

STANDARD CONDITIONS ATTACHED TO CONDOMINIUM CONVERSIONS:

- 1) No waiver or exemption shall be granted from state and local requirements that existing utility services for this property be placed underground. Exceptions may only be made for utilities located in back alleys, or for streets which have a definite schedule date to have their utilities placed underground within the next five years;
- 2) The right of first refusal to purchase a unit shall be given to the current tenants;
- 3) Historic sidewalk stamps and scoring of existing sidewalks shall be preserved, and any replacement or new sidewalks shall be constructed so that the new color, texture and scoring matches the existing sidewalk scoring, color, texture and type of contractor date stamp;
- 4) Landscaping shall be brought into conformance with the current Land Development Code regulations of the City of San Diego, including the placing of street trees at required locations as indicated in the San Diego Street Design Manual;
- 5) Current on street parking will be preserved, and where feasible, the provision of new parking should be provided both onsite and offsite. The latter goal can be accomplished by minimizing curb cuts, and other innovative measures. There should be no net loss of on street parking;

6) Move before Demolition

When a building is slated for demolition as part of a proposed project, and it has been determined that it does not offer a fair argument to remain in place under CEQA, it is not a contributor to a conservation or historic district and it does not qualify for individual historic designation, then the owner or developer will immediately and actively promote that a building as available for free and offer to give the building to the first person or organization with an available lot in Uptown or within the San Diego region.

Additionally, the owner/developer will subsidize moving expenses equal to the amount that would otherwise be expended to demolish and dispose of the building. Further, the developer must agree to provide information to the city planning staff and/or new owner including processing record requests that may be necessary so that the house is accessible to the new owner when needed and so that the necessary permits to relocate the house shall be obtained. The developer agrees to transfer all rights and title to the owner FOB.

If an interested party does not come forward within 30 days of groundbreaking then the owner/developer will employ an architectural salvage firm to dismantle the exterior and interior materials not limited to windows, doors, hardware, floors, framing, fixtures or any other materials and donate these materials to an architectural salvage firm to maximize reuse of these materials prior to demolition or debris removal.