Agenda Of An Adjourned Regular Meeting – National City City Council/Community Development Commission - Housing Authority of the City of National City

Council Chambers
1243 National City Boulevard
National City, California
Adjourned Regular Meeting – Tuesday – July 24, 2012 – 6:00 P.M.

Open To The Public

Please complete a request to speak form prior to the commencement of the meeting and submit it to the City Clerk.

It is the intention of your City Council of the City of National City to be receptive to your concerns in this community. Your participation in local government will assure a responsible and efficient City of National City. We invite you to bring to the attention of the City Manager/Executive Director any matter that you desire the City Council of the City of National City to consider. We thank you for your presence and wish you to know that we appreciate your involvement.

ROLL CALL

Pledge of Allegiance to the Flag by Mayor Ron Morrison

Public Oral Communications (Three-Minute Time Limit)

NOTE: Pursuant to state law, items requiring Council of the City of National City action must be brought back on a subsequent Council of the City of National City Agenda unless they are of a demonstrated emergency or urgent nature.

Upon request, this agenda can be made available in appropriate alternative formats to persons with a disability in compliance with the Americans with Disabilities Act. Please contact the City Clerk's Office at (619) 336-4228 to request a disability-related modification or accommodation. Notification 24-hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Spanish audio interpretation is provided during Council Meetings. Audio headphones are available in the lobby at the beginning of the meetings.

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Council Requests That All Cell Phones
And Pagers Be Turned Off During City Council Meetings

CITY COUNCIL

CONSENT CALENDAR

Consent Calendar: Consent calendar items involve matters, which are of a routine or noncontroversial nature. All consent calendar items are adopted by approval of a single motion by the City Council. Prior to such approval, any item may be removed from the consent portion of the agenda and separately considered, upon request of a Councilmember, a staff member, or a member of the public.

1. Presentation and Discussion of the amortization ranking, and authorization for commencement of 30-day review by interested parties. (Community Development)

MAYOR AND CITY COUNCIL

ADJOURNMENT

Adjourned Regular National City City Council/Community Development/Housing Authority of the City of National City Meeting – Tuesday – August 7, 2012 – 5:00 p.m. – Council Chambers – National City, California.

CITY OF NATIONAL CITY, CALIFORNIA
CITY COUNCIL AGENDA STATEMENT

MEETING DATE: July 24, 2012 **AGENDA ITEM NO.** 1

ITEM TITLE:

Presentation and discussion of the amortization ranking, and authorization from City Council for commencement of 30-day review by interested parties.

PREPARED BY: Brad Raulston

PHONE: 336-4256

DEPARTMENT: Community Development

APPROVED BY:_____

EXPLANATION:

The amortization ranking process was developed by staff and consultants through significant review and input from City staff and legal counsel, input from public participants, input from interested parties, and collaboration with the U.S. Environmental Protection Agency (EPA).

Attached is initial amortization ranking spreadsheet that weighs established criteria categorized into groups, factors, and sub-factors. The two groups are neighborhood impacts and business operations.

If the amortization ranking is accepted, staff request City Council to authorize the start of a 30-day review period by interested parties. The amortization ranking represents the preliminary process for implementing amortization of non-conforming uses in the Westside Specific Plan area.

FINANCIAL STATEMENT: **APPROVED:** _____ Finance

ACCOUNT NO. N/A

ENVIRONMENTAL REVIEW: Not applicable,

ORDINANCE: **INTRODUCTION:** ☐ **FINAL ADOPTION:** ☐

STAFF RECOMMENDATION: Accept the amortization ranking and initiate a 30-day review period for property owners, business tenants and other interested parties of the amortization ranking of non-conforming uses in the Westside Specific Plan area.

BOARD / COMMISSION RECOMMENDATION:

ATTACHMENTS:

1. Background Report
2. Sustainable Communities Report
3. Amortization Ranking
4. Ranking Process
5. Ranking Workbook

ATTACHMENT 1

BACKGROUND REPORT

The amortization ranking process was developed through significant review and input from City staff and legal counsel, input from public participants, input from interested parties, and collaboration with the U.S. Environmental Protection Agency (EPA).

After receiving a ranking database from the EPA, City Staff worked with Tierra West, a real estate consultant, to rank each non-conforming use in the Westside Specific Plan area. The ranking activities followed the process outlined in the March 2011 report entitled "Partnership for Sustainable Communities" (Attachment 2) and utilized the spreadsheet for recording findings for non-conforming uses. Research was conducted with City, County and State agencies to obtain information about violations, zoning, building size, lot size, property valuation, building permits issued for improvements, and other pertinent information. The consultant also conducted a field survey to confirm information obtained from County Assessor property information was consistent inn the field. The research and field survey contributed to ranking each non-conforming use. Every effort was made to conduct the field survey from the public right of way and respect business operations. The ranking evaluated the following factors:

1. Current Assessed Value of the Land.
2. Current Assessed Value for Improvements.
3. Depreciation of Investments in Building Improvements.
4. Adaptability of the Land and Improvements to a Currently Permitted Use.
5. Whether the Use is Significantly Nonconforming.
6. Compatibility with the Existing Land Use Patterns and Densities of the Surrounding Neighborhood.
7. Possible Threat to Public Health, Safety, or Welfare.
8. Size of the Land Meets the Minimum Requirements.
9. Building Meets the Minimum Requirements.
10. Building Type is Usable under the Revised Zoning.
11. Building Condition/Building's Usability.
12. Minimum Building Setback Requirements.
13. Minimum Floor Area Ratio Requirements.
14. Minimum Building Height Requirements.
15. Minimum Parking Space Requirements.
16. Current Business License.
17. Proximity to a Sensitive Area, such as a School or Park.
18. Proximity to a Residential Parcel.
19. Residential Density.
20. Compliance Violations.
21. Current Permits Required by Regulatory Agencies.
22. Storage, Handling, Generation, and Disposal of Hazardous Substances or Hazardous Wastes.
23. Air or Liquid Discharges of Hazardous Substances or Hazardous Wastes.
24. Open Storage of Hazardous Substances or Hazardous Materials.

25. Work Conducted within Right-Of–Ways or otherwise off the Property.
26. Lack of Security, such as Fencing or other Means of Restricting Access to a Property.

The consultant conducted research with the National City Fire Department, Police Department, Code Enforcement, Public Works and Stormwater agencies to compile information on each non-conforming use. Sources included, but are not limited to:

- Working with staff from the Environmental Health Coalition collecting complaints from field survey work conducted by residents in the Westside area
- Researching complaints with County Department of Public Works
- Violations with the State Water Resource Control Board
- Remediation activities with the State Department of Toxic Substances Control
- County Department of Environmental Health
- Economic Data from the County Assessor

The research of violations represents the best available information as of September 2011. Therefore, as amortization activities begin the City may choose to perform an update of the ranking. The field survey, research and data collection activities for the ranking were performed from November 2011 through May 2012.

At the town hall meeting staff requested direction specifically on the area that non-conforming uses would be ranked. Options were divided between the area within a 3-block radius to Kimball Elementary and the entire Westside planning area. Council directed that all businesses in the Westside planning area should be ranked based on the desire to be transparent and inclusive.

Amortization Overview:

"Amortization" is a process established by ordinance in 2006 by which a legal nonconforming use must be discontinued after a period of time sufficient to allow the business to recover their investment. Uniform, objective criteria are applied to each separate land use and property and then an amortization schedule is individually prepared in consultation with the owner/operator of said land use. There is no financial compensation from the City for amortization of a land use however the amount of investment in a land use is a key consideration in setting the schedule. The intent is to achieve compliance with the approved zoning for sites while allowing business investments to their investment.

Amortization Ranking:

Amortization Ranking does not establish a schedule for amortization. Rather, ranking places businesses in an order reflecting degree of incompatibility and impact by an objective, uniform weighting of criteria approved for the process. The City's proposed ranking process numbers 1 to 145. However, if a business is ranked #1 as a result of ranking, that does not indicate that business will have the shortest amortization schedule. Nor does being ranked in the 100s mean a business would have the longest. As stated above, an amortization schedule is individually tailored for each business and property. This individual schedule would be created after the businesses are ranked based on criteria. Staff proposes to work with two to three businesses for the initial amortization. A staff recommendation will be made to City Council once the ranking list is verified through the 30 day public review process.

The attached report from Partners for Sustainable Communities describes the criteria that are used for ranking, the weighting of each criterion, and how the ranking is determined. The criteria themselves are based on City Council Ordinance 2006-2286 and staff input. Weighting for the criteria and direction for the decision making process using the criteria were considered in light of staff input, stakeholder interviews conducted on September 27 and 28, 2010, and reviewed and discussed with representatives of the business community on January 26, 2011.

Community stakeholders interviewed in September, 2010 included: Environmental Health Coalition staff and volunteers, resident and business owner Robert "Dukie" Valderrama, resident Ted Godshalk, CDC Executive Director Brad Raulston, St. Anthony's parish/San Diego Organizing Project representatives, Westside Infill Transit Oriented Development developers, and Sonia Ruan, Principal of Kimball Elementary School. These interviews assisted staff and the contractors to understand the relative weights for criteria in the process.

Business stakeholders participating in an interactive presentation and discussion at the Chamber of Commerce in January, 2011 included Jacqueline Reynoso – Chamber of Commerce, J.D. Beauchamp – ABB Management, Dante Aguilar – Dante's Modular Performance, Dixon Le Gros – Westflex, and Dan Greenwald – Greenwald's Autobody and Frameworks.

Staff was directed to ensure that business representative comments on the process were considered and reported on. Business stakeholder input and its impact on the ranking procedure is addressed on Page 7 and 8 of the Sustainability Partnership report attached. Certain factors and processes within the ranking procedure were revised based on business input.

Timeline of Events

- 1940s – New zoning allows industrial and manufacturing businesses in residential areas.
- August 2004 – Planning consultant hired to prepare the Westside Specific Plan.

- February 2005 –Community provides input on issues and opportunities at Workshop #1.
- August 2005 - Community provides input on draft vision and guiding principles at Workshop #2.
- March 2006 – Community provides inputs on height limits and land uses at Workshop #3.
- August 2006 – City Council adopts amortization ordinance.
- September 2006 – At request of residents, City adjusts project boundary and authorizes Workshop #4.
- June 2007 – Economic consultant hired to study implementation and feasibility.
- August 2007 – Planning consultant completes draft specific plan.
- October 2007 – Consultants present draft plan and economic study at Workshop #4. Council directs staff to work closely with businesses.
- 2008 – Code Compliance Committee helps define acceptable substitution for nonconforming uses (criteria for businesses that would be acceptable to remain as good neighbors).
- December 2008 – Code Compliance Committee identifies key business impacts: Air pollution, hazardous materials, parking, outside storage, noise, and security
- November 2009 – Draft Westside Specific Plan and Environmental Impact Report released to public.
- February 2010 – Sustainability Pilot Grant awarded by EPA for Westside Specific Plan implementation.
- March 2010 – Westside Specific Plan adopted by Council and new zoning and land use become effective in August.
- September 2010 – Community interviews conducted by EPA team on ranking criteria and implementation.
- January-April 2011 – EPA and staff present criteria factors to community and receive input.
- May 2011 – Council adopts criteria factors and process for ranking nonconforming uses for amortization.

- July 21, 2011 – Council holds informational town hall meeting on nonconforming land uses and amortization.

- October 4, 2011 - The City signs a Services Agreement with Tierra West Advisors to perform the research and field survey work for the ranking process.

- July 17, 2011 – City Council conducts the 1st Special Meeting to explain the historical process followed by the City to address non-conforming uses in the Westside Specific Plan area and the process for amortization.

Recent community outreach:

The City Council conducted an informational meeting on amortization during its regular public meeting on July 17, 2012 and will hold a special meeting on July 24, 2012 to consider the amortization ranking results. Notices of the July 14th and the July 24th meetings were published in local newspapers of general circulation in English and Spanish, including the Union Tribune on July 6th, the Star News on July 13th, La Prensa on July 13th, and in El Latino on July 20th. In addition, the notice for both meetings in English and Spanish was mailed to property owners of parcels surveyed on July 5th and July 12th, residents/tenants of parcels surveyed on July 5th and July 12th; stakeholders including EHC, St. Anthony's, SDOP, Kimball School, Paradise Creek Educational Park, Inc. on July 5th and July 12th; and businesses included in the survey on July 12th. The notice was also posted in four (4) public places in the City Hall complex on July 5th and July 12th as well as on the City's Homepage on July 2nd. The meetings were added to the City Master Calendar on July 2nd.

Based on City Council direction received on April 19, 2011, additional discussions requested by the Environmental Health Coalition ("EHC") were held including:

- April 21 – meeting between City staff and EHC staff
- April 21 – presentation and discussion at the Old Town Neighborhood Council
- April 27 – meeting/conference call with EPA consultants, City staff and EHC staff
- May 2 – conference call with City staff and EHC staff

No changes to the published criteria and weightings were made as a result of these discussions; the report presented for consideration is identical to that revised per the business stakeholder discussion in January 2011 and posted to the City's website on April 17, 2011. However, it has been clarified that air emissions violations are entered into the spreadsheet that calculates the rankings in two categories, resulting in a heavier weighting on air quality violations than other types of violations. The category "Compliance Violations" includes all types of health and safety violations within the past five years, which are weighted equally. A mitigating factor for a violation is whether it was corrected. (No violation receives 0 points, corrected violations receive 50 points and uncorrected violations receive 100 points.) Air emission violations would be entered into the Compliance Violations category and also into the "Discharge Violations" category. Discharge Violations include air emissions violations and storm water run-off violations, weighted equally. It has also been clarified that proximity to Kimball School is weighted as the most significant "sensitive area" for the ranking process, exceeding proximity to homes, community centers or Paradise Creek.

Attachment 2

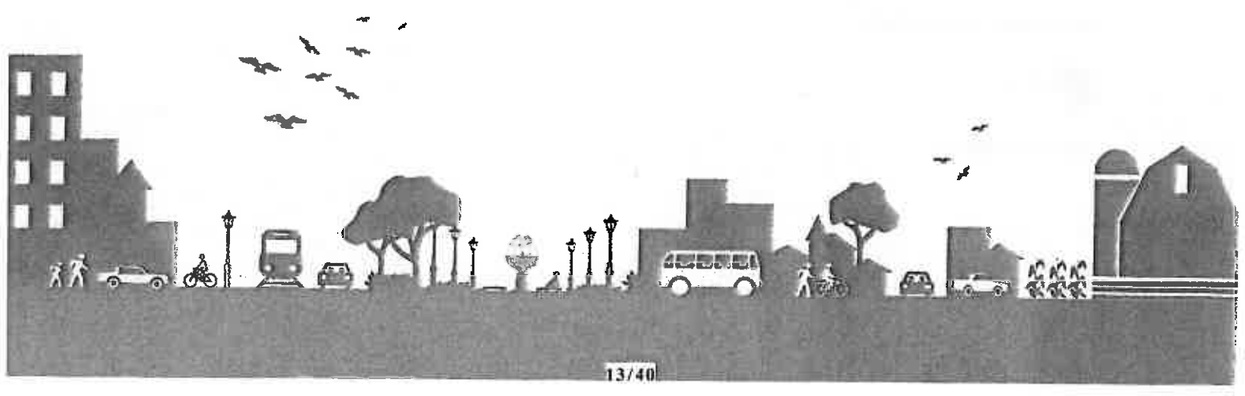
Partnership *for* Sustainable Communities

NATIONAL CITY, CALIFORNIA

Recommendations for Ranking Properties with Nonconforming Uses in the Westside Specific Plan Area

FINAL REPORT

March 2011



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Office of Brownfields and Land Revitalization
Washington, DC 20460

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Disclaimer

This document and the related spreadsheet were prepared for the U.S. Environmental Protection Agency (USEPA) in conjunction with the City of National City, California and are provided as draft final documents. SRA/Vita Nuova has relied upon outside sources for information and data presented in this report and related spreadsheet. Although all best efforts were used to confirm information and complete this report and related spreadsheet, no representation or warranties are made as to the timeliness, accuracy or completeness of the information contained herein or that the actual results will conform to any projections or recommendations contained herein. SRA/Vita Nuova holds no responsibility for how the process outlined in this document and related spreadsheet will be implemented on a community-wide or site-specific basis. Any reliance upon this material shall be without any liability or obligation on the part of SRA/Vita Nuova LLC.

The ranking process and spreadsheet described in this document are intended for the purpose of ranking properties with nonconforming uses and identifying properties for the development of recommendations on amortization and timing of amortization. The ranking process outlined in this document has been tested by National City to determine if the resulting property ranking is consistent with the expectations of National City. This testing included the evaluation of the impact of each factor and sub-factor and their weights on the overall ranking. The draft final documents reflect the comments and inputs of National City and of business stakeholders consulted in a meeting hosted by the Chamber of Commerce on January 26, 2011. It is recommended that the factors and sub-factors used and the scores and weights assigned to these factors and sub-factors not be changed once the spreadsheet is used to rank properties in order to ensure consistency in the property ranking process.

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Introduction

National City Partnership for Sustainable Communities Brownfield Pilot Project

Study Area

The National City Pilot is located in the Westside neighborhood, a primarily low-income, minority, urban neighborhood, wholly contained within the incorporated limits of National City, California. National City has a population of approximately 61,000 and is located five miles south of San Diego. Over the past 50 years, the Westside neighborhood has evolved from a primarily residential neighborhood to include a significant number of industrial uses, mainly auto body-related, in and around homes and an elementary school.

Pilot Scope

Over the past few years, the Westside neighborhood has started to address the numerous heavy industrial uses, mostly auto-related, that exist throughout the neighborhood. With approximately 389 polluters per square mile, this technical assistance project is focused on providing recommendations for redeveloping and revitalizing the Westside TOD Project site and Westside neighborhood to build upon the City and community's redevelopment efforts already in progress, such as auto-related business design guidelines and revised zoning. This Pilot also includes technical assistance on: 1) sustainable remediation; 2) redevelopment options for the City-owned open space site; and 3) habitat restoration for Paradise Creek. This assistance was delivered as a separate recommendations report in January 2011.

National City, CA has recently revised its zoning code to incorporate the Westside Specific Land Use Plan. The revised zoning resulted in a number of properties in the Westside area where the current land use does not conform to the revised zoning. Under the National City Land Use Code Section 18.108.230 - Affirmative Termination by Amortization, the city council "may order a nonconforming use to be terminated within a reasonable amount of time, upon recommendation of the planning commission." The Land Use Code requires the consideration of the following eight criteria when making a recommendation to terminate a nonconforming use and in recommending a reasonable amount of time in which to terminate the nonconforming use:

1. The total cost of land and improvements;
2. The length of time the use has existed;
3. Adaptability of the land and improvements to a currently permitted use;
4. The cost of moving and reestablishing the use elsewhere;
5. Whether the use is significantly nonconforming;
6. Compatibility with the existing land use patterns and densities of the surrounding neighborhood;
7. The possible threat to public health, safety or welfare; and
8. Any other relevant factors.

The process for making a recommendation regarding a nonconforming use is a multi-step process that involves first identifying properties with nonconforming uses, ranking these properties based on a consistent set of criteria, and then developing an amortization recommendation for each property in the order of its ranking. Within the context of this multi-step decision making process, this report develops an approach for ranking these properties that incorporates factors consistent with the criteria outlined in the Affirmative Termination by Amortization ordinance and provides a simple, reproducible process that can be easily understood by business owners and other stakeholders.

The ranking process is designed to rank multiple nonconforming properties with similar nonconforming uses in relationship to one another. It is not intended to provide a method to calculate a score for an individual property, independent of other properties. The ranking process is not intended to be used as a means of determining whether a property contains a nonconforming use, but rather as a means of prioritizing those properties that have otherwise been determined to contain nonconforming uses. Further, the ranking process is not intended to be used for the purpose of determining whether to terminate a land use or to develop the amount of time in which to terminate a nonconforming use. These decisions will be made in accordance with the requirements of the National City Land Use Code Section 18.108.230 - Affirmative Termination by Amortization.

Property Ranking Process

A deterministic approach using an additive value model was selected as the primary mechanism for the development of the ranking process. The additive value model has been characterized by Belton and Stewart (2002)[1] as a method that has an acceptable level of sophistication to deal with the complexities of multiple factor decision problems, but is straightforward enough for a diverse group of stakeholders. It is a method that combines scores on individual factors with weights for each factor to estimate an overall score.

Factors and Sub-Factors

Factors are quantitative (e.g., $/sq ft) or qualitative (e.g., Yes or No) information that influence the ranking. For example, when comparing several cars to purchase, the price, body style, color, options, and fuel mileage may be the factors that are most important to you in selecting the car that best meets your needs (or ranks the highest). In some cases, it is necessary to break a factor into several sub-factors to incorporate multiple sets of information necessary to assign a score to a factor. For example, the sound system, interior style, interior color, engine size, and transmission type may be important sub-factors when evaluating the available options for each car. The value you assign may be a specific value that bests represents the factor or sub-factor. For example, the value for color may be blue, while the value for fuel mileage may be 35 miles per gallon.

Values and Scoring

Scores are assigned to each group, factor, and sub-factor based on a quantitative or qualitative value that represents the outcome of a sub-factor or a factor where no sub-factors have been identified. A discussion of the method for assigning values to each factor or sub-factor is provided in the section of this report titled Property Ranking Factors and Sub-Factors.

These values are then normalized to a common scale, such as 0 to 100, in order to assign a score that has a common basis for comparison for all groups, factors, and sub-factors. The score may be based on the range of values assigned to a factor or sub-factor, or it may be based on a potential range of values independent of the actual factor or sub-factor value. The scoring process should be viewed as a relative ranking process, so that outcomes that would result in a higher ranking are given higher scores and outcomes that would result in a lower ranking are given lower scores for any particular factor or sub-factor. For example, if blue is the only acceptable color, using a scale of 0 to 100, where 100 is the most desirable outcome for the color factor, cars that are the color blue would be assigned a score of 100, while cars of any other color would be assigned a score of 0. If there are other colors that are acceptable, but blue is the most desirable, scores could be assigned based on the order of preference. For example, a score of 100 for blue, 66 for green, 33 for red, and 0 for any other color. This process of normalizing the values allows for the comparison and combination of the scores for factors and sub-factors to develop an overall score.

Two common approaches for assigning factor and sub-factor scores are proportional scoring and binned scoring. The proportional score approach is used with the actual values of the factor or sub-factor. The values are scaled to a score between 0 and 100. Where the value representing the preference for the highest ranking (e.g., score = 100) is the maximum value (A_{max}) and the value representing the preference

[1] Belton V. and T.J. Stewart. 2002. *Multiple Criteria Decision Analysis: An Integrated Approach*. Boston: Kluwer Academic Publishers.

for the lowest ranking (e.g., score = 0) is the minimum value (A_{min}), the remaining results are assigned scores relative to these two endpoints, where the score ($v_P(P)$) is equal to the difference between the value for a factor (A_i) and the minimum value (A_{min}) divided by the maximum value (A_{max}) minus the minimum value (A_{min}). (See Equation 1a). Where the value representing the preference for the highest ranking (e.g., score = 100) is the minimum value (A_{min}) and the value representing the preference for the lowest ranking (e.g., score = 0) is the maximum value (A_{max}), the remaining results are assigned scores relative to these two endpoints, where the score ($v_P(P)$) is equal to the difference between the value for a factor (A_i) and the maximum value (A_{max}) divided by the maximum value (A_{max}) minus the minimum value (A_{min}). (See Equation 1b). This is multiplied by 100 to give a value between 0 and 100.

$$\text{(a)} \quad v_P(P) = \frac{A_i - A_{min}}{A_{max} - A_{min}} \times 100 \qquad \text{(b)} \quad v_P(P) = \frac{A_{max} - A_i}{A_{max} - A_{min}} \times 100 \qquad (1)$$

where

$v_P(P)$ = proportional score for the specific value A_i for a property

A_{min} = minimum value for the factor or sub-factor for all properties

A_{max} = maximum value for the factor or sub-factor for all properties

This approach assumes that the increments in values have equivalent increments in score over the entire range of the factor or sub-factor values.

The binned score approach is used where a score is assigned based on an assessment of preferences at different value levels for a factor or sub-factor. Bins are defined by a range of values that are assigned the same score—the bin score. All values in each specific range are assigned a score based on the bins. Binned scores can be assigned based on a range of values or a descriptive scale. Table 1illustrates the binned scoring approach.

Table 1: Example scoring bins based on quantitative values

Value (Fuel Mileage)	Score
Greater than or equal to 40 miles per gallon	100
Less than 40 miles per gallon but greater than or equal to 35 miles per gallon	75
Less than 35 miles per gallon but greater than or equal to 30 miles per gallon	50
Less than 30 miles per gallon but greater than or equal to 25 miles per gallon	25
Less than 25 miles per gallon	0

A discussion of the method for assigning a score to each factor or sub-factor is provided in the section of this report titled Property Ranking Factors and Sub-Factors.

RANKING

In a general sense, the overall score for purposes of ranking (V(P)) is equal to the sum of the score for each factor ($v_i(P)$) times the weight (w_i) for that factor. Equation 2 provides the basic additive model presented in Belton and Stewart (2002).

$$V(P) = \sum_{i=1}^{n} w_i v_i(P) \tag{2}$$

For the implementation of the ranking process, a common scale is used with a convention that sets the score that indicates the greater preference. For example, a common scale of 0 to 100 can be used with the higher scores representing the greater preference. For each factor that is used in the ranking, the specific direction of the scale is determined. The ranking is based on an overall score which is the combination of the scores for each group, factor, and sub-factor and their respective weights. Using Equation 2, the score for each factor is equal to the sum of the product of the score times the weight for each sub-factor of that factor, the score for each group is equal to the sum of the product of the score times the weight for each factor associated with that group. The overall score is then the sum of the product of the score times the weight for each group, as shown in Equation 3.

$$V(P) = \sum_{g=1}^{n} w_g \sum_{f=1}^{n} w_f \sum_{s=1}^{n} w_s v_s(P) \tag{3}$$

WEIGHTS

In many cases, not all of the factors (or sub-factors) will be of equal importance. For example, the price of the car may be more important than the color. This will result in the selection of a car that meets the price range, but may not be the primary choice of color. To address this potential variability in the importance or contribution of a factor or sub-factor, a weight or importance is assigned to each factor or sub-factor. A sub-factor weight is based on its importance to the factor, a factor weight is based on its importance to the group, and a group weight is based on its importance to the overall ranking. Equal weights would indicate that all factors or sub-factors are of equal importance. The weights represent the importance of each factor or sub-factor relative to one another. Weights for a group of factors or sub-factors must add to 1.

