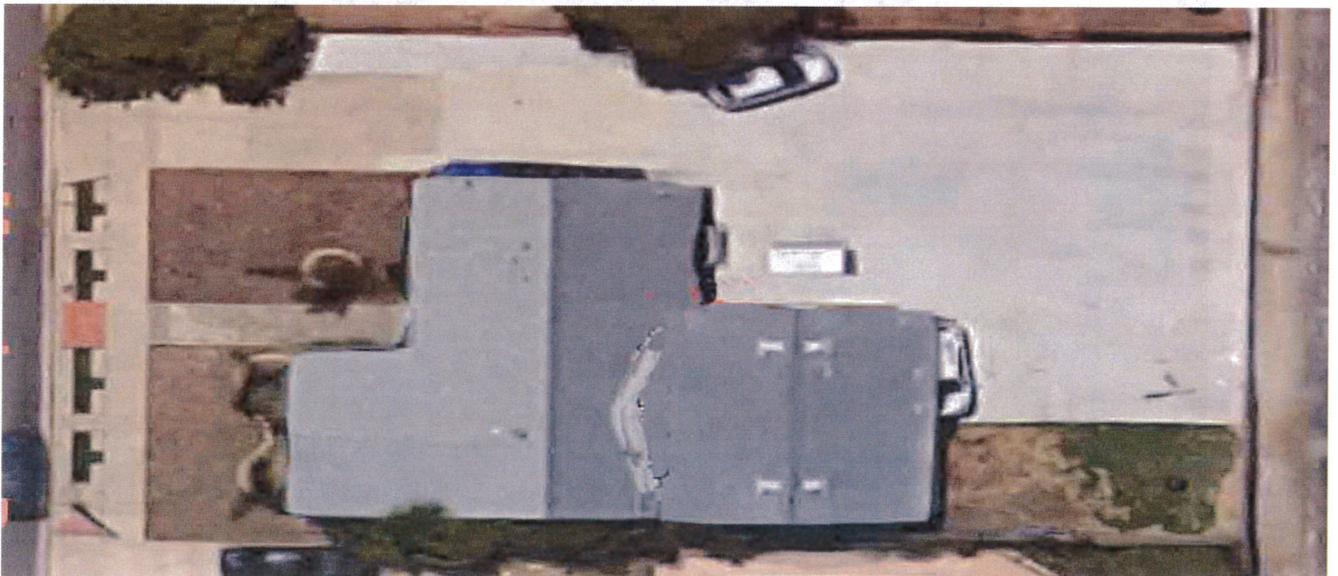
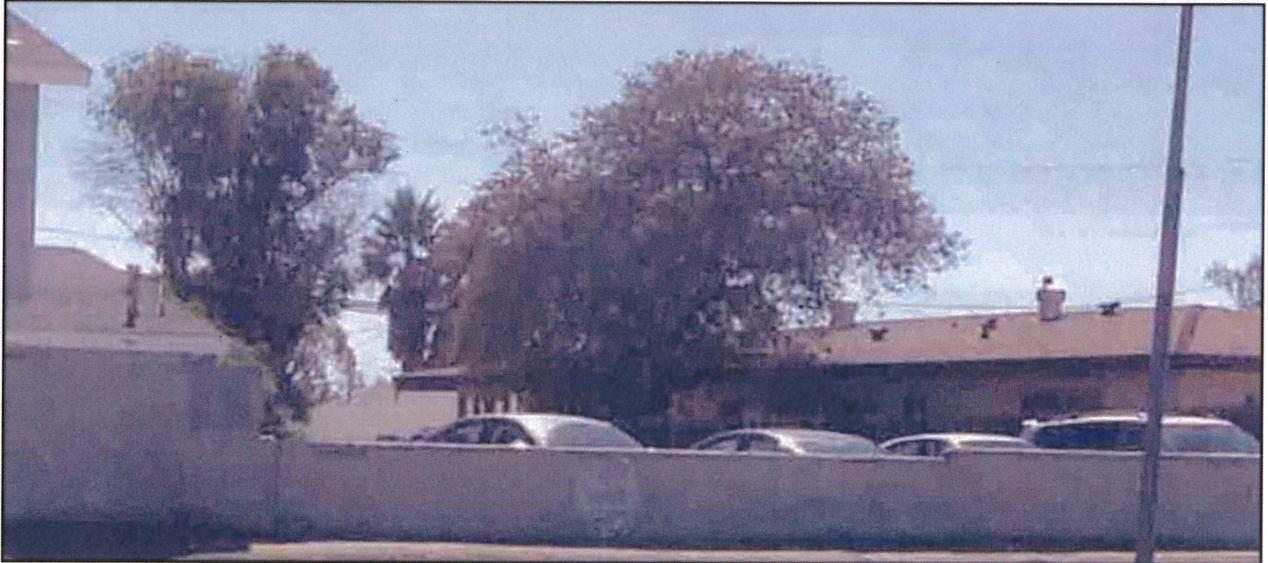
2016 9 bedrooms
Note size of adjacent houses



& large lot for backyard parking



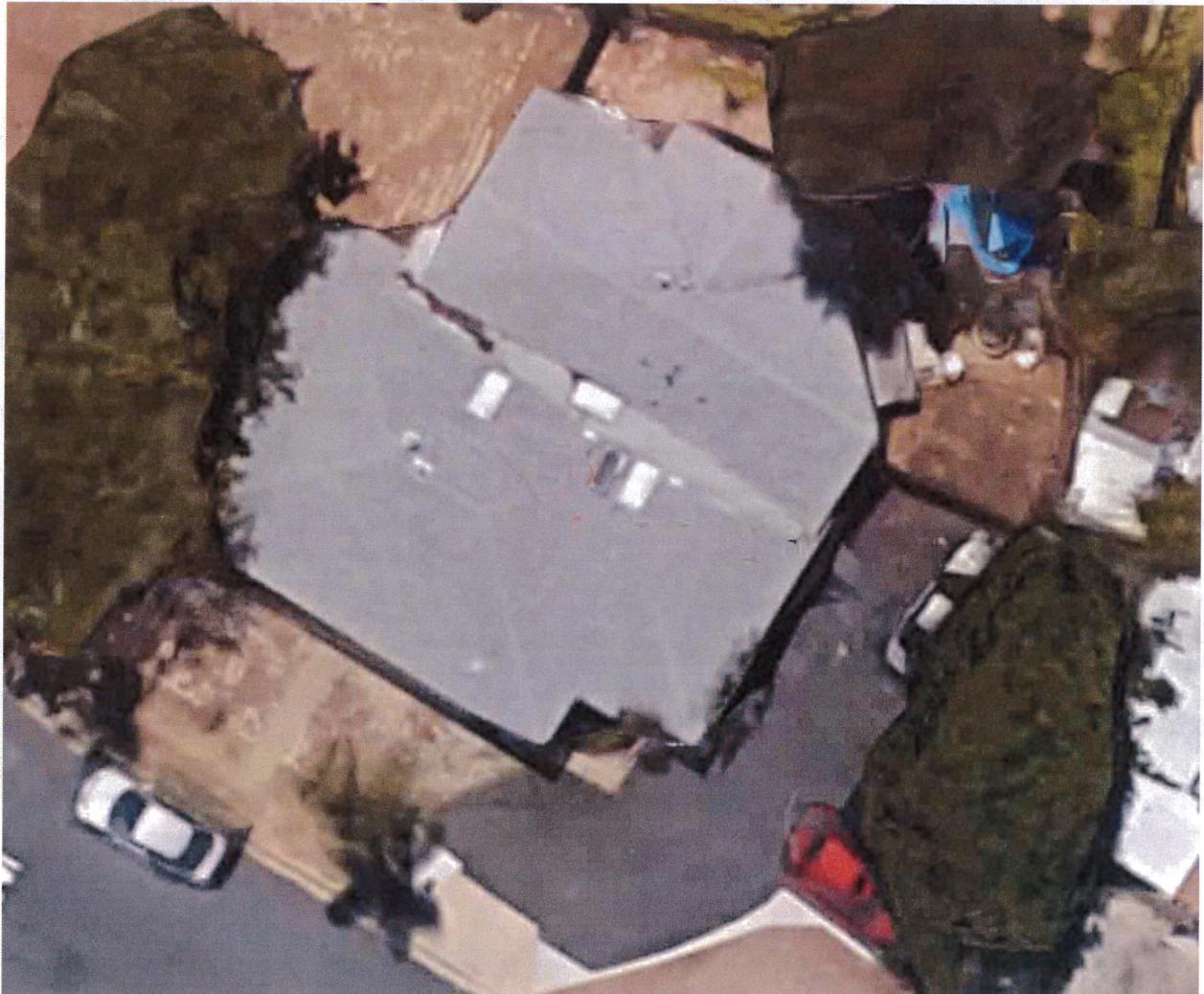
8 bedrooms



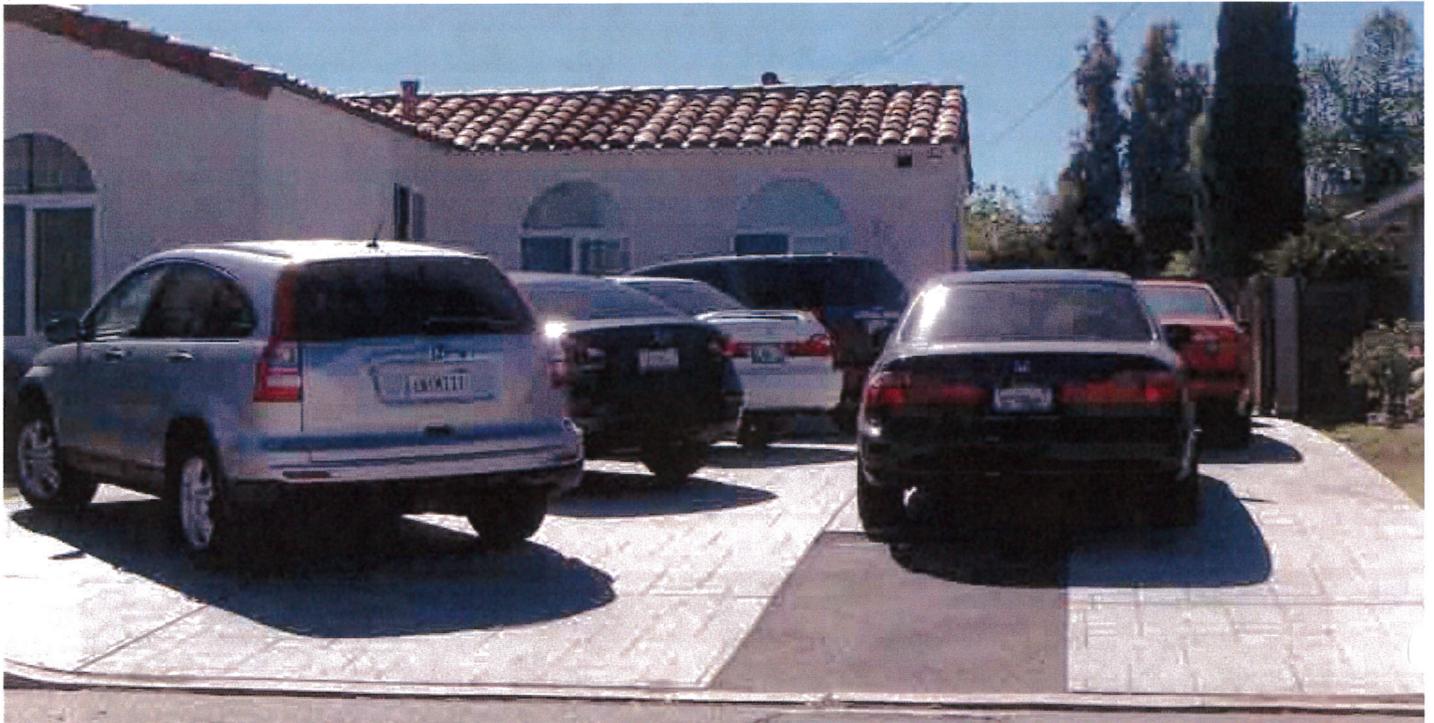
8 bedrooms



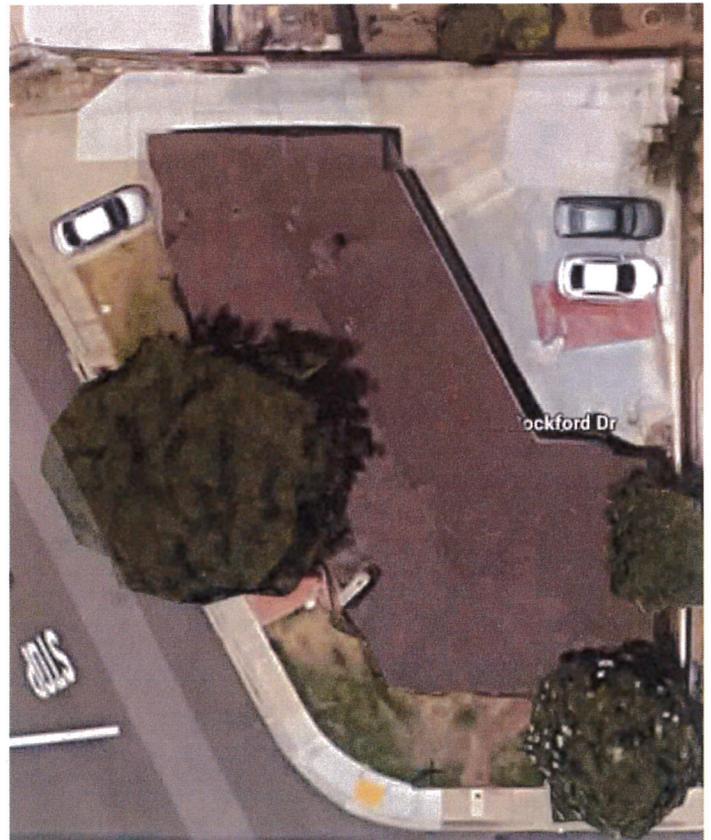
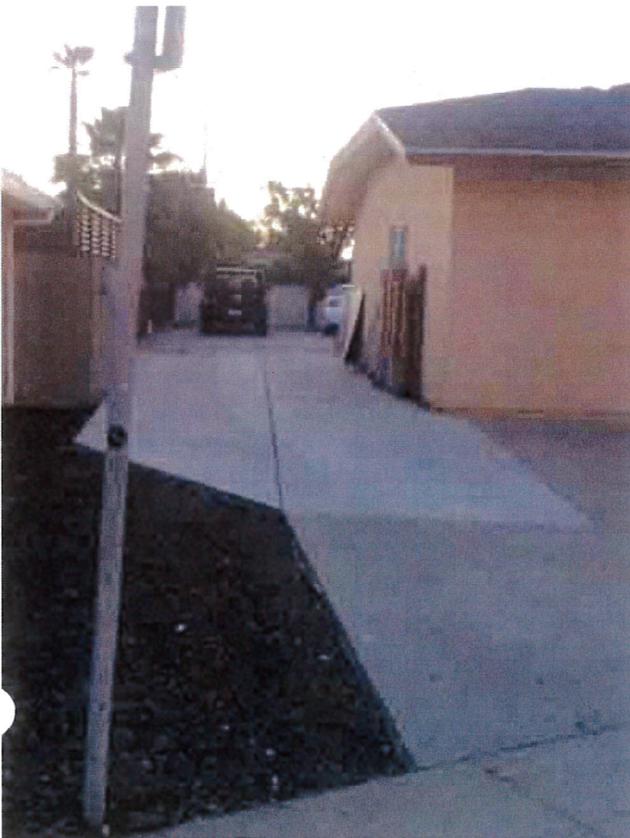
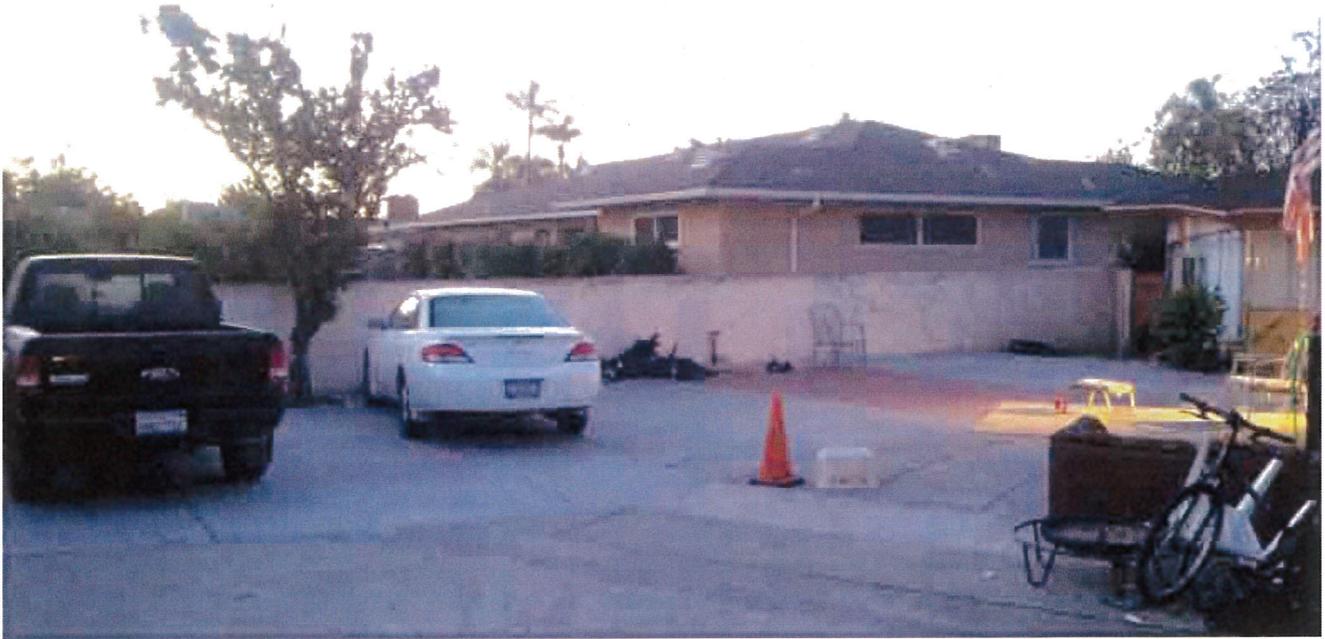
8 bedrooms



7 bedrooms + den



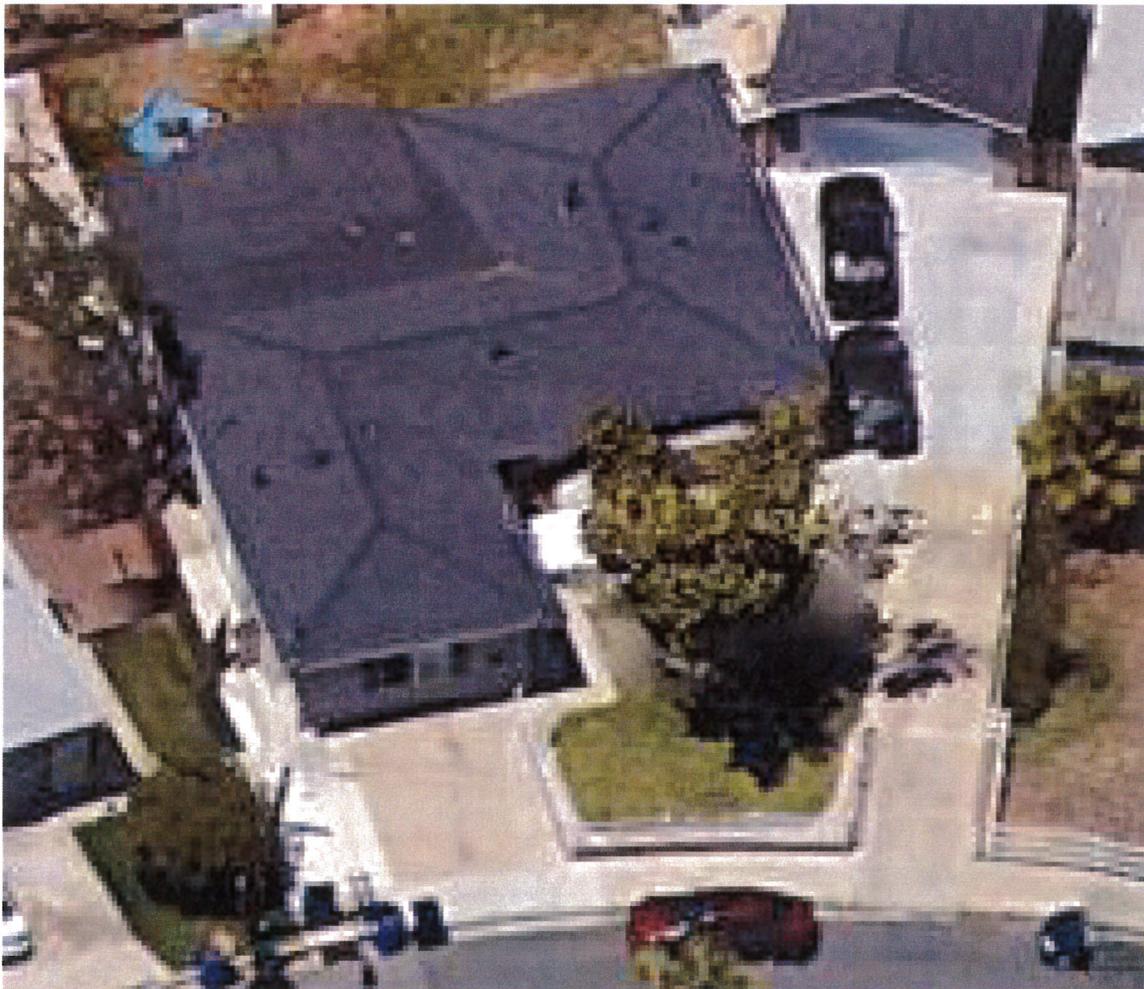
8 bedrooms



6 bedrooms (note 10 cars maybe more in back)



6 bedrooms



Making room for drive to backyard parking

7 bedrooms

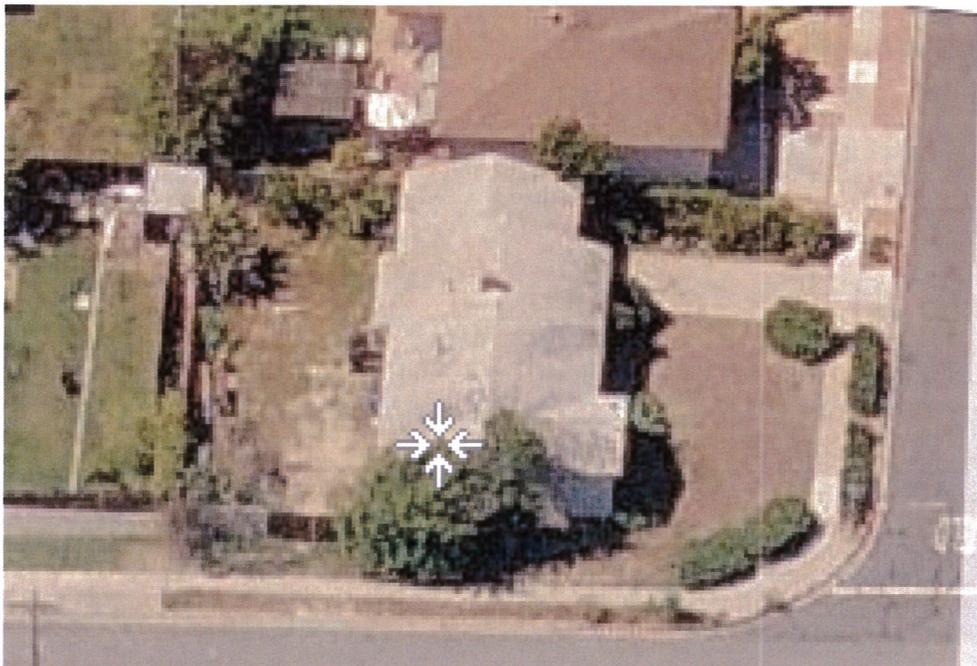


6 bedrooms

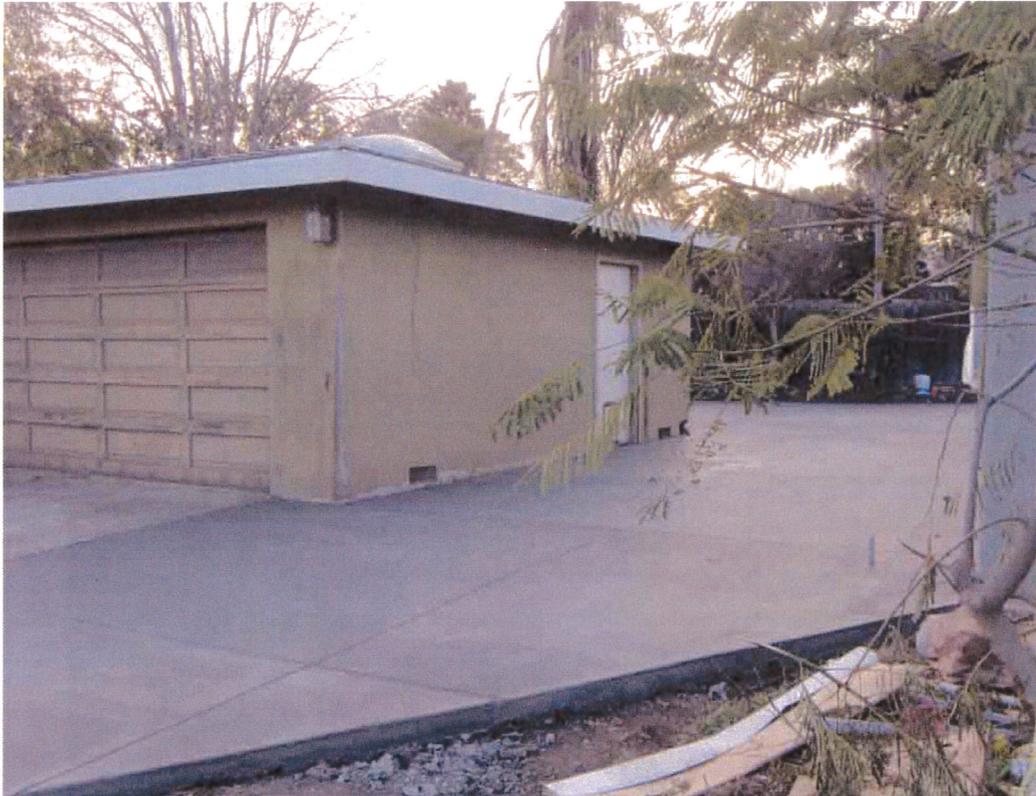


2016 3 Bedrooms to 6 (or 7)

New drive to access backyard parking lot



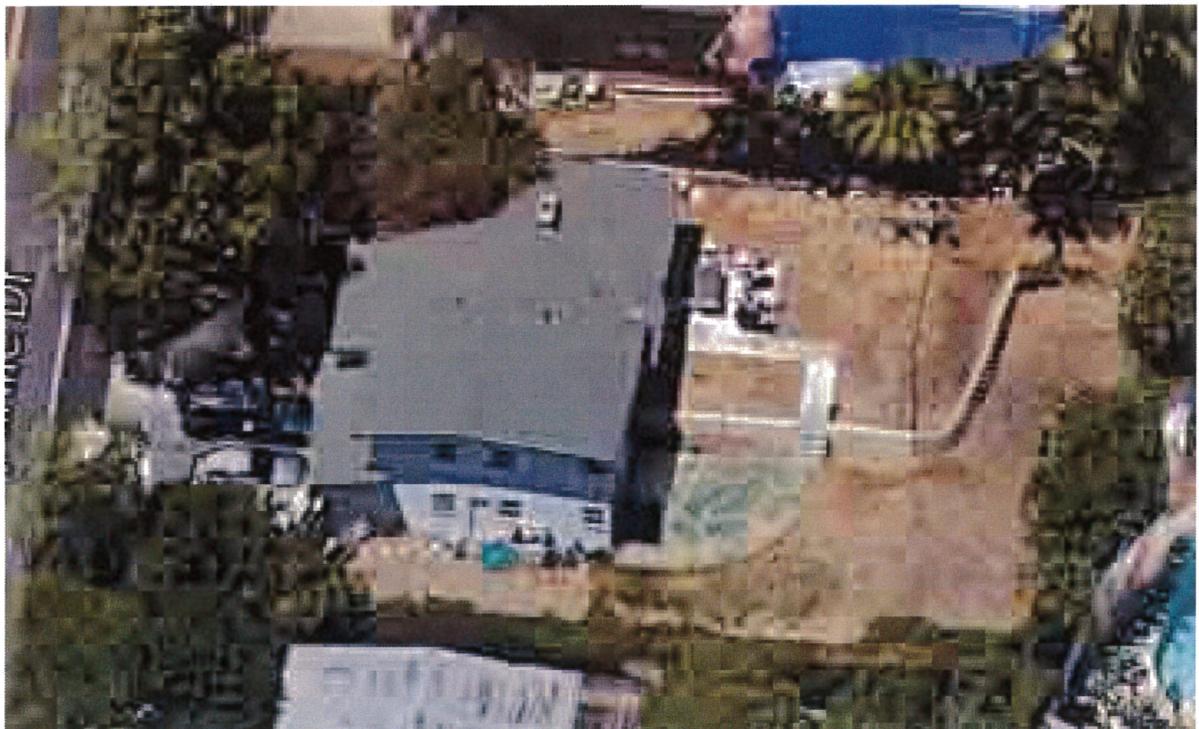
2016 3 bedrooms now 6 bedrooms
With good access to backyard parking



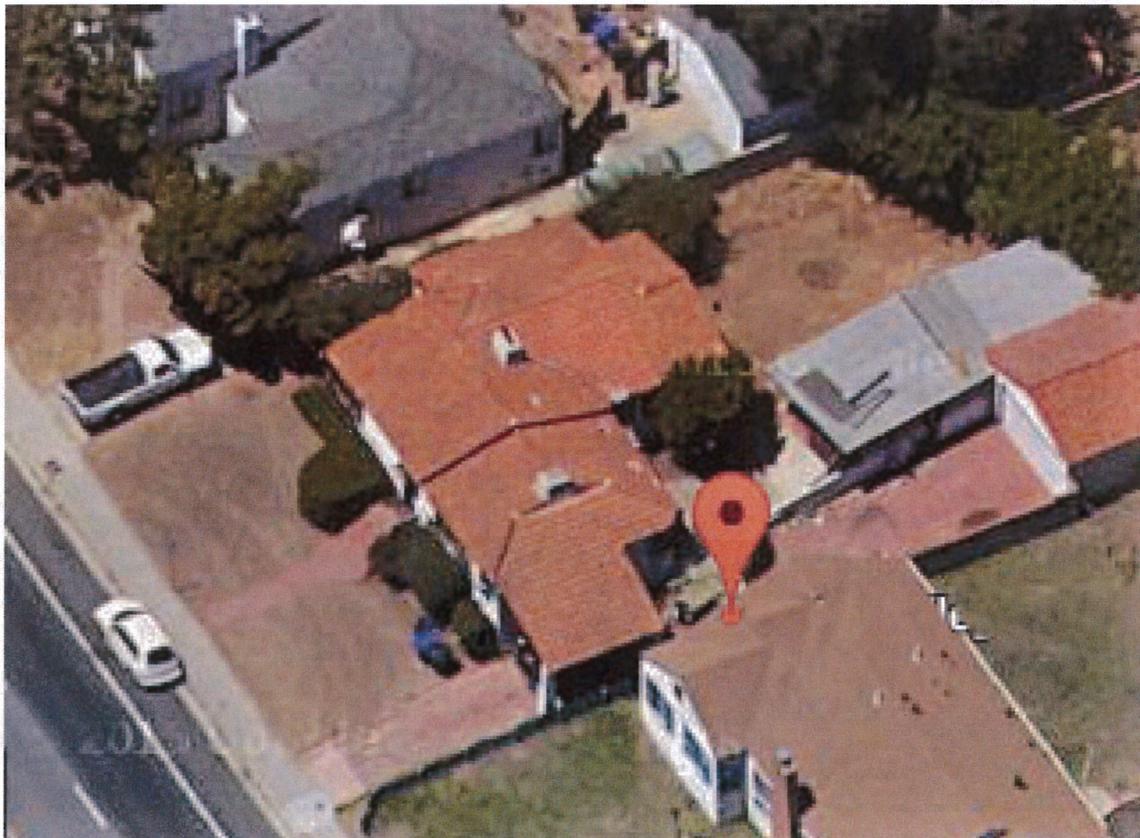
2016

3 bedrooms to 6 bedrooms

big yard for backyard parking



6 bedrooms



5 bedrooms



NEW HOUSES WITH
FRONT YARD PARKING

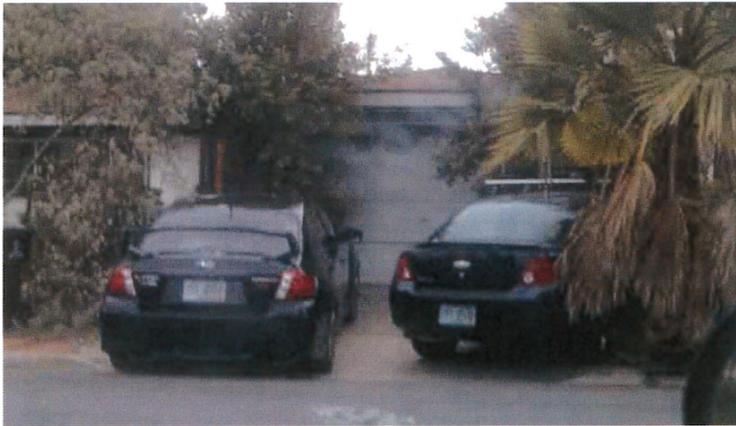


ILLEGAL PARKING DUE TO EXCESS CARS

BLOCKING
THE SIDEWALK



ILLEGAL PARKING DUE TO EXCESS CARS
BLOCKING THE SIDEWALK



ILLEGAL PARKING DUE TO EXCESS CARS
PARKING ON THE GRASS



ILLEGAL PARKING DUE TO EXCESS CARS
PARKING ON THE GRASS / LANDSCAPE AREA



ILLEGALLY PARKING ON LANDSCAPE AREA



ILLEGALLY PARKING SIDEWAYS BEHIND CARS IN DRIVE



IN ADDITION CARS HERE ARE PARKED IN LANDSCAPE AREA



ILLEGALLY PARKING 2-3 DEEP IN YARD / ON DRIVE
SOME ALSO IN LANDSCAPE AREA



MANY DEEP



*Note
abandoned
Couch*



2 DEEP , ON LANDSCAPE, PARKED CROSS BEHIND CARS



2 DEEP , ON LANDSCAPE, PARKED CROSS BEHIND CARS



PARKED ACROSS AND ILLEGALLY OFF THE DRIVE



PAVING THE FRONT YARD TO ACCOMMODATE EXCESS CARS
IS INCOMPATIBLE WITH NEIGHBORHOOD
BUT LEGAL



EXAMPLES OF NEW BIG MINIDORMS



CODE VIOLATIONS CONTRIBUTING TO OVERCROWDING ILLEGAL BEDROOMS

Bedrooms in rooms with no windows or exits

A)



- B) On Management company website: “Available 8/1/16
3 bedroom home. One bedroom is a walkthrough to the
next...large bedrooms can easily accommodate 4 people
- C) Father’s complaint to DSD: “2 bedrooms in my
son’s house have no windows.”

