



Feasibility Study

5293 Rex Avenue,
San Diego, CA
92105



Prepared for:
John Newton

2025



GENERAL INFORMATION

Location:

The property is located at 5293 Rex Avenue, San Diego, CA 92105

Legal Description:

BLK 3*LOTS 22 & 23*

Jurisdiction:

City of San Diego

APN:

4724921200

Lot Size (aprox.):

0.15 acres ~ 6,566 SF

Zoning:

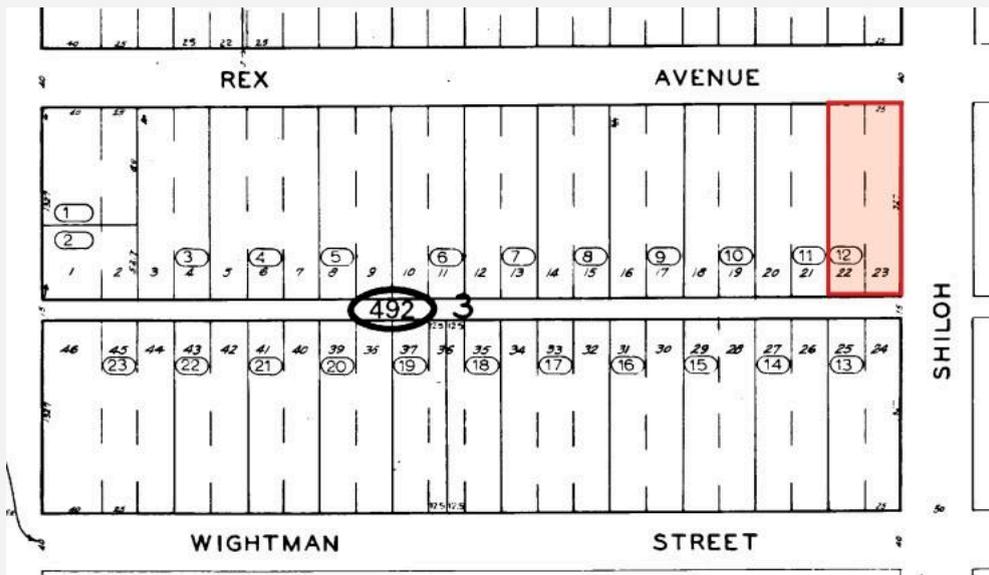
RS-1-7

Existing Structure:

724 SF

Year Built:

1940 ~ Historic Review Required (45 years old or older).



Parcel Map





ZONING

Designation:

RS-1-7

Community Plan:

Mid-City:City Heights

Density:

SF/DU 5,000

Floor Area Ratio (FAR):

6,566 SF ~ 0.58, *based on table 131-04J.*

$6,566 \times 0.58 = 3,808$ SQ. FT. (Buildable Area).

Allowed Density:

1 DU per 5,000 of lot area.

ADU / JADU Allowances:

The City of San Diego allows properties within the RS-1-7 Zone to have at minimum, (1) 1,200 sq ft Detached OR Attached ADU and (1) Junior ADU. This property is in the Sustainable Development Area that has an allowance to add 'unlimited ADUs.'



SETBACKS REQUIREMENTS AND HEIGHT

Dwelling Unit

Front Yard Setback:	Min. 15' - 0"
Side Yard Setback:	Min. 4' - 0"
Street Side Yard Setback:	Min. 5' - 0"
Rear Setback:	Min. 13' - 0"
Max. Structure Height:	24'/30'

ADUs

Front Yard Setback:	Min. 15' - 0"
Side Yard Setback:	Min. 4' - 0"
Street Side Yard Setback:	Min. 5' - 0"
Rear Setback:	Min. 13' - 0"
Max. Structure Height:	24'/30'



LOT OVERLAYS

Overlay Zones:

Transit Area Overlay Zone (TAOZ)

Transportation:

Parking Standards Transit Priority Area (PSTPA)

Transit Priority Area (TPA)

Affordable Housing Parking Demand (Medium level)

Airports:

None

Historic and Cultural Resources:

Paleontological Sensitive Area (Moderate Level)

Environmentally Sensitive Lands:

None

Fire:

None

INFRASTRUCTURE

Sewer:

Sewer Main = 8 in collection.

Water:

Water Main = 6 in

Water Lateral = To be determined.