There are a number of approaches that can be used for developing weights for the ranking process. The simplest approach is to assign the weights equally based on the number (n) of groups, factors, or sub-factors where the weight (w_i) for each group, factor, or sub-factor is equal to one divided by the number (n) of groups, factors, or sub-factors for a factor, as shown in Equation 4.

$$w_i = \frac{1}{n} \tag{4}$$

The weights can also be assigned based on input from stakeholders and general knowledge of the importance of each group, factor, or sub-factor in the ranking process. The assignment of weights in this manner may require trial and error to evaluate the impact of the variable weights on the contribution of a group, factor, or sub-factor to the ranking process.

Another approach suggested by Belton and Stewart (2002) to assign weights is to assign the weight (w_i) for each group, factor, or sub-factor based on the number (n) of groups, factors, or sub-factors included and the order of importance (k) of a group, factor, or sub-factor as shown in Equation 5.

$$w_i = \frac{1}{n} \sum_{a=i}^{k} \frac{1}{a} \tag{5}$$

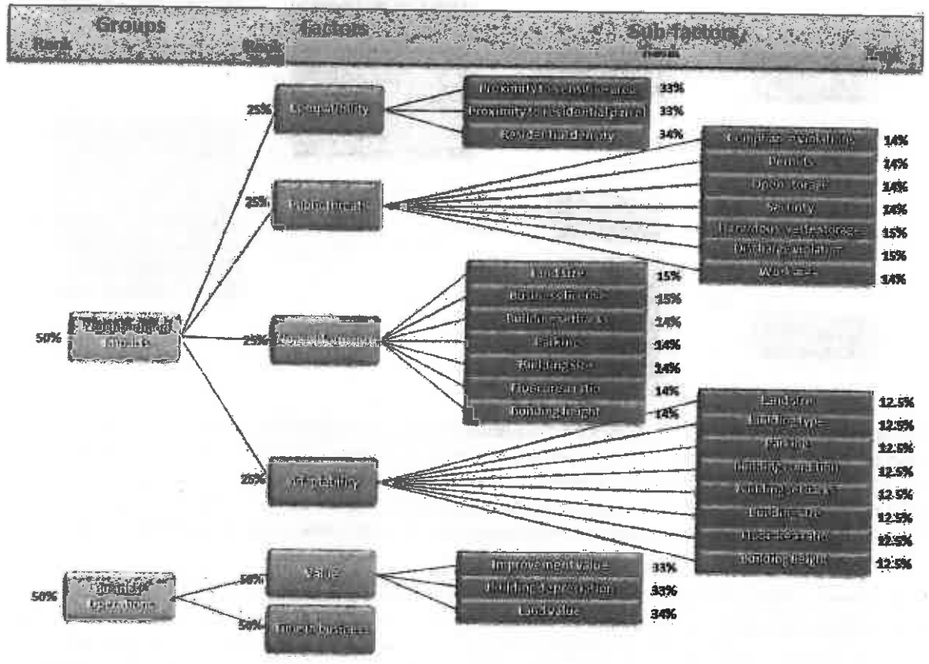
This last approach for weighting requires an evaluation of the groups, factors, or sub-factors for a factor to rank the groups, factors, or sub-factors based on their order of importance in the overall ranking process.

Application of the Property Ranking Process

To implement the property ranking process in National City, factors that were potentially important to prioritizing nonconforming uses were initially identified based on the eight criteria outlined in the amortization requirements, the revised zoning requirements for the Westside Specific Planning Area, and conversations with representatives of the City. These factors were divided into two groups: 1) business operations and 2) neighborhood impacts. Six of the eight amortization criteria were identified as potential factors to be included in the ranking process and were divided among the two groups. For each factor identified, one or more sub-factors were identified to better define the factors. Factors related to the cost of moving and reestablishing the use elsewhere were not used because information needed to assign values to this factor was determined to be very site specific and more appropriately addressed as part of the amortization decision process.

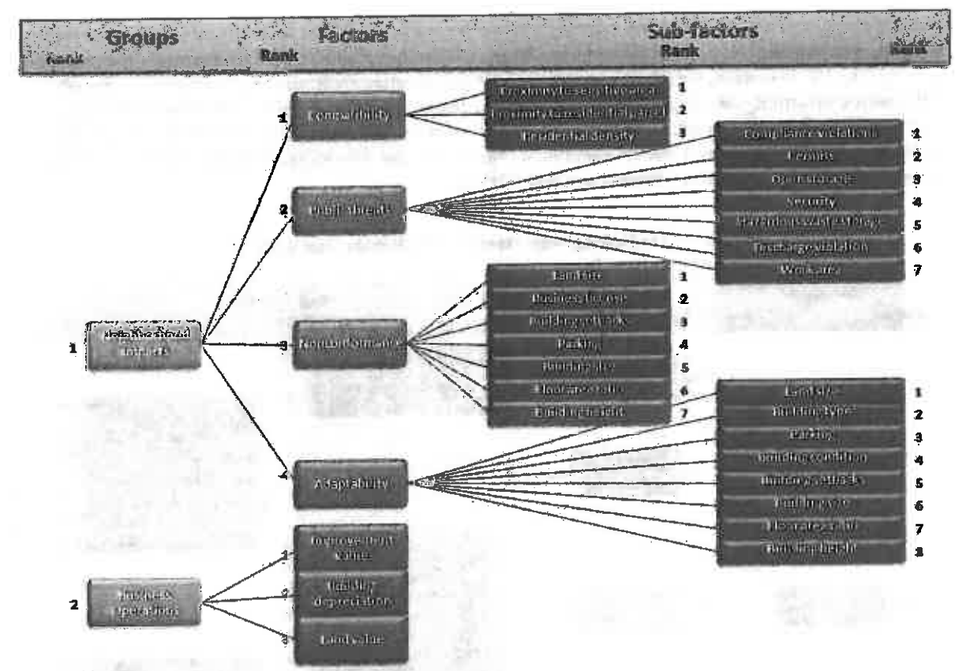
Quantitative or qualitative values and scoring approaches were identified for each sub-factor or a factor where no sub-factors had been identified (See Property Ranking Factors and Sub-Factors). A common scale of 0 to 100 was used, with higher scores indicating a greater preference for addressing a property with a non-conforming use. A Microsoft Excel® spreadsheet was developed to calculate the ranking scores and document the ranking process. The initial weights were set to equal weighting for each group, factor, and sub-factor as described in Equation 4. Figure 1 shows the initial grouping, factors, and sub-factors selected for the ranking process and their weights.

Figure 1: Initial groups, factors, sub-factors, and weights



The initial version of the spreadsheet was provided to National City for review and testing. The testing evaluated the impact of each factor and sub-factor and the scores and weights for each factor on the overall ranking to determine if the resulting property ranking was consistent with the expectations of National City. Based on the initial testing, it was determined that equal weighting for the groups, factors, and sub-factors was not appropriate. To determine a weighting scheme that would result in rankings that were consistent with the expectations of National City, the City was asked to place each grouping of factors and sub-factors in order of importance. Revised weights were developed for each group, factor, and sub-factor based on the number of groups, factors, or sub-factors included and the order of importance of factors or sub-factors, for a factor as shown in Equation 5. Figure 2 shows the ordering of the groups, factors, and sub-factors.

Figure 2: Revised groups, factors, and sub-factors and order of importance for groups, factors, and sub-factors

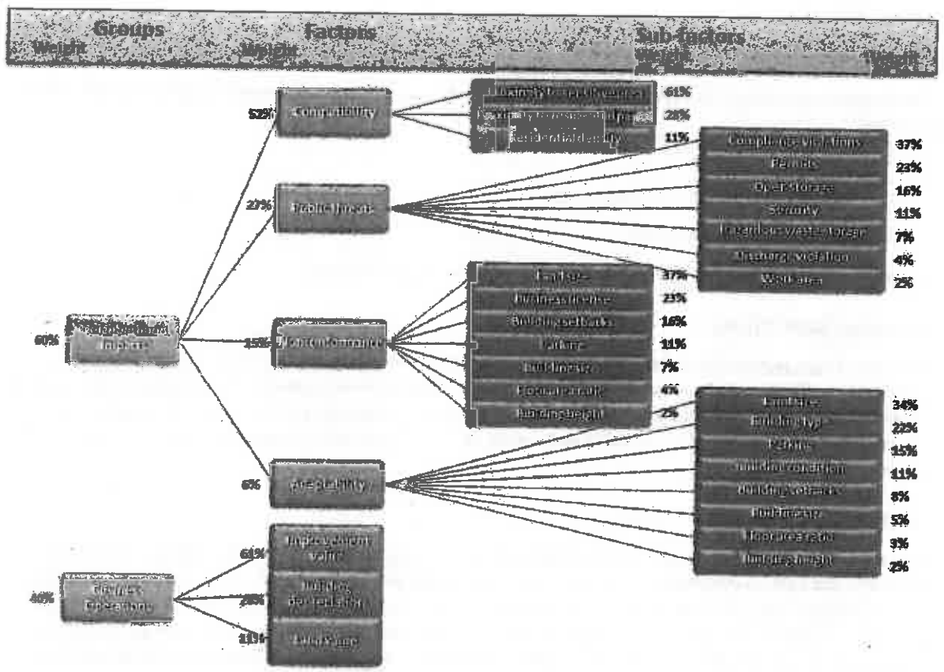


The spreadsheet was revised to incorporate the updated factor and sub-factor weights and a series of meetings were held with National City Council members, the Mayor, and Vice-Mayor on January 25, 2011. In addition, the Chamber of Commerce hosted a meeting with business stakeholders on January 26, 2011 to present the ranking process and spreadsheet and solicit comments and feedback on the process. Several modifications to the spreadsheet were identified as a result of the meeting with the business stakeholders.

The business stakeholders questioned the use of time in business as a factor, noting that there was not clear evidence that a high score should be assigned to a business that was in place on a property for either the longest time or the shortest time. Based on this input, the time a property contained a particular business use was removed as a factor and the business operations grouping was revised to include three

factors (i.e., improvement value, building depreciation, and land value). The business stakeholders also suggested that the factor and sub-factor values that were based on a Yes or No response be revised so that Yes always resulted in the lowest score (e.g., 0) and No always resulted in the highest score (e.g., 100). Based on this input, the method for assigning a value and a score to several of the sub-factors for the threat factor was revised to make the scoring process consistent with other factors and sub-factors. Figure 3 shows the final groups, factors, and sub-factors and revised weights estimated using Equation 5.

Figure 3: Final groupings, factors, and sub-factors and weights



In addition to the above comments, the business stakeholders suggested that a planned redevelopment on a property and whether a business owner leased or owned the property be considered as factors. These comments were discussed in some detail; however, it was determined by National City that these are issues that should be addressed as part of the development of the amortization evaluation and recommendation, rather than as a ranking criteria. A comment was also raised that a property owner may not be aware of non-compliance by a tenant that would result in that property being higher ranked. This higher ranking could result in the property being considered earlier for amortization. While this is true, the inclusion of the threat factor in the ranking process is in recognition that business uses that present potential threats to the neighborhood be addressed earlier. Finally, it was suggested by the business stakeholders that all properties containing nonconforming uses in the Westside area be ranked together rather than addressing nonconforming uses in smaller groupings. The spreadsheet is currently designed to rank up to 50 properties, but could be expanded to include a larger number.

Property Ranking Factors and Sub-Factors

As discussed previously, factors were divided into two groups: 1) business operations and 2) neighborhood impacts. For each factor, one or more sub-factors were identified, where appropriate, to better define the factor. For each sub-factor, a method of assigning a value and a score to the factor or sub-factor for purposes of ranking was identified. The factors and sub-factors identified for each group are described in more detail below. Figure 4 provides a summary of the final values and weights for the factors and sub-factors.

Business Operations Factors

The business operations factors include those criteria that are specifically related to the operation of the business:

1. The value of the land;
2. The value of the improvements; and
3. Improvement depreciation.

For each of these factors, a method of assigning a value was developed.

Value of Land Factor

The cost of the land is the current assessed value of the land the business currently occupies and is expressed as the value per square foot of land. Lower value land will contribute to a higher ranking for the property. The score is developed using the proportional score method where a score of 100 is assigned to the property with the lowest land value and a score of 0 is assigned to the property with the highest land value.

Value of Improvements Factor

The cost of improvements is the current assessed value for improvements on the property the business currently uses and is expressed as the value per square foot of building used by the business. In multiple story buildings, the total floor space of the building used by the business is included. For purposes of assigning a score to this factor, it is assumed that lower improvements will result in a higher score. Lower valued improvements will contribute to a higher ranking for the property. The score is developed using the proportional score method where a score of 100 is assigned to the property with the lowest value improvements and a score of 0 is assigned to the property with the highest value improvements.

Improvement Depreciation Factor

The amount of time a business may have had to recuperate investments in improvements can be represented by the relationship between the time since the last major investment in improvements and the typical depreciation time for these types of improvements. This can be expressed as the ratio of the number of years since the investment was made to the number of years typically used to depreciate the improvement. Current tax law allows depreciation of improvements on non-residential properties by equal amounts annually over 39 years for improvements in service on or after May 13, 1993 or 31.5 years for improvements in service before May 13, 1993. A larger ratio will contribute to a higher ranking. The score is developed using the proportional score method where a score of 100 is assigned to the property with the largest ratio and a score of 0 is assigned to the property with the smallest ratio.

NEIGHBORHOOD IMPACTS

The second group includes those criteria that are generally related to the surrounding neighborhood:

1. Adaptability of the land and improvements to a currently permitted use;
2. Whether the use is significantly nonconforming;
3. Compatibility with the existing land use patterns and densities of the surrounding neighborhood; and
4. The possible threat to public health, safety, or welfare.

For each of these factors, sub-factors were identified, where appropriate, and a method to assign a value to each sub-factor was developed.

Adaptability Factor

This factor measures the ability for the existing land and improvements to be utilized for a new use permitted under the revised zoning. This factor is based on information about the size of the land, size, type, and condition of improvements, and the requirements under the current zoning for highest and best use.

Land Size Sub-Factor

The zoning requirements have minimum lot sizes. A Yes or No is provided in answer to the question of whether the size of the land meets the minimum requirements for uses under the revised zoning. Lot sizes less than the minimum lot size will be limited in their use under the revised zoning and will contribute to a higher ranking. The land size sub-factor is assigned a value and score as follows:

1. Yes - The size of the land meets the minimum requirements for uses under the revised zoning (Score = 0).
2. No - The size of the land does not meet the minimum requirements for uses under the revised zoning (Score = 100).

Building Size Sub-Factor

The zoning requirements have minimum building sizes. A Yes or No is provided in answer to the question of whether the size of the building meets the minimum requirements for uses under the revised zoning. Buildings that do not meet the minimum building size will contribute to a higher ranking. The building size sub-factor is assigned a value and score as follows:

1. Yes - The size of the building meets the minimum requirements for uses under the revised zoning (Score = 0).
2. No - The size of the building does not meet the minimum requirements for uses under the revised zoning (Score = 100).

Building Type Sub-Factor

The type of building can provide an indication of the building's reuse under the revised zoning. A Yes or No is provided in answer to the question of whether the building type is usable under the revised zoning. Buildings that cannot be used under the revised zoning will contribute to a higher ranking. The building type sub-factor is assigned a value and score as follows:

1. Yes - The building type is usable under the revised zoning (Score = 0).
2. No - The building type is not usable under the revised zoning (Score = 100).

Building Condition Sub-Factor

The condition of the building provides an indication of a building's usability. Buildings in poor condition will contribute to a higher ranking. A value and score is assigned as follows:

1. Good condition and useable as is (Score = 0).
2. Useable but needing maintenance (Score = 25).
3. Needing minor rehab before being useable (Score = 50).
4. Needing major rehab before being useable (Score = 75).
5. Dilapidated and unusable (Score = 100).

Building Setbacks Sub-Factor

The zoning requirements have minimum setbacks. A Yes or No is provided in answer to the question of whether the building meets the setback requirements for uses under the revised zoning. Buildings that do not meet the setback requirements for uses under the revised zoning will contribute to a higher ranking. The building setback sub-factor is assigned a value and score as follows:

1. Yes - The building meets the setback requirements for uses under the revised zoning (Score = 0).
2. No - The building does not meet the setback requirements for uses under the revised zoning (Score = 100).

Floor Area Ratio Sub-Factor

The zoning requirements have minimum floor area ratio requirements. A Yes or No is provided in answer to the question of whether the building meets the minimum floor area ratio requirements for uses under the revised zoning. Buildings that do not meet the minimum floor area ratio requirements for uses under the revised zoning will contribute to a higher ranking. The floor area ratio sub-factor is assigned a value and score as follows:

1. Yes - The building meets the minimum floor area ratio requirements for uses under the revised zoning (Score = 0).
2. No - The building does not meet the minimum floor area ratio requirements for uses under the revised zoning (Score = 100).

Height Sub-Factor

The zoning requirements have minimum building height requirements. A Yes or No is provided in answer to the question of whether the building meets the minimum height requirements for uses under the revised zoning. Buildings that do not meet the minimum height requirements for uses under the revised zoning will contribute to a higher ranking. The height sub-factor is assigned a value and score as follows:

1. Yes - The building meets the minimum height requirements for uses under the revised zoning (Score = 0).
2. No - The building does not meet the minimum height requirements for uses under the revised zoning (Score = 100).

Parking Sub-Factor

The zoning requirements have minimum parking space requirements. A Yes or No is provided in answer to the question of whether there are sufficient parking spaces for uses under the revised zoning. Properties

that do not meet the parking space requirements for uses under the revised zoning will contribute to a higher ranking. The parking sub-factor is assigned a value and score as follows:

1. Yes - There are sufficient parking spaces for uses under the revised zoning (Score = 0).
2. No - There are not sufficient parking spaces for uses under the revised zoning (Score = 100).

Nonconformance Factor

The significance to which a current operation does not conform to current city, state, and federal regulations can be based on conformance with prior zoning requirements, required business licenses, and compliance violations. Are all required permits in place (environmental, health, fire, etc.)? Has the facility been cited for compliance violations that have not been resolved or cited repeatedly for the same violation?

Land Size Sub-Factor

The zoning requirements have minimum lot sizes. A Yes or No is provided in answer to the question of whether the size of the land meets the minimum requirements for uses under the prior zoning. Properties that do not meet the minimum land size requirements for uses under the prior zoning will contribute to a higher ranking. The land size sub-factor is assigned a value and score as follows:

1. Yes - The size of the land meets the minimum requirements for uses under the prior zoning (Score = 0).
2. No - The size of the land does not meet the minimum requirements for uses under the prior zoning (Score = 100).

Building Size Sub-Factor

The zoning requirements have minimum building sizes. A Yes or No is provided in answer to the question of whether the size of the building meets the minimum requirements for uses under the prior zoning. Buildings that do not meet the minimum requirements for uses under the prior zoning will contribute to a higher ranking. The building size sub-factor is assigned a value and score as follows:

1. Yes - The size of the building meets the minimum requirements for uses under the prior zoning (Score 0).
2. No - The size of the building does not meet the minimum requirements for uses under the prior zoning (Score = 100).

Building Setbacks Sub-Factor

The zoning requirements have minimum setbacks. A Yes or No is provided in answer to the question of whether the building meets the minimum requirements for setbacks under the prior zoning. Buildings that do not meet the setback requirements for uses under the prior zoning will contribute to a higher ranking. The building setback sub-factor is assigned a value and score as follows:

1. Yes - The building meets the setback requirements for uses under the prior zoning (Score = 0).
2. No - The building does not meet the setback requirements for uses under the prior zoning (Score = 100).

Floor Area Ratio Sub-Factor

The zoning requirements have minimum floor area ratio requirements. A Yes or No is provided in answer to the question of whether the building meets the minimum floor area ratio requirements for uses under the prior zoning. Buildings that do not meet the minimum floor area ratio requirements for uses under the

prior zoning will contribute to a higher ranking. The floor area ratio sub-factor is assigned a value and score as follows:

1. Yes - The building meets the minimum floor area ratio requirements for uses under the prior zoning (Score = 0).
2. No - The building does not meet the minimum floor area ratio requirements for uses under the prior zoning (Score = 100).

Height Sub-Factor

The zoning requirements have minimum building height requirements. A Yes or No is provided in answer to the question of whether the building meets the minimum height requirements for uses under the prior zoning. Buildings that do not meet the minimum height requirements for uses under the prior zoning will contribute to a higher ranking. The height sub-factor is assigned a value and score as follows:

1. Yes - The building meets the minimum height requirements for uses under the prior zoning (Score = 0).
2. No - The building does not meet the minimum height requirements for uses under the prior zoning (Score = 100).

Parking Sub-Factor

The zoning requirements have minimum parking space requirements. A Yes or No is provided in answer to the question of whether there are sufficient parking spaces for uses under the prior zoning. Properties that do not have sufficient parking spaces for uses under the prior zoning will contribute to a higher ranking. The parking sub-factor is assigned a value and score as follows:

1. Yes - There are sufficient parking spaces for uses under the prior zoning (Score = 0).
2. No - There are not sufficient parking spaces for uses under the prior zoning (Score = 100).

Business License Sub-Factor

Each business is required to have a business license. The business license must be renewed on an annual basis. The presence of a business license provides an indication of the conformance with existing city requirements. Failure to obtain or maintain a valid business license will contribute to a higher ranking. There are two considerations for the business license. The first is whether a business license has ever been applied for and the second is whether the license is renewed on an annual basis. A value and score is assigned as follows:

1. A valid license has been issued (Score = 0).
2. A valid license has not been issued for the current year, but was issued in one or more of the last five years (Score = 50).
3. No license has ever been applied for or a valid license has not been issued within the last five years (Score = 100).

Compatibility Factor

Compatibility with the existing land use patterns and densities of the surrounding neighborhood can be based on the land use surrounding the site (e.g., commercial versus residential) and population density within a defined distance (e.g., 0.25 mile radius) of the property.

Proximity to Sensitive Area Sub-Factor

The proximity of a business to a sensitive area, such as a school or park, is an indicator of compatibility with the surrounding area. A smaller distance to a sensitive area will contribute to a higher ranking. The proximity to a sensitive area is assigned a value and score as follows:

1. Greater than 1000 feet from the sensitive area (Score = 0).
2. Equal to or less than 1000 feet but greater than 500 feet from the sensitive area (Score = 25).
3. Equal to or less than 500 feet but greater than 250 feet from a sensitive area (Score = 50).
4. Equal to or less than 250 feet but greater than 100 feet from a sensitive area (Score = 75).
5. Equal to or less than 100 feet from a sensitive area (Score = 100).

Proximity to Residential Parcels Sub-Factor

The proximity of a business to a residential parcel is an indicator of compatibility with the surrounding area. A business is considered adjacent to a residential parcel if it shares a property boundary with the residential parcel. A larger number of adjacent residential parcels will contribute to a higher ranking. The proximity to a residential business is assigned a value and score as follows:

1. No residential parcels adjacent to the business (Score = 0).
2. One residential parcel adjacent to the business (Score = 33).
3. Two residential parcels adjacent to the business (Score = 66).
4. Three or more residential parcels adjacent to the business (Score = 100).

Residential Density Sub-Factor

The density of residential parcels is an indicator of compatibility within the surrounding area of a business. A larger density of residential parcels will contribute to a higher ranking. A value and score is assigned as follows:

1. No residential parcels with 0.1 mile radius of the business (Score = 0).
2. Equal to or less than 20 residential parcels within 0.1 mile radius of the business (Score = 25).
3. Equal to or less than 40 residential parcels but greater than 20 residential parcels within 0.1 mile radius of the business (Score = 50).
4. Equal to or less than 60 residential parcels but greater than 40 residential parcels within 0.1 mile radius of the business (Score = 75).
5. Greater than 60 residential parcels within 0.1 mile radius of the business (Score = 100).

Threats Factor

Potential threats to human health, safety, security, and the environment can be based on compliance violations and citations and lack of required permits related to public health and safety. It can also include issues such as outside storage, accessibility to the property, and potential hazards or threats.

Compliance Violations Sub-Factor

Compliance violations can be an indication of potential public threats. A larger number of notices of violation will contribute to a higher ranking. The issuance of a notice of violation along with the response by the business to the compliance issue is assigned a value and score as follows:

1. No notices of violation issued in last five years (Score = 0).
2. One or more notices of violation issued in the last five years that were satisfactory addressed within the requirements of the notice of violation (Score = 50).
3. One or more notices of violation in the last five years that were not satisfactorily addressed or repeated notices of violation for the same issue (Score = 100).

Permits Sub-Factor

Permits are required by several county and state regulatory agencies. There are a number of permits that may be required for automotive related facilities, including County of San Diego Department of Environmental Health Unified Program Facility, County of San Diego Air Pollution Control District, State of California Department of Toxic Substance Control, State of California Department of Consumer Affairs, Bureau of Automotive Repair, and California State Board of Equalization. Lack of permits can be an indication of potential public threats. Properties that do not have some or all of their required permits contribute to a higher ranking. A Yes or No is provided in answer to the question of whether each permit is in place and current. The presence or absence of required permits is assigned a value and score as follows:

1. Yes - Permits are in place and current (Score = 0).
2. No - Permits are not in place or in place but not current (Score = 100).

