66th + Brooklyn

San Diego, California 92114

Prepared for: Cindy + Don Knox

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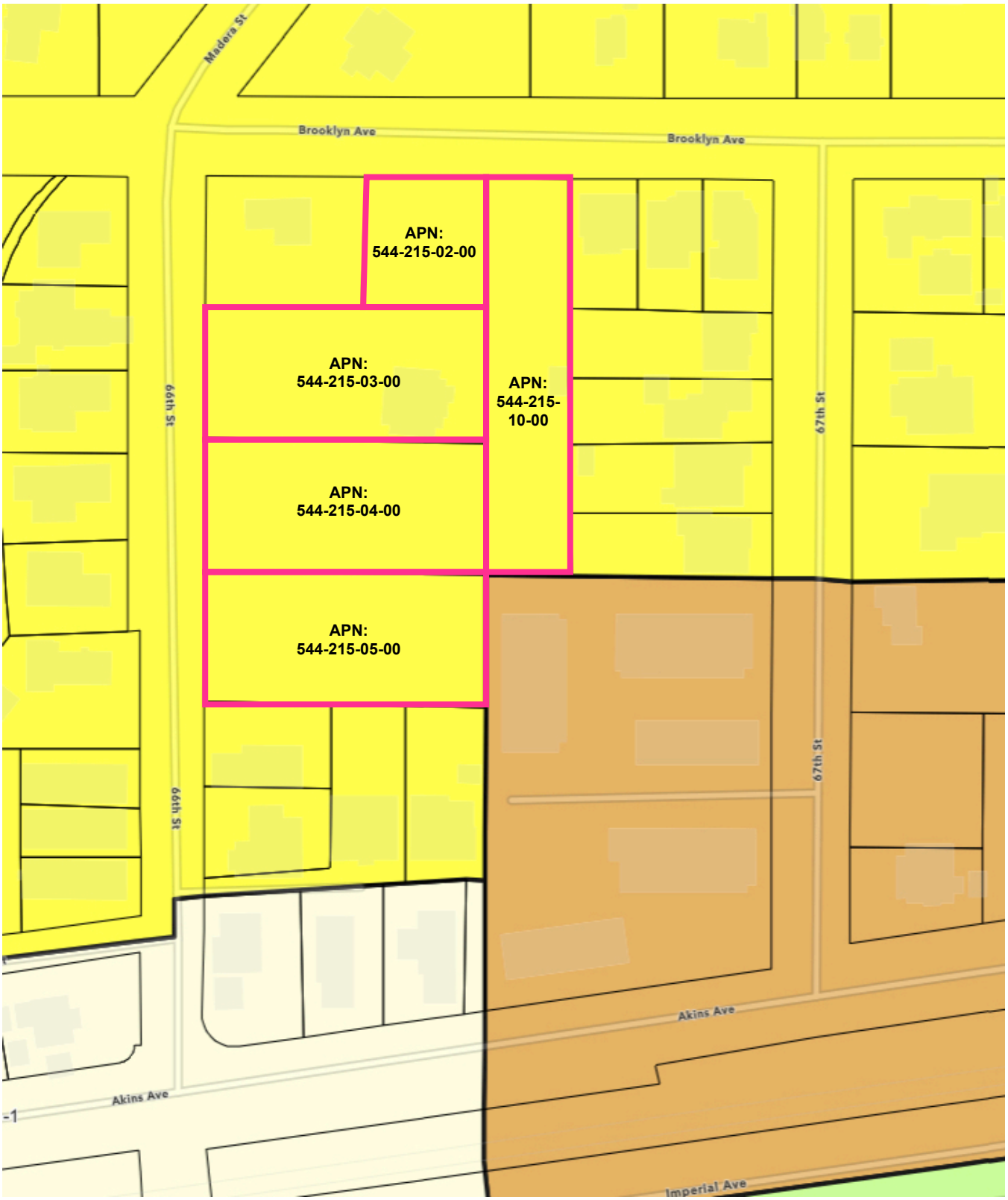
Date: September 19, 2024

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This research is representative of the most complete development information available @ the time, based on current codes / standards. There are many variables that are impossible to take into account + many assumptions that have to be made to plan for a development this early on. B/c of this, the ideas presented may / may not represent the ultimate development possibility / feasibility. This is understood by both the Client + the Architect @ the time this Proposal is issued.


Madera St
Brooklyn Ave
Brooklyn Ave
APN:
544-215-02-00
APN:
544-215-03-00
APN:
544-215-
10-00
APN:
544-215-04-00
APN:
544-215-05-00
66th St
66th St
67th St
67th St
Akins Ave
Akins Ave
Imperial Ave

OVERLAY ZONE INFORMATION

APN: 544-215-02-00

Base Zone

Zone Designation	RS-1-6

Planning Area

Community Plan Area (CPA)	ENCANTO NEIGHBORHOODS
General Plan Land Use Designation (GPLU)	Residential
Community Plan Land Use Designation (CPLU)	Residential - Low
Community Plan Land Use Density Range (CPLUDR)	Density High: (9 DU/acre) Density Low: (5 DU/acre)
Specific Plan Area (SPA)	no, none
Business Improvement District (BID)	no, none
Prime Industrial Land (PIL)	no, none
Proposition A Lands (PAL)	no, none
Sustainable Development Areas (SDA)	yes
Complete Communities Housing Solutions (CCHS)	no, none
Complete Communities Mobility Choices (CCMC)	yes, Mobility Zone 2
Communities of Concern (COC)	yes
San Diego Promise Zone (SDPZ)	yes
Central Urbanized Planned District (CUPD)	no

Overlay Zones

Airport Approach Overlay Zone (AAOZ)	no, none
Clairemont Mesa Height Limit Overlay Zone (CMHLOZ)	no
Coastal Height Limit Overlay Zone (CHLOZ)	no
Coastal Overlay Zone (COZ)	no, none
Coastal Overlay Zone First Public Roadway (COZFPR)	no
Community Plan Implementation Overlay Zone (CPIOZ)	no, none
Mission Trails Design District (MTDDOZ)	no, none
Mobile Home Park Overlay Zone (MHPOZ)	no
Parking Impact Overlay Zone (PIOZ)	no, none
Sensitive Coastal Overlay Zone (SCOZ)	no, none
Transit Area Overlay Zone (TAOZ)	no
Urban Village Overlay Zone (UVOZ)	no

Transportation

Parking Standards Transit Priority Area (PSTPA)	yes
Transit Priority Area (TPA)	yes
Affordable Housing Parking Demand	yes, high

Airports

ALUCP Airport Influence Area (AIA)	no, none
ALUCP Noise Contours (CNEL)	no, none
ALUCP Safety Zone	no, none
FAA Part 77 Noticing Area	no, none

Historic + Cultural Resources	
La Jolla Shores Archaeological Study Area (LJSASA)	no
Cultural Sensitivity Area	yes, Moderate
Paleontological Sensitivity Area	yes, High
Designated Historic District	no, none
Designated Historic Resource	no, none
Historic Review Exemption Area (HREA)	no
Environmentally Sensitive Lands (ESL)*	
Multiple Habitat Planning Area (MHPA)	no
Sensitive Vegetation	no, none
Vernal Pools	no
Non-Coastal Wetlands	no
Coastal Wetlands	no, none
Coastal Bluff	no, none
Coastal Beach	no, none
Steep Hillside	no
Special Floor Hazard Area	no
Flood Zone	X
Flood Zone Subtype	area of min. flood hazard
Source Cite	06073C_LOMC236
Fire	
Brush Management	yes, Native / Naturalized Vegetation
Very High Fire Hazard Severity Zone (VHFSZ)	yes
Geology and Soils	
Alquist-Priolo Earthquake Fault Zone	no, none
Earthquake Fault Buffers	no, none
Geologic Hazard Category	yes, 27
Elevation Contour 5 Fee (1999)	min. 265 max. 280
Slopes 25% or Greater (1999)	yes
Hydrology	
Watershed	San Diego Bay
Watershed Subarea	908.22 - Chollas
Environmentally Sensitive Area (ESA)	no
Areas of Special Biological Significance (ASBS)	no
School District	
Elementary School District	-
High School District	See Unified School District
Unified School District	Unified San Diego

* *indicates the probability of the presence of Environmentally Sensitive Land (ESL)*

OVERLAY ZONE INFORMATION

APN: 544-215-03-00

Base Zone

Zone Designation	RS-1-6

Planning Area

Community Plan Area (CPA)	ENCANTO NEIGHBORHOODS
General Plan Land Use Designation (GPLU)	Residential
Community Plan Land Use Designation (CPLU)	Residential - Low
Community Plan Land Use Density Range (CPLUDR)	Density High: (9 DU/acre) Density Low: (5 DU/acre)
Specific Plan Area (SPA)	no, none
Business Improvement District (BID)	no, none
Prime Industrial Land (PIL)	no, none
Proposition A Lands (PAL)	no, none
Sustainable Development Areas (SDA)	yes
Complete Communities Housing Solutions (CCHS)	no, none
Complete Communities Mobility Choices (CCMC)	yes, Mobility Zone 2
Communities of Concern (COC)	yes
San Diego Promise Zone (SDPZ)	yes
Central Urbanized Planned District (CUPD)	no

Overlay Zones

Airport Approach Overlay Zone (AAOZ)	no, none
Clairemont Mesa Height Limit Overlay Zone (CMHLOZ)	no
Coastal Height Limit Overlay Zone (CHLOZ)	no
Coastal Overlay Zone (COZ)	no, none
Coastal Overlay Zone First Public Roadway (COZFPR)	no
Community Plan Implementation Overlay Zone (CPIOZ)	no, none
Mission Trails Design District (MTDDOZ)	no, none
Mobile Home Park Overlay Zone (MHPOZ)	no
Parking Impact Overlay Zone (PIOZ)	no, none
Sensitive Coastal Overlay Zone (SCOZ)	no, none
Transit Area Overlay Zone (TAOZ)	no
Urban Village Overlay Zone (UVOZ)	no

Transportation

Parking Standards Transit Priority Area (PSTPA)	yes
Transit Priority Area (TPA)	yes
Affordable Housing Parking Demand	yes, high

Airports

ALUCP Airport Influence Area (AIA)	no, none
ALUCP Noise Contours (CNEL)	no, none
ALUCP Safety Zone	no, none
FAA Part 77 Noticing Area	no, none

Historic + Cultural Resources	
La Jolla Shores Archaeological Study Area (LJSASA)	no
Cultural Sensitivity Area	yes, Moderate
Paleontological Sensitivity Area	yes, High
Designated Historic District	no, none
Designated Historic Resource	no, none
Historic Review Exemption Area (HREA)	no
Environmentally Sensitive Lands (ESL)*	
Multiple Habitat Planning Area (MHPA)	no
Sensitive Vegetation	no, none
Vernal Pools	no
Non-Coastal Wetlands	no
Coastal Wetlands	no, none
Coastal Bluff	no, none
Coastal Beach	no, none
Steep Hillside	no
Special Floor Hazard Area	no
Flood Zone	X
Flood Zone Subtype	area of min. flood hazard
Source Cite	06073C_LOMC236
Fire	
Brush Management	yes, Native / Naturalized Vegetation
Very High Fire Hazard Severity Zone (VHFSZ)	yes
Geology and Soils	
Alquist-Priolo Earthquake Fault Zone	no, none
Earthquake Fault Buffers	no, none
Geologic Hazard Category	yes, 27
Elevation Contour 5 Fee (1999)	min. 250 max. 280
Slopes 25% or Greater (1999)	yes
Hydrology	
Watershed	San Diego Bay
Watershed Subarea	908.22 - Chollas
Environmentally Sensitive Area (ESA)	no
Areas of Special Biological Significance (ASBS)	no
School District	
Elementary School District	San Diego Unified
High School District	-
Unified School District	-

* *indicates the probability of the presence of Environmentally Sensitive Land (ESL)*

OVERLAY ZONE INFORMATION

APN: 544-215-04-00

Base Zone

Zone Designation	RS-1-6

Planning Area

Community Plan Area (CPA)	ENCANTO NEIGHBORHOODS
General Plan Land Use Designation (GPLU)	Residential
Community Plan Land Use Designation (CPLU)	Residential - Low
Community Plan Land Use Density Range (CPLUDR)	Density High: (9 DU/acre) Density Low: (5 DU/acre)
Specific Plan Area (SPA)	no, none
Business Improvement District (BID)	no, none
Prime Industrial Land (PIL)	no, none
Proposition A Lands (PAL)	no, none
Sustainable Development Areas (SDA)	yes
Complete Communities Housing Solutions (CCHS)	no, none
Complete Communities Mobility Choices (CCMC)	yes, Mobility Zone 2
Communities of Concern (COC)	yes
San Diego Promise Zone (SDPZ)	yes
Central Urbanized Planned District (CUPD)	no

Overlay Zones

Airport Approach Overlay Zone (AAOZ)	no, none
Clairemont Mesa Height Limit Overlay Zone (CMHLOZ)	no
Coastal Height Limit Overlay Zone (CHLOZ)	no
Coastal Overlay Zone (COZ)	no, none
Coastal Overlay Zone First Public Roadway (COZFPR)	no
Community Plan Implementation Overlay Zone (CPIOZ)	no, none
Mission Trails Design District (MTDDOZ)	no, none
Mobile Home Park Overlay Zone (MHPOZ)	no
Parking Impact Overlay Zone (PIOZ)	no, none
Sensitive Coastal Overlay Zone (SCOZ)	no, none
Transit Area Overlay Zone (TAOZ)	no
Urban Village Overlay Zone (UVOZ)	no

Transportation

Parking Standards Transit Priority Area (PSTPA)	yes
Transit Priority Area (TPA)	yes
Affordable Housing Parking Demand	yes, high

Airports

ALUCP Airport Influence Area (AIA)	no, none
ALUCP Noise Contours (CNEL)	no, none
ALUCP Safety Zone	no, none
FAA Part 77 Noticing Area	no, none

