
4210 / 4220 / 4222 / 4226 40th Street
City Heights
Property Investigation

FOR:
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INTRODUCTION

As requested by the owner and representative of the property site, The Lightfoot Planning Group (TLPG) has reviewed the development regulations and evaluated the development potential for a property in the City Heights Corridor neighborhood of San Diego, CA. The subject properties are three adjoining parcels on 40th Street in the City Heights neighborhood of San Diego that total about 15,000 square feet.

LIMITATION OF STUDY

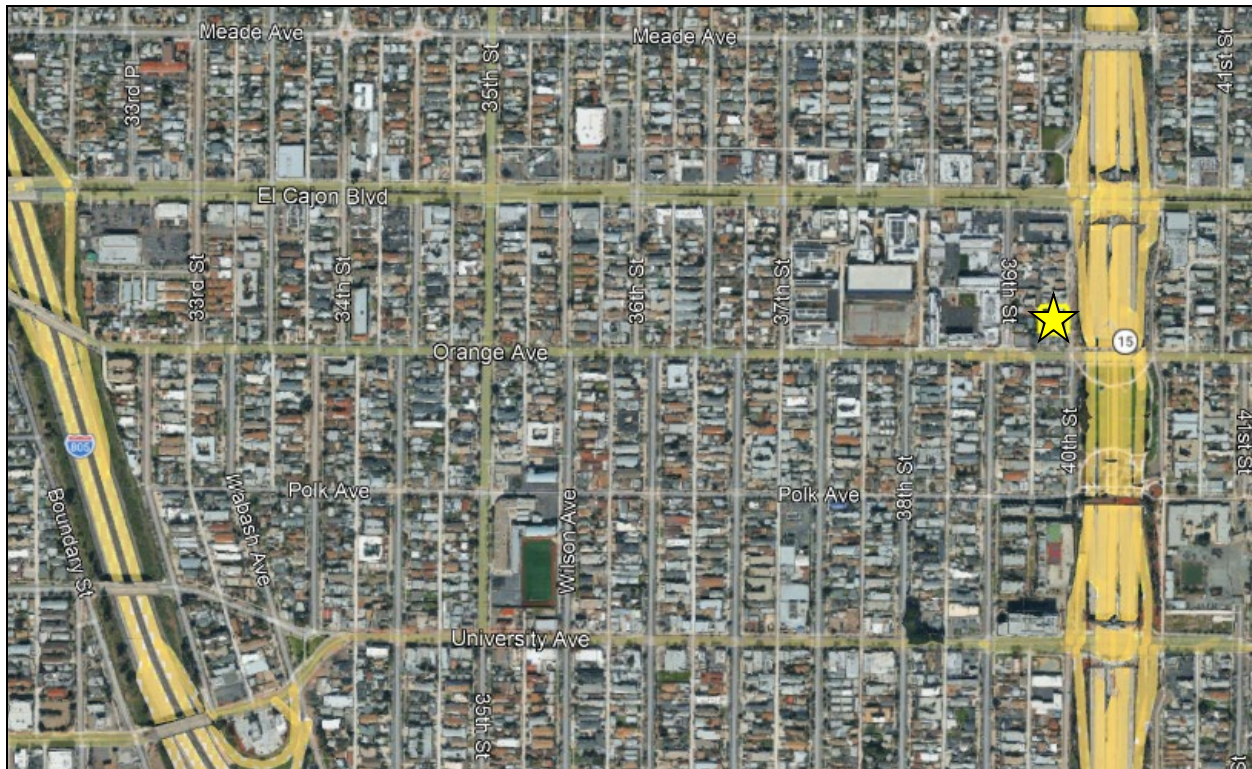
TLPG has relied on information provided by the City of San Diego in our investigation. TLPG has not included, as part of this investigation, a review of geotechnical or hazardous materials conditions which may exist onsite. Such work would need to be undertaken by qualified experts. All site dimensions have been taken from publicly available information and available online maps and should be verified by qualified professionals prior to developing any site plan.

TLPG is unaware of any pending or unwritten City policies which could affect the development of the subject parcels. This does not mean that such policies do not exist. This property investigation, its findings and recommendations, are in no way or intent representing an implied or expressed guarantee of approval by the City of a proposed development application.

PROPERTY PROFILE

Location:	City of San Diego, 4210 / 4220 / 4222 / 4226 40 th Street
Size (approximate):	Total Subject Site (3 lots) 14,918 sf / 0.34 acre 120' wide by 125' deep
APNs:	447-280-19 / 447-280-20 / 447-280-21
General Plan:	Residential
Zoning:	Central Urbanized Planned District CUPD-CU-2-4
Community Plan Area:	Mid-City City Heights CPA Residential (26-30 du/acre) Note: SDMC Chapter 15, Article 12 Mid-City Communities repealed in 2017 - refer to CUPD development standards
Other:	• Transit Area Overlay Zone (TAOZ) • Complete Communities Housing Solutions (CCHS) Tier 3 (6.5 FAR) • Complete Communities Mobility Choices (CCMC) Zone 3 • El Cajon Boulevard Maintenance Assessment District (MAD) • Facility Deficient Neighborhood (Parks)

Exhibit 1 LOCATION MAP



★ Subject Property

Source: Google maps

EXISTING CONDITIONS

Surrounding Land Uses

The three parcels comprising the Subject Site are located west of Interstate 15 between El Cajon Boulevard and Orange Avenue in the highly urbanized neighborhood of City Heights. It is in the block immediately south of the heavily used major transit corridor along El Cajon Boulevard, putting the site within the Transit Area Overlay Zone (TAOZ). The surrounding area contains a variety of uses, including elementary and middle schools on the block to the west, businesses lining El Cajon Boulevard and University Avenue, Interstate 15 to the immediate east, Teralta Park that covers a section of I-15, and residential in the remainder of most blocks. Residential development includes single-family small lots and multi-family buildings in various sizes. Mid-City is a fully developed community with redevelopment of existing developed sites being the primary method of generating new construction.