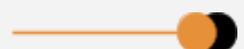
Easements:

No easements were found on the premises of the property. A topographic survey will be required to further develop the construction drawings, and it will clarify the boundaries of the property, streets, and alleys.

Alleys:

Located on the back of the property, 15' wide.

Fire sprinklers:



Fire sprinklers must be provided if the existing residence has it. Based on the age of the existing residence, fire sprinklers probably have not been added, therefore no fire sprinklers would be required in this case. ADUs do not require fire sprinklers.

Solar:

Solar panels shall be required for all new residential construction. Some ADUs may be exempt from the solar requirement.



ADU INFORMATION:

ADU Parking:

No parking spaces are required for ADUs outside of the Coastal Overlay Zone. No parking is required within the Coastal Overlay Zone except if the property is located within the Beach Impact Area of the Parking Impact Overlay Zone and outside of a transit priority area.

ADU Size Regulations

The minimum gross floor area for an attached or detached ADU is 150 square feet.
The maximum gross floor area for an attached or detached ADU is 1,200 square feet.

ADU Bonus Program

“Within sustainable development areas, for every qualifying on-site deed-restricted ADU (Table 141-03A), one additional non-deed-restricted bonus ADU is allowed. The development must still comply with the maximum floor area ratio, maximum height, and maximum lot coverage requirements of the underlying zone.”

“Within sustainable development areas, where a Project proposes qualifying on-site deed-restricted ADUs (Table 141-03A), the maximum number of bonus ADUs is unlimited. The development must still comply with the maximum floor area ratio, maximum height, maximum lot coverage requirements, and other applicable development standards of the underlying zone.”

In addition to the affordable ADU bonus, one additional market rate accessible ADU is allowed when at least two affordable ADUs are proposed on a premises in accordance with SDMC §141.0302(c)(2)(I). The bonus accessible ADU must meet the requirements of Chapter 11A of the California Building Code. The accessible ADU shall include at least one accessible bathroom, one accessible kitchen, and one accessible bedroom, and shall be located on an accessible route, as defined by the California Building Code.

Low-income

Deed-restricted ADUs for low-income households must be rented at below-market rates for 10 years.

Moderate-income

Deed-restricted ADUs for moderate-income households must be rented at below-market rates for 15 years.



CONSULTANTS REQUIRED FOR CONSTRUCTION DRAWINGS

Civil Engineer:

Not required for this project, property has minor grade differences.

Topographical Surveyor:

For a boundary and topographical survey of the entire lot and potential easements (**Highly Recommended**).

Soils Engineer:

For a Geotechnical Report, to show us what type of soil that is present on the lot. Not required by overlay zones, but a fault or other circumstance may. (**May be required**)

Structural Engineer:

- Truss Calculations for the construction of the structure's roofs. (**Required**).
- Structural Design Package, structural calculations and structural details (**Required**).

Title 24 Energy Consultant:

For the Energy Calculations (**Required**).

Solar:

- Solar Design Consultant for the solar plans, for ADUs that are bigger than 800 square feet in size. (**May be required**).



CONCLUSIONS

After extensive research and analysis of the property's characteristics and layout, the City of San Diego Municipal Code, the General Plan, and the Development Review Process, it has been determined that the City of San Diego permits a minimum of one detached or attached ADU and one attached JADU per site within the RS-1-7 Zone. These can be processed as a Ministerial Permit through the City of San Diego Development Services if you choose to proceed with that option.

Additionally, the City of San Diego offers the ADU Bonus Program, which we can utilize as long as the total square footage complies with the FAR requirements of the underlying zone. According to the calculations, if the existing dwelling unit is indeed 772 sq. ft., the property has 3,036 sq. ft. remaining for development.

We are proposing the following options, as we believe they preserve the character of the community while making efficient use of the site's potential, ensuring both comfort and functionality of the spaces and capitalizing the return of the investment.

- ADU #1 (by right) *per SDMC, section 141.0302*
 - 2 Bedrooms, 1 Bath 746SF.
- ADU #2 (affordable - moderate income) *per SDMC, section 141.0302.*
 - 2 Bedrooms, 1 Bath 746SF.
- ADU #3 (bonus - market rate) *per SDMC, section 141.0302.*
 - 2 Bedrooms, 1 Bath 746SF
- ADU #4 (affordable - moderate income) *per SDMC, section 141.0302.*
 - 2 Bedrooms, 1 Bath 746SF.

It has been our pleasure to provide this Feasibility Study for the conceptualization of your new project.