Historic + Cultural Resources	
La Jolla Shores Archaeological Study Area (LJSASA)	no
Cultural Sensitivity Area	yes, Moderate
Paleontological Sensitivity Area	yes, High
Designated Historic District	no, none
Designated Historic Resource	no, none
Historic Review Exemption Area (HREA)	no
Environmentally Sensitive Lands (ESL)*	
Multiple Habitat Planning Area (MHPA)	no
Sensitive Vegetation	no, none
Vernal Pools	no
Non-Coastal Wetlands	no
Coastal Wetlands	no, none
Coastal Bluff	no, none
Coastal Beach	no, none
Steep Hillside	no
Special Floor Hazard Area	no
Flood Zone	X
Flood Zone Subtype	area of min. flood hazard
Source Cite	06073C_LOMC236
Fire	
Brush Management	yes, Native / Naturalized Vegetation
Very High Fire Hazard Severity Zone (VHFSZ)	yes
Geology and Soils	
Alquist-Priolo Earthquake Fault Zone	no, none
Earthquake Fault Buffers	no, none
Geologic Hazard Category	yes, 27
Elevation Contour 5 Fee (1999)	min. 240 max. 265
Slopes 25% or Greater (1999)	yes
Hydrology	
Watershed	San Diego Bay
Watershed Subarea	908.22 - Chollas
Environmentally Sensitive Area (ESA)	no
Areas of Special Biological Significance (ASBS)	no
School District	
Elementary School District	-
High School District	see Unified School District
Unified School District	-

* *indicates the probability of the presence of Environmentally Sensitive Land (ESL)*

OVERLAY ZONE INFORMATION

APN: 544-215-05-00

Base Zone

Zone Designation	RS-1-6

Planning Area

Community Plan Area (CPA)	ENCANTO NEIGHBORHOODS
General Plan Land Use Designation (GPLU)	Residential
Community Plan Land Use Designation (CPLU)	Residential - Low
Community Plan Land Use Density Range (CPLUDR)	Density High: (9 DU/acre) Density Low: (5 DU/acre)
Specific Plan Area (SPA)	no, none
Business Improvement District (BID)	no, none
Prime Industrial Land (PIL)	no, none
Proposition A Lands (PAL)	no, none
Sustainable Development Areas (SDA)	yes
Complete Communities Housing Solutions (CCHS)	no, none
Complete Communities Mobility Choices (CCMC)	yes, Mobility Zone 2
Communities of Concern (COC)	yes
San Diego Promise Zone (SDPZ)	yes
Central Urbanized Planned District (CUPD)	no

Overlay Zones

Airport Approach Overlay Zone (AAOZ)	no, none
Clairemont Mesa Height Limit Overlay Zone (CMHLOZ)	no
Coastal Height Limit Overlay Zone (CHLOZ)	no
Coastal Overlay Zone (COZ)	no, none
Coastal Overlay Zone First Public Roadway (COZFPR)	no
Community Plan Implementation Overlay Zone (CPIOZ)	no, none
Mission Trails Design District (MTDDOZ)	no, none
Mobile Home Park Overlay Zone (MHPOZ)	no
Parking Impact Overlay Zone (PIOZ)	no, none
Sensitive Coastal Overlay Zone (SCOZ)	no, none
Transit Area Overlay Zone (TAOZ)	no
Urban Village Overlay Zone (UVOZ)	no

Transportation

Parking Standards Transit Priority Area (PSTPA)	yes
Transit Priority Area (TPA)	yes
Affordable Housing Parking Demand	yes, high

Airports

ALUCP Airport Influence Area (AIA)	no, none
ALUCP Noise Contours (CNEL)	no, none
ALUCP Safety Zone	no, none
FAA Part 77 Noticing Area	no, none

Historic + Cultural Resources	
La Jolla Shores Archaeological Study Area (LJSASA)	no
Cultural Sensitivity Area	yes, Moderate
Paleontological Sensitivity Area	yes, High
Designated Historic District	no, none
Designated Historic Resource	no, none
Historic Review Exemption Area (HREA)	no
Environmentally Sensitive Lands (ESL)*	
Multiple Habitat Planning Area (MHPA)	no
Sensitive Vegetation	no, none
Vernal Pools	no
Non-Coastal Wetlands	no
Coastal Wetlands	no, none
Coastal Bluff	no, none
Coastal Beach	no, none
Steep Hillside	no
Special Floor Hazard Area	no
Flood Zone	X
Flood Zone Subtype	area of min. flood hazard
Source Cite	06073C_LOMC236
Fire	
Brush Management	yes, Native / Naturalized Vegetation
Very High Fire Hazard Severity Zone (VHFSZ)	yes
Geology and Soils	
Alquist-Priolo Earthquake Fault Zone	no, none
Earthquake Fault Buffers	no, none
Geologic Hazard Category	yes, 27
Elevation Contour 5 Fee (1999)	min. 240 max. 265
Slopes 25% or Greater (1999)	yes
Hydrology	
Watershed	San Diego Bay
Watershed Subarea	908.22 - Chollas
Environmentally Sensitive Area (ESA)	no
Areas of Special Biological Significance (ASBS)	no
School District	
Elementary School District	-
High School District	see Unified School District
Unified School District	Unified San Diego

* *indicates the probability of the presence of Environmentally Sensitive Land (ESL)*

OVERLAY ZONE INFORMATION

APN: 544-215-10-00

Base Zone	
Zone Designation	RS-1-6
Planning Area	
Community Plan Area (CPA)	ENCANTO NEIGHBORHOODS
General Plan Land Use Designation (GPLU)	Residential
Community Plan Land Use Designation (CPLU)	Residential - Low
Community Plan Land Use Density Range (CPLUDR)	Density High: (9 DU/acre) Density Low: (5 DU/acre)
Specific Plan Area (SPA)	no, none
Business Improvement District (BID)	no, none
Prime Industrial Land (PIL)	no, none
Proposition A Lands (PAL)	no, none
Sustainable Development Areas (SDA)	yes
Complete Communities Housing Solutions (CCHS)	no, none
Complete Communities Mobility Choices (CCMC)	yes, Mobility Zone 2
Communities of Concern (COC)	yes
San Diego Promise Zone (SDPZ)	yes
Central Urbanized Planned District (CUPD)	no
Overlay Zones	
Airport Approach Overlay Zone (AAOZ)	no, none
Clairemont Mesa Height Limit Overlay Zone (CMHLOZ)	no
Coastal Height Limit Overlay Zone (CHLOZ)	no
Coastal Overlay Zone (COZ)	no, none
Coastal Overlay Zone First Public Roadway (COZFPR)	no
Community Plan Implementation Overlay Zone (CPIOZ)	no, none
Mission Trails Design District (MTDDOZ)	no, none
Mobile Home Park Overlay Zone (MHPOZ)	no
Parking Impact Overlay Zone (PIOZ)	no, none
Sensitive Coastal Overlay Zone (SCOZ)	no, none
Transit Area Overlay Zone (TAOZ)	no
Urban Village Overlay Zone (UVOZ)	no
Transportation	
Parking Standards Transit Priority Area (PSTPA)	yes
Transit Priority Area (TPA)	yes
Affordable Housing Parking Demand	yes, high
Airports	
ALUCP Airport Influence Area (AIA)	no, none
ALUCP Noise Contours (CNEL)	no, none
ALUCP Safety Zone	no, none
FAA Part 77 Noticing Area	no, none

Historic + Cultural Resources	
La Jolla Shores Archaeological Study Area (LJSASA)	no
Cultural Sensitivity Area	yes, Moderate
Paleontological Sensitivity Area	yes, High
Designated Historic District	no, none
Designated Historic Resource	no, none
Historic Review Exemption Area (HREA)	no
Environmentally Sensitive Lands (ESL)*	
Multiple Habitat Planning Area (MHPA)	no
Sensitive Vegetation	no, none
Vernal Pools	no
Non-Coastal Wetlands	no
Coastal Wetlands	no, none
Coastal Bluff	no, none
Coastal Beach	no, none
Steep Hillside	no
Special Floor Hazard Area	no
Flood Zone	X
Flood Zone Subtype	area of min. flood hazard
Source Cite	06073C_LOMC236
Fire	
Brush Management	yes, Native / Naturalized Vegetation
Very High Fire Hazard Severity Zone (VHFSZ)	yes
Geology and Soils	
Alquist-Priolo Earthquake Fault Zone	no, none
Earthquake Fault Buffers	no, none
Geologic Hazard Category	yes, 27
Elevation Contour 5 Fee (1999)	min. 270 max. 285
Slopes 25% or Greater (1999)	no
Hydrology	
Watershed	San Diego Bay
Watershed Subarea	908.22 - Chollas
Environmentally Sensitive Area (ESA)	no
Areas of Special Biological Significance (ASBS)	no
School District	
Elementary School District	San Diego Unified
High School District	see Unified School District
Unified School District	Unified San Diego

* *indicates the probability of the presence of Environmentally Sensitive Land (ESL)*

BASE ZONE INFORMATION

RS-1-6

§131.0403 Purpose of the RS (Residential--Single Unit) Zones

(a) The purpose of the RS zones is to provide appropriate regulations for the *development* of *single dwelling units* that accommodate a variety of *lot* sizes and residential dwelling types and which promote neighborhood quality, character, and livability. It is intended that these zones provide for flexibility in development regulations that allow reasonable use of property while minimizing adverse impacts to adjacent properties.

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	**Zones**						
	1st & 2nd >>	RS-						
	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6	7
Max permitted *density* (DU per *lot*)		1	1	1	1	1	1	1
Min lot area (sf)		40,000	20,000 (7)	15,000	10,000	8,000	6,000	5,000
Min lot dimensions								
Lot width (ft)		100	80	75	65	60	60	50
Street frontage (ft) [See Section 131.0442(a)]		100	80	75	65	60	60	50
Lot width (corner) (ft)		110	85	80	70	65	65	55
Lot depth (ft)		100	100	100	100	100	95	95
***Setback* requirements**								
Min Front *setback* (ft)		25 (1)	25 (1)	20 (1)	20 (1)	20 (1)	15 (1)	15 (1)
Min Side *setback* (ft) [Multiply number in table by actual lot width to calculate setback]		.08 (2)	.08 (2)	.08 (2)	.08 (2)	.08 (2)	.08 (2)	.08 (2)
Min *Street* side *setback* (ft) [Multiply number in table by actual lot width to calculate setback]		.10 (2)	.10 (2)	.10 (2)	.10 (2)	.10 (2)	.10 (2)	.10 (2)
Min Rear *setback* (ft)		25 (3)	25 (3)	20 (3)	20 (3)	20 (3)	15 (3)	13 (3)
Setback* requirements for resubdivided corner *lots [See Section 113.0246(f)]		applies	applies	applies	applies	applies	applies	applies
Max *structure height* (ft)		24/30 (4)	24/30 (4)	24/30 (4)	24/30 (4)	24/30 (4)	24/30 (4)	24/30 (4)

Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]	Zone Designator	**Zones**						
	1st & 2nd >>	RS-						
	3rd >>	1-	1-	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5	6	7
Lot coverage* for sloping *lots [See Section 131.0445(a)]		applies	applies	applies	applies	applies	applies	applies
Max *floor area ratio*		0.45	varies[(5)]	varies[(5)]	varies[(5)]	varies[(5)]	varies[(5)]	varies[(5)]
Max paving/ *hardscape* [See Section 131.0447]		applies	applies	applies	applies	applies	applies	applies
Accessory uses* and *structures [See Sections 131.0448 and 141.0307]		applies	applies	applies	applies	applies	applies	applies
Garage regulations [See Section 131.0449(a)]		applies	applies	applies	applies	applies	applies	applies
Building spacing [See Section 131.0450]		applies	applies	applies	applies	applies	applies	applies
Max third *story* dimensions [See Section 131.0460]		--	applies	applies	applies	applies	applies	applies
Architectural projections* and *encroachments [See Section 131.0461(a)]		applies	applies	applies	applies	applies	applies	applies
Supplemental requirements [See Section 131.0464(a)]		applies	applies	applies	applies	applies	applies	applies
***Bedroom* regulation**[(8)]		-	-	-	-	-	-	-
Refuse and Recyclable Material Storage [See Section 142.0805]		applies	applies	applies	applies	applies	applies	applies
Visibility Area [See Section 113.0273]		applies	applies	applies	applies	applies	applies	applies
***Dwelling Unit* Protection Regulations** [See Chapter 14, Article 3, Division 12]		applies	applies	applies	applies	applies	applies	applies

