

Development Summary

Date	February 21, 2025
Addresses	Lot 1: 3131-49 Adams Ave. Lot 2: 3151-57 Adams Ave. Lot 3: 44682 Iowa Street San Diego, CA 92105
APN	Lot 1: 439-412-48-00 Lot 2: 439-412-05-00 Lot 3: 439-412-06-00
Community Plan	Mid-City: Normal Heights
Overlays	Complete Communities Housing Solutions: Tier 3: 6.5 FAR Complete Communities Mobility Choices: Zone 2 Sustainable Development Area Transit Area Overlay Zone Parking Standards Transit Priority Area (PSTPA) Transit Priority Area (TPA) - No Parking Required Affordable Housing Parking Demand: High Paleontological Sensitivity Area: Moderate Geological Hazard Category: 52 Parking Impact Overlay Zone: No Communities of Concern (COC): Yes San Diego Promise Zone (SDPZ): No
Zone	CUPD-CU-3-3 Central Urbanized Planned District The purpose of the CU zones is to allow different types of mixed uses at varying densities. CU-3-3 is intended to accommodate development with a pedestrian orientation and medium-high density residential use
Permitted Uses	Multiple Dwelling Units Retail Offices Commercial Services Visitor Accommodations Permanent Parking Facilities Plant Nurseries See SDMC 155.0201, Use Table 155-02 for additional Uses
Lot Size	Lot 1: 7,100 sf Lot 2: 8,296 sf Lot 3: 7,686 sf Total: 23,082 SF (Verify by Survey)

Max Permitted Residential Density	1 Dwelling Unit for each 1000 SF of Lot Area
Min. Street Frontage	25 ft
Max Structure Height	50'
Setbacks	
Front	10' (Max.)
Side	0'-0"
Rear	0'-0"
Additional Regulations	Side Setback Abutting Residential Supplemental Residential Regulations Pedestrian Paths Building Articulation Architectural Requirements per CU Zones Additional Residential Zones Development Regulations within the Central Urbanized Planned District.
Max Base FAR	1.0 FAR + .5 FAR Bonus for Mixed Use, w/ min 50% Residential. 23,082 sf x 1 = 23,082 sf Base 23,082 sf x 1.5 = 34,623 sf (Mixed Use Bonus w/ Min 50% Residential)
Complete Communities	FAR Tier 3: 6.5 FAR - 23,082 sf (Lot Size) x 6.5 (C.C. FAR) = 150,137 sf
Base Residential Density	Lot 1: 7100 sf / 1000 sf per DU = 7.1 DUs rounds to 8 if Affordable Lot 2: 8296 sf / 1000 sf per DU = 8.2 DUs rounds to 9 if Affordable Lot 3: 7686 sf / 1000 sf per DU = 7.6 DUs rounds to 8 Total: 23 Base DU's or 25 if affordable
Applicable ADU Regulations	
<i>SDMC §141.0302(c)(2)(C)(i)</i> -	2 detached ADUs permitted per lot (By-Right)
<i>SDMC §141.0302(c)(2)(C)(iii)</i> -	Unlimited number of ADUs converted from non-habitable spaces
<i>SDMC §141.0302(c)(2)(H)</i> -	1 additional ADU permitted if 1 moderate income ADU is provided (2 total bonus)
ADU Setbacks	Front: 10' Side: 0'/4' (If structure is over 16' in height) Rear: 0'/4' (If structure is over 16' in height)

**Affordable Housing
Density Bonus**

Option 1 (Complete Communities):

Allowable GFA: 150,137 sf

- Affordable Rent Restrictions
 - 15% (4 DUs) of Base Units @ 30% of 50% of AMI
 - 10% (3 DUs) of Base Units @ 30% of 60% of AMI
 - 15% (4 DUs) of Base Units @ 30% of 120% of AMI
 - 11 Total Deed Restricted Affordable Units
- Project Assumptions:
 - 80% Efficiency Factor
 - 700 sf Assumed Average Unit Size
 - No Ground Floor Dwelling Units
 - **150,137x 80% = 120,109.6 sf / 700 = 171.58**
Approximately 171 Dwelling Units
 - 23,082 sf lot area x 80% efficiency
 - 18,500 sf Floor Plates
 - 18-23 Units per level for 7-8 levels
 - (No Accessory Dwelling Units allowed)
- **171 Dwelling Units: 160 Market Rate, 4 Very Low Income, 3 Low Income, & 4 Moderate Income Affordable Units**

Option 2 (50% Density Bonus):

25 Base Units - 4 Very Low Income Affordable Units

- 4/25 = .16 (16% >15%)
- ≥15% Very Low Income Affordable = 50% Density Bonus
- 25 x 50% bonus - 12.5 or 13 Bonus Units
- 5 Development Incentives
- **38 Dwelling Units: 34 Market Rate Dwelling Units, 4 Very Low Income Affordable Dwelling Units**

Option 3 (75% Density Bonus):

