

----- Original Message -----

From: [Kempton, Tony](#)

To: [Debbie Pedersen](#)

Cc: [Rothman, Christine](#) ; [Stalheim, Maxx](#) ; [Patton, Michael](#) ; [Graham, David](#) ; [Morning Star](#)

Sent: Wednesday, June 08, 2011 4:08 PM

Subject: RE: Point Loma Town Homes project # **221431 concern** small marine businesses to be put out of business to allow private condos to be built along coast in pt. Loma

Hello Debbie:

In response to your specific inquiries I would say to your first question, "Who will approve the live/work tenant?" It would be the landlord or property management company. In response to your second question, "Who will monitor live/work lofts use per LDC?" As City staff stated at the February 10, 2011 hearing, "Live/work could not be converted to strictly residential use. This would be a code violation and the City could then take necessary action." The City's department of Neighborhood Code Compliance responds to and investigates citizen reports and incidences of suspected non-compliance. Neighborhood Code Compliance would respond to complaints of non-compliance regarding the requirements for transparency. For more information on fines for code violations see the following link to Neighborhood Code Compliance.

<http://www.sandiego.gov/nccd/report/>

Thanks,
Tony Kempton