Storage, Handling, Generation, Disposal Permit Sub-Factor

Facilities that store, handle, generate, or dispose of hazardous substances or hazardous wastes that are used or generated on the property are required to have permits or are required to register with or notify local, state, or federal agencies. A Yes or No is provided in answer to the statement that no hazardous wastes or hazardous substances are stored, handled, generated, or disposed of on the property. The presence or absence of required storage, handling, generation, disposal permits, registrations, or notifications is assigned a value and score as follows:

1. Yes - No hazardous wastes or hazardous substances are stored, handled, generated, or disposed of on the property (Score = 0).
2. No - Hazardous wastes or hazardous substances are stored, handled, generated, or disposed of on the property (Score = 100).

Discharge Violation Sub-Factor

Facilities that have air or liquid discharges of hazardous substances or hazardous wastes are required to comply with the city discharge permit requirements. The issuance of a notice of violation along with the response by the business to the compliance issue is assigned a value and score as follows:

1. No notices of violation issued in last five years (Score = 0).
2. One or more notices of violation issued in the last five years that were satisfactory addressed within the requirements of the notice of violation (Score = 50).
3. One or more notices of violation in the last five years that were not satisfactorily addressed or repeated notices of violation for the same issue (Score = 100).

Open Storage Sub-Factor

Open storage of hazardous substances or hazardous materials can present potential public threats. Hazardous substances or waste products that are stored in the open could present a public threat. A Yes or No is provided in answer to the statement that no hazardous substances or waste products are stored in the

open. The presence or absence of open storage for hazardous substances or waste products is assigned a value and score as follows:

1. Yes - No hazardous substances or waste products are stored in the open (Score = 0).
2. No - Hazardous substances or waste products are stored in the open (Score= 100).

Work Area Sub-Factor

Work conducted within right-of–ways or otherwise off the property can present a potential public threat. A Yes or No is provided in answer to the question of whether work is conducted on the property and not in the right-of-way (including sidewalks and drive aprons) or off the property. Work conducted in the right-of-way or off the property will contribute to a higher ranking. The presence or absence of work conducted in the right-of-way (including sidewalks and drive aprons) or off the property is assigned a value and score as follows:

1. Yes - Work is conducted in appropriate locations on the property and NOT in the right-of-way (including sidewalks and drive aprons) or off the property (Score = 0).
2. No - Work is conducted in the right-of-way (including sidewalks and drive aprons) or off the property (Score = 100).

Security Sub-Factor

Lack of security, such as fencing or other means of restricting access to a property, is an indication of potential threats. A Yes or No is provided in answer to the question of whether vehicles or other work materials are stored or worked-on on the property and not in public spaces or hazardous substances, waste products, or other materials are stored in the open accessible to the public. Vehicles or other work materials stored in public spaces or open storage of hazardous substances, waste products, or other materials that are accessible to the public will contribute to a higher ranking. The presence or absence of vehicles or other work materials stored in public spaces or open storage of hazardous substances, waste products, or other materials accessible to the public is assigned a value and score as follows:

1. Yes - Vehicles or other work materials are stored or worked-on on the property and hazardous substances, waste products, or other materials are NOT stored in the open accessible to the public (Score = 0).
2. No - Vehicles or other work materials are stored in public spaces or open storage of hazardous substances, waste products, or other materials is accessible to the public (Score = 100).

Property Ranking Spreadsheet

A Microsoft Excel® 2007 workbook has been developed (PropertyRankingSpreadsheet(2-22-11.xlsx) to calculate the ranking scores described in the Property Ranking Process section of this document and valuing and scoring approaches outlined in the Property Ranking Factors and Sub-Factors section of this document. The workbook allows the user to enter information on up to fifty properties including the appropriate weights for each group, factor, and sub-factor and appropriate values for each factor and sub-factor. In addition, the user can enter a default score for factors or sub-factors where the value is not available or no response is provided. The scores are calculated based on the user entered values and the scoring approach outlined in the Property Ranking Factors and Sub-Factors section of this document. The user cannot change the scores. All cells within the workbook, with the exception of those cells that require user input, are locked and cannot be changed.

There are eight worksheets associated with the workbook. In order to calculate ranking scores for a group of properties, the user must:

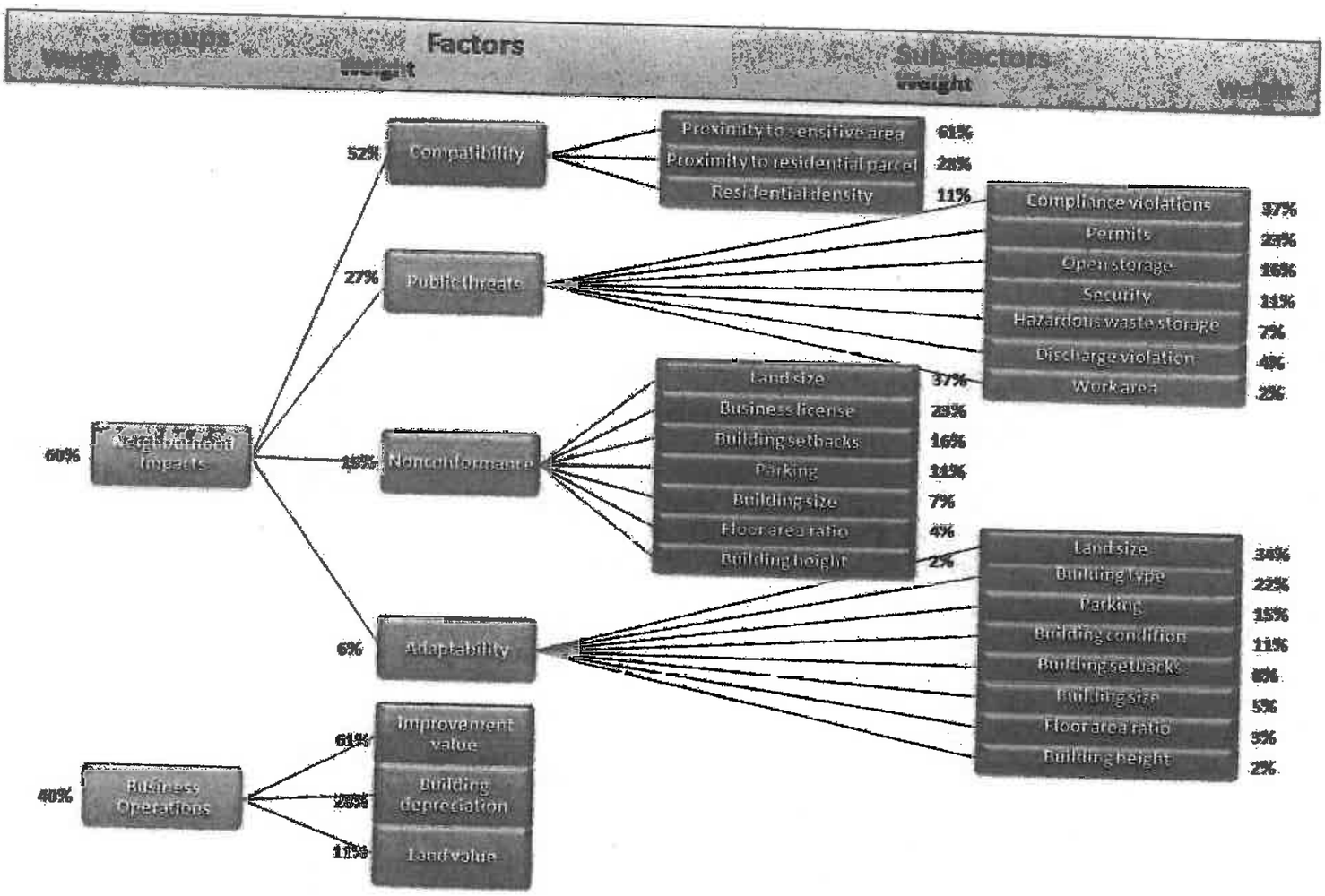
1. Enter information about the property in the Property Information worksheet. At a minimum, the user must enter the property Assessor Parcel Number (APN) and the business or owner name and property address. The APN and address information must be entered before attempting to enter factor or sub-factor values; otherwise a score will not be calculated. The remaining columns in this worksheet are provided for informational purposes, but are not required to calculate the ranking score.
2. Enter the weights for the business operations and neighborhood impacts groups in the Ranking Score worksheet. These are the only entries that can be changed on this worksheet. Once the factor and sub-factor information has been entered for all of the properties, the business operations, neighborhood impacts, and ranking scores will be displayed on this worksheet.
3. Enter the information for the factors associated with the business operations group in the Business Operations worksheet. The weights for each factor can be adjusted on this worksheet. The weights must add up to 1.000. The sum of the weights is presented above the factor score. A default score of 0 to 100 can also be entered for each factor. If a value is not entered, the default score will be assigned to the property. The following protocol should be followed for the values entered:
    a. Land value should be entered as the assessed value in dollars
    b. Lot size should be entered in square feet
    c. Improvement value should be entered as the assessed value in dollars
    d. Improvement size should be entered as total useable square feet of building
    e. Year of improvement should be entered as the year (only) that the last improvement was made, based on the assessor records
4. The neighborhood impacts factors have been divided into four separate worksheets (i.e., Adaptability, Nonconformance, Compatibility, and Threat), one for each factor. The user must select a value from the pull down list for each sub-factor on these worksheets. The pull down list contains the values discussed for each sub-factor in the Neighborhood Impacts section of this document. The weights for each factor or sub-factor can be adjusted on these worksheets. The weights must add up to 1.000. The sum of the weights is presented above the factor score. A default score of 0 to 100 can also be entered for each sub-factor. If a value is not entered, the default score will be assigned to the property.
5. Enter the weights for each factor in the Factors worksheet. The weights must add up to 1.000. The sum of the weights is presented above the factor score. The weights are the only entries that can

be made in this worksheet. The results of the scoring for each factor can be viewed on this worksheet.

Once all of the worksheets have been updated, the ranking score and the ranking order for each property can be viewed in the Ranking Score worksheet. The Ranking Score worksheet can be copied from this workbook and pasted as values (i.e., Paste Values) only into a new workbook.

Figure 4: Summary of final factor and sub-factor values, scoring approaches, and weights

Groups	Group Weights	Factors	Factor Weight	Sub-Factors	Value	Score Type	Sub-Factor Weight
Neighborhood Impacts	0.6	Compatibility	0.52	Proximity to sensitive area	5-response from Range 100 to 1000 feet from sensitive area	Binned score	0.61
				Proximity to residential parcel	4-responses from Range 0 to 3 adjacent residential properties	Binned score	0.28
				Residential density	5-responses from 0 to 50 residential properties within 0.1 mile	Binned score	0.11
		Public threats	0.27	Compliance histories	3-responses from no violations, violation resolved, violation not resolved	Binned score	0.37
				Permits	Yes/No - All permits obtained and current	Binned score	0.23
				Open storage	Yes/No - No hazardous substances stored in open	Binned score	0.16
				Security	Yes/No - No material of values accessible/unlocked	Binned score	0.11
				Hazardous waste storage	Yes/No - No hazardous waste stored, handled or disposed	Binned score	0.07
				Discharge violation	3-responses from no violations, violation resolved, violation not resolved	Binned score	0.04
				Work area	Yes/No - What contractor documents and notating difficulties	Binned score	0.02
		Nonconformance	0.15	Land size	Yes/No - meet prior zoning minimum land size	Binned score	0.37
				Business license	3-responses from current license, previous license, no license	Binned score	0.23
				Building setbacks	Yes/No - meet prior zoning requirements	Binned score	0.16
				Parking	Yes/No - meet prior zoning requirements	Binned score	0.11
				Building size	Yes/No - meet prior zoning minimum building size	Binned score	0.07
				Floor area ratio (FAR)	Yes/No - meet prior zoning requirements	Binned score	0.04
				Height	Yes/No - meet prior zoning requirements	Binned score	0.02
		Adaptability	0.06	Land size	Yes/No - meet current zoning minimum land size	Binned score	0.34
				Building type	Yes/No - usable or not usable under current zoning	Binned score	0.22
				Parking	Yes/No - meet current zoning requirements	Binned score	0.15
				Building condition	5-responses from good, usable, minor work, major work, unusable	Binned score	0.11
				Building setbacks	Yes/No - meet current zoning requirements	Binned score	0.08
				Building size	Yes/No - meet current zoning minimum building size	Binned score	0.05
				Floor area ratio (FAR)	Yes/No - meet current zoning requirements	Binned score	0.03
				Height	Yes/No - meet current zoning requirements	Binned score	0.02
Business Operations	0.4	Improvement value	0.61		Assessed value per square foot of building	Proportional score	
		Building depreciation	0.28		Years since the investment to building depreciation years	Proportional score	
		Land value	0.11		Assessed value per square foot of land	Proportional score	


Groups
Weight
Factors
Weight
Sub-factors
Weight
Weight
60%
Neighborhood Impacts
40%
Business Operations
52%
Compatibility
27%
Public threats
16%
Nonconformance
6%
Adaptability
61%
Improvement value
28%
Building depreciation
11%
Land value
Proximity to sensitive area
61%
Proximity to residential parcel
28%
Residential density
11%
Compliance violations
37%
Permits
22%
Open storage
16%
Security
11%
Hazardous waste storage
7%
Discharge violation
4%
Work area
2%
Land size
37%
Business license
23%
Building setbacks
16%
Parking
11%
Building size
7%
Floor area ratio
4%
Building height
2%
Land size
34%
Building type
22%
Parking
15%
Building condition
11%
Building setbacks
8%
Building size
5%
Floor area ratio
5%
Building height
2%

Ranking Process

Sub Factors – Neighborhood Impacts

Adaptability
- Lot size
- Building size
- Building Type
- Building condition
- Building set back
- Floor area ratio
- Building height
- Parking

Nonconformance
- Lot size
- Building size
- Building setbacks
- Floor area ratio
- Building height
- Parking
- Business license

Compatibility
- Proximity to sensitive area
- Proximity to residential area
- Residential density

Threat
- Compliance violations
- Operating permits
- Hazardous waste storage
- Discharge violations
- Open Storage
- Work in right-of-way
- Security

Ranking Score

		Score			Rank Order
Group Weights		0.400	0.600	1.000	
APN	Name and Address	Business Operation Score	Neighborhood Impact Score	Ranking Score	
555-104-12	Transmission Expert	96	56	72	1
559-084-15	Steve's West Coast Automotive	96	55	71	2
560-015-11	Best Deal Neon Signs	84	56	67	3
560-202-04	Jose's Auto Electric	85	53	66	4
560-142-14	West Coast Truck Service	84	53	65	5
555-104-11	Valencia Stone & Tile	65	61	62	6
559-032-11	Meza Auto Body	67	59	62	7
559-084-06	San Diego Orthopedic Medical Supply	67	57	61	8
559-084-12	DeFrance Printing	73	53	61	9
559-034-15	Jocson's Complete Auto Body & Paint	71	54	61	10
560-061-14	Crown Trucks	72	52	60	11
560-065-09	G&J Auto	82	46	60	12
560-015-08	BJ Motors and Body	76	49	60	13
555-116-03	Acro Instruments	68	53	59	14
560-143-37	National City Smog Check	84	43	59	15
559-063-13	EBCO	75	48	59	16
559-035-15	California Moving and Storage	83	43	59	17
559-104-14	Momax Truck Driving School	73	49	59	18
555-104-14	Puppet Safari	75	48	58	19
555-105-13	Dan Fab	75	48	58	19
560-061-15	Miller Marine/Water Jet Cutting Services	74	48	58	21
560-011-05	Marlo's Auto Specialties (Formerly: Platinum Auto Body and Paint)	73	47	58	22
560-012-09	South Bay Boiler Repair	72	48	57	23
560-016-03	No name	68	50	57	24
559-062-05	Complete Auto Repair, National Motor Works	69	49	57	25
560-061-01	Turbo Transmission	72	46	57	26
555-104-01	De-Lux Roofing Co, Inc.	71	46	56	27
559-085-05	M&T Auto Repair Automatic Transmissions	76	43	56	28
559-063-12	EBCO	71	46	56	29
555-111-02	Autoteck Paint & Body	73	44	56	30
560-065-01	Coordinated Wire Rope	73	44	56	31
555-103-14	Pacific Auto Repair	77	42	56	32
559-033-10	Pacific West Builders	64	50	56	33
560-011-12	San Diego Pretzel Co	63	50	55	34
559-082-02	No name	93	30	55	35
555-103-05	Sam's Alignment and Brakes	66	47	55	36
559-061-15	CP Manufacturing	78	39	55	37
559-033-17	Royal Blazers World Headquarters	59	52	55	38
560-143-27	Southland Auto Body	78	39	55	39
560-061-13	Southland Transmission	77	40	55	40
559-034-13	Dewey Pest Control	59	51	54	41
555-111-03	DLP Enterprises	61	50	54	42
560-142-13	Golden State Laundry Systems/Southland Laundry Systems	68	45	54	43
560-202-01	S&S Welding Corporation	83	34	54	44

		Score			Rank Order
Group Weights		0.400	0.600	1.000	
APN	Name and Address	Business Operation Score	Neighborhood Impact Score	Ranking Score	
559-084-03	Kool & Fit	68	44	54	45
560-202-09	Greenwald's Autobody and Frameworks	72	41	54	46
560-205-03	UFO – Upholstery Factory Outlet	77	38	54	47
555-116-12	Allied Piping and Welding	64	46	53	48
559-085-13	Universal Steel Fabrication Inc.	76	38	53	49
560-061-12	Fleetwood Electric/Plumbing	67	44	53	50
560-015-13	Civic Center Auto Body Paint & Repair	63	46	53	51
559-082-01	No name	92	27	53	52
559-064-08	No Name	58	48	52	53
555-111-07	E-Z Spring and Stamping	51	53	52	54
559-035-06	Potter Electric Inc	62	45	52	55
555-104-02	A New Look Auto	57	48	52	56
560-143-38	Framing Associates/Rob North Fabrication	79	33	51	57
555-115-15	Morgan Linen and Uniform Service Parking Lot	67	41	51	58
560-016-12	Bostrom Instrument Co	55	49	51	59
555-115-14	San Diego Auto Detail	64	43	51	60
555-116-11	E & S Autoworks	66	42	51	61
560-012-07	Collins Marine Repair	64	43	51	62
560-391-10	Sun Diego Charter Co.	75	35	51	63
559-083-06	Al's Electric Motors	73	36	51	64
559-105-01	No name	62	43	51	65
559-104-15	Momax Truck Driving School	54	49	51	66
555-103-06	Expression One Arts	69	38	51	67
560-011-07	Arctic Supply	72	36	50	68
560-065-10	No name (Cuevas Arturo R & Mary F)	73	35	50	69
555-103-09	The Modern Blacksmith	75	33	50	70
560-011-13	DF Designs	63	41	50	71
560-066-03	Commercial Fleet Service	69	37	50	72
559-062-04	All County Industrial & Marine (ACIM)	54	46	49	73
560-015-06	AA Accounting Plus	49	49	49	74
560-066-21	Reliable Spring and Suspension	66	38	49	75
559-033-02	Transmission Supply	51	48	49	76
560-066-12	Fleet Wash	72	34	49	77
560-395-05	M&N Furniture Manufacturing	81	28	49	78
559-083-07	California Air Compressor	65	38	49	79
560-011-06	Arctic Supply	68	36	49	80
559-063-06	Alcem Fencing Co	55	44	49	81
555-103-07	Nathan's Stoneworld	65	38	48	82
560-015-05	Crown Transmission Services	50	47	48	83
559-083-14	California Air Compressor	68	35	48	84
559-082-07	HP Clutch & Brake	63	38	48	85
560-143-39	ACME Safety & Supply	79	27	48	86
559-105-05	No name	83	24	48	87

		Score			Rank Order
Group Weights		0.400	0.600	1.000	
APN	Name and Address	Business Operation Score	Neighborhood Impact Score	Ranking Score	
559-032-18	Villarino Construction Services	65	36	47	88
559-125-09	Federal Equipment Co.	79	27	47	89
559-081-22	Expo Builders (aka Westside Building Materials)	74	29	47	90
559-101-02	Horn's Welding	68	33	47	91
560-012-10	South Bay Boiler Repair	49	46	47	92
560-141-07	Motor Machine and Supply	76	28	47	93
559-033-06	Royal Blazers World Headquarters	53	43	47	94
559-034-14	Vacant/Formerly Better Life	63	36	47	95
560-012-08	Collins Marine Repair	52	44	47	96
560-202-06	Greenwald's Autobody and Frameworks	55	41	47	97
560-066-08	JB Bradford Metals	72	29	46	98
560-395-09	A-1 Hydraulics Service Sales Repair	74	27	46	99
559-032-20	Cal Am Manufacturing	59	37	46	100
560-392-11	Perry Ford – Used Car Dept.	76	25	46	101
559-086-05	Comartin Enterprises, Inc	59	36	46	102
560-141-06	Motor Machine and Supply	73	27	46	103
559-121-15	SCI-Southern California Insulation (A), JJ & K Builders (C)	57	38	46	104
560-065-08	San Diego Medical Transportation	69	29	45	105
555-115-11	Morgan Linen and Uniform Service	46	45	45	106
560-012-06	Misako Family Dentistry/ Universal Steel Fabrication/Aloha Insurance Services	59	36	45	107
559-065-03	Sureride Inc.	81	21	45	108
560-142-10	C&W Diving Services, Inc.	71	28	45	109
559-065-02	La Rue Plumbing	80	21	45	110
559-033-13	No name	32	53	45	111
560-143-03	Western Upholstery Supply (D)	60	35	45	112
559-062-01	Inspec Testing	50	40	44	113
560-143-26	JRP Auto Sales	69	27	44	114
559-064-16	Loya Contractors	74	24	44	115
560-011-11	Storage for Valencia Stone & Tile	46	41	43	116
560-395-11	General Iron Works	71	23	42	117
560-143-25	Bumper to Bumper Auto Detail, and JRP Auto Sales	78	19	42	118
555-111-01	Autoteck Paint & Body	49	38	42	119
559-083-11	San Diego Crane and Hoist	66	26	42	120

		Score			Rank Order
Group Weights		0.400	0.600	1.000	
APN	Name and Address	Business Operation Score	Neighborhood Impact Score	Ranking Score	
559-065-01	Nellans Carpet	67	25	42	121
559-126-06	Extreme Auto Detailing Supplies	75	19	41	122
559-106-17	A-American Self Storage	75	18	41	123
559-063-08	Luna Construction Services	19	55	40	124
560-143-02	Western Upholstery Supply (D)	46	36	40	125
559-081-20	Askew Hardware Products	66	22	39	126
560-066-13	Fleet Wash	48	33	39	127
559-125-13	South Bay Mechanical Services Inc.	71	18	39	128
560-142-09	C&W Diving Services, Inc.	57	27	39	129
559-125-14	Pro Street Lighting Auto Accessories	66	21	39	130
559-032-21	Cal Am Manufacturing	41	37	39	131
559-106-08	South Bay Leather Corp	51	30	39	132
560-141-08	National Mechanical Services Inc.	71	17	38	133
560-141-03	CM Motorworks	62	23	38	134
555-112-16	Island Paradise	28	45	38	135
559-126-18	American Self-Storage and Stop & Go Trolley Deli	45	34	38	136
559-086-13	Comartin Enterprises, Inc	59	24	38	137
560-395-03	Hocking Laboratories	56	24	37	138
559-126-07	P.R.I.D.E	63	17	35	139
559-065-04	Advanced MRF	60	18	35	140
559-065-05	Advanced MRF	56	20	35	141
560-065-06	Hopsing Auto Repair	50	22	33	142
560-144-01	Perry Ford	47	15	28	143
560-144-02	Perry Ford	41	15	25	144
560-144-03	Perry Ford	30	17	22	145

		Score			Rank Order
Group Weights		0.400	0.600	1.000	
APN	Name and Address	Business Operation Score	Neighborhood Impact Score	Ranking Score	

DISCLAIMER

This document and the related spreadsheet were prepared for the U.S. Environmental Protection Agency (USEPA) in conjunction with the City of National City, California and are provided as final documents. Tierra West Advisors, Inc. has relied upon outside sources for information and data presented in this report and related spreadsheet. Although all best efforts were used to confirm information and complete this report and related preadsheet, no representation or warranties are made as to the timeliness, accuracy or completeness of the information contained herein. Tierra West Advisors, Inc. holds not responsibility for how the process outlined in this document and related spreadsheet will be implemented on a community-wide or site-specific basis. Any reliance upon this material shall be without any liability or obligation on the part of Tierra West Advisors, Inc.

The ranking process and spreadsheet described in this document are intended for the purpose of ranking properties with nonconforming uses and identifying properties for the development of recommendations on amortization. The ranking process outlined in this document has been tested by National City to determine if the resulting property ranking is consistent with what appears to exist in the community. This testing included the evaluation of the impact of each factor and sub-factor and their weights on the overall ranking. The final documents reflect the comments and inputs of National City and of business stakeholders consulted in a meeting hosted by the Chamber of Commerce on January 26, 2011. It is recommended that the factors and sub-factors used and the scores and weights assigned to these factors and sub-factors not be changed once the spreadsheet is used to rank properties in order to ensure consistency in the property ranking process.