Bedroom in garage



CODE VIOLATIONS CONTRIBUTING TO OVERCROWDING ILLEGAL BEDROOMS

Living Room /dining room/ etc divided for 2 bedrooms

[reply](#)

[prohibited](#) ^[2]

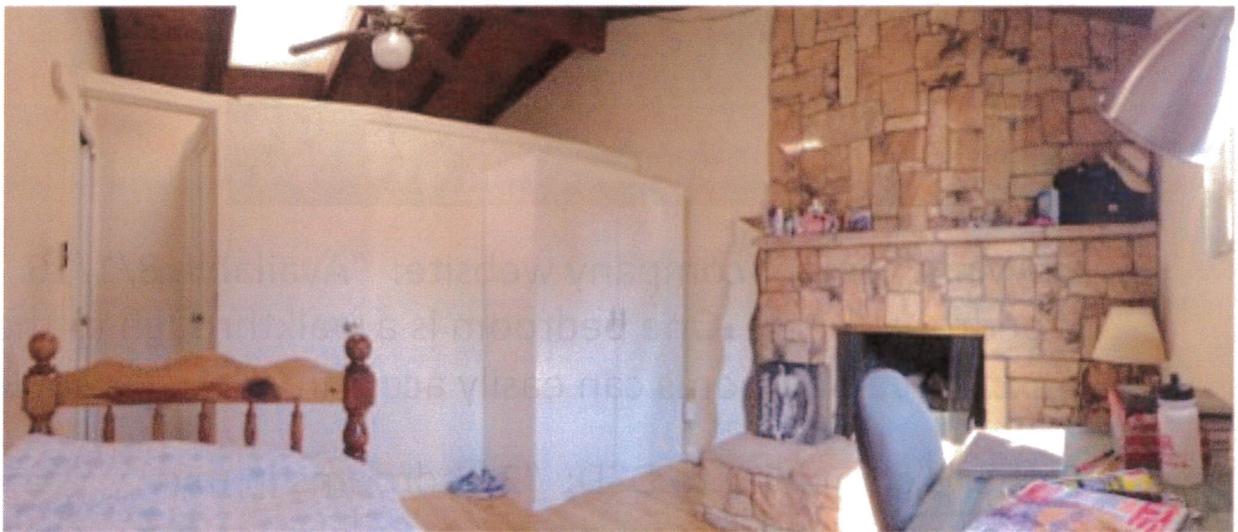
Posted: 10 hours ago

[◀ prev](#)



[next ▶](#)

★ \$575 5min to SDSU--Available December 22nd--Only Female



The other side of
divider above

ADS FOR ILLEGAL BEDROOMS

[Windowless Room \(also individual room keys\)](#)

[spam/overpost](#)

[best of craigslist](#)

\$500 / 100ft² - Extra room for rent-Dec 1st (Near SDSU)

Date: 2012-11-28, 11:12AM PST

Reply to this post 2qst5-3432259215@hous.craigslist.org [\[Errors when replying to ads?\]](#)

\$500 1 Block From SDSU/All Utilities Included (San Diego)

This is a great house that is located off Mary Lane Drive, one block away from SDSU campus. Move in on the 1st. If sooner we may be able to work something out. \$500/month with \$200 deposit. Its a month-to-month lease. Its the middle room(no windows). 5 other roomates(all guys).

Amenities Include:

- All utilities paid (water, sewer, garbage, electricity)
- Cable and WiFi included
- Unlimited washer/dryer use (no cost)
- Full use of all common areas (kitchen, living room)
- Great outdoor space, gas BBQ
- Extremely close to campus (5 minute walk)
- Tons of local eateries, Starbucks, Ralph's, etc in walking distance
- Hardwood flooring throughout
- Driveway parking/B-Permit street parking
- Trolley station/bus line 1/2 block form house
- Overnight guest ok

Most all of the other residents are college aged-but very fun, down to earth and respectful. Rooms come with a lock/key. Shared bathroom. Not a party house but we do go out some and BBQ on weekends. Email or txt/call 619-929-8502 with questions or to view!

***420 ok

[Room separate from house, no bathroom](#)

[best of craigslist](#)

\$650 / 350ft² - Unattached Room for rent (Rincon Street) (map)

Date: 2012-02-19, 7:14PM PST

Reply to: sstqq-2860411633@hous.craigslist.org [\[Errors when replying to ads?\]](#)

Hello. We currently have a very large bedroom for rent in 5 bedroom house. The room is kind of unique. It is 350 square feet and separate from the house, its HUGE! It is fully functional as a room, but does not have its own bathroom. The bathroom is in the house. In the house are 5 very cool and chill guys, we are also looking for someone that is easy to get along with (ages 20-19). We prefer non-smokers and non-drinkers. You will have full access to the house ie: kitchen, dining room, living room, and bathroom. We have big screen TV's,

ADS FOR GARAGE BEDROOMS



2015
Minidorm garage being
To bedroom

\$525 / 320ft² - Room for spring semester (SDSU)

[best of craigslist](#)

Date: 2012-01-07, 4:52PM PST

Reply to: hous-akhtr-2788720454@craigslist.org [Errors when replying to ads?]

1 room and/or converted garage available. Garage is separate from the house, good for couples. Spacious, carpeted, own sink, kitchen area. Share house with 3 male SDSU seniors. 1 Room in house also available - arrangements are negotiable



4 bedroom, 2 1/2 bathroom house with fenced in backyard.

AVAILABLE IMMEDIATELY!

I'm moving out and offering this AMAZING DEAL to another broke college student. The room for rent is a converted garage. Sounds a bit ghetto... but its really not bad. The walls are drywalled and have crown molding, there is a ceiling fan and a window with blinds. The floor is cement, but currently 3/4 covered with a big rug. besides a big mirror, some built in shelves, and desk, it will be unfurnished. It is the largest "room" in the house. The garage door, is still a garage door. It opens and closes but has a lock so no worries of someone breaking in. The house is in a nice area, about 2 miles from SDSU. The surrounding homes belong to elderly people and other college rentals. The garage is separated from the rest of the house by 2 doors and a small hallway. In this small hallway is your own personal half bathroom... just a toilet and sink/vanity. Its great for privacy and getting ready in your underwear haha. There are two other full bathrooms in the house to shower in. The kitchen is full of dishes, pots and pans for everyone to use. The living room has a big suede couch and an old school big screen tv with cable and netflix. The carpets have been steam cleaned twice in the last 6 months. The backyard has astroturf for grass, a built in fireplace and a bbq grill for summer.

3:7 EXAMPLES OF STORAGE VIOLATIONS

Interior Furniture used Outside



Interior furniture left outside after a party



Furniture used on roofs



Furniture abandoned at semester's end



DATA IN SUPPORT OF
MINIDORM LEGISLATION

SECTION 3

**IMPACT ON
SAN DIEGO POLICE
DEPARTMENT**



IMPACT OF MINI-DORMS ON SAN DIEGO POLICE DEPARTMENT

Since 2011 SDPD has issued in College Area:

2953 1st Response Notices

229 CAPPs

400 Administrative Citations (est.)

1. ADDRESSING PARTY / NOISE DISTURBANCES

The party scene at SDSU is notorious, though Playboy no longer ranks SDSU as the 3rd ranked party school in the nation. The density of supersized high occupancy minidorms close to campus is a major factor in the party scene. When many student houses are close together there is a tendency for what might just be a big party of 50+ to morph into a street party of 200-300 people as revelers use their smart phones to find the next party house, and move from party to party, often partying in the street. Eastern Division Police report that when one party is shut down revelers just move to the next house.

An extreme example of out of control partying followed the 2nd Aztec Nights Event in Fall 2015. So many people partied in the streets following the first event that police were forced to call in off-duty SDPD personnel and SDSUPD officers from CSU campuses (Fullerton, Long Beach and San Marco) to help.

Some owners/managers feed into this reputation by featuring the social scene in mini-dorm rental ads (*Exhibits 3:1, p. 68*)

Three formal programs have been established to address party and noise disturbances: **First Response Notice**, **Community Assisted Party Plan (CAPP)** and **Administrative Citations**, along with some informal activities. DSD Code Enforcement Division Office is also involved with Administrative Citations; the SDSU Police Department works closely with SDPD on all aspects of responding to student based disruptions in the community.

A. First Response Notice

Due process requires that violators be given fair warning of the potential consequences of nuisance behavior. Therefore, SDPD has implemented a First Response Notice warning system.

1. If violators receive two first response notices within 30 days, they receive an Administrative Citation or CAPP, at the officer's discretion. (See below)

2. If the second violation occurs 31 or more days after the first violation, the process begins all over again, and the violator gets another First Response Notice.
3. Records must be kept of all FRN's so that officers responding to a party call know if the house has received a FRN in the past month.
4. **2953 1st Response Notices** (FRN) have been issued by SDPD Eastern Division since 2011, virtually all in the College Area.
5. The FRN is the first step in the CAPP process
5. No information about specific FRN's is available, only the numbers

B. CAPP PROGRAM

1. The CAPP Program Explained.

The College Area Party Plan (CAPP) was created in 2002 by the San Diego Police Department's Mid-City Division in direct response to the problems created by repeated party calls around SDSU. The program was renamed the Community Assisted Party Plan and now encompasses the City of San Diego.

The College Area CAPP program is now administered by the SDPD Eastern Division's Community Resource Officer.

A house is CAPPED for a year, regardless of who lives there, and CAPP must be disclosed in the lease.

2. How CAPP works and how it impacts **SDPD**

- a. Anytime **SDPD** is called for a party at a house with a FRN in the last month they generally either issue an Administrative Citation or CAPP the house.
- b. "CAPPING" a house means officers must prepare the documentation justifying the CAPP. The CRO then completes the documentation, and implements the CAPP, which entails contacting the owner of the property and the residents of the house.
- c. Records must be kept and available to patrols because if they are called for a party at a CAPP house they issue an Administrative Citation.
- d. **SDPD** notifies the owner of the CAPPED house by letter.
- e. **SDPD** periodically shares the list of CAPPED houses with **SDSUDP** as a matter of courtesy.

3. CAPP data for 2011-15 (from the Eastern Division CRO)

a. Number of CAPPed houses in the College Area

- **229** houses have been CAPPed since 2011.
- The number of CAPPed houses has increased dramatically in just 1 ½ years
 71 CAPPed Nov. 2015 **38** CAPPed April 2014
- The College Area has a demonstrable impact on Eastern Division resources.

CAPPED HOUSES in SDPD EASTERN DIVISION for Selected Periods 2013-2016

Dates	CAPPed Houses College Area (Beats 326, 327)	CAPPed Houses Rest of Eastern Div. (11 Beats excluding College)	TOTAL CAPPed Houses (13 Beats)	% Eastern Div. CAPPed Houses in College Area
4/2013 - 4/2014	39	4	43	90.7%
8/2013 - 8/2014	39	1	40	97.5%
1/2015 - 11/2015	71	4	75	94.7%
1/2015 - 2/7/2016	65	4	69	94.2%

b. A sample of 155 mini-dorms known to have been CAPPed at some point since 2012 showed:

- 15% are repeat party houses
 - 22 have been CAPPed two times
 - 1 has been CAPPed three time
- Some owners have several mini-dorms with CAPPs
 - 7 owners have had 2 different properties CAPPed, 3 twice
 - 5 owners have had 3 different properties CAPPed, 2 twice
 - 1 owner has had 5 different properties CAPPed, 4 twice
 - 1 owner has had 7 different properties CAPPed, 2 twice

- Super-sized mini-dorms are somewhat more likely to be CAPPED
 - 54% of CAPPED houses have 5 + bedrooms;
 - Super-sized (5+ BR) houses are 40% of all identified mini-dorms
- Certain streets are, apparently, party streets
 - 30% of CAPPED houses are on 54th, Mary Lane and Dorothy Dr. & Way

Exhibit 3:2, p. 69, known CAPPED houses in College Area

C ADMINISTRATIVE CITATION PROGRAM

ALSO IMPACTS: DSD CODE ENFORCEMENT

1. Background

Due to the long lead time required for CAPPs and the continued violations, even at CAPPED houses, **SDPD** and **CED** instituted another program, which would have immediate consequences for non-compliant nuisance behavior, the Administrative Citation Program (Admin Cite.)

The Administrative Citation program requires substantial time and effort by the Police Department and Code Enforcement Division, as more Administrative Citations are issued than CAPPs

2. How Admin Cites work and impact **SDPD, CED**

a. Admin Cites (typically \$1,000) may be written to all residents present and sometimes to the owner:

- (1) when the house has been CAPPED
- (2) when there has been a FRN in the past 30 days but the officer deems a CAPP is not warranted.
- (3) without a recent FRN if the hosts are uncooperative.

b. This takes considerable additional officers' time because hosts must be identified and information gathered & recorded on each to issue admin cites. That information must be maintained for future use.

c. When Admin Cites are issued at a house **SDPD** issues citations to the tenants.

d. If the house is CAPPED the owner also receives an Admin Cite;
Code Enforcement Division conducts an investigation and issues the citation by letter.

e. **SDPD** periodically sends **SDSUPD** a copy of Admin Cites as a courtesy.

f. Admin Cites can be appealed. **CED** in conjunction with **SDPD** must then prepare a case and appear before a hearing officer. Fewer than 20% of Admin Cites are appealed; all have been upheld while in the Eastern jurisdiction.

3. Admin Cite statistics

- a. There are currently **151** Admin Cite files at SDPD Eastern Division office (each file contains information on one address); 62 have been compiled since the current CRO took charge.
- b. **163** Admin Cites are in these 62 files, an average of 2.6 per address.
- c. Extrapolating from the average of 2.6 Admin Cites per residence we can estimate there have been close to **400** Admin Cites issued in the last 5 years or so.

D. POLICE VISITS TO PARTY HOUSES

While not a formal program, this voluntary **SDPD** activity has proved effective, but is labor intensive. When a party house has established a record of big disturbances / uncooperative behavior, or at the request of neighbors, **SDPD** officers (typically the CRO), often accompanied by a **SDSU PD** officer, make a day time call on residents of the party house to ask for greater cooperation and explain consequences.

E. SDSU STAFF INVOLVEMENT

1. **SDPD** sends copies of all Admin Cites to the **SDSU PD**.
2. **SDSU Office of Student Rights and Responsibilities**. Students who have received an Admin Cite are referred to this office.
3. Other SDSU personnel, especially **coaches**.
When a house of student athletes has been particularly disruptive coaches have, on occasion, been called in to meet with their athletes at the house with warnings or sanctions.

D. COLLEGE AREA, ESPECIALLY THE MINI-DORM AREA, AS A % OF EASTERN DIVISION CALLS

1. The College Area, which comprises two of the 13 Eastern Division beats, in the year 9/30/2014 - 10/1/2015 accounted for:
 - 97% of loud party calls
 - 39% of disturbing the peace/noise calls
 - 19% of disturbing the peace with violence calls.

2. SDPD PARKING ENFORCEMENT UNIT of SDPD

On-street parking is another aspect of the College Area heavily impacted by the large number of students living in high occupancy mini-dorms, which were built to accommodate 2-3 cars parked off the street. This is especially an issue on streets with multiple mini-dorms.

The problem of students parking on neighborhood streets became so great that the city introduced a Residential Permit Parking District, operative only on weekdays, for those streets choosing to participate. Each house may have up to four (\$15) permits, sufficient for a typical family but completely inadequate for the supersized minidorms (5+ bedrooms) which continue to be approved in the College Area. SDPD's Parking Enforcement Unit patrols streets and tickets cars without a B permit.

Complete statistics are not available to document the full impact of the parking problem created by the high concentration of driving age adults in single family homes near campus, but the Parking Enforcement Unit has provided data on parking violations on **five streets** within Sector B of the patrol area for 2014 and 2015. These **five streets** alone generate approximately **2,000** parking violations a year, with over **1,000** violations a year on a single mini-dorm heavy street, Mary Lane Drive. (The entire 50+ page document of 2014-15 parking violations on these five streets is available on request from Council District 9)

Parking Violations on 5 College Area Streets.

Street	2014 violations	2015 violations	Total Violations
Campanile Dr.	381	407	788
Campanile Way	82	84	146
Dorothy Dr.	377	354	731
Dorothy Way	112	99	211
Mary Lane Dr.	1147	1040	2187
Total	2099	1964	4063

The specific categories of violations on these five streets are detailed in the table below. 85% of violations in 2014 and 77% in 2015 were for parking without a B permit.

Types of parking violations on 5 mini-dorm heavy streets near SDSU

Violations by Type	2014	2014
ALLEY PARKING	7	7
CURRENT REGISTRATION NOT DISPLAYED	164	164
DISABLED PARKING	2	2
DRIVEWAY	21	21
FIRE HYDRANT	6	6
PARKWAY	3	3
PASSENGER ZONE	2	2
RED ZONE	15	15
RESIDENTIAL PERMIT A	16	16
RESIDENTIAL PERMIT B	1718	1718
RT WHEEL OVER 18 INCHES FROM CURB	10	10
SIDEWALK	74	74
SIDEWALK ACCESS RAMP	1	1
VEHICLE NOT MOVED 1/10 MILE IN 72 HOURS	1	1
VEHICLE ON PRIVATE PROPERTY	25	25
VIOLATION OF SIGNS (SDMC)	4	4
WHEEL CRAMPING-HILL	30	30
Grand Total	2099	1964

EXHIBITS FOR IMPACT ON POLICE DEPARTMENT

3:1 Example of management ad touting social scene (some talk of good party yard)

7 beds 3 baths 1,916 sqft

Huge 7 bedroom college house available mid-July 2013-This house is on Mary Lane, a very popular and social street for SDSU students-The street is full of student houses so prepare to make lots of friends!

3.2 Known ever CAPPED houses in the College Area

(Addresses in red have more than one violation)

54th St. 4579	Brockbank 5166	Dorothy Dr. 5539	Marylane Dr. 5657
54th St. 4781	Brockbank 5358	Dorothy Dr. 5555	Marylane Dr. 5670
54th St. 4793	Brockbank 5413	Dorothy Dr. 5602	Marylane Dr. 5681
54th St. 4865	Campanile Dr. 4967	Dorothy Dr. 5610	Marylane Dr. 5705
54th St. 4926	Campanile Dr. 4972	Dorothy Dr. 5614	Marylane Dr. 5720
54th St. 4974	Campanile Dr. 5003	Dorothy Dr. 5623	Marylane Dr. 5755
54th St. 5002	Campanile Dr. 5009	Dorothy Dr. 5754	Marylane Dr. 5767
54th St. 5009	Campanile DR. 5010	Dorothy Dr. 6161	Marylane Dr. 6134
54th St. 5057	Campanile Dr. 5033	Dorothy Dr. 6182	Marylane Dr. 6145
54th St. 5065	Campanile Dr. 5059	Dorothy Dr. 6242	Marylane Dr. 6172
54th St. 5073	Campanile Way 5623	Dorothy Way 5604	Marylane Dr. 6215
55th Pl. 5086	Catoctin 5168	Dorothy Way 5612	Marylane Dr. 6262
55th St. 5071	Catoctin 5229	Dorothy Way 5615	Mesita Dr. 6131
60th St. 4734	Chaparral Way 4904	Dorothy Way 5643	Mesita Dr. 6145
62nd St. 4828	Chaparral Way 4946	Dorothy Way 5644	Montezuma 5775
63rd St. 4903	Chaparral Way 5075	Dorothy Way 5666	Montezuma 6159
63rd St. 4912	Colege Ave. 5017	E Falls View 5375	Montezuma 6461
63rd St. 4961	College Ave. 4911	East Falls View 5122	Montezuma 6480
63rd St. 5045	College Ave. 5035	East Falls View 5131	Montezuma 6482
63rd St. 5115	College Ave. 5041	East Falls View 5135	New Mills Rd 5453
63rd St. 5160	College Ave. 5050	East Falls View 5251	New Mills Rd. 5493
64th St. 4946	College Ave. 5053	East Falls View 5325	Pontiac St. 6230
Adams Ave. 5944	College Ave. 5059	Ewing St. 5119	Redding Rd. 5325
Adobe Dr 6240	College Ave. 5074	Ewing St. 5165	Redding Rd. 5376
Adobe Dr 6241	College Gardens Ct. 5216	Faber Way 5095	Rincon 5137
Alumni Pl. 5067	College Pl. 5064	Hardy 5560	Rincon 5138
Alumni Pl. 5125	College Pl. 5076	Hardy 5600	Rockford 5001
Art St. 4837	Collier Ave. 5481	Hardy 5712	Rockford 5002
Art St. 4861	Connie Dr. 6307	Joan Ct. 5230	Rockford 5018
Art St. 5021	Connie Dr. 6323	Joan Ct. 5260	Rockford 5054
Art St. 5077	Connie Dr. 6328	linda paseo 5540 #3	Rockford 5060
Atlanta Dr. 4875	Connie Dr. 6331	Maisel Way 5452	Rose 6264
Baja Dr. 5443	Cresita Dr. 4909	Marylane Dr. 5423	Tipton St. 5243
Baja Dr. 5460	Cresita Dr. 4971	Marylane Dr. 5470	Tipton St. 5254
Baja Dr. 5497	Curry Dr. 4850	Marylane Dr. 5555	Tipton St. 5261
Baja Dr. 5519	Curry Dr. 4995	Marylane Dr. 5567	Tipton St. 5272
Baja Dr. 5582	Debby Dr. 5067	Marylane Dr. 5578	W. Falls View 5340
Baja Dr. 5867	Dorothy Dr. 5515	Marylane Dr. 5633	W. Falls View 5339
Barbarossa Dr. 4802			

DATA IN SUPPORT OF
MINIDORM LEGISLATION

SECTION 4

**IMPACT ON
ENVIRONMENTAL SERVICES
DEPARTMENT**



IMPACT OF MINIDORMS ON ENVIRONMENTAL SERVICES DEPARTMENT

College Area Trash Issues

- I. Trash issues, many associated with minidorms, have long been a concern in the College Area. Environmental Services Department (ESD) has identified the following reasons the College Area is far more impacted by trash issues than a typical single family neighborhood. These are directly related to high occupancy minidorms.
 - A. Students are unaware of or indifferent to the code.
 - B. The education-notification-citation process starts over every semester.
 - C. During holiday times, and often on weekends, containers stay in the street the entire weekend or longer as there is no Code Enforcement on weekends or Holidays.
 - D. Containers have been stolen from other parts of San Diego and brought to the SDSU area.
 - This creates a problem for ESD which must identify and contact the correct property owner to achieve compliance.
 - E. Due to the **over occupancy** of some student housing and subsequent parking problems, containers are pulled off the street after collection day, then placed back into the right of way in efforts to preserve parking space(es) in front of a given property.

II. ESD's Increased Activity Level in the College Area

Trash has become such a problem that Environmental Services Department (ESD) has been forced to significantly increase its activity in the College Area by implementing the following:

- A. Assigned 3 additional Code Compliance Officers (CCO) to assist the assigned College Area CCO beginning December 2013. The added CCOs are in the College Area twice a year for one month to deal with the large amount of extra trash accumulating at the end of each semester, when many students leave their furniture and trash behind. *(See exhibit 3:7, p. 95, for examples of one kind of post semester trash, sofas left in the street)*
 - If a CCO sees furniture in the public right of way he fills out a worksheet to get a truck to pick up large items.
 - If items are on private property a notice of violation is sent to the owner.

B. Divided the College Area into 8 sections and assigned a CCO to one or several areas to do inspections. The following are steps taken over a 6 month period. After 6 months the process begins anew, which it typically does in the College Area.

1. 1st Inspection:

- Notice put on containers left in street after collection day & photo taken
- Notice of Violation letters are sent to the property owner and occupant.

2. 2nd Inspection:

- Second tag applied if container still there and 2nd photo taken.
- A \$ 100 administrative citation may be issued to the property owner

3. 3rd Inspection:

- Third tag applied if container still there and 3rd photo taken
- A \$250 administrative citation may be issued to property owner

4. Repeat violations:

- Fines may increase from \$100 to \$1,000.

C. Assigned a CCO to drive the College Area every Monday to maintain compliance. (College Area trash pickup is Friday thus cans found by the CCO have been left in the street all weekend)

III. ESD generated data for the College Area using a variety of work codes to show code violations, and provided comparable data for the neighboring-Kensington-Talmadge Community Planning Area.

ESD data makes clear that the additional work in the College Area is localized, disproportionately coming from minidorm heavy streets, and identifies certain properties that create more than their share of work.

A. In one month, January 2014, 147 containers were tagged and notices issued to 103 property owners and tenants.

B.. Comparing the impact of minidorms in College Area & non-minidorm community

<u>VIOLATION</u>	<u>COLLEGE AREA</u>		<u>KENSINGTON-TALMADGE</u>	
	2014	2015	2014	2015
Waste on Private Property	62	110	28	34
Remove dumped debris	21	40	18	24
Cans left out (public right of way)	120	74	13	22
Cans Out	71	62	10	10
TOTAL VIOLATIONS	274	286	69	90

- C. High occupancy minidorms are responsible for this extra burden on ESD as indicated by the number of violations on minidorm heavy streets. Note, data in three cases is for a single block

Street	Houses in violation 2014	Houses in violation 2015
Mary Lane Dr 5000 block (98% minidorms)	27	30
College Ave.	13	18
Dorothy Dr 6000 block a single block mainly minidorms	13	12
54th St. 5000 block a single block mainly minidorms	9	16
63rd St.	12	10
Brockbanck Pl. (few blocks, houses 1 side)	11	7
Baja Dr.	6	13
Dorothy Dr. 5000 block & Dorothy way	7	13

- D. A few minidorms contributed more than their share of trash in 2014 & 2015.

60 properties generated 157 of 550 College Area trash violations in 2014 and 2015.

***** 7 % OF KNOWN MINIDORMS RESPONSIBLE FOR 28% OF TRASH VIOLATIONS IN THE ENTIRE COLLEGE AREA!**

In 2014-15 1 minidorm 6 violations

1 minidorm 4 violations

16 minidorms 3 violations

42 minidorms 2 violations

TOO MANY RESIDENTS = TOO MUCH TRASH FOR BINS



TOO MUCH TRASH FOR THE BINS



TRASH DOESN'T ALWAYS MAKE IT TO COLLECTION



SOMETIME IT IS TOO BIG FOR TRASH TRUCKS



THIS IS A "FAMILY'S" TRASH?



