

# 3961 GEORGIA ST

San Diego, CA 92103



**APN:** 445-671-07

Lot Size:	6993
Lot Width:	50 FT
Complete Communities:	Tier 3: FAR 6.5
Opportunity Zone:	Yes
Historical Review:	Cleared
Zoning:	RM-3-9
Base Density:	600 SF/DU
Existing Improvements:	Single Family Home + One-Bedroom Flat
Existing Income:	House \$3,395 & \$1,950 Per Month

## ENTITLEMENTS - PROPOSED NEW CONSTRUCTION

ENTITLEMENT STATUS:	Unentitled
Proposed Number of Units:	24
Proposed Rentable SF:	14,017
Proposed Stories:	7
Proposed Building Height:	51 FT
Required Setbacks:	
Front Setback	10 FT
Interior Side Setback	5 FT
Rear Setback	5 FT
Proposed Affordable Units:	2

**FULL SET OF BUILDING PLANS AVAILABLE UPON REQUEST**