

1485 Morena Street

Feasibility Analysis Package

October 28th, 2024

Zoning

COMPLETE COMMUNITIES
1485 Morena Street, San Diego, CA 92110

PROJECT INFO			
Address	1485 Morena Boulevard, San Diego, CA 92110		
APN	436-052-11-00		
Lot Area	9,285 SF	0.21 acres	
Width / Depth (approx.)	80'	116'	9,280 SF

DEVELOPMENT REGS			
Community Plan	CLAIREMONT MESA		
Zoning	CC-4-2	Morena Corridor Specific Plan**	
Density*	1/ 1,500 SF	29.04 du/ac	
Base Units	6.19	~ 7.0 DU	
Setbacks	<i>min</i>	<i>standard/opt.</i>	<i>max.</i>
Front	--	100	
Street Side	--	--	
Side	10	0	
Rear	10	0	
Max. Structure Height*	60		
FAR max.*	2	18,570 SF	
FAR bonus or CC FAR***	3.5	32,498 SF	
Total FAR	5.5	51,068 SF	
Private exterior space (§131.0455)	60 SF	75% of units	6'
Common Open Space (§131.0456)	25 SF	74 units	1,850 SF
Refuse, organic, & recy. (§142.0820)		51-75 units	432 SF
Additional regulations	No residential in front 50% of lot		
Overlays	CMHLOZ, PSTPA, TPA, CCHS 4.0 FAR, FAA noticing Geologic Hazard Category 11 (Alquist-Priolo Earthquake Fault Zone)		

INCENTIVES / WAIVERS			
Incentives available			3
Proposed	residential in front 50%		1 incentive
	common open space		2 incentive
			3 tbd
			4
			5

AFFORDABLE UNITS, ROUNDED UP, AND % OF BASE DENSITY			
Very Low Income 15%	1.1	2.0	29%
Low Income 10%	0.7	1.0	14%
Moderate Income 15%	1.1	2.0	29%
40%	4.9	7.0	71%

* Waived for Complete Communities projects

**The Morena Corridor Specific Plan has supplemental development regulations that a development project must adhere to. If a project proposes to use CCHS, the requirements in the Specific Plan pertaining to the density and structure height maximum are permitted to be waived.

***Includes 1.5 FAR bonus for 2 and 3 bed ratios

Areas shown above are representative of permitted maximums, not conceptual plans.

The information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, condition, or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Massing

Construction Type: 5 Type IIIA over 3 Type I

Height: 83'-6"

Units: 74 units

NRSF: 40,441

GSF: 59,547

FAR: 5.37

Parking: 37



Plan

1st floor (NTS)

UNIT MIX

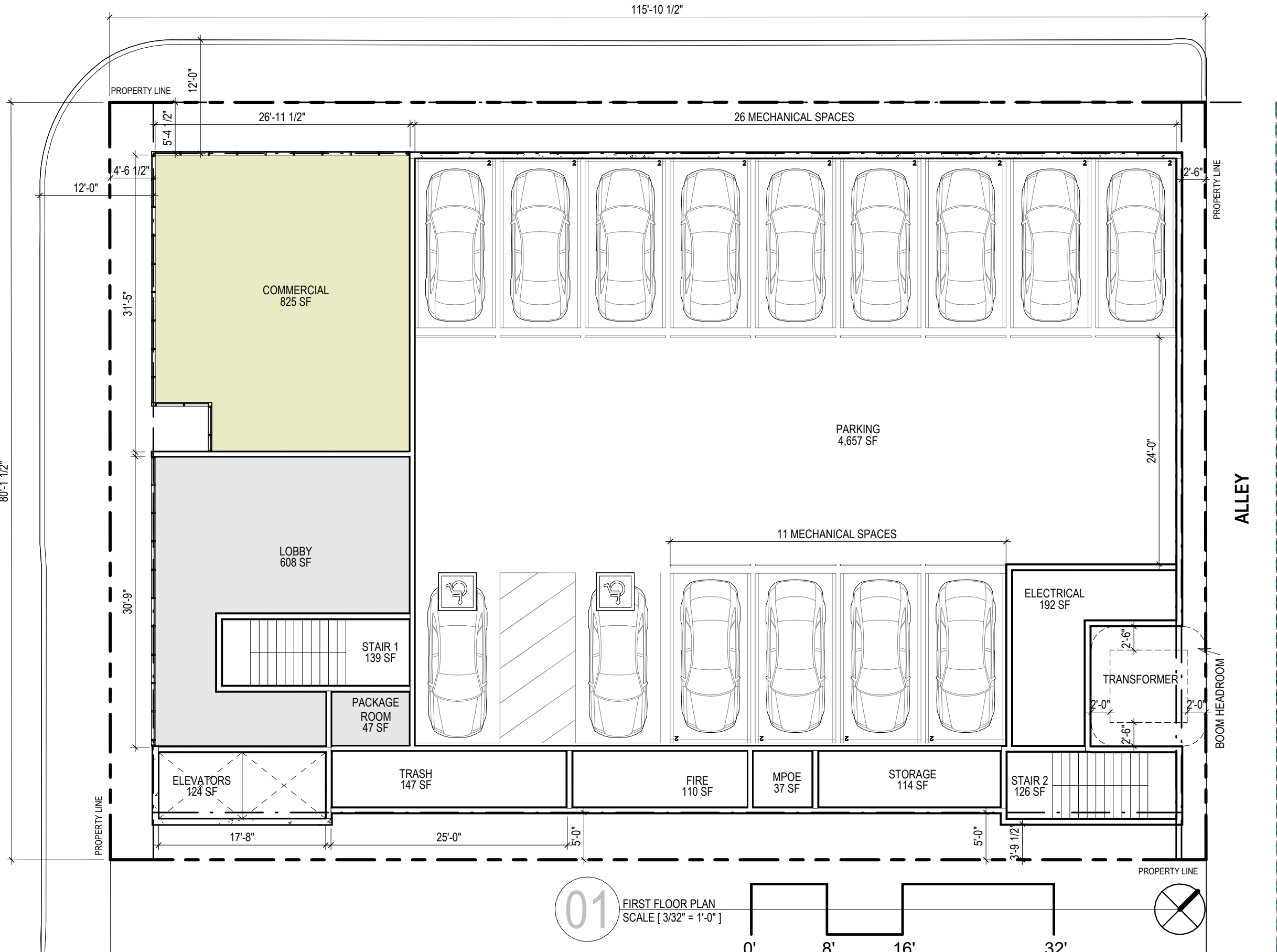
1 BED 1 BATH	6,471 SF	13
2 BED 2 BATH	7,217 SF	8
3 BED 2 BATH	8,261 SF	8
STUDIO	17,667 SF	45
Grand total: 74	39,616 SF	