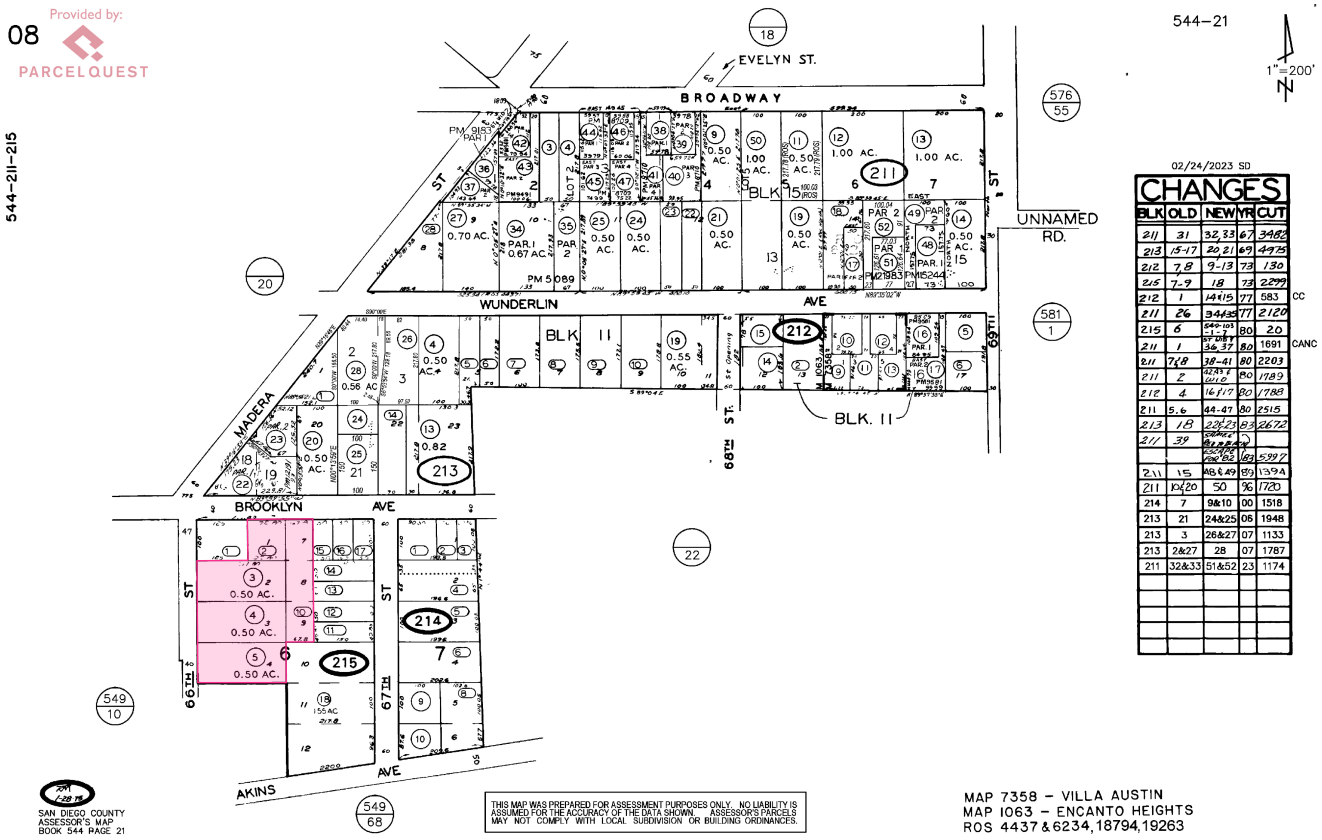
§131.0446 Maximum Floor Area Ratio in Residential Zones

(a) *Floor Area Ratio* for the RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, RS-1-7 Zones

(1) The maximum permitted *floor area ratio* is based on the lot area in accordance with Table 131-04J:

Table 131-04J
Maximum *Floor Area Ratio* in RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6 RS-1-7 Zones

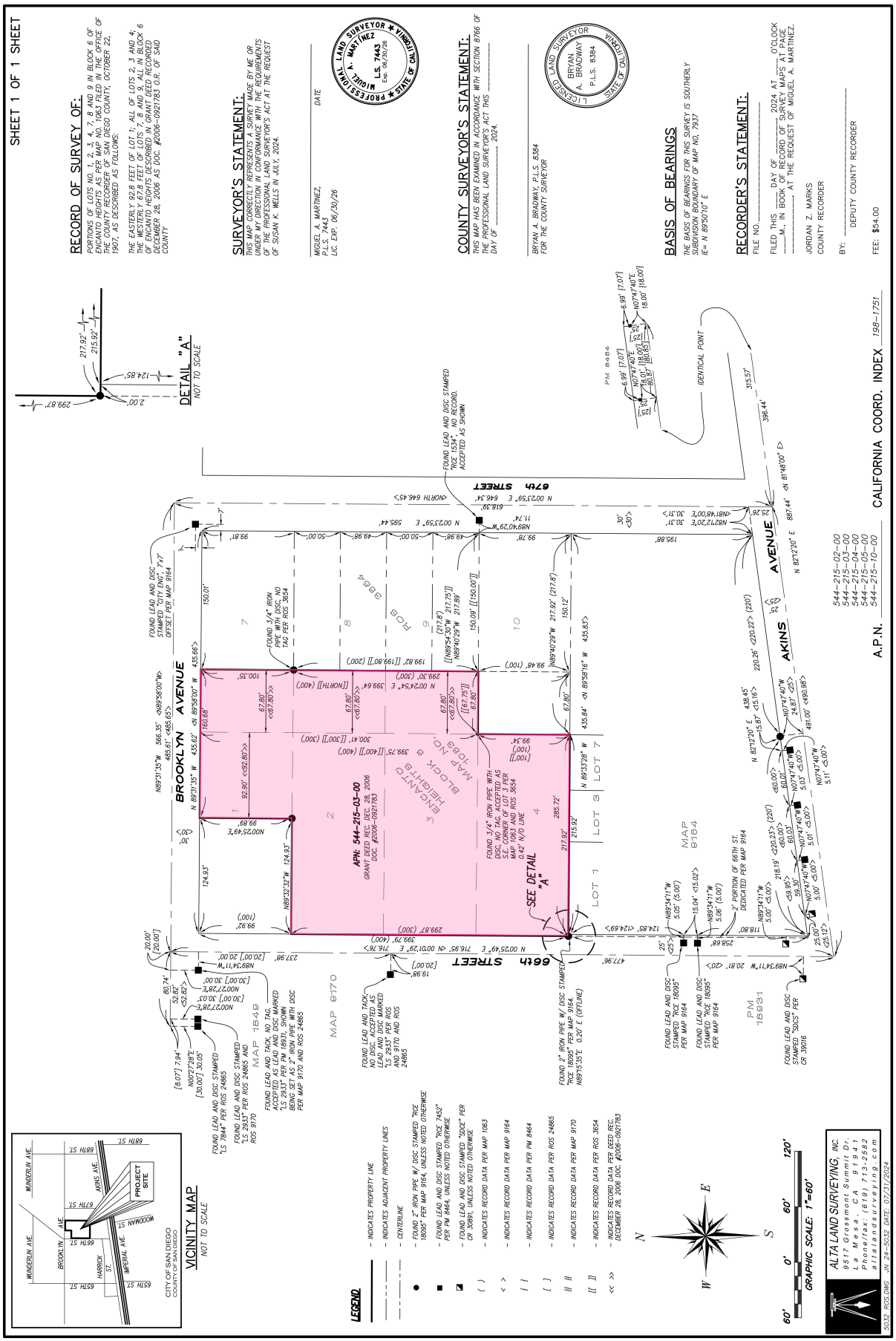
Lot Area (square feet)	*Floor Area Ratio*
3,000 and less	0.70
3,001 - 4,000	0.65
4.001 - 5,000	0.60
5,001 - 6,000	0.59
6,001 - 7,000	0.58
7,001 - 8,000	0.57
8,001 - 9,000	0.56
9,001 - 10,000	0.55
10,001 - 11,000	0.54
11,001 - 12,000	0.53
12,001 - 13,000	0.52
13,001 - 14,000	0.51
14,001 - 15,000	0.50
15,001 - 16,000	0.49
16,001 - 17,000	0.48
17,001 - 18,000	0.47
18,001 - 19,000	0.46
19,001 and greater	0.45

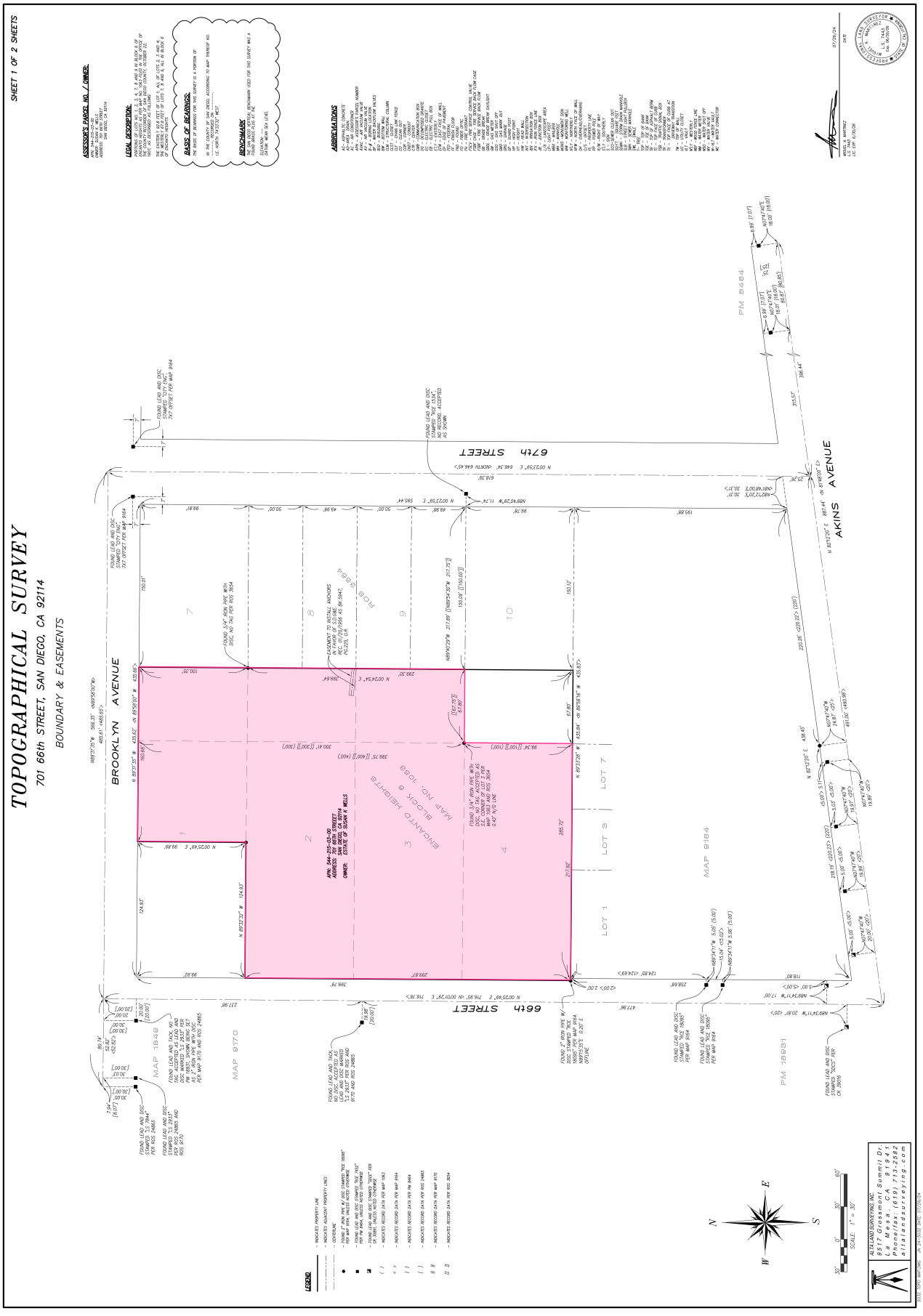


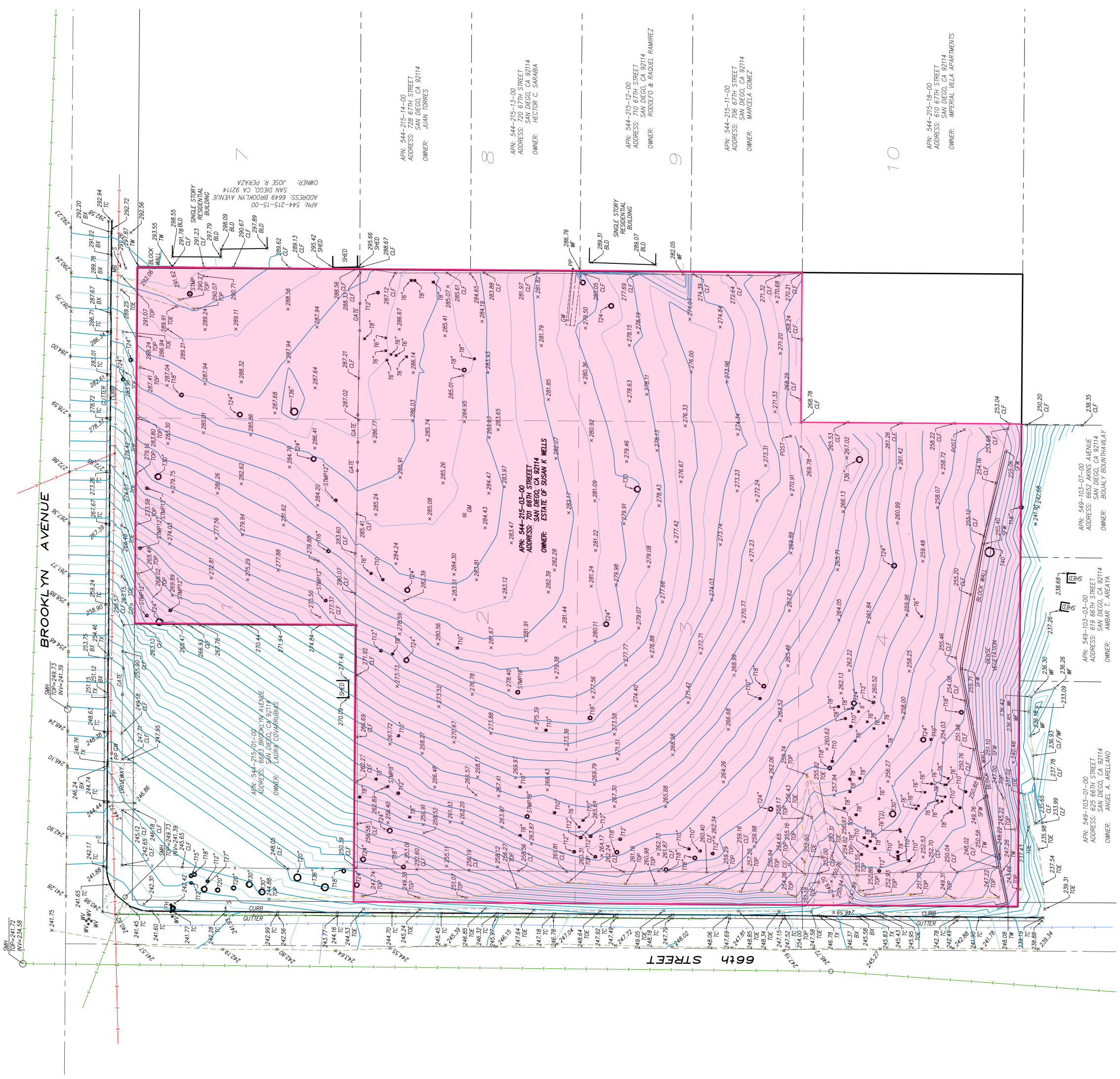
02/24/2023 SD

CHANGES

BLK	OLD	NEW	YR	CUT	
211	31	32,33	67	3482	
213	15-17	20,21	69	4975	
212	7,8	9-13	73	130	
215	7-9	18	73	2299	
212	1	14&15	77	583	CC
211	26	34&35	77	2120	
215	6	540-103 11-2 ST DEDI	80	20	
211	1	36,37	80	1691	CANC
211	7,8	38-41	80	2203	
211	2	42&43 W10'	80	1789	
212	4	16 & 17	80	1785	
211	5,6	44-47	80	2515	
213	18	22&23	83	2672	
211	39	48 & 50 EXCEPT E 100'	82	5992	
211	15	48 & 49	85	1394	
211	10&20	50	96	1720	
214	7	9&10	00	1518	
213	21	24&25	06	1948	
213	3	26&27	07	1133	
213	2&27	28	07	1787	
211	32&33	51&52	23	1174	


