

Zoning Summary and Feasibility Report

5988 Trojan Avenue
San Diego, California 92115

07.27.2026



EXECUTIVE SUMMARY

1. Existing Site Density & Unpermitted Work

- The 5,432 SF lot is located in an RS-1-7 base zone within a designated Transit Priority Area (TPA).
- The property currently contains three distinct living spaces across two structures totaling 1,577 SF:
 - Primary Single-Family Residence: 722 SF (Permitted)
 - Secondary Structure / Workshop Unit: 495 SF (Permitted)
 - Attached Garage Conversion (ADU 2): 360 SF (Currently Unpermitted, recorded 06/19/2019)

2. Legalization Pathway (California AB 2533 Amnesty Program)

- Because the unpermitted 360 SF garage conversion was constructed prior to January 1, 2020, it may qualify for California's ADU Amnesty Program (AB 2533 / San Diego DSD Information Bulletin 242).
- Under AB 2533, the City of San Diego cannot deny a retroactive permit based on modern building code discrepancies, provided basic life-safety standards (smoke/CO alarms, emergency egress, ventilation, and GFCI protection) are verified via a third-party inspection/drawing set.
- Estimated City Fees: \$3,000 – \$4,000 (Submittal & Issuance).
- Estimated City Review Timeline: ~6 to 8 Weeks upon formal submittal.

3. Unused Floor Area Ratio (FAR) & Expansion Potential

- Allowable FAR (0.59): Max allowable building area is 3,204 SF.
- Existing FAR (0.29): Currently utilizes 1,577 SF, leaving 1,627 SF of unused allowable floor area.
- Under California Government Code § 65852.2, ADUs under 800 SF do not count against maximum FAR limits, providing significant additional building flexibility for future expansions or JADU conversions.

4. Parking Exemption

- Due to its location within a Transit Priority Area (TPA), no off-street parking spaces are required for existing or proposed ADUs.

The subject parcel possesses strong investment value and development flexibility. In the event a prospective buyer or new owner wishes to obtain a permit for the garage conversion, a retroactive permit package through AB 2533 would officially legalize the 360SF garage conversion, establishing a fully compliant 3 unit residential asset. Once legalized, the property retains substantial unused floor area for future primary home expansion, or additional ADU/JADU considerations.

PARCEL INFORMATION

ADDRESS

5988 Trojan Avenue
San Diego, CA 92115

LOT SIZE: 5,432SF

BUILT SQUARE FOOTAGE: 1,577SF (722SF Single Family Structure, 495SF Single Family Structure with attached 360SF garage ADU conversion)