	Information must be entered into these two columns to calcuate scores							
Site ID	APN	Name and Address	Type of Business	Current Land Use	Prior Zoning (as of 2008)	WSP Zoning (as of 9/10)	Building Classification	Year Built
106	555-103-05	Sam's Alignment and Brakes	Auto Repair	Industrial - Automotive Repair	LMR	Limited Commercial	Group F	1980
105	555-103-06	Expression One Arts	Painting Operations	Industrial - Automotive Painting	LMR	Limited Commercial	Group F	1979
102	555-103-07	Nathan's Stoneworld	Stone Retail	Commercial - Misc. Storage	LMR	Limited Commercial	Group F	1982
101	555-103-09	The Modern Blacksmith	Unknown	Industrial - Misc. Storage	LMR	Limited Commercial	Group F	1988
104	555-103-14	Pacific Auto Repair	Auto Repair	Industrial - Automotive Repair	LMR	Limited Commercial	Group F	
114	555-104-01	De-Lux Roofing Co, Inc.	Construction	Industrial - Roofing Storage	LMR	Residential	Group B	1987
117	555-104-11	Valencia Stone & Tile	Contractors	Industrial - Storage of Stone & Tile	LMR	Residential	Group F	1981
116	555-104-12	Transmission Expert	Auto Repair	Industrial - Automotive Repair	LMR	Residential	Group F	1909
115	555-104-02	A New Look Auto	Auto repair	Industrial-Auto Oriented	LMR	Residential	Group F	1987
112	555-104-14	Puppet Safari	Unknown	Commercial - Misc. Storage	LMR	Residential	Group F	1980
113	555-105-13	Dan Fab	Auto Repair	Industrial - Automotive Repair	LMR	Limited Commercial	Group F	1976
107	555-111-01	Autoteck Paint & Body	Auto Body / Auto Painting	Industrial - Automotive Painting	LMR	Residential	Group F	1979
107	555-111-02	Autoteck Paint & Body	Auto Body / Auto Painting	Industrial - Automotive Painting	LMR	Residential	Group F	1979
109	555-111-03	DLP Enterprises	Iron Works/For Sale	Industrial - Storage	LMR	Residential	Group F	1972
110	555-111-07	E-Z Spring and Stamping	Metal Working	Commercial - Spring & Stamping Services	LMR	Residential	Group F	1967
111	555-112-16	Island Paradise	Auto Sales	Commercial - Automotive Sales	LMR	MCR-1	Group B	1977
123	555-115-11	Morgan Linen and Uniform Service	Garment Services	Parking Lot	LMR	MCR-1	Group S	1989
121	555-115-14	San Diego Auto Detail	Auto Detailing	Commercial - Automotive Detailing	LMR	Limited Commercial	Group B	1978

	Information must be entered into these two columns to calcuate scores							
Site ID	APN	Name and Address	Type of Business	Current Land Use	Prior Zoning (as of 2008)	WSP Zoning (as of 9/10)	Building Classification	Year Built
122	555-115-15	Morgan Linen and Uniform Service Parking Lot	Parking Lot	Commerical - Storage & Retail	LMR	MCR-1	Group B	1989
118	555-116-03	Acro Instruments	Misc. Instrument Service & Supply	Commercial - Specialty Instrument Services	LMR	Residential	Group B	1976
119	555-116-11	E & S Autoworks	Auto Repair	Industrial - Automotive Painting & Body Work	LMR	Residential	Group F	1981
120	555-116-12	Allied Piping and Welding	Pipe Manufacturing	Industrial - Piping & Welding	LMR	Residential	Group F	1988
125	559-032-11	Meza Auto Body	Auto Body	Industrial - Automotive Repair & Painting	LMR	Limited Commercial	Group F	1987
124	559-032-18	Villarino Construction Services	Stone Retail	Industrial	LMR	Limited Commercial	Group B	1968
126	559-032-20	Cal Am Manufacturing	Industrial Manufacturing	Industrial - Plastic Molding Manufacture	LMR	Limited Commercial	Group F	1991
126	559-032-21	Cal Am Manufacturing	Industrial Manufacturing	Industrial - Plastic Molding Manufacture	LMR	Limited Commercial	Group F	1991
127	559-033-02	Transmission Supply	Auto parts	Industrial-Auto Oriented	LMR	MCR-2	Group F	1974
129	559-033-06	Royal Blazers World Headquarters	Unknown	Commercial - Unknown Activites	LMR	MCR-2	Group R	1985
131	559-033-10	Pacific West Builders	Building & Contracting	Commercial	LMR	MCR-2	Group B	1968
128	559-033-13	No name	Commercial - Storage	Commercial	LMR	MCR-2	Group B	1990
130	559-033-17	Royal Blazers World Headquarters	Clothing Retail	Commerical - Storage & Retail	LMR	MCR-2	Group F	1986
204	559-034-13	Dewey Pest Control	Pest Control	Industrial - Storage and Pest Control Services	LMR	MCR-2	Group B	1990
205	559-034-14	Vacant/Formerly Better Life	Vacant	Industrial - Warehouse	LMR	MCR-2	Group B	1986
206	559-034-15	Jocson's Complete Auto Body & Paint	Auto Body / Auto Painting	Industrial - Automotive Repair & Painting	LMR	MCR-2	Group F	1989

	Information must be entered into these two columns to calcuate scores							
Site ID	APN	Name and Address	Type of Business	Current Land Use	Prior Zoning (as of 2008)	WSP Zoning (as of 9/10)	Building Classification	Year Built
203	559-035-06	Potter Electric Inc	Marine & Industrial Supplies	Industrial - Storage and Electrical Services	LMR	MCR-2	Group B	1987
201	559-035-15	California Moving and Storage	Moving & Storage/For Sale	Industrial	LMR	MCR-2	Group S	1963
214	559-061-15	CP Manufacturing	Waste Management & Recycling	Industrial - Waste Management	LMR	Limited Commercial	Group F	1954
215	559-062-01	Inspec Testing	Industrial Strength Testing	Industrial - Storage and material testing	LMR	MCR-1	Group B	1980
217	559-062-04	All County Industrial & Marine (ACIM)	Engine Manufacturing	Industrial - Storage and Boat Repair	LMR	MCR-1	Group F	1987
218	559-062-05	Complete Auto Repair, National Motor Works	Auto repair	Industrial - Automotive Repair	LMR	Residential	Group F	1988
221	559-063-06	Alcem Fencing Co	Fence Building	Commercial - Storage and Fence Production	LMR	Residential	Group F	1982
220	559-063-08	Luna Construction Services	Construction	Industrial - Unknown activities	LMR	MCR-1	Group U	1977
219	559-063-12	EBCO	Equipment Wholesaler	Industrial - Storage	LMR	MCR-1	Group F	1988
219	559-063-13	EBCO	Equipment Wholesaler	Industrial - Storage	LMR	MCR-1	Group F	1988
231a	559-064-08	No Name	Unknown	Residential - Automotive Repair	LMR	Residential	Group R	1958
231b	559-064-16	Loya Contractors	Unknown	Commercial - Storage lot	LMR	Residential	Group B	1913
227	559-065-01	Nellans Carpet	Home Furnishings	Industrial - Carpet Storage	LMR	MCR-1	Group S	1980
228	559-065-02	La Rue Plumbing	Plumbing	Commercial - Plumbing	LMR	MCR-1	Group U	1946
229	559-065-03	Sureride Inc.	Van Storage	Empty Lot - Parking	LMR	MCR-1	Group S	1918
230	559-065-04	Advanced MRF	Marine & Industrial Services	Industrial - Radiator Services, Marine Services	LMR	MCR-1	Group B	1991
230	559-065-05	Advanced MRF	Marine & Industrial Services	Industrial - Radiator Services, Marine Services	LMR	MCR-1	Group B	1953

	Information must be entered into these two columns to calcuate scores							
Site ID	APN	Name and Address	Type of Business	Current Land Use	Prior Zoning (as of 2008)	WSP Zoning (as of 9/10)	Building Classification	Year Built
243	559-081-20	Askew Hardware Products	Electronic Equipment Repair / Maintenance	Industrial - Storage	LMR	Limited Commercial	Group F	1984
242	559-081-22	Expo Builders (aka Westside Building Materials)	Building Services	Industrial - Building Materials Storage	LMR	Limited Commercial	Group B	1980
244	559-082-01	No name	N/A	Residence - Storage of Industrial equipment in back	LMR	MCR-1	Group R	1927
273	559-082-02	No name	Residence/Unknown Business	Residential	LMR	MCR-1	Group R	1928
245	559-082-07	HP Clutch & Brake	Auto Repair	Industrial - Automotive Repair	LMR	Residential	Group F	1979
250	559-083-06	Al's Electric Motors	Industrial Services	Industrial - Automotive Repair	LMR	Residential	Group F	1973
249	559-083-07	California Air Compressor	Industrial Sales and Service	Industrial - Storage and Air Compressor Processing	LMR	Residential	Group F	1990
248	559-083-11	San Diego Crane and Hoist	Industrial Services	Industrial - Construction Storage & Services	LMR	Residential	Group F	1988
247	559-083-14	California Air Compressor	Industrial Retail & Service	Industrial - Storage and Air Compressor Processing	LMR	Residential	Group F	1990
258	559-084-03	Kool & Fit	Consumer Health Product	Commercial - Retail	LMR	Residential	Group B	1989
259	559-084-06	San Diego Orthopedic Medical Supply	Medical Services	Industrial - Medical Supply	LMR	Residential	Group B	1973
257	559-084-12	DeFrance Printing	Printing Services	Industrial - Printing Services	LMR	Residential	Group F	1974
260	559-084-15	Steve's West Coast Automotive	Auto repair	Industrial-Auto Oriented	LMR	Residential	Group F	1916
255	559-085-05	M&T Auto Repair Automatic Transmissions	Auto Repair	Industrial - Automotive Repair	LMR	MCR-1	Group F	1977
256	559-085-13	Universal Steel Fabrication Inc.	Metal Fabrication	Industrial - Storage & Metal Workshop	LMR	Residential	Group F	1986

	Information must be entered into these two columns to calcuate scores							
Site ID	APN	Name and Address	Type of Business	Current Land Use	Prior Zoning (as of 2008)	WSP Zoning (as of 9/10)	Building Classification	Year Built
254	559-086-05	Comartin Enterprises, Inc	Unknown	Commercial - Bus Storage in back	LMR	Limited Commercial	Group B	1940
254	559-086-13	Comartin Enterprises, Inc	Unknown	Commercial - Bus Storage in back	LMR	Limited Commercial	Group B	1991
301	559-101-02	Horn's Welding	Metal Fabrication	Industrial - Storage & Welding Services	LMR	Limited Commercial	Group F	1988
306	559-104-14	Momax Truck Driving School	Truck Driving School	Commercial - Truck Driving School	LMR	MCR-2	Group R	1959
306	559-104-15	Momax Truck Driving School	Truck Driving School	Commercial - Truck Driving School	LMR	MCR-2	Group R	1959
303	559-105-01	No name	Residence/Auto repair	Residential/Auto Repair	LMR	MCR-1	Group R	1945
305	559-105-05	No name	Unknown Business/Vacant	Industrial/Vacant	LMR	MCR-1	Group B	1956
302	559-106-08	South Bay Leather Corp.	Upholstery	Industrial - Vacant	LMR	Limited Commercial	Group F	1988
300	559-106-17	A-American Self Storage	Storage	Commercial - Private Storage Units	LMR	Limited Commercial	Group S	1988
318	559-121-15	SCI-Southern California Insulation (A), JJ & K Builders (C)	Construction	Industrial - Warehouse	LMR	Limited Commercial	Group B	1988
324	559-125-09	Federal Equipment Co.	Industrial Equipment & Supplies	Industrial - Storage of Unknown Equipment in back & Office up front	LMR	MCR-2	Group F	1961
325	559-125-13	South Bay Mechanical Services Inc.	AC & Heating Services	Commercial/Industrial	LMR	MCR-2	Group F	1966
326	559-125-14	Pro Street Lighting Auto Accessories	Auto Parts	Industrial - Automotive Modification	LMR	MCR-2	Group B	1991
320	559-126-06	Extreme Auto Detailing Supplies	Auto Parts	Industrial - Vacant	LMR	Limited Commercial	Group B	1965
319	559-126-07	P.R.I.D.E	Unknown	Commercial - Storage	LMR	Limited Commercial	Group B	1989

	Information must be entered into these two columns to calcuate scores							
Site ID	APN	Name and Address	Type of Business	Current Land Use	Prior Zoning (as of 2008)	WSP Zoning (as of 9/10)	Building Classification	Year Built
317	559-126-18	American Self-Storage and Stop & Go Trolley Deli	Storage & Food Service	Commercial - Trolley Station Convenient Store & Private Storage	LMR	Limited Commercial	Group S / Group B	1973
136	560-011-05	Marlo's Auto Specialties (Formerly: Platinum Auto Body and Paint)	Auto Body / Auto Painting	Industrial - Automotive Painting	LMR	MCR-2	Group F	1990
137	560-011-06	Arctic Supply	Parts Supplier (refrigeration)	Industrial - Storage & Sales of Refrigeration Parts	LMR	MCR-2	Group B	1912
137	560-011-07	Arctic Supply	Parts Supplier (refrigeration)	Industrial - Storage & Sales of Refrigeration Parts	LMR	MCR-2	Group B	1912
133	560-011-11	Storage for Valencia Stone & Tile	Storage	Outdoor Storage Lot	LMR	MCR-2	Group S	1980
132	560-011-12	San Diego Pretzel Co	Food Distribution	Industrial - Storage	LMR	MCR-2	Group F	1974
135	560-011-13	DF Designs	Fabrication (wood)	Industrial - Storage	LMR	MCR-2	Group F	1990
140	560-012-06	Misako Family Dentistry/ Universal Steel Fabrication/Aloha Insurance Services	Dentistry/Insurance Services	Office - Dentist Office	LMR	MCR-2	Group B	1985
141	560-012-07	Collins Marine Repair	Unknown Business/Storage	Industrial	LMR	MCR-2	Group S	1921
141	560-012-08	Collins Marine Repair	Unknown Business/Storage	Industrial	LMR	MCR-2	Group S	1921
139	560-012-09	South Bay Boiler Repair	Ship Repair	Industrial - Storage	LMR	MCR-2	Group F	1981
138	560-012-10	South Bay Boiler Repair	Ship Repair	Industrial - Storage of Metal Pipes & Equipment	LMR	MCR-2	Group B	1981
211	560-015-05	Crown Transmission Services	Auto Repair	Industrial - Automotive Repair	LMR	MCR-2	Group F	2008
212	560-015-06	AA Accounting Plus	Accounting	Industrial - Automotive Repair Storage Lot	LMR	MCR-2	Group U	1977
213	560-015-08	BJ Motors and Body	Auto repair	Industrial-Auto Oriented	LMR	MCR-2	Group F	1977
209	560-015-11	Best Deal Neon Signs	Metal working	Industrial - Storage of Neon Signs and Manufacturing Parts	LMR	MCR-2	Group U	1950

	Information must be entered into these two columns to calcuate scores							
Site ID	APN	Name and Address	Type of Business	Current Land Use	Prior Zoning (as of 2008)	WSP Zoning (as of 9/10)	Building Classification	Year Built
210	560-015-13	Civic Center Auto Body Paint & Repair	Auto Repair / Auto Painting	Industrial - Automotive Repair & Painting	LMR	MCR-2	Group F	1989
207	560-016-03	No name	Unknown	Commercial - Vacant	LMR	MCR-2	Group B	1978
208	560-016-12	Bostrom Instrument Co	Manufacturing	Industrial - Storage & Manufacturing (gauges & thermometers)	LMR	MCR-2	Group B	1988
222	560-061-01	Turbo Transmission	Auto Repair	Industrial - Automotive Repair	LMR	MCR-1	Group F	1983
225	560-061-12	Fleetwood Electric/Plumbing	Plumbing	Industrial - Storage and Electrical/Plumbing Services	LMR	MCR-1	Group B	1989
224	560-061-13	Southland Transmission	Auto Repair	Industrial - Automotive Repair	LMR	MCR-1	Group F	1977
223	560-061-14	Crown Trucks	Auto Repair	Industrial - Automotive Repair & Storage	LMR	MCR-1	Group F	1974
226	560-061-15	Miller Marine/Water Jet Cutting Services	Ship Repair	Industrial - Storage and Marine Services	LMR	Residential	Group F	1970
237	560-065-01	Coordinated Wire Rope	Manufacturing (Wire Products)	Industrial - Manufacturing of Metal Rope	LMR	Residential	Group F	1980
241	560-065-06	Hopsing Auto Repair	Auto Repair	Industrial - Automotive Repair	LMR	MCR-1	Group F	2004
240	560-065-08	San Diego Medical Transportation	Medical Services	Commerical - Medical Transportation Storage	LMR	MCR-1	Group B	1970
239	560-065-09	G&J Auto	Ave.	Residential - Automotive Repair in back	LMR	MCR-1	Group F	1948
238	560-065-10	No name (Cuevas Arturo R & Mary F)	Unknown	Residential - Storage of Roofing materials	LMR	MCR-1	Group R	1990
233	560-066-03	Commercial Fleet Service	Auto Repair	Industrial - Automotive Repair	LMR	Residential	Group F	1986
236	560-066-08	JB Bradford Metals	Metal Manufacturing	Industrial - Manufacturing	LMR	Residential	Group F	1981

	Information must be entered into these two columns to calcuate scores							
Site ID	APN	Name and Address	Type of Business	Current Land Use	Prior Zoning (as of 2008)	WSP Zoning (as of 9/10)	Building Classification	Year Built
234	560-066-12	Fleet Wash	Auto Cleaning	Industrial - Unknown Storage	LMR	Residential	Group F	1981
234	560-066-13	Fleet Wash	Auto Cleaning	Industrial - Unknown Storage	LMR	Residential	Group F	1981
235	560-066-21	Reliable Spring and Suspension	Auto Repair	Industrial - Automotive Suspension Services	LMR	Residential	Group F	1991
251	560-141-03	CM Motorworks	Auto Repair	Industrial - Automotive Repair	LMR	Residential	Group F	1988
252	560-141-06	Motor Machine and Supply	Auto Repair	Industrial - Automotive Repair	LMR	Residential	Group F	1979
252	560-141-07	Motor Machine and Supply	Auto Repair	Industrial - Automotive Repair	LMR	Residential	Group F	1979
253	560-141-08	National Mechanical Services Inc.	Electrical Services	Industrial - Heavy Equipment Services	LMR	Residential	Group B	1988
261	560-142-09	C&W Diving Services, Inc.	Industrial Services (Diving)	Industrial - Diving Services	LMR	Residential	Group F	1949
261	560-142-10	C&W Diving Services, Inc.	Industrial Services (Diving)	Industrial - Diving Services	LMR	Residential	Group F	1983
262	560-142-13	Golden State Laundry Systems/Southland Laundry Systems	Commercial Laundry Services	Industrial - Laundry Equipment & Services	LMR	MCR-1	Group B	1987
263	560-142-14	West Coast Truck Service	Auto repair	Industrial-Auto Oriented	LMR	MCR-1	Group F	1960
266	560-143-02	Western Upholstery Supply (D)	Industrial Services (Diving)	Industrial - Diving Services	LMR	MCR-1	Group F	1990
266	560-143-03	Western Upholstery Supply (D)	Industrial Services (Diving)	Industrial - Diving Services	LMR	MCR-1	Group F	1990
270	560-143-25	Bumper to Bumper Auto Detail, and JRP Auto Sales	Auto Cleaning	Commercial - Automotive Detailing & Sales	LMR	MCR-1	Group B	1965
271	560-143-26	JRP Auto Sales	Auto Repair/Sales	Commercial - Automotive Repair & Sales	LMR	MCR-1	Group B / Group F	1999
267	560-143-27	Southland Auto Body	Auto repair	Industrial-Auto Oriented	LMR	MCR-1	Group F	1974

	Information must be entered into these two columns to calcuate scores							
Site ID	APN	Name and Address	Type of Business	Current Land Use	Prior Zoning (as of 2008)	WSP Zoning (as of 9/10)	Building Classification	Year Built
269	560-143-37	National City Smog Check	Auto repair	Industrial-Auto Oriented	LMR	MCR-1	Group F	1965
264	560-143-38	Framing Associates/Rob North Fabrication	Various offices	Public/Community Facility	LMR	MCR-1	Group E	1971
265	560-143-39	ACME Safety & Supply	Traffic Contorl Supplies	Industrial-supply store	LMR	MCR-1	Group F	1972
272	560-144-01	Perry Ford	Auto Sales	Commercial - Automotive Sales	LMR	MCR-1	Group B	2001
272	560-144-02	Perry Ford	Auto Sales	Commercial - Automotive Sales	LMR	MCR-1	Group B	2001
272	560-144-03	Perry Ford	Auto Sales	Commercial - Automotive Sales	LMR	MCR-1	Group B	2001
308	560-202-01	S&S Welding Corporation	Industrial Services	Industrial Welding	LMR	MCR-1	Group F	1958
309	560-202-04	Jose's Auto Electric	Auto repair	Industrial-Auto Oriented	LMR	Limited Commercial	Group F	1958
311	560-202-06	Greenwald's Autobody and Frameworks	Auto Body	Industrial - Automotive Repair & Bodywork	LMR	Limited Commercial	Group F	
311	560-202-09	Greenwald's Autobody and Frameworks	Auto Body	Industrial - Automotive Repair & Bodywork	LMR	Limited Commercial	Group F	1986
313	560-205-03	UFO – Upholstery Factory Outlet	Upholstery	Industrial - Storage & Upholstery Sales	LMR	Limited Commercial	Group F	1977
328	560-391-10	Sun Diego Charter Co.	Charter Services	Industrial- Bus charter	LMR	MCR-2	Group F	1967
329	560-392-11	Perry Ford – Used Car Dept.	Auto Sales	Commercial - Automotive Sales	LMR	Limited Commercial	Group B	1989
334	560-395-03	Hocking Laboratories	Chemicals Manufacturing (Cleaning Products)	Commercial - Chemical Supplies	LMR	Limited Commercial	Group F	1986
335	560-395-05	M&N Furniture Manufacturing	Manufacturing (Furniture)	Industrial - Furniture Manufacturing	LMR	Limited Commercial	Group F	1960
331	560-395-09	A-1 Hydraulics Service Sales Repair	Recycle & Waste Equipment	Industrial - Hydraulic Service & Sales	LMR	Limited Commercial	Group F	1962
333	560-395-11	General Iron Works		Industrial - Metal Shop & Automotive Detailing	LMR	Limited Commercial	Group B	1991

		Business Operations												Factor Score
No Response Score		50				50				50			Sum	
Factor Weights		0.110				0.610				0.280			1.000	1.000
APN	Name and Address	Land Assessed Value ($)	Land Size (sqft)	Land Value ($/sqft)	Land Value Score	Improvements Assessed Value ($)	Building Size (sqft)	Improvement Value ($/sqft)	Improvement Value Score	Year of Improvement (Year)	Improvement Depreciation	Improvement Depreciation Score		Business Operations Score
555-103-05	Sam's Alignment and Brakes	$195,836	9,667	$20.26	87	$195,836	2,400	$81.60	80	1980	1.0	29		66
555-103-06	Expression One Arts	$159,426	6,539	$24.38	85	$159,426	2,400	$66.43	84	1979	1.0	30		69
555-103-07	Nathan's Stoneworld	$224,547	5,271	$42.60	73	$224,547	2,853	$78.71	81	1982	1.0	27		65
555-103-09	The Modern Blacksmith	$67,957	5,276	$12.88	92	$67,957	2,853	$23.82	96	1988	0.8	21		75
555-103-14	Pacific Auto Repair	$191,501	7,954	$24.08	85	$191,501	3,474	$55.12	87			50		77
555-104-01	De-Lux Roofing Co, Inc	$27,732	4,965	$5.59	96	$27,732	588	$47.16	90	1987	0.8	22		71
555-104-11	Valencia Stone & Tile	$300,417	6,109	$49.18	69	$300,417	4,023	$74.67	82	1981	1.0	28		65
555-104-12	Transmission Expert	$68,110	5,184	$13.14	92	$68,110	2,722	$25.02	96	1909	3.3	100		96
555-104-02	A New Look Auto	$75,104	3,518	$21.35	87	$75,104	602	$124.76	68	1987	0.8	22		57
555-104-14	Puppet Safari	$94,466	3,518	$26.85	83	$75,104	2,169	$34.63	93	1980	1.0	29		74
555-105-13	Dan Fab	$68,911	3,016	$22.85	86	$68,911	1,755	$39.27	92	1976	1.1	33		75
555-111-01	Autoteck Paint & Body	$82,972	6,948	$11.94	92	$82,972	0		50	1979	1.0	30		49
555-111-02	Autoteck Paint & Body	$177,634	4,991	$35.59	78	$177,634	4,800	$37.01	92	1979	1.0	30		73
555-111-03	DLP Enterprises	$225,363	4,819	$46.77	70	$225,363	1,911	$117.93	70	1972	1.3	37		61
555-111-07	E-Z Spring and Stamping	$212,156	3,184	$66.63	58	$212,156	1,200	$176.80	54	1967	1.4	42		51
555-112-16	Island Paradise	$96,081	1,229	$78.18	51	$96,081	330	$291.15	22	1977	1.1	32		28
555-115-11	Morgan Linen and Uniform Service	$71,976	3,583	$20.09	87	$71,976	0		50	1989	0.7	20		46
555-115-14	San Diego Auto Detail	$198,985	4,729	$42.08	73	$198,985	2,212	$89.96	78	1978	1.1	31		64
555-115-15	Morgan Linen and Uniform Service Parking Lot	$305,931	15,885	$19.26	88	$305,931	4,700	$65.09	85	1989	0.7	20		67
555-116-03	Acro Instruments	$237,799	5,858	$40.59	74	$237,799	3,430	$69.33	83	1976	1.1	33		68
555-116-11	E & S Autoworks	$243,286	5,528	$44.01	72	$243,286	3,280	$74.17	82	1981	1.0	28		66
555-116-12	Allied Piping and Welding	$484,132	11,906	$40.66	74	$484,132	6,600	$73.35	82	1988	0.8	21		64
559-032-11	Meza Auto Body	$232,072	6,203	$37.41	76	$232,072	4,000	$58.02	87	1987	0.8	22		67
559-032-18	Villarino Construction Services	$173,941	2,895	$60.08	62	$173,941	1,800	$96.63	76	1968	1.4	41		65
559-032-20	Cal Am Manufacturing	$238,401	4,925	$48.41	69	$238,401	2,500	$95.36	76	1991	0.7	18		59
559-032-21	Cal Am Manufacturing	$0	4,925	$0.00	50	$0	2,500		50	1991	0.7	18		41
559-033-02	Transmission Supply	$187,146	3,840	$48.74	69	$187,146	1,104	$169.52	56	1974	1.2	35		51
559-033-06	Royal Blazers World Headquarters	$62,538	4,151	$15.07	90	$62,538	405	$154.41	60	1985	0.9	24		53
559-033-10	Pacific West Builders	$403,573	7,246	$55.70	65	$403,573	3,976	$101.50	74	1968	1.4	41		64
559-033-13	No name	$191,935	3,840	$49.98	68	$191,935	747	$256.94	31	1990	0.7	19		32
559-033-17	Royal Blazers World Headquarters	$500,000	9,544	$52.39	67	$500,000	5,000	$100.00	75	1986	0.8	23		59
559-034-13	Dewey Pest Control	$394,611	6,565	$60.11	62	$394,611	4,377	$90.16	78	1990	0.7	19		59
559-034-14	Vacant/Formerly Better Life	$376,449	9,566	$39.35	75	$376,449	4,512	$83.43	79	1986	0.8	23		63
559-034-15	Jocson's Complete Auto Body & Paint	$168,748	6,924	$24.37	85	$168,748	4,275	$39.47	92	1989	0.7	20		71
559-035-06	Potter Electric Inc	$416,324	7,767	$53.60	66	$416,324	5,183	$80.32	80	1987	0.8	22		62