Site characteristics

The Subject Site consists of four houses located on three parcels (4220 and 4222 appear to be on the same lot) fronting 40th Street on a level site with no obvious impediments to redevelopment and no limiting factors, such as an existing historic district or designated historic resource. The street is narrow on this block with street parking on both sides, and this is the only possible entry to the site. There is easy freeway access to I-15 north and south from El Cajon Boulevard.

There are two existing billboards near the site, one on the immediate southern edge of the Subject Site and one near the northern edge where a multi-story building might interfere with visibility. It is highly recommended that any limitations to development that may be associated with the billboards be investigated with the billboard companies.

Public Transportation

The site is less than a half-mile to the University Avenue and I-15 Transit Plaza, and less than a quarter-mile to the El Cajon and I-15 Transit Plaza. High-frequency bus routes are available from both plazas:

- Rapid 215: SDSU to Downtown San Diego through Mid-City via El Cajon Boulevard and Park Boulevard
- Rapid 235: Escondido Transit Center to Downtown San Diego via I-15 and I-94
- Route 1: La Mesa to Fashion Valley via El Cajon Boulevard and University Avenue
- Route 7: University Avenue and College Boulevard to Downtown San Diego via University Avenue and Park Boulevard
- Route 10: University Avenue and College Boulevard to Old Town via University Avenue and Pacific Highway

Utilities and Stormwater

Water and Sewer connection points have not been located but are assumed to be in 40th Street. Given the highly developed nature of the area, it is unlikely that infrastructure would need to be replaced with redevelopment of this site, but this would need to be confirmed by a water and sewer utility consultant.

Preliminary title reports for two of the three parcels provided by the property owner or representative have been reviewed for existing power line easements, all of which are for the construction and use of power line poles and access easements for maintenance purposes. Lot 19, the southernmost lot, has an easement along the southern edge that appears to be 5 feet wide and an easement along the western edge that appears to be 6 feet wide. Lot 20 has an easement along the western edge that appears to be 5 feet wide, and the assumption is that an easement on Lot 21 is a similar dimension. These easements are within the required property setbacks, but if a proposed project requires waiving these setbacks, the easements should be reviewed again for potential impacts. An Underground Utility District has been established for Orange Avenue from I-805 to 40th Street, but this does not affect existing lines along the rear of the Subject Site.

Exhibit 2 AERIAL MAP



LAND USE AND ZONING

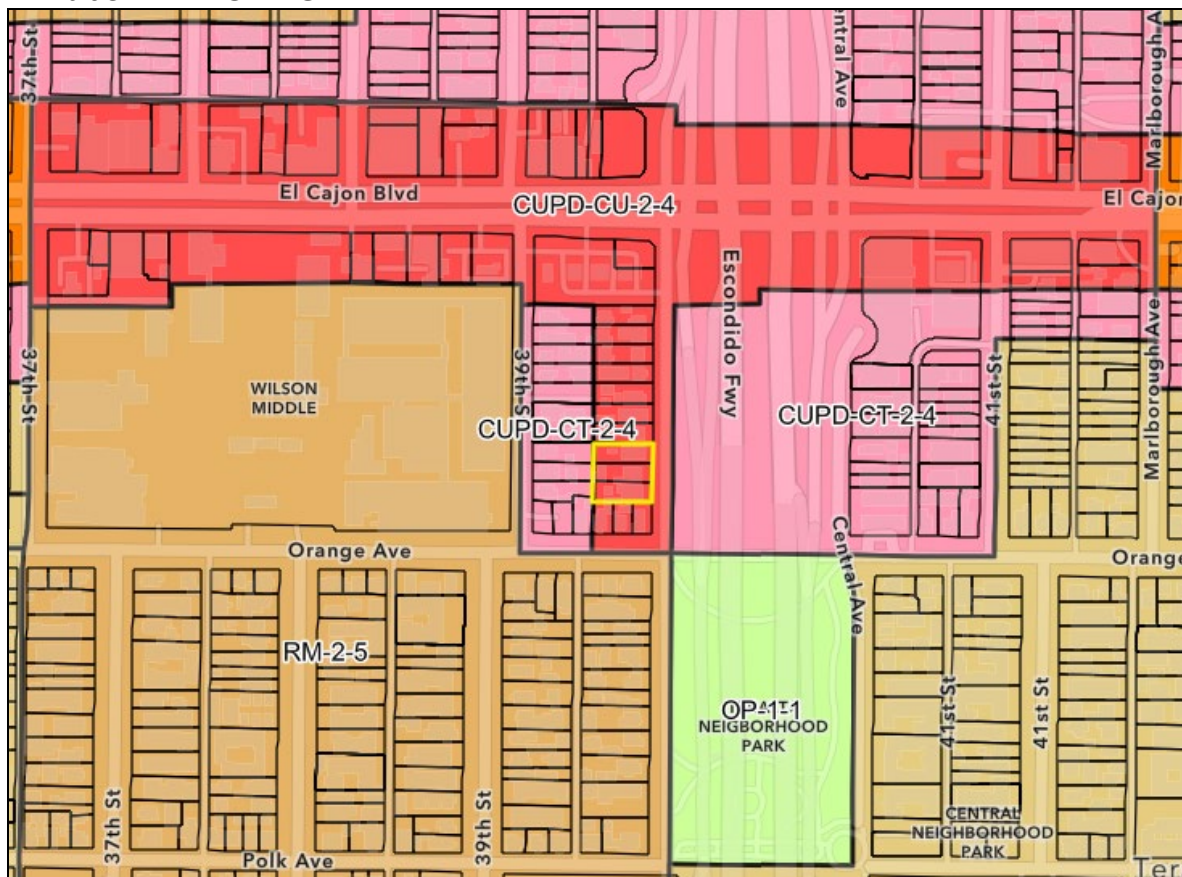
General Plan Land Use

The General Plan Land Use for this site is Residential, with standards, including density, set by the specific zone.

Zoning

These sites are zoned Central Urbanized Planned District CUPD-CU-2-4 intended to be a mix of heavy commercial and high-density residential development with a pedestrian orientation. Limited industrial uses are also permitted. Although the site is also within the Mid-City Community Plan, which designates 26 to 30 dwelling units (DU) per acre, the zoning standards are prescribed by the CUPD and referred to in the table below. The community plan is currently being updated with an expected completion date at the end of 2026. The update options all label the Subject Site as “medium/high density” but does not state what that specific unit per acre. Current regulations are referred to in the table below.