SHEET 1 OF 1 SHEET
RECORD OF SURVEY OF:
PORTIONS OF LOTS NO. 1, 2, 3, 4, 7, 8 AND 9 IN BLOCK 6 OF ENCANTO HEIGHTS AS PER MAP NO. 1063 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1907, AS DESCRIBED AS FOLLOWS:
THE EASTERLY 92.8 FEET OF LOT 1; ALL OF LOTS 2, 3 AND 4; THE WESTERLY 67.8 FEET OF LOTS 7, 8 AND 9, ALL IN BLOCK 6 OF ENCANTO HEIGHTS DESCRIBED IN GRANT DEED RECORDED DECEMBER 28, 2006 AS DOC. #2006-0921783 O.R. OF SAID COUNTY
SURVEYOR'S STATEMENT:
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF SUSAN K. WELLS IN JULY, 2024.
MIGUEL A. MARTINEZ, P.L.S. 7443
LIC. EXP. 06/30/26
DATE
PROFESSIONAL LAND SURVEYOR MIGUEL A. MARTINEZ LS. 7443 Exp. 06/30/26 STATE OF CALIFORNIA
COUNTY SURVEYOR'S STATEMENT:
THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS ACT THIS _____ DAY OF _____, 2024.
BRYAN A. BRADWAY, P.L.S. 8384
FOR THE COUNTY SURVEYOR
LICENSED LAND SURVEYOR BRYAN A. BRADWAY P.L.S. 8384 STATE OF CALIFORNIA
BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTHERLY SUBDIVISION BOUNDARY OF MAP NO. 7937 IE= N 89°50'10" E
RECORDER'S STATEMENT:
FILE NO.
FILED THIS ____ DAY OF _____, 2024 AT ____ O'CLOCK ____M., IN BOOK OF RECORD OF SURVEY MAPS AT PAGE _____, AT THE REQUEST OF MIGUEL A. MARTINEZ.
JORDAN Z. MARKS
COUNTY RECORDER
BY: _____ DEPUTY COUNTY RECORDER
FEE: $54.00
A.P.N. 544-215-10-00
544-215-05-00
544-215-04-00
544-215-03-00
544-215-02-00
CALIFORNIA COORD. INDEX 198-1751
DETAIL "A"
NOT TO SCALE
VICINITY MAP
NOT TO SCALE
PROJECT SITE
CITY OF SAN DIEGO
COUNTY OF SAN DIEGO
BROOKLYN AVE.
MUNDERLIN AVE.
AKINS AVE.
MOCKMAN ST.
IMPERIAL AVE.
HARROCK ST.
61ST ST
63RD ST
65TH ST
66TH ST
67TH ST
68TH ST
BROOKLYN AVENUE
AKINS AVENUE
66TH STREET
67TH STREET
ENCANTO HEIGHTS MAP NO. 1063 BLOCK 6
APN: 544-215-03-00
GRANT DEED REC. DEC. 28, 2006 DOC. #2006-0921783
SEE DETAIL "A"
LOT 1
LOT 3
LOT 7
MAP 9170
MAP 1649
MAP 9164
PM 18931
PM 8484
LEGEND
- INDICATES PROPERTY LINE
- INDICATES ADJACENT PROPERTY LINES
- CENTERLINE
- FOUND 2" IRON PIPE W/ DISC STAMPED "RCE 18095" PER MAP 9164, UNLESS NOTED OTHERWISE
- FOUND LEAD AND DISC STAMPED "RCE 7452" PER PM 8464, UNLESS NOTED OTHERWISE
- FOUND LEAD AND DISC STAMPED "SDCE" PER CR 30891, UNLESS NOTED OTHERWISE
- INDICATES RECORD DATA PER MAP 1063
- INDICATES RECORD DATA PER MAP 9164
- INDICATES RECORD DATA PER PM 8464
- INDICATES RECORD DATA PER ROS 24865
- INDICATES RECORD DATA PER MAP 9170
- INDICATES RECORD DATA PER ROS 3654
- INDICATES RECORD DATA PER DEED REC. DECEMBER 28, 2006 DOC. #2006-0921783
GRAPHIC SCALE: 1"=60'
60' 0' 60' 120'
N S E W
ALTA LAND SURVEYING, INC.
9517 Grossmont Summit Dr.
La Mesa, CA 91941
Phone/fax: (619) 713-2582
altalandsurveying.com
5032 ROS.DWG JN. 24-5032 DATE: 07/31/2024


SHEET 1 OF 2 SHEETS
TOPOGRAPHICAL SURVEY
701 66th STREET, SAN DIEGO, CA 92114
BOUNDARY & EASEMENTS
ASSESSOR'S PARCEL NO. / OWNER:
APN: 544-215-03-00
ADDRESS: 701 66TH STREET
SAN DIEGO, CA 92114
LEGAL DESCRIPTION:
PORTIONS OF LOTS 1, 2, 3, 7, 8 AND 9 IN BLOCK A OF ENCANTO HEIGHTS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1983, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1913.
THE EASTERLY 1 FEET OF LOT 1, ALL OF LOTS 2, 3 AND 4, AND THE WESTERLY 1 FEET OF LOTS 7, 8 AND 9, ALL IN BLOCK A OF ENCANTO HEIGHTS
BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS A PORTION OF
N 74° 7'43"E
BEING THE COUNTY OF SAN DIEGO, ACCORDING TO MAP THEREOF NO. 1983, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1913.
LC NORTH 74°25'32" WEST
BENCHMARK
THE APPLIED DATUM, BENCHMARK USED FOR THIS SURVEY WAS A
CITY OF SAN DIEGO
DATUM: MEAN SEA LEVEL
ABBREVIATIONS
AC - ASPHALTIC CONCRETE
AD - AREA DRAIN
ADJ - ADJUSTMENT
APN - ASSESSOR'S PARCEL NUMBER
B.F. - BOTTOM OF FOUNDATION
B.F.W. - BEARING FACE OF WALL
BFP - BACKFLOW PREVENTER VALVE
BM - BENCH MARK
BOW - BACK OF WALK
CLR - CLEAROUT
COL - CENTERLINE COLUMN
CONC - CONCRETE
CO - CLEAN OUT
CONC - CONCRETE
CONST - CONSTRUCTION
COR - CORNER
CMU - CONCRETE MASONRY UNIT
DWG - DRAWING
EB - ELECTRIC PULL BOX
EL - ELEVATION
EOA - EXIT FACE OF WALL
EOW - EXIT FACE OF WALL
FD - FOUND
FF - FINISH FLOOR
FH - FIRE HYDRANT
FIRE - FIRE SERVICE COVERED WATER
FIRE - FIRE SERVICE DOUBLE CHECK VALVE
GB - GRADE BREAK
GBF - GRADE BREAK FLOW
GM - GAS METER
GRD - GROUND
GRVD - GALVANIZED IRON
GV - GATE VALVE
HP - HIGH POINT
IP - IRON PIPE
IRR - IRRIGATION
LP - LOW POINT
MH - MANHOLE
MW - MASONRY WALL
P - PROPERTY LINE
PB - PRECISION BOX
PCC - PORTLAND CEMENT CONCRETE
PI - POINT OF INTERSECTION
PL - PROPERTY LINE
PM - PARCEL MAP
POB - POINT OF BEGINNING
R - RADIUS
RCP - REINFORCED CONCRETE PIPE
RD - ROOF DRAIN
RW - RETAINING WALL
SD - STORM DRAIN
SDMH - STORM DRAIN MANHOLE
SS - SANITARY SEWER
SSMH - SANITARY SEWER MANHOLE
TB - TOP OF BANK
TBW - TOP OF BACK OF WALK
TC - TOP OF CURB
TF - TOP OF FOOTING
TOW - TOP OF WALL
TW - TOP OF WATER
TYP - TYPICAL
UG - UNDERGROUND
VC - VALLEY CURVE
VG - VALLEY GUTTER
WF - WOOD FENCE
WM - WATER METER
WMH - WATER METER BOX
WV - WATER VALVE
WW - WOOD WALL
LEGEND
- INDICATES PROPERTY LINE
- INDICATES ADJACENT PROPERTY LINES
- FOUND 3" IRON PIPE W/ DISC STAMPED "PLS 18065" PER MAP 9164, UNLESS NOTED OTHERWISE
- FOUND LEAD AND DISC STAMPED "PLS 4625" PER MAP 9164, UNLESS NOTED OTHERWISE
- FOUND LEAD AND DISC STAMPED "LS 6827" PER MAP 1983, UNLESS NOTED OTHERWISE
- INDICATES RECORD DATA PER MAP 1983
- INDICATES RECORD DATA PER MAP 9164
- INDICATES RECORD DATA PER PM 8484
- INDICATES RECORD DATA PER ROS 24865
- INDICATES RECORD DATA PER MAP 9170
- INDICATES RECORD DATA PER ROS 3654
BROOKLYN AVENUE
AKINS AVENUE
66th STREET
67th STREET
ENCANTO HEIGHTS
MAP NO. 1983
BLOCK B
APN: 544-215-03-00
ADDRESS: 701 66TH STREET
SAN DIEGO, CA 92114
OWNER: ESTATE OF JOSIAH K. WELLS
MAP 1849
MAP 9170
MAP 9164
PM 8484
PM 18931
LOT 1
LOT 8
LOT 7
FOUND LEAD AND DISC STAMPED "LS 7944" PER ROS 24865
FOUND LEAD AND DISC STAMPED "LS 6827" PER ROS 24865 AND ROS 9170
FOUND LEAD AND TACK NO TAG ACCEPTED AS LEAD AND DISTURBED, 0.5' EAST AND 0.5' NORTH OF PM 18931 SHOWN BEING SET 2" IRON PIPE WITH DISC AS PER MAP 18931 AND PER ROS 24865
FOUND LEAD AND TACK NO TAG ACCEPTED AS LEAD AND DISTURBED, 0.5' EAST AND 0.5' NORTH OF PM 18931 SHOWN BEING SET 2" IRON PIPE WITH DISC AS PER MAP 18931 AND PER ROS 24865
FOUND LEAD AND TACK NO TAG ACCEPTED AS LEAD AND DISTURBED, 0.5' EAST AND 0.5' NORTH OF PM 18931 SHOWN BEING SET 2" IRON PIPE WITH DISC AS PER MAP 18931 AND PER ROS 24865
FOUND LEAD AND DISC STAMPED "LS 6827" PER ROS 24865 AND ROS 9170
FOUND LEAD AND DISC STAMPED "LS 6827" PER ROS 24865
FOUND LEAD AND DISC STAMPED "CITY ENG." TIE OFFSET PER MAP 9164
FOUND LEAD AND DISC STAMPED "CITY ENG." TIE OFFSET PER MAP 9164
FOUND LEAD AND DISC STAMPED "CITY ENG." NO RECORD, ACCEPTED AS SHOWN
FOUND 3/4" IRON PIPE WITH TAG STAMPED "LS 3654" 0.2' EAST OF LOT LINE AND 0.4' NORTH OF LOT LINE
FOUND 3" IRON PIPE W/ DISC STAMPED "PLS 18065" PER MAP 9164 NORTH 0.52' EAST 0.20'
FOUND LEAD AND TACK NO TAG ACCEPTED AS LEAD AND DISTURBED, 0.5' EAST AND 0.5' NORTH OF PM 18931 SHOWN BEING SET 2" IRON PIPE WITH DISC AS PER MAP 18931 AND PER ROS 24865
FOUND LEAD AND DISC STAMPED "PLS 18065" PER MAP 9164
FOUND LEAD AND DISC STAMPED "PLS 18065" PER MAP 9164
FOUND LEAD AND DISC STAMPED "LS 6827" PER ROS 24865 AND ROS 9170
EASEMENT TO INSTALL ANCHORS 7.5' WIDE, 10' LONG REC: 10/20/1966 AS SM-3442, PG 225, OR
ALTA LAND SURVEYING INC.
9517 Grossmont Summit Dr.
La Mesa, CA 91941
Phone/fax: (619) 713-2682
altalandsurveying.com
SCALE: 1" = 30'
07/26/24
DATE
R. MATTHEW LEE
L.S. 7443
Exp. 09/30/26
LICENSED LAND SURVEYOR
STATE OF CALIFORNIA
R. MATTHEW LEE
L.S. 7443
EXP. 9/30/26
LS. MARTINEZ
L.S. 6827
EXP. 6/30/26


BROOKLYN AVENUE
66th STREET

SETBACKS

Setbacks	**Base Zone**	**ADUs**
Min. Front Setback (1)	15’	15’
Min. Side Setback (2)	0.08’	4’
Min. Street Setback (2)	0.10’	0.10’
Min Rear Setback (3)	15’	4’

(1) For Lots where at least one-half of the front 50’ of the Lot depth has a minimum slope gradient of 25%, the Setback closest to the Street Frontage may e reduced to a minimum 6’.

