



ZONING SUMMARY

Designated RM-3-7 (Residential-Multiple Unit 'medium density'), this property would permit 7 dwelling units by right. With a lot size of 6,844 square feet, it would allow for a total Floor Area Ratio of 12,320 sq. ft. Commercial uses include Food, Beverages & Groceries, Sundries, Pharmaceuticals, Convenience Sales, Wearing Apparel, Business & Professional Offices, Medical, Dental & Health Practitioners, and others.

Southeastern San Diego is a vibrant, diverse community located just east of Downtown San Diego. The