TOO OFTEN CANS ARE PUT OUT, LEFT OUT & TAGGED





DATA IN SUPPORT OF
MINIDORM LEGISLATION

SECTION 5

**IMPACT ON
THE DEVELOPMENT SERVICES
DEPARTMENT**



IMPACT ON DEVELOPMENT SERVICES - CODE ENFORCEMENT

The College Area, especially the area close to SDSU, generates significant work for Development Services Department (DSD) that is specifically associated with the concentration of high occupancy minidorms. This fact is borne out in an analysis of recent code violations found on Open DSD within the general geographic parameters of the College Area. *(Details in Exhibit 3:3, pgs. 73-80)*

The 216 recent violations for the College Area extracted from this file, which represent open cases or those closed within the last 6 months, show that nearly half (45%) of all violations recorded in the College Area are unequivocally minidorm related: The RHOP (see explanation below) and front yard Parking (of particular concern to the College Area mainly because of minidorm abuses). In addition, while less specific to minidorms, unpermitted building (usually bedroom conversions), garage conversions, and SDPD referred noise complaints (*see Impact on SDPD, pg. 62-66*) are often associated with minidorms and comprise nearly a quarter (23%) of violations in the College Area.

Recent Code violations in College Area (in order of frequency) from OpenDSD

Violation	Number	Approx. % of Total
Zoning: Parking in the front Yard	66	31
Zoning: RHOP	31	14
Building: unpermitted work	26	12
Building: miscellaneous	15	7
Zoning: Storage/Hoarding	15	7
Noise: SDPD referral	13	6
Zoning: Garage Conversion	11	5
Zoning: Abandoned Properties	11	5
Other: substandard housing, uninhabitable living conditions	28	13
Total	216	

RESIDENTIAL HIGH OCCUPANCY PERMITS (RHOP) and ROOMING HOUSE ORDINANCE (RHO) Explained

The **Rooming House Ordinance**, passed in 2007, declared that a house in a single family zone with more than three separate leases is a Rooming House, and is not permitted in single family zones. Landlords responded by putting all tenants in a house under one master lease, even when rooms are rented separately. The Code Enforcement Division (CED) responded by, in effect, deeming this ordinance unenforceable, and declining to enforce it. In an attempt to remedy this situation, the ordinance was revised in 2015. To our knowledge, there has still been no effort to enforce this ordinance, and there have been no cases. If any attempt was made to enforce the ordinance, there would be significant impacts on CED.

The Residential High Occupancy Permit Ordinance, also passed in 2007, made it necessary for any house in a single family zone with more than five adult occupants to get a RHOP. In order to obtain this permit the owner must provide one parking space for all but one adult occupant in the house who has a car. The permit must be renewed annually, at a cost of \$1,000 (a small sum for property owners bringing in \$3,500 - \$6,000 per month). This ordinance, too, has received only cursory enforcement. No annual renewal process has been established, contrary to the requirements of the ordinance. Consequently, many owners obtain the permit only once (when their property is expanded or they are reported by a neighbor), if at all, and do not renew subsequently. Further, there is no attempt to verify the validity of the occupants' statements that they do not have cars.

Nonetheless, the ordinance has had **disastrous consequences** in the College Area. Rather than discouraging supersized minidorms, it has encouraged landlords to pave over entire back yards for hotel/apartment style parking, further degrading the single family character of the neighborhood. *(See photos of supersized minidorms with apartment style parking lots, Exhibit 1:3, pgs. 4-21 in Section I.)*

The attached table, **RHOP Complaints 2008-16** (*Source: DSD Code Enforcement Division*), shows that of 353 citizen complaints about high occupancy houses throughout the city since 2008, **118, a third of all complaints** are from the College Area. *(Exhibit 3:4, pgs. 81-83, RHOP Complaints in College Area.)*

Landlords have become adept at hiding additional occupants, instructing tenants to refuse admittance to inspectors, and going so far as to remove mattresses before a scheduled inspection and replace them afterwards. This is reflected in the extraordinarily low number of RHOPs on file, given that it is likely that the great majority of the 324 identified supersized (5+ bedrooms) should have one. Data from DSD and CACC/CVC records supports the contention that very few RHOPs have been issued and that this is almost exclusively a College Area impact on DSD-Permit Division resources.

2013: 21 RHOPs, 19 in college area
2014: 41 RHOPs, 39 in college area
2015: 35 RHOPs, 34 in college area

And only 66 of the 196 in a sample of supersize minidorms (see below) have ever had a RHOP. Over half of those (46) did not renew.

The number of complaints about likely RHOP violations and the work entailed in investigating them caused DSD to add a staff position in 2014 to address the problem of nuisance rental housing throughout the city, but mainly in the College Area.

A SNAPSHOT OF SUPERSIZED MINIDORM GENERATED WORKLOAD FOR DSD

Data from 196 supersized minidorms in the College Area provide a glimpse into how much work they create for DSD. These 196 are a sample of the 324 identified 5+ bedroom minidorms discussed in section I of this report. They have been brought to the attention of the College Area Community Council's Code Violation Committee (CACCC-CVC), largely by complaints from College Area residents. This "sample" is limited to supersized (5+ BR) minidorms because this is the category the proposed ordinance seeks to regulate through the CUP process.

Two data sources show the increased work load generated by these large minidorms.

1. Open DSD code violations section shows that 75% of these 196 supersize minidorms had 1-8 violations and nearly one third (29%) had 3 or more for a single house. Together these supersized minidorms have generated **350** code violations requiring DSD attention.
2. The specific data related to each house in the CACC-CVC supersize minidorm data base provides another indication of the impact these large minidorms have on the city. The attached spreadsheet shows data for building expansion, RHOP activity, building violations and behavior violations. The majority (82%) of these minidorms have some city involvement in one of these categories and nearly half (45%) have involved the city in two or more categories. This underestimates the demand for services because it obscures the number of separate incidents in a single category. For example, one house had 4 SDPD noise referrals to CED. (*Exhibit 3:5, pgs. 84-88 for this data*)

While we don't have exactly comparable data on these types of code violations for others parts of the College Area or similar neighborhoods throughout the city, it seems unlikely that the same number of houses elsewhere would generate this type of demand on staff time. Data presented elsewhere in this report confirm that this is the case. (*See SDPD data comparing College Area to the rest of Eastern Division, pgs. 64 and 66 in Impact on SDPD and Trash data comparing College Area to Kensington-Talmadge, p. 95 in Impact on ESD*)

LIST OF COLLEGE AREA CODE VIOLATIONS

ADDRESS	VIOLATION	OPEN DATE	LAST ACTION	ACTION DATE	COMPLAINT TYPE	CLOSE DATE	REASON
4540 54TH ST	Electrifaal plugs are gone	8/3/2015	Case Opened - Inspection Prep	8/24/2015	Building-Miscellaneous	8/6/2015	No Violation
4793 54TH ST	Construction of two enclosed patios encroaching into rear yard setback	7/31/2015	DSD Construction Permit - Compliance Period	12/3/2015	Building-Miscellaneous	12/30/2015	Compliance
4914 54TH ST	Parking in front yard	11/9/2015	Administrative Citation - Compliance Period	12/11/2015	Zoning-Parking in Front Yard	12/17/2015	Compliance
5009 54TH ST	Violation of current RHOP	1/27/2015	Administrative Citation Warning - Compliance Period	11/28/2015	Zoning-Residential High Occupancy	12/7/2015	No Violation
5033 54TH ST	parking vehicles in front yard, jumping curb to park onto property.	10/15/2015	Administrative Citation Warning - Issue	11/6/2015	Zoning-Parking in Front Yard	11/4/2015	No Violation
5033 54TH ST	Parking in front yard	11/10/2015	Administrative Citation - Compliance Period	12/11/2015	Zoning-Parking in Front Yard	12/17/2015	Compliance
5041 54TH ST	parking on the front yard/lawn.	11/10/2015	Administrative Citation - Compliance Period	12/11/2015	Zoning-Parking in Front Yard	12/17/2015	Compliance
5057 54TH ST	remtal - vehicles parking crosswise in front yard.	10/15/2015	Administrative Citation Warning - Compliance Period	12/21/2015	Zoning-Parking in Front Yard	12/17/2015	Compliance
5065 54TH ST	vehicles parking crosswise on the front lawn.	10/15/2015	Administrative Citation Warning - Compliance Period	12/18/2015	Zoning-Parking in Front Yard	11/20/2015	Compliance
5073 54TH ST	Parking in the Front Yard	10/19/2015	Administrative Citation - Compliance Period	12/11/2015	Zoning-Parking in Front Yard	12/17/2015	Compliance
5091 54TH ST	Cars parking on the lawn	7/20/2015	Administrative Citation - Compliance Period	12/3/2015	Zoning-Parking in Front Yard	12/1/2015	Compliance
5087 55TH PL	parking on the front yard/lawn.	11/10/2015	Administrative Citation - Compliance Period	12/11/2015	Zoning-Parking in Front Yard		
4534 55TH ST	Vacant Property	8/15/2013	Vacant Property Monitoring - Inspection	9/2/2015	Zoning-Abandoned Properties (P2)		
4560 55TH ST	p/o violating 4'standard setback, has been remodeling for a long long time, years, no permits	9/12/2013	DSD Construction Permit - Compliance Period	7/24/2015	Building-Unpermitted Work		
5054 55TH ST	Parking on paved area in the front yard.	8/4/2015	Case Opened - Inspection Prep	8/25/2015	Zoning-Parking in Front Yard	10/1/2015	Compliance
5071 55TH ST	Rhop	4/2/2015	Administrative Citation Warning - Compliance Period	10/4/2015	Zoning-Residential High Occupancy	10/21/2015	Compliance
4520 62ND ST	Dilapidating and abandoned shed structure on property	9/3/2015	Case Opened - Inspection Prep	9/25/2015	Zoning - Miscellaneous	9/11/2015	No Violation
4637 62ND ST	No heater and stairs don't have railing	1/19/2016	Case Opened - Inspection(P2)	1/26/2016	Building-Substandard Housing (P2)		
4790 62ND ST	Large motorhome parked in the front yard	9/3/2015	Administrative Citation Warning - Compliance Period	9/29/2015	Zoning-Parking in Front Yard	10/5/2015	
4808 63RD ST	At leaset 8 people living there	9/16/2014	DSD Construction Permit - Compliance Period	2/11/2016	Zoning-Residential High Occupancy		
4825 63RD ST	parking on the front yard/lawn.	11/10/2015	Administrative Citation - Compliance Period	12/11/2015	Zoning-Parking in Front Yard	12/21/2015	Compliance
4903 63RD ST	parking in the front yard.	11/10/2015	Administrative Citation - Compliance Period	12/11/2015	Zoning-Parking in Front Yard	1/21/2016	Compliance
4995 63RD ST	Parking in Front Yard	10/15/2015	Administrative Citation - Compliance Period	12/11/2015	Zoning-Parking in Front Yard		
5033 63RD ST	Empty fenced lot vacant for years. Fence not covering demolished sewage piping. There is a 4' hole that a dog or person could fall into.	9/2/2014	Vacant Property Monitoring - Inspection	7/29/2015	Zoning-Abandoned Properties (P2)		
5045 63RD ST	SDPD	10/23/2015	Administrative Citation - Compliance Period	12/11/2015	Noise-Other Offensive Noise	12/17/2015	Compliance
5045 63RD ST	Parking in the front yard.	1/25/2016	Case Opened - Inspection Prep	2/16/2016	Zoning-Parking in Front Yard		
5057 63RD ST	Parking in the front yard	11/10/2015	Administrative Citation - Compliance Period	12/11/2015	Zoning-Parking in Front Yard		
5071 63RD ST	Parking in front yard	10/19/2015	Administrative Citation - Compliance Period	12/24/2015	Zoning-Parking in Front Yard	12/17/2015	Compliance
5115 63RD ST	1) Violation of RHOP that is currently on file with the city. 2) Parking in the front yard	8/31/2015	Administrative Citation - Compliance Period	12/11/2015	Zoning-Parking in Front Yard		

LIST OF COLLEGE AREA CODE VIOLATIONS

5115 63RD ST	1) Violation of RHOP that is currently on file with the city. 2) Parking in the front yard	8/31/2015	Administrative Citation - Compliance Period	12/11/2015	Zoning-Residential High Occupancy	
5120 63RD ST	Parking in front yard	10/19/2015	Case Opened - Inspection	12/21/2015	Zoning-Parking in Front Yard	12/17/2015 Compliance
5125 63RD ST	Parking in Front Yard	10/19/2015	Case Opened - Inspection	12/21/2015	Zoning-Parking in Front Yard	12/21/2015 Compliance
5160 63RD ST	Parking in front yard	11/10/2015	Case Opened - Inspection Prep	12/4/2015	Zoning-Parking in Front Yard	12/21/2015 Compliance
4850 67TH ST	Vacant property with squatters	6/2/2015	Vacant Property Monitoring - Inspection	1/26/2016	Zoning-Abandoned Properties (P2)	1/28/2016 Compliance
5072 67TH ST	Vacant Property--for 4 years	9/28/2015	Case Opened - Inspection	11/5/2015	Zoning-Abandoned Properties (P2)	11/6/2015 No Violation
5077 67TH ST	Front house vacant and squatters in back house, worsening house conditions - broken windows, and trash.	5/10/2013	Vacant Property Monitoring - Inspection	6/30/2015	Zoning-Abandoned Properties (P2)	
5095 67TH ST	water leak/ac window mount leaking into bedroom/wall soaked, blowing air /ac.	10/2/2015	Case Opened - Inspection Prep	10/23/2015	Building-Miscellaneous	
4812 68TH ST	No running water and someone is staying in the garage.	11/17/2014	Administrative Citation Warning - Compliance Period	6/24/2015	Building-Miscellaneous	
4812 68TH ST	No running water and someone is staying in the garage.	11/12/2014	Administrative Citation Warning - Compliance Period	6/24/2015	Building-Unpermitted Work	
4965 68TH ST	Old car on jacks in the front yard	8/12/2015	Case Opened - inspection Prep	9/2/2015	Zoning-Parking in Front Yard	10/5/2015
5029 69TH ST	storage- throughout property. Bedbugs in apt #110, #109, #106 All in front 2nd story	6/30/2015	Administrative Citation Warning - Compliance Period	8/10/2015	Zoning-Storage/Hoarding	11/25/2015
4809 70TH ST		7/7/2015	Case Opened - Inspection Prep	7/28/2015	Building-Miscellaneous	9/30/2015 Compliance
4844 71ST ST Unit C	Auto Repair out of garage by alley	7/7/2015	Administrative Citation Warning - Issue	8/31/2015	Zoning-Unpermitted Business (Residential Zone)	8/26/2015
6113 ACORN ST	Fence is falling apart Storing appliances outside against damaged fence.	10/16/2015	Administrative Abatement - Notice Issued	12/4/2015	Zoning-Fence Violation	12/2/2015 No Violation
6113 ACORN ST	Fence is falling apart Storing appliances outside against damaged fence.	10/16/2015	Administrative Abatement - Notice Issued	12/4/2015	Zoning-Storage/Hoarding	12/2/2015 No Violation
6574 AIROSO AV	Vacant house, may have been broken into & occupied by homeless.	6/2/2015	Vacant Property Monitoring - Inspection	1/24/2016	Zoning-Abandoned Properties (P2)	1/22/2016 Compliance
6584 AIROSO AV	Cars parked on the front yard and side yard. Trash and debris covering the front yard.	8/26/2015	Case Opened - Inspection	9/18/2015	Zoning-Parking in Front Yard	9/24/2015
6584 AIROSO AV	Cars parked on the front yard and side yard. Trash and debris covering the front yard.	8/26/2015	Case Opened - Inspection	9/18/2015	Zoning-Storage/Hoarding	9/24/2015
6901 AIROSO AV	Per google maps 3 cars parked in front yard Trash accumulating in the yard, drained pool on property with graffiti in the pool	5/14/2015	Administrative Abatement - Notice Issued	12/7/2015	Zoning-Parking in Front Yard	12/1/2015 No Violation
6901 AIROSO AV	Per google maps 3 cars parked in front yard Trash accumulating in the yard, drained pool on property with graffiti in the pool	5/14/2015	Administrative Abatement - Notice Issued	12/7/2015	Zoning-Storage/Hoarding	12/1/2015 No Violation
4528 ALICE ST	OCCU UNPRMT STRU - [Addr: 4528 ALICE ST APN: 466-732-18 Owner: WILT, TERRY W]	4/12/2010	City Attorney Referral - Referred	2/27/2016	Building-Substandard Housing (P2)	
4652 ALICE ST	Homeless taking residence on side of private property. Urinating and defecating in yard.	11/30/2015	Case Opened - Inspection Prep	12/21/2015	Zoning - Miscellaneous	1/21/2016
5088 ALUMNI PL	Garage conversin w/electrical violations	1/17/2014	Case Opened - Inspection Prep	2/3/2014	Building-Miscellaneous	12/22/2015
5088 ALUMNI PL	Garage conversin w/electrical violations	1/17/2014	Case Opened - Inspection Prep	2/3/2014	Zoning-Garage Conversion	12/22/2015
5109 ALUMNI PL	They have added onto the garage and some sort of remodeling going on inside the house without a permit. They are working day and night.	8/24/2015	Case Opened - Inspection Prep	9/15/2015	Building-Unpermitted Work	
5126 ALUMNI PL	ssorage	6/4/2015	Administrative Citation - Compliance Period	12/11/2015	Zoning-Storage/Hoarding	
6871 ALVARADO RD Unit 1	There's mold in and around the bath tub and in the living room.	1/27/2016	Case Opened - Inspection(P2)	2/3/2016	Building-Substandard Housing (P2)	
6930 ALVARADO RD	Expired permit for WCF	1/26/2015	Administrative Citation Warning - Compliance Period	8/25/2015	Zoning-Discretionary Permit Violations	
6955 ALVARADO RD Unit 30	Cockroach infestation	9/23/2015	Case Opened - Inspection	1/8/2016	Building-Miscellaneous	1/8/2016

LIST OF COLLEGE AREA CODE VIOLATIONS

4837 ART ST	Mini-dorm house with several building code violations. Fence in disrepair, storage in the required yards, no access to the garage, broken windows, etc.	11/13/2012	DSD Construction Permit - Compliance Period	11/18/2015	Building-Uninhabitable Living Conditions (P1)	12/7/2015	Compliance
4837 ART ST	Mini-dorm house with several building code violations. Fence in disrepair, storage in the required yards, no access to the garage, broken windows, etc.	11/13/2012	DSD Construction Permit - Compliance Period	11/18/2015	Zoning-Fence Violation	12/7/2015	Compliance
4837 ART ST	Mini-dorm house with several building code violations. Fence in disrepair, storage in the required yards, no access to the garage, broken windows, etc.	11/13/2012	DSD Construction Permit - Compliance Period	11/18/2015	Zoning-Residential High Occupancy	12/7/2015	Compliance
4837 ART ST	Mini-dorm house with several building code violations. Fence in disrepair, storage in the required yards, no access to the garage, broken windows, etc.	11/13/2012	DSD Construction Permit - Compliance Period	11/18/2015	Zoning-Storage/Hoarding	12/7/2015	Compliance
4837 ART ST	SDPD Nuisance Noise	12/3/2015	Case Opened - Inspection Prep	12/24/2015	Noise-Nuisance Referral		
4883 ART ST	Parking in the front yard	8/5/2015	Administrative Citation Warning - Compliance Period	10/2/2015	Zoning-Parking in Front Yard	10/1/2015	Compliance
4883 ART ST	Parking in front yard	11/10/2015	Administrative Citation - Compliance Period	12/16/2015	Zoning-Parking in Front Yard	12/17/2015	Compliance
4904 ART ST	I observed substantial work inside this recently sold 2 bedroom 2 bath house and garage with plumbing, evidence of changing walls and possible addition of	9/9/2015	Case Opened - Inspection Prep	9/30/2015	Building-Unpermitted Work		
5021 ART ST	Parking in the front yard	9/16/2015	Case Opened - Inspection	11/2/2015	Zoning-Parking in Front Yard	11/3/2015	No Violation
5430 BAJA DR	Hillside behind property is falling. Owner draped tarp and sand bags to conceal and for remediation. Renters report that roof is leaking and falling in.	1/12/2016	Case Opened - Inspection	2/8/2016	Building-Substandard Housing (P2)		
5478 BAJA DR	Black sofa has been stored in the driveway for several weeks	11/18/2015	Case Opened - Inspection Prep	12/11/2015	Zoning-Storage/Hoarding	1/21/2016	
5485 BAJA DR	Construction material stored in front yard	9/25/2015	Case Opened - Inspection Prep	10/16/2015	Zoning-Storage/Hoarding	10/13/2015	
5491 BAJA DR	Parking in front yard	8/5/2015	Administrative Citation Warning - Compliance Period	9/26/2015	Zoning-Parking in Front Yard	9/10/2015	Compliance
5513 BAJA DR	Indoor and office furniture being stored in front yard. Indoor rug rolled up and stored on driveway	9/25/2015	Case Opened - Inspection Prep	10/16/2015	Zoning-Storage/Hoarding	10/23/2015	
5513 BAJA DR	storage - tenant removed broken chairs & rolled rug from front of house & side of, other similar items.	11/18/2015	Administrative Citation Warning - Issue	1/26/2016	Zoning-Storage/Hoarding	1/21/2016	
5661 BAJA DR	Chicken coop in zone setback in the backyard	8/24/2015	Case Opened - Inspection Prep	9/15/2015	Zoning - Miscellaneous	9/16/2015	Compliance
5820 BAJA DR	Parking in the front yard	11/10/2015	Administrative Citation - Compliance Period	12/11/2015	Zoning-Parking in Front Yard		
5853 BAJA DR	Parking in the front yard	11/10/2015	Administrative Citation - Compliance Period	12/11/2015	Zoning-Parking in Front Yard	12/17/2015	
4830 BAYLOR DR	Started construction without permits and now it is open and not fenced off	11/16/2015	Case Opened - Inspection	2/8/2016	Building-Unpermitted Work		
4411 1/3 BERTING ST	Property neglected Items stored under tarps	8/26/2015	Administrative Citation Warning - Compliance Period	2/26/2016	Zoning-Storage/Hoarding		
5145 BOCAW PL	Illegal dwelling unit.	7/25/2014	Civil Penalty Notice And Order - Compliance Period	6/23/2015	Building-Unpermitted Work	9/9/2015	Compliance
5145 BOCAW PL	Storage issue in backyard.	10/26/2015	Administrative Citation Warning - Compliance Period	12/23/2015	Zoning-Storage/Hoarding	11/24/2015	Compliance
5130 BROCKBANK PL	Parking in front yard	8/5/2015	Administrative Citation Warning - Compliance Period	12/17/2015	Zoning-Parking in Front Yard	11/12/2015	Compliance
5178 BROCKBANK PL	Parking in the front yard	11/10/2015	Administrative Citation - Compliance Period	12/11/2015	Zoning-Parking in Front Yard	12/17/2015	Compliance
4883 CAMPANILE DR	2 potted plants in driveway blocking required access to off street parking. 2 car garage is packed full of storage and a large metal safe, blocking 100% of the required	2/25/2015	Administrative Citation Warning - Issue	2/2/2016	Zoning-Storage/Hoarding		
4920 CAMPANILE DR	garage conversion, parking in the front lawn, illegal unit in the back. No permits.	12/15/2015	Case Opened - Inspection Prep	1/13/2016	Zoning-Garage Conversion		
4920 CAMPANILE DR	garage conversion, parking in the front lawn, illegal unit in the back. No permits.	12/15/2015	Case Opened - Inspection Prep	1/13/2016	Zoning-Parking in Front Yard		
4972 CAMPANILE DR	SDPD	10/23/2015	Case Opened - Inspection Prep	11/16/2015	Noise-Other Offensive Noise		
4972 CAMPANILE DR	SDPD Nuisance Noise	12/3/2015	Case Opened - Inspection Prep	12/24/2015	Noise-Nuisance Referral		
5010 CAMPANILE DR	SDPD	10/28/2015	Case Opened - Inspection Prep	11/19/2015	Noise-Other Offensive Noise	10/28/2015	

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5039 CAMPANILE DR	Parking in the front yard	11/10/2015 Case Opened - Inspection Prep	12/4/2015 Zoning-Parking in Front Yard	
5059 CAMPANILE DR	RHOP violation - 6 tenants.	11/8/2012 Compliance Period	9/20/2015 Zoning-Residential High Occupancy	10/27/2015 Compliance
5673 CAMPANILE WY	RHOP - There are six residents at this house.	3/4/2015 Warning - Compliance Period	3/3/2016 Zoning-Residential High Occupancy	
6037 CAROL ST	Built a gazebo structure on roof	8/28/2015 Case Opened - Inspection Prep	9/21/2015 Building-Unpermitted Work	10/15/2015 No Violation
4981 CATOCTIN DR	Roach Infestation	11/3/2015 Case Opened - Inspection Prep	11/25/2015 Building-Miscellaneous	11/16/2015 Compliance
4857 COLLEGE AV Unit 14	Cracks in ceiling in bedrooms-stucco bubbled away. Electrical sparks/varied wattage.	6/8/2015 Case Opened - Inspection Prep	6/29/2015 Building-Miscellaneous	12/16/2015 No Violation
4857 COLLEGE AV Unit 14	Cracks in ceiling in bedrooms-stucco bubbled away. Electrical sparks/varied wattage.	6/8/2015 Case Opened - Inspection Prep	6/29/2015 Building-Uninhabitable Living Conditions (P1)	12/16/2015 No Violation
5020 COLLEGE AV	Owner paved over front yard with tar to create a parking lot and have posted an advertising sign for 'Rooms for Rent'	7/2/2014 DSD Construction Permit - Compliance Period	8/27/2015 Zoning-Parking in Front Yard	8/27/2015 Compliance
5020 COLLEGE AV	Owner paved over front yard with tar to create a parking lot and have posted an advertising sign for 'Rooms for Rent'	7/2/2014 DSD Construction Permit - Compliance Period	8/27/2015 Zoning-Sign Violation	8/27/2015 Compliance
5101 COLLEGE GARDENS CT	Parking on the front lawn.	11/10/2015 Administrative Citation - Compliance Period	12/16/2015 Zoning-Parking in Front Yard	12/23/2015 Compliance
5025 COLLWOOD BL	On 9/5/15 Management placed to large flood lights on top of the roof. On all night shines across Talmadge neighbor hood and canyon.	9/11/2015 Case Opened - Inspection Prep	10/2/2015 Zoning - Lighting	9/16/2015 Compliance
5025 COLLWOOD BL Unit 3415	AC Heating unit has not been repaired for nearly 5 months despite multiple maintenance requests	12/17/2015 Administrative Citation - Warning - Compliance Period	1/4/2016 Building-Substandard Housing (P2)	1/7/2016 Compliance
6307 CONNIE DR	SDPD Nuisance Noise	7/9/2015 Administrative Citation - Compliance Period	8/4/2015 Noise-Other Offensive Noise	8/17/2015 Administrativ
6307 CONNIE DR	Parking in front yard	8/5/2015 Administrative Citation - Warning - Compliance Period	10/16/2015 Zoning-Parking in Front Yard	10/2/2015 Compliance
6307 CONNIE DR	Parking on the front lawn	11/10/2015 Administrative Citation - Compliance Period	12/18/2015 Zoning-Parking in Front Yard	
6312 CONNIE DR	Replaced grass w/gravel and parking on gravel in front yard.	10/20/2015 Administrative Citation - Warning - Compliance Period	12/18/2015 Zoning-Parking in Front Yard	11/25/2015 Compliance
4763 CONSTANCE DR	Built a permanent rubbish container storage structure. This structure has been built using the next door neighbor's property.	12/28/2015 Case Opened - Inspection Prep	1/25/2016 Zoning - Miscellaneous	1/14/2016 No Violation
5222 COUNTRYSIDE DR	They have six tenants without a permit	2/18/2015 Administrative Citation - Warning - Compliance Period	11/29/2015 Zoning-Residential High Occupancy	1/19/2016 No Violation
4909 CRESITA DR	unpermitted bedroom/dining room conversion. 8-9 adults living here.	8/10/2015 Case Opened - Inspection	9/15/2015 Building-Unpermitted Work	10/27/2015 No Violation
4909 CRESITA DR	unpermitted bedroom/dining room conversion. 8-9 adults living here.	8/10/2015 Case Opened - Inspection	9/15/2015 Zoning-Residential High Occupancy	10/27/2015 No Violation
4912 CRESITA DR	garage conversion & other possible violations.	8/10/2015 Administrative Citation - Warning - Compliance Period	11/5/2015 Zoning-Garage Conversion	11/30/2015 No Violation
4919 CRESITA DR	8 adults living here, mini dorm & other possible violations.	8/10/2015 Case Opened - Inspection	9/15/2015 Zoning-Residential High Occupancy	9/15/2015 No Violation
5473 DOROTHY DR	Erecting concrete slab/posts up to sidewalk 3-4 feet high	9/2/2015 Administrative Citation - Warning - Compliance Period	12/17/2015 Zoning-Fence Violation	1/4/2016 Compliance
5610 DOROTHY DR	Parking in the front yard	8/5/2015 Administrative Citation - Warning - Compliance Period	9/30/2015 Zoning-Parking in Front Yard	10/8/2015 Compliance
5610 DOROTHY DR	Parking on the front lawn	11/10/2015 Administrative Citation - Compliance Period	12/18/2015 Zoning-Parking in Front Yard	1/22/2016 Compliance
6233 DOROTHY DR	Garage turned into a party room with couches and beds	6/10/2015 Administrative Citation - Warning - Compliance Period	7/31/2015 Zoning-Garage Conversion	11/25/2015
6242 DOROTHY DR	parking in front lawn.	11/10/2015 Case Opened - Inspection Prep	12/4/2015 Zoning-Parking in Front Yard	
5604 DOROTHY WY	possible code violations- this house 4 bdrms & it's a rental now . its on craigs list advertise this home w/6 bdrms house, w/out permits.per wbd	7/10/2013 DSD Construction Permit - Compliance Period	10/9/2015 Building-Unpermitted Work	
5604 DOROTHY WY	Parking in the front yard	8/5/2015 Case Opened - Inspection Prep	8/26/2015 Zoning-Parking in Front Yard	8/11/2015 Administrativ
5651 DOROTHY WY	They are building a retaining wall without a permit.	11/10/2015 Civil Penalty Notice And Order - Issued	2/10/2016 Building-Unpermitted Work	