		Business Operations												
No Response Score		50				50				50			Sum	Factor Score
Factor Weights		0.110				0.610				0.280			1.000	1.000
APN	Name and Address	Land Assessed Value ($)	Land Size (sqft)	Land Value ($/sqft)	Land Value Score	Improvements Assessed Value ($)	Building Size (sqft)	Improvement Value ($/sqft)	Improvement Value Score	Year of Improvement (Year)	Improvement Depreciation	Improvement Depreciation Score		Business Operations Score
559-035-15	California Moving and Storage	$145,306	11,432	$12.71	92	$145,306	9,405	$15.45	98	1963	1.6	46		83
559-061-15	CP Manufacturing	$3,792,265	143,312	$26.46	83	$3,792,265	70,000	$54.18	88	1954	1.8	55		78
559-062-01	Inspec Testing	$954,388	8,526	$111.94	29	$954,388	6,632	$143.91	63	1980	1.0	29		50
559-062-04	All County Industrial & Marine (ACIM)	$627,738	8,866	$70.80	55	$627,738	5,183	$121.11	69	1987	0.8	22		54
559-062-05	Complete Auto Repair, National Motor Works	$181,102	6,141	$29.49	81	$181,102	3,569	$50.74	89	1988	0.8	21		69
559-063-06	Alcem Fencing Co	$96,980	6,385	$15.19	90	$96,980	656	$147.84	62	1982	1.0	27		55
559-063-08	Luna Construction Services	$95,962	5,632	$17.04	89	$95,962	260	$369.08	0	1977	1.1	32		19
559-063-12	EBCO	$28,792	5,805	$4.96	97	$28,792	640	$44.99	90	1988	0.8	21		71
559-063-13	EBCO	$252,562	13,970	$18.08	89	$252,562	13,100	$19.28	97	1988	0.8	21		75
559-064-08	No Name	$108,750	2,102	$51.74	67	$108,750	714	$152.31	60	1958	1.7	51		58
559-064-16	Loya Contractors	$147,573	9,826	$15.02	91	$147,573	967	$152.61	60	1913	3.1	96		74
559-065-01	Nellans Carpet	$272,830	5,499	$49.61	69	$272,830	4,158	$65.62	84	1980	1.0	29		67
559-065-02	La Rue Plumbing	$110,536	5,730	$19.29	88	$110,536	1,960	$56.40	87	1946	2.1	63		80
559-065-03	Sureride Inc.	$73,415	5,578	$13.16	92	$73,415	717	$102.39	74	1918	3.0	91		81
559-065-04	Advanced MRF	$434,272	5,847	$74.27	53	$434,272	5,568	$77.99	81	1991	0.7	18		60
559-065-05	Advanced MRF	$119,964	5,847	$20.52	87	$0	1,683		50	1953	1.9	56		56
559-081-20	Askew Hardware Products	$840,094	13,815	$60.81	62	$456,676	7,392	$61.78	86	1984	0.9	25		66
559-081-22	Expo Builders (aka Westside Building Materials)	$2,317,319	41,903	$55.30	65	$409,543	19,837	$20.65	97	1980	1.0	29		74
559-082-01	No name	$95,101	4,708	$20.20	87	$12,117	600	$20.20	97	1927	2.7	82		92
559-082-02	No name	$79,175	8,559	$9.25	94	$15,511	960	$16.16	98	1928	2.7	81		93
559-082-07	HP Clutch & Brake	$391,217	8,688	$45.03	72	$177,151	1,925	$92.03	77	1979	1.0	30		63
559-083-06	Al's Electric Motors	$229,338	6,424	$35.70	77	$137,069	2,700	$50.77	89	1973	1.2	36		73
559-083-07	California Air Compressor	$339,805	5,924	$57.36	64	$175,079	3,100	$56.48	87	1990	0.7	19		65
559-083-11	San Diego Crane and Hoist	$236,185	3,769	$62.67	60	$124,976	2,412	$51.81	88	1988	0.8	21		66
559-083-14	California Air Compressor	$427,131	9,520	$44.87	72	$238,905	5,041	$47.39	90	1990	0.7	19		68
559-084-03	Kool & Fit	$366,096	7,427	$49.29	69	$206,869	4,350	$47.56	89	1989	0.7	20		68
559-084-06	San Diego Orthopedic Medical Supply	$532,026	6,619	$80.38	49	$234,090	3,700	$63.27	85	1973	1.2	36		67
559-084-12	DeFrance Printing	$251,173	6,243	$40.23	75	$158,593	3,700	$42.86	91	1974	1.2	35		73
559-084-15	Steve's West Coast Automotive	$86,156	9,945	$8.66	95	$41,196	2,013	$20.46	97	1916	3.0	93		96
559-085-05	M&T Auto Repair Automatic Transmissions	$61,887	5,785	$10.70	93	$27,322	792	$34.50	93	1977	1.1	32		76

		Business Operations												Factor Score
No Response Score		50				50				50			Sum	
Factor Weights		0.110				0.610				0.280			1.000	1.000
APN	Name and Address	Land Assessed Value ($)	Land Size (sqft)	Land Value ($/sqft)	Land Value Score	Improvements Assessed Value ($)	Building Size (sqft)	Improvement Value ($/sqft)	Improvement Value Score	Year of Improvement (Year)	Improvement Depreciation	Improvement Depreciation Score		Business Operations Score
559-085-13	Universal Steel Fabrication Inc.	$76,608	5,188	$14.77	91	$46,718	2,910	$16.05	98	1986	0.8	23		76
559-086-05	Comartin Enterprises, Inc	$267,490	13,430	$19.92	87	$0	1,120		50	1940	2.3	69		59
559-086-13	Comartin Enterprises, Inc	$639,024	14,618	$43.71	72	$343,165	3,480	$98.61	75	1991	0.7	18		59
559-101-02	Horn's Welding	$272,290	3,600	$75.64	52	$181,138	4,840	$37.43	92	1988	0.8	21		68
559-104-14	Momax Truck Driving School	$297,441	2,864	$103.86	34	$149,793	3,360	$44.58	90	1959	1.7	50		73
559-104-15	Momax Truck Driving School	$76,187	2,900	$26.27	83	$0	3,360		50	1959	1.7	50		54
559-105-01	No name	$185,000	2,619	$70.64	55	$331,500	2,322	$142.76	63	1945	2.1	64		62
559-105-05	No name	$184,485	3,242	$56.90	64	$16,537	1,545	$10.70	100	1956	1.8	53		83
559-106-08	South Bay Leather Corp.	$705,271	5,421	$130.10	18	$454,196	3,960	$114.70	71	1988	0.8	21		51
559-106-17	A-American Self Storage	$2,084,553	145,518	$14.33	91	$1,693,372	77,952	$21.72	97	1988	0.8	21		75
559-121-15	SCI-Southern California Insulation (A), JJ & K Builders (C)	$800,801	6,671	$120.04	24	$479,213	5,800	$82.62	80	1988	0.8	21		57
559-125-09	Federal Equipment Co.	$264,221	7,955	$33.21	79	$118,899	3,250	$36.58	93	1961	1.6	48		79
559-125-13	South Bay Mechanical Services Inc.	$304,053	5,110	$59.50	62	$67,480	1,080	$62.48	85	1966	1.5	43		71
559-125-14	Pro Street Lighting Auto Accessories	$337,664	6,980	$48.38	69	$164,980	2,898	$56.93	87	1991	0.7	18		66
559-126-06	Extreme Auto Detailing Supplies	$388,411	6,134	$63.32	60	$132,651	3,325	$39.90	92	1965	1.5	44		75
559-126-07	P.R.I.D.E	$542,241	5,605	$96.74	39	$362,968	6,188	$58.66	86	1989	0.7	20		63
559-126-18	American Self-Storage and Stop & Go Trolley Deli	$259,330	2,679	$96.80	39	$0	15,107		50	1973	1.2	36		45
560-011-05	Marlo's Auto Specialties (Formerly: Platinum Auto Body and Paint)	$254,349	7,819	$32.53	79	$150,502	7,761	$19.39	97	1990	0.7	19		73
560-011-06	Arctic Supply	$35,485	2,780	$12.76	92	$0	0		50	1912	3.2	97		68
560-011-07	Arctic Supply	$228,987	4,792	$47.79	70	$150,697	1,001	$150.55	61	1912	3.2	97		72
560-011-11	Storage for Valencia Stone & Tile	$244,140	5,034	$48.50	69	$21,224	0		50	1980	1.0	29		46
560-011-12	San Diego Pretzel Co	$582,619	6,451	$90.31	43	$318,362	3,700	$86.04	79	1974	1.2	35		63
560-011-13	DF Designs	$704,691	10,471	$67.30	58	$382,034	5,600	$68.22	84	1990	0.7	19		63

		Business Operations												Factor Score
No Response Score		50				50				50			Sum	1.000
Factor Weights		0.110				0.610				0.280			1.000	Business Operations Score
APN	Name and Address	Land Assessed Value ($)	Land Size (sqft)	Land Value ($/sqft)	Land Value Score	Improvements Assessed Value ($)	Building Size (sqft)	Improvement Value ($/sqft)	Improvement Value Score	Year of Improvement (Year)	Improvement Depreciation	Improvement Depreciation Score		
560-012-06	Misako Family Dentistry/ Universal Steel Fabrication/Aloha Insurance Services	$670,007	8,863	$75.60	52	$858,330	8,874	$96.72	76	1985	0.9	24		59
560-012-07	Collins Marine Repair	$146,958	5,791	$25.38	84	$0	486		50	1921	2.9	88		64
560-012-08	Collins Marine Repair	$271,306	5,791	$46.85	70	$124,348	486	$255.86	32	1921	2.9	88		52
560-012-09	South Bay Boiler Repair	$362,630	8,615	$42.09	73	$183,125	4,464	$41.02	91	1981	1.0	28		72
560-012-10	South Bay Boiler Repair	$51,532	8,175	$6.30	96	$12,744	0		50	1981	1.0	28		49
560-015-05	Crown Transmission Services	$229,113	4,769	$48.04	70	$145,758	1,240	$117.55	70	2008	0.1	0		50
560-015-06	AA Accounting Plus	$60,451	3,193	$18.93	88	$0	1,166		50	1977	1.1	32		49
560-015-08	BJ Motors and Body	$120,903	2,682	$45.08	72	$24,127	1,200	$20.11	97	1977	1.1	32		76
560-015-11	Best Deal Neon Signs	$270,000	6,304	$42.83	73	$26,010	1,340	$19.41	97	1950	2.0	59		84
560-015-13	Civic Center Auto Body Paint & Repair	$403,028	4,505	$89.46	44	$288,132	4,706	$61.23	86	1989	0.7	20		63
560-016-03	No name	$97,034	3,158	$30.73	81	$51,369	719	$71.45	83	1978	1.1	31		68
560-016-12	Bostrom Instrument Co	$432,734	2,731	$158.45	0	$215,504	2,731	$78.91	81	1988	0.8	21		55
560-061-01	Turbo Transmission	$228,944	7,262	$31.53	80	$140,877	3,523	$39.99	92	1983	0.9	26		72
560-061-12	Fleetwood Electric/Plumbing	$274,591	4,818	$56.99	64	$154,066	3,062	$50.32	89	1989	0.7	20		67
560-061-13	Southland Transmission	$67,400	6,761	$9.97	94	67,400	2,204	$30.58	94	1977	1.1	32		77
560-061-14	Crown Trucks	$400,000	6,252	$63.98	60	$94,712	2,308	$41.04	91	1974	1.2	35		72
560-061-15	Miller Marine/Water Jet Cutting Services	$395,336	7,602	$52.00	67	$266,410	6,400	$41.63	91	1970	1.3	39		74
560-065-01	Coordinated Wire Rope	$277,957	5,312	$52.33	67	$126,328	4,158	$30.38	94	1980	1.0	29		73
560-065-06	Hopsing Auto Repair	$483,533	9,012	$53.65	66	$312,120	2,592	$120.42	69	2004	0.2	3		50
560-065-08	San Diego Medical Transportation	$586,664	5,794	$101.25	36	$137,700	2,860	$48.15	89	1970	1.3	39		69
560-065-09	G&J Auto	$171,302	5,540	$30.92	80	$87,755	2,236	$39.25	92	1948	2.0	61		82
560-065-10	No name (Cuevas Arturo R & Mary F)	$104,003	5,151	$20.19	87	$23,400	866	$27.02	95	1990	0.7	19		73
560-066-03	Commercial Fleet Service	$364,593	7,725	$47.20	70	$204,999	4,292	$47.76	89	1986	0.8	23		69
560-066-08	JB Bradford Metals	$336,882	8,799	$38.29	76	$136,793	3,500	$39.08	92	1981	1.0	28		72
560-066-12	Fleet Wash	$208,449	4,947	$42.14	73	$136,793	3,500	$39.08	92	1981	1.0	28		72
560-066-13	Fleet Wash	$52,866	2,819	$18.75	88	$0	0		50	1981	1.0	28		48
560-066-21	Reliable Spring and Suspension	$440,507	8,864	$49.70	69	$260,768	4,910	$53.11	88	1991	0.7	18		66
560-141-03	CM Motorworks	$1,359,994	21,308	$63.83	60	$728,280	9,384	$77.61	81	1988	0.8	21		62
560-141-06	Motor Machine and Supply	$195,826	8,464	$23.14	85	$110,913	2,554	$43.43	91	1979	1.0	30		73
560-141-07	Motor Machine and Supply	$84,913	4,796	$17.70	89	$164,081	5,355	$30.64	94	1979	1.0	30		76

		Business Operations												Factor Score
No Response Score		50				50				50			Sum	1.000
Factor Weights		0.110				0.610				0.280			1.000	Business Operations Score
APN	Name and Address	Land Assessed Value ($)	Land Size (sqft)	Land Value ($/sqft)	Land Value Score	Improvements Assessed Value ($)	Building Size (sqft)	Improvement Value ($/sqft)	Improvement Value Score	Year of Improvement (Year)	Improvement Depreciation	Improvement Depreciation Score		
560-141-08	National Mechanical Services Inc	$607,735	14,845	$40.94	74	$287,077	7,986	$35.95	93	1988	0.8	21		71
560-142-09	C&W Diving Services, Inc.	$106,255	5,187	$20.48	87	$0	934		50	1949	2.0	60		57
560-142-10	C&W Diving Services, Inc.	$279,099	5,584	$49.98	68	$151,160	3,750	$40.31	91	1983	0.9	26		71
560-142-13	Golden State Laundry Systems/Southland Laundry Systems	$435,471	9,159	$47.55	70	$264,745	5,110	$51.81	88	1987	0.8	22		68
560-142-14	West Coast Truck Service	$109,406	12,171	$8.99	94	$57,055	4,135	$13.80	99	1960	1.7	49		84
560-143-02	Western Upholstery Supply (D)	$103,048	10,221	$10.08	94	$0	0		50	1990	0.7	19		46
560-143-03	Western Upholstery Supply (D)	$1,444,533	10,221	$141.33	11	$1,167,230	21,340	$54.70	87	1990	0.7	19		60
560-143-25	Bumper to Bumper Auto Detail, and JRP Auto Sales	$196,015	4,733	$41.41	74	$82,696	2,544	$32.51	94	1965	1.5	44		78
560-143-26	JRP Auto Sales	$588,067	25,010	$23.51	85	$303,224	9,296	$32.62	94	1999	0.3	7		69
560-143-27	Southland Auto Body	$219,975	17,368	$12.67	92	$146,394	6,120	$23.92	96	1974	1.2	35		78
560-143-37	National City Smog Check	$57,302	11,416	$5.02	97	$36,539	3,033	$12.05	99	1965	1.5	44		84
560-143-38	Framing Associates/Rob North Fabrication	$646,950	36,154	$17.89	89	$501,688	20,020	$25.06	96	1971	1.3	38		79
560-143-39	ACME Safety & Supply	$468,000	57,063	$8.20	95	$262,919	10,081	$26.08	95	1972	1.3	37		79
560-144-01	Perry Ford	$713,949	12,110	$58.96	63	$584,839	4,181	$139.88	64	2001	0.3	6		47
560-144-02	Perry Ford	$775,830	21,380	$36.29	77	$584,839	0		50	2001	0.3	6		41
560-144-03	Perry Ford	$158,864	23,086	$6.88	96	$111,086	420	$264.49	29	2001	0.3	6		30
560-202-01	S&S Welding Corporation	$299,492	11,500	$26.04	84	$73,429	4,200	$17.48	98	1958	1.7	51		83
560-202-04	Jose's Auto Electric	$47,752	11,296	$4.23	97	$70,219	4,200	$16.72	98	1958	1.7	51		85
560-202-06	Greenwald's Autobody and Frameworks	$11,521	2,875	$4.01	97	$0	0		50			50		55
560-202-09	Greenwald's Autobody and Frameworks	$275,087	28,749	$9.57	94	$556,926	13,310	$41.84	91	1986	0.8	23		72

		Business Operations												
No Response Score		50				50				50			Sum	Factor Score
Factor Weights		0.110				0.610				0.280			1.000	1.000
APN	Name and Address	Land Assessed Value ($)	Land Size (sqft)	Land Value ($/sqft)	Land Value Score	Improvements Assessed Value ($)	Building Size (sqft)	Improvement Value ($/sqft)	Improvement Value Score	Year of Improvement (Year)	Improvement Depreciation	Improvement Depreciation Score		Business Operations Score
560-205-03	UFO – Upholstery Factory Outlet	$2,148,425	81,978	$26.21	83	$960,359	42,284	$22.71	96	1977	1.1	32		77
560-391-10	Sun Diego Charter Co.	$1,736,767	50,152	$34.63	78	$281,220	6,150	$45.73	90	1967	1.4	42		75
560-392-11	Perry Ford – Used Car Dept.	$1,189,113	73,088	$16.27	90	$38,815	3,989	$9.73	100	1989	0.7	20		76
560-395-03	Hocking Laboratories	$666,408	8,625	$77.26	51	$717,670	6,648	$107.95	73	1986	0.8	23		56
560-395-05	M&N Furniture Manufacturing	$202,047	5,852	$34.53	78	$104,037	4,000	$26.01	95	1960	1.7	49		81
560-395-09	A-1 Hydraulics Service Sales Repair	$424,004	8,232	$51.51	67	$297,586	5,580	$53.33	88	1962	1.6	47		74
560-395-11	General Iron Works	$306,187	11,363	$26.95	83	$114,439	3,600	$31.79	94	1991	0.7	18		71

		Neighborhood Impact - Adaptability																	
No Response Score		50		50		50		50		50		50		50		50		Sum	
Sub-Factor Weights		0.340		0.050		0.220		0.110		0.080		0.030		0.020		0.150		1.000	1.000
APN	Name and Address	Meets New Zoning Minimum Land Size	Land Size Score	Meets New Zoning Minimum Building Size	Building Size Score	Building Type Useable under New Zoning	Building Type Score	Building Condition	Building Condition Score	Meets New Zoning Minimum Building Setbacks	Building Setbacks Score	Meets New Zoning Floor Area Ratio (FAR)	Floor Area Ratio (FAR) Score	Meets New Zoning Minimum Building Height	Building Height Score	Meets New Zoning Parking Requirements	Parking Score		Adaptability Score
555-103-05	Sam's Alignment and Brakes	Yes	0	Yes	0	Yes	0	Good	0	No	100	Yes	0	Yes	0	Yes	0		8
555-103-06	Expression One Arts	Yes	0	Yes	0	Yes	0	Good	0	No	100	Yes	0	Yes	0	Yes	0		8
555-103-07	Nathan's Stoneworld	Yes	0	Yes	0	Yes	0	Good	0	Yes	0	Yes	0	Yes	0	Yes	0		0
555-103-09	The Modern Blacksmith	Yes	0	Yes	0	Yes	0	Good	0	Yes	0	Yes	0	Yes	0	Yes	0		0
555-103-14	Pacific Auto Repair	Yes	0	Yes	0	Yes	0	Good	0	No	100	Yes	0	Yes	0	Yes	0		8
555-104-01	De-Lux Roofing Co, Inc.	Yes	0	No	100	No	100	Minor rehab	50	Yes	0	Yes	0	Yes	0	Yes	0		33
555-104-11	Valencia Stone & Tile	Yes	0	Yes	0	No	100	Minor rehab	50	Yes	0	No	100	Yes	0	Yes	0		31
555-104-12	Transmission Expert	Yes	0	Yes	0	No	100	Minor rehab	50	Yes	0	Yes	0	Yes	0	Yes	0		28
555-104-02	A New Look Auto	Yes	0	Yes	0	No	100	Major rehab	75	No	100	Yes	0	Yes	0	Yes	0		38
555-104-14	Puppet Safari	Yes	0	Yes	0	No	100	Major rehab	75	No	100	No	100	Yes	0	Yes	0		41
555-105-13	Dan Fab	Yes	0	Yes	0	Yes	0	Minor rehab	50	No	100	Yes	0	Yes	0	No	100		29
555-111-01	Autoteck Paint & Body	Yes	0	Yes	0	No	100	Good	0	Yes	0	Yes	0	Yes	0	Yes	0		22
555-111-02	Autoteck Paint & Body	Yes	0	Yes	0	No	100	Good	0	Yes	0	No	100	Yes	0	Yes	0		25
555-111-03	DLP Enterprises	Yes	0	Yes	0	No	100	Good	0	Yes	0	Yes	0	Yes	0	Yes	0		22
555-111-07	E-Z Spring and Stamping	Yes	0	Yes	0	No	100	Major rehab	75	No	100	Yes	0	Yes	0	Yes	0		38
555-112-16	Island Paradise	Yes	0	No	100	Yes	0	Major rehab	75	Yes	0	Yes	0	Yes	0	Yes	0		13
555-115-11	Morgan Linen and Uniform Service	Yes	0	No	100	Yes	0	Unusable	100	Yes	0	Yes	0	Unknown	50	Yes	0		17
555-115-14	San Diego Auto Detail	Yes	0	Yes	0	Yes	0	Minor rehab	50	Yes	0	Yes	0	Yes	0	Yes	0		6
555-115-15	Morgan Linen and Uniform Service Parking Lot	Yes	0	Yes	0	Yes	0	Minor rehab	50	Yes	0	Yes	0	Yes	0	Yes	0		6
555-116-03	Acro Instruments	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	Yes	0	Yes	0	No	100		51
555-116-11	E & S Autoworks	Yes	0	Yes	0	No	100	Good	0	No	100	Yes	0	Yes	0	No	100		45
555-116-12	Allied Piping and Welding	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	Yes	0	Yes	0	Yes	0		36
559-032-11	Meza Auto Body	Yes	0	Yes	0	No	100	Major rehab	75	Yes	0	No	100	Yes	0	Yes	0		33
559-032-18	Villarino Construction Services	Yes	0	Yes	0	Yes	0	Major rehab	75	Yes	0	No	100	Yes	0	No	100		26
559-032-20	Cal Am Manufacturing	Yes	0	Yes	0	Yes	0	Good	0	Yes	0	Yes	0	Yes	0	Yes	0		0
559-032-21	Cal Am Manufacturing	Yes	0	Yes	0	Yes	0	Good	0	Yes	0	Yes	0	Yes	0	Yes	0		0
559-033-02	Transmission Supply	Yes	0	Yes	0	Yes	0	Minor rehab	50	No	100	Yes	0	Yes	0	Yes	0		14
559-033-06	Royal Blazers World Headquarters	Yes	0	Yes	0	No	100	Minor rehab	50	Yes	0	Yes	0	Yes	0	No	100		43
559-033-10	Pacific West Builders	Yes	0	Yes	0	Yes	0	Minor rehab	50	No	100	Yes	0	Yes	0	Yes	0		14
559-033-13	No name	Yes	0	Yes	0	Yes	0	Good	0	Yes	0	Yes	0	Yes	0	Yes	0		0
559-033-17	Royal Blazers World Headquarters	Yes	0	Yes	0	No	100	Minor rehab	50	Yes	0	Yes	0	Yes	0	No	100		43
559-034-13	Dewey Pest Control	Yes	0	Yes	0	No	100	Good	0	Yes	0	No	100	Yes	0	Yes	0		25
559-034-14	Vacant/Formerly Better Life	Yes	0	Yes	0	Yes	0	Good	0	Yes	0	Yes	0	Yes	0	Yes	0		0
559-034-15	Jocson's Complete Auto Body & Paint	Yes	0	Yes	0	No	100	Good	0	Yes	0	No	100	Yes	0	Yes	0		25
559-035-06	Potter Electric Inc	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	No	100	Yes	0	No	100		54
559-035-15	California Moving and Storage	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	No	100	Yes	0	No	100		54
559-061-15	CP Manufacturing	Yes	0	Yes	0	No	100	Minor rehab	50	Yes	0	Yes	0	Yes	0	Yes	0		28
559-062-01	Inspec Testing	Yes	0	Yes	0	No	100	Good	0	Yes	0	No	100	Yes	0	No	100		40
559-062-04	All County Industrial & Marine (ACIM)	Yes	0	Yes	0	Yes	0	Good	0	No	100	Yes	0	Yes	0	No	100		23
559-062-05	Complete Auto Repair, National Motor Works	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	No	100	Yes	0	No	100		54
559-063-06	Alcem Fencing Co	Yes	0	Yes	0	No	100	Minor rehab	50	Yes	0	Yes	0	Yes	0	Yes	0		28
559-063-08	Luna Construction Services	Yes	0	Yes	0	Yes	0	Major rehab	75	Yes	0	Yes	0	Yes	0	Yes	0		8
559-063-12	EBCO	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	Yes	0	Yes	0	Yes	0		36
559-063-13	EBCO	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	No	100	Yes	0	No	100		54
559-064-08	No Name	No	100	No	100	No	100	Major rehab	75	Yes	0	Yes	0	Yes	0	No	100		84
559-064-16	Loya Contractors	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	Yes	0	Yes	0	Yes	0		36
559-065-01	Nellans Carpet	Yes	0	Yes	0	No	100	Major rehab	75	No	100	No	100	Yes	0	No	100		56
559-065-02	La Rue Plumbing	Yes	0	Yes	0	Yes	0	Major rehab	75	No	100	Yes	0	Yes	0	Yes	0		16
559-065-03	Sureride Inc.	Yes	0	Yes	0	Yes	0	Major rehab	75	No	100	Yes	0	Yes	0	Yes	0		16
559-065-04	Advanced MRF	Yes	0	Yes	0	Yes	0	Good	0	No	100	Yes	0	Yes	0	Yes	0		8