(2) For Lots greater than 50’ in width, the required side Setbacks may be reallocated where the combined dimension of each side Setback would meet or exceed the combined total required in Table 131-04D, in which case side Setbacks shall not be reduced to less than 4’, + the Street side Setback shall not be reduced to less than 10’. Once a side Setback is reallocated + established at a dimension less than the percentage indicated in Table 131-04D., all additions to the Primary Structure thereafter shall maintain the established side Setback.

(3) The required rear Setback is at least the dimension shown in Tables 131-04C + 131-04D, except as follows:

- (i) For Lots less than 100’ in depth, the rear Setback is at least 10% of the lot depth, but not less than 5’,
- (ii) For Lots greater than 150’ in depth, the rear Setback is at least 10% of the lot depth or the dimension shown in Tables 131-04C + 131-04D, whichever is greater.

PROPOSED DEVELOPMENT A

				market rate	affordable*	unit total
Lot 01	Dwelling Unit	750sf	2-Bed. / 1.5-Bath.	1		
	ADUs	750sf	2-Bed. / 1.5-Bath.	28	28	
				29 total	**28 total**	**57 total units**

PROPOSED DEVELOPMENT B

				market rate	affordable*	unit total
Lot 01	Dwelling Unit	750sf	2-Bed. / 1.5-Bath.	1		
	ADUs	750sf	2-Bed. / 1.5-Bath.	5	4	
Lot 02	Dwelling Unit	750sf	2-Bed. / 1.5-Bath.	1		
	ADUs	750sf	2-Bed. / 1.5-Bath.	8	8	
Lot 03	Dwelling Unit	750sf	2-Bed. / 1.5-Bath.	1		
	ADUs	750sf	2-Bed. / 1.5-Bath.	8	8	
Lot 04	Dwelling Unit	750sf	2-Bed. / 1.5-Bath.	1		
	ADUs	750sf	2-Bed. / 1.5-Bath.	6	6	
				31 total	**26 total**	**57 total units**

PROPOSED DEVELOPMENT C

				market rate	affordable*	unit total
Lot 01	Dwelling Unit	750sf	2-Bed. / 1.5-Bath.	1		
	ADUs	750sf	2-Bed. / 1.5-Bath.	5	4	
Lot 02	Dwelling Unit	750sf	2-Bed. / 1.5-Bath.	1		
	ADUs	750sf	2-Bed. / 1.5-Bath.	8	8	
Lot 03	Dwelling Unit	750sf	2-Bed. / 1.5-Bath.	1		
	ADUs	750sf	2-Bed. / 1.5-Bath.	8	8	
Lot 04	Dwelling Unit	750sf	2-Bed. / 1.5-Bath.	1		
	ADUs	750sf	2-Bed. / 1.5-Bath.	6	6	
				31 total	**26 total**	**57 total units**

PROPOSED DEVELOPMENT D

				market rate	affordable*	unit total
Lot 01	Dwelling Unit	2,500sf +/-	3/4-Bed. / 2.5/1.5-Bath.	1		
	ADUs	up to 1,200sf	2/3-Bed. / 2/1.5-Bath.	1		
Lot 02	Dwelling Unit	2,500sf +/-	3/4-Bed. / 2.5/1.5-Bath.	1		
	ADUs	up to 1,200sf	2/3-Bed. / 2/1.5-Bath.	1		
Lot 03	Dwelling Unit	2,500sf +/-	3/4-Bed. / 2.5/1.5-Bath.	1		
	ADUs	up to 1,200sf	2/3-Bed. / 2/1.5-Bath.	1		
Lot 04	Dwelling Unit	2,500sf +/-	3/4-Bed. / 2.5/1.5-Bath.	1		
	ADUs	up to 1,200sf	2/3-Bed. / 2/1.5-Bath.	1		
Lot 05	Dwelling Unit	2,500sf +/-	3/4-Bed. / 2.5/1.5-Bath.	1		
	ADUs	up to 1,200sf	2/3-Bed. / 2/1.5-Bath.	1		
				10 total		**10 total units**

PROPOSED DEVELOPMENT E

				market rate	affordable*	unit total
Lot 01	Dwelling Unit	2,500sf +/-	3/4-Bed. / 2.5/1.5-Bath.	1		
	ADUs	up to 1,200sf	2/3-Bed. / 2/1.5-Bath.	1		
Lot 02	Dwelling Unit	2,500sf +/-	3/4-Bed. / 2.5/1.5-Bath.	1		
	ADUs	up to 1,200sf	2/3-Bed. / 2/1.5-Bath.	1		
Lot 03	Dwelling Unit	2,500sf +/-	3/4-Bed. / 2.5/1.5-Bath.	1		
	ADUs	up to 1,200sf	2/3-Bed. / 2/1.5-Bath.	1		
Lot 04	Dwelling Unit	2,500sf +/-	3/4-Bed. / 2.5/1.5-Bath.	1		
	ADUs	up to 1,200sf	2/3-Bed. / 2/1.5-Bath.	1		
Lot 05	Dwelling Unit	2,500sf +/-	3/4-Bed. / 2.5/1.5-Bath.	1		
	ADUs	up to 1,200sf	2/3-Bed. / 2/1.5-Bath.	1		
Lot 06	Dwelling Unit	2,500sf +/-	3/4-Bed. / 2.5/1.5-Bath.	1		
	ADUs	up to 1,200sf	2/3-Bed. / 2/1.5-Bath.	1		
Lot 07	Dwelling Unit	2,500sf +/-	3/4-Bed. / 2.5/1.5-Bath.	1		
	ADUs	up to 1,200sf	2/3-Bed. / 2/1.5-Bath.	1		
				14 total		**14 total units**

** see next few pages for more information on affordable housing*

ADU Bonus Program (SDMC 141.0302(c)(2)(H))

(H) *ADU* Bonus for Affordable *ADUs*. One additional *ADU* shall be permitted for every *ADU* on the *premises* that is set aside as affordable to *very low income* and *low income* households for a period of not less than 10 years, or as affordable to *moderate income* households for a period of not less than 15 years, guaranteed through a written agreement and a deed of trust securing the agreement, entered into by the *applicant* and the President and Chief Executive Officer of the San Diego Housing Commission.

(i) There is no limit on the number of bonus *ADUs* within a *Sustainable Development Area*.

(ii) One bonus *ADU* is permitted outside a *Sustainable Development Area*.

(iii) For *ADUs* to be counted as affordable and meet the requirements of this Section, the qualifying criteria in Table 141-03A shall be met.

Table 141-03A
Qualifying Criteria for Affordable *ADU* Bonus

	Rental *ADUs*	**For-Sale *ADUs*[1]**
	shall be affordable, including an allowance for utilities, at a rent that does not exceed:	**shall be affordable at an affordable housing cost that does not exceed:**
***Very Low Income* households**	30 percent of 50 percent of the area median income, as adjusted for family size appropriate for the unit.	30 percent of 50 percent of the area median income, as adjusted for family size appropriate for the unit.
***Low Income* households**	30 percent of 60 percent of the area median income, as adjusted for family size appropriate for the unit.	30 percent of 70 percent of the area median income, as adjusted for family size appropriate for the unit.
***Moderate Income* households**	30 percent of 110 percent of the area median income, as adjusted for family size appropriate for the unit.	35 percent of 110 percent of the area median income, as adjusted for family size appropriate for the unit.

Inclusionary Affordable Housing Requirement (SDMC 142.1304)

From July 1, 2020 through June 30, 2024, the requirements of subsections (a) and (b) of this Section shall be implemented incrementally as set forth in the Inclusionary Affordable Housing Implementation and Monitoring Procedures Manual on file with the San Diego Housing Commission (Procedures Manual). Effective July 1, 2024, all residential *development* subject to this Division shall include inclusionary *dwelling units* as follows:

(a) Rental residential *development*:

At least 10 percent of the total *dwelling units* in the *development* shall be made available for rent by *very low income* households or *low income* households at a cost, including an allowance for utilities, that does not exceed 30 percent of 60 percent of *median income*.

(b) For-sale residential *development*:

(1) At least 10 percent of the total *dwelling units* in the *development* shall be made available for purchase at a cost affordable to *median income* households; or

(2) At least 15 percent of the total *dwelling units* in the *development* shall be made available for purchase at a cost affordable to *moderate income* households.

(c) The *applicant* may propose a combination of inclusionary *dwelling units* required by this Division. The proposal shall be considered by the San Diego Housing Commission in accordance with this Division and the Procedures Manual. The proposal shall be approved if the combination provides substantially the same or greater level of affordability as required by this Division and provides the same or greater number of inclusionary *dwelling units* required by this Division.

(d) For any partial inclusionary *dwelling unit* calculated, the *applicant* shall pay a prorated amount of the Inclusionary In Lieu Fee in accordance with Section 142.1306 or provide an additional inclusionary *dwelling unit*.

(e) *Development* of inclusionary *dwelling units* shall be subject to the following:

(1) The inclusionary *dwelling units* shall be constructed at the same time as the market-rate *dwelling units* and receive final inspection approval from the Building Official no later than the date that the market-rate *dwelling units* receive final inspection approval from the Building Official. The *applicant* may seek an alternative *development* schedule in accordance with Sections 142.1310 and 142.1311.

(2) The inclusionary *dwelling units* shall be comparable in *bedroom* mix, design, and overall quality of construction to the market-rate *dwelling units* in the *development*, as determined by the San Diego Housing Commission, except that the inclusionary *dwelling units* shall not be required to exceed three *bedrooms* per *dwelling unit*. The square footage and interior features of the inclusionary *dwelling units* shall be good quality and consistent with current building standards for new housing in the City of San Diego. For purposes of calculating total *bedroom* count for inclusionary *dwelling units* on a different *premises* from the *development*, the *applicant* may provide different *bedroom* mixes to meet the total *dwelling unit* and *bedroom* count minimums as follows:

(A) An affordable studio *dwelling unit* or a micro unit shall count as 60 percent of an affordable *bedroom*;

(B) An affordable *SRO hotel room* shall count as 40 percent of an affordable *bedroom*; and

(C) Any calculations resulting in fractional units shall round up to the next whole number.

(3) Sale or lease of the inclusionary *dwelling units* shall follow the marketing requirements and procedures in the Procedures Manual.

Very low income, *low income*, and *moderate income* households located in an area identified as a Low Resource or High Segregation and Poverty Resource California Tax Credit Allocation Committee (CTCAC) Opportunity Area when the *development* application is *deemed complete* shall receive priority preference for new covenant-restricted *dwelling units* created under this section.

(4) *Development* of the inclusionary *dwelling units* shall follow all other requirements in the Procedures Manual.

(5) When the inclusionary *dwelling units* are located on a different *premises* from the *development,* the *applicant* shall record a deed restriction prior to the issuance of the first Building Permit that:

(A) Documents the required number of affordable *dwelling units* to be provided; and

(B) Assigns foreclosure rights of the *development premises* to the San Diego Housing Commission as follows:

(i) For new *development,* if the affordable *dwelling units* have not received a certificate of occupancy within 54 months of the issuance of the first Building Permit.

(ii) For an existing *structure(s)* if the affordable *dwelling units* have not received a certificate of occupancy within 36 months of the issuance of the first Building Permit.

(f) Rental inclusionary *dwelling units* shall remain affordable for a period of not less than 55 years from the date of final inspection for the *development* or applicable phase of the *development*.

(g) For-sale inclusionary *dwelling units* shall be owner-occupied and the San Diego Housing Commission shall cause the for-sale inclusionary *dwelling units* to be subject to documentation ensuring the following:

(1) The owner and the San Diego Housing Commission shall share equity in a for-sale inclusionary *dwelling unit*. For the purpose of this Section 142.1304, equity shall be defined in the Procedures Manual. Shared equity shall be measured by the difference between the unrestricted fair market value of the inclusionary *dwelling unit* on the date of the first resale and the original unrestricted fair market value of the inclusionary *dwelling unit* at the time of its initial acquisition. Any equity calculation shall be based on an appraisal approved by the San Diego Housing Commission and shall consider the actual costs of any San Diego Housing Commission-approved improvements to the inclusionary *dwelling unit*. If the San Diego Housing Commission's calculation results in a negative number, the equity is deemed to be zero.

(2) The owner and the San Diego Housing Commission shall share the equity earned during the owner's first 15 years of ownership at the time of the first resale, refinance, or transfer of the for-sale inclusionary *dwelling unit* in accordance with the table in the Procedures Manual. The San Diego Housing Commission may waive the requirement to share equity if the for-sale inclusionary *dwelling unit* is sold to another *median income* household or *moderate income* household in compliance with the Procedures Manual.

(3) Upon any sale or transfer of the inclusionary *dwelling unit* by the original owner, whenever it occurs, the San Diego Housing Commission shall also receive that sum calculated as the difference between the original unrestricted fair market value of the inclusionary *dwelling unit* and the restricted value of the inclusionary *dwelling unit* at the time of the original sale, as determined by an appraisal approved by the San Diego Housing Commission.

(4) The owner shall sell the inclusionary *dwelling unit* at no less than fair market value unless sold to another *median income* household or *moderate income* household in compliance with the Procedures Manual.