Exhibit 3 AREA ZONING



Source: City of San Diego.. Intended for reference only. Exact boundaries will need to be confirmed.

Property Development Regulations

The site is zoned CUPD-CU-2-4. Property Development Regulations for the site are charted below and refer to sections of the City of San Diego Municipal Code Table 155-02D.

Table 1 Property Development Regulations

PROPERTY DEVELOPMENT REGULATIONS		
<i>Item</i>	<i>CUPD-CU-2-4</i>	<i>Notes</i>
Uses Permitted - Partial (not inclusive of all uses)	Residential: Multiple Dwelling Units only with a commercial component in first 30 feet of lot (Mixed-Use) Continuing Care Retirement Community allowed with a Conditional Use Permit (CUP) Residential Care Facility with 6 or fewer persons Residential Care Facility with 7 or more persons allowed with a CUP Commercial: Food, Beverages, Groceries Consumer Goods Clothing and Accessories Store Eating/Drinking Establishment Instructional Studio Personal Service Child Care Center with a Limited Use Permit Offices: Business and Professional Medical, Dental, Health Practitioner	Single Dwelling Units not permitted Other uses are allowed, or allowed with a special permit but are not listed here See Section 155.0253(a) and Section 131.0456: Mixed-Use Development in Facility Deficient Neighborhoods are subject to common open space requirements of SDMC Section 131.0456 when providing more than 4 DUs, including provisions for common open space of the greater of 300 square feet or 25 square feet per DU. Map denoting Facility Deficient Neighborhoods is older and with Teralta Park in close proximity, this could be a standard to waive under State Density Bonus Law with an eligible project or consider rooftop decks.
Lot Size - Minimum	2,500 square feet minimum 25 feet minimum width	
Lot Coverage - Minimum	35%	

PROPERTY DEVELOPMENT REGULATIONS		
<i>Item</i>	<i>CUPD-CU-2-4</i>	<i>Notes</i>
Density - Maximum	73 DU per acre	Noted in Table as 600 feet per unit, equivalent to 73 DU per acre
Floor Area Ratio	2.0	
Height	None listed	
Setback, Front	Minimum- none Maximum- 10 feet	
Setback, Side	Minimum- 10 feet Minimum abutting residential development- See Note	Subject Site does abut residential development but does not meet the requirements to apply optional side and rear setback standards as noted in SDMC Chapter 13, Section 131.0543
Setback, Rear	Minimum- 10 feet Minimum abutting residential development- See Note	Subject Site does abut residential development but does not meet the requirements to apply optional side and rear setback standards as noted in SDMC Chapter 13, Section 131.0543
Pedestrian Paths	Commercial tenants shall be provided with a 4-foot wide pedestrian path, clearly identifiable. If the front setback is 0, then building entrances located at the front property line qualify as a required pedestrian path.	Applies to this zone (Table 155-02D)- See SDMC Chapter 13, Section 131.0550 for additional requirements
Transparency	A minimum of 50% of the street wall between 3' and 10' above the sidewalk shall be clear glass. Transparency into a garage or similar area do not count towards the required transparency.	Applies to this zone- See SDMC Chapter 13, Section 131.0552 for additional requirements

PROPERTY DEVELOPMENT REGULATIONS		
<i>Item</i>	<i>CUPD-CU-2-4</i>	<i>Notes</i>
Building Articulation	All building elevations fronting a public right-of-way, e.g. 40 th Street, shall have offset planes as delineated in Table 131-05F.	Applies to this zone- See SDMC Chapter 13, Section 131.0554 for additional requirements.
Architectural Requirements	See SDMC Chapter 15, Section 155.0244	These requirements apply to new commercial buildings or multi-family development unless a Planned Development Permit is obtained under review Process Three.
Parking for non-residential or mixed-use development	Minimum- 0 Maximum- 6.5 per 1,000 square feet of floor area Minimum Bicycle Parking Spaces- 0.1 per 1,000 square feet of floor area	Site is within a Parking Standards Transit Priority Area (PSTPA) and regulated by SDMC Section 142.0531 and 155.0252 (including for mixed-use developments). When no onsite parking is provided, a non-residential development shall provide one drop-off and loading zone within 200 feet of the main accessible entrance. One on-street accessible space shall be provided with a non-residential development unless accessible on-street parking meets a ratio of one accessible space to 25 standard spaces.

City of San Diego Inclusionary Housing

Separate from the State Density Bonus Law described below, the City of San Diego has an inclusionary housing ordinance under Municipal Code Chapter 14, Article 2, Division 13, applicable to residential development of 10 or more dwelling units. The City requires that of the total number of units proposed in a project, for-rent projects shall reserve at least 10% for households in the low- or very low-income level, for-sale projects shall reserve at least 10% for households with not more than a median income, or for-sale projects may alternately reserve 15% for moderate-income households. These inclusionary housing units are not in addition to units provided under SDBL and a project may use reduced-cost, reserved units to meet both SDBL and inclusionary housing minimums. The City does allow the payment of an in-lieu fee instead of construction of inclusionary housing units, or a partial fee payment if the number of inclusionary units is below the required minimum.

The City has provisions to reduce or adjust the minimum unit reservation under this chapter (Section 142.1310), but findings must be made (Section 142.1311) and are beyond the scope of this report.

City of San Diego Complete Communities Housing Solutions (CCHS)

The Complete Communities Housing Solutions program (SDMC Chapter 14, Article 3, Division 10) provides a locally ordered density bonus incentive that allows for-rent projects to increase FAR if they include lower-income and moderate-income units within a project and are located in a specified area of the City. The Subject Site is within the CCHS Tier 3 that could allow an FAR up to 6.5 if at least 40% of all units were reserved for income-qualifying households in the following minimums:

- 15% of rentals for very low-income households
- 15% of rentals for moderate-income households
- 10% of rentals for low-income households

Alternatives are available in the provisions of reserved rentals to meet the standards of this section. This program allows waivers for certain development standards, including height, and other development standards that meet specified conditions. The project would have to pay a Neighborhood Enhancement fee and provide specified pedestrian circulation space that would have to be reviewed to ensure the Subject Site can meet those requirements.