25 Base Units - 4 Very Low & 3 Medium Income Affordable Units

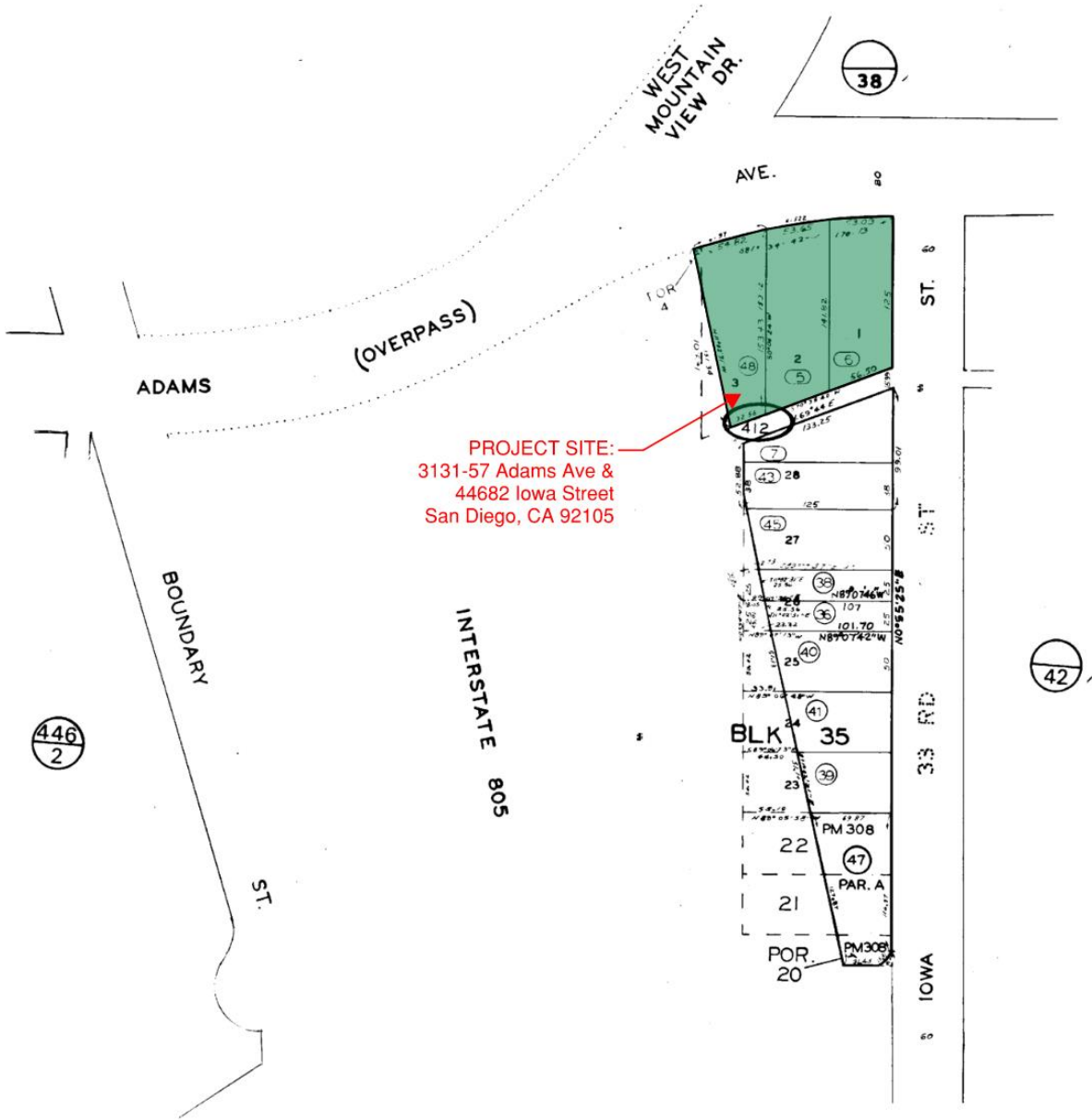
- 4/25 = 16.6% Affordable
- 3/25 - 12% Affordable
- ≥15% Very Low Income Affordable = 50% Density Bonus + 25% bonus for 10% Medium Income Affordable
- 25 x 75% Bonus = 18.75 or 19 Bonus Units
- 8 Development Incentives
- **44 Units: 37 Market Rate, 4 Very Low Income Affordable Units & 3 Medium Income Affordable Units**

Option 3 (100% Micro-Unit Bonus):

25 Base Units -2 Very Low Income Affordable Units

- 2/25 = 8% Affordable
- ≥ 5% Low Income Affordable = 100% Density Bonus
- 3 Development Incentives
- **25 x 2 = 50 Dwelling Units: 48 Market Rate Dwelling Units, 2 Low Income Affordable Dwelling Units**
- Average of units not to exceed 600sf, no DU exceeding 800sf

Assessor Parcel Map (Not to scale)



MAP 985 - NORMAL HEIGHTS
ROS 13324