PARKING

ADA	1
ADA van	1
Mechanical	35
Grand total: 37	37

GSF FAR

59,547 SF	47,674 SF
	5.373046



01 FIRST FLOOR PLAN
SCALE [3/32" = 1'-0"]



Plan

2nd floor
(NTS)

UNIT MIX

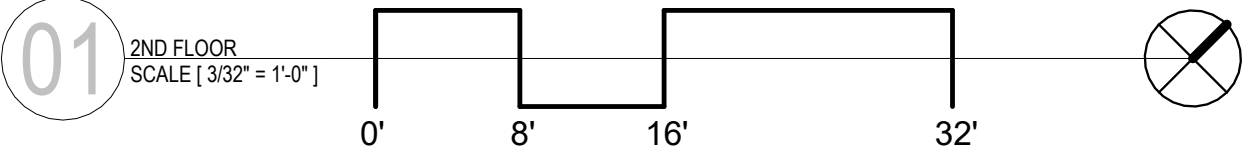
1 BED 1 BATH	6,471 SF	13
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STUDIO	17,667 SF	45
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PARKING

ADA	1
ADA van	1
Mechanical	35
Grand total:	37

GSF FAR

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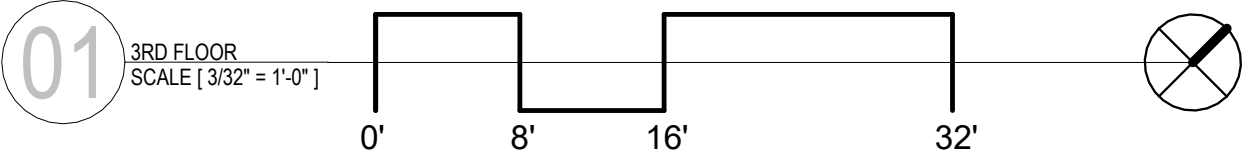
Plan

3rd floor
(NTS)

UNIT MIX		
1 BED 1 BATH	6,471 SF	13
2 BED 2 BATH	7,217 SF	8
3 BED 2 BATH	8,261 SF	8
STUDIO	17,667 SF	45
Grand total:	74	39,616 SF

PARKING	
ADA	1
ADA van	1
Mechanical	35
Grand total:	37

GSF	FAR
59,547 SF	47,674 SF
	5.373046



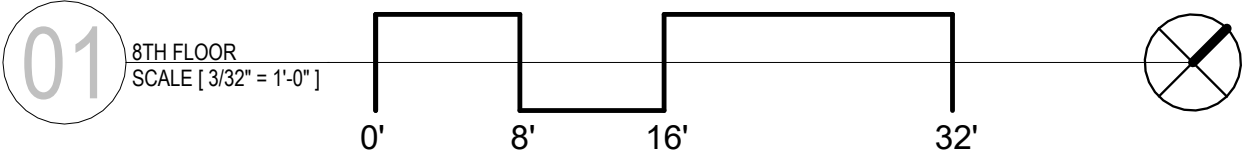
Plan

8th floor
(NTS)