This program would not negate the need for a mixed-use project in order to provide the housing, and the commercial portion would have to meet the typical standards under this zone for the commercial use. This program is not part of State Density Bonus Law.

STATE DENSITY BONUS LAW (SDBL)

The State of California created Density Bonus regulations under California Government Code 65915 to incentivize the construction and reservation of affordable housing for income-qualifying residents based on the area median income that is adjusted every year, usually in April, and sold or rented at a price determined by the State. In exchange for participation in the affordable housing program, projects are allowed to increase the amount of market rate units above the permitted base density, request unlimited waivers to development standards, e.g. setbacks, FAR, height, and request a specified number of incentives or concessions based on the percentage of affordable units provided to allow modifications to zoning code or design requirements that result in an identifiable cost reduction to the project. Common incentive requests include waiving dry utility undergrounding requirements or frontage street and sidewalk improvements. Waiver or incentive requests may be rejected by the City if they are deemed a hazard to the health, safety, or welfare of the community.

SDBL allows for onsite parking reductions in conjunction with new development, but providing additional parking is permitted. In order to further reduce the required parking under SDBL, a site must be within a half mile of a “major transit stop”, which is two or more bus lines with intervals of 20 minutes or less at peak hours. This site would qualify for these parking reductions if a density bonus project were proposed, but the City has already accounted for the transit options available to this site in the zero parking requirement noted in the table above.

The density bonus program includes a provision for the replacement of existing housing units on the site if they are to be demolished. The site currently appears to have four units, which are required to be replaced with a new project in accordance with the State Government Code 65915 and 66300, which considers the income of the current tenants and replacement of those units if the tenants incomes are determined to be (or assumed to be if income can not be proven) low-income or very-low income. The replacement units need to be an equivalent size based on bedroom count, but single-family homes may be replaced by multi-family rental units of a similar bedroom count.

The City provides additional density bonus options beyond those offered by the State. For example, in Section 143.0720(l)(15) if the project includes 3 or more bedrooms in at least 20% of the total dwelling units, an additional bonus may be granted.

Table 2 provides two examples of how SDBL could be used for the Subject Site, referencing State Density Bonus Law, and is based on a base residential density of 73 units per acre on 0.34 acres, or 25 units on this site. The commercial component is not included in Table 2. Note that all calculations under SDBL are to be rounded up. Additional density may be achieved with a 100% affordable project, but those calculations are not included here.

Table 2 Preliminary Density Bonus Calculations

PRELIMINARY DENSITY BONUS CALCULATIONS per SDBL			
<i>Project Site Base Density</i>	<i>Percentage reserved at the Low-income level</i>	<i>Density Bonus amount</i>	<i>Number of Units</i>
25 units (73 units per acre on 0.34 total acres)	10% Low-income (minimum percentage of low income units to qualify as density bonus project)	20% (5 additional units)	30 total units 3 low-income 27 market rate
<i>Project Site Base Density</i>	<i>Percentage reserved at the Very low-income level</i>	<i>Density Bonus amount</i>	<i>Number of Units</i>
25 units	15% Very low-income	50% (13 additional units)	38 total units 4 very low-income 34 market rate

DESIGN and YIELD ANALYSIS CONCEPTS

This design concept presented in Appendix A was prepared as part of this property investigation report to evaluate the site's development potential under applicable planning regulations. The proposed yield reflects an optimized scenario utilizing provisions of the SDBL, allowing increased residential density and development intensity in exchange for the inclusion of affordable housing. Within this framework, the concept explores a 3–4 story mixed-use podium building that maximizes site utilization in an effort to provide a feasible and market-responsive unit mix.

The project envisions 2–3 residential levels with a range of 24 to 38 units over a ground floor activated by commercial uses and integrated parking. City zoning requires a commercial component within the first 30 feet of the lot. The design balances efficient construction, livability, and street presence along the 40th Street frontage while achieving a Floor Area Ratio (FAR) in the range of 3.2 to 3.4 (including the garage area).

Building Program

- 3–4 story mixed-use podium structure
- 2–3 levels of residential over ground-floor commercial + parking
- Designed to maximize site yield and frontage activation

Density & Scale

- ~24–38 residential units total
- FAR: ~3.2–3.4 (including garage)
- ~36,000 SF residential + commercial (4-story scenario)
- ~8,850 SF garage and support areas

Ground Floor Activation

- 2–3 commercial tenant spaces and residential lobby
- ~2,500–3,200 SF of tenant space
- Minimum 30 ft tenant depth for viable retail
- Garage access directly from 40th Street

PROCESSING REQUIREMENTS

Redevelopment of the site could potentially require processing a development permit, a use permit, tentative map, and/or other permits as described in SDMC Chapter 12, Article 6. The City of San Diego provides five different review processes depending on the type of project proposed. The most likely redevelopment options for this site should require one of the following processes:

- Process 3- Site Development Permit, e.g. mixed commercial/residential use in a facility-deficient neighborhood.
Planned Development Permit for proposed project that deviates from architectural features required by Central Urbanized District Planned District.
1. Staff review of project submittal
 2. Hearing Officer hearing to approve or deny the project
 3. Potential to appeal decision to Planning Commission for appeal hearing
- Process 4- Planned Development Permit for multi-family project with increased density where increased density is provided for.
1. Staff review of project submittal
 2. Planning Commission hearing to approve or deny the project
 3. Potential to appeal decision to City Council for appeal hearing

If two or more permits are required for a proposed project, the City would process them concurrently under the more stringent review process. Fees depend on the permit required, but the permits noted above have initial deposits of \$8,000 to 10,000. The time required to process a permit varies, although the City notes that discretionary approvals average about a year to process from initial submittal to the initial determination of approval or denial. Extensive environmental review, significant community opposition requiring additional outreach efforts, or an appeal of the decision would add more time to the process.

Items required for submittal (non-comprehensive)

The following list are items that would be required for submittal of any of the development permits. The list is not all-inclusive and the applications should be consulted for a complete list.