YEAR BUILT: 1941

SCHOOL DISTRICT: San Diego Unified School District

APN: 472-113-19-00

LEGAL DESCRIPTION: Block 13, Lot 18 of Map 002010 El Cerrito Heights Unit # 2

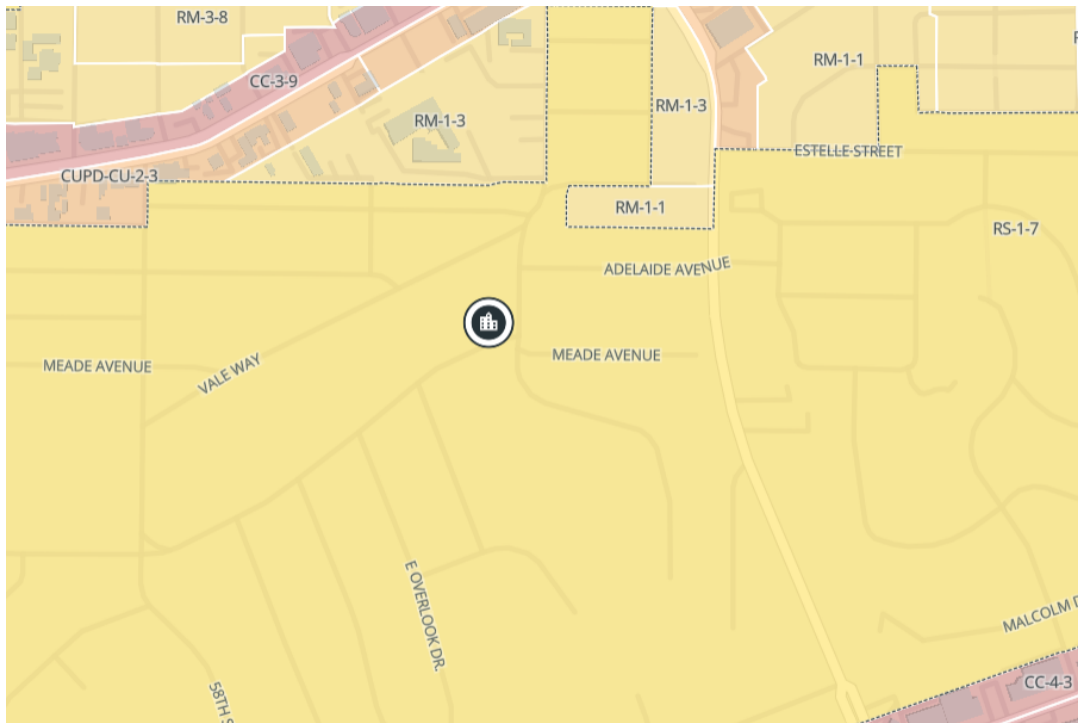
COMMUNITY PLAN: Mid-City: Eastern Area

GEOLOGICAL HAZARD DESIGNATION: 53

TRANSIT PRIORITY AREA: Yes

CTCAC/HCD OPPORTUNITY AREA: Yes

FLOOD ZONE: Area of minimal flood hazard. Depicted above the 500 year flood level.



ZONING: RS 1-7**ZONING REGULATIONS:**

FRONT YARD SETBACK	15'-0"
REAR YARD SETBACK	13'-0"
SIDE YARD SETBACK	4'-0"
STREET SIDE SETBACK	5'-0"
ALLOWABLE BUILDING HEIGHTS	24'/30' (Refer to Table 131-04H of Chapter 13 Article 1, Division 04 of the San Diego Municipal Code for Building Envelope Planes)
MAX FLOOR TO AREA RATIO	0.59
CURRENT FLOOR TO AREA RATIO	0.29
MAXIMUM PAVING AND HARDSCAPE	Required front yard shall be limited to a maximum of 60% paving and hardscape. Within the required street yard, paving and hardscape to be limited to a driveway with direct vehicular access to required off-street parking spaces located outside the required setback in accordance with Section 142.0521 of the San Diego Municipal Code, a walkway to facilitate pedestrian access to the dwelling unit, and any decorative paving or hardscape that is not designed for vehicular access. * For lots less than 10,000SF, off-street parking spaces are limited to a maximum of 4 vehicles. Additional paving and hardscape shall be permitted for non-vehicular use or where necessary to provide vehicular access to garage parking.

EXISTING STRUCTURES

Parcel currently has three distinct dwelling units split across two separate structures on the lot. The front structure is an existing 722SF single family, two bed, one bath structure. The back structure contains two separate attached dwelling units.

The first dwelling unit is a 495SF workshop that has been converted into a two bed, one bath structure. The second dwelling unit is an existing garage that has been converted into a 360SF one bed, one bath structure. At the time of this feasibility report, the converted 360SF garage conversion is an unpermitted conversion. Per the Building records, the garage conversion has been recorded as of 6/19/2019.

ACCESSORY DWELLING UNITS

In accordance with San Diego Information Bulletin 400, an Accessory Dwelling Unit (ADU) is an attached or detached residential dwelling unit that is 1,200SF in size or less, providing complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation. ADUs are located on a lot with proposed or existing single-dwelling units or multiple dwelling units.

Parcel is located in a Single Dwelling Unit Zone in accordance with San Diego Municipal Code Chapter 13 Table 131-04D. In Single Dwelling Unit Zones, the following structure(s) are permitted:

- One (1) Single Primary Dwelling unit; and
- One (1) Accessory Dwelling Unit attached to or detached from an existing or proposed dwelling unit; and
- One (1) Accessory Dwelling Unit converted from the existing or proposed space of a single dwelling unit or an existing accessory structure; and
- One (1) Junior Accessory Dwelling Unit

Note that in accordance with State Law (Gov. Code § 65852.2), ADUs that are under 800SF in size do not count towards the maximum gross floor area (FAR). For example: when a lot contains existing dwelling units that meet the maximum FAR of the zone, one ADU up to 800SF in size may be constructed on the property.