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5666 DOROTHY WY	Parking in front yard	Administrative Citation 8/5/2015 Warning - Compliance Period	11/1/2015 Zoning-Parking in Front Yard	11/3/2015 Compliance
5666 DOROTHY WY	Parking on the front lawn	Administrative Citation - 11/10/2015 Compliance Period	12/18/2015 Zoning-Parking in Front Yard	
5396 DROVER DR	active construction - monitor pts # 419571-- assign to Bl per jxm.	5/12/2015 Case Opened - Inspection	7/2/2015 Building-Unpermitted Work	
5136 EAST FALLS VIEW DR	Parking in front yard	Administrative Citation 8/5/2015 Warning - Compliance Period	10/23/2015 Zoning-Parking in Front Yard	11/3/2015 Compliance
5136 EAST FALLS VIEW DR	Parking on the front lawn	11/10/2015 Case Opened - Inspection Prep	12/4/2015 Zoning-Parking in Front Yard	
5216 EAST FALLS VIEW DR	Adding two rooms	10/26/2015 Case Opened - Inspection Prep	11/17/2015 Building-Unpermitted Work	
5325 EAST FALLS VIEW DR	Parking in the front yard.	Administrative Citation - 11/10/2015 Compliance Period	12/18/2015 Zoning-Parking in Front Yard	12/23/2015 Compliance
5365 EAST FALLS VIEW DR	RHOP violations, see attached documents	Administrative Citation 1/27/2015 Warning - Compliance Period	10/28/2015 Zoning-Residential High Occupancy	11/5/2015 Compliance
5371 EAST FALLS VIEW DR	He has built a block wall on a sloped hillside with insufficient footing and is built up to 10 ft. tall.	Civil Penalty Notice And Order - 5/13/2014 Compliance Period	6/16/2015 Building-Unpermitted Work	
5379 EAST FALLS VIEW DR	Possible RHOP	Administrative Citation 8/25/2014 Warning - Compliance Period	3/4/2016 Zoning-Residential High Occupancy	
5864 ESTELLE ST	illegal unit-no garage-no driveway	DSD Construction Permit - 9/12/2014 Compliance Period	7/17/2015 Building-Unpermitted Work	1/5/2016 Compliance
5102 EWING ST	Parking in front yard	Administrative Citation 8/5/2015 Warning - Compliance Period	10/2/2015 Zoning-Parking in Front Yard	10/8/2015 Compliance
5102 EWING ST	Parking in front yard	Administrative Citation - 11/10/2015 Compliance Period	12/16/2015 Zoning-Parking in Front Yard	1/6/2016 Compliance
5128 EWING ST	illegal unit, high occupancy.	9/11/2015 Case Opened - Inspection	10/16/2015 Building-Unpermitted Work	12/18/2015 No Violation
5128 EWING ST	illegal unit, high occupancy.	9/11/2015 Case Opened - Inspection	10/16/2015 Zoning-Residential High Occupancy	12/18/2015 No Violation
4941 GARY ST	Volunteer Program: RHOP / Parking violations	Administrative Citation 11/3/2015 Warning - Compliance Period	1/2/2016 Zoning-Residential High Occupancy	
5136 GARY ST	active construction in the backyard, it's the size of a garage, doesn't have rain gutters, still working on it.	DSD Construction Permit - 11/12/2015 Compliance Period	1/21/2016 Building-Unpermitted Work	1/20/2016
5311 HEWLETT DR	Volunteer Program: Possible RHOP + building a room in the garage	11/3/2015 Case Opened - Inspection	12/14/2015 Zoning-Garage Conversion	12/15/2015 No Violation
5311 HEWLETT DR	Volunteer Program: Possible RHOP + building a room in the garage	11/3/2015 Case Opened - Inspection	12/14/2015 Zoning-Residential High Occupancy	12/15/2015 No Violation
6683 JULIE ST	Windows do not close and have no locks, rotted wood on deck, hand railing loose.	DSD Construction Permit - 9/15/2014 Compliance Period	Building-Uninhabitable Living 9/2/2015 Conditions (P1)	
6844 JULIE ST	Storage in front yard---Items were left on FY after garage fire.	10/16/2015 Case Opened - Inspection Prep	11/6/2015 Zoning-Storage/Hoarding	11/4/2015 No Violation
5015 LA DORNA ST	Abandoned property	Vacant Property Monitoring - 9/14/2015 Inspection	1/28/2016 Zoning-Abandoned Properties (P2)	
5181 LA DORNA ST	RHOP violation 6 to 7 tenants	8/26/2015 Case Opened - Inspection	10/8/2015 Zoning-Residential High Occupancy	10/13/2015 No Violation
5212 LA DORNA ST	Infestation of roaches	9/8/2015 Case Opened - Inspection Prep	9/29/2015 Building-Miscellaneous	
5565 LINDO PASEO	BMP Deficiency	Civil Penalty Notice And Order - 10/29/2014 Compliance Period	7/31/2015 Building-Stormwater (P2)	
5446 MARY LANE DR	Parking in the front yard	Administrative Citation - 9/16/2015 Compliance Period	12/11/2015 Zoning-Parking in Front Yard	
5470 MARY LANE DR	water leak constant coming from under home & walls,foundation cracking.	8/26/2015 Case Opened - Inspection Prep	9/17/2015 Building-Miscellaneous	10/15/2015 No Violation
5470 MARY LANE DR	water leak constant coming from under home & walls,foundation cracking.	8/26/2015 Case Opened - Inspection Prep	Building-Uninhabitable Living 9/17/2015 Conditions (P1)	10/15/2015 No Violation
5605 MARY LANE DR	Parking on the front lawn	Administrative Citation - 11/10/2015 Compliance Period	12/11/2015 Zoning-Parking in Front Yard	12/23/2015 Compliance
5620 MARY LANE DR	They have 6 tenants.	DSD Construction Permit - 2/18/2015 Compliance Period	10/11/2015 Zoning-Residential High Occupancy	10/27/2015 Compliance

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5657 MARY LANE DR	SDPD Nuisance Noise	5/11/2015	Administrative Citation Appeal Hearing - Packet Preparation	7/28/2015	Noise-Other Offensive Noise	9/11/2015	Administrativ
5670 MARY LANE DR	RHOP violation 7-9 tenants	8/26/2015	Case Opened - Inspection	10/8/2015	Zoning-Residential High Occupancy	10/13/2015	No Violation
5670 MARY LANE DR	No working heater	12/1/2015	Case Opened - Inspection	1/8/2016	Building-Miscellaneous	12/17/2015	No Violation
5682 MARY LANE DR	Parking in the front yard	9/16/2015	Case Opened - Inspection Prep	10/7/2015	Zoning-Parking in Front Yard	10/1/2015	Compliance
5682 MARY LANE DR	Parking in the front yard	11/9/2015	Administrative Citation Warning - Compliance Period	12/30/2015	Zoning-Parking in Front Yard	12/23/2015	Compliance
5705 MARY LANE DR	Parking in front yard	11/10/2015	Administrative Citation - Compliance Period	12/11/2015	Zoning-Parking in Front Yard		
5755 MARY LANE DR	7 bedrooms in an original 3-4 bedroom house	9/1/2015	Case Opened - Inspection	1/19/2016	Building-Unpermitted Work		
6252 MARY LANE DR	Building Code violation - room with no windows being used as a bedroom per Craig's List ad and RHOP violation.	3/18/2013	Administrative Citation Warning - Issue	11/6/2015	Zoning-Residential High Occupancy	12/4/2015	Compliance
6252 MARY LANE DR	Parking in the front yard	9/16/2015	Administrative Citation - Compliance Period	12/24/2015	Zoning-Parking in Front Yard	1/6/2016	Compliance
6262 MARY LANE DR	Parking in the front yard	9/16/2015	Administrative Citation - Issue	12/17/2015	Zoning-Parking in Front Yard	1/6/2016	Compliance
6262 MARY LANE DR	Police Nuisance Noise	10/9/2015	Case Opened - Inspection Prep	10/30/2015	Noise-Other Offensive Noise		
6262 MARY LANE DR	SDPD	10/23/2015	Case Opened - Inspection Prep	11/16/2015	Noise-Other Offensive Noise		
6776 MOHAWK ST	Complete remodel of both units	6/15/2015	Administrative Citation Warning - Compliance Period	9/6/2015	Building-Unpermitted Work	9/17/2015	Compliance
6857 MOHAWK ST	Garage Conversion (near alley) & shed. Three families. 1-house 1-shed 1-garage.	10/19/2015	Case Opened - Inspection Prep	11/9/2015	Building-Unpermitted Work	1/21/2016	
6857 MOHAWK ST	Garage Conversion (near alley) & shed. Three families. 1-house 1-shed 1-garage.	10/19/2015	Case Opened - Inspection Prep	11/9/2015	Zoning-Garage Conversion	1/21/2016	
6867 MOHAWK ST	Rooster	10/6/2015	Administrative Citation Warning - Compliance Period	11/20/2015	Zoning - Miscellaneous	10/20/2015	Compliance
6875 MOHAWK ST	fence - alley side falling into prowl, being held up by 2 pieces of wooden sticks.	6/30/2015	Administrative Citation Warning - Compliance Period	8/19/2015	Zoning-Fence Violation	12/9/2015	
6929 MOHAWK ST	2 PEOPLE LIVING IN THE GARAGE	11/2/2015	Case Opened - Inspection Prep	11/24/2015	Zoning-Garage Conversion	12/2/2015	No Violation
7017 MOHAWK ST	Parking cars on front lawn and possible RHOP	8/24/2015	Case Opened - Inspection	11/4/2015	Zoning-Parking in Front Yard	10/29/2015	No Violation
6195 MONTEZUMA RD	Vacant lot, weeds rubbish, debris, unsecured fencing and graffiti	9/21/2015	Vacant Property Monitoring - inspection	1/27/2016	Zoning-Abandoned Properties (P2)		
6211 MONTEZUMA RD	6211-6219 Montezuma Rd. Abandoned Property.	10/14/2014	Administrative Abatement - Abatement	12/1/2015	Zoning-Abandoned Properties (P2)		
6436 MONTEZUMA RD	Volunteer Program: Parking in front yard and garage in use as room.	11/3/2015	Case Opened - Inspection	2/10/2016	Zoning-Garage Conversion		
6436 MONTEZUMA RD	Volunteer Program: Parking in front yard and garage in use as room.	11/3/2015	Case Opened - Inspection	2/10/2016	Zoning-Unpermitted Business (Non-Residential Zone)		
6441 MONTEZUMA RD	SDPD Nuisance Noise	12/3/2015	Case Opened - Inspection Prep	12/24/2015	Noise-Nuisance Referral		
6460 MONTEZUMA RD	Constituent complains of no windows for two of the rooms in a 5 bedroom house	8/5/2014	Civil Penalty Notice And Order - Compliance Period	6/21/2015	Building-Unpermitted Work		
6461 MONTEZUMA RD	SDPD	10/28/2015	Case Opened - Inspection Prep	11/19/2015	Noise-Other Offensive Noise	10/28/2015	
6480 MONTEZUMA RD	SDPD Nuisance Noise	10/16/2015	Case Opened - Inspection Prep	11/6/2015	Noise-Other Offensive Noise		
6482 MONTEZUMA RD	Parking in the Front Yard	10/19/2015	Administrative Citation Warning - Compliance Period	12/21/2015	Zoning-Parking in Front Yard		
6486 MONTEZUMA RD	active construction, no permit, modifications to home removed front part of home, interior frame	4/15/2015	DSD Construction Permit - Compliance Period	7/22/2015	Building-Unpermitted Work		
6560 MONTEZUMA RD	Bedbug Infestation	8/5/2015	Case Opened - Inspection Prep	8/26/2015	Building-Miscellaneous	10/12/2015	Administrativ

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5483 NEW MILLS RD	Living room converted to bedroom (prior to 2010) no permits on Open DSD Approx 6+ people live here	8/26/2015	Case Opened - Inspection Prep	9/17/2015	Building-Unpermitted Work	11/23/2015	No Violation
6217 PONTIAC ST	Converted garage Approx 6+ people live here	2/5/2015	DSD Construction Permit - Compliance Period	2/11/2016	Zoning-Garage Conversion		
6217 PONTIAC ST	Converted garage	2/5/2015	DSD Construction Permit - Compliance Period	2/11/2016	Zoning-Residential High Occupancy		
5201 PROSPERITY LN	RHOP	12/24/2013	City Attorney Referral - Referred	12/29/2015	Zoning-Residential High Occupancy	1/15/2016	Compliance
5318 REDDING RD	RHOP - 7 tenants	8/31/2015	Administrative Citation Warning - Compliance Period	11/29/2015	Zoning-Residential High Occupancy		
5464 REDDING RD	7- adults living in 4 bdrm 2bth home.	9/15/2015	Administrative Citation Warning - Compliance Period	1/20/2016	Zoning-Residential High Occupancy	1/6/2016	Compliance
5231 REMINGTON RD	RHOP	1/31/2014	City Attorney Referral - Referred	12/27/2015	Zoning-Residential High Occupancy	1/15/2016	Compliance
5138 RINCON ST	Illegal garage conversion	7/17/2014	City Attorney Referral - Referred	12/29/2015	Zoning-Garage Conversion	1/15/2016	Compliance
5217 RINCON ST	There are way too many young adults living in the house, including a shed like structure in the back yard.	7/23/2015	Case Opened - Inspection	9/1/2015	Building-Unpermitted Work	9/10/2015	Administrativ
5217 RINCON ST	There are way too many young adults living in the house, including a shed like structure in the back yard.	7/23/2015	Case Opened - Inspection	9/1/2015	Zoning-Residential High Occupancy	9/10/2015	Administrativ
5223 RINCON ST	RHOP	4/8/2014	DSD Construction Permit - Compliance Period	2/14/2016	Zoning-Residential High Occupancy		
4932 ROCKFORD DR	Parking in the front yard	9/16/2015	Case Opened - Inspection Prep	10/7/2015	Zoning-Parking In Front Yard	11/2/2015	Compliance
6233 ROSE ST [Pending]	Parking in the front yard	9/16/2015	Administrative Citation - Compliance Period	12/18/2015	Zoning-Parking in Front Yard	12/17/2015	Compliance
6676 SARANAC ST	The house always junk piled on the porch and now has an old bathtub in the driveway in front of garage	9/29/2015	Administrative Citation Warning - Compliance Period	12/4/2015	Zoning-Storage/Hoarding	10/29/2015	Compliance
7129 SARANAC ST	Noise - Barking dog	9/24/2015	Administrative Citation Warning - Compliance Period	11/12/2015	Noise-Barking Dogs	10/29/2015	Compliance
4621 SORIA DR	Unpermitted electrical, plumbing, structural, and gas line work. There is a wall that is 8' tall.	1/20/2016	Case Opened - Inspection Prep	2/10/2016	Building-Unpermitted Work		
4654 SORIA DR	Vacant lot - with weeds	9/2/2015	Case Opened - Inspection Prep	9/24/2015	Zoning-Abandoned Properties (P2)	9/11/2015	No Violation
5252 STONE CT	Possible RHOP violation - there are 7 boys living in the house	8/26/2015	Case Opened - Inspection	12/3/2015	Zoning-Residential High Occupancy		
5273 STONE CT	No hot water, functional kitchen plumbing for 42 days, no response from manger	11/21/2014	Civil Penalty Hearing - Compliance Period	9/10/2015	Building-Miscellaneous		
5281 STONE CT	Volunteer Program: RHOP	11/3/2015	Case Opened - Inspection Prep	11/25/2015	Zoning-Residential High Occupancy		
4942 TIERRA BAJA WY	parking vehicles in front yard, assign to lbn per request.	4/28/2014	City Attorney Referral - Referred	12/29/2015	Zoning-Parking in Front Yard	1/15/2016	Compliance
4972 TIERRA BAJA WY	Vacant property and pool in backyard is stagnating and causing an infestation of mosquitos	3/18/2015	Vacant Property Monitoring - Inspection	7/14/2015	Zoning-Abandoned Properties (P2)		
5061 TIERRA BAJA WY	Parking in the front yard	9/15/2015	Case Opened - Inspection	12/21/2015	Zoning-Parking in Front Yard	12/30/2015	No Violation
5076 TIERRA BAJA WY	Appears to be in violation of RHOP and many building violations	9/1/2015	Case Opened - Inspection	12/3/2015	Zoning-Residential High Occupancy		
5102 TIPTON ST	Construction w/o permits - garage conversion, bathroom, outdoor kitchen and other misc construction; RV used as habitable space; 6 adults	9/5/2013	Civil Penalty Notice And Order - Compliance Period	1/11/2016	Zoning-Garage Conversion		
5102 TIPTON ST	Construction w/o permits - garage conversion, bathroom, outdoor kitchen and other misc construction; RV used as habitable space; 6 adults	9/5/2013	Civil Penalty Notice And Order - Compliance Period	1/11/2016	Zoning-Residential High Occupancy		
5111 TIPTON ST	The toilet is broken, cracked window in the front, gate is broken and will not close, and holes in the kitchen floor.	9/21/2015	Case Opened - Inspection	1/25/2016	Building-Miscellaneous	1/19/2016	
5111 TIPTON ST	The toilet is broken, cracked window in the front, gate is broken and will not close, and holes in the kitchen floor.	9/21/2015	Case Opened - Inspection	1/25/2016	Building-Uninhabitable Living Conditions (P1)	1/19/2016	
5143 TIPTON ST	Parking in the front yard	9/15/2015	Administrative Citation - Compliance Period	12/18/2015	Zoning-Parking in Front Yard	1/6/2016	Compliance
5272 TIPTON ST	SDPD	10/15/2015	Administrative Citation Warning - Issue	10/22/2015	Noise-Other Offensive Noise	10/19/2015	Compliance

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5943 VALE WY	They are running an auto repair business in a residential area.	Administrative Citation - 1/4/2016 Compliance Period	Zoning-Unpermitted Business (Non-Residential Zone) 2/20/2016
5151 WALSH WY	RHOP with a possible 6/7 or more people living there and the are parking across the driveway.	10/23/2015 Case Opened - Inspection	12/9/2015 Zoning-Residential High Occupancy
5184 WALSH WY	Loft over garage not permitted and sunken living room	8/26/2015 Case Opened - Inspection	12/14/2015 Building-Unpermitted Work
5312 WEST FALLS VIEW DR	Parking in the front yard	9/15/2015 Case Opened - Inspection Prep	10/6/2015 Zoning-Parking in Front Yard 10/19/2015 No Violation
5368 WEST FALLS VIEW DR	Parking in the front yard	Administrative Citation - 11/9/2015 Compliance Period	12/11/2015 Zoning-Parking in Front Yard 12/23/2015 Compliance
4491 YERBA SANTA DR	active construction/demo w/out permits.	7/10/2015 Case Opened - Inspection Prep	7/31/2015 Building-Unpermitted Work

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	A	B	C	D	E
1	Address	Open Date	Close Date	Community Plan	CED Case No.
2	11614 CHIPPENHAM WY	6/6/2013 10:41	10/31/2014 10:29	CARMEL MOUNTAIN RANCH	213313
3	13768 ESPRIT AV	8/12/2015 11:50		CARMEL MOUNTAIN RANCH	227757
4	13769 ESPRIT AV	6/17/2015 9:54	8/10/2015 8:45	CARMEL MOUNTAIN RANCH	226720
5	4429 OCEAN VALLEY LN	10/13/2010	4/11/2011	CARMEL VALLEY	145190
6	5360 GREENWILLOW LN [Pending]	8/5/2010	2/22/2011	CARMEL VALLEY	144407
7	2505 GALVESTON ST	12/1/2008	11/1/2010	CLAIREMONT MESA	137566
8	2542 HARTFORD ST	10/13/2010	11/29/2010	CLAIREMONT MESA	145212
9	2676 BURGNER BL	11/17/2011 14:59	8/15/2012 14:32	CLAIREMONT MESA	202148
10	2820 FALLBROOK LN	8/25/2015 9:58		CLAIREMONT MESA	227985
11	2859 DEERPARK DR	11/8/2013 14:11	4/9/2014 15:25	CLAIREMONT MESA	216389
12	3109 NATCHEZ AV	3/16/2009	10/29/2010	CLAIREMONT MESA	138801
13	3612 ATLAS ST	1/22/2014 8:49	2/13/2015 13:43	CLAIREMONT MESA	217644
14	3621 BAKER ST	10/4/2010	1/13/2011	CLAIREMONT MESA	145026
15	3725 CLAIREMONT MESA BL	8/23/2012 14:17		CLAIREMONT MESA	207587
16	4016 SIOUX AV	9/24/2010	12/28/2010	CLAIREMONT MESA	144923
17	4048 RAFFEE DR	2/24/2015 14:42	5/5/2015 8:13	CLAIREMONT MESA	224598
18	4050 FOX AV	5/5/2014 11:07	5/22/2014 13:24	CLAIREMONT MESA	219346
19	4190 CLAIREMONT DR	4/15/2015 10:44	6/25/2015 12:50	CLAIREMONT MESA	225510
20	4212 APPLETON ST	4/14/2010	12/28/2010	CLAIREMONT MESA	143253
21	4240 KIRKCALDY DR	8/6/2012 10:37	10/1/2012 9:30	CLAIREMONT MESA	207177
22	4280 KIRKCALDY DR	6/22/2012 11:08	10/5/2012 7:26	CLAIREMONT MESA	206280
23	4378 CLAIREMONT DR	7/2/2014 8:57	12/14/2015 7:11	CLAIREMONT MESA	220535
24	4429 LIMERICK WY	5/5/2015 12:52		CLAIREMONT MESA	225826
25	4439 GILA AV	8/24/2011 11:01	10/7/2011 11:13	CLAIREMONT MESA	200373
26	4514 CASTLETON WY	8/18/2011 12:47	11/7/2011 9:01	CLAIREMONT MESA	200262
27	4620 MOUNT LONGS DR	12/15/2015 15:28		CLAIREMONT MESA	229554
28	4641 CONRAD AV	9/9/2014 13:45	10/2/2014 8:11	CLAIREMONT MESA	221869
29	4752 LAKE FOREST AV	2/2/2012 14:53	2/9/2012 12:57	CLAIREMONT MESA	203542
30	4834 RUSHDEN AV	7/20/2015 12:22	8/13/2015 7:31	CLAIREMONT MESA	227371
31	4916 LILLIAN ST	6/2/2015 13:50	8/31/2015 12:33	CLAIREMONT MESA	226432
32	5042 NEW HAVEN RD	7/13/2015 8:22	9/28/2015 9:16	CLAIREMONT MESA	227216
33	5150 CANOSA AV	6/18/2015 11:43		CLAIREMONT MESA	226748
34	5152 BOWDEN AV	4/30/2015 10:58	6/17/2015 13:30	CLAIREMONT MESA	225788
35	5172 PARK WEST AV	3/8/2012 9:41	5/8/2012 9:05	CLAIREMONT MESA	204103
36	5175 LEHRER DR	3/22/2013 13:04	7/28/2014 14:48	CLAIREMONT MESA	211603
37	5260 JAVIER ST	7/19/2010	11/29/2010	CLAIREMONT MESA	144260
38	5447 PIRE AV	9/13/2011 13:36	5/10/2012 10:50	CLAIREMONT MESA	200599
39	5483 LIMERICK CT	5/13/2011	10/19/2012 11:06	CLAIREMONT MESA	147255
40	7115 ASTORIA ST	3/16/2009	11/29/2010	CLAIREMONT MESA	138794
41	7152 MALTA ST	5/23/2008	2/4/2011	CLAIREMONT MESA	134062
42	4633 CAJON WY	1/13/2011	8/18/2011 13:19	COLLEGE AREA	146004
43	4715 ATLANTA DR	11/24/2010	12/28/2010	COLLEGE AREA	145555
44	4734 60TH ST	7/8/2014 11:10	5/11/2015 7:49	COLLEGE AREA	220676
45	4749 REDLAND DR	5/3/2012 6:47	7/23/2012 8:17	COLLEGE AREA	205164
46	4760 54TH ST	1/4/2011	2/18/2011	COLLEGE AREA	145823
47	4770 55TH ST	1/4/2011	1/16/2013 7:15	COLLEGE AREA	145822
48	4828 62ND ST	10/11/2012 14:45	12/4/2012 14:32	COLLEGE AREA	208638
49	4865 CAMPANILE DR	4/29/2014 10:02	10/22/2014 8:08	COLLEGE AREA	219227
50	4912 CRESITA DR	7/26/2012 12:10	8/12/2013 8:44	COLLEGE AREA	206943
51	4919 CRESITA DR	9/14/2011 12:55	1/31/2012 15:19	COLLEGE AREA	200629
52	4940 COLLEGE AV	4/9/2012 8:18	8/2/2012 8:30	COLLEGE AREA	204674
53	4941 GARY ST	11/3/2015 15:58		COLLEGE AREA	229092
54	4962 54TH ST	9/14/2010	1/23/2012 11:48	COLLEGE AREA	144786
55	4966 CAMPANILE DR	3/18/2013 6:46	11/3/2014 14:41	COLLEGE AREA	211459
56	4995 63RD ST	12/10/2013 13:02	10/24/2014 9:43	COLLEGE AREA	217136
57	5001 ROCKFORD DR	12/1/2011 13:23	8/21/2012 8:28	COLLEGE AREA	202394
58	5002 54TH ST	10/23/2012 14:36	11/27/2012 6:45	COLLEGE AREA	208884
59	5004 LA DORNA ST	9/14/2011 12:45	10/27/2011 12:01	COLLEGE AREA	200627
60	5009 54TH ST	9/20/2011 9:55	8/17/2012 12:17	COLLEGE AREA	200679
61	5020 COLLEGE AV	2/24/2012 7:04	11/16/2012 13:29	COLLEGE AREA	203851

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	A	B	C	D	E
1	Address	Open Date	Close Date	Community Plan	CED Case No.
62	5021 DEFIANCE WY	7/25/2010	4/8/2011	COLLEGE AREA	144350
63	5032 ROCKFORD DR	12/19/2012 14:33	4/17/2013 7:58	COLLEGE AREA	209817
64	5035 COLLEGE AV	1/12/2012 12:43	3/20/2012 6:50	COLLEGE AREA	203093
65	5041 FABER WY	1/17/2013 9:09	1/31/2013 6:51	COLLEGE AREA	210159
66	5042 67TH ST	1/18/2012 11:14	6/13/2012 8:11	COLLEGE AREA	203208
67	5046 ROCKFORD DR	1/13/2011	2/24/2011	COLLEGE AREA	146074
68	5050 LEO ST	11/8/2010	1/13/2011	COLLEGE AREA	145402
69	5054 ROCKFORD DR	11/28/2012 13:19	8/19/2013 9:16	COLLEGE AREA	209468
70	5059 CAMPANILE DR	11/8/2012 9:22	10/27/2015 13:35	COLLEGE AREA	209174
71	5059 COLLEGE AV	12/24/2013 12:11	4/21/2014 15:11	COLLEGE AREA	217315
72	5060 ROCKFORD DR	11/28/2012 13:16	2/18/2014 13:39	COLLEGE AREA	209467
73	5061 63RD ST	11/24/2010	12/28/2010	COLLEGE AREA	145551
74	5065 54TH ST	12/16/2010	1/20/2012 9:20	COLLEGE AREA	145732
75	5067 CAMPANILE DR	4/29/2014 10:04	11/3/2014 14:14	COLLEGE AREA	219228
76	5071 55TH ST	4/2/2015 13:59	10/21/2015 8:26	COLLEGE AREA	225306
77	5071 63RD ST	2/26/2013 9:25	7/17/2013 9:53	COLLEGE AREA	210905
78	5073 54TH ST	1/21/2011	7/14/2011	COLLEGE AREA	146100
79	5074 ROCKFORD DR	10/23/2012 14:42	11/27/2012 6:42	COLLEGE AREA	208886
80	5076 TIERRA BAJA WY	9/1/2015 7:38		COLLEGE AREA	228120
81	5083 ALUMNI PL	4/17/2009	4/25/2012 11:46	COLLEGE AREA	139292
82	5086 55TH PL	1/4/2012 9:51	3/20/2012 10:26	COLLEGE AREA	202927
83	5098 FABER WY	1/28/2011	3/5/2012 11:50	COLLEGE AREA	146122
84	5102 EWING ST	8/21/2012 7:13	3/6/2013 7:24	COLLEGE AREA	207515
85	5102 TIPTON ST	9/5/2013 14:31		COLLEGE AREA	215104
86	5104 EAST FALLS VIEW DR	1/13/2012 14:24	6/13/2012 8:17	COLLEGE AREA	203136
87	5111 TIPTON ST	11/28/2012 13:13	7/23/2013 8:59	COLLEGE AREA	209466
88	5115 63RD ST	10/10/2013 10:54	10/31/2013 14:24	COLLEGE AREA	215870
89	5128 EWING ST	9/11/2015 14:57	12/18/2015 14:53	COLLEGE AREA	228286
90	5130 BROCKBANK PL	11/10/2010	4/25/2011	COLLEGE AREA	145420
91	5135 63RD ST	11/8/2010	1/31/2011	COLLEGE AREA	145398
92	5136 EAST FALLS VIEW DR	2/26/2013 9:23	9/26/2013 9:54	COLLEGE AREA	210904
93	5137 LA DORNA ST	12/10/2013 12:13	7/29/2014 9:33	COLLEGE AREA	217128
94	5151 WALSH WY	10/23/2015 10:30		COLLEGE AREA	228903
95	5160 63RD ST	12/1/2011 13:58	3/28/2012 15:11	COLLEGE AREA	202401
96	5201 PROSPERITY LN	1/4/2011	1/31/2011	COLLEGE AREA	145829
97	5217 RINCON ST	3/18/2013 6:49	5/22/2013 10:27	COLLEGE AREA	211461
98	5223 RINCON ST	4/8/2014 11:38		COLLEGE AREA	218810
99	5229 CATOCTIN DR	12/10/2013 12:34	7/29/2014 10:43	COLLEGE AREA	217134
100	5230 JOAN CT	7/25/2010	2/16/2012 9:27	COLLEGE AREA	144378
101	5230 TIPTON ST	11/8/2010	12/28/2010	COLLEGE AREA	145401
102	5231 REMINGTON RD	1/31/2014 15:55	1/15/2016 11:36	COLLEGE AREA	217850
103	5233 COUNTRYSIDE DR	2/24/2011	1/11/2012 9:54	COLLEGE AREA	146366
104	5243 COUNTRYSIDE DR	7/16/2012 8:36	9/21/2012 7:05	COLLEGE AREA	206670
105	5243 TIPTON ST	4/8/2014 11:48	1/30/2015 7:41	COLLEGE AREA	218811
106	5249 STONE CT	12/16/2010	2/24/2012 11:54	COLLEGE AREA	145733
107	5260 JOAN CT	3/16/2012 14:30	7/23/2012 7:53	COLLEGE AREA	204268
108	5262 COUNTRYSIDE DR	11/24/2010	12/28/2010	COLLEGE AREA	145553
109	5265 JOAN CT	8/29/2010	4/8/2011	COLLEGE AREA	144675
110	5273 STONE CT	2/26/2013 9:21	9/26/2013 9:41	COLLEGE AREA	210903
111	5281 STONE CT	11/3/2015 16:29		COLLEGE AREA	229094
112	5311 SAXON ST	8/11/2010	11/8/2011 15:17	COLLEGE AREA	144469
113	5312 REMINGTON RD	8/11/2010	5/24/2011	COLLEGE AREA	144621
114	5318 REDDING RD	8/22/2012 13:16	10/19/2012 8:24	COLLEGE AREA	207549
115	5321 EAST FALLS VIEW DR	4/8/2014 11:18	10/8/2014 7:31	COLLEGE AREA	218805
116	5356 REDDING RD	3/3/2009	11/5/2012 13:10	COLLEGE AREA	138589
117	5365 EAST FALLS VIEW DR	1/27/2015 8:16	11/5/2015 10:26	COLLEGE AREA	224036
118	5379 EAST FALLS VIEW DR	8/25/2014 14:43		COLLEGE AREA	221669
119	5453 NEW FALLS RD	5/8/2014 12:56	6/10/2014 10:44	COLLEGE AREA	219423
120	5457 HEWLETT DR	9/19/2013 13:15	3/27/2014 13:27	COLLEGE AREA	215447
121	5458 ADAMS AV	8/29/2012 14:51	9/28/2012 13:26	COLLEGE AREA	207747