- Project application package, including grant deed for proof of ownership
- Site photos
- Public notice package
- Architectural plans including site plan, floor plan, elevations
- Civil engineering plans including grading and drainage plans
- Landscape plans
- Other technical studies that could include geotechnical studies, storm water management plans, water and sewer studies
- Environmental studies that could include noise or air quality

Preliminary Review

The City provides preliminary reviews for proposed projects to answer specific questions by either a single discipline (fee of approximately \$1,482 for four hours review plus approximately \$83 per hour exceeding four hours) or multiple disciplines (fee of approximately \$12,107 for four hours review plus approximately \$83 per hour exceeding four hours). The City limits the number of questions to 10 regardless of whether the preliminary review is for one or multiple disciplines and makes clear that the questions should be specific and not vague or open-ended. This is not a required process but could be useful if there were a known concern about, for example, an engineering detail, utility service, or a transportation/traffic issue.

Environmental Review

Environmental review under CEQA would be required for a proposed project, but staff would determine the level of review after the initial submittal, including whether the project qualifies for an exemption or would be required to prepare (or have prepared) a Mitigated Negative Declaration (MND) or Environmental Impact Report (EIR). Because of the small size of the Subject Site and the limitations of development size, any proposed project on this site may qualify for a Category 32 Infill Exemption under CEQA. The State has also recently passed bills, SB607 and AB609, that limit environmental review on qualifying projects to a known impact rather than requiring full review of all potential impacts. Depending on the final proposed project, these newer bills could be of interest to lessen the required CEQA documentation.

SUMMARY

The urbanized location of the Subject Site and proximity to high-frequency transit provide multiple options for redevelopment of the site. The Central Urbanized Planned District requires that to include residential units in a project, they must be multi-family units (rental apartments or for-sale condominiums) as part of a mixed-use development with commercial uses on the ground level, but various options are available under the City of San Diego Municipal Code and State Density Bonus Law to maximize the development potential of the site.

APPENDIX A



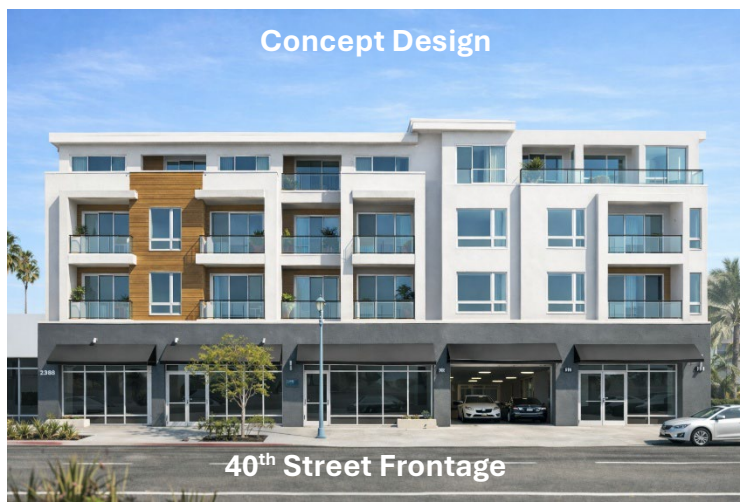
-See Note Below

Key Development Features

- 3–4 story mixed-use podium with 2–3 residential levels above ground-floor commercial and parking
- 24–38 residential units; FAR ~3.2–3.4; ~36,000 SF total building area (Requires SDBL Waiver to increase FAR)
- Activated ground floor with 2–3 tenant spaces (~2,500–3,200 SF) and direct garage access from 40th Street
- Efficient unit mix: ~10–12 units per floor; ~700 SF (1BR), ~950 SF (2BR), ~825 SF average
- Podium design with wrapped parking and strong street frontage
- A comparable mixed-use development containing 52 residential units is located nearby at 3808 El Cajon Boulevard within the same zoning district, demonstrating the feasibility of similar density and project scale in the area.

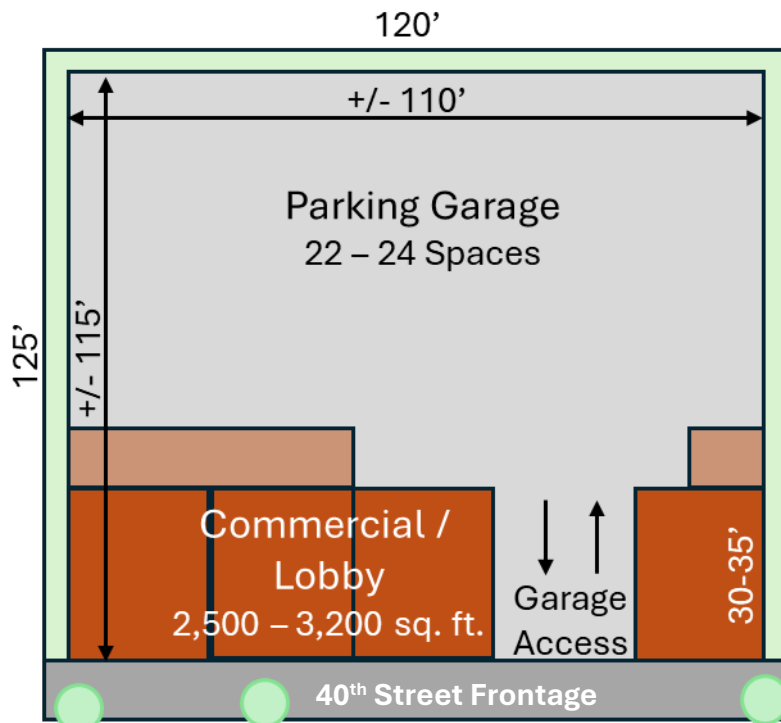
Note:

Exhibits presented in this report include conceptual design studies generated with the assistance of AI-based tools to evaluate potential development yield and site configuration under applicable planning frameworks, including the California State Density Bonus Law. The concepts are illustrative only and are not intended to represent final architectural design or entitlement-ready documents. Further refinement and verification by qualified professionals will be required as part of any formal development application.