		Neighborhood Impact - Adaptability																	
No Response Score		50		50		50		50		50		50		50		50		Sum	
Sub-Factor Weights		0.340		0.050		0.220		0.110		0.080		0.030		0.020		0.150		1.000	1.000
APN	Name and Address	Meets New Zoning Minimum Land Size	Land Size Score	Meets New Zoning Minimum Building Size	Building Size Score	Building Type Useable under New Zoning	Building Type Score	Building Condition	Building Condition Score	Meets New Zoning Minimum Building Setbacks	Building Setbacks Score	Meets New Zoning Floor Area Ratio (FAR)	Floor Area Ratio (FAR) Score	Meets New Zoning Minimum Building Height	Building Height Score	Meets New Zoning Parking Requirements	Parking Score		Adaptability Score
559-065-05	Advanced MRF	Yes	0	Yes	0	No	100	Good	0	No	100	No	100	Yes	0	Yes	0		33
559-081-20	Askew Hardware Products	Yes	0	Yes	0	No	100	Minor rehab	50	Yes	0	Yes	0	Yes	0	Yes	0		28
559-081-22	Expo Builders (aka Westside Building Materials)	Yes	0	Yes	0	No	100	Good	0	No	100	Yes	0	Yes	0	No	100		45
559-082-01	No name	Yes	0	Yes	0	No	100	Major rehab	75	Yes	0	Yes	0	Yes	0	Yes	0		30
559-082-02	No name	Yes	0	Yes	0	No	100	Major rehab	75	Yes	0	Yes	0	Yes	0	Yes	0		30
559-082-07	HP Clutch & Brake	Yes	0	Yes	0	No	100	Good	0	No	100	Yes	0	Yes	0	Yes	0		30
559-083-06	Al's Electric Motors	Yes	0	Yes	0	No	100	Major rehab	75	No	100	Yes	0	Yes	0	Yes	0		38
559-083-07	California Air Compressor	Yes	0	Yes	0	No	100	Good	0	No	100	Yes	0	Yes	0	Yes	0		30
559-083-11	San Diego Crane and Hoist	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	No	100	Yes	0	Yes	0		39
559-083-14	California Air Compressor	Yes	0	Yes	0	No	100	Good	0	No	100	Yes	0	Yes	0	Yes	0		30
559-084-03	Kool & Fit	Yes	0	Yes	0	No	100	Good	0	No	100	Yes	0	Yes	0	Yes	0		30
559-084-06	San Diego Orthopedic Medical Supply	Yes	0	Yes	0	No	100	Good	0	No	100	Yes	0	Yes	0	Yes	0		30
559-084-12	DeFrance Printing	Yes	0	Yes	0	No	100	Good	0	No	100	Yes	0	Yes	0	Yes	0		30
559-084-15	Steve's West Coast Automotive	Yes	0	Yes	0	No	100	Unusable	100	Yes	0	Yes	0	Yes	0	Yes	0		33
559-085-05	M&T Auto Repair Automatic Transmissions	Yes	0	Yes	0	No	100	Major rehab	75	No	100	Yes	0	Yes	0	Yes	0		38
559-085-13	Universal Steel Fabrication Inc.	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	Yes	0	Yes	0	Yes	0		36
559-086-05	Comartin Enterprises, Inc	Yes	0	Yes	0	No	100	Good	0	No	100	Yes	0	Yes	0	Yes	0		30
559-086-13	Comartin Enterprises, Inc	Yes	0	Yes	0	No	100	Good	0	No	100	Yes	0	Yes	0	Yes	0		30
559-101-02	Horn's Welding	Yes	0	Yes	0	No	100	Good	0	No	100	No	100	Yes	0	No	100		48
559-104-14	Momax Truck Driving School	Yes	0	Yes	0	No	100	Minor rehab	50	Yes	0	No	100	Yes	0	Yes	0		31
559-104-15	Momax Truck Driving School	Yes	0	Yes	0	No	100	Minor rehab	50	Yes	0	No	100	Yes	0	Yes	0		31
559-105-01	No name	Yes	0	Yes	0	No	100	Major rehab	75	No	100	No	100	Yes	0	Yes	0		41
559-105-05	No name	Yes	0	Yes	0	No	100	Major rehab	75	No	100	Yes	0	Yes	0	Yes	0		38
559-106-08	South Bay Leather Corp.	Yes	0	Yes	0	No	100	Good	0	Yes	0	No	100	Yes	0	Yes	0		25
559-106-17	A-American Self Storage	Yes	0	Yes	0	No	100	Good	0	Yes	0	Yes	0	Yes	0	Yes	0		22
559-121-15	SCI-Southern California Insulation (A), JJ & K Builders (C)	Yes	0	Yes	0	No	100	Good	0	No	100	No	100	Yes	0	No	100		48
559-125-09	Federal Equipment Co	Yes	0	Yes	0	No	100	Good	0	No	100	Yes	0	Yes	0	Yes	0		30
559-125-13	South Bay Mechanical Services Inc.	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	Yes	0	Yes	0	Yes	0		36
559-125-14	Pro Street Lighting Auto Accessories	Yes	0	Yes	0	No	100	Good	0	No	100	Yes	0	Yes	0	Yes	0		30
559-126-06	Extreme Auto Detailing Supplies	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	Yes	0	Yes	0	No	100		51
559-126-07	P.R.I.D.E	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	No	100	Yes	0	Yes	0		39
559-126-18	American Self-Storage and Stop & Go Trolley Deli	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	No	100	Yes	0	Yes	0		39

		Neighborhood Impact - Adaptability																	
No Response Score		50		50		50		50		50		50		50		50		Sum	
Sub-Factor Weights		0.340		0.050		0.220		0.110		0.080		0.030		0.020		0.150		1.000	1.000
APN	Name and Address	Meets New Zoning Minimum Land Size	Land Size Score	Meets New Zoning Minimum Building Size	Building Size Score	Building Type Useable under New Zoning	Building Type Score	Building Condition	Building Condition Score	Meets New Zoning Minimum Building Setbacks	Building Setbacks Score	Meets New Zoning Floor Area Ratio (FAR)	Floor Area Ratio (FAR) Score	Meets New Zoning Minimum Building Height	Building Height Score	Meets New Zoning Parking Requirements	Parking Score		Adaptability Score
560-011-05	Mario's Auto Specialties (Formerly: Platinum Auto Body and Paint)	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	No	100	Yes	0	Yes	0		39
560-011-06	Arctic Supply	Yes	0	Yes	0	No	100	Good	0	No	100	Yes	0	Yes	0	Yes	0		30
560-011-07	Arctic Supply	Yes	0	Yes	0	No	100	Good	0	No	100	Yes	0	Yes	0	Yes	0		30
560-011-11	Storage for Valencia Stone & Tile	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	Yes	0	Yes	0	Yes	0		36
560-011-12	San Diego Pretzel Co	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	Yes	0	Yes	0	Yes	0		36
560-011-13	DF Designs	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	Yes	0	Yes	0	Yes	0		36
560-012-06	Misako Family Dentistry/ Universal Steel Fabrication/Aloha Insurance Services	Yes	0	Yes	0	Yes	0	Good	0	Yes	0	No	100	Yes	0	No	100		18
560-012-07	Collins Marine Repair	Yes	0	No	100	No	100	Major rehab	75	No	100	Yes	0	Yes	0	Yes	0		43
560-012-08	Collins Marine Repair	Yes	0	No	100	No	100	Minor rehab	50	Yes	0	Yes	0	Yes	0	Yes	0		33
560-012-09	South Bay Boiler Repair	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	Yes	0	Yes	0	Yes	0		36
560-012-10	South Bay Boiler Repair	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	Yes	0	Yes	0	Yes	0		36
560-015-05	Crown Transmission Services	Yes	0	Yes	0	No	100	Minor rehab	50	Yes	0	Yes	0	Yes	0	No	100		43
560-015-06	AA Accounting Plus	Yes	0	Yes	0	No	100	Unusable	100	No	100	Yes	0	Yes	0	Yes	0		41
560-015-08	BJ Motors and Body	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	Yes	0	Yes	0	No	100		51
560-015-11	Best Deal Neon Signs	Yes	0	Yes	0	No	100	Unusable	100	No	100	Yes	0	Yes	0	Yes	0		41
560-015-13	Civic Center Auto Body Paint & Repair	Yes	0	Yes	0	No	100	Good	0	No	100	No	100	Yes	0	Yes	0		33
560-016-03	No name	Yes	0	Yes	0	No	100	Minor rehab	50	Yes	0	Yes	0	Yes	0	Yes	0		28
560-016-12	Bostrom Instrument Co	Yes	0	Yes	0	No	100	Good	0	No	100	No	100	Yes	0	Yes	0		33
560-061-01	Turbo Transmission	Yes	0	Yes	0	Yes	0	Good	0	Yes	0	Yes	0	Yes	0	Yes	0		0
560-061-12	Fleetwood Electric/Plumbing	Yes	0	Yes	0	Yes	0	Good	0	No	100	No	100	Yes	0	Yes	0		11
560-061-13	Southland Transmission	Yes	0	Yes	0	Yes	0	Minor rehab	50	No	100	Yes	0	Yes	0	Yes	0		14
560-061-14	Crown Trucks	Yes	0	Yes	0	No	100	Major rehab	75	No	100	Yes	0	Yes	0	Yes	0		38
560-061-15	Miller Marine/Water Jet Cutting Services	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	No	100	Yes	0	No	100		54
560-065-01	Coordinated Wire Rope	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	No	100	Yes	0	Yes	0		39
560-065-06	Hopsing Auto Repair	Yes	0	Yes	0	Yes	0	Good	0	Yes	0	Yes	0	Yes	0	Yes	0		0
560-065-08	San Diego Medical Transportation	Yes	0	Yes	0	Yes	0	Minor rehab	50	No	100	Yes	0	Yes	0	Yes	0		14
560-065-09	G&J Auto	Yes	0	Yes	0	Yes	0	Major rehab	75	Yes	0	Yes	0	Yes	0	No	100		23
560-065-10	No name (Cuevas Arturo R & Mary F)	Yes	0	Yes	0	Yes	0	Minor rehab	50	Yes	0	Yes	0	Yes	0	Yes	0		6
560-066-03	Commercial Fleet Service	Yes	0	Yes	0	No	100	Good	0	No	100	Yes	0	Yes	0	Yes	0		30
560-066-08	JB Bradford Metals	Yes	0	Yes	0	No	100	Good	0	Yes	0	Yes	0	Yes	0	Yes	0		22
560-066-12	Fleet Wash	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	Yes	0	Yes	0	Yes	0		36
560-066-13	Fleet Wash	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	Yes	0	Yes	0	Yes	0		36
560-066-21	Reliable Spring and Suspension	Yes	0	Yes	0	No	100	Good	0	No	100	Yes	0	Yes	0	Yes	0		30
560-141-03	CM Motorworks	Yes	0	Yes	0	No	100	Good	0	Yes	0	Yes	0	Yes	0	Yes	0		22
560-141-06	Motor Machine and Supply	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	Yes	0	Yes	0	Yes	0		36
560-141-07	Motor Machine and Supply	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	No	100	Yes	0	No	100		54
560-141-08	National Mechanical Services Inc.	Yes	0	Yes	0	No	100	Good	0	No	100	Yes	0	Yes	0	Yes	0		30
560-142-09	C&W Diving Services, Inc	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	Yes	0	Yes	0	Yes	0		36

		Neighborhood Impact - Adaptability																	
No Response Score		50		50		50		50		50		50		50		50		Sum	
Sub-Factor Weights		0.340		0.050		0.220		0.110		0.080		0.030		0.020		0.150		1.000	1.000
APN	Name and Address	Meets New Zoning Minimum Land Size	Land Size Score	Meets New Zoning Minimum Building Size	Building Size Score	Building Type Useable under New Zoning	Building Type Score	Building Condition	Building Condition Score	Meets New Zoning Minimum Building Setbacks	Building Setbacks Score	Meets New Zoning Floor Area Ratio (FAR)	Floor Area Ratio (FAR) Score	Meets New Zoning Minimum Building Height	Building Height Score	Meets New Zoning Parking Requirements	Parking Score		Adaptability Score
560-142-10	C&W Diving Services, Inc.	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	No	100	Yes	0	Yes	0		39
560-142-13	Golden State Laundry Systems/Southland Laundry Systems	Yes	0	Yes	0	Yes	0	Good	0	No	100	Yes	0	Yes	0	Yes	0		8
560-142-14	West Coast Truck Service	Yes	0	Yes	0	Yes	0	Minor rehab	50	No	100	Yes	0	Yes	0	Yes	0		14
560-143-02	Western Upholstery Supply (D)	Yes	0	Yes	0	Yes	0	Good	0	No	100	Yes	0	Yes	0	No	100		23
560-143-03	Western Upholstery Supply (D)	Yes	0	Yes	0	Yes	0	Good	0	No	100	No	100	Yes	0	No	100		26
560-143-25	Bumper to Bumper Auto Detail, and JRP Auto Sales	Yes	0	Yes	0	Yes	0	Major rehab	75	Yes	0	Yes	0	Yes	0	Yes	0		8
560-143-26	JRP Auto Sales	Yes	0	Yes	0	Yes	0	Major rehab	75	No	100	Yes	0	Yes	0	Yes	0		16
560-143-27	Southland Auto Body	Yes	0	Yes	0	Yes	0	Minor rehab	50	No	100	Yes	0	Yes	0	Yes	0		14
560-143-37	National City Smog Check	Yes	0	Yes	0	Yes	0	Major rehab	75	No	100	Yes	0	Yes	0	No	100		31
560-143-38	Framing Associates/Rob North Fabrication	Yes	0	Yes	0	Yes	0	Minor rehab	50	Yes	0	Yes	0	Yes	0	No	100		21
560-143-39	ACME Safety & Supply	Yes	0	Yes	0	Yes	0	Major rehab	75	Yes	0	Yes	0	Yes	0	Yes	0		8
560-144-01	Perry Ford	Yes	0	Yes	0	Yes	0	Good	0	Yes	0	Yes	0	Yes	0	Yes	0		0
560-144-02	Perry Ford	Yes	0	Yes	0	Yes	0	Good	0	Yes	0	Yes	0	Yes	0	Yes	0		0
560-144-03	Perry Ford	Yes	0	No	100	Yes	0	Minor rehab	50	Yes	0	Yes	0	Yes	0	Yes	0		11
560-202-01	S&S Welding Corporation	Yes	0	Yes	0	Yes	0	Major rehab	75	Yes	0	Yes	0	Yes	0	Yes	0		8
560-202-04	Jose's Auto Electric	Yes	0	Yes	0	Yes	0	Major rehab	75	No	100	Yes	0	Yes	0	No	100		31
560-202-06	Greenwald's Autobody and Frameworks	Yes	0	No	100	Yes	0	Unknown	50	Yes	0	Yes	0	Yes	0	No	100		26
560-202-09	Greenwald's Autobody and Frameworks	Yes	0	Yes	0	Yes	0	Good	0	No	100	Yes	0	Yes	0	No	100		23
560-205-03	UFO – Upholstery Factory Outlet	Yes	0	Yes	0	Yes	0	Good	0	Yes	0	Yes	0	Yes	0	Yes	0		0
560-391-10	Sun Diego Charter Co.	Yes	0	Yes	0	Yes	0	Minor rehab	50	Yes	0	Yes	0	Yes	0	Yes	0		6
560-392-11	Perry Ford – Used Car Dept	Yes	0	Yes	0	Yes	0	Minor rehab	50	Yes	0	Yes	0	Yes	0	Yes	0		6
560-395-03	Hocking Laboratories	Yes	0	Yes	0	No	100	Minor rehab	50	Yes	0	No	100	Yes	0	Yes	0		31
560-395-05	M&N Furniture Manufacturing	Yes	0	Yes	0	No	100	Major rehab	75	No	100	No	100	Yes	0	No	100		56
560-395-09	A-1 Hydraulics Service Sales Repair	Yes	0	Yes	0	No	100	Minor rehab	50	No	100	No	100	Yes	0	No	100		54
560-395-11	General Iron Works	Yes	0	Yes	0	No	100	Major rehab	75	No	100	Yes	0	Yes	0	Yes	0		38

		Neighborhood Impact - Nonconformance															
No Response Score		50		50		50		50		50		50		50		Sum	
Sub-Factor Weights		0.370		0.070		0.160		0.040		0.020		0.110		0.230		1.000	1.000
APN	Name and Address	Meets Old Zoning Minimum Land Size	Land Size Score	Meets Old Zoning Minimum Building Size	Building Size Score	Meets Old Zoning Minimum Building Setbacks	Building Setbacks Score	Meets Old Zoning Floor Area Ratio (FAR)	Floor Area Ratio (FAR) Score	Meets Old Zoning Minimum Building Height	Building Height Score	Meets Old Zoning Parking Requirements	Parking Score	Has Business License	Business License Score		Nonconformance Score
555-103-05	Sam's Alignment and Brakes	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Current License	0		0
555-103-06	Expression One Arts	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Current License	0		0
555-103-07	Nathan's Stoneworld	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No license	100		23
555-103-09	The Modern Blacksmith	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No license	100		23
555-103-14	Pacific Auto Repair	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
555-104-01	De-Lux Roofing Co, Inc.	Yes	0	No	100	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		19
555-104-11	Valencia Stone & Tile	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
555-104-12	Transmission Expert	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
555-104-02	A New Look Auto	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
555-104-14	Puppet Safari	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
555-105-13	Dan Fab	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	No license	100		34
555-111-01	Autoteck Paint & Body	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Current License	0		0
555-111-02	Autoteck Paint & Body	Yes	0	Yes	0	Yes	0	No	100	Yes	0	Yes	0	Current License	0		4
555-111-03	DLP Enterprises	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No license	100		23
555-111-07	E-Z Spring and Stamping	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
555-112-16	Island Paradise	No	100	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Current License	0		37
555-115-11	Morgan Linen and Uniform Service	Yes	0	Unknown	50	Unknown	50	Unknown	50	Unknown	50	Unknown	50	Current License	0		20
555-115-14	San Diego Auto Detail	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Current License	0		0
555-115-15	Morgan Linen and Uniform Service Parking Lot	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Current License	0		0
555-116-03	Acro Instruments	Yes	0	Yes	0	No	100	No	100	Yes	0	Yes	0	Current License	0		20
555-116-11	E & S Autoworks	Yes	0	Yes	0	No	100	No	100	Yes	0	No	100	Current License	0		31
555-116-12	Allied Piping and Welding	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Current License	0		0
559-032-11	Meza Auto Body	Yes	0	Yes	0	Yes	0	No	100	Yes	0	Yes	0	Previous License	50		16
559-032-18	Villarino Construction Services	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
559-032-20	Cal Am Manufacturing	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-032-21	Cal Am Manufacturing	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-033-02	Transmission Supply	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-033-06	Royal Blazers World Headquarters	Yes	0	No	100	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		30
559-033-10	Pacific West Builders	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-033-13	No name	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Unknown	50		12
559-033-17	Royal Blazers World Headquarters	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
559-034-13	Dewey Pest Control	Yes	0	Yes	0	Yes	0	No	100	Yes	0	Yes	0	Previous License	50		16
559-034-14	Vacant/Formerly Better Life	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Unknown	50		12
559-034-15	Jocson's Complete Auto Body & Paint	Yes	0	Yes	0	Yes	0	No	100	Yes	0	Yes	0	No license	100		27
559-035-06	Potter Electric Inc	Yes	0	Yes	0	Yes	0	No	100	Yes	0	No	100	Previous License	50		27
559-035-15	California Moving and Storage	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
559-061-15	CP Manufacturing	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-062-01	Inspec Testing	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
559-062-04	All County Industrial & Marine (ACIM)	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	No license	100		34
559-062-05	Complete Auto Repair, National Motor Works	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
559-063-06	Alcem Fencing Co	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-063-08	Luna Construction Services	Yes	0	No	100	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		19
559-063-12	EBCO	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-063-13	EBCO	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
559-064-08	No Name	No	100	Yes	0	Yes	0	Yes	0	Yes	0	No	100	No license	100		71

		Neighborhood Impact - Nonconformance															
No Response Score		50		50		50		50		50		50		50		Sum	
Sub-Factor Weights		0.370		0.070		0.160		0.040		0.020		0.110		0.230		1.000	1.000
APN	Name and Address	Meets Old Zoning Minimum Land Size	Land Size Score	Meets Old Zoning Minimum Building Size	Building Size Score	Meets Old Zoning Minimum Building Setbacks	Building Setbacks Score	Meets Old Zoning Floor Area Ratio (FAR)	Floor Area Ratio (FAR) Score	Meets Old Zoning Minimum Building Height	Building Height Score	Meets Old Zoning Parking Requirements	Parking Score	Has Business License	Business License Score		Nonconformance Score
559-064-16	Loya Contractors	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-065-01	Nellans Carpet	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
559-065-02	La Rue Plumbing	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-065-03	Sureride Inc.	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-065-04	Advanced MRF	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-065-05	Advanced MRF	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-081-20	Askew Hardware Products	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-081-22	Expo Builders (aka Westside Building Materials)	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
559-082-01	No name	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Unknown	50		12
559-082-02	No name	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Unknown	50		12
559-082-07	HP Clutch & Brake	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No license	100		23
559-083-06	Al's Electric Motors	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-083-07	California Air Compressor	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-083-11	San Diego Crane and Hoist	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-083-14	California Air Compressor	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-084-03	Kool & Fit	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-084-06	San Diego Orthopedic Medical Supply	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-084-12	DeFrance Printing	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No license	100		23
559-084-15	Steve's West Coast Automotive	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No license	100		23
559-085-05	M&T Auto Repair Automatic Transmissions	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-085-13	Universal Steel Fabrication Inc.	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-086-05	Comartin Enterprises, Inc	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-086-13	Comartin Enterprises, Inc	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-101-02	Horn's Welding	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
559-104-14	Momax Truck Driving School	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-104-15	Momax Truck Driving School	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-105-01	No name	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Unknown	50		12
559-105-05	No name	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No license	100		23
559-106-08	South Bay Leather Corp	Yes	0	Yes	0	Yes	0	No	100	Yes	0	Yes	0	Previous License	50		16
559-106-17	A-American Self Storage	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-121-15	SCI-Southern California Insulation (A), JJ & K Builders (C)	Yes	0	Yes	0	Yes	0	No	100	Yes	0	No	100	Previous License	50		27
559-125-09	Federal Equipment Co	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-125-13	South Bay Mechanical Services Inc	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12