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	A	B	C	D	E
1	Address	Open Date	Close Date	Community Plan	CED Case No.
122	5460 NEW MILLS RD	7/15/2011	8/23/2011 9:23	COLLEGE AREA	147762
123	5464 HEWLETT DR	3/3/2010	1/20/2012 9:53	COLLEGE AREA	142796
124	5464 REDDING RD	9/15/2015 14:11	1/6/2016 11:39	COLLEGE AREA	228339
125	5478 MARY LANE DR	12/23/2011 10:18	3/20/2012 10:23	COLLEGE AREA	202810
126	5489 DOROTHY DR	7/12/2010	9/21/2010	COLLEGE AREA	144295
127	5492 DROVER DR	4/2/2015 14:48	5/4/2015 10:45	COLLEGE AREA	225310
128	5493 NEW MILLS RD	11/8/2010	12/28/2010	COLLEGE AREA	145400
129	5546 DOROTHY DR	10/11/2012 13:53	11/13/2013 12:44	COLLEGE AREA	208629
130	5602 DOROTHY DR	11/28/2012 13:05	7/9/2013 13:55	COLLEGE AREA	209463
131	5612 DOROTHY WY	6/4/2014 11:53	7/23/2015 10:20	COLLEGE AREA	219908
132	5615 DOROTHY WY	11/28/2012 13:01	8/19/2013 8:25	COLLEGE AREA	209461
133	5620 MARY LANE DR	2/18/2015 14:58	10/27/2015 11:02	COLLEGE AREA	224443
134	5623 DARTFORD WY	9/9/2014 13:57	5/21/2015 8:39	COLLEGE AREA	221870
135	5673 CAMPANILE WY	3/4/2015 10:46		COLLEGE AREA	224745
136	5697 YERBA ANITA DR	8/15/2011 9:26	2/10/2012 10:46	COLLEGE AREA	200199
137	5720 MARY LANE DR	5/3/2012 8:44	6/8/2012 7:42	COLLEGE AREA	205171
138	5755 MARY LANE DR	11/8/2010	12/28/2010	COLLEGE AREA	145399
139	5768 MARY LANE DR	3/26/2015 14:01	4/21/2015 6:57	COLLEGE AREA	225121
140	5775 BAJA DR	1/13/2012 13:56	5/16/2012 7:59	COLLEGE AREA	203131
141	6105 PONTIAC ST	5/1/2009	11/8/2010	COLLEGE AREA	139601
142	6134 MARY LANE DR	10/11/2012 14:02	12/12/2012 7:47	COLLEGE AREA	208630
143	6153 MESITA DR	10/10/2013 11:46	2/10/2014 13:33	COLLEGE AREA	215871
144	6205 DOROTHY DR	12/3/2012 14:35	1/10/2013 7:24	COLLEGE AREA	209549
145	6217 PONTIAC ST	2/5/2015 15:09		COLLEGE AREA	224234
146	6228 STEWART ST	2/24/2012 7:06	5/2/2012 7:52	COLLEGE AREA	203852
147	6230 PONTIAC ST	11/24/2010	12/28/2010	COLLEGE AREA	145554
148	6233 DOROTHY DR	6/17/2014 9:54	10/10/2014 7:18	COLLEGE AREA	220203
149	6239 HOBART ST	1/27/2011	2/18/2011	COLLEGE AREA	146123
150	6242 DOROTHY DR	5/3/2012 11:57	6/12/2013 9:29	COLLEGE AREA	205177
151	6252 MARY LANE DR	10/18/2011 13:58	3/1/2012 10:48	COLLEGE AREA	201337
152	6262 MARY LANE DR	10/18/2011 14:02	3/1/2012 10:48	COLLEGE AREA	201338
153	6328 MESITA DR	8/6/2012 12:20	10/15/2012 7:18	COLLEGE AREA	207181
154	6430 MONTEZUMA RD	1/31/2014 15:51	9/18/2014 7:07	COLLEGE AREA	217849
155	6440 SHANE PL	12/10/2013 12:17	6/23/2014 14:36	COLLEGE AREA	217129
156	6441 MONTEZUMA RD	1/31/2014 16:07	2/25/2015 9:10	COLLEGE AREA	217852
157	6480 MONTEZUMA RD	12/19/2008	8/20/2012 10:49	COLLEGE AREA	137786
158	6760 AMHERST ST	9/24/2013 12:03		COLLEGE AREA	215547
159	7029 SARANAC ST	1/13/2011	2/23/2011	COLLEGE AREA	146003
160	1222 01ST AV [Pending]	10/20/2008	10/13/2010	DOWNTOWN	136806
161	1222 01ST AV [Pending]	9/25/2009	12/3/2010	DOWNTOWN	141411
162	1222 01ST AV [Pending]	4/25/2010	10/20/2010	DOWNTOWN	143409
163	1222 01ST AV [Pending]	3/24/2011	6/10/2011	DOWNTOWN	146711
164	1356 PRIVADO PL	8/8/2013 12:27	8/9/2013 11:08	ENCANTO NEIGHBORHOODS,	214622
165	1444 HONEYSUCKLE LN	8/27/2014 14:42	4/1/2015 8:56	ENCANTO NEIGHBORHOODS,	221703
166	403 AGUA VISTA WY	9/15/2015 14:03		ENCANTO NEIGHBORHOODS,	228334
167	4548 MARKET ST	8/18/2015 7:46		ENCANTO NEIGHBORHOODS,	227831
168	5021 BUNNELL ST	1/13/2012 14:21	6/10/2013 13:42	ENCANTO NEIGHBORHOODS,	203135
169	505 59TH ST	6/9/2009	9/22/2010	ENCANTO NEIGHBORHOODS,	139971
170	5073 LA PAZ DR	7/22/2013 13:49	8/19/2013 7:36	ENCANTO NEIGHBORHOODS,	214302
171	5096 ST RITA PL	6/18/2015 16:37	10/19/2015 14:16	ENCANTO NEIGHBORHOODS,	226764
172	5150 OLVERA AV	1/7/2015 11:19		ENCANTO NEIGHBORHOODS,	223711
173	522 FERGUS ST	4/15/2015 8:42		ENCANTO NEIGHBORHOODS,	225508
174	5246 LA PAZ DR	3/6/2015 12:46		ENCANTO NEIGHBORHOODS,	224813
175	5810 SKYLINE DR	11/10/2015 9:57		ENCANTO NEIGHBORHOODS,	229195
176	6092 FULMAR ST	4/10/2015 14:18		ENCANTO NEIGHBORHOODS,	225438
177	879 STILLWELL AV	9/17/2015 11:38		ENCANTO NEIGHBORHOODS,	228386
178	2404 F ST	6/23/2014 13:05		GREATER GOLDEN HILL	220362
179	3036 ISLAND AV	1/13/2012 14:26	3/21/2013 16:03	GREATER GOLDEN HILL	203137
180	3038 ISLAND AV	1/13/2012 14:04	3/21/2013 16:01	GREATER GOLDEN HILL	203132
181	3161 MAPLE ST	7/14/2015 10:36		GREATER NORTH PARK	227265

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	A	B	C	D	E
1	Address	Open Date	Close Date	Community Plan	CED Case No.
182	3424 QUINCE ST	11/22/2010	5/25/2012 11:29	GREATER NORTH PARK	145537
183	3580 UTAH ST	8/28/2014 9:58	11/24/2015 11:13	GREATER NORTH PARK	221712
184	3608 WILSHIRE TR	9/30/2015 10:40		GREATER NORTH PARK	228582
185	3540 ALTRIDGE ST	1/13/2012 14:18	9/19/2012 7:39	KEARNY MESA	203134
186	1401 PARK RW	7/10/2008	2/22/2011	LA JOLLA	134896
187	2826 PALOMINO CR	4/9/2014 14:31		LA JOLLA	218862
188	5918 GERMAINE LN	11/23/2015 8:44		LA JOLLA	229331
189	7363 FAY AV [Pending]	11/3/2010	2/22/2011	LA JOLLA	145363
190	1549 ALCALA PL	9/22/2010	10/29/2010	LINDA VISTA	144933
191	1818 GOLDBORO ST	10/30/2015 10:49		LINDA VISTA	229019
192	1872 LINBROOK DR	6/8/2015 11:15		LINDA VISTA	226531
193	2435 GATLING CT	1/3/2013 12:19	6/3/2013 9:49	LINDA VISTA	209876
194	2542 COMSTOCK ST	5/3/2011	7/13/2011	LINDA VISTA	147076
195	6842 JANNEY CT	3/29/2013 15:39	12/4/2014 14:15	LINDA VISTA	211745
196	2043 RIDGE VIEW DR	9/13/2011 7:48	2/7/2012 13:46	MID-CITY:CITY HEIGHTS	200585
197	3004 MENLO AV	9/23/2014 14:40	2/4/2015 8:46	MID-CITY:CITY HEIGHTS	222164
198	3212 45TH ST	8/27/2013 14:05	4/17/2014 7:16	MID-CITY:CITY HEIGHTS	214977
199	3333 CHAMOUNE AV	1/28/2013 15:19	2/4/2013 9:06	MID-CITY:CITY HEIGHTS	210334
200	3545 41ST ST	10/2/2015 12:22		MID-CITY:CITY HEIGHTS	228618
201	3741 MARLBOROUGH AV Unit 7	7/7/2015 15:11		MID-CITY:CITY HEIGHTS	227156
202	4078 38TH ST	11/15/2011 14:25	11/29/2011 10:24	MID-CITY:CITY HEIGHTS	202087
203	4170 SYCAMORE DR [Pending]	7/21/2015 8:51		MID-CITY:CITY HEIGHTS	227390
204	4333 DAWSON AV	5/17/2010	9/10/2010	MID-CITY:CITY HEIGHTS	143688
205	1525 49TH ST	8/6/2010	8/9/2012 12:43	MID-CITY:EASTERN AREA	144461
206	3042 55TH ST	1/19/2016 12:57		MID-CITY:EASTERN AREA	229859
207	3133 54TH FRONTAGE E ST	10/23/2013 15:41	3/4/2014 12:44	MID-CITY:EASTERN AREA	216152
208	4023 HOPE ST	11/30/2015 10:09		MID-CITY:EASTERN AREA	229386
209	4236 58TH ST	10/26/2015 13:09	12/18/2015 9:10	MID-CITY:EASTERN AREA	228954
210	4307 LERIDA DR	7/15/2010	1/23/2012 9:33	MID-CITY:EASTERN AREA	144272
211	4307 LERIDA DR	11/5/2014 15:39		MID-CITY:EASTERN AREA	222900
212	4311 EAST OVERLOOK DR	9/21/2015 13:07		MID-CITY:EASTERN AREA	228436
213	4449 CARLING DR	7/16/2013 14:28	8/29/2013 13:37	MID-CITY:EASTERN AREA	214150
214	4794 63RD ST	1/12/2011	1/31/2011	MID-CITY:EASTERN AREA	146015
215	4808 63RD ST	4/12/2011	11/6/2012 9:22	MID-CITY:EASTERN AREA	146859
216	4837 ART ST	11/13/2012 10:37	12/7/2015 7:55	MID-CITY:EASTERN AREA	209230
217	4910 DATE ST	9/25/2012 13:07	11/8/2012 10:41	MID-CITY:EASTERN AREA	208250
218	5863 ADELAIDE AV	9/1/2009	9/10/2010	MID-CITY:EASTERN AREA	140991
219	6035 MALCOLM DR	7/22/2014 10:14	11/14/2014 15:07	MID-CITY:EASTERN AREA	220965
220	6322 THORN ST	8/16/2010	12/8/2010	MID-CITY:EASTERN AREA	144497
221	6669 AMHERST ST	5/22/2012 12:11	11/5/2012 7:16	MID-CITY:EASTERN AREA	205662
222	6880 LIVINGSTON ST	6/3/2014 15:25	10/14/2014 9:09	MID-CITY:EASTERN AREA	219889
223	4774 WINONA AV	1/21/2011	7/19/2011	MID-CITY:KENSINGTON-TALM	146182
224	4834 EDGEWARE RD	10/8/2013 14:47	11/25/2013 7:14	MID-CITY:KENSINGTON-TALM	215830
225	4909 CANTERBURY DR	10/1/2013 12:19	3/21/2014 7:41	MID-CITY:KENSINGTON-TALM	215675
226	3047 NATIONAL AV	2/28/2013 7:40	3/2/2015 9:59	MILITARY FACILITIES	210964
227	10097 ZAPATA AV	5/22/2009	10/13/2010	MIRA MESA	139771
228	10144 TILTON ST	6/10/2013 9:39	7/5/2013 10:24	MIRA MESA	213364
229	10247 ARROW ROCK AV	12/18/2008	11/29/2010	MIRA MESA	137780
230	10258 SALUDA AV	8/6/2014 12:56	9/15/2014 9:40	MIRA MESA	221274
231	10281 TRAILS END CR	11/19/2012 15:11	1/8/2013 6:52	MIRA MESA	209352
232	10424 CHEVIOT CT	1/19/2016 10:04		MIRA MESA	229850
233	10454 BAYWOOD AV	12/8/2015 14:04		MIRA MESA	229500
234	10550 BANNISTER WY	10/8/2013 14:24	11/18/2013 7:04	MIRA MESA	215823
235	10673 AMANTHA AV	4/10/2014 10:10	5/6/2014 15:49	MIRA MESA	218880
236	10754 FENWICK RD	1/10/2012 14:20	7/17/2012 11:53	MIRA MESA	203058
237	10808 ESMOND CT	4/29/2014 9:39	7/10/2015 8:01	MIRA MESA	219221
238	11181 SCANNELL CT	8/4/2015 14:23		MIRA MESA	227625
239	7833 BURLINGTON WY	1/5/2009	12/28/2010	MIRA MESA	137908
240	8262 CALLE PINO	4/17/2009	11/30/2010	MIRA MESA	139296
241	8544 IVORY COAST DR	11/10/2011 14:18	11/5/2012 11:48	MIRA MESA	202015

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	A	B	C	D	E
1	Address	Open Date	Close Date	Community Plan	CED Case No.
242	8646 FERNDAL ST	10/16/2012 15:07	4/9/2013 6:43	MIRA MESA	208729
243	8856 CORVUS PL	9/10/2014 13:55	7/27/2015 13:35	MIRA MESA	221879
244	8971 TAURUS PL	10/18/2013 10:03	1/17/2014 15:37	MIRA MESA	216053
245	8977 DALBY CV	9/26/2008	1/5/2011	MIRA MESA	136445
246	9030 CHART HOUSE ST	12/22/2014 15:23	3/26/2015 8:42	MIRA MESA	223581
247	9041 CHART HOUSE ST	10/23/2013 12:31	7/11/2014 9:31	MIRA MESA	216143
248	9312 TWIN MOUNTAIN CR	9/12/2013 15:17		MIRA MESA	215311
249	9323 TWIN MOUNTAIN CR	5/19/2015 14:55	7/30/2015 10:11	MIRA MESA	226166
250	9333 TWIN MOUNTAIN CR	1/9/2009	12/28/2010	MIRA MESA	137936
251	3615 PROMONTORY ST	10/2/2012 14:45	2/3/2014 7:45	MISSION BAY PARK	208407
252	728 DEVON CT	12/5/2014 9:31		MISSION BAY PARK	223346
253	3777 OCEAN FRONT WK	2/29/2012 14:54	8/13/2012 10:39	MISSION BEACH	203958
254	2430 BARTEL ST	2/14/2011	6/13/2012 8:12	MISSION VALLEY	146363
255	4716 PANORAMA DR	6/23/2009	12/28/2010	MISSION VALLEY	140135
256	4430 PALO VERDE TR	4/15/2015 15:21		NAVAJO	225536
257	5803 OVERLAKE AV	8/4/2011 15:06	10/27/2011 9:25	NAVAJO	200086
258	5986 SALLISAW CT	6/14/2010	8/6/2010	NAVAJO	143914
259	6188 CAMINITO PLATA	4/8/2014 15:33	10/2/2014 12:26	NAVAJO	218828
260	6330 RAYDEL CT	9/4/2015 10:18		NAVAJO	228194
261	6965 WANDERMERE DR	9/21/2010	1/20/2011	NAVAJO	144862
262	6979 GALEWOOD ST	8/13/2013 14:20	1/2/2015 10:40	NAVAJO	214736
263	1052 MADDEN AV	2/8/2010	4/13/2015 8:50	OTAY MESA-NESTOR	142560
264	1154 LAURISTON DR	10/29/2010	4/26/2013 6:54	OTAY MESA-NESTOR	145319
265	1186 25TH (SB) ST	2/2/2012 15:07	4/21/2014 8:04	OTAY MESA-NESTOR	203546
266	1196 KENALAN DR	1/8/2014 10:57	1/6/2015 7:34	OTAY MESA-NESTOR	217460
267	1215 SATURN BL [Pending]	8/1/2013 7:48	1/22/2014 8:23	OTAY MESA-NESTOR	214465
268	1244 GAYWOOD ST	5/23/2013 11:38		OTAY MESA-NESTOR	213051
269	1480 DONAX AV	4/24/2013 15:01	7/31/2014 7:51	OTAY MESA-NESTOR	212391
270	1607 DAHLIA (SB) AV	5/9/2013 10:30	12/1/2014 9:00	OTAY MESA-NESTOR	212710
271	2871 DONAX AV	6/2/2009	11/15/2010	OTAY MESA-NESTOR	139874
272	3627 FOREST GLEN RD	2/13/2013 9:11	7/19/2013 10:36	OTAY MESA-NESTOR	210675
273	3633 FOREST GLEN RD	2/13/2013 9:13	11/27/2013 12:31	OTAY MESA-NESTOR	210676
274	3636 PLUMBAGO LN	9/13/2011 13:42	3/6/2012 10:06	OTAY MESA-NESTOR	200600
275	4077 DAVES WY	2/4/2010	6/17/2011	OTAY MESA-NESTOR	142526
276	4089 DAVES WY	7/7/2014 9:32	8/3/2015 13:19	OTAY MESA-NESTOR	220609
277	4292 LAYLA CT	9/4/2014 14:59	7/23/2015 9:54	OTAY MESA-NESTOR	221809
278	4375 CRANBERRY CT	11/10/2010	12/6/2010	OTAY MESA-NESTOR	145419
279	817 SAUGERTIES AV	2/14/2011	3/24/2014 10:25	OTAY MESA-NESTOR	146292
280	866 CHURRITUCK DR	6/27/2013 14:46	8/19/2013 10:51	OTAY MESA-NESTOR	213790
281	1760 PACIFIC BEACH DR	8/6/2013 7:42	11/26/2013 14:49	PACIFIC BEACH	214510
282	1802 BERYL ST	11/18/2014 15:35		PACIFIC BEACH	223057
283	1870 LAW ST	10/3/2014 13:08	3/2/2015 11:12	PACIFIC BEACH	222309
284	2029 GRAND AV	9/16/2014 13:56	11/25/2014 15:46	PACIFIC BEACH	222025
285	4709 JEWELL ST	5/8/2015 13:42	10/13/2015 11:42	PACIFIC BEACH	225928
286	5066 SAN JOAQUIN DR	4/16/2012 9:00	7/1/2013 12:52	PACIFIC BEACH	204817
287	5238 LA JOLLA BL	6/12/2009	10/20/2010	PACIFIC BEACH	140007
288	5464 MOONLIGHT LN	3/9/2009	9/9/2010	PACIFIC BEACH	138689
289	870 OPAL ST	9/13/2011 10:43	10/24/2012 8:23	PACIFIC BEACH	200592
290	1094 DEVONSHIRE DR	5/14/2012 11:02	3/25/2013 11:08	PENINSULA	205389
291	1262 SAVOY ST	9/1/2009	2/16/2012 15:38	PENINSULA	141214
292	1466 WILLOW ST	6/1/2010	4/6/2012 10:28	PENINSULA	143738
293	2260 CLOVE ST	12/20/2008	10/20/2010	PENINSULA	137889
294	3111 LYTTON ST	7/16/2009	10/20/2010	PENINSULA	140465
295	3219 TRUMBULL ST	7/16/2012 14:50	10/25/2012 8:54	PENINSULA	206707
296	3512 TENNYSON ST	7/13/2012 11:56	2/27/2014 9:23	PENINSULA	206643
297	3637 DUDLEY ST	3/15/2012 11:26		PENINSULA	204241
298	4412 PASCADERO AV	11/9/2009	1/5/2011	PENINSULA	141795
299	787 CATALINA BL	5/13/2011	2/22/2012 12:07	PENINSULA	147171
300	11179 CAPILLA RD	7/8/2015 15:15	10/12/2015 9:36	RANCHO BERNARDO	227171
301	11178 DEL DIABLO WY	5/21/2015 14:20		RANCHO PENASQUITOS	226225

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	A	B	C	D	E
1	Address	Open Date	Close Date	Community Plan	CED Case No.
302	13934 MENNONITE PT	11/3/2009	4/6/2011	RANCHO PENASQUITOS	141840
303	8525 RUMEX LN	1/29/2016 9:35		RANCHO PENASQUITOS	230023
304	9287 PIPILO ST	4/2/2015 11:35	6/4/2015 8:20	RANCHO PENASQUITOS	225293
305	9287 PIPILO ST	1/4/2016 10:24		RANCHO PENASQUITOS	229661
306	310 AVERIL RD	3/11/2014 11:26		SAN YSIDRO	218410
307	3617 TRIDLE WY [Pending]	8/10/2015 15:16		SAN YSIDRO	227725
308	3112 PASTERNAK PL	10/1/2008	10/12/2010	SERRA MESA	136563
309	8782 ENCINO AV	7/25/2013 14:13	6/4/2014 13:55	SERRA MESA	214397
310	9049 WINEN WY	4/26/2013 15:26		SERRA MESA	212453
311	2319 WESTWOOD ST	6/12/2015 10:04		SKYLINE-PARADISE HILLS	226619
312	2682 HOMEDALE ST	1/22/2013 13:32	9/3/2014 15:17	SKYLINE-PARADISE HILLS	210240
313	274 CEDARIDGE DR	9/22/2015 8:25		SKYLINE-PARADISE HILLS	228439
314	292 COOLWATER DR	9/22/2015 8:35	11/10/2015 7:44	SKYLINE-PARADISE HILLS	228440
315	303 69TH ST	6/3/2011	9/26/2011 13:27	SKYLINE-PARADISE HILLS	147325
316	385 DEEP DELL RD	11/20/2013 9:38	1/16/2014 8:14	SKYLINE-PARADISE HILLS	216735
317	530 LEGHORN AV	9/2/2015 13:03		SKYLINE-PARADISE HILLS	228153
318	5728 MIDWICK ST	7/28/2011 10:09	8/15/2013 10:36	SKYLINE-PARADISE HILLS	200006
319	6302 DIVISION ST	5/16/2013 9:43	11/21/2014 13:13	SKYLINE-PARADISE HILLS	212873
320	6353 VIEWPOINT DR	7/23/2014 13:56	3/4/2015 9:39	SKYLINE-PARADISE HILLS	221018
321	6364 GALLEGOS TR	5/6/2013 10:53	6/19/2013 10:54	SKYLINE-PARADISE HILLS	212644
322	6471 POTOMAC ST	11/1/2013 10:54		SKYLINE-PARADISE HILLS	216300
323	6482 PLAZA RIDGE RD	11/19/2012 13:11	3/11/2013 8:03	SKYLINE-PARADISE HILLS	209342
324	6555 PARADISE RIDGE RD	7/7/2008	2/10/2012 12:18	SKYLINE-PARADISE HILLS	134759
325	6572 UTICA PL	8/13/2013 7:46	1/9/2014 6:47	SKYLINE-PARADISE HILLS	214715
326	6622 PLAZA RIDGE RD	7/24/2012 14:33	3/11/2013 10:05	SKYLINE-PARADISE HILLS	206908
327	7009 PARKSIDE CT	10/14/2011 14:32	12/12/2011 11:06	SKYLINE-PARADISE HILLS	201289
328	8071 BROOKHAVEN RD	9/22/2015 8:39	10/30/2015 8:37	SKYLINE-PARADISE HILLS	228441
329	809 CROSSPOINT CT	10/14/2014 11:25	10/29/2015 9:24	SKYLINE-PARADISE HILLS	222458
330	826 SAWTELLE AV	11/3/2015 14:34		SKYLINE-PARADISE HILLS	229083
331	218 HENSLEY ST	4/8/2013 11:31	5/20/2013 16:06	SOUTHEASTERN SAN DIEGO,S	211893
332	248 27TH ST	1/10/2011	11/8/2011 15:50	SOUTHEASTERN SAN DIEGO,S	145975
333	2569 J ST	1/13/2012 14:16	8/23/2012 17:07	SOUTHEASTERN SAN DIEGO,S	203133
334	2874 CLAY AV	6/13/2008	2/22/2011	SOUTHEASTERN SAN DIEGO,S	134372
335	2946 COMMERCIAL ST	2/19/2015 11:03	7/24/2015 7:46	SOUTHEASTERN SAN DIEGO,S	224471
336	3246 ISLAND AV	6/5/2013 14:18		SOUTHEASTERN SAN DIEGO,S	213299
337	3514 OCEAN VIEW BL	2/1/2016 9:33		SOUTHEASTERN SAN DIEGO,S	230047
338	3713 BETA ST	3/4/2013 14:16	3/27/2013 8:45	SOUTHEASTERN SAN DIEGO,S	211124
339	3945 FRANKLIN AV	10/10/2013 10:15		SOUTHEASTERN SAN DIEGO,S	215867
340	4094 ALPHA ST	2/4/2015 10:07		SOUTHEASTERN SAN DIEGO,S	224193
341	4183 BETA ST	1/22/2013 13:40	2/12/2013 9:23	SOUTHEASTERN SAN DIEGO,S	210241
342	420 17TH ST	3/27/2013 13:11	12/10/2013 6:52	SOUTHEASTERN SAN DIEGO,S	211678
343	50 31ST ST	6/10/2013 8:59	1/15/2014 10:11	SOUTHEASTERN SAN DIEGO,S	213358
344	552 SAN MIGUEL AV	4/28/2009	8/7/2013 10:37	SOUTHEASTERN SAN DIEGO,S	139424
345	11007 VIA TEMPRANO	5/27/2015 9:07	7/15/2015 10:05	TIERRASANTA	226271
346	11730 PAPAGALLO CT	4/24/2014 10:15	9/15/2014 9:08	TIERRASANTA	219124
347	2768 TONTO WY	5/15/2008	12/28/2010	UNIVERSITY	133898
348	2838 WYANDOTTE AV	5/15/2008	1/31/2011	UNIVERSITY	133897
349	4199 COMBE WY	4/5/2011	6/15/2012 16:08	UNIVERSITY	146758
350	4513 HUGGINS ST	6/10/2015 15:46	10/19/2015 14:33	UNIVERSITY	226604
351	5722 LODI ST	10/2/2008	6/13/2011	UNIVERSITY	136519
352	5843 LORD CECIL ST	10/6/2008		UNIVERSITY	136580
353	1889 SHERIDAN AV	10/24/2014 10:08	6/9/2015 8:52	UPTOWN	222674
354	4565 CLEVELAND AV Unit 4	8/19/2014 15:22	11/4/2014 6:27	UPTOWN	221542