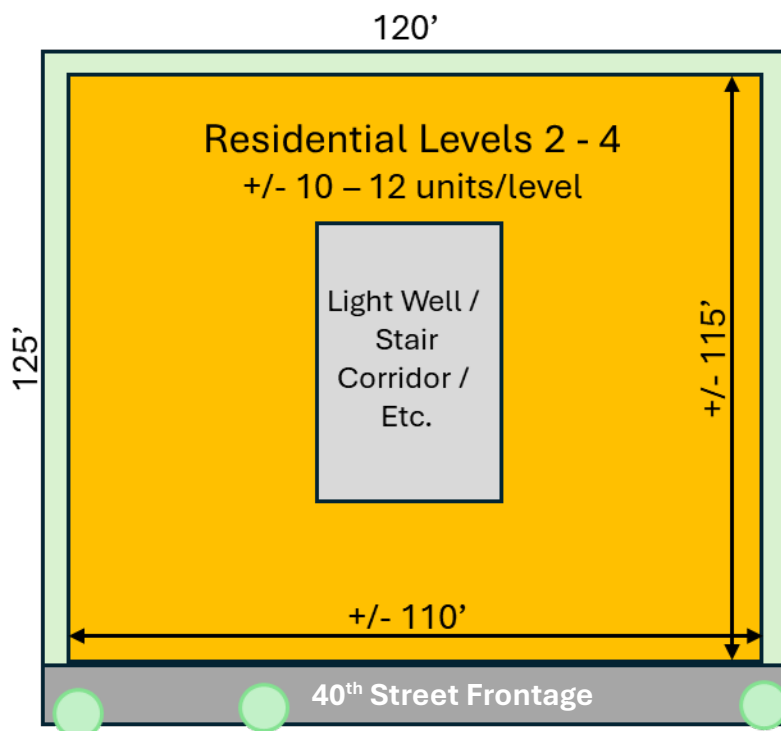
Concept Project: 24 – 38 Units

- Maximizes development of site
- 3 – 4 Story Mixed-Use Podium
- 2 – 3 Residential Levels
- 2 – 3 Tenant / Lobby Spaces
- Grade-level podium parking
- FAR: 3.2 – 3.4 (including garage)
- Residential + Commercial Area
+/- 36,000 sf (4-story concept)
- Garage + Misc. Areas +/- 8,850 sf



Ground Level Plan Concept

- 2 – 3 Tenant / Lobby Spaces
+/- 2,500 – 3,200 sf
- 30' minimum tenant space
depth required
- Garage access to 40th Street

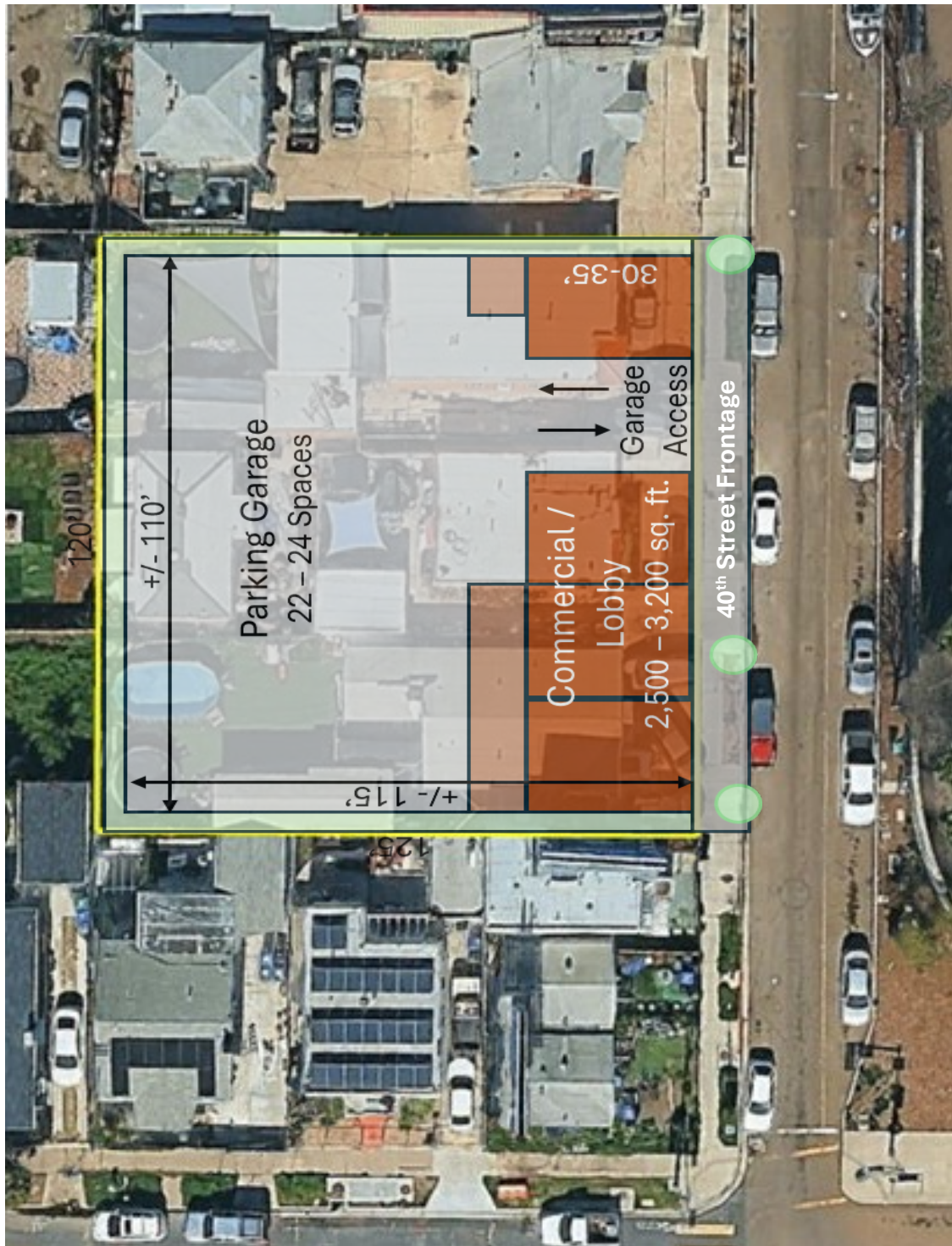


Residential Level Plan Concept

- +/- 10 – 12 units avg. per level
- 700 sq. ft. per 1 bd units avg.
- 950 sq. ft. per 2 bd units avg.
- 825 sq. ft. per unit overall avg.