(5) Unless otherwise required by law, all promissory note repayments, shared equity payments, or other payments collected under this Section 142.1304(g) shall be deposited into the Affordable Housing Fund.

(h) Residential *development* that intends to provide affordable *dwelling units* as a condition of the *development* and has an application for a *development permit,* for a *subdivision,* or for a Building Permit *deemed complete* before July 1, 2020 shall be subject to the version of these Inclusionary Affordable Housing Regulations in effect prior to July 1, 2020, as set forth in the Procedures Manual.

SAN DIEGO HOUSING COMMISSION INCOME AND RENT CALCULATIONS

U.S. Department of Housing and Urban Development 2024 SAN DIEGO MEDIAN INCOME: $119,500

Note: The table contains income limits for 2024 extremely low, very low and low income, as adjusted for family size and other factors adopted and amended from time to time by the U.S. Department of Housing and Urban Development (HUD). HUD adjusted San Diego Very Low Income limits for a "high housing cost area" factor.

Family Size	Unit Size	Extremely Low Income 30% AMI (Adjusted by HUD) ANNUAL INCOME[1]	GROSS RENT[2]	TCAC*[3]		35% AMI (Adjusted by HUD) ANNUAL INCOME[1]	GROSS RENT[2]	TCAC*[3]	40% AMI (Adjusted by HUD) ANNUAL INCOME[1]	GROSS RENT[2]	TCAC*[3]
ONE	STUDIO	$31,850	$796	$795		$37,150	$929	$928	$42,450	$1,061	$1,061
TWO	1-BR	$36,400	$910	$852		$42,450	$1,061	$994	$48,500	$1,213	$1,136
THREE	2-BR	$40,950	$1,024	$1,023		$47,750	$1,194	$1,193	$54,550	$1,364	$1,364
FOUR	3-BR	$45,450	$1,136	$1,182		$53,050	$1,326	$1,379	$60,600	$1,515	$1,576
FIVE	4-BR	$49,100	$1,228	$1,318		$57,300	$1,433	$1,538	$65,450	$1,636	$1,758
SIX	5-BR	$52,750	$1,319	$1,454		$61,550	$1,539	$1,697	$70,300	$1,758	$1,939
SEVEN	6-BR	$56,400	$1,410			$65,800	$1,645		$75,150	$1,879	
EIGHT		$60,000				$70,050			$80,000		

Family Size	Unit Size	Very Low Income 50% AMI (Adjusted by HUD) ANNUAL INCOME[1]	GROSS RENT[2]	TCAC*[3]	"Low HOME"[3]	10 years 60% AMI (Adjusted by HUD) ANNUAL INCOME[1]	GROSS RENT[2]	TCAC*[3]	65% AMI (Adjusted by HUD) ANNUAL INCOME[1]	GROSS RENT[2]	"High HOME"[3]
ONE	STUDIO	$53,050	$1,326	$1,326	$1,326	$63,660	$1,592	$1,591	$68,950	$1,724	$1,779
TWO	1-BR	$60,600	$1,515	$1,420	$1,420	$72,720	$1,818	$1,704	$78,800	$1,970	$1,907
THREE	2-BR	$68,200	$1,705	$1,705	$1,705	$81,840	$2,046	$2,046	$88,650	$2,216	$2,291
FOUR	3-BR	$75,750	$1,894	$1,970	$1,970	$90,900	$2,273	$2,364	$98,500	$2,463	$2,638
FIVE	4-BR	$81,850	$2,046	$2,197	$2,197	$98,220	$2,456	$2,637	$106,400	$2,660	$2,923
SIX	5-BR	$87,900	$2,198	$2,424	$2,424	$105,480	$2,637	$2,909	$114,250	$2,856	$3,207
SEVEN	6-BR	$93,950	$2,349		$2,651	$112,740	$2,819		$122,150	$3,054	$3,490
EIGHT		$100,000				$120,000			$130,000		

Family Size	Unit Size	70% AMI (Adjusted by HUD) ANNUAL INCOME[1]	GROSS RENT[2]	Low Income 80% AMI (Adjusted by HUD) ANNUAL INCOME[1]	GROSS RENT[2]	100% Area Median Income (No HUD adjustment) ANNUAL INCOME[1]	GROSS RENT[2]	15 years 110% AMI (No HUD adjustment) ANNUAL INCOME[1]	GROSS RENT[2]	120% (Adjusted by HUD) ANNUAL INCOME[1]	GROSS RENT[2]
ONE	STUDIO	$74,250	$1,856	$84,900	$2,123	$83,650	$2,091	$92,000	$2,300	$100,400	$2,510
TWO	1-BR	$84,850	$2,121	$97,000	$2,425	$95,600	$2,390	$105,150	$2,629	$114,700	$2,868
THREE	2-BR	$95,450	$2,386	$109,150	$2,729	$107,550	$2,689	$118,300	$2,958	$129,050	$3,226
FOUR	3-BR	$106,050	$2,651	$121,250	$3,031	$119,500	$2,988	$131,450	$3,286	$143,400	$3,585
FIVE	4-BR	$114,550	$2,864	$130,950	$3,274	$129,050	$3,226	$141,950	$3,549	$154,850	$3,871
SIX	5-BR	$123,000	$3,075	$140,650	$3,516	$138,600	$3,465	$152,500	$3,813	$166,350	$4,159
SEVEN	6-BR	$131,500	$3,288	$150,350	$3,759	$148,200	$3,705	$163,000	$4,075	$177,800	$4,445
EIGHT		$140,000		$160,050		$157,750		$173,500		$189,300	

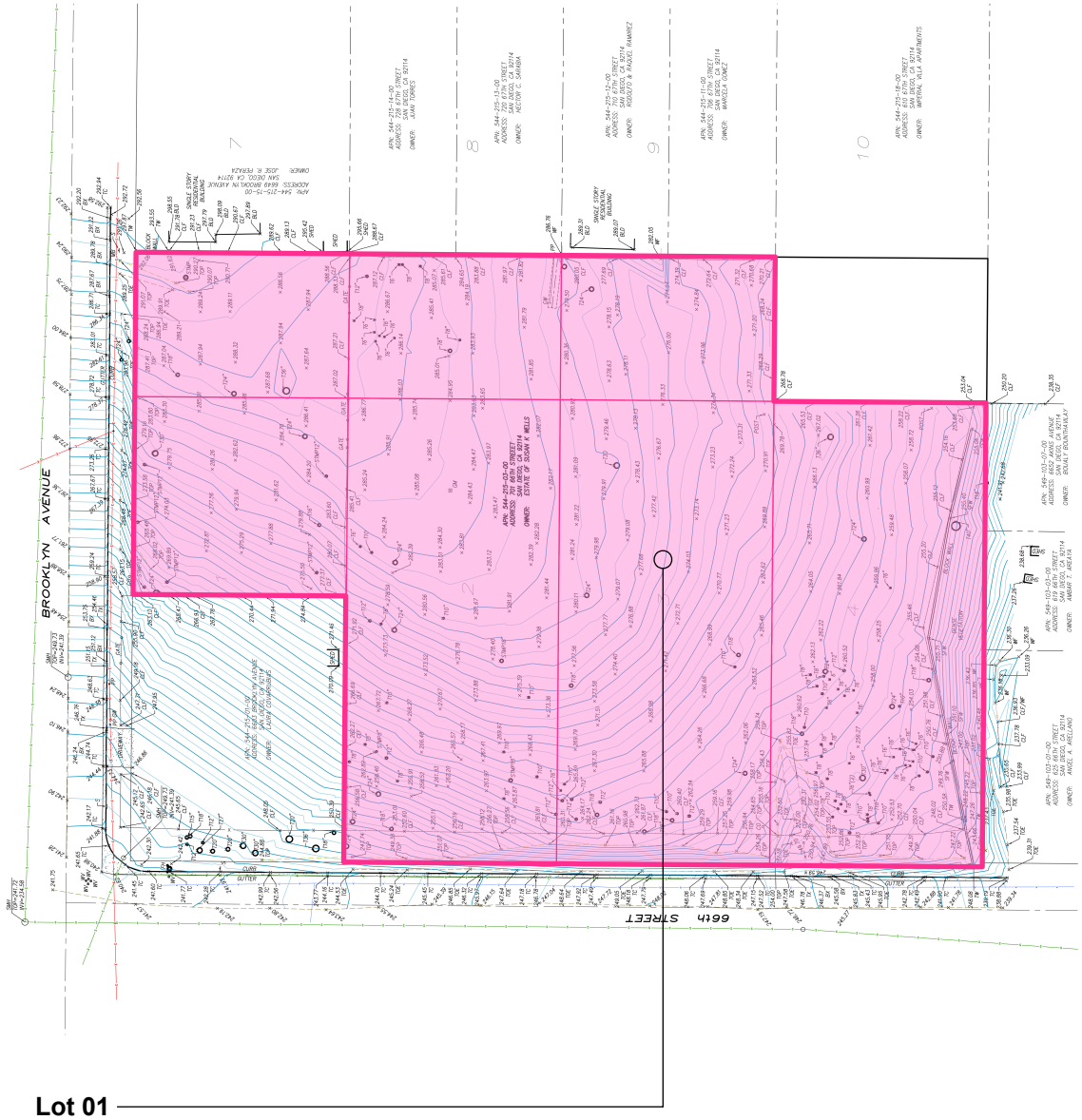
* TCAC = Tax Credit Allocation Committee

1. Annual Income = Gross annual income adjusted by family size for Area Median Income (AMI) level. May contain additional adjustments as determined annually by HUD.
2. Gross rent minus utility allowance = maximum cash rent. See the "San Diego Housing Commission Utility Allowance Schedule" to calculate the utility allowance based on the project's actual utility mix.
3. For projects with multiple funding sources, use the lowest rents applicable and/or apply HUDs MTSP "Hold Harmless" policy. "Low HOME" and "High HOME" rents effective June 1, 2024

Note: Due to the Housing and Economic Recovery Act of 2008 the data presented in this chart may not be applicable to projects financed with Section 42 Low Income Housing Tax Credits (LIHTC) or section 142 tax exempt private equity bonds (MTSP). If you believe your affordable housing project is affected by this change and have questions regarding Rent & Income limits, please contact Irma Betancourt at irmab@sdhc.org.

This general income and rental rate information is derived from the U.S. Department of Housing and Urban Development very low income figures effective April 1, 2024. HOME Rents effective June 1, 2024

DEVELOPMENT OPTION ‘A’



Lot 01

(94,978sf) x (0.45 FAR)
= 42,740sf of buildable area

development shown as
(1) Dwelling Unit @ 750sf
(56) ADUs @ about 750sf

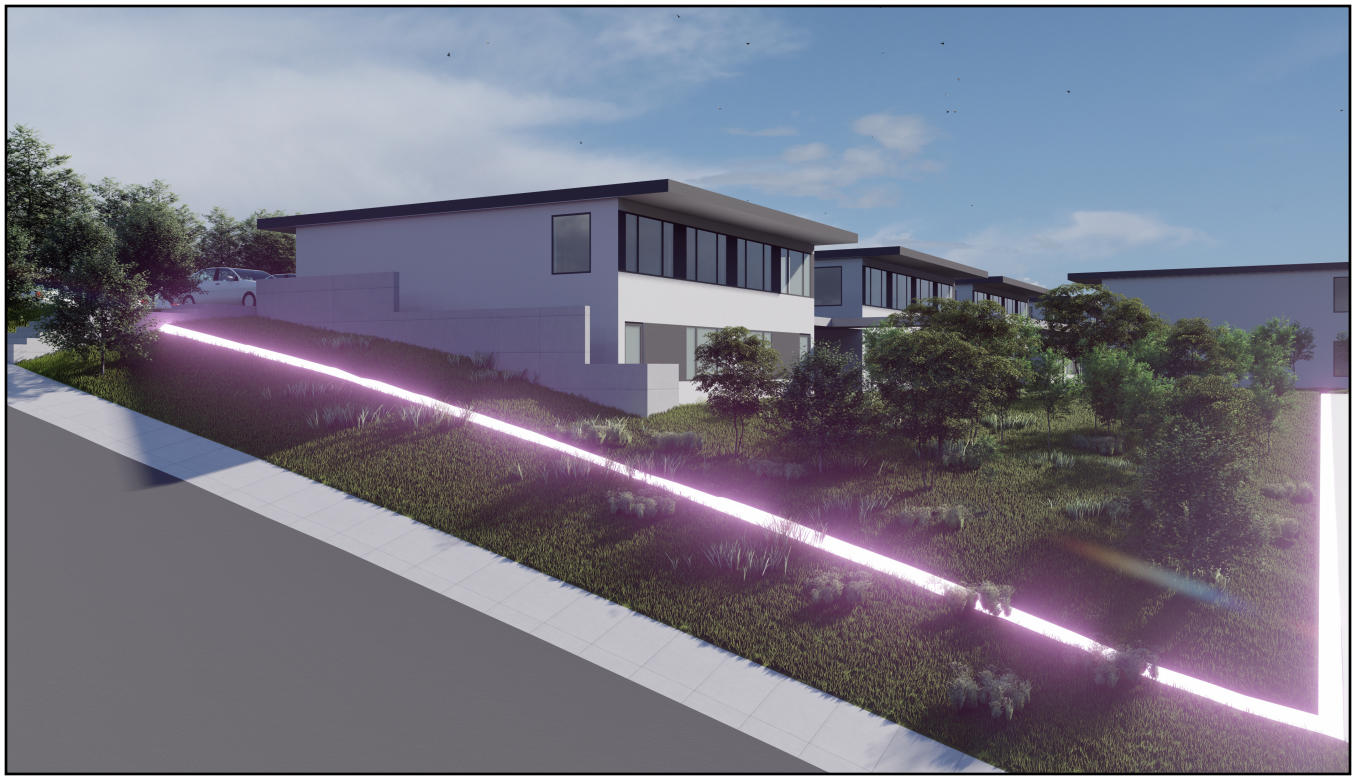
DEVELOPMENT OPTION ‘A’