Address	Property Manager	Owner	Size/ Post-2012 Room Additions	RHOP violation	RHOP on file /2016	Blgd Code/ Prop. Violations	Behavior Violation
54th St. 4793	Ffellestad, Barrett & Short 619-286-4721 619-286-7600 SD Property Management	Buchanan-Edwards Trust 7510 Chicago Drive La Mesa, CA 91941	5 br/2 ba/pool			Illegal patio encroachment	
54th St. 4865		Saxon Street LLC 36 Salt Bush Irvine CA 92663	6 br/2 ba			parking in front yard - numerous	nuisance noise 2014
54th St. 4926		Gerson Family Trust 927 Morning Sun Dr Encinitas CA 92024	9 br		Past due. RHOP process started 5/23/2012 RHOP 9/23/2009, not renewed		
54th St. 4982	Inflexus Social Property Management	Lawrence & Mary Bame 2120 Jimmy Durante Bl #106 Del Mar CA 92014	5 br/3 ba		Past due - RHOP 11/26/12 Never renewed		
54th St. 4974		Room to Room LLC 3567 Calle Rosado Carlsbad CA 92009	6 br/3 ba, 8 tenants	RHOP violation 2012	RHOP-7/25/2015 due 4/23/2015, 10/30/2015, 10/30/2015	Admin. Warning Requested	
54th St. 5002		Edward Chang	425 sq addition: 6 tenants		Past due - RHOP 11/27/12 Never renewed		
54th St. 5025		Room to Room LLC 3567 Calle Rosado Carlsbad CA 92009	6 tenants		Past due - RHOP 11/26/12 Never renewed		
54th St. 5048		Room to Room LLC 3567 Calle Rosado Carlsbad CA 92009	Garage conversion		Past due - RHOP 11/27/13 Never renewed	Admin. Warning Requested 2015	
54th St. 5057	Other Zigner 818-943-0111 sdsurealty@gmail.com	Room to Room LLC 3567 Calle Rosado Carlsbad CA 92009	6 br/3 ba	RHOP violation 2010	Past due 11/5/2013 - due 11/5/2014 6 tenants/2 parking spaces/3 cars. RHOP EXPIRED. NO RENEWAL REQUESTED OR APPROVED.	Retaining wall violation	
54th St. 5085	Other Zigner 818-943-0111 sdsurealty@gmail.com	Room to Room LLC 3567 Calle Rosado Carlsbad CA 92009	6 br/3 ba/pool: 8 tenants	RHOP violation 2010	RHOP-10/1/2015 - due 10/1/2016, 11/5/2013	Admin. Warning Requested	
54th St. 5073		Room to Room LLC 3567 Calle Rosado Carlsbad CA 92009	7 br/4 ba		Past due 11/3/2013 - due 11/5/2014 3/7/2012 7 tenants/6 offstreets spaces. RHOP EXPIRED. NO RENEWAL PROCESSED OR APPROVED.		
55th Pl. 5086	Other Zigner 818-943-0111 sdsurealty@gmail.com	Room to Room LLC 3567 Calle Rosado Carlsbad CA 92009	2012 Added "study", ba, "storage in basements	RHOP violation 2011			
55th St. 5071	Wierman Property Management	Peter J. McMinim 4770 55th St San Diego CA 92115	5 br/ /	No RHOP violation found 2010		Admin warning Rec'd 2015	CAPPED 2012-13
63rd St. 4766		Robert and Allison Coburn (Keith Henderson)	3013 added br/ba	RHOP violation 2015			
63rd St. 4794	SBSU HomeForRent 619-800-1054 inflexus@inflexus.com	Lawrence & Mary Bame 2120 Jimmy Durante Bl #106 Del Mar CA 92014	5br/4 ba + garage conversion to single fam. Res.; 11 tenants	No RHOP violation found 2010/2012	Past due RHOP 2/5/2014 - due 2/5/2015 ; 2015 RHOP created, not completed		
63rd St. 4808		Synergy California Realty 3915 Corte Mar De Herbs, SD 92130	Converted dining & storage areas into bedrooms, divided bath; added bathroom in garage; min. 8 tenants	RHOP vio. 2012; No RHOP violation found 2015 (this was turned in 8/2014, not inspected in a timely manner)	Past due. RHOP Application 2013, never approved, now EXPIRED		
63rd St. 4903		Derek Searanole	5 br/2 ba/4 + bonus room				CAPPED 2012-13
63rd St. 4961	SD Property Management 858-395-8849 Betty	Chu Family Trust 11180 Morning Creek Dr N San Diego CA 92128	Converted garage to br/ba sitting rm. To br.; 7 tenants	RHOP violation 2014	RHOP NEVER APPLIED FOR OR APPROVED.	Admin. Warning Rec'd 2015; Front yard parking 2014,15,16; LD dumping/paving 2011	
63rd St. 4995	SD Property Management	Saxon Street LLC	Permit to build new 9 br house			fence down, hazardous conditions 2014	
63rd St. 5083	Omega Zeev Guemichile 619-674-7444 619-255-5126 866-997-7586 619-277-776(Ledford)	Robyn & Jay Schram c/o Ben Adley 10755 Scripps Poway Pky San Diego CA 92131	3 br/2 ba			Illegal garage conversions 2012 & again 2015; SDPD Nuisance Noise 2013; SDPD trash/dumping 2014; front yard parking 2014	SDPD Noise 2010
63rd St. 5051		Hong Liu, Hong Zhang 6348 Oleander Wy, San Diego CA 92130	6 br	No RHOP violation found 2010	RHOP NEVER APPLIED FOR OR APPROVED.	Front yard parking, multiple. Admin. Warning Rec'd 2015	
63rd St. 5071	SBSU HomeForRent 619-800-1054 Social Property Management	Blum, San Diego Student Housing Solutions LLC 5575 Caminito Esquisto San Diego 92130	7 br/3 ba/6 + den/8 car parking lot	No RHOP violation found 2010/2013/2015	RHOP NEVER APPLIED FOR OR APPROVED.	\$250 Admin. Cite 2015 Parking front yard 2015 ; 2011 Admin Cite Storage/ Bus. In Res. Zone;	CAPPED 2015-16
63rd St. 5115	Winebar Social Property Management	David Sider 8771 Corte De Luz San Diego CA 92127	5 br/2 ba/4 + office	No RHOP violation found 2010/2012/2013		Admin. Warning Rec'd 2015	
63rd St. 5185	SBSU HomeForRent 619-800-1054 Social Property Management	Lawrence & Mary Bame 2120 Jimmy Durante Bl #106 Del Mar CA 92014	7 br/2.5 ba/6 + den/pool	No RHOP violation 2012	Past due. RHOP issued 7/19/2012, 7 occupants. EXPIRED. NOT RENEWED.	Admin. Warning Rec'd 2015	CAPPED 2014-15
64th St. 4946	Steve Snyder	Steve Snyder	5 br/3 ba				
Adams Ave. 5944		John D'Intino 8452 Via Sonoma #108 La Jolla CA 92037	8 tenants	RHOP violation 2010;	Past due. RHOP issued 8/25/2011 - NEVER RENEWED. Property has 2 off-street parking spaces.	Operating res. Care facility for more than 7 tenants w/o COP 2012; Raw sewage leakage, rat infestation 2013	SDPD Nuisance Noise 2012, 2013
Adams Ave. 5267		Bryan Margie Cooper 619-823-7446 mccopshomes@yahoo.com	6 br/3 ba/8-10 off street parking				
Adobe Dr 6240	Margie Cooper	Andrew and Christine Wood 5427 Harvest Run Dr San Diego CA 92130					
Adobe Dr 6252							

Connie Dr. 6328	Frigi and Sharon Cohen 19425 Iovan St Tarzana CA 91335/ Guernich	Converted 2 car garage to "office"	No RHOP violation found 3/14						
Countryside Dr. 5211	Brian Bezer 3280 Beaver Hollow Road Jamul CA 91335	6 br/3 ba							
Countryside Dr. 5222	Gary B. Hoyt	Added loft and converted 2 bedrooms to 2 bedrooms with 2 "studios"	RHOP violation - unable to gain access, no response from owner Admin Warning mailed						Past due 10/17/2013 - due 10/17/2014 6 tenants/2 parking spaces/3 cars allowed. NOT RENEWED as of 4/24/2015
Countryside Dr. 5233	Amy Y. Chow	6 br.							Past due - RHOP applied for not received, 8 tenants
Countryside Dr. 5262	Robert W. Erickson; Estate of Andrew Simms 5262 Countryside Dr.		No RHOP violation found 2010						
Crestia Dr. 4909	Edward C. Chang and Lucy Y. Lu 11217 Corte Bella, San Diego, Ca. 92130	5 br/9 tenants							RHOP 8/4/15 due 8/4/16
Crestia Dr. 4919	Timothy Sankary, 10250 Easthaven Dr., Santee, CA 92071 Cell: 619-665-1650	huge mansion/indoor pool, 8 bedrooms, 9 tenants							Past due 10/20/2013 10/20/2012 - due 10/20/2013 NOT RENEWED as of Jan. 2016
Crestia Dr. 4971	Shana J. Missanoff, 1230 S. Camden Dr. Los Angeles CA 90035	5 br/2 ba							
Curry Dr. 4995	Billy Farm Trust	5 br/4 ba + bonus room							
Debby Dr. 5082	Rebecca Lee		Code Compliance case - retroactive						Admin Cite Noise 2012
Defiance 5021	Judd Family Trust	5 br	No RHOP violation found 2015						Unpermitted unit w/ba
Dorothy Dr. 5489	Timothy Sankary, 10250 Easthaven Dr., Santee, CA 92071 619-665-1650	8 br/2.5 ba	RHOP violation will be mailed Admin Warning 2015; RHOP violation will be mailed Admin Warning 2015; Violations 2010, 2011, 2012, 2013, 2015						RHOP ON FILE 3/26/2015-3/26/2016 Past due 9/8/2010 10/20/2012 - due 10/20/2013
Dorothy Dr. 5515	Acul Sierra Trust PO Box 9757 San Diego, CA 92169/JOEL BERMAN	6 br							RHOP 3/5/2015 due 5/5/2016; 8 tenants/6 Parking spaces
Dorothy Dr. 5539	Carl Prop Management (858) 768-4344		RHOP inspection pending						NO RECORD ON OPENUSD
Dorothy Dr. 5540	Gary Hoover	2013 Addn. of br, "study", 2 ba.							
Dorothy Dr. 5546	Robert and Maureen Krieger 2258 Bean Creek Road Scotts Valley, CA 95066								Structural problem 2011
Dorothy Dr. 5555	Waleed A Salameh 591 Camino de la Reina #818, SD 92108								Unpermitted room divisions: 8 tenants; referred to City Attorney
Dorothy Dr. 5602	Income Property Advisors c/o Bob MacQuire P.O. Box 16098 San Diego CA 92176	3(7) br/2 ba, 1 "office"; 2014 Converted part of garage to br	No RHOP violation found 2011						shed in side yard setback SDPD 2015 Nuisance Noise
Dorothy Dr. 5610	Andrew and Christine Wood 5427 Harvest Run	2014 Converted part of it to add 1 br							Illegal garage conversion (2 br); multiple bldg. code violations 2012-13
Dorothy Dr. 5614	Gaskins, Steven and Kathleen 8889 Rio San Diego Dr. #201 San Diego, Ca. 92108								Parking on front lawn, 2014, 2015
Dorothy Dr. 5623	Robert and Allyson Coburn	2 story; 2014 Converted dining room to add 1 br.							SDPD Nuisance Noise 2012, 2013, 2014
Dorothy Dr. 5704	Holt Trust	2015 Converted patio to add 1 br & ba; added new walls in "dining rm"							SDPD Nuisance Noise 2013-14
Dorothy Dr. 5754	Virtuosic Properties	7 br, 9 tenants							
Dorothy Dr. 6125	Sells, Andrew	2015 added 2 br, 1 ba							
Dorothy Dr. 6182	Dorothy Dr. 6182	2014 Converted family room to br							Parking in front yard - 2013, 2014
Dorothy Dr. 6205	SDSU HomesForRent 619-800-1054	6 br	RHOP violation 2012						SDPD Nuisance Noise 2013
Dorothy Dr. 6242	SDSU HomesForRent 619-800-1054 Diego Homes 619-275-4500	6 br/3 ba	Past due - RHOP app. Submitted, not rec'd; RHOP violation 2010 RHOP violation 2012 \$1000 fine RHOP reinspection access denied 2012						Admin. Warning Requested 2015
Dorothy Way 5604	Hensler, Joseph & Gayle 4750 Illinois Av. Fair Oaks, CA 95628	6 br/3 ba, 10 tenants							Admin. Warning 2015; parking in front yard 2014, 2015

Dorothy Way 5512	Aldi, Abdul M & Karen 5612 Dorothy Way San Diego, Ca. 92115	4 br. (prev. 18 br/6 ba) 10 tenants	RHOP violation found 2014	RHOP 6/22/15 - 6/27/16, RHOP 12/16/2014. 4 Existing Standard Parking (2) garage spaces (total of 4 spaces needed), (5) five tenants do not have cars (4) four of the tenants have cars, for a total of (10) ten tenants at this residence	Unpermitted bedrooms; returned to previo. configuration; CEV 1st & 2nd letter 2015	CAPPED 2014-15
Dorothy Way 5515	Income Property Advisors c/o Bob MacGuire P.O. Box 16098 San Diego CA 92176	6 tenants	RHOP violations 2013	Past due 8/9/2013 - due 8/9/2014. NOT RENEWED. 2 tenants/3 do not have cars	Admin. Warning Rec'd 2015; bldg. code violations 2013	CAPPED 2014-15
Dorothy Way 5635	SD Property Management 315-721-0997 michael_james_connell@yahoo.com	7-8 tenants	No RHOP violation found 3/14 - tenants said other girls had moved out		2013 illegal shed conversion to br; returned to original config.	
Dorothy Way 5643	Anthony Gagonesi PO Box 18763 San Jose	4 br/2 ba			unpermitted retaining wall 2015	
Dorothy Way 5651	Elizabeth Lee Trust 5851 Dorothy Way	6 br				
Dorothy Way 5667	Rubian Martinez rental@rental.com	2015 converted dining rm. to add'l br				
Dorothy Way 5677	Coast Real Estate	(3) bedrooms - 7 tenants 2 story incl. 6+ br, 4 + ba, "game rm", "entertainment rm", "family rm" +			CEV 1st & 2nd letter 2015	
East Falls View 5108	Phuong Ngoc Quach	COMPANION UNIT				
East Falls View 5136	SUSOHOMESFORRENT 619-800-1054 Diego Homes 619-275-4500	6 br /2.5 ba/4 + "office", "den", fam. room divided into 2 br & ba	RHOP violation 2012	RHOP NEVER APPLIED FOR OR RECEIVED	\$250 Admin Cite 2015, non-permitted conversion 2012	
East Falls View 5122	Lawrence Anthony Ferris 4222 Camino Encinitas	5 br/3 ba/4 + "office"				
East Falls View 5216	Robert and Allyson Coburn	2016 added 3 br, enlarged driveway for back yard parking				
East Falls View 5232	Sells, Ian	Converted "office & den" to 2 add'l br; Converted garage to "office" with shower in bathroom				
East Falls View 5251	Michael Haaland	Added 165 sf & converted 400 sf for unspecified rooms				
East Falls View 5321	The Property Management Boutique 85 Joost Ave San Francisco, Ca. 94133	2013 Added br & ba; pre 2013 added 402 sf	RHOP violation 2014 - reduced to 5 tenants Admin Cite warning mailed		Unpermitted br; Admin Cite Warning; CEV 1st & 2nd letter	SDPD Nuisance Noise 2014
East Falls View 5358	Andrew Hastings					
East Falls View 5525	Robert and Allyson Coburn	2013 added "office & ba"			Admin. Warning 2015	CAPPED 2014-15
East Falls View 5365	Little Properties 4653 Carmel Mtn. Road #308 San Diego, CA 92130 Jeff Little 858-342-3792				CEV 3 Violations	
East Falls View 5379	Gaskins, William	3 br incl. converted dining rm.	No RHOP violation found			
Ewing St. 5102	Gaskins, William 8889 Rio San Diego Dr. #210 San Diego, Ca. 92108	8 br/3 ba	RHOP violation 2012. RHOP application denied 11/16/2102 RHOP violation 2013	Past due RHOP 1/28/2014 - due 1/28/2015 NOT RENEWED. 8 tenants/2 parking spaces/4 cars	\$250 Admin Cite 2015; Parking front yard 2014, 2015, 2016	
Ewing St. 5119	Drew I. Ector 618-871-6909 Jessica Lynne jessielynne@live.com	5 br/3 ba				
Ewing St. 5128	Yu, Yuke Yuen, Deatrick c/o Michelle Lin, 5250 Soledad Mountain Rd. SD		No RHOP violation found 2015	Past due. NOT RENEWED 10/5/2010	Unlicensed Res care facility 2012; substandard structure admin cite 2015	
Faber Way 5055	Room to Room LLC 3567 Calle Rosado Carlsbad CA 92009	6 br/2 ba	No RHOP violation found 2012	Past due 11/3/2013 - due 11/3/2014 6 tenants/2 parking spaces. NEVER RENEWED	CEV 1st letter	
Faber Way 5098	Peter and Jeanie Coffman 760-715-6753	6 br/ 3ba/on site parking for 6 cars	RHOP2010, civil penalty	Past due. RHOP APP. created 2/5/11 NEVER ISSUED.	CEV 3 Violations	
Hewlett Dr. 5454	Michael Haaland	6 b /2.5 ba/4 + office and den	Civil penalty RHOP 2011			
Hobart St. 6239	Rubian Martinez		Vol. compliance RHOP 2011			
Joan Ct. 5230	Stephen Zamora	7 br/3 ba	RHOP violation 2010 No RHOP violation found 2011	Past due: RHOP 10/20/2014 - due 10/20/2015 7 tenants/2 parking spaces/3 cars allowed	CEV 3 Violations	CAPPED 2014-15
Joan Ct. 5260	Hong Yang 858-401-3895 4555 Sunset Bluffs Way yang015@yahoo.com sdsubrent.net	Yen Fei feiyen92130@yahoo.com	RHOP violation 2013 \$1000 fine	RHOP 2/9/2015-2/9/2016; RHOP 2/9/2014 - due 2/5/2015 8 tenants/3 plg spaces/4 cars allowed - 4 do not have cars	CEV 1st letter	CAPPED 2013-14
La Dorna 5137	Hong Yang 858-401-3895 4555 Sunset Bluffs Way yang015@yahoo.com sdsubrent.net	6 br, 3 ba, 8 tenants	RHOP violation 2013	RHOP 4/2/2015 10/6/2014 - due 4/2/16		

La Dorna 5181	Inflexus Management 858-314-3892 (formerly56Cal)	Lawrence Barne Family Odorama LLC 2120 Jimmy Durante Bl., #106, Del Mar, CA 92019	Converted den & dressing rm into bedrooms in 4 br. house, added ba., 6 br?	No RHOP violation found - RI was made 8/2014, not inspected until 1/2015	RHO violation 2012 Admin Cite:
La Dorna 5222	Inflexus Management 858-314-3892 (formerly56Cal)	Shawn Sullivan 2818 Canon Street, San Diego CA 92106	6 br/7.5 ba	Past due 7/23/2013 - due 7/23/2014 NOT RENEWED 6 tenants/5 parking spaces. Created 9/26/15	
Leo St. 5050	Virtuose Properties, Inc - Joel Berman 619-757-8975	Adam Simmons 3 Argonaut Aliso Viejo, Ca. 92656	5 br/2 ba	No RHOP violation found	
Maisel Way 5404		Teague	converted living rm to bedroom; converted garage to br & ba		
Marylane Dr. 5423		Stevyn J V Menegazzi & Quinlyn K. Menegazzi PO Box 131019 San Diego, CA 92175	Added family rm, 'den', 'study', ba 1/2015; Permit to divide br into 2 br 7/15 (Henderson)		SDPD Nuisance Noise 2013
Marylane Dr. 5478	OZ Real Estate 818-945-0111 sdsureity@gmail.com	Room to Room LLC 3567 Calle Rosado Corisbad CA 92009	8 br/4 ba	RHOP violation 2011	CEV 1st letter
Marylane Dr. 5520		Andrew & Christine Wood	6 br/9 tenants; 2014 converted enclosed patio to br, added 2 more br, 3 ba		
Marylane Dr. 5531		Andrew & Christine Wood	2015 Added br		
Marylane Dr. 5532		Andrew & Christine Wood	Dec. 2015 Permit to add unspecified # of br & ba		
Marylane Dr. 5535	Holt Properties Matt Holt mbholt4@aol.com 925-766-1062 619-302-4658 matt@holtpropps.com	Holt Trust	2014 converted attached garage into 'game rm' & 3rd ba, added 'dining rm'		SDPD Nuisance Noise 2012
Marylane Dr. 5567	Inflexus Management 858-314-3892 (formerly56Cal)	J.S. & S.K. Siethe	Added 2 br, fam rm/ ba	Past due: RHOP 10/20/2014 - due 10/20/2015 RS-17	CAPPED 2012-13
Marylane Dr. 5620		Little Properties 4653 Carmel Mtn. Road #308 San Diego, CA 92130 Jeff Little 858-342-3792	2014 Added living rm & ba; converted garage to br & ba		
Marylane Dr. 5654	HSB	Phan Phuong 6304 Hannan Court SD CA 92117	6 br/3.5ba 7'+" office and 'den'		
Marylane Dr. 5670	Hong Yang	Robert and Maureen Kriger 2258 Been Creek Road Scots Valley, CA 95066	6 br/2 ba - 4/2015 added 2 br & ba; 7/14 permit to divide 1 br into 2 br; 7 tenants		SDPD Nuisance Noise 2015
Marylane Dr. 5682	Hong Yang	Wendy Miller (?)	7/15 Permit to convert patio 7 garage to unspecified # of br + ba & fam rm		SDPD Nuisance Noise 2016
Marylane Dr. 5706		Holt	2015 Converted Fam Rm to br & 'den'		
Marylane Dr. 5720	SDSU Homes for Rent 619-800-1054	Lawrence and Mary Barne 2120 Jimmy Durante Bl #106 Del Mar CA 92014	7 br/3 ba/8 tenants	RHOP violation 2014 RHOP (7 bedrooms/8 tenants)	CAPPED 2014-15
Marylane Dr. 5744	Inflexus Management 858-314-3892	Thuy Huynh ?	4 br/6 tenants		
Marylane Dr. 5755	949-423-1899 Jon Coyile jcoyle@cox.net	Jon Coyile PO Box 80862 Rancho Santa Margarita, Ca. 92688	7 br/4 ba	RHOP violation \$1000 fine 2013 (No RHOP violation found 2012)	Admin. Warning
Marylane Dr. 5768		Joel Berman (Cal Spec)	2016 Converted Patio to rm. Add. Incl.3 br/2 ba; Previously 6 br		SDPD Nuisance Noise 2014
Marylane Dr. 5780		Joel Berman (Cal Spec)	6/15 Permit to add 2nd story incl. 4 br, 2 ba; 6 br 8 tenants		
Marylane Dr. 6129		Newby	9/15 permit to convert part of living rm to add'l br		
Marylane Dr. 6134	Inflexus Management c/o Bob MacGure P.O. Box 16098 San Diego, CA 92176	Shawn Sullivan 2818 Canon Street, San Diego CA 92106	4 br/6 tenants		
Marylane Dr. 6145	SD Property Management	Philip Miller 901 Almond Pl Newport Beach 92660 Also 5616 Dorothy Way 5203 Tipton 9287 Rockford			CEV 2nd letter
Marylane Dr. 6155		Garret Reiter	2016 permit to add 2 br, 1 ba & convert dining rm to br		CEV +3 Violations

Rockford 5054	Income Property Advisors c/o Bob MacGuire P.O. Box 16098 San Diego CA 92176	Shawn Sullivan 2818 Canon Street, San Diego CA 92106	7 br/3 ba							SDPD Noise 2011, 2013
Rockford 5060	Income Property Advisors c/o Bob MacGuire P.O. Box 16098 San Diego CA 92176	Shawn Sullivan 2818 Canon Street, San Diego CA 92106	6 br						Past Due 11/25/2013 - due 11/25/2014 NOT RENEWED 6 tenants/1 parking space/2 cars allowed	CAPPED 2015-16 SDPD Noise 2012
Rockford 5074	OZ Real Estate 818-943-0111 adsurealty@gmail.com	Room to Room LLC 3567 Calle Rosado Carlsbad CA 92009	6 br/3ba						RHOP violation 2010	CEV 2 violations
Saxon 5311	SD Property Management 858-335-8849 Betsy 829-4414 Louie 560-5655 (office) Infloxus Management 658-314-3892 (formerlySoCal)	Saxon Street LLC 36 Salt Bush Irvine CA 92603	6 br/3 ba						No RHOP violation found (inspection was done after school ended)	CEV 1 violation
Shane Pl 6440	H5B	Daniel Recob 4481 Palo Verde Ter San Diego CA 92115	6 br/2.5 ba						RHOP violation 2014 8 tenants \$1000 Admin Cite	SDPD Nuisance Noise 2014
Stewart 6228		Ana M Aparicio Trust 6278 Stewart St San Diego CA 92115	6 br/2.5 ba						RHOP violation 2011	
Stone Ct. 5249	College Choice Villas	Diana Wilbar /Wilbar Family Trust 650 Kirkham St San Francisco CA 94122	9br/4 ba/7 + 2 bonus rooms/room for 12						RHOP violation (not renewed as required)	
Stone Ct. 5273		LI Jingling 5273 Stone Court SD CA 92115	6 br/4 ba						RHOP violation 2012 RHOP violation 2013 \$1000 Admin Cite	CEV 3 violations, No Hot Water 2014
Tipton St. 5230	619-851-8397	Clement S. Elgazzar Investment Trust 506 Peppertree Rd Walnut Creek CA 94598	6 br/3ba						RHOP violation 2012 No RHOP violation found 2010	
Tipton St. 5243	619-962-7272 Shawn	Shahvir Sorourbakhsh Empinaada St San Diego CA 92120	5 br/3 ba						No RHOP violation	
Tipton St. 5254	Infloxus Management 858-314-3892 (formerlySoCal)	Adam Klein Noel Churchill	5 br/2.5 ba/4 + den							SDPD Nuisance Noise 2015 SDPD Music Noise 2010
Tipton St. 5272	Omiga Property Zesty 619-674-7444 Guenniche 866-997-619-255-5126	Mark Johnson Trust 5272 Tipton St San Diego CA 92115								SDPD Admin. Citation 2015
W. Falls View 5340	SDSUHomesForRent 619-800-1054	Little Family Trust 4653 Carmel Mountain Rd #308, San Diego CA 92130	5 br/2 ba							SDPD Music Noise 2011
W. Falls View Dr 5339		Robert and Allison Coburn							Past due - RHOP 9/14 - 9/15 8/21/2013 - due 8/21/2014 5 parking spaces including 2 in garage 6 tenants/5 have cars	CAPPED 2014-15

**IMPACT OF MINIDORMS ON
DEVELOPMENT SERVICES DEPARTMENT
CODE VOLUNTEER PROGRAM**

In 2014, the City revived the Volunteer Code Enforcement program, in which citizens spend their own time and money to try to improve their neighborhoods. The program has been successful in clearing up some of the worst of the minor (visible from the street) code violations, but has entailed a tremendous amount of work, both by neighborhood residents, and by the Code Enforcement Division. Ten community members participated in training sessions with **CED** and began to document code violations as seen from the public right of way.

While this program addresses violations at both the owner occupied homes and rentals units, volunteers don't know the ownership status of a home when they document a violation. The fact that the vast majority of violations center around multiple cars illegally parked in front yards indicates that the majority of violations are the result of high occupancy problems at minidorms.

I. Record of CACV Referrals and CED Actions

A. As of December 2015, the following work was done by the College Area Code Volunteers (CACV) and the Code Enforcement Division (CED).

- 1. CACV: Sent 576 1st letters** and corresponding photos, along with an informational document from CED, advising property owners of violations, the majority of those being parking violations, and the rest trash, maintenance and storage. These advisory letters were sent to 503 different properties.
- 2. CACV: Sent 331 2nd letters** and corresponding photos, along with an informational document from CED, advising property owners of continuing violations and possible actions to be taken.
- 3. CACV: Sent 907 1st and 2nd letters** before starting referrals to CED.
- 4. CACV: Sent the major property owners and property management companies a reminder letter**, before the start of the new school year, asking them to update leases with parking restrictions and to consider erecting fences, walls, and landscaping to avoid further issues.
- 5. CACV: Beginning January 2015 and extending through August 2015, 10 properties per month were referred to CED for Administrative Warnings** due to continuing violations after 2 letters

B. At this point, the Code Enforcement Division stepped in for follow up on their part:

1. **CED:** Beginning in January 2015 and extending through August 2015, CED sent **85 Administrative Warnings**, with current photos of ongoing violations
2. **CED:** Oct-Nov., 2015 sent Administrative Citations ranging from \$250-\$750 to 36 **properties** still in violation after the above Administrative Warning, with current photos of ongoing violations

C. As of January 2016:

1. **CACV:** Found that 14 of the 36 properties that received Administrative Citations ranging from \$250-\$750 in Oct-Nov. 2015 continue to be in violation
2. **CED:** prepared and sent the next level of Administrative Citations to these properties, with current photos of the ongoing violations
3. **CACV:** Found that 9 properties that received the Administrative Warning, but not yet the Administrative Citation, were still in violation
4. **CED:** prepared and sent the Administrative Citations, most in the \$250 range, with current photos of the ongoing violations
5. **CACV:** Found that 40 properties that have received the 2 letters, but not yet the Administrative Warning, were still in violation
6. **CED:** prepared and sent the Administrative Warnings, with current photos of the ongoing violations

II. Overview of CACV work.

A. Summary Data.

1. **503 properties have been sent letters regarding 3 types of violations (parking, storage, trash/maintenance)**
2. **55 owners (15% of known owners) were sent 292 (32%) of the 907 CACV 1st and 2nd letters. Five owners had 10 or more violations at as many as 9 different minidorms (Exhibit 3:6, p. 91)**

B. Visual evidence of issues addressed by CACV

1. Parking violations addressed by CACV: (*Exhibit 1:4, pgs. 22-33, for photos*)
2. Trash violations addressed by CACV (*Exhibit 1:5, pgs. 34-38, for photos*)
3. Furniture storage violations addressed by the volunteer group. (These are not included in the first section because they are not related to size of the minidorm) (*Exhibit 3:7, pgs. 95-96*)

55 Owners Were Sent 292 (32%) of the 907 CACV 1st and 2nd Letters.

Owner #1 – 18 violations at 9 properties	Owner #35 – 4 violations at 1 property
Owner #2 – 17 violations at 6 properties	Owner #36 – 4 violations at 1 property
Owner #3 – 14 violations at 5 properties	Owner #37 – 3 violations at 2 properties
Owner #4 – 11 violations at 5 properties	Owner #38 – 3 violations at 2 properties
Owner #5 – 10 violations at 6 properties	Owner #39 – 3 violations at 1 property
Owner #6 – 8 violations at 4 properties	Owner #40 – 3 violations at 1 property
Owner #7 – 8 violations at 3 properties	Owner #41 – 3 violations at 1 property
Owner #8 – 8 violations at 3 properties	Owner #42 – 3 violations at 1 property
Owner #9 – 7 violations at 5 properties	Owner #43 – 3 violations at 1 property
Owner #10 – 7 violations at 4 properties	Owner #44 – 3 violations at 1 property
Owner #11 – 7 violations at 3 properties	Owner #45 – 3 violations at 1 property
Owner #12 – 6 violations at 4 properties	Owner #46 – 3 violations at 1 property
Owner #13 – 6 violations at 4 properties	Owner #47 – 3 violations at 1 property
Owner #14 – 6 violations at 4 properties	Owner #48 – 3 violations at 1 property
Owner #15 – 6 violations at 3 properties	Owner #49 – 3 violations at 1 property
Owner #16 – 5 violations at 5 properties	Owner #50 – 3 violations at 1 property
Owner #17 – 5 violations at 2 properties	Owner #51 – 3 violations at 1 property
Owner #18 – 5 violations at 2 properties	Owner #52 – 3 violations at 1 property
Owner #19 – 5 violations at 2 properties	Owner #53 – 3 violations at 1 property
Owner #20 – 5 violations at 1 property	Owner #54 – 2 violations at 2 properties
Owner #21 – 4 violations at 3 properties	Owner #55 – 2 violations at 1 property
Owner #22 – 4 violations at 3 properties	
Owner #23 – 4 violations at 2 properties	
Owner #24 – 4 violations at 2 properties	
Owner #25 – 4 violations at 2 properties	
Owner #26 – 4 violations at 2 properties	
Owner #27 – 4 violations at 2 properties	
Owner #28 – 4 violations at 2 properties	
Owner #29 – 4 violations at 2 properties	
Owner #30 – 4 violations at 2 properties	
Owner #31 – 4 violations at 1 property	
Owner #32 – 4 violations at 1 property	
Owner #33 – 4 violations at 1 property	
Owner #34 – 4 violations at 1 property	

DATA IN SUPPORT OF
MINIDORM LEGISLATION

SECTION 6

THE MINI DORM INDUSTRY

THE MINIDORM BUSINESS, COMMERCIALIZATION OF RS 1 NEIGHBORHOODS

I. Commercial interests are playing a major role in the development of minidorms in the College Area

A. Overview of ownership

The following is based on 357 entities (individuals, families, trusts, LLCs) who own 529 College Area minidorms. Owners of the 277 remaining identified minidorms are currently unknown.