Aerial Overlay Schematic

Ground Level

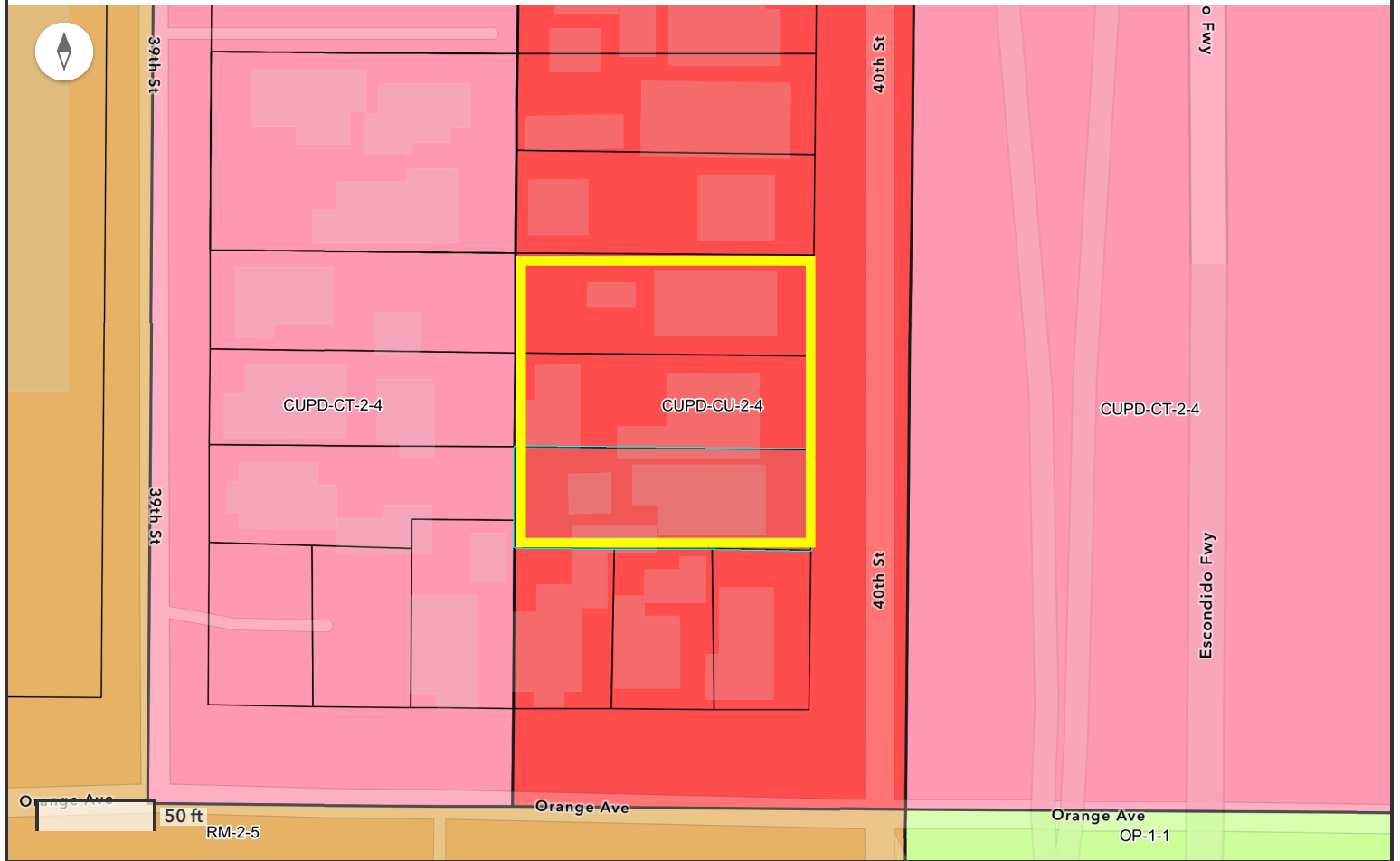


Not to Scale

APPENDIX B



Zoning and Parcel Information Portal (ZAPP)



Esri Community Maps Contributors | SanGIS | California State Parks | © OpenStreetMap, Microsoft | Esri | TomTom | Garmin | SafeGraph | GeoTechnologies, Inc | METI/NASA | USGS | Bureau of Land Management | EPA | NPS | US Census Bureau | USDA | USFWS | SanGIS using legal recorded data provided by the County Recorders and Assessor's Office. See the County ARCC website at <https://arcc.sdcounty.ca.gov/Pages/default.aspx> for more information about tax parcels

APN: 4472801900

Parcel Information Report

2026-03-12T16:41:17.206-07:00

Site Location

<i>Address</i>	4210 40TH ST
<i>Assessor's Parcel Number (APN)</i>	4472801900
<i>Lots</i>	No: None
<i>City Council District</i>	9
<i>City Owned Parks</i>	No: None
<i>City Owned Real Property (CORP)</i>	No
<i>CDE School Site</i>	No: None
<i>100 Scale GRID</i>	Yes: 2141734
<i>Tierra Santa Artillery Ordnance</i>	No

APN: 4472802000

Parcel Information Report

2026-03-12T16:42:41.349-07:00

Site Location

<i>Address</i>	4220 40TH ST 4222 40TH ST
<i>Assessor's Parcel Number (APN)</i>	4472802000
<i>Lots</i>	No: None
<i>City Council District</i>	9
<i>City Owned Parks</i>	No: None
<i>City Owned Real Property (CORP)</i>	No
<i>CDE School Site</i>	No: None
<i>100 Scale GRID</i>	Yes: 2141734
<i>Tierra Santa Artillery Ordnance</i>	No