		Neighborhood Impact - Nonconformance															
No Response Score		50		50		50		50		50		50		50		Sum	
Sub-Factor Weights		0.370		0.070		0.160		0.040		0.020		0.110		0.230		1.000	1.000
APN	Name and Address	Meets Old Zoning Minimum Land Size	Land Size Score	Meets Old Zoning Minimum Building Size	Building Size Score	Meets Old Zoning Minimum Building Setbacks	Building Setbacks Score	Meets Old Zoning Floor Area Ratio (FAR)	Floor Area Ratio (FAR) Score	Meets Old Zoning Minimum Building Height	Building Height Score	Meets Old Zoning Parking Requirements	Parking Score	Has Business License	Business License Score		Nonconformance Score
559-125-14	Pro Street Lighting Auto Accessories	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
559-126-06	Extreme Auto Detailing Supplies	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
559-126-07	P.R.I.D.E	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Unknown	50		12
559-126-18	American Self-Storage and Stop & Go Trolley Deli	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-011-05	Mario's Auto Specialties (Formerly Platinum Auto Body and Paint)	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-011-06	Arctic Supply	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-011-07	Arctic Supply	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-011-11	Storage for Valencia Stone & Tile	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-011-12	San Diego Pretzel Co	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-011-13	DF Designs	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-012-06	Misako Family Dentistry/ Universal Steel Fabrication/Aloha Insurance Services	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
560-012-07	Collins Marine Repair	Yes	0	No	100	Yes	0	Yes	0	Yes	0	Yes	0	No license	100		30
560-012-08	Collins Marine Repair	Yes	0	No	100	Yes	0	Yes	0	Yes	0	Yes	0	No license	100		30
560-012-09	South Bay Boiler Repair	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-012-10	South Bay Boiler Repair	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-015-05	Crown Transmission Services	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	No license	100		34
560-015-06	AA Accounting Plus	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-015-08	BJ Motors and Body	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
560-015-11	Best Deal Neon Signs	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No license	100		23
560-015-13	Civic Center Auto Body Paint & Repair	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-016-03	No name	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Unknown	50		12
560-016-12	Bostrom Instrument Co	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-061-01	Turbo Transmission	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-061-12	Fleetwood Electric/Plumbing	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-061-13	Southland Transmission	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-061-14	Crown Trucks	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No license	100		23
560-061-15	Miller Marine/Water Jet Cutting Services	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
560-065-01	Coordinated Wire Rope	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-065-06	Hopsing Auto Repair	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-065-08	San Diego Medical Transportation	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-065-09	G&J Auto	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	No license	100		34
560-085-10	No name (Cuevas Arturo R & Mary F)	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No license	100		23
560-066-03	Commercial Fleet Service	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-066-08	JB Bradford Metals	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-066-12	Fleet Wash	Yes	0	Yes	0	Yes	0	No	100	Yes	0	Yes	0	Previous License	50		16
560-066-13	Fleet Wash	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12

		Neighborhood Impact - Nonconformance															
No Response Score		50		50		50		50		50		50		50		Sum	
Sub-Factor Weights		0.370		0.070		0.160		0.040		0.020		0.110		0.230		1.000	1.000
APN	Name and Address	Meets Old Zoning Minimum Land Size	Land Size Score	Meets Old Zoning Minimum Building Size	Building Size Score	Meets Old Zoning Minimum Building Setbacks	Building Setbacks Score	Meets Old Zoning Floor Area Ratio (FAR)	Floor Area Ratio (FAR) Score	Meets Old Zoning Minimum Building Height	Building Height Score	Meets Old Zoning Parking Requirements	Parking Score	Has Business License	Business License Score		Nonconformance Score
560-066-21	Reliable Spring and Suspension	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-141-03	CM Motorworks	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-141-06	Motor Machine and Supply	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-141-07	Motor Machine and Supply	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
560-141-08	National Mechanical Services Inc	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Current License	0		0
560-142-09	C&W Diving Services, Inc.	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-142-10	C&W Diving Services, Inc.	Yes	0	Yes	0	Yes	0	No	100	Yes	0	Yes	0	Previous License	50		16
560-142-13	Golden State Laundry Systems/Southland Laundry Systems	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-142-14	West Coast Truck Service	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-143-02	Western Upholstery Supply (D)	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
560-143-03	Western Upholstery Supply (D)	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
560-143-25	Bumper to Bumper Auto Detail, and JRP Auto Sales	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-143-26	JRP Auto Sales	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-143-27	Southland Auto Body	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-143-37	National City Smog Check	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
560-143-38	Framing Associates/Rob North Fabrication	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
560-143-39	ACME Safety & Supply	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Unknown	50		12
560-144-01	Perry Ford	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-144-02	Perry Ford	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-144-03	Perry Ford	Yes	0	No	100	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		19
560-202-01	S&S Welding Corporation	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-202-04	Jose's Auto Electric	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
560-202-06	Greenwald's Autobody and Frameworks	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
560-202-09	Greenwald's Autobody and Frameworks	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	No	100	Previous License	50		23
560-205-03	UFO – Upholstery Factory Outlet	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12

		Neighborhood Impact - Nonconformance															
No Response Score		50		50		50		50		50		50		50		Sum	
Sub-Factor Weights		0.370		0.070		0.160		0.040		0.020		0.110		0.230		1.000	1.000
APN	Name and Address	Meets Old Zoning Minimum Land Size	Land Size Score	Meets Old Zoning Minimum Building Size	Building Size Score	Meets Old Zoning Minimum Building Setbacks	Building Setbacks Score	Meets Old Zoning Floor Area Ratio (FAR)	Floor Area Ratio (FAR) Score	Meets Old Zoning Minimum Building Height	Building Height Score	Meets Old Zoning Parking Requirements	Parking Score	Has Business License	Business License Score		Nonconformance Score
560-391-10	Sun Diego Charter Co.	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-392-11	Perry Ford – Used Car Dept.	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Unknown	50		12
560-395-03	Hocking Laboratories	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12
560-395-05	M&N Furniture Manufacturing	Yes	0	Yes	0	Yes	0	No	100	Yes	0	No	100	No license	100		38
560-395-09	A-1 Hydraulics Service Sales Repair	Yes	0	Yes	0	Yes	0	No	100	Yes	0	No	100	Previous License	50		27
560-395-11	General Iron Works	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Yes	0	Previous License	50		12

		Neighborhood Impact - Compatability							
No Response Score		50		50		50		Sum	
Sub-Factor Weights		0.610		0.290		0.110		1.000	1.000
APN	Name and Address	Proximity to Sensitive Area	Proximity to Sensitive Area Score	Proximity to Residential Parcel	Proximity to Residential Parcel Score	Residential Density	Residential Density Score		Compatibility Score
555-103-05	Sam's Alignment and Brakes	>1000 feet	75	No residential	0	> 60 Parcels	100		57
555-103-06	Expression One Arts	>1000 feet	75	No residential	0	<= 60 Parcels	75		54
555-103-07	Nathan's Stoneworld	>1000 feet	75	No residential	0	<= 40 Parcels	50		51
555-103-09	The Modern Blacksmith	>1000 feet	75	No residential	0	<= 40 Parcels	50		51
555-103-14	Pacific Auto Repair	>1000 feet	75	No residential	0	> 60 Parcels	100		57
555-104-01	De-Lux Roofing Co, Inc.	>1000 feet	75	One residential	33	> 60 Parcels	100		66
555-104-11	Valencia Stone & Tile	>1000 feet	75	Three or more residential	100	> 60 Parcels	100		85
555-104-12	Transmission Expert	>1000 feet	75	Two residential	66	> 60 Parcels	100		75
555-104-02	A New Look Auto	>1000 feet	75	One residential	33	> 60 Parcels	100		66
555-104-14	Puppet Safari	>1000 feet	75	One residential	33	> 60 Parcels	100		66
555-105-13	Dan Fab	>1000 feet	75	One residential	33	<= 40 Parcels	50		60
555-111-01	Autoteck Paint & Body	>1000 feet	75	No residential	0	<= 40 Parcels	50		51
555-111-02	Autoteck Paint & Body	>1000 feet	75	One residential	33	<= 60 Parcels	75		63
555-111-03	DLP Enterprises	>1000 feet	75	Two residential	66	<= 60 Parcels	75		72
555-111-07	E-Z Spring and Stamping	>1000 feet	75	Three or more residential	100	<= 60 Parcels	75		82
555-112-16	Island Paradise	>1000 feet	75	One residential	33	<= 40 Parcels	50		60
555-115-11	Morgan Linen and Uniform Service	>1000 feet	75	Two residential	66	<= 60 Parcels	75		72
555-115-14	San Diego Auto Detail	>1000 feet	75	Two residential	66	<= 60 Parcels	75		72
555-115-15	Morgan Linen and Uniform Service Parking Lot	>1000 feet	75	Two residential	66	<= 60 Parcels	75		72
555-116-03	Acro Instruments	>1000 feet	75	Three or more residential	100	> 60 Parcels	100		85
555-116-11	E & S Autoworks	>1000 feet	75	No residential	0	> 60 Parcels	100		57
555-116-12	Allied Piping and Welding	>1000 feet	75	One residential	33	> 60 Parcels	100		66
559-032-11	Meza Auto Body	>1000 feet	75	Three or more residential	100	<= 60 Parcels	75		82
559-032-18	Villarino Construction Services	>1000 feet	75	No residential	0	<= 60 Parcels	75		54
559-032-20	Cal Am Manufacturing	>1000 feet	75	No residential	0	<= 60 Parcels	75		54
559-032-21	Cal Am Manufacturing	>1000 feet	75	No residential	0	<= 60 Parcels	75		54
559-033-02	Transmission Supply	>1000 feet	75	Two residential	66	<= 60 Parcels	75		72
559-033-06	Royal Blazers World Headquarters	>1000 feet	75	One residential	33	<= 60 Parcels	75		63
559-033-10	Pacific West Builders	>1000 feet	75	Three or more residential	100	> 60 Parcels	100		85
559-033-13	No name	>1000 feet	75	Three or more residential	100	> 60 Parcels	100		85
559-033-17	Royal Blazers World Headquarters	>1000 feet	75	Three or more residential	100	<= 60 Parcels	75		82
559-034-13	Dewey Pest Control	>1000 feet	75	Three or more residential	100	> 60 Parcels	100		85
559-034-14	Vacant/Formerly Better Life	>1000 feet	75	No residential	0	> 60 Parcels	100		57
559-034-15	Jocson's Complete Auto Body & Paint	>1000 feet	75	Two residential	66	> 60 Parcels	100		75
559-035-06	Potter Electric Inc	>1000 feet	75	One residential	33	<= 40 Parcels	50		60
559-035-15	California Moving and Storage	>1000 feet	75	One residential	33	<= 40 Parcels	50		60
559-061-15	CP Manufacturing	>1000 feet	75	No residential	0	<= 40 Parcels	50		51
559-062-01	Inspec Testing	>1000 feet	75	One residential	33	<= 40 Parcels	50		60

		Neighborhood Impact - Compatability							
No Response Score		50		50		50		Sum	
Sub-Factor Weights		0.610		0.280		0.110		1.000	1.000
APN	Name and Address	Proximity to Sensitive Area	Proximity to Sensitive Area Score	Proximity to Residential Parcel	Proximity to Residential Parcel Score	Residential Density	Residential Density Score		Compatibility Score
559-062-04	All County Industrial & Marine (ACIM)	>1000 feet	75	Two residential	66	<= 40 Parcels	50		70
559-062-05	Complete Auto Repair, National Motor Works	>1000 feet	75	One residential	33	<= 60 Parcels	75		63
559-063-06	Alcem Fencing Co	>1000 feet	75	One residential	33	> 60 Parcels	100		66
559-063-08	Luna Construction Services	>1000 feet	75	Three or more residential	100	> 60 Parcels	100		85
559-063-12	EBCO	>1000 feet	75	One residential	33	> 60 Parcels	100		66
559-063-13	EBCO	>1000 feet	75	One residential	33	> 60 Parcels	100		66
559-064-08	No Name	>500 feet	25	Two residential	66	> 60 Parcels	100		45
559-064-16	Loya Contractors	>500 feet	25	No residential	0	<= 60 Parcels	75		24
559-065-01	Nellans Carpet	>500 feet	25	No residential	0	<= 40 Parcels	50		21
559-065-02	La Rue Plumbing	>500 feet	25	No residential	0	<= 40 Parcels	50		21
559-065-03	Sureride Inc.	>500 feet	25	No residential	0	<= 40 Parcels	50		21
559-065-04	Advanced MRF	>500 feet	25	No residential	0	<= 60 Parcels	75		24
559-065-05	Advanced MRF	>500 feet	25	No residential	0	> 60 Parcels	100		26
559-081-20	Askew Hardware Products	>500 feet	25	No residential	0	<= 40 Parcels	50		21
559-081-22	Expo Builders (aka Westside Building Materials)	>500 feet	25	No residential	0	<= 40 Parcels	50		21
559-082-01	No name	>500 feet	25	One residential	33	<= 60 Parcels	75		33
559-082-02	No name	>500 feet	25	Two residential	66	<= 60 Parcels	75		42
559-082-07	HP Clutch & Brake	>500 feet	25	Two residential	66	> 60 Parcels	100		45
559-083-06	Al's Electric Motors	>250 feet	50	No residential	0	<= 60 Parcels	75		39
559-083-07	California Air Compressor	>250 feet	50	One residential	33	<= 60 Parcels	75		48
559-083-11	San Diego Crane and Hoist	>500 feet	25	One residential	33	<= 20 Parcels	25		27
559-083-14	California Air Compressor	>250 feet	50	One residential	33	<= 60 Parcels	75		48
559-084-03	Kool & Fit	>100 feet	75	Two residential	66	<= 60 Parcels	75		72
559-084-06	San Diego Orthopedic Medical Supply	<=100 feet	100	Three or more residential	100	<= 60 Parcels	75		97
559-084-12	DeFrance Printing	>100 feet	75	Three or more residential	100	<= 60 Parcels	75		82
559-084-15	Steve's West Coast Automotive	<=100 feet	100	One residential	33	<= 40 Parcels	50		76
559-085-05	M&T Auto Repair Automatic Transmissions	>250 feet	50	Two residential	66	<= 60 Parcels	75		57
559-085-13	Universal Steel Fabrication Inc.	>250 feet	50	One residential	33	<= 60 Parcels	75		48
559-086-05	Comartin Enterprises, Inc	>250 feet	50	One residential	33	<= 40 Parcels	50		45
559-086-13	Comartin Enterprises, Inc	>500 feet	25	No residential	0	<= 40 Parcels	50		21
559-101-02	Horn's Welding	>250 feet	50	One residential	33	<= 40 Parcels	50		45
559-104-14	Momax Truck Driving School	<=100 feet	100	One residential	33	<= 40 Parcels	50		76
559-104-15	Momax Truck Driving School	<=100 feet	100	One residential	33	> 60 Parcels	100		81
559-105-01	No name	>100 feet	75	One residential	33	<= 40 Parcels	50		60
559-105-05	No name	>500 feet	25	One residential	33	<= 40 Parcels	50		30

		Neighborhood Impact - Compatability							
No Response Score		50		50		50		Sum	
Sub-Factor Weights		0.610		0.280		0.110		1.000	1.000
APN	Name and Address	Proximity to Sensitive Area	Proximity to Sensitive Area Score	Proximity to Residential Parcel	Proximity to Residential Parcel Score	Residential Density	Residential Density Score		Compatibility Score
559-106-08	South Bay Leather Corp.	>250 feet	50	One residential	33	<= 40 Parcels	50		45
559-106-17	A-American Self Storage	>500 feet	25	No residential	0	<= 60 Parcels	75		24
559-121-15	SCI-Southern California Insulation (A), JJ & K Builders (C)	>500 feet	25	One residential	33	<= 40 Parcels	50		30
559-125-09	Federal Equipment Co	>500 feet	25	One residential	33	<= 40 Parcels	50		30
559-125-13	South Bay Mechanical Services Inc.	>500 feet	25	No residential	0	<= 20 Parcels	25		18
559-125-14	Pro Street Lighting Auto Accessories	>500 feet	25	No residential	0	<= 20 Parcels	25		18
559-126-06	Extreme Auto Detailing Supplies	>500 feet	25	No residential	0	<= 20 Parcels	25		18
559-126-07	P.R.I.D.E	>500 feet	25	No residential	0	<= 20 Parcels	25		18
559-126-18	American Self-Storage and Stop & Go Trolley Deli	>1000 feet	75	No residential	0	<= 40 Parcels	50		51
560-011-05	Mario's Auto Specialties (Formerly: Platinum Auto Body and Paint)	>1000 feet	75	Two residential	66	> 60 Parcels	100		75
560-011-06	Arctic Supply	>1000 feet	75	No residential	0	> 60 Parcels	100		57
560-011-07	Arctic Supply	>1000 feet	75	No residential	0	> 60 Parcels	100		57
560-011-11	Storage for Valencia Stone & Tile	>1000 feet	75	No residential	0	> 60 Parcels	100		57
560-011-12	San Diego Pretzel Co	>1000 feet	75	Two residential	66	> 60 Parcels	100		75
560-011-13	DF Designs	>1000 feet	75	No residential	0	> 60 Parcels	100		57
560-012-06	Misako Family Dentistry/ Universal Steel Fabrication/Aloha Insurance Services	>1000 feet	75	One residential	33	<= 20 Parcels	25		58
560-012-07	Collins Marine Repair	>1000 feet	75	No residential	0	<= 60 Parcels	75		54
560-012-08	Collins Marine Repair	>1000 feet	75	No residential	0	<= 60 Parcels	75		54
560-012-09	South Bay Boiler Repair	>1000 feet	75	One residential	33	<= 60 Parcels	75		63
560-012-10	South Bay Boiler Repair	>1000 feet	75	One residential	33	<= 60 Parcels	75		63
560-015-05	Crown Transmission Services	>1000 feet	75	No residential	0	> 60 Parcels	100		57
560-015-06	AA Accounting Plus	>1000 feet	75	Two residential	66	<= 60 Parcels	75		72
560-015-08	BJ Motors and Body	>1000 feet	75	Two residential	66	<= 60 Parcels	75		72
560-015-11	Best Deal Neon Signs	>1000 feet	75	Three or more residential	100	<= 60 Parcels	75		82
560-015-13	Civic Center Auto Body Paint & Repair	>1000 feet	75	One residential	33	<= 60 Parcels	75		63
560-016-03	No name	>1000 feet	75	Two residential	66	> 60 Parcels	100		75
560-016-12	Bostrom Instrument Co	>1000 feet	75	Two residential	66	> 60 Parcels	100		75
560-061-01	Turbo Transmission	>1000 feet	75	One residential	33	> 60 Parcels	100		66
560-061-12	Fleetwood Electric/Plumbing	>1000 feet	75	One residential	33	> 60 Parcels	100		66
560-061-13	Southland Transmission	>1000 feet	75	No residential	0	> 60 Parcels	100		57
560-061-14	Crown Trucks	>1000 feet	75	Two residential	66	> 60 Parcels	100		75
560-061-15	Miller Marine/Water Jet Cutting Services	>1000 feet	75	One residential	33	> 60 Parcels	100		66
560-065-01	Coordinated Wire Rope	>1000 feet	75	One residential	33	<= 60 Parcels	75		63

		Neighborhood Impact - Compatability							
No Response Score		50		50		50		Sum	
Sub-Factor Weights		0.610		0.280		0.110		1.000	1.000
APN	Name and Address	Proximity to Sensitive Area	Proximity to Sensitive Area Score	Proximity to Residential Parcel	Proximity to Residential Parcel Score	Residential Density	Residential Density Score		Compatibility Score
560-065-06	Hopsing Auto Repair	>500 feet	25	No residential	0	<= 40 Parcels	50		21
560-065-08	San Diego Medical Transportation	>500 feet	25	Two residential	66	<= 60 Parcels	75		42
560-065-09	G&J Auto	>500 feet	25	Three or more residential	100	<= 60 Parcels	75		52
560-065-10	No name (Cuevas Arturo R & Mary F)	>500 feet	25	Two residential	66	<= 60 Parcels	75		42
560-066-03	Commercial Fleet Service	>500 feet	25	Three or more residential	100	> 60 Parcels	100		54
560-066-08	JB Bradford Metals	>500 feet	25	One residential	33	<= 60 Parcels	75		33
560-066-12	Fleet Wash	>500 feet	25	One residential	33	> 60 Parcels	100		35
560-066-13	Fleet Wash	>500 feet	25	One residential	33	> 60 Parcels	100		35
560-066-21	Reliable Spring and Suspension	>500 feet	25	Two residential	66	<= 60 Parcels	75		42
560-141-03	CM Motorworks	>500 feet	25	No residential	0	<= 60 Parcels	75		24
560-141-06	Motor Machine and Supply	>500 feet	25	No residential	0	<= 60 Parcels	75		24
560-141-07	Motor Machine and Supply	>500 feet	25	No residential	0	<= 60 Parcels	75		24
560-141-08	National Mechanical Services Inc.	>500 feet	25	No residential	0	<= 60 Parcels	75		24
560-142-09	C&W Diving Services, Inc	>250 feet	50	No residential	0	<= 40 Parcels	50		36
560-142-10	C&W Diving Services, Inc.	>250 feet	50	No residential	0	<= 40 Parcels	50		36
560-142-13	Golden State Laundry Systems/Southland Laundry Systems	<=100 feet	100	One residential	33	<= 40 Parcels	50		76
560-142-14	West Coast Truck Service	<=100 feet	100	One residential	33	<= 20 Parcels	25		73
560-143-02	Western Upholstery Supply (D)	>250 feet	50	No residential	0	<= 40 Parcels	50		36
560-143-03	Western Upholstery Supply (D)	>250 feet	50	No residential	0	<= 20 Parcels	25		33
560-143-25	Bumper to Bumper Auto Detail, and JRP Auto Sales	>500 feet	25	No residential	0	<= 20 Parcels	25		18
560-143-26	JRP Auto Sales	>250 feet	50	No residential	0	<= 20 Parcels	25		33
560-143-27	Southland Auto Body	>100 feet	75	No residential	0	<= 20 Parcels	25		49
560-143-37	National City Smog Check	>100 feet	75	No residential	0	<= 20 Parcels	25		49
560-143-38	Framing Associates/Rob North Fabrication	>250 feet	50	No residential	0	<= 40 Parcels	50		36
560-143-39	ACME Safety & Supply	>250 feet	50	No residential	0	<= 20 Parcels	25		33
560-144-01	Perry Ford	>500 feet	25	No residential	0	<= 20 Parcels	25		18
560-144-02	Perry Ford	>500 feet	25	No residential	0	<= 20 Parcels	25		18
560-144-03	Perry Ford	>500 feet	25	No residential	0	<= 20 Parcels	25		18
560-202-01	S&S Welding Corporation	Unknown	50	No residential	0	Unknown	50		36
560-202-04	Jose's Auto Electric	<=100 feet	100	No residential	0	<= 20 Parcels	25		64
560-202-06	Greenwald's Autobody and Frameworks	>100 feet	75	No residential	0	<= 20 Parcels	25		49

		Neighborhood Impact - Compatability							
No Response Score		50		50		50		Sum	
Sub-Factor Weights		0.610		0.280		0.110		1.000	1.000
APN	Name and Address	Proximity to Sensitive Area	Proximity to Sensitive Area Score	Proximity to Residential Parcel	Proximity to Residential Parcel Score	Residential Density	Residential Density Score		Compatibility Score
560-202-09	Greenwald's Autobody and Frameworks	>100 feet	75	No residential	0	<= 20 Parcels	25		49
560-205-03	UFO – Upholstery Factory Outlet	<=100 feet	100	No residential	0	<= 20 Parcels	25		64
560-391-10	Sun Diego Charter Co.	>250 feet	50	No residential	0	<= 20 Parcels	25		33
560-392-11	Perry Ford – Used Car Dept.	>250 feet	50	No residential	0	No residential	0		31
560-395-03	Hocking Laboratories	>500 feet	25	No residential	0	No residential	0		15
560-395-05	M&N Furniture Manufacturing	>500 feet	25	No residential	0	No residential	0		15
560-395-09	A-1 Hydraulics Service Sales Repair	>500 feet	25	No residential	0	No residential	0		15
560-395-11	General Iron Works	>500 feet	25	No residential	0	No residential	0		15

		Neighborhood Impact - Public Threat															
No Response Score		50		50		50		50		50		50		50		Sum	
Sub-Factor Weights		0.370		0.230		0.070		0.040		0.160		0.020		0.110		1.000	1.000
APN	Name and Address	Compliance Violation	Compliance Violation Score	Required Permits	Permits Score	No Hazardous Waste Storage	Hazardouse Waste Storage Score	Discharge Violations	Discharge Violation Score	No Open Storage on Property	Open Storage Score	No Work in Right-Of-Way or Off-Property	Work Area Score	No Security	Security Score		Public Threat Score
555-103-05	Sam's Alignment and Brakes	NOV Not Resolved	100	Yes	0	No	100	NOV Resolve	50	No	100	No	100	Yes	0		64
555-103-06	Expression One Arts	No NOV	0	Unknown	50	No	100	No NOV	0	No	100	No	100	Yes	0		37
555-103-07	Nathan's Stoneworld	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
555-103-09	The Modern Blacksmith	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
555-103-14	Pacific Auto Repair	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	No	100	No	100	Yes	0		37
555-104-01	De-Lux Roofing Co, Inc	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
555-104-11	Valencia Stone & Tile	NOV Resolved	50	Unknown	50	Yes	0	No NOV	0	No	100	No	100	Yes	0		48
555-104-12	Transmission Expert	NOV Resolved	50	Unknown	50	Yes	0	NOV Resolve	50	No	100	No	100	Yes	0		50
555-104-02	A New Look Auto	NOV Resolved	50	Yes	0	Yes	0	NOV Resolve	50	No	100	Yes	0	Yes	0		37
555-104-14	Puppet Safari	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
555-105-13	Dan Fab	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		35
555-111-01	Autoteck Paint & Body	NOV Resolved	50	Yes	0	Yes	0	NOV Resolve	50	No	100	Yes	0	Yes	0		37
555-111-02	Autoteck Paint & Body	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		35
555-111-03	DLP Enterprises	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
555-111-07	E-Z Spring and Stamping	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	No	100		23
555-112-16	Island Paradise	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
555-115-11	Morgan Linen and Uniform Service	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
555-115-14	San Diego Auto Detail	No NOV	0	Yes	0	Yes	0	No NOV	0	No	100	No	100	Yes	0		18
555-115-15	Morgan Linen and Uniform Service Parking Lot	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
555-116-03	Acro Instruments	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
555-116-11	E & S Autoworks	No NOV	0	Yes	0	Yes	0	No NOV	0	No	100	No	100	Yes	0		18
555-116-12	Allied Piping and Welding	NOV Resolved	50	Yes	0	Yes	0	NOV Resolve	50	No	100	Yes	0	Yes	0		37
559-032-11	Meza Auto Body	NOV Resolved	50	Yes	0	No	100	NOV Resolve	50	No	100	No	100	Yes	0		46
559-032-18	Villarino Construction Services	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
559-032-20	Cal Am Manufacturing	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
559-032-21	Cal Am Manufacturing	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
559-033-02	Transmission Supply	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
559-033-06	Royal Blazers World Headquarters	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
559-033-10	Pacific West Builders	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
559-033-13	No name	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
559-033-17	Royal Blazers World Headquarters	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
559-034-13	Dewey Pest Control	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
559-034-14	Vacant/Formerly Better Life	No NOV	0	Unknown	50	No	100	No NOV	0	Yes	0	Yes	0	Yes	0		19
559-034-15	Jocson's Complete Auto Body & Paint	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		35
559-035-06	Potter Electric Inc	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	No	100		23
559-035-15	California Moving and Storage	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Unknown	50		17
559-061-15	CP Manufacturing	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		35
559-062-01	Inspec Testing	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12