II. The minidorm business

A. 71 of these owners (20%) own more than one College Area minidorm. Together they account for 232 (29%) of all 806 minidorms identified

(Exhibit 2:1, pgs.48-52, shows data for 196 supersized minidorms in the College Area highlighting owners of multiple properties

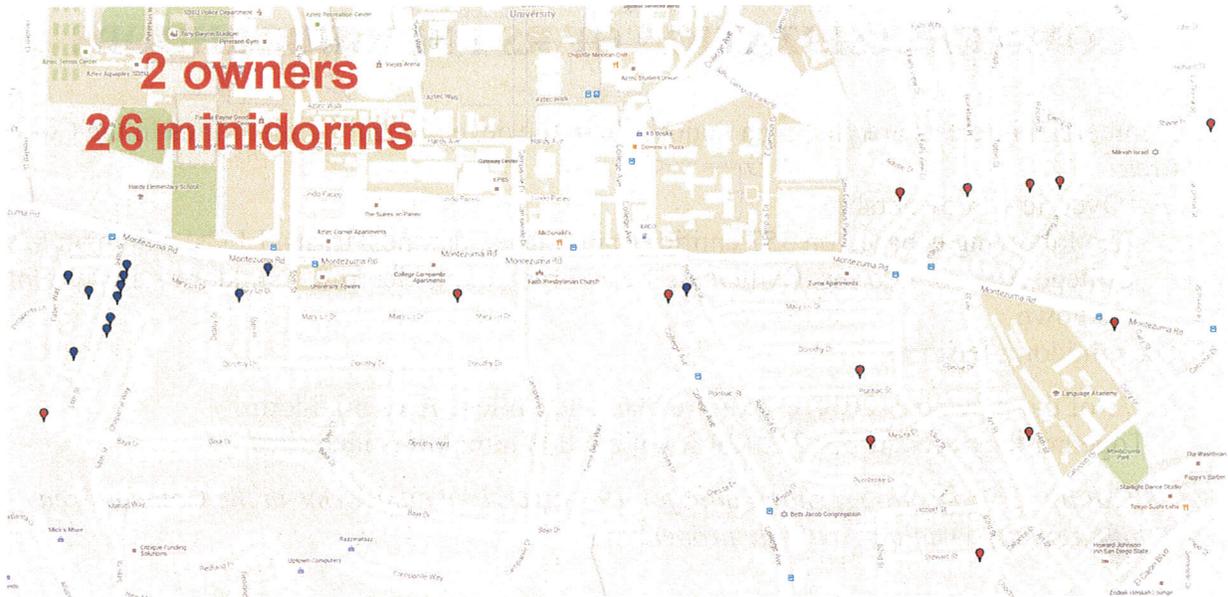
Minidorm Ownership: showing percent of owners with multiple minidorms

Ownership of 277 minidorms is unknown

Owner's properties	Minidorms (% of all)	Owners (% of all)
Single minidorm	286 (54%)	286 (81%)
2-4 minidorms	132 (25%)	55 (15%)
5-14 minidorms	111 (21%)	16 (4%)
Total (owners known)	529	357

B. Major players. (The Big Owners)

- 16 owners have 5 to 14 known minidorms in the College Area , a total of 111
- . Just two entities own 26 minidorms between then



C. Big Owners Have Big Houses

- 2/3 (64%) of 111 big owners’ minidorms are 5 or more bedrooms.
- 100% of one of the biggest owner’s minidorms are 5+ bedrooms.

D. Big owners tend to concentrate property in a “commercial hub” close to campus.

1. Four streets each have more than 10 minidorms owned by one or more big owner. i.e. nearly half (45%) of properties owned by the big owners are on these 4 “streets: 54th, Mary Lane, Dorothy Dr/Wy, E/W Falls View.
2. The impact of commercialized minidorms on a street is illustrated by three near campus: 54th Dorothy Drive/ Way, E&W Falls View and Mary Lane.

2/3 of the properties on these streets are minidorms and nearly a third of these are owned by one of the big 16. (*Exhibit 2:2, p. 53, visual representation of impact on Mary Lane Dr. and Dorothy Dr. and Way*)

The impact of commercial minidorms on three example streets

Street	# of houses	Minidorms as% of all properties	% of Minidorms owned by	
			Multiple minidorm owners	The Big 16 Owners with 5+ minidorms
54 th (to Collier)	62	61% (38)	39% (15)	32% (12)
Mary Lane (all)	86	67% (58)	40% (23)	29% (17)
Dorothy Dr/Wy	73	66% (48)	40%(27)	29%(14)

E. Big Commercial Managers

1. Big Owners work with big rental management companies; some have their own.
The impression given is that some manage as many as 50 minidorms. Many, if not all, are full service on line handling, among other thing things, roommate matching much like universities do for dormitories. This makes it easier for them to hide the fact that rooms in a house are being rented individually to strangers.
2. From a list of over 20 well known in the SDSU minidorm scene, here are some names that make clear these are primarily in the SDSU minidorm business:
College Places, SDSU-Rentals, SDSU Homes for Rent. Until a recent name change one of the biggest owner/managers clearly suggested in the name Room to Room, that they rent by the room.

F. Evidence of Commercial Intent:

Two behaviors make clear the commercial intent of minidorm owners, especially the most highly commercial, those with multiple properties.

1. Controlling the market: homebuyers can't compete.
 - a. The most active minidorm owners and realtors go door to door, pressuring homeowners (older especially) to sell and offering above market price all cash. Profits in minidorms far outweigh this additional expense.
 - b. Some big owners refuse to sell even at a profit. For example, shortly after a house was bought for a minidorm, a neighbor offered the new owner \$75,000 more than the purchase price in hopes of preventing yet another minidorm on the street. The owner refused saying the profit to be made far exceeds the offer.
 - c. Often a minidorm purchase is made through network connections without ever being listed on MLS thus shutting other potential buyers out of the market. The houses bought at significantly below market value also suggests an insider's network.
2. Purchasing for the purpose of commercial conversion.

Three ways of looking at permit data from Open DSD all make abundantly clear that minidorms are enlarged to maximize profit.

- a. Comparing remodel permits on two streets, one with many minidorms (Marylane Dr.) and a street near campus with one minidorm (Drover).

The streets differ radically in houses with remodeling permits. The majority of Mary Lane houses have a remodel permit, nearly all involve adding space and $\frac{3}{4}$ of those converted or divided existing space to add bedrooms or rooms that can be used as bedrooms, often labeled "dens," "offices." A minority of Drover houses have been remodeled; none involved converting or dividing existing rooms.

(See Exhibit 2:3, p.54, for details of Mary Lane permits)

Comparing permits to remodel & enlarge houses on two streets

Type of permit	Mary Lane Dr (42 houses)	Drover Dr. (30 houses)
Houses with at least one permit to remodel	61%	20%
Of Remodel Permits % to add new (bed)room/s	87%	17%
Of room addition permits % include converting space	75%	0

- b. The very short time between purchase and obtaining a permit to expand shows purchase with intent to maximize profit from enlarging a new minidorm and that DSD is fast tracking such expansion permits, as data on 12 2015 expansion/new construction permits issued for minidorms shows. One enlargement permit was issued the day before the sale was final! The others were issued between 1 month and 11 months after purchase. All but two of the owners have more than one minidorm; 5 are big owners with 5 or more minidorms. Resulting houses are all 6+ bedrooms. (See *Exhibit 6:3 for details of each permitted expansion*)

Permits issues to expand or build minidorms in 2015

Street	# owned by applicant	Permit issued	time: purchase to permit	Final # BR	permit for additional
Campanile	1	Oct-15	1 day before sale	6	3 BR 3 BA
E. Falls View	6	Oct-15	33 days	6	3 BR 1 BA
Mary Lane	5	Feb-15	1 month	6	3 BR
55th St	6	Mar-15	2 months	6	3 BR 3 BA
Mary Lane	2	May-15	5 months	7	4 BR 2 BA
College Ave	1	Feb-15	7 months	8	4 BR 1 BA
Mary Lane	2	Feb. 16	7 months	5	2 new BR 1 BR conversion 1 BA
Dorothy Dr	3	Jun-15	8 months	7	4 BR
Baja Dr	6	Dec-14	8 months	7	2 BR (3 added in '08)
Mary Lane	2	Jun-15	9 months	6	3 BR 3 BA
College Ave	3	Jun-15	11 months	6	4 BR 2 BA
63 rd St	5	Nov-14	16 months	9	9 BR New construction

G. These are NOT “family rentals”

1. Renting by the room.

- Room for rent sign on site. (*Exhibit 6:5, p. 57*)
- Management advertises single room. (*Exhibit 6:6, P. 57*)
- Option to have individual lease (*Exhibit 6:7, p. 58*)
- Some (most?) of the major management firms have roommate matching services similar to a dormitory. (*Exhibit 6:8, p.59*)
- Ads are placed for a stranger to move into a vacant room (*Exhibit 6:9, p. 60*)
- Renting by the room is disguised by making individual sign a common piece of paper called a lease even when rental agreements were made separately, at different times for different prices.
- Some minidorms have keys for individual rooms and some rooms with separate entrances. (*Exhibit 6:10, p. 62*)

2. Prices prohibit families from renting, and thus remove much needed affordable rental properties that might be used by faculty or staff from the market.

- Minidorm rents average about \$1,000 per bed a month. A 3 bedroom house for around \$3,000. In the College Area a 3 bedroom rented in the traditional manner (family, family like) is around \$2,000.
- A 3 bedroom house recently converted to 6 with 5 baths and a back yard parking lot rents for \$6,500/ month.

3. Minidorms so dominate College Area rental supply little remains for traditional renters.

February 2016 on line search for single family home rentals shows that traditional renters in this search were shut out. The search on Trulia, Zillow, Hotpads and Craigslist identified 42 houses for rent in the College Area.

- All but four are minidorms, either already identified as such or clearly aimed at students in the ad, these 4 were not clear, in part because they lacked address.
- Half are 3-4 bedrooms, the size most families would rent but rents are out of line; from \$2,600 (somewhat above rent for typical 3 bedroom family rental in College area) to \$5,200 for a 3 bedroom. The average rent for 3 bedroom houses in the College Area on this date is \$3,569, well above what a family would expect to pay.
- The other half would not be appealing to most traditional renters because they are 5 to 10 bedrooms, one advertises 2 kitchens, renting for between \$3,800 and 5,900.
- There are traditional rental houses in the College Area but they are hard to find at any one time because they usually multiyear rentals. Minidorms typically come on the market annually.

4. Many supersized minidorms cannot be reconvered to family homes. When minidorms were 3 to 4 bedroom houses families could, and did, buy them to live in. The new big models are either too large for most families (5-10 bedrooms), or rooms have been divided or otherwise cut up, and it would be expensive to reconver for family use.

FAST TRACK PERMITS**Exhibit 2:4 Minidorm businesses fast track proposals**

NOTE 1: Most of these houses have supplied the required additional parking by paving over the back yard and turning it into a parking lot

NOTE 2: 80% of houses with recent permit activity were bought between April 2014 and January 2015.

Permits to remodel were all issued within a year of purchase indicating clear intent to create/enlarge HTHO rental properties.

A FEW EXAMPLES OF RECENT ACTIVITY

5216 E. Falls View 6 bedrooms - back yard parking

Purchased 9/4/2015. Permit Issued 10/7/2015 to add 3 bedrooms and bathroom, remodel kitchen and bathroom

4931 Campanile 6 rooms backyard parking

Purchased 10/23/2015. Permit Issued 10/22/2015 for 3 new bedrooms, 3 baths, remodel kitchen

5033 63rd Street 9 bedrooms 9 parking spaces

Purchased 5/13. Permit 6/2/15 for new construction of 9 bedroom, 4 bath structure, 9 parking spaces. Replaces 2 bedroom house.

5515 Dorothy Drive 7 bedrooms

Purchased 10/14. Permit 6/6/14 to add new bedroom and bath to existing 3 bedroom house. RHOP 5/12/15 for 8 tenants, 7 parking spaces. Permit 6/17/15 to convert one bedroom to 2 bedrooms and portion of living room into bedroom.

4935 College Avenue: 8 bedrooms

Purchased 7/14. Permit 2/17/15 to add 4 bedrooms and one bath to existing 4 bedroom house. RHOP 7/20/15 for 6 bedrooms, 7 tenants, 6 parking spaces.

5780 Mary Lane Drive: 7 bedrooms

Purchased 12/14. Permit 5/18/15 to add second story to existing 3 bedroom house, adding 4 bedrooms, 2 baths.

5775 Baja Drive: 7 bedrooms

Purchased 4/14. RHOP 10/29/14 for 8 tenants, 7 parking spaces. Permit to add 3 bedrooms (for total of 5 bedrooms, 1600 square feet) plus one new parking space 4/29/08. Permit to convert existing game room/family room into 2 additional bedrooms 12/19/14.

5054 55th Street: 7 bedrooms

Purchased 1/15. Permit 3/2/15 to add 3 new bedrooms and 3 new bathrooms to existing 3 bedroom house. Permit 4/21/15 to create additional bedroom from part of kitchen.

5768 Mary Lane Drive: 6 bedrooms

Purchased 1/15. Permit 2/25/15 to convert covered patio of an existing 3 bedroom house to a 3 bedroom addition.

4951 College Avenue: 6 bedrooms

Purchased 7/14. Permit 6/12/15 to add 4 bedrooms and 2 baths to existing 2 bedroom house.

5520 Mary Lane Drive: 6 bedrooms

Purchased 9/14. Permit 6/18/15 to add 2 bedrooms, 3 baths to existing 3 bedroom house, and convert enclosed patio into bedroom. (Same owner has purchased the property next door.)

A FEW EXAMPLES OF PRE-2014 ACTIVITY

5201 Prosperity Lane 5 bedrooms per RHOP, 8 bedrooms according to Craigslist ad

Purchased 2006. Permit 4/9/08 to create a 5th bedroom and new bath, reduce garage to one car. Permit 10/6/08 for illegally converted garage/utility room to 560 square foot bedroom

6480 Montezuma Road 12 bedrooms 10 parking spaces

Permit 6/24/08 to convert garage to 2 bedrooms and bath. Expired RHOP for 10 bedrooms, 10 parking spaces does not include garage.

5489 Dorothy Drive 8 bedrooms

Expired RHOP for 8 bedrooms, 10 occupants.

5478 Mary Lane 8 bedrooms, 8 parking spaces

Permit 5/8/06 added second story to existing house. Expired RHOP 2013 for "existing SINGLE story", 9 tenants.

5074 Rockford Drive 9 bedrooms (per Zillow)

Permit 8/7/10 to convert upstairs living room to 2 bedrooms.

5115 63rd Street 6 bedrooms 5 parking spaces

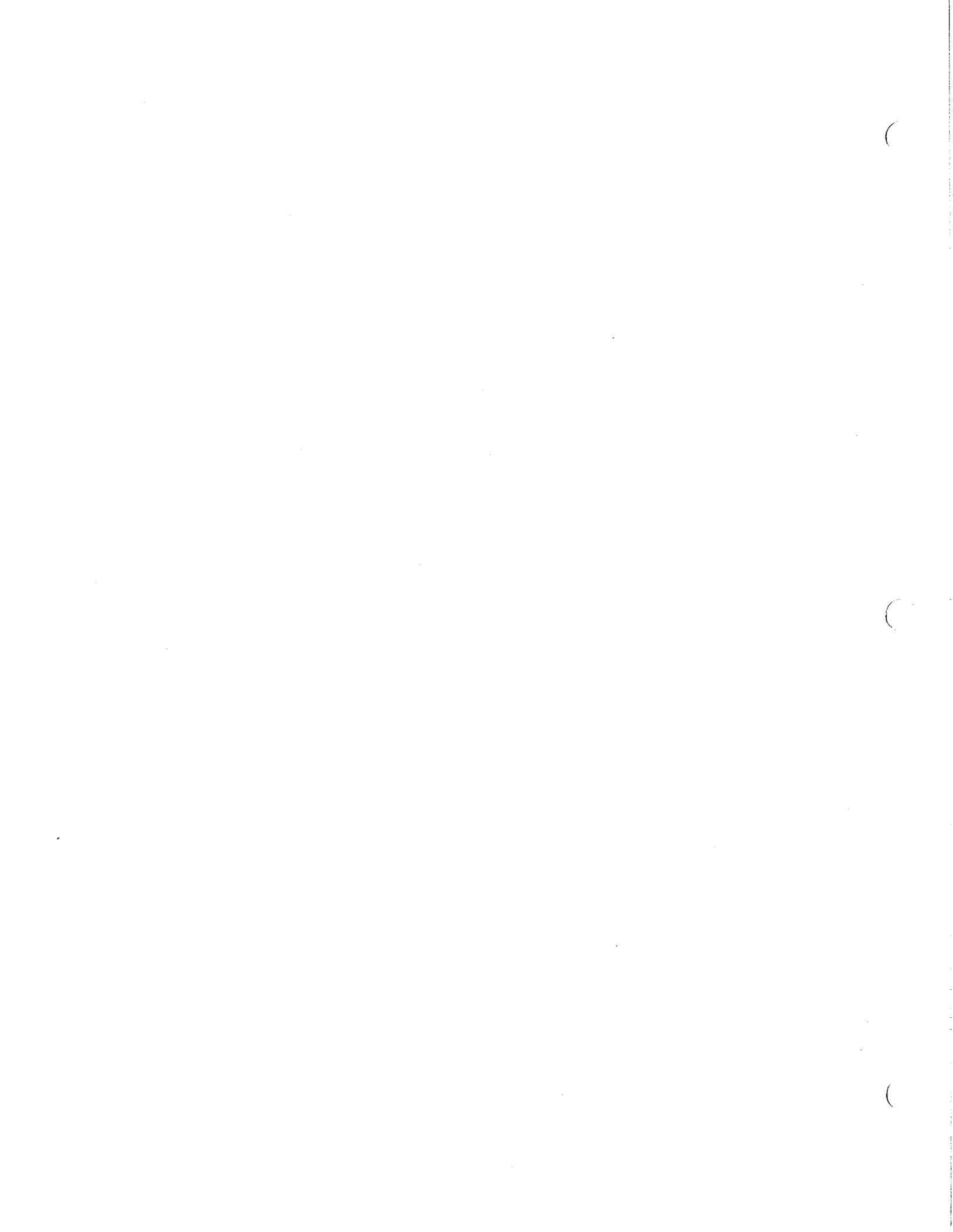
Permit 5/17/07 to add 1055 square feet and 6 new parking spaces. RHOP 10/20/14 for 6 bedrooms, 11 tenants.

5181 La Dorna: 6 bedrooms

Permit 8/12/07 to remodel "den" and 4th bedroom, convert an existing "den" and "dressing room" to bedrooms and add 3 parking spaces, a 1400 square foot house.

6.2) Details of permits issued to all houses on Mary Lane
 (red indicates 2nd Expansion permit for an address)

Address	Owner	Date Permit Issued	Expansion permitted	New room or room conversion	rooms added
ML 5234	Reuter	Jan-15	new fam rm, study, den (BA)	new conv	3
ML 5423	Johnson (Henderson remodel)	Jul-14	add BR	new	1
ML 5478	Rowling	Jul-05	2 story addition	new	1 story
ML 5520	Wood	Nov-14	Cover patio for new BR, add 2 BR & 3 ba.	new, conv	3
ML 5531	Stordahl	Dec-14	enclose breezeway for BR	conv	1
ML 5544	Holt	Aug-08	divide LR to LR & BR	conv	1
ML 5555	Perez	Aug-13	part of garage to bathrm and game room, add DR	new, conv	2
ML 5567	Rosenberg	Aug-06	add 2 br, fam rm bathroom remodel DR to incl added hall	new	3
ML 5577	Velasco	Jul-11	convert bedroom to study remove closet & door	conv	0
ML 5620	Little Properties	Jul-14	LR & ba addition, garage convert to BR & bath, new garage	new, conv	2
ML 5633	Lake	Jul-07	partition to create study, change DR to den	conv	2
ML 5634	Ingersoll	May-06	add 3 BR 2 Ba, convert existing DR to Br	new, conv	4
ML 5646	Huddleston	Apr-08	<i>no plan permit for garage conversion</i>	conv	1
ML 5657	Espana, Rick	Apr-04	add MBR and art studio	new	2
ML 5658	harrison	Jun-09	convert patio to BR	conv	1
ML 5670	henderson	Jul-14	walls to create 2 new BR	conv	2
ML 5670	Hong. Yang	Apr-15	Demolish sun room, make BR into LR remodel 1 BR, add 2 BR & Bath.. = 4 new parking spaces	conv	4
ML 5682	Miller	Jul-15	Convert covered patio, convert garage & new garage. Incl new Brs, fam rm bath	new, conv	3
ML 5706	holt	Jul-14	add closet remodel Fam rm to create den & BR neighbor says adding 3 BR	conv	2
ML 5720	Ungar	Nov-06	add MBR & ba, 2 br & bath, convert DR to BR	new, conv	4
ML 5768	Berman	Feb-15	convert patio to room addition w. 3 BR and 2 ba	conv	3
ML 5780	Berman	May-15	2 story addition add 4 BR 2 ba, new balcony relocate garage door, new driveway	new	4
ML 6129	Newby	Sep-15	remodel LR & create new BR	conv	1
ML 6143	sullivan	Jun-13	new addition to back	new	?



EXAMPLE OF SUPERSIZED MINIDORMS - COLLEGE AREA - SORTED BY OWNER

Address	Owner	Size/ Post-2012 Room Additions	RHOP violation	E OF SUPERSIZED MINIDORMS IN THE COLLEGE AREA - SORTED BY Bldg Code/ Prop. Violations	Behavior Violation
Countrywide Dr. 5233 Remington 5231 Tipton St. 5254	Amy Y. Chow Aaron Lamb 3029 Driscoll Dr. SD Ca. 92117 Adam Klein	6 br. 5 br/2 ba 4 br. (prev. 1.8 br/6 ba) 10 tenants 7 br, 9 tenants converted family rm. To bns. 6 br/8 tenants	7/2014 No RHOP violation found RHOP violation found 2014	Past due - RHOP applied for not received, 8 tenants CEV 2nd letter	Nuisance Music 2011 SDPD Noise 2015
Leo St. 5050 Dorothy Way 5622 Dorothy Dr. 5754 Montezuma 6420 Baja Dr. 5775	Adam Simmons 3 Argonaut Aliso Viejo, Ca. 92656 Aldi, Karén	10 br/4 ba 7 br/4 ba 6 br/2.5 ba 2013 converted dining rm to br 6 br/9 tenants; 2014 converted enclosed patio to br, added 2 more br, 3 ba Dec. 2015 Permit to add unspecified # of br & ba	RHOP Violation 2014 RHOP violation RHOP violation 2011	RHOP 6/25/15 due 6/25/16; RHOP 10/28/14 Past due - created 10/5/15 RHOP 7/28/2011 7/13/2013 9/25/2013 9/25/2014 - due 9/25/2015 RHOP 9/26/2012 9/26/2013 9/29/2014 - due 9/29/2015 RHOP 8/31/15 due 8/31/16	CEV 1st & 2nd CAPPED 2014-15 \$1,000 Admin. Cite CAPPED 2015-16
Montezuma 6480 Pontiac St. 6105 Stewart 6228 Mestia Dr. 6131	Allan Shera Altschul Aura Trust, 6105 Pontiac, San Diego CA 92115 Ana M Aparicio Trust 6228 Stewart St San Diego CA 92115 Andrew & Christine Wood Andrew & Christine Wood Andrew and Christine Wood 5427 Harvest Run 5427 Harvest Run	7 br/4 ba 6 br/2.5 ba 2013 converted dining rm to br 6 br/9 tenants; 2014 converted enclosed patio to br, added 2 more br, 3 ba Dec. 2015 Permit to add unspecified # of br & ba 2014. Converted part of fr to add 11 br 5 br. 2013 Added br & ba; pre 2013 added 402 sf 4 br/2 ba	RHOP violation 2011 RHOP investigation 2012	CEV +3 violations unpermitted structure 2014 unpermitted porch, unlicensed	SDPD Nuisance Noise 2012, 2013, 2014 CAPPED 2015-16
Marilyn Dr. 5520 Marilyn Dr. 5532 Aldob Dr 6132 Dorothy Dr. 5610 College Ave. 5035	Andrew & Christine Wood Andrew & Christine Wood Andrew and Christine Wood 5427 Harvest Run Dr. San Diego CA 92130 5427 Harvest Run 5427 Harvest Run	6 br 5 br/4 ba + bonus room 7 br/ 2015 converted living to br & ba, + added br & ba 6 br/3 ba 7 br/3 ba/6 br - den/8 car parking lot Blum, San Diego Student Housing Solutions LLC 5575 Camino Esquisto San Diego 921 Blum, San Diego Student Housing Solutions LLC 5575 Camino Esquisto San Diego 921 Converted garage to "office" 5 br/3 ba 5 br/2 ba 6 bd/3 ba 9 br/2 ba 6 br/3 ba/6-10 off street parking	RHOP violation 2012, RHOP violation 2013 No RHOP violation found 2010/2013/2015 RHOP violation 2015 No RHOP violation found 3/14 RHOP violation 2012	Parking on front lawn, 2014, 2015 Building illegal unit w/o permits Past due - RHOP process for 2014-2015	SDPD Nuisance Noise 2012, 2013, 2014 CAPPED 2015-16
East Falls View 5358 Dorothy Way 5643 Dorothy Dr. 5515 Curry Dr. 4995 Campanile Dr. 4966 Montezuma 6441 Rincon 5166 Campanile Dr. 5069 63rd St. 5115 Campanile Way-5673 Mesta Dr. 6328 College Ave. 4911 Countrywide Dr. 5211 Rockford 5082 Adoba Dr 6240 College Ave. 5020 54th St. 4793 Brookbank 5413 63rd St. 4995 Montezuma 6450 Tipton St. 5290 Brookbank 5130 Connie Dr. 6323 Shane Pl 6440 Redding 5318 63rd St. 5135 63rd St. 4961 Stone Ct. 5249	Andrew Hastings Anthony Gagnesi PO Box 18263 San Jose Audi Sierra Trust San Diego, CA 92169/JOEL BERMAN Bailey Farm Trust Barry Daddon PO Box 91326 Betsy Wharton pro box 2363 El Cajon CA 92021 Bijan Shekiba Blake Popalov PO Box 311 Shingle Springs, Ca 95682 Blum, San Diego Student Housing Solutions LLC 5575 Camino Esquisto San Diego 921 Blum, San Diego Student Housing Solutions LLC 5575 Camino Esquisto San Diego 921 Converted garage to "office" Blumenthal Family Trust, 8843 Cminto Sueno, La Jolla, CA 92037 Boben Reith Family Trust 1910 Lanai Dr. Costa Mesa CA Brian Bezer 3280 Beaver Hollow Road Jamul CA 91935 Bruce Goldberg Bryan Margie Cooper 619-823-7446 mcoopshome@yahoo.com Bryan Margie Cooper 619-823-7446 mcoopshome@yahoo.com Buchanan-Edwards Trust 7510 Chicago Dr/Viola Mesa, CA 91941 Bursley Family Trust, 13618 Cumming Lane, Lakeside, CA 92040 Chu Family Trust 11180 Morning Creek Dr N San Diego CA 92128 Clark Living Trust 6450 Montezuma Road, San Diego CA 92115 Clement S. Elgazzar Investment Trust 506 Peppertree Rd Walnut Creek CA 94598 Colton M. Cannon 5130 Brookbank Place San Diego CA 92115 Craff Family Trust 2312 Cheryl Place Los Angeles, CA 90049 Daniel Recob 4481 Palo Verde Ter San Diego CA 92115 Dave M. Schmettler 5010 Kate Sessions Way SD 92109 David Silar 7871 Cortez Del Sur San Diego CA 92127 Derek Spearocke, Diens Milbar /Milbar Family Trust 650 Kirkham St San Francisco CA 94122	6 br 5 br/4 ba + bonus room 7 br/ 2015 converted living to br & ba, + added br & ba 6 br/3 ba 7 br/3 ba/6 br - den/8 car parking lot Converted garage to "office" 5 br/3 ba 5 br/2 ba 6 bd/3 ba 9 br/2 ba 6 br/3 ba/6-10 off street parking 6 br/2.5 ba 5 br/2 ba Converted garage to br/ba, sitting rm. To br; 7 tenants Converted back to sf residence 2012, 6 br removed! 6 br/3ba 5 br/2 ba Converted family rm. To br & ba 6 br/2 ba 5 br/2 ba/4 + office 5 br/2 ba/4 + bonus room 9br/4 ba/7 + 2 bonus rooms/room for 12 required	RHOP violation 2012 No RHOP violation found 2010/2013/2015 RHOP violation 2015 No RHOP violation found 3/14 RHOP violation 2012 No RHOP violation found - owner advised on how to get RHOP RHOP violation 2014 RHOP violation 2011 RHOP violation 2012 No RHOP violation found 2010 RHOP violation 2010 No RHOP violation found 2010 Admin Cite RHOP violation 2012 No RHOP violation found 2010/2012/2015 RHOP violation (not renewed as required)	CEV 1st letter CEV +3 violations unpermitted structure 2014 unpermitted porch, unlicensed Parking on front lawn, 2014, 2015 Building illegal unit w/o permits Past due - RHOP process for 2014-2015 Past due - RHOP process started 9/18/2013 - 6 tenants/0 parking spaces with no garage RHOP NEVER APPLIED FOR OR APPROVED. RHOP 4/10/2015 - 4/10/2016 RHOP 3/26/2014 - due 3/29/2015 6 tenants w/2 on site parking spaces Past due - RHOP 1/2/2015-1/2/2016 RHOP 1/6/2014 - due 1/6/2015 7 tenants/6 parking spaces (12/20/2012) RHOP NEVER APPLIED FOR OR APPROVED. Violation of bldg. permit 2012 2014, 2015 "Rooms for Rent" sign; 2015 tarred over front yard for parking illegal patio encroachment yard parking 2014,15,16; LD dumping/paving 2011 CEV +3 violations Admin. Warning Requested 2015 CEV 3 violations SDPD Nuisance Noise 2013, 2015 2015 SDPD Noise SDPD Noise 2014	

