

## 11/30 VC Follow-up Info

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To: Joe Joyce <joejoyce@bhhsca.com>

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Hi Joe Joyce,

Thank you for your patience. As follow-up to our VC call last week, see below resources mentioned at our Virtual Counter appointments:

- Zoning and Parcel Information Portal (ZAPP):  
<https://sandiego.maps.arcgis.com/apps/instant/sidebar/index.html?appid=75f6a5d68aee481f8ff48240bcaa1239>
- Information Bulletin 513: Preliminary Review: <https://www.sandiego.gov/development-services/forms-publications/information-bulletins/513>
- Preliminary Review webpage: <https://www.sandiego.gov/development-services/permits/preliminary-review>
- Information Bulletin 411: Complete Communities Housing Solutions (CCHS):  
[https://www.sandiego.gov/sites/default/files/ib-411\\_complete\\_communities\\_housing\\_solutions.pdf](https://www.sandiego.gov/sites/default/files/ib-411_complete_communities_housing_solutions.pdf)
  - References for Communities of Concern (COC), public workshops required
- CCHS regs: <https://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art03Division10.pdf>
  - References requirement for 2 public workshops
- SDA and Complete Communities webmap:  
<https://sandiego.maps.arcgis.com/apps/instant/sidebar/index.html?appid=bf63882149d048a4ab34d8093b116f41>

Regarding 2953 Imperial Ave, to answer your question on the potential best use of the site, we recommend reviewing the City's Housing Toolkit to explore all options available:

<https://www.sandiego.gov/planning/work/housing/toolkit>. This spells out all of the different programs and requirements. Some to consider:

- If eligible, the affordable housing density bonus program would offer unlimited density if the project is 100% deed-restricted affordable.
- As we discussed, the site appears eligible for Complete Communities: Housing Solutions (CCHS). CCHS is an opt-in program, and is a popular way to get high density vs affordable requirements
  - 2953 Imperial Ave is in the CCHS FAR Tier 3: 6.5 FAR, see Info Bulletin 411 (above) for requirements.
  - Note there's no lot width requirement for CCHS, so as long as the property is in the CCHS overlay and provides the required percentage of affordable, it can be a CCHS project

Thank you,

**Aleli Balaguer** (she/her/hers)

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**Need to request a second opinion on an interpretation, or contact my supervisor for further assistance?**

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