HEIGHT REGULATIONS

For lots that permit single dwelling unit development, detached ADU structures and ADUs attached to an existing accessory structure are not to exceed two stories. ADUs are to comply with the overall maximum structure height of the underlying base zones and overlay zones.

PARKING REGULATIONS

No parking spaces are required for ADUs outside of the Coastal Overlay Zone. See San Diego Development Services Department Information Bulletin 400.

PERMITTING PREVIOUSLY CONSTRUCTED UNPERMITTED DWELLING UNITS

As of September 28, 2024, Assembly Bill 2533 was signed into California law, prohibiting local agencies from denying a permit for an unpermitted accessory dwelling unit or junior accessory dwelling unit constructed before January 1, 2020 unless the local Authority Having Jurisdiction (AHJ) makes a finding that correcting the violation is necessary to address a substandard living condition. This bill allows homeowners to obtain a confidential third party inspection by a licensed design professional or general contractor to determine the unit's existing condition or scope of the building improvements.

Projects that do not qualify for this program and may require additional documentation such as architectural plans, structural calculations, geological reports include the following:

- Situated within a fault zone, landslide, or liquefaction area
- Created by excavating under the floor space
- Building with materials not permissible by the Building Code
- Located on top of a public or private easement
- Attached to an existing apartment or commercial building

Note that any new alterations, remodeling or additions to the existing unpermitted work are required to comply with current governing California building codes and regulations.

Please note that applying for a retroactive building permit, certain improvements may be required to comply with basic life and safety requirements. Such improvements may include but are not limited to the installation of smoke alarms, carbon monoxide alarms, emergency egress, and ventilation openings. For reference and more information, please see attached Exhibit A at the end of this report.

SUBMITTAL REQUIREMENTS FOR PREVIOUSLY CONSTRUCTED ADUs

In order to process a retroactive building permit in accordance with the Assembly Bill 2533, evidence of construction must be provided showing construction was started before January 1, 2020. Evidence of construction may include Contractor's bills, utility bills or insurance documents related to the unpermitted ADU, code enforcement documentation, lease agreements, real estate documents, dated photographs, or other documents as requested by the City of San Diego development Services department.

Plans will be developed and provided to the City for Building Permit review. At a minimum, the following plans are required by the City of San Diego:

- Site Plan showing property address, APN, boundaries and setbacks as well as locations of all easements on the property
- Floor Plans showing rooms, dimensions, smoke alarms, carbon monoxide alarms, location of exit doors, cooking appliances, water heaters and GFCI outlets where required
- Completed Exhibit A

Please note that as part of this process, the city will not review the water meter to determine if a meter upgrade is required. No water and sewer capacity fees will apply if the project is in accordance with AB 2533, but the water billing rate code may need to be updated to reflect the correct number of dwelling units on the site.

If it is determined that any build of the unpermitted construction is non-compliant with the limits of AB 2533, a separate building permit may be required where work is non exempt.

PERMITTING FEES

Please note that the below are just estimates and actual project fees may be subject to change when going through the permitting process pending on expedition of review, review times, and any additional plan check fees incurred by the City of San Diego.

Submittal Fees for structures under 1,000SF: \$1,600 - \$2,000

Issuance Fees for structures under 1,000SF: \$1,400 - \$2,000

Total Estimated Permit Cost: \$3,000 - \$4,000

Dang Studio Design Fee Rough Estimate: \$4,400

PERMITTING TIMELINES

Upon submission to the City of San Diego for review. Please anticipate up to 8 Weeks for the review and permitting process.

LOT OPTIMIZATION AND DEVELOPMENT OPPORTUNITY

Existing Parcel SF Summary:

Primary Dwelling SF	722SF
ADU 1	495SF
ADU 2 (Unpermitted)	360SF
Max F.A.R.	.59
CURRENT F.A.R.	.29
SF CALCULATION	$5,432\text{SF} \times .59 = 3,204\text{SF}$ Allowed on site $3,204\text{SF ALLOWED} - 1,577\text{SF EXISTING} = 1,627\text{SF}$ to build $1,627\text{SF} + 800\text{SF of existing ADU} = 2,427\text{SF}^*$

*Note: While there is an allowable of an additional 2,427SF to build on the property based on the square footage calculations alone and utilizing ADU Exceptions, this does not account for the height limitations and actual building footprint calculations based on the overall zoning information allowed on the parcel.