Ewing St. 5119	Drew L Ector	5 br /3 ba						
Gracie Dr. 4809	Edward C. Cheng and Lucy Y. Lu 11217 Cora Bellzack San Diego, CA 92130	5 br/9 tenants						
54th St. 5009	Edward Cheng	7 br/3 ba, 8 tenants						
Dorothy Way 5651	Elizabeth Lee Trust 5651 Dorothy Way	6 br						
Comie Dr. 6328	Fragi and Sharon Cohen 18425 Jovan St Turana CA 91351 Guernich	Converted 2 car garages to "office"						
Comie Dr. 6307	G10 Living Trust	2016 permit to add 2 br, 1 ba & convert dining rm to br						
Marylane Dr. 6155	Garrat Feurer							
Campanile Dr. 4951	Gary and Joan Gray 3628 Moore St. Los Angeles, Ca. 90066							
Countryside Dr. 5222	Gary B. Hoyt	Added lot and converted 2 bedrooms to 2 bedrooms with 2 "studios"						
Dorothy Dr. 5540	Gary Hoover	2015 Addn. of br. "study", 2 ba.						
54th St. 4974	Gaskins, Stephen; Kathleen A. Larson, William L. Gaskins 8889 Rio San Diego Dr. #201.5 5 br/3 ba							
Marylane Dr. 5531	Gaskins, Stephen; Kathleen A. Larson, William L. Gaskins 8889 Rio San Diego Dr. #201.5 5 br/3 ba							
Dorothy Dr. 5614	Gaskins, Steven and Kathleen 8889 Rio San Diego Dr. #201 San Diego, Ca. 92108							
East Falls View 5379	Gaskins, William	5 br incl. converted dining rm.						
Ewing St. 5102	Gaskins, William; 8889 Rio San Diego Dr. #210 San Diego, Ca. 92108							
54th St. 4926	Gerson Family Trust 927 Morning Sun Dr Encinas CA 92024							
Montezuma 6136	Ghasthyrasee ?							
Rincon 5155	Goertz, Gilbert	2013 added 2 br + ba						
Alumni Pl. 5076	Grabham Rice 1024 Seminole Ave West St. Paul MN 5518							
Dorothy Way 5664	Hander Joseph & Gayle							
College Ave 4935	Far Oats, CA 95628							
Marylane Dr. 5706	Hing Kai Zhang							
Dorothy Dr. 5704	Holt Trust	2015 Converted Farm rm to br & Ven. added new walk in "dining rm"						
Marylane Dr. 5555	Holt Trust	2014 converted attached garage into 1st and 3rd ba, added "dining rm"						
63rd St. 5071	Hong Lu, Hong Zhang 6348 Oleander Wy. San Diego CA 92130							
Marylane Dr. 5670	Hong Yung	6 br/2 ba; 4/2015 added 2 br & ba; 7/14 permit to divide 1 br into 2 br; 7 tenants						
Campanile Dr. 5003	Hong Yang 4565 Sunset Bluffs Way Hong Yang 858-401-3895 4565 Sunset Bluffs Way 1015@yahoo.com psstudent.net	4 br/6 tenants						
La Dorna 5137		6 br, 3 ba, 8 tenants						
Marylane Dr. 5567	J.S. & S.K. sethee	Added 2 br, ban rm/ ba						
College Ave. 5053	Jeanette Trevers/Jeanette Trevers Trust							
Alamo Dr. 4420	Jeff Schindler 6336 Duane Ave SD 92129							
Marylane Dr. 5768	Joel Bernan (Cal Spec)	2015 Converted Patio to rm. Add incl 3 br/2 ba; Previously 6 br						
Marylane Dr. 5780	Joel Bernan (Cal Spec)	6/15 Permit to add 2nd story incl. 4 br, 2 ba; 6 br 8 tenants						
Adams Ave. 5267	John D'Inlino 8452 Via Sonoma #108 La Jolla CA 92037	8 tenants						
Marylane Dr. 5755	Jon Coyle PO Box 80862 Rancho Santa Margarita, Ca. 92688	7 br/4 ba						
Remington 5312	Josh Billauer 6480 Norman Ln San Diego, CA 92120	4 br/2 ba/2 big enough to share						
Defiance 5021	Judd Family Trust	5 br						
Art St. 4867	Kalalina Investments, Arcadia CA	2 story, multiple bedroom additions						
Art St. 4837	Keith Henderson							
Dover Dr. 5492	Kenneth Whalen	(3) bedrooms - 7 tenants						
Reading 5356	1578 Air Wing Road SD CA 92154							
	Liang Property Llc. 610 N Grandos, Solana Beach CA 92075	6 br/ 2ba						



Admin. Warning Requested
unpermitted retailing wall 2015

Parking front yard 2015; 2016
CEV 1st letter

Illegal garage conversion 2013
Structural problem 2011

\$250 Admin. Cite 2015; Parking front
yard 2014, 2015, 2016
parking in front yard - numerous
CEV 43 violations
2013 unpermitted improvements case
opened

Admin. Warning 2015; parking in front
yard 2014, 2015

Front yard parking, multiple. Admin.
Warning Rec'd 2015

CEV 1st letter

CEV 1st letter
Illegal conversion of shed & garage to
franny flat w/ kit & ba

CEV 3 Violations
Past due, RHOP issued 8/25/2011 - NEVER RENEWED. Property has
sewerage failure; rat infestation 2013

Admin. Warning

Admin. Warning Rec'd 2015

CEV 1st & 2nd letter 2015

SDPD Nuisance Noise 2015 (2)
2010 SDPD Noise; 2013
furniture on roof

SDPD Nuisance Noise 2015 (2)

SDPD Nuisance Noise 2016
SDPD Nuisance Noise 2014

SDPD Noise 2012

CEV 1st letter

CEV 1st letter

CEV 1st letter

CEV 1st letter

CEV 1st & 2nd letter 2015

CEV 1st & 2nd letter 2015

EXAMPLE OF SUPER-SIZED MINIDORMS 'E COLLEGE AREA: SORTED BY OWNER

Address	Owner	Unit/Description	Violations/Issues	Resolution/Status	Notes
54th St. 4962	Lawrence & Mary Bame	9 br			Past due. RHOP process started 5/23/2012 RHOP 9/23/2009, not renewed
63rd St. 4794	Lawrence & Mary Bame	5br/4 ba + garage conversion to single 7 br/2.5 ba/6 + den/pool	No RHOP violation found 2010/2012		Past due RHOP 2/5/2014 - due 2/5/2015; 2015 RHOP created, not RENEWED.
63rd St. 5160	Lawrence & Mary Bame	5 br/3 ba/4 + "office"	No RHOP violation 2012		Admin. Warning Rec'd 2015
Montezuma 6461	Lawrence & Mary Bame	7 br/3 ba/8 tenants	RHOP violation 2014 RHOP (7 bedrooms/8 tenants) RHOP inspection pending RHOP violation 6 tenants 2014 (per the tenants) Access to house denied No RHOP violation found 2013		CAPPED 2014-15
East Falls View 5122	Del Mar CA 92014	6 br/6 tenants	RHOP violation found 2013		CAPPED 2014-15
Marylane Dr. 5720	Lawrence and Mary Bame	7 br/3 ba	RHOP violation 2014 - 7 tenants - 6 legal off street spaces		Admin. Cite 2011
Mesa Dr. 6153	Lawrence and Mary Bame	5 br/2 ba/4 + den	No RHOP violation found 2010		CAPPED 2015-16
College Ave. 5059	Lawrence and Mary Bame	6 br/6 tenants	No RHOP violation found - RI was made 8/2014, not inspected until 1/2015		SDPD Noise 2015
Pontiac St. 6230	Lawrence Bame	Converted den & dressing rm into bedrooms in 4 br. house, added ba.; 6 br?			
Rincon 5144	Lawrence Bame	7 br/2.5 ba			
La Dorra 5181	Lawrence Bame Oderna LLC	2 story min 5 br/3 ba	No RHOP violation 2014 RI was 3/2014, not inspected until 7/2014		RHO violation 2012 Admin Cite; CEV 2nd letter
Rincon 5137	Lawrence Bame Oderna LLC	6 br/4 ba	RHOP violation 2012		CAPPED 2015-13
College Ave. 4940	Levi Family Trust	6 br/4 ba	RHOP violation 2012 RHOP violation 2013 \$1000 Admin Cite		CEV 3 violations, No Hot Water 2014
Stone Ct. 5273	5273 Stone Court	6 br	RHOP violation 2012		SDPD Nuisance Noise 2013
Dorothy Dr. 6205	Tony Xlu	5 br/2 ba			SDPD Music 2011
W. Falls View 5340	Little Family Trust	2014 Added "living rm" & ba; converted garage to br & ba	RHOP violation - owner to obtain		SDPD AdminCite2015
East Falls View 5365	4653 Carmel Mtn. Road #308	7-8 tenants	No RHOP violation RI was 1/2014, inspection was 8/2014		
Marylane Dr. 5620	San Diego, CA 92130	Added 165 sf & converted 400 sf for unspecified rooms			2013 illegal shed conversion to br; returned to original config.
Tipton St. 5272	San Diego, CA 92130	6 b / 2.5b ba/4 + office and den			CEV - 1 violation Admin. Warning Rec'd 2015 Parking front yard
Montezuma 6430	Michael and Gwen Kelly	6 br			
College Ave. 5041	Michael Haaland	8 br/3 ba	RHOP violation 2014 8 tenants Admin Cite mailed CPN 7/2014 No RHOP violation found 2010		Admin. Warning Rec'd 2015 Parking front yard
Dorothy Way 5635	Michael Haaland	2015 Permit for "office" & br; 5 existing br; 9 tenants	RHOP violation 2014		Admin Cite 6/15
East Falls View 5251	Michael Haaland	9/15 permit to convert part of living rm to add'l br	Vol. compliance RHOP 2011		
Hewlett Dr. 5464	Michael Haaland	5 br/2.5 ba/4 + den			
Cerocin 5229	Michael Haaland	8 br/3.5 ba	RHOP violation 2011		SDPD Music 2010
Art St. 4831	Michael R. Gillett Trust	6 br/3.5ba	No RHOP violation found 2010		CAPPED 2015-16
Prosperity Ln 5201	Michael R. Gillett Trust	2015 Converted dining rm to add'l br			
Rincon 5138	Mitch Norris - Holden	9/15 permit to convert part of living rm to add'l br			
Dorothy Way 5867	Mitch Norris - Holden	5 br/2.5 ba/4 + den			
Hobart St. 6239	Nathan Martner	8 br/3.5 ba			
Marylane Dr. 6129	Newby	6 br/3ba/on site parking for 6 cars			
Tipton St. 5261	Noel Churchill	2012 Added "study", ba., storage in basements			
Rockford 5001	Osyande	6 br/3.5ba / 7 + "office and den"			
Faber Way 5098	Peter and Jennie Coffman	2 story incl. 6+ br, 4 + ba., "game rm", "entertainment rm", "family rm" + COMPANION UNIT			
55th St. 4770	Peter J. McKimlin	2014 garage conversion to br & ba			
Marylane Dr. 5634	Phan Phuong				
Marylane Dr. 6145	Philip Milner				
East Falls View 5108	Phuong Ngoc Quach				
Montezuma 6431	Plummer Family Trust				

SAMPLE OF SUPER-SIZED MINIFORMS COLLEGE AREA: SORTED BY OWNER

Dorothy Dr. 5539 Debby Dr. 5082	Raul and Sharon Gonzalez 5539 Dorothy Dr. Rebecca Lee		RHOP Inspection pending Code Compliance case - retroactive RHOP violation 2011 (inspection access denied 2010) RHOP violation 2011	NO RECORD ON OPENDSD	Unpermitted unit w/bs	
Alumini Pl. 5083 Redford Dr. 4749 63rd St. 4903	Richard B. Hollis 12844 Baywood Pt. San Diego 92130 Richard Hollis, 12844 Baywood Point, San Diego, CA 92130 Richard J. Hale 5694 Mission Center Rd #426 San Diego CA 92108 Robert Alvaranta 85 foot Ave San Francisco, Ca. 9413	8 br/4 ba 5 br	Past due 4/3/2012 - due 4/3/2013 NEVER RENEWED. 6 parking spaces, 8 bedrooms RHOP violation 2011		Unpermitted 1st letter \$250 Admin Citr 2015	SDPD Noise 2010 CAPPED 2012-13
East Falls View 5321	Robert and Alyson Coburn San Francisco, Ca. 9413	2 story, 2014 converted dining room to add br. 2016 added 3 br, enlarged driveway for back yard parking	RHOP violation 2014 - reduced to 5 tenants Admin Citr warning mailed	Past due - RHOP 7/28/2014 - due 7/28/2015 2 parking spaces 6 tenants/3 have cars	Unpermitted br- Admin Citr Warning CEV 1st & 2nd letter	SDPD Nuisance Noise 2014
Dorothy Dr. 5823	Robert and Alyson Coburn				Admin. Warning 2015	CAPPED 2014-15
East Falls View 5216	Robert and Alyson Coburn				Admin. Warning	CAPPED 2014-15
East Falls View 5325	Robert and Alyson Coburn	2013 added "office & ba"		Past due 9/9/2013 - due 9/9/2014, NOT RENEWED. 6 tenants/3 parking spaces/4 cars allowed Past due -RHOP 9/14 - 9/15 8/21/2013 - due 8/21/2014 5 parking spaces including 2 in garage 6 tenants/5 have cars	Admin. Warning	CAPPED 2014-15
W. Falls View Dr 5339 63rd St. 4766 Rockford 5018 Marylene Dr. 5657	Robert and Alyson Coburn Robert and Alyson Coburn (Keith Henderson) Robert and Maureen Krieger Robert and Maureen Krieger 2258 Bean Creek Road Scotts Valley, CA 95066	3013 added br/ba			Admin. Warning	SDPD Noise 2015
Dorothy Dr. 5546 Countryside Dr. 5262	Robert W. Erickson, Estate of Andrew Simms 5262 Countryside Dr.		No RHOP violation found 2010		Unpermitted from divisions 8 tenants; referred to City Attorney	Illegal garage conversions 2012 & again 2015, trash/dumping 2014; front yard parking 2014 SDPD Nuisance Noise 2013; SDPD referral 2015 SDPD Noise 2010
63rd St. 5005	Robyn & Jay Schriam c/o Ben Ackley 40755 Scripps Poway Pky San Diego CA 92131 Robyn & Jay Schriam c/o Ben Ackley 40755 Scripps Poway Pky San Diego CA 92131	3 br/2 ba	No RHOP violation found 2010			
54th St. 5025	Room to Room LLC 3567 Calle Rosado Carlsbad CA 92009	6 br/3 ba Garage converted, br divided to 2		Past due - RHOP 11/26/12 Never renewed		
54th St. 5025	Room to Room LLC 3567 Calle Rosado Carlsbad CA 92009	425 sq addition- 6 tenants		Past due - RHOP 11/12/12 Never renewed		
54th St. 5048	Room to Room LLC 3567 Calle Rosado Carlsbad CA 92009	6 tenants		Past due - RHOP 11/26/12 Never renewed		
54th St. 5057	Room to Room LLC 3567 Calle Rosado Carlsbad CA 92009	Garage conversion		Past due - RHOP 11/27/13 Never renewed	Admin. Warning Requested 2015	
54th St. 5065	Room to Room LLC 3567 Calle Rosado Carlsbad CA 92009	6 br/3 ba	RHOP violation 2010	Past due 11/9/2013 - due 11/9/2014 6 tenants/2 parking spaces/3 cars. RHOP EXPIRED, NO RENEWAL REQUESTED OR APPROVED.	Retaining wall violation Admin. Warning Requested	
54th St. 5073	Room to Room LLC 3567 Calle Rosado Carlsbad CA 92009	6 br/3 ba pool; 8 tenants	RHOP violation 2010	RHOP 10/17/2015 - due 10/17/2016, 11/9/2013 Past due 11/9/2013 - due 11/9/2014 3/7/2012 7 tenants/6 offstreet spaces. RHOP EXPIRED, NO RENEWAL PROCESSED OR APPROVED.		
55th Pl. 5086	Room to Room LLC 3567 Calle Rosado Carlsbad CA 92009	7 br/4 ba	RHOP violation 2011	Past due 11/3/2013 - due 11/9/2014 6 tenants/2 parking spaces. NEVER RENEWED	CEV 1st letter	
Fisher Way 5055	Room to Room LLC 3567 Calle Rosado Carlsbad CA 92009	6 br/2 ba	No RHOP violation found 2012	Past due 3/7/2012 11/5/2013 - due 11/5/2014 9 tenants/8 offstreet spaces. NEVER RENEWED	CEV 1st letter	
Marylene Dr. 5478	Room to Room LLC 3567 Calle Rosado Carlsbad CA 92009	8 br/4 ba	RHOP violation 2011	Past due 9/29/2011 11/26/2012 RHOP process started 9/20/2013 NOT RENEWED	CEV 1st letter	
Rockford 5074	Room to Room LLC 3567 Calle Rosado Carlsbad CA 92009	6 br/3 ba	RHOP violation 2010		CEV 1 violation	
59th St. 5071	Rudick Family Trust 8115 Brittany Dr Dublin CA 94568 Wayne 925-786-2113	5 br/1	RHOP violation 2015		Admin warning Rec'd 2015 force down, hazardous conditions 2014	CAPPED 2012-13
63rd St. 5033	Saxon Street LLC	Permit to build new 9 br house				
Saxon 5311	Saxon Street LLC 36 Salt Bush Irvine CA 92603	6 br/3 ba	No RHOP violation found (inspection was done after school ended)			
54th St. 4855 Dorothy Dr. 6242 Dorothy Dr. 6125	Saxon Street LLC 36 Salt Bush Irvine CA 92603 3611 El Cajon Bl., #298 Selli, Andrew	5 br/2 ba pool 6 br/3 ba 2015 added 2 br, 1 ba Converted office & den to 2 add'l br. Converted garage to office with shower in bathroom room divided into 2 br & ba	rec'd. RHOP violation 2010 RHOP	RHOP process started 9/25/2013	Admin. Warning Requested 2015	nuisance noise 2014 CAPPED 2015-16
East Falls View 5332 East Falls View 5135	Selli, Ian Selli, Jesse SFTJ LLC 2155 Ramona Ln. Visa, CA 92084	2014 converted family room to br	RHOP violation 2012	RHOP NEVER APPLIED FOR OR RECEIVED	conversion 2012	
Dorothy Dr. 6182	Shahin Soroushshah	2014 built detached shed, then changed use to detached guest quarters	No RHOP violation		Parking in front yard - 2013, 2014	
Rincon 5223						



EVIDENCE OF RENTING INDIVIDUAL ROOMS

Few Examples of many

2:5 Room advertised on site



2:6 Management advertises a single room

4808 63rd St,
San Diego, CA 92115

9 beds · 7 baths · 4,500 sqft

1 FURNISHED ROOM now, NOT WHOLE HOUSE (THERE ARE 10 ROOMS IN THE HOUSE)

new kitchen, walk to SDSU, shopping, food, bus, trolley

NO PETS PLEASE

Corner Property w/in Walking Distance to SDSU, Shopping, BUS LINE, Transit Trolley.

NEW KITCHEN AND BATHROOMS- JUST REMODELED.

* 4 Refrigerators, 3 Stoves, 7 Bathrooms total in the house.

* Washer / Dryer inside the house.

ALL furnished rooms with "new mattress, desk and chair"...

NEWLY INSTALLED WOOD FLOOR, NO MORE...

More [v](#)

● FOR RENT

\$725/mo

Rent Zestimate®: \$

List your rental on Zillow.

Women Only: Rooms for Rent in Large Private Home ((SDSU / I-8 / 92115 / San Diego) (map)

[SPRINKOVERPOST](#)

[best of craigslist](#)

Date: 2011-12-28, 2:48PM PST

Reply to: hous-tdxna-2773001027@craigslist.org [\[Errors when replying to ads?\]](#)

ARE YOU FEMALE &:

* Attending SDSU or nearby school. (Graduate, Post-Graduate, International, etc)

* An older and wiser returning college student?

Nice sized rooms with shared bathrooms available in large, recently remodeled private home walking distance from San Diego State University and centrally located to the metropolitan area of San Diego.

* Plenty of private parking.

2:7 Lease Options: group or individual

**\$3800 / 5br - Great SDSU Location walk to school
CollegeHouseBook.Com special (college area, SDSU) (map)**

Date: 2010-03-04, 11:34AM PST

Reply to: hous-ccchw-1628471669@craigslist.org [\[Errors when replying to ads?\]](#)

CollegeHouseBook.com is offering this 5 bedroom 3 bathroom property with a big screen t.v. dinning table, microwave, fridge, and couches for the upcoming school year fall 2010. This property is available for lease starting August 3rd 2010 at a monthly rental of \$3,800. We offer two options with leasing a master lease and individual leases for each student. Please give me a call to schedule a time to see this great college area house. Look online at CollegeHouseBook.Com to see my other available properties.

**\$2700 / 4br - SDSU: 18 houses left. hdtv's, pool, bbq,
semifurnished. NICE HOUSE. (SDSU)**

Date: 2011-03-02, 5:17PM PST

Reply to: hous-mbxnp-2243937864@craigslist.org [\[Errors when replying to ads?\]](#)

Hey looking to move by SDSU around june 1st or august 1st? I have 15-20 houses and townhomes that will be available this summer. We can even seperate your liability from your other roommates, pay your own rent only! All houses are near sdsu within walking distance or close the trolley. Many of the houses have HDTV's, refridgerator's, microwave, washer, dryer, some have a pool. Email me at

2:8 Manager will find you a roommate, just like in a dorm

SDSUREALTY.COM
For all your Real Estate needs in the SDSU College Area

SDSUREALTY.COM



SDSUREALTY.COM SPECIALIZES IN SDSU OFF CAMPUS HOUSING: ROOMS, HOUSES, APARTMENTS, AND CONDO'S FOR RENT AND FOR SALE. WALK TO SDSU FROM ONE OF OUR RENTALS!

"Your one stop shop for Property Management and Sales in the SDSU College Area."

Navigate through our website by clicking on the links in the red bar at the top of this page.



SdsuRealty.com : Houses and Apartments for Rent

added 9 new photos to the album: **ROOM AVAILABLE** in a house with a pool! **WALK** to SDSU.

January 18 at 11:52am · 🌐

\$880 or best offer for a large bedroom with large closet, nice tile floors throughout. This house is located on the corner of 54th and Montezuma, just 2 blocks to the GYM! The roommates are SDSU athletes and guys who attend SDSU. Lease is from January through July 28th!

2:9 Tenants seek stranger to fill empty room

\$550 Small Room in 7 bedroom house (College Area)

Reply to: hous-kzcyh-1179452564@craigslist.org [Errors when replying to ads?]

Date: 2009-05-19, 5:41PM PDT

Available June 11, we have a room available in our house in College Area near San Diego State. The lease comes up in August with option to renew. The dimensions of the room are 11x11. Its the smallest room in the house where rent for the other rooms in hundreds of dollars more. Its still a nice room, with a sliding glass door leading to the back patio. There are 8 roommates currently in the house, ages 20-24. 2 Females, 6 males. This is a really fun house to live in, all o

\$635 Room for Rent by SDSU (SDSU, College Area, San Diego)

[best of craigslist](#)

Date: 2012-11-12, 4:09PM PST

Reply to this post e75cr-3405503227@hous.craigslist.org [Errors when replying to ads?]

I am renting out my room by San Diego State university for next semester (dates flexible). It is a single room in a home, about a 3 minute walk to state. The rent is 635 a month not including utilities. There are 5 other roommate, each with their own room, all girls. It is a great area and the roommate are all very fun girls ages 19-21. The house is furnished, but not the room. There is also a large backyard as well as one parking spot if needed.



2:10 Locks on each bedroom

\$4500 / 6br - SDSU:June Move In: 6 BedRooms : (College Area 54th st.) (map)

Reply to: hous-dpqfa-1116092845@craigslist.org [Errors when replying to ads?]

Date: 2009-04-10. 9:47AM PDT

5025 54th st

HD TV

2 Fridges

Couches

Dinning Room Table + Chairs

Every Room has ceiling Fan

6 bedrooms 3 bathrooms

June 3rd Move In

Secure bedroom doors with lock and keys for each tenant

\$3950 / 6br - Great Pix! close to campus SDSU: 2 Fridges: 1 Dryer (54th st. College area) (map)

Date: 2010-04-19, 11:36AM PDT

Reply to: hous-4pjuv-1699787999@craigslist.org [Errors when replying to ads?]

Large House 6 bedrooms

3 Baths

Washing Machine

Dryer

2 Refrigerators

Big screen T.V.

Each bedroom has own lock

DATA IN SUPPORT OF
MINIDORM LEGISLATION

SECTION 7

**LEGISLATION IN
OTHER JURISDICTIONS**

HOW OTHER CALIFORNIA CITIES ADDRESS MINIDORMS

- I. State, National and International efforts
 - A. Other California cities with similar ordinances include: Davis, San Luis Obispo, Riverside, Santa Barbara, Santa Cruz, Berkeley, and Fresno. An exhaustive study of all California cities was not undertaken.
 - B. Nationally and even internationally, communities surrounding university & college campus are making legislative efforts to control similar commercialization of single family neighborhoods. The International Town and Gown Association is devoted to cities sharing minidorm concerns and ways to address them.
- II. Examples of minidorm restraint measures in other California Cities
 - A. Preserving the residential character of a single family neighborhood.
 1. The California Attorney General (Official Reports No. 01-402 March 19, 2003) recognized the need to prohibit certain kinds of residential uses to preserve the residential character of a neighborhood. *"In short, preserving the residential character of a neighborhood is a legitimate government purpose that may be reasonably achieved by prohibiting commercial enterprises such as operating a boarding house business."*
 2. Davis and Riverside prohibit commercial activity in RS Zones.
 - a. Davis (MC 40.01.010) defines commercial residential use as any residential use in which a lessor or proprietor receives payment in any form of exchange for the use of any residential dwelling including any single family residence or part thereof, any boarding house or lodging house. (MC 40.26.150) A Lodging house, defined as any commercial residential use with more than five adults providing sleeping quarters for compensation at least weekly, is a prohibited use in residential districts.
 - b. Riverside's proposed Residential Protection Overlay Zone ordinance is intended "to curtail the intensity of investor-driven rental housing in single-family neighborhoods, so as to preserve the lower-density character of the neighborhood" (Community & Economic Development Department Memo 8/17/2015)
 - B. Require CUPs for enlarging homes or allowing high occupancy homes:
 1. Davis (MC 40.04A.040 (h) and MC 40.26.255) for residential dwellings with more than 5 bedrooms.
 2. Santa Barbara - (Single Family Design Board General Design Guidelines & Meeting Procedures Section 5: 3.5.2) Larger, potentially incompatible projects require additional processing on lots < 15,000 square feet. Project must be found compatible with neighborhood in size and scale. (County Assessor's report on 20 closest homes). This is determined by Neighborhood Preservation Ordinance. All NPO single family projects are subject to review by single family design board.
 3. Berkeley (MC 23D.32.050) - for addition of 5th BR to a parcel an administrative Use Permit required. For 6 or more a Use Permit with Public Hearing is required.
 4. San Luis Obispo (MC 17.93.040) may have 6+ adults on approval of administrative use permit. Standard for permit is compatibility with neighborhood in size. SLO permits more than six adults in a dwelling on approval of administrative use permit.

What other cities have done

5. Santa Cruz (MC 24.08.450) - in addition to standard size requirements for houses in R-1 zones, requires a survey of buildings within one hundred feet of the property on both sides of the street, which identifies front and side yard setbacks, building heights, driveway widths, garage locations, and architectural style.
- C. Santa Barbara and Santa Cruz have general limitations on house size, accomplished by other means.
1. Santa Barbara - (Single Family Design Board General Design Guidelines & Meeting Procedures Section 5: 3.5.2) Larger, potentially incompatible projects require additional processing on lots < 15,000 square feet. Must be found compatible with neighborhood in size and scale. (County Assessor's report on 20 closest homes.) This is determined by Neighborhood Preservation Ordinance. All NPO single family projects are subject to review by single family design board.
 2. Santa Cruz (MC 24.08.450) - in addition to standard size requirements for houses in R-1 zones requires a survey of buildings within one hundred feet of the property on both sides of the street, which identifies front and side yard setbacks, building heights, driveway widths, garage locations, and architectural style.
- D. All cities have regulations regarding off street parking, some examples:
1. Davis (MC 40.25.080) for single family residences
No more than two required off-street parking spaces may be in front or street side yard. When tandem parking is permitted to fulfill parking requirements no more than three cars may be in the front set back. Where adequate access is provided (minimum ten-foot side yard) parking in the required rear yard of single family ... dwelling shall be permitted if the minimum usable open space requirements met and the total coverage, inclusive of any accessory structures and areas surfaced for parking does not exceed thirty percent of the required rear yard area.
 2. San Luis Obispo (MC 17.93.040, 10.36.150)
Parking one vehicle in required street yard or setback is allowed; parking in other yards is prohibited. Tandem parking is allowed with approval. Residential high use regulation requires one off street space per adult minus one. However, per conversation with SLO Planning Department representative 10/9/15, while SLO's Conditional Use Permit for residences with five or more adults requires adequate parking for the inhabitants, if the parking provided is inconsistent with the neighborhood, e.g. paving the back yard, the Permit would be denied.
 3. Santa Barbara (MC 29.90.100)
Single residential unit parking requires two spots, both in garage or carport. One uncovered space, if permitted, shall not be located in any front yard. (MC 28.15.90) Open yard may not include any surface for use by motor vehicles.
- E. Regulating floor space usage
1. Riverside, pending legislation limits total square footage of bedrooms to 50% of total square footage of the house.
 2. Davis (2007 summary of zoning Ordinance Amendment) - The floor plan should not consist predominantly of bedrooms with minimal common usable interior space.

What other cities have done

- a. The proposal shall not reduce the compatibility of the use of the dwelling unit within the district
- b. The floor plan is clearly not intended to maximize the potential use of the property for rental purposes in a boarding house configuration as opposed to floor plan layouts typical of single-family houses.
- c. The proposal shall not reduce the common living areas and utility areas so that the livability of the dwelling is substantially reduced due to lack of functional living space, space for congregation or lack of adequate utility area for single family used
- d. The proposal shall not substantially change the floor plan in a manner that consists of predominately bedrooms with minimal common usable interior spaces.
- e. A minimum of one required parking space shall be covered.
- f. This applies to owner and non-owner single family units

F. Establish Minidorm Operating Standards

1. Berkeley has established standards for operation of minidorms (MC 13.42.030)
 1. The owner or property manager shall designate a resident manager for each Minidorm, who shall reside in the Mini-dorm and be responsible for:
 - a. ensuring that all refuse and materials to be recycled are properly managed and collected, and that all refuse and recycling containers be returned to their appropriate locations after collection'
 - b. responding to all complaints regarding the Mini-dorm within 24 hours; and
 - c. ensuring that no violations of Chapter 13:48 or Chapter 23B.64 occur at the Mini-dorm.
 2. The owner shall provide notice to all residents within 300 feet of a Mini-dorm of the existence and location of the Mini-dorm, and the contact information for the resident manager(s), which shall include at least a telephone number or numbers at which the resident manager can be reached at any time. Such notice shall be provided at least annually during the month of January, and whenever the identity or contact information for the resident manager changes.

G. Establish a "moratorium" on expansion of homes until the minidorm ordinance has been passed.

1. California Government Code (section 65858) authorizes a City Council to adopt, by a four-fifths vote, without following the procedures otherwise required for the adoption of a zoning ordinance, an interim urgency ordinance prohibiting any use that may be in conflict with a contemplated general plan, specific plan, or zoning proposal that the City Council, planning commission or the planning department is considering or studying or intends to study within a reasonable time
2. Riverside City Council (11/5/2013) adopted an Urgency Ordinance establishing a moratorium on building permits for the addition of bedrooms in existing single family zoned (R-1) properties within the University of California, Riverside neighborhoods, Riverside, California
3. Davis City Council adopted an Urgency Ordinance addressing floor plan conversions in single family homes that are reflective of a Mini-dorm configuration. (4/5/05)