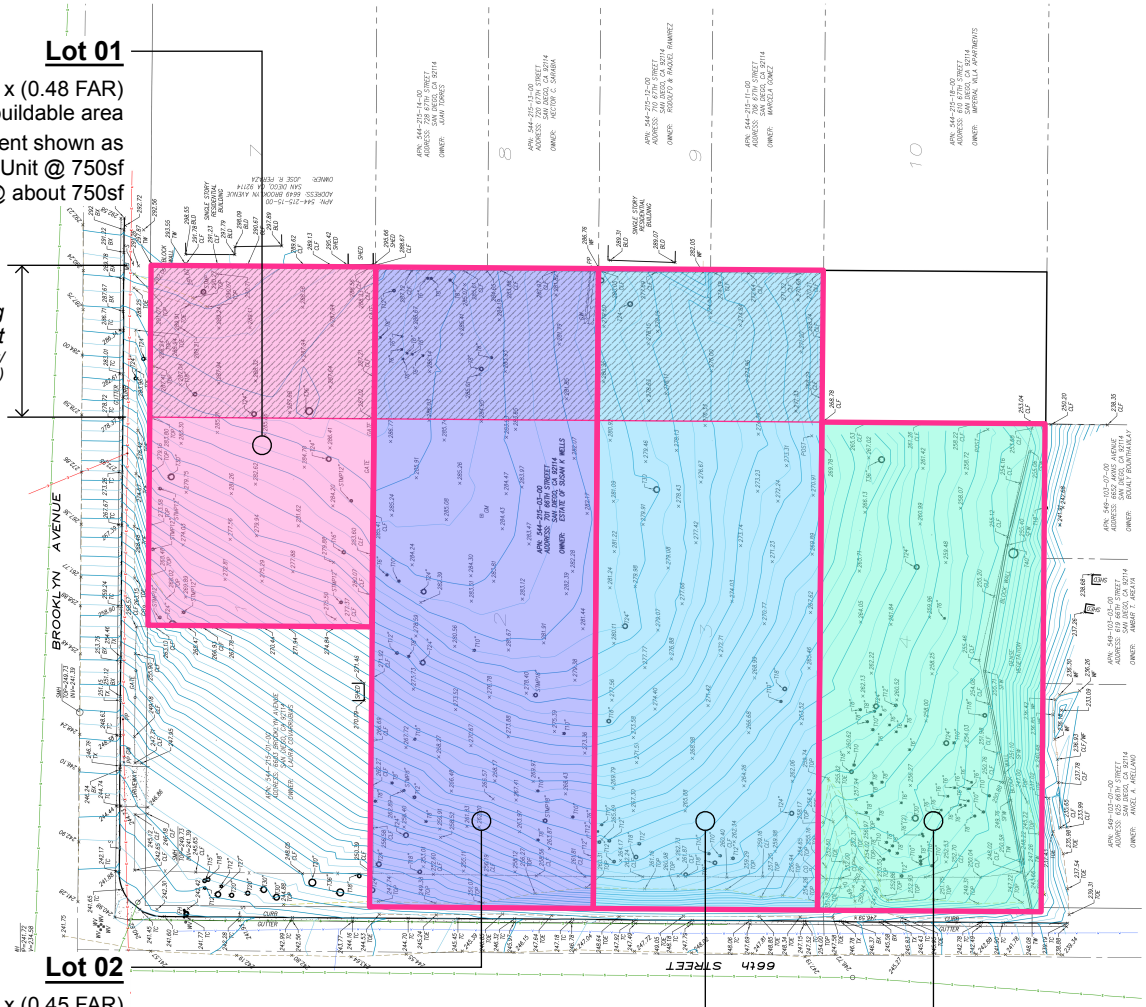


DEVELOPMENT OPTION ‘A’





DEVELOPMENT OPTION ‘B’



Lot 01

(16,090sf) x (0.48 FAR)
= 7,723sf of buildable area

development shown as
(1) Dwelling Unit @ 750sf
(9) ADUs @ about 750sf

parking easement
(shown w/ crosshatch)

Lot 02

(28,509sf) x (0.45 FAR)
= 12,829sf of buildable area

development shown as
(1) Dwelling Unit @ 750sf
(16) ADUs @ about 750sf

Lot 03

(28,663sf) x (0.45 FAR)
= 12,898sf of buildable area

development shown as
(1) Dwelling Unit @ 750sf
(16) ADUs @ about 750sf

Lot 04

(21,716sf) x (0.45 FAR)
= 9,772sf of buildable area

development shown as
(1) Dwelling Unit @ 750sf
(12) ADUs @ about 750sf

DEVELOPMENT OPTION ‘B’



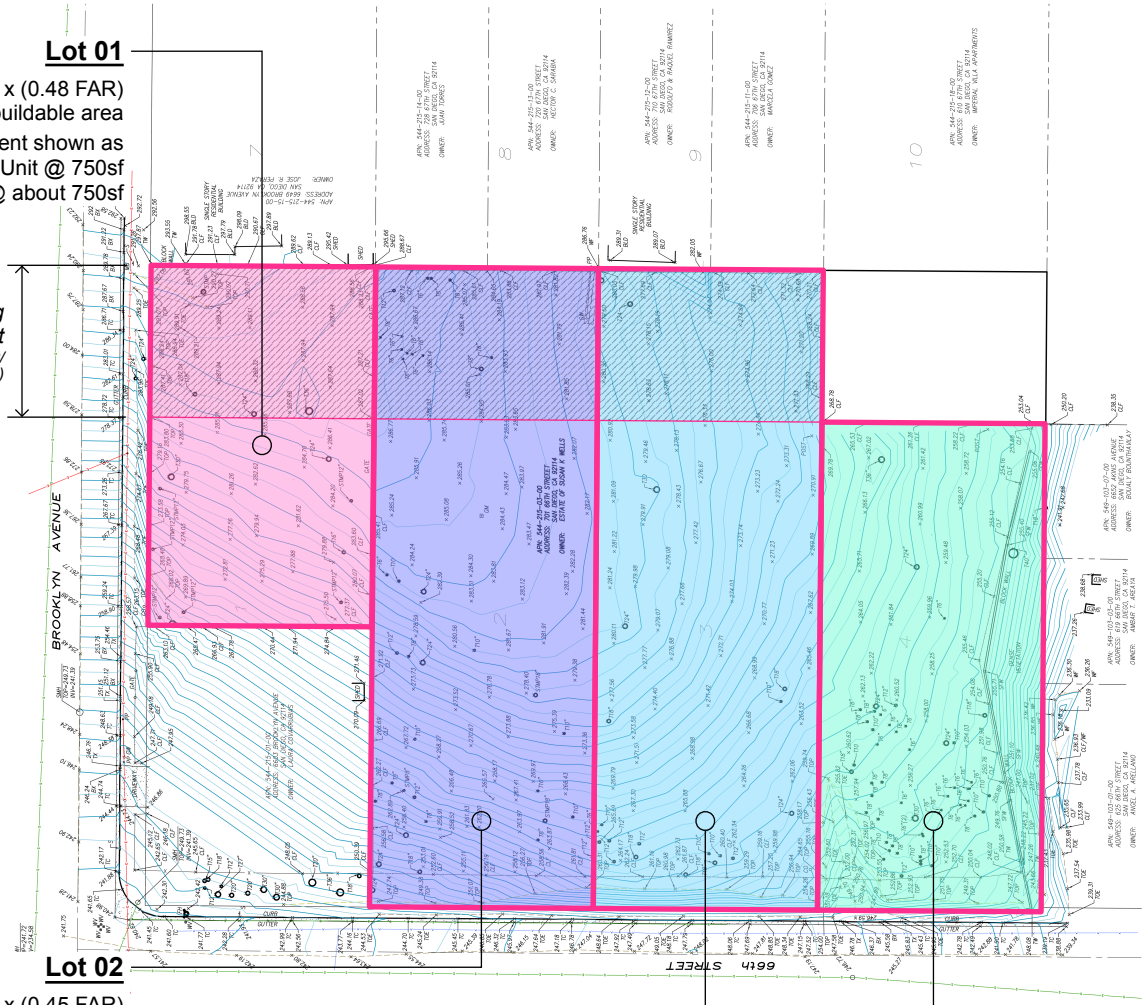


DEVELOPMENT OPTION ‘B’





DEVELOPMENT OPTION ‘C’



Lot 01

(16,090sf) x (0.48 FAR)
= 7,723sf of buildable area

development shown as
(1) Dwelling Unit @ 750sf
(9) ADUs @ about 750sf

parking easement
(shown w/ crosshatch)

Lot 02

(28,509sf) x (0.45 FAR)
= 12,829sf of buildable area

development shown as
(1) Dwelling Unit @ 750sf
(16) ADUs @ about 750sf

Lot 03

(28,663sf) x (0.45 FAR)
= 12,898sf of buildable area

development shown as
(1) Dwelling Unit @ 750sf
(16) ADUs @ about 750sf

Lot 04

(21,716sf) x (0.45 FAR)
= 9,772sf of buildable area

development shown as
(1) Dwelling Unit @ 750sf
(12) ADUs @ about 750sf

DEVELOPMENT OPTION ‘C’





DEVELOPMENT OPTION ‘C’





DEVELOPMENT OPTION ‘D’

Lot 01

(20,361sf) x (0.45 FAR)
= 9,162sf of buildable area

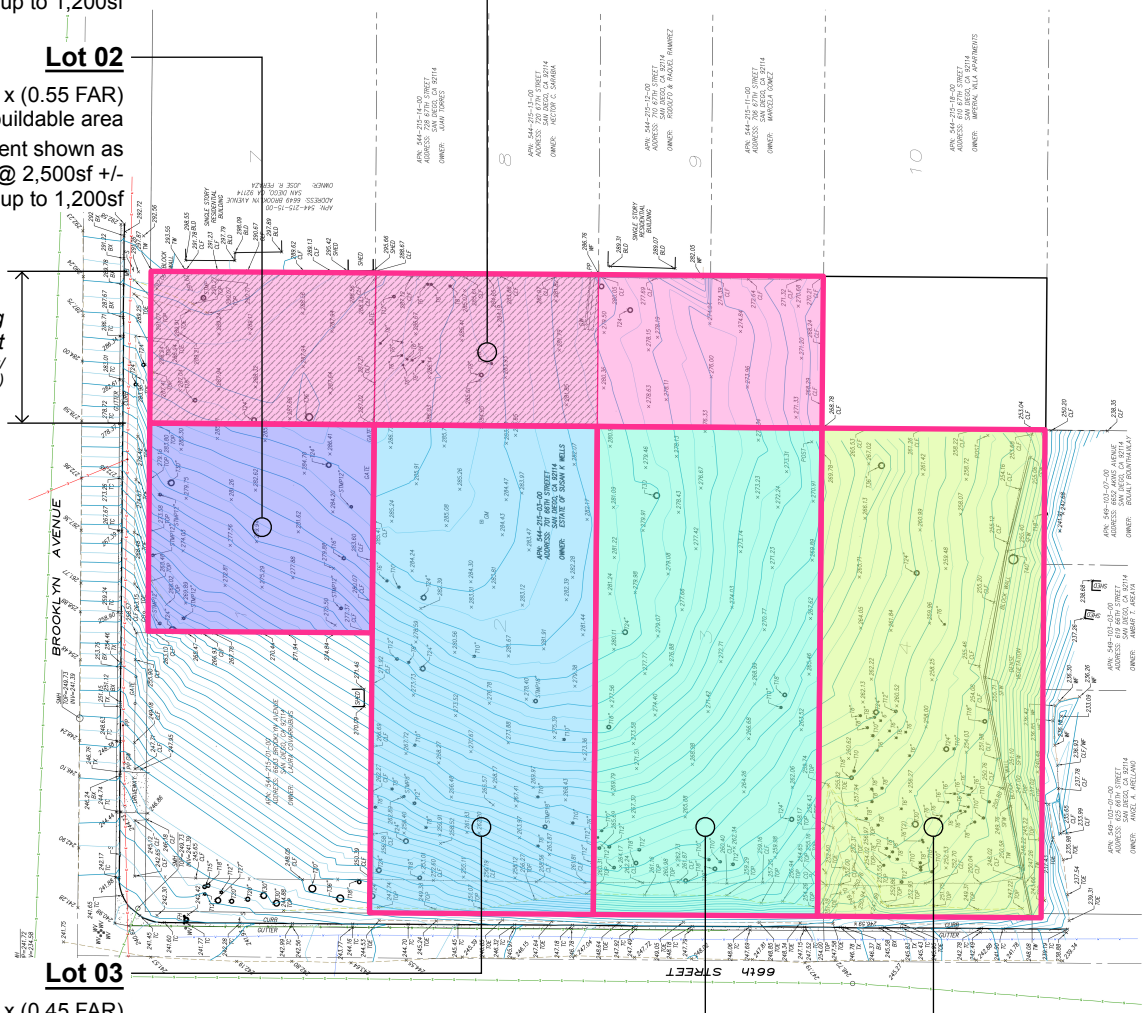
development shown as
(1) Dwelling Unit @ 2,500sf +/-
(1) ADU @ up to 1,200sf

Lot 02

(9,293sf) x (0.55 FAR)
= 5,111sf of buildable area

development shown as
(1) Dwelling Unit @ 2,500sf +/-
(1) ADU @ up to 1,200sf

parking easement (shown w/ crosshatch)