		Neighborhood Impact - Public Threat															
No Response Score		50		50		50		50		50		50		50		Sum	
Sub-Factor Weights		0.370		0.230		0.070		0.040		0.160		0.020		0.110		1.000	1.000
APN	Name and Address	Compliance Violation	Compliance Violation Score	Required Permits	Permits Score	No Hazardous Waste Storage	Hazardouse Waste Storage Score	Discharge Violations	Discharge Violation Score	No Open Storage on Property	Open Storage Score	No Work in Right-Of-Way or Off-Property	Work Area Score	No Security	Security Score		Public Threat Score
559-062-04	All County Industrial & Marine (ACIM)	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
559-062-05	Complete Auto Repair, National Motor Works	NOV Resolved	50	Yes	0	No	100	No NOV	0	Yes	0	Yes	0	No	100		37
559-063-06	Alcem Fencing Co	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	Yes	0	Yes	0	Unknown	50		24
559-063-08	Luna Construction Services	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
559-063-12	EBCO	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
559-063-13	EBCO	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
559-064-08	No Name	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Unknown	50	Unknown	50		34
559-064-16	Loya Contractors	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
559-065-01	Nellans Carpet	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
559-065-02	La Rue Plumbing	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
559-065-03	Sureride Inc.	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
559-065-04	Advanced MRF	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
559-065-05	Advanced MRF	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
559-081-20	Askew Hardware Products	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
559-081-22	Expo Builders (aka Westside Building Materials)	NOV Resolved	50	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		46
559-082-01	No name	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	No	100		23
559-082-02	No name	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Unknown	50		17
559-082-07	HP Clutch & Brake	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		35
559-083-06	Al's Electric Motors	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	No	100		46
559-083-07	California Air Compressor	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		35
559-083-11	San Diego Crane and Hoist	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
559-083-14	California Air Compressor	NOV Resolved	50	Yes	0	No	100	No NOV	0	Yes	0	Yes	0	Yes	0		26
559-084-03	Kool & Fit	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
559-084-06	San Diego Orthopedic Medical Supply	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
559-084-12	DeFrance Printing	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		19
559-084-15	Steve's West Coast Automotive	NOV Resolved	50	Yes	0	Yes	0	NOV Resolve	50	No	100	No	100	Yes	0		39
559-085-05	M&T Auto Repair Automatic Transmissions	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		35
559-085-13	Universal Steel Fabrication Inc.	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		35
559-086-05	Comartin Enterprises, Inc	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		35
559-086-13	Comartin Enterprises, Inc	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		35
559-101-02	Horn's Welding	No NOV	0	Unknown	50	Yes	0	NOV Resolve	50	Yes	0	Yes	0	Yes	0		14

		Neighborhood Impact - Public Threat															
No Response Score		50		50		50		50		50		50		50		Sum	
Sub-Factor Weights		0.370		0.230		0.070		0.040		0.160		0.020		0.110		1.000	1.000
APN	Name and Address	Compliance Violation	Compliance Violation Score	Required Permits	Permits Score	No Hazardous Waste Storage	Hazardouse Waste Storage Score	Discharge Violations	Discharge Violation Score	No Open Storage on Property	Open Storage Score	No Work in Right-Of-Way or Off-Property	Work Area Score	No Security	Security Score		Public Threat Score
559-104-14	Momax Truck Driving School	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	No	100		23
559-104-15	Momax Truck Driving School	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
559-105-01	No name	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
559-105-05	No name	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
559-106-08	South Bay Leather Corp	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
559-106-17	A-American Self Storage	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
559-121-15	SCI-Southern California Insulation (A), JJ & K Builders (C)	NOV Resolved	50	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	No	100		57
559-125-09	Federal Equipment Co	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
559-125-13	South Bay Mechanical Services Inc.	No NOV	0	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		16
559-125-14	Pro Street Lighting Auto Accessories	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	No	100	Yes	0		30
559-126-06	Extreme Auto Detailing Supplies	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
559-126-07	P.R.I.D.E	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
559-126-18	American Self-Storage and Stop & Go Trolley Deli	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
560-011-05	Marlo's Auto Specialties (Formerly: Platinum Auto Body and Paint)	No NOV	0	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		16
560-011-06	Arctic Supply	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
560-011-07	Arctic Supply	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
560-011-11	Storage for Valencia Stone & Tile	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
560-011-12	San Diego Pretzel Co	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
560-011-13	DF Designs	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
560-012-06	Misako Family Dentistry/ Universal Steel Fabrication/Aloha Insurance Services	No NOV	0	Yes	0	Yes	0	No NOV	0	Yes	0	Yes	0	Unknown	50		6
560-012-07	Collins Marine Repair	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
560-012-08	Collins Marine Repair	No NOV	0	Unknown	50	No	100	No NOV	0	No	100	Yes	0	Yes	0		35
560-012-09	South Bay Boiler Repair	NOV Resolved	50	Yes	0	No	100	No NOV	0	No	100	Yes	0	Yes	0		42
560-012-10	South Bay Boiler Repair	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		35
560-015-05	Crown Transmission Services	NOV Resolved	50	Yes	0	Yes	0	NOV Resolve	50	No	100	Yes	0	Yes	0		37
560-015-06	AA Accounting Plus	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
560-015-08	BJ Motors and Body	No NOV	0	Yes	0	Yes	0	NOV Resolve	50	No	100	Yes	0	Yes	0		18

		Neighborhood Impact - Public Threat															
No Response Score		50		50		50		50		50		50		50		Sum	
Sub-Factor Weights		0.370		0.230		0.070		0.040		0.160		0.020		0.110		1.000	1.000
APN	Name and Address	Compliance Violation	Compliance Violation Score	Required Permits	Permits Score	No Hazardous Waste Storage	Hazardouse Waste Storage Score	Discharge Violations	Discharge Violation Score	No Open Storage on Property	Open Storage Score	No Work in Right-Of-Way or Off-Property	Work Area Score	No Security	Security Score		Public Threat Score
560-015-11	Best Deal Neon Signs	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
560-015-13	Civic Center Auto Body Paint & Repair	NOV Resolved	50	Yes	0	Yes	0	NOV Resolve	50	No	100	Yes	0	Yes	0		37
560-016-03	No name	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
560-016-12	Bostrom Instrument Co	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	No	100		23
560-061-01	Turbo Transmission	NOV Resolved	50	Yes	0	Yes	0	NOV Resolve	50	No	100	No	100	Yes	0		39
560-061-12	Fleetwood Electric/Plumbing	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
560-061-13	Southland Transmission	No NOV	0	Yes	0	Yes	0	No NOV	0	No	100	No	100	No	100		29
560-061-14	Crown Trucks	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
560-061-15	Miller Marine/Water Jet Cutting Services	NOV Resolved	50	Yes	0	No	100	No NOV	0	Yes	0	Yes	0	Yes	0		26
560-065-01	Coordinated Wire Rope	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
560-065-06	Hopsing Auto Repair	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		35
560-065-08	San Diego Medical Transportation	No NOV	0	Unknown	50	No	100	No NOV	0	Yes	0	Yes	0	Yes	0		19
560-065-09	G&J Auto	No NOV	0	Unknown	50	No	100	No NOV	0	No	100	Yes	0	No	100		46
560-065-10	No name (Cuevas Arturo R & Mary F)	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Unknown	50		33
560-066-03	Commercial Fleet Service	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		19
560-066-08	JB Bradford Metals	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		35
560-066-12	Fleet Wash	No NOV	0	Unknown	50	Yes	0	NOV Resolve	50	No	100	Yes	0	No	100		41
560-066-13	Fleet Wash	No NOV	0	Unknown	50	Yes	0	NOV Resolve	50	No	100	Yes	0	No	100		41
560-066-21	Reliable Spring and Suspension	NOV Resolved	50	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		46
560-141-03	CM Motorworks	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
560-141-06	Motor Machine and Supply	NOV Resolved	50	Yes	0	No	100	No NOV	0	No	100	Yes	0	Yes	0		42
560-141-07	Motor Machine and Supply	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		35
560-141-08	National Mechanical Services Inc.	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
560-142-09	C&W Diving Services, Inc.	No NOV	0	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		16
560-142-10	C&W Diving Services, Inc.	No NOV	0	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		16
560-142-13	Golden State Laundry Systems/Southland Laundry Systems	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
560-142-14	West Coast Truck Service	NOV Resolved	50	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		46

		Neighborhood Impact - Public Threat															
No Response Score		50		50		50		50		50		50		50		Sum	
Sub-Factor Weights		0.370		0.230		0.070		0.040		0.160		0.020		0.110		1.000	1.000
APN	Name and Address	Compliance Violation	Compliance Violation Score	Required Permits	Permits Score	No Hazardous Waste Storage	Hazardous Waste Storage Score	Discharge Violations	Discharge Violation Score	No Open Storage on Property	Open Storage Score	No Work in Right-Of-Way or Off-Property	Work Area Score	No Security	Security Score		Public Threat Score
560-143-02	Western Upholstery Supply (D)	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	No	100		46
560-143-03	Western Upholstery Supply (D)	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	No	100		46
560-143-25	Bumper to Bumper Auto Detail, and JRP Auto Sales	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
560-143-26	JRP Auto Sales	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
560-143-27	Southland Auto Body	NOV Resolved	50	Yes	0	No	100	No NOV	0	No	100	Yes	0	Yes	0		42
560-143-37	National City Smog Check	NOV Resolved	50	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		46
560-143-38	Framing Associates/Rob North Fabrication	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	No	100	No	100	Yes	0		37
560-143-39	ACME Safety & Supply	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		28
560-144-01	Perry Ford	No NOV	0	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		16
560-144-02	Perry Ford	No NOV	0	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		16
560-144-03	Perry Ford	No NOV	0	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		16
560-202-01	S&S Welding Corporation	NOV Resolved	50	Yes	0	Unknown	50	No NOV	0	No	100	Yes	0	No	100		49
560-202-04	Jose's Auto Electric	NOV Resolved	50	Unknown	50	No	100	No NOV	0	No	100	Yes	0	Yes	0		53
560-202-06	Greenwald's Autobody and Frameworks	NOV Resolved	50	Yes	0	No	100	No NOV	0	No	100	Yes	0	Yes	0		42
560-202-09	Greenwald's Autobody and Frameworks	NOV Resolved	50	Yes	0	No	100	No NOV	0	No	100	Yes	0	Yes	0		42
560-205-03	UFO – Upholstery Factory Outlet	No NOV	0	Unknown	50	Yes	0	No NOV	0	Yes	0	Yes	0	Yes	0		12
560-391-10	Sun Diego Charter Co.	NOV Resolved	50	No	100	Yes	0	No NOV	0	No	100	Yes	0	Yes	0		58
560-392-11	Perry Ford – Used Car Dept.	No NOV	0	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	No	100		27
560-395-03	Hocking Laboratories	NOV Resolved	50	Unknown	50	Yes	0	No NOV	0	No	100	No	100	Yes	0		48
560-395-05	M&N Furniture Manufacturing	No NOV	0	Unknown	50	Yes	0	No NOV	0	No	100	No	100	No	100		41
560-395-09	A-1 Hydraulics Service Sales Repair	NOV Resolved	50	Yes	0	Yes	0	No NOV	0	No	100	Yes	0	No	100		46
560-395-11	General Iron Works	NOV Resolved	50	Yes	0	No	100	No NOV	0	No	100	Yes	0	Yes	0		42

		Business Operations	Neighborhood Impact				
Factor Weight		NA	0.060	0.150	0.520	0.270	1.000
APN	Name and Address	Business Operations Score	Adaptability	Nonconformance	Compatibility	Public Threats	Neighborhood Impact Score
555-103-05	Sam's Alignment and Brakes	66	8	0	56.75	64	47
555-103-06	Expression One Arts	69	8	0	54	36.5	38
555-103-07	Nathan's Stoneworld	65	0	23	51.25	27.5	38
555-103-09	The Modern Blacksmith	75	0	23	51.25	11.5	33
555-103-14	Pacific Auto Repair	77	8	11.5	56.75	36.5	42
555-104-01	De-Lux Roofing Co, Inc.	71	32.5	18.5	65.99	27.5	46
555-104-11	Valencia Stone & Tile	65	30.5	11.5	84.75	48	61
555-104-12	Transmission Expert	96	27.5	11.5	75.23	50	56
555-104-02	A New Look Auto	57	38.25	11.5	65.99	36.5	48
555-104-14	Puppet Safari	74	41.25	11.5	65.99	27.5	46
555-105-13	Dan Fab	75	28.5	34	60.49	34.5	48
555-111-01	Autoteck Paint & Body	49	22	0	51.25	36.5	38
555-111-02	Autoteck Paint & Body	73	25	4	63.24	34.5	44
555-111-03	DLP Enterprises	61	22	23	72.48	27.5	50
555-111-07	E-Z Spring and Stamping	51	38.25	11.5	82	22.5	53
555-112-16	Island Paradise	28	13.25	37	60.49	27.5	45
555-115-11	Morgan Linen and Uniform Service	46	17	20	72.48	11.5	45
555-115-14	San Diego Auto Detail	64	5.5	0	72.48	18	43
555-115-15	Morgan Linen and Uniform Service Parking Lot	67	5.5	0	72.48	11.5	41
555-116-03	Acro Instruments	68	50.5	20	84.75	11.5	53
555-116-11	E & S Autoworks	66	45	31	56.75	18	42
555-116-12	Allied Piping and Welding	64	35.5	0	65.99	36.5	46
559-032-11	Meza Auto Body	67	33.25	15.5	82	45.5	59
559-032-18	Villarino Construction Services	65	26.25	22.5	54	11.5	36
559-032-20	Cal Am Manufacturing	59	0	11.5	54	27.5	37
559-032-21	Cal Am Manufacturing	41	0	11.5	54	27.5	37
559-033-02	Transmission Supply	51	13.5	11.5	72.48	27.5	48
559-033-06	Royal Blazers World Headquarters	53	42.5	29.5	63.24	11.5	43
559-033-10	Pacific West Builders	64	13.5	11.5	84.75	11.5	50
559-033-13	No name	32	0	11.5	84.75	27.5	53
559-033-17	Royal Blazers World Headquarters	59	42.5	22.5	82	11.5	52
559-034-13	Dewey Pest Control	59	25	15.5	84.75	11.5	51
559-034-14	Vacant/Formerly Better Life	63	0	11.5	56.75	18.5	36
559-034-15	Jocson's Complete Auto Body & Paint	71	25	27	75.23	34.5	54
559-035-06	Potter Electric Inc	62	53.5	26.5	60.49	22.5	45
559-035-15	California Moving and Storage	83	53.5	22.5	60.49	17	43
559-061-15	CP Manufacturing	78	27.5	11.5	51.25	34.5	39
559-062-01	Inspec Testing	50	40	22.5	60.49	11.5	40
559-062-04	All County Industrial & Marine (ACIM)	54	23	34	69.73	11.5	46
559-062-05	Complete Auto Repair, National Motor Works	69	53.5	22.5	63.24	36.5	49
559-063-06	Alcem Fencing Co	55	27.5	11.5	65.99	24	44
559-063-08	Luna Construction Services	19	8.25	18.5	84.75	27.5	55
559-063-12	EBCO	71	35.5	11.5	65.99	27.5	46
559-063-13	EBCO	75	53.5	22.5	65.99	27.5	48
559-064-08	No Name	58	84.25	71	44.73	34	48
559-064-16	Loya Contractors	74	35.5	11.5	23.5	27.5	24
559-065-01	Nellans Carpet	67	56.25	22.5	20.75	27.5	25
559-065-02	La Rue Plumbing	80	16.25	11.5	20.75	27.5	21
559-065-03	Sureride Inc	81	16.25	11.5	20.75	27.5	21
559-065-04	Advanced MRF	60	8	11.5	23.5	11.5	18
559-065-05	Advanced MRF	56	33	11.5	26.25	11.5	20
559-081-20	Askew Hardware Products	66	27.5	11.5	20.75	27.5	22
559-081-22	Expo Builders (aka Westside Building Materials)	74	45	22.5	20.75	46	29
559-082-01	No name	92	30.25	11.5	32.74	22.5	27
559-082-02	No name	93	30.25	11.5	41.98	17	30
559-082-07	HP Clutch & Brake	63	30	23	44.73	34.5	38
559-083-06	Al's Electric Motors	73	38.25	11.5	38.75	45.5	36
559-083-07	California Air Compressor	65	30	11.5	47.99	34.5	38
559-083-11	San Diego Crane and Hoist	66	38.5	11.5	27.24	27.5	26
559-083-14	California Air Compressor	68	30	11.5	47.99	25.5	35
559-084-03	Kool & Fit	68	30	11.5	72.48	11.5	44

		Business Operations	Neighborhood Impact				
Factor Weight		NA	0.060	0.150	0.520	0.270	1.000
APN	Name and Address	Business Operations Score	Adaptability	Nonconformance	Compatibility	Public Threats	Neighborhood Impact Score
559-084-06	San Diego Orthopedic Medical Supply	67	30	11.5	97.25	11.5	57
559-084-12	DeFrance Printing	73	30	23	82	18.5	53
559-084-15	Steve's West Coast Automotive	96	33	23	75.74	38.5	55
559-085-05	M&T Auto Repair Automatic Transmissions	76	38.25	11.5	57.23	34.5	43
559-085-13	Universal Steel Fabrication Inc.	76	35.5	11.5	47.99	34.5	38
559-086-05	Comartin Enterprises, Inc	59	30	11.5	45.24	34.5	36
559-086-13	Comartin Enterprises, Inc	59	30	11.5	20.75	34.5	24
559-101-02	Horn's Welding	68	48	22.5	45.24	13.5	33
559-104-14	Momax Truck Driving School	73	30.5	11.5	75.74	22.5	49
559-104-15	Momax Truck Driving School	54	30.5	11.5	81.24	11.5	49
559-105-01	No name	62	41.25	11.5	60.49	27.5	43
559-105-05	No name	83	38.25	23	29.99	11.5	24
559-106-08	South Bay Leather Corp	51	25	15.5	45.24	11.5	30
559-106-17	A-American Self Storage	75	22	11.5	23.5	11.5	18
559-121-15	SCI-Southern California Insulation (A), JJ & K Builders (C)	57	48	26.5	29.99	57	38
559-125-09	Federal Equipment Co.	79	30	11.5	29.99	27.5	27
559-125-13	South Bay Mechanical Services Inc.	71	35.5	11.5	18	16	18
559-125-14	Pro Street Lighting Auto Accessories	66	30	11.5	18	29.5	21
559-126-06	Extreme Auto Detailing Supplies	75	50.5	22.5	18	11.5	19
559-126-07	P.R.I.D.E	63	38.5	11.5	18	11.5	17
559-126-18	American Self-Storage and Stop & Go Trolley Deli	45	38.5	11.5	51.25	11.5	34
560-011-05	Mario's Auto Specialties (Formerly: Platinum Auto Body and Paint)	73	38.5	11.5	75.23	18	47
560-011-06	Arctic Supply	68	30	11.5	56.75	11.5	36
560-011-07	Arctic Supply	72	30	11.5	56.75	11.5	36
560-011-11	Storage for Valencia Stone & Tile	46	35.5	11.5	56.75	27.5	41
560-011-12	San Diego Pretzel Co	63	35.5	11.5	75.23	27.5	50
560-011-13	DF Designs	63	35.5	11.5	56.75	27.5	41
560-012-06	Misako Family Dentistry/ Universal Steel Fabrication/Aloha Insurance Services	59	18	22.5	57.74	5.5	36
560-012-07	Collins Marine Repair	64	43.25	30	54	27.5	43
560-012-08	Collins Marine Repair	52	32.5	30	54	34.5	44
560-012-09	South Bay Boiler Repair	72	35.5	11.5	63.24	41.5	48
560-012-10	South Bay Boiler Repair	49	35.5	11.5	63.24	34.5	46
560-015-05	Crown Transmission Services	50	42.5	34	56.75	36.5	47
560-015-06	AA Accounting Plus	49	41	11.5	72.48	27.5	49
560-015-08	BJ Motors and Body	76	50.5	22.5	72.48	18	49
560-015-11	Best Deal Neon Signs	84	41	23	82	27.5	56
560-015-13	Civic Center Auto Body Paint & Repair	63	33	11.5	63.24	36.5	46
560-016-03	No name	68	27.5	11.5	75.23	27.5	50
560-016-12	Bostrom Instrument Co	55	33	11.5	75.23	22.5	49
560-061-01	Turbo Transmission	72	0	11.5	65.99	36.5	46
560-061-12	Fleetwood Electric/Plumbing	67	11	11.5	65.99	27.5	44
560-061-13	Southland Transmission	77	13.5	11.5	56.75	29	40
560-061-14	Crown Trucks	72	38.25	23	75.23	27.5	52
560-061-15	Miller Marine/Water Jet Cutting Services	74	53.5	22.5	65.99	25.5	48
560-065-01	Coordinated Wire Rope	73	38.5	11.5	63.24	27.5	44
560-065-06	Hopsing Auto Repair	69	9	11.5	29.75	34.5	22

		Business Operations	Neighborhood Impact				
Factor Weight		NA	0.060	0.150	0.520	0.270	1.000
APN	Name and Address	Business Operations Score	Adaptability	Nonconformance	Compatibility	Public Threats	Neighborhood Impact Score
560-065-08	San Diego Medical Transportation	69	13.5	11.5	41.98	18.5	29
560-065-09	G&J Auto	82	23.25	34	51.5	45.5	46
560-065-10	No name (Cuevas Arturo R & Mary F)	73	5.5	23	41.98	33	35
560-066-03	Commercial Fleet Service	69	30	11.5	54.25	18.5	37
560-066-08	JB Bradford Metals	72	22	11.5	32.74	34.5	29
560-066-12	Fleet Wash	72	35.5	15.5	35.49	40.5	34
560-066-13	Fleet Wash	48	35.5	11.5	35.49	40.5	33
560-066-21	Reliable Spring and Suspension	66	30	11.5	41.98	46	38
560-141-03	CM Motorworks	62	22	11.5	23.5	27.5	23
560-141-06	Motor Machine and Supply	73	35.5	11.5	23.5	41.5	27
560-141-07	Motor Machine and Supply	76	53.5	22.5	23.5	34.5	28
560-141-08	National Mechanical Services Inc.	71	30	0	23.5	11.5	17
560-142-09	C&W Diving Services, Inc.	57	35.5	11.5	36	16	27
560-142-10	C&W Diving Services, Inc.	71	38.5	15.5	36	16	28
560-142-13	Golden State Laundry Systems/Southland Laundry Systems	68	8	11.5	75.74	11.5	45
560-142-14	West Coast Truck Service	84	13.5	11.5	72.99	46	53
560-143-02	Western Upholstery Supply (D)	46	23	22.5	36	45.5	36
560-143-03	Western Upholstery Supply (D)	60	26	22.5	33.25	45.5	35
560-143-25	Bumper to Bumper Auto Detail, and JRP Auto Sales	78	8.25	11.5	18	27.5	19
560-143-26	JRP Auto Sales	69	16.25	11.5	33.25	27.5	27
560-143-27	Southland Auto Body	78	13.5	11.5	48.5	41.5	39
560-143-37	National City Smog Check	84	31.25	22.5	48.5	46	43
560-143-38	Framing Associates/Rob North Fabrication	79	20.5	22.5	36	36.5	33
560-143-39	ACME Safety & Supply	79	8.25	11.5	33.25	27.5	27
560-144-01	Perry Ford	47	0	11.5	18	16	15
560-144-02	Perry Ford	41	0	11.5	18	16	15
560-144-03	Perry Ford	30	10.5	18.5	18	16	17
560-202-01	S&S Welding Corporation	83	8.25	11.5	36	49	34
560-202-04	Jose's Auto Electric	85	31.25	22.5	63.75	53	53
560-202-06	Greenwald's Autobody and Frameworks	56	25.5	22.5	48.5	41.5	41
560-202-09	Greenwald's Autobody and Frameworks	72	23	22.5	48.5	41.5	41
560-205-03	UFO – Upholstery Factory Outlet	77	0	11.5	63.75	11.5	38
560-391-10	Sun Diego Charter Co	75	5.5	11.5	33.25	57.5	35
560-392-11	Perry Ford – Used Car Dept	76	5.5	11.5	30.5	27	25
560-395-03	Hocking Laboratories	56	30.5	11.5	15.25	48	24
560-395-05	M&N Furniture Manufacturing	81	56.25	38	15.25	40.5	28
560-395-09	A-1 Hydraulics Service Sales Repair	74	53.5	26.5	15.25	45.5	27
560-395-11	General Iron Works	71	38.25	11.5	15.25	41.5	23