APN: 4472802100

Parcel Information Report

2026-03-12T16:43:18.209-07:00

Site Location

<i>Address</i>	4226 40TH ST
<i>Assessor's Parcel Number (APN)</i>	4472802100
<i>Lots</i>	No: None
<i>City Council District</i>	9
<i>City Owned Parks</i>	No: None
<i>City Owned Real Property (CORP)</i>	No
<i>CDE School Site</i>	No: None
<i>100 Scale GRID</i>	Yes: 2141734
<i>Tierra Santa Artillery Ordnance</i>	No

Planning Area

<i>Adequate Sites Inventory (ASI)</i>	Yes: Net Potential Units: 6
<i>Community Plan Area (CPA)</i>	MID-CITY:CITY HEIGHTS
<i>General Plan Land Use Designation (GPLU)</i>	Residential
<i>Community Plan Land Use Designation (CPLU)</i>	Residential (26-30 du/ac)
<i>Community Plan Land Use Density Range (CPLUDR)</i>	Density High: 30 DU/Acre Density Low: 26 DU/Acre
<i>Specific Plan Area (SPA)</i>	No: None
<i>Business Improvement District (BID)</i>	Yes: El Cajon Boulevard Central Business Improvement District (BID)
<i>Maintenance Assessment Districts (MAD)</i>	Yes: El Cajon Boulevard

<i>Prime Industrial Land (PIL)</i>	No: None
<i>Proposition A Lands (PAL)</i>	No: None
<i>Property Business Improvement Districts</i>	No: None
<i>Sustainable Development Areas (SDA)</i>	No
<i>Complete Communities Housing Solutions (CCHS)</i>	Yes: FAR Tier 3: 6.5 FAR
<i>Complete Communities Mobility Choices (CCMC)</i>	Yes: Mobility Zone 3
<i>Communities of Concern (COC)</i>	Yes: Moderate
<i>San Diego Promise Zone (SDPZ)</i>	No
<i>Central Urbanized Planned District (CUPD)</i>	Yes

Base Zone

<i>Zone Designation (OZM)</i>	CUPD-CU-2-4 R-301263 02/28/2006
<i>Zoning Action Index (ZAI)</i>	CUPD-CU-2-4 O-18855 N 10/01/2000 MCCPD-CN-1 O-16577 N 01/20/1986 C-1A O-9878 N 09/11/1968 R-4 O-12989 O 10/19/1930

Overlay Zones

<i>Airport Land Use Compatibility Overlay Zone (ALUCOZ)</i>	No: None
<i>Clairemont Mesa Height Limit Overlay Zone (CMHLOZ)</i>	No
<i>Coastal Height Limit Overlay Zone (CHLOZ)</i>	No

<i>Coastal Overlay Zone (COZ)</i>	No: None
<i>Coastal Overlay Zone First Public Roadway (COZFPR)</i>	No
<i>Community Plan Implementation Overlay Zone (CPIOZ)</i>	No: None
<i>Mission Trails Design District (MTDDOZ)</i>	No: None
<i>Mobile Home Park Overlay Zone (MHPOZ)</i>	No
<i>Parking Impact Overlay Zone (PIOZ)</i>	No: None
<i>Sensitive Coastal Overlay Zone (SCOZ)</i>	No: None
<i>Transit Area Overlay Zone (TAOZ)</i>	Yes
<i>Urban Village Overlay Zone (UVOZ)</i>	No

Transportation

<i>Parking Standards Transit Priority Area (PSTPA)</i>	Yes
<i>Transit Priority Area (TPA)</i>	Yes
<i>Affordable Housing Parking Demand</i>	Yes: Medium

Airports

<i>ALUCP Airport Influence Area (AIA)</i>	No: None
<i>ALUCP Noise Contours (CNEL)</i>	No: None
<i>ALUCP Safety Zone</i>	No: None
<i>FAA Part 77 Noticing Area</i>	No: None

Historic and Cultural Resources

<i>La Jolla Shores Archaeological Study Area (LJSASA)</i>	No
<i>Cultural Sensitivity Area</i>	Yes: Low
<i>Paleontological Sensitivity Area</i>	Yes: Moderate

<i>Historic Districts: Existing</i>	No: None
<i>Historic Resources: Designated</i>	No: None
<i>Historic Review Exemptions</i>	No

Environmentally Sensitive Lands (ESL)

These search results indicate the probability of the presence of ESL.

The presence of ESL is determined by a project-specific analysis in connection with any permit application. A determination can also be made by requesting a Preliminary Review.

For more information regarding ESL, refer to Chapter 14, Article 3, Division 1 of the Land Development Code and the applicable guidelines in the Land Development Manual.

<i>Multiple Species Conservation Plan (MSCP)</i>	No: None
<i>Multiple Habitat Planning Area (MHPA)</i>	No
<i>Sensitive Vegetation</i>	No: None
<i>Vernal Pools</i>	No
<i>Non-Coastal Wetlands</i>	No
<i>Coastal Wetlands</i>	No: None
<i>Coastal Bluff</i>	No: None
<i>Coastal Beach</i>	No: None
<i>Steep Hillside</i>	No
<i>Special Flood Hazard Area</i>	Special Flood Hazard Area Zone: No Flood Zone: X Flood Zone Subtype: AREA OF MINIMAL FLOOD HAZARD Source Cite: 06073C_STUDY8 See link in details tab for more information

Fire

<i>Brush Management</i>	No: None
<i>Very High Fire Hazard Severity Zone (VHFSZ - 2025)</i>	No
<i>Very High Fire Hazard Severity Zone (VHFSZ - 2009)</i>	No

Geology and Soils

Alquist-Priolo Earthquake Fault Zone	No: None
Earthquake Fault Buffers	No: None
Geologic Hazard Category	Yes: 52
Elevation Contour 5 Feet (1999)	Nearest Contour: 370
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

Inspectors

Inspection District: 67	Combination Lizbeth Medina 619-687-5986 LAMedina@sandiego.gov Structural Ricardo Ordonez 619-446-5123 RGOrdonez@sandiego.gov Electrical Richard Gable 858-573-1223 RGable@sandiego.gov
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Zone Designation (OZM): CUPD-CU-2-4

ZONE_NAME	CUPD-CU-2-4
IMP_DATE	2/28/06, 12:00 AM
ORDNUM	R-301263