Lot 03

(21,761sf) x (0.45 FAR)
= 9,792sf of buildable area

development shown as
(1) Dwelling Unit @ 2,500sf +/-
(1) ADU @ up to 1,200sf

Lot 04

(21,847sf) x (0.45 FAR)
= 9,831sf of buildable area

development shown as
(1) Dwelling Unit @ 2,500sf +/-
(1) ADU @ up to 1,200sf

Lot 05

(21,716sf) x (0.45 FAR)
= 9,772sf of buildable area

development shown as
(1) Dwelling Unit @ 2,500sf +/-
(1) ADU @ up to 1,200sf

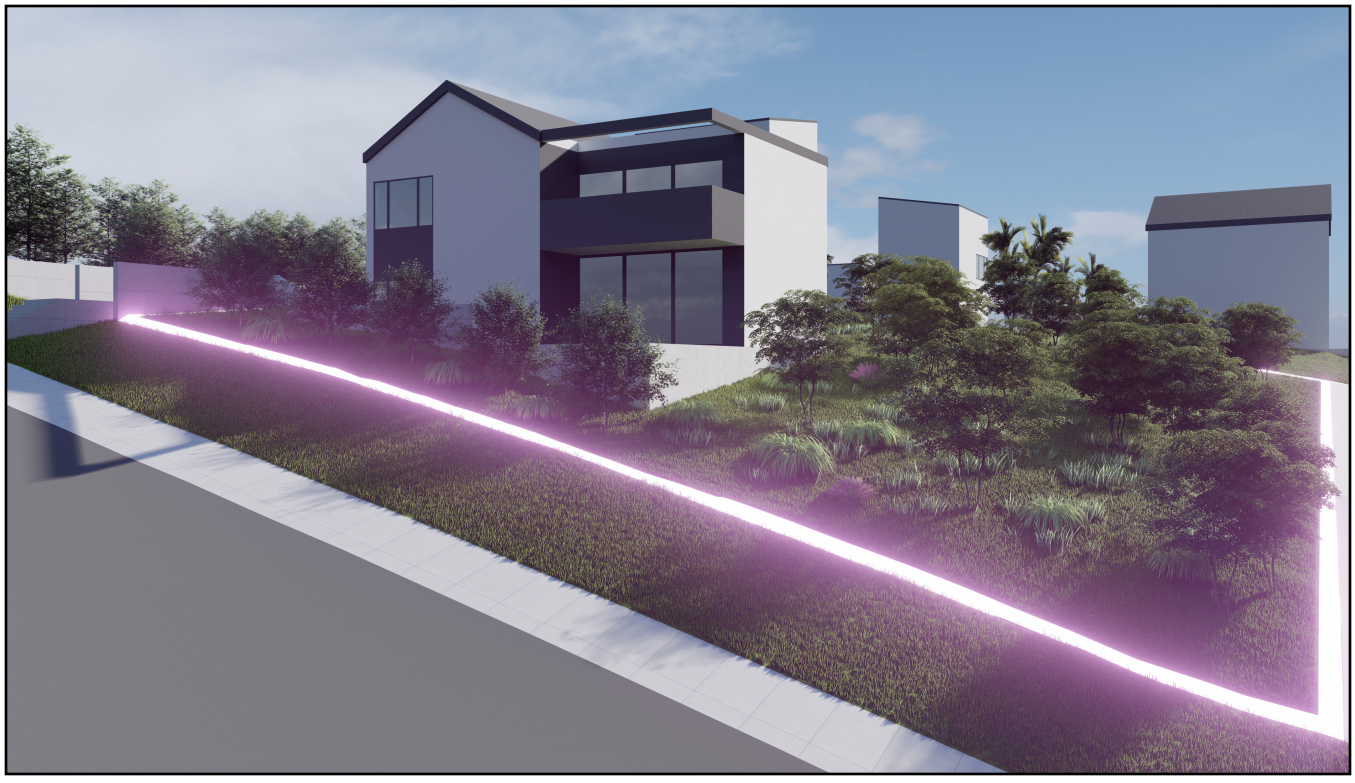
DEVELOPMENT OPTION ‘D’





DEVELOPMENT OPTION ‘D’





DEVELOPMENT OPTION 'E'

Lot 01

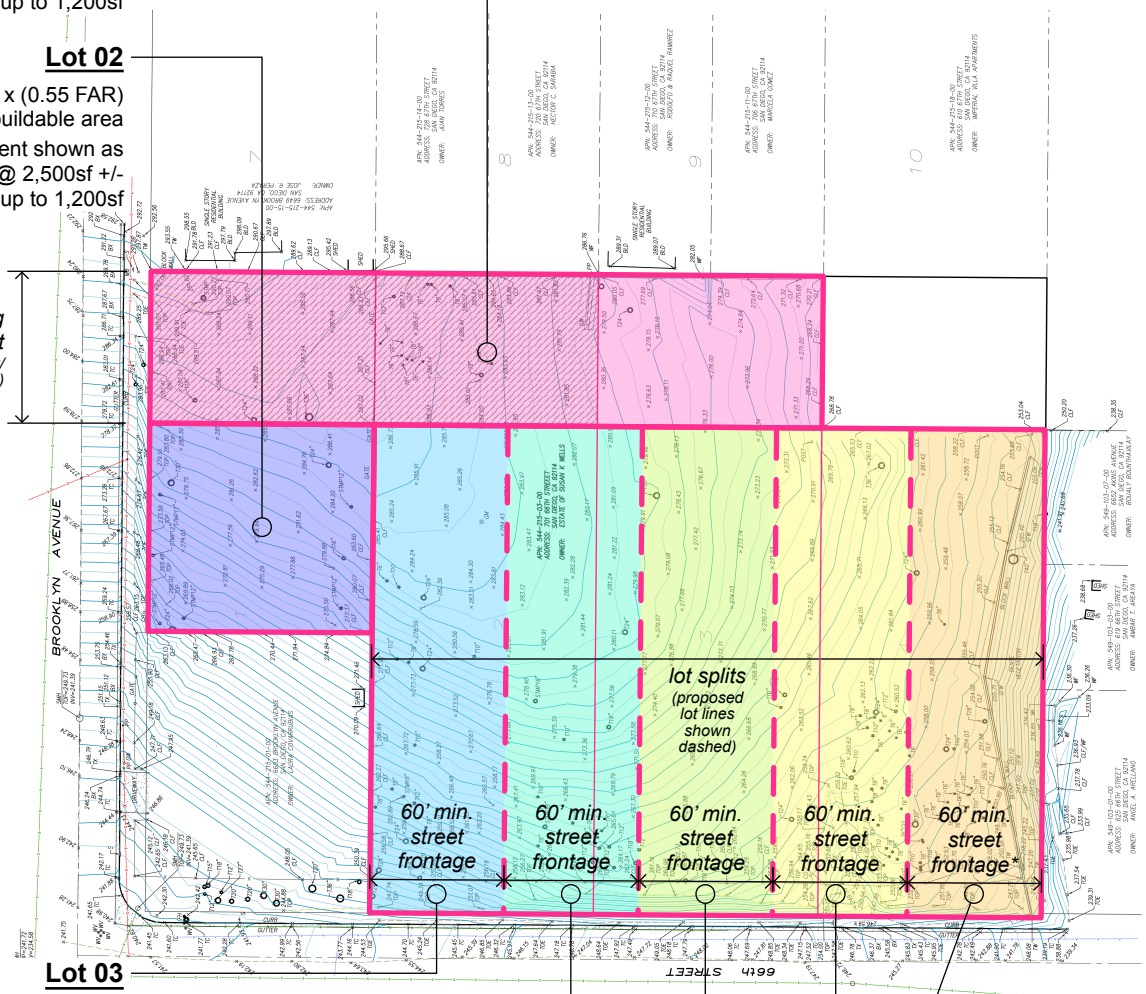
(20,361sf) x (0.45 FAR)
= 9,162sf of buildable area

development shown as
(1) Dwelling Unit @ 2,500sf +/-
(1) ADU @ up to 1,200sf

Lot 02

(9,293sf) x (0.55 FAR)
= 5,111sf of buildable area

development shown as
(1) Dwelling Unit @ 2,500sf +/-
(1) ADU @ up to 1,200sf



Lot 03

(13,123sf) x (0.51 FAR)
= 6,693sf of buildable area

development shown as
(1) Dwelling Unit @ 2,500sf +/-
(1) ADU @ up to 1,200sf

Lot 04

(13,074sf) x (0.51 FAR)
= 6,668sf of buildable area

development shown as
(1) Dwelling Unit @ 2,500sf +/-
(1) ADU @ up to 1,200sf

Lot 05

(13,074sf) x (0.51 FAR)
= 6,668sf of buildable area

development shown as
(1) Dwelling Unit @ 2,500sf +/-
(1) ADU @ up to 1,200sf

** actual street frontage 59'-10.5"*

Lot 07

(12,990sf) x (0.52 FAR)
= 6,755sf of buildable area

development shown as
(1) Dwelling Unit @ 2,500sf +/-
(1) ADU @ up to 1,200sf

Lot 06

(13,075sf) x (0.51 FAR)
= 6,668sf of buildable area

development shown as
(1) Dwelling Unit @ 2,500sf +/-
(1) ADU @ up to 1,200sf

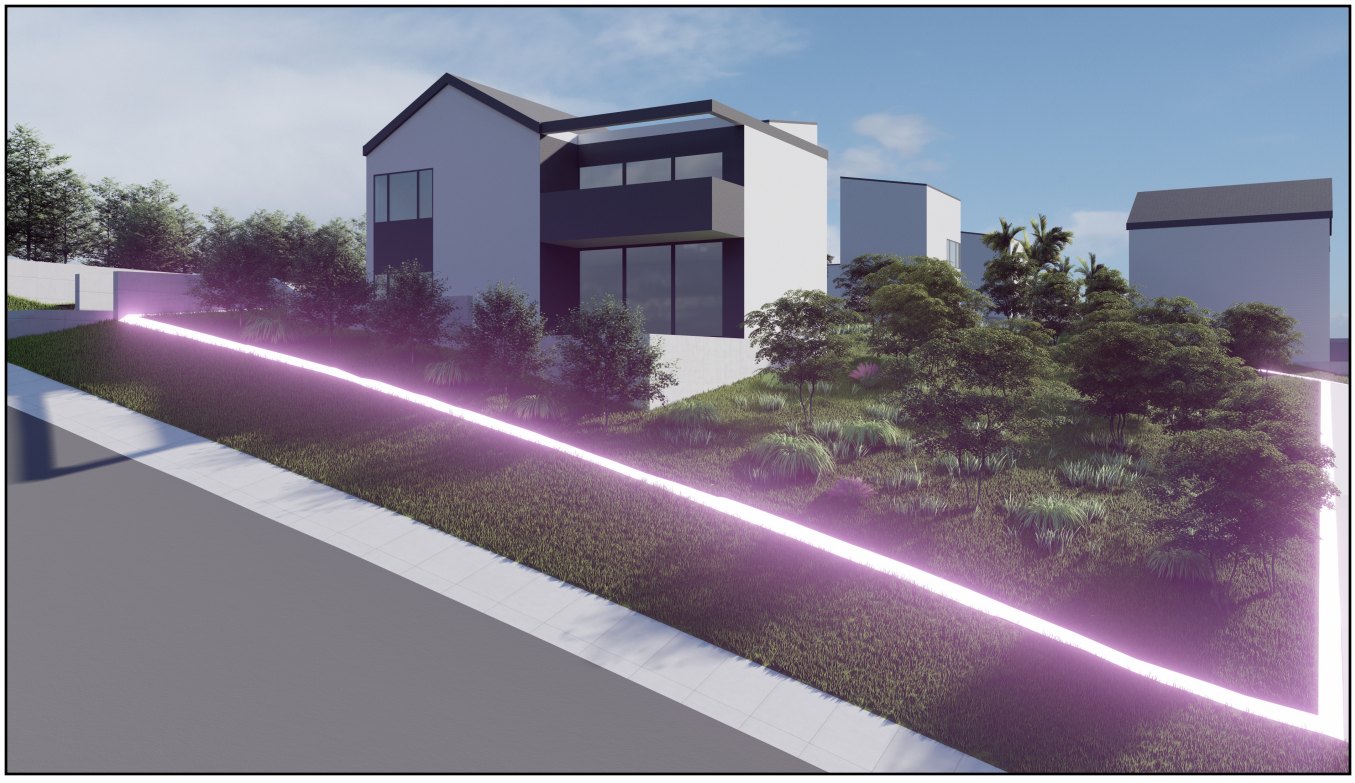
DEVELOPMENT OPTION ‘E’





DEVELOPMENT OPTION ‘E’





SUMMARY

Base Zone

The base zone is an RS-1-6, which is a single-family zoning in San Diego. The limiting factor for base zone developments on this lot will be the maximum permitted density of 1 Dwelling Unit per lot, the maximum FAR which is tiered but generally lower due to the single-family zoning, + the maximum height limit of 30' which is a projection of the existing sloped grade upwards 30'.

Overlay Zones

This lot is in the Sustainable Development Area (SDA) which allows for an unlimited amount of ADUs to be constructed using the ADU Bonus Program (SDMC 141.0302(c)(2)(H). Parking is not required in this area if parking amenities are provided.

Parking

While not required due to the SDA overlay zone, there is plenty of space to plan for parking. The challenge to planning parking is that driveways need to be adjacent to the streets, however 66th Street has a steep slope. Cutting into the existing grade by more than 5' of depth will trigger a Grading Permit which can take a long time to complete. For that reason our proposed developments are using a shared driveway accessed from Brooklyn Ave in the area where the existing curbcut is located. An easement would need to be established to allow for separate lots to utilize this parking area.

If independent driveways are preferred, one driveway per lot would be permitted with a Right Of Way permit.

Utilities

New Dwelling Units will require solar panels to be installed. ADUs under 1,100sf can typically be exempt from this requirement, pending results of energy calculations.

The entire structure can be designed to be all electric (no gas) if preferred.

A water meter will be required for each lot.

Landscaping

This project will likely trigger the requirement for street trees + site trees.

Public Improvements

These development projects will likely trigger public improvements including sidewalks.