UNIT MIX		
1 BED 1 BATH	6,471 SF	13
2 BED 2 BATH	7,217 SF	8
3 BED 2 BATH	8,261 SF	8
STUDIO	17,667 SF	45
Grand total: 74	39,616 SF	

PARKING	
ADA	1
ADA van	1
Mechanical	35
Grand total: 37	37

GSF	FAR
59,547 SF	47,674 SF
	5.373046



Elevations

(NTS)



01 WEST ELEVATION
SCALE [1/16" = 1'-0"]



02 NORTH ELEVATION
SCALE [1/16" = 1'-0"]

Areas

GSF

CAR PIT	
CAR PIT	1,618 SF
CAR PIT	596 SF
CAR PIT: 2	2,214 SF

1ST FLOOR	
LOBBY	608 SF
COMMERCIAL	825 SF
PARKING	4,657 SF
ELECTRICAL	192 SF
STORAGE	114 SF
MPOE	37 SF
FIRE	110 SF
ELEVATORS	124 SF
STAIR 1	139 SF
STAIR 2	126 SF
TRASH	147 SF
PACKAGE ROOM	47 SF
1ST FLOOR: 12	7,126 SF

2ND FLOOR	
3 BED 2 BATH	1,007 SF
1 BED 1 BATH	478 SF
STUDIO	389 SF
STUDIO	391 SF
STUDIO	394 SF
STUDIO	394 SF
STUDIO	389 SF
STUDIO	389 SF
STUDIO	389 SF
STUDIO	396 SF
STUDIO	395 SF
TRASH	60 SF
2 BED 2 BATH	914 SF
BALCONY	109 SF
BALCONY	36 SF
BALCONY	36 SF
BALCONY	36 SF
BALCONY	36 SF
BALCONY	36 SF
BALCONY	59 SF
STAIR 2	119 SF
STAIR 1	106 SF
ELEVATORS	124 SF
CIRCULATION	794 SF
2ND FLOOR: 22	7,051 SF

3RD FLOOR	
3 BED 2 BATH	1,007 SF
1 BED 1 BATH	478 SF
STUDIO	389 SF
1 BED 1 BATH	521 SF
STUDIO	394 SF
STUDIO	394 SF
STUDIO	389 SF
STUDIO	389 SF
STUDIO	389 SF
STUDIO	396 SF
STUDIO	395 SF
TRASH	60 SF
2 BED 2 BATH	914 SF
BALCONY	36 SF
BALCONY	36 SF
BALCONY	36 SF
BALCONY	36 SF
BALCONY	59 SF
STAIR 2	119 SF
STAIR 1	106 SF
ELEVATORS	124 SF
CIRCULATION	794 SF
BALCONY	109 SF
3RD FLOOR: 22	7,180 SF

4TH FLOOR	
3 BED 2 BATH	1,007 SF
1 BED 1 BATH	478 SF
STUDIO	389 SF
1 BED 1 BATH	521 SF
STUDIO	394 SF
STUDIO	394 SF
STUDIO	389 SF
STUDIO	389 SF
STUDIO	389 SF
STUDIO	396 SF
STUDIO	395 SF
TRASH	60 SF
2 BED 2 BATH	914 SF
BALCONY	36 SF
BALCONY	36 SF
BALCONY	36 SF
BALCONY	36 SF
BALCONY	36 SF
BALCONY	59 SF
STAIR 2	119 SF
STAIR 1	106 SF
ELEVATORS	124 SF
CIRCULATION	794 SF
BALCONY	109 SF
4TH FLOOR: 22	7,180 SF

5TH FLOOR	
3 BED 2 BATH	1,007 SF
1 BED 1 BATH	478 SF
STUDIO	389 SF
1 BED 1 BATH	521 SF
STUDIO	394 SF
STUDIO	394 SF
STUDIO	389 SF
STUDIO	389 SF
STUDIO	389 SF
STUDIO	396 SF
STUDIO	395 SF
TRASH	60 SF
2 BED 2 BATH	914 SF
BALCONY	36 SF
BALCONY	36 SF
BALCONY	36 SF
BALCONY	36 SF
BALCONY	59 SF
STAIR 2	119 SF
STAIR 1	106 SF
ELEVATORS	124 SF
CIRCULATION	794 SF
BALCONY	109 SF
5TH FLOOR: 22	7,180 SF

6TH FLOOR	
3 BED 2 BATH	1,007 SF
1 BED 1 BATH	478 SF
STUDIO	389 SF
1 BED 1 BATH	521 SF
STUDIO	394 SF
STUDIO	394 SF
STUDIO	389 SF
STUDIO	389 SF
STUDIO	389 SF
STUDIO	396 SF
STUDIO	395 SF
TRASH	60 SF
2 BED 2 BATH	914 SF
BALCONY	36 SF
BALCONY	36 SF
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BALCONY	36 SF
BALCONY	36 SF
BALCONY	59 SF
STAIR 2	119 SF
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