A further and more comprehensive design study will need to be conducted to determine what the max allowable square footages are based on the existing site, zoning limitations, and heights for the parcel.

EXHIBIT A
INFORMATION BULLETIN 242:
ATTACHMENT A

I. SMOKE ALARMS

Compliant	Non-Compliant	Description
		Operational and installed in every sleeping room
		Installed outside each separate sleeping area in the immediate vicinity (hallways)
		Installed on every level of the dwelling unit, including basements

II. CARBON MONOXIDE ALARMS

Compliant	Non-Compliant	Description
		Operational and installed outside each separate sleeping area in the immediate vicinity of bedrooms (hallways), on every occupiable level including basements, and in bedrooms with fireplaces. (only if required by code)
		If there is an attached garage with an opening into the dwelling unit, or a fuel-fired appliance or fireplace in the home, alarms shall be installed at each level of the dwelling
		Installed on every level of the dwelling unit, including basements

III. EMERGENCY ESCAPE AND RESCUE OPENINGS – FOR SLEEPING ROOMS

Compliant	Non-Compliant	Description
		Emergency egress windows are provided in every sleeping room
		The emergency egress window(s) must have a minimum clear opening width of 20 inches and a clear opening height of 24 inches and 5.7 square feet openable space or 5.0 square feet openable space on grade floor openings
		There are no obstructions (such as bars, grills, or security devices) that can impede escape or rescue in an emergency

IV. SANITATION

Compliant	Non-Compliant	Description
		Proper water closet, lavatory, and bathtub/shower in a dwelling unit
		Proper kitchen sink
		Hot and cold running water to plumbing fixtures
		Adequate heating
		Proper operation of required ventilating equipment
		Minimum of 8% natural light and 4% ventilation provided based upon the floor area of the habitable room(s)
		Minimum room and space dimensions provided, 70 square feet or 7 feet minimum, except kitchens

		Required electrical lighting is provided
		Habitable rooms have no signs of dampness
		Infestation of insects, vermin, or rodents is not present
		Visible mold growth is not present, excluding the presence of mold that is minor and found on surfaces that can accumulate moisture as a part of their properly functioning and intended use
		General dilapidation or improper maintenance of the unit is not present
		Connection to required sewage disposal system is present
		Proper garbage and rubbish storage and removal facilities are present

V. STRUCTURAL HAZARDS

Compliant	Non-Compliant	Description
		Adequate and not deteriorated foundations are provided
		Adequate and not deteriorated flooring or floor supports are provided
		Flooring or floor supports are of sufficient size to carry imposed loads with safety

		No walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration
		No walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety
		No ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration
		No ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety
		No fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration
		No fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety
		Possible inadequate structural resistance to horizontal forces

VI. NUISANCE

Compliant	Non-Compliant	Description
		All wiring, except that which conformed with all applicable laws in effect at the time of installation, if it is currently in good and safe condition and working properly

		All plumbing, except plumbing that conformed with all applicable laws in effect at the time of installation and has been maintained in good condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly, and that is free of cross connections and siphonage between fixtures
		All mechanical equipment, including vents, except equipment that conformed with all applicable laws in effect at the time of installation and that has been maintained in good and safe condition, or that may not have conformed with all applicable laws in effect at the time of installation but is currently in good and safe condition and working properly.
		There is no faulty weather protection present which may include: (1) Deteriorated, crumbling or loose plaster (2) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations or floors, including broken windows or doors (3) Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering (4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings
		The building or portion thereof, device, apparatus, equipment, combustible waste, or vegetation is not in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.
		All materials of construction, except those that are specifically allowed or approved by this code, have been adequately maintained in good and safe condition.

		There is no accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborage, stagnant water, combustible materials, and similar materials or conditions that constitute fire, health, or safety hazards.
		The building or portion thereof is not determined to be an unsafe building due to inadequate maintenance
		The building or portions thereof are provided with adequate exit facilities as required by this code, except those buildings or portions thereof whose exit facilities conformed with all applicable laws at the time of their construction and have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy
		The building or portions thereof are provided with fire-resistive construction or fire-extinguishing systems or equipment required by this code, except those buildings or portions thereof that conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy
		The building or portions thereof occupied for living, sleeping, cooking, or dining purposes was designed or intended to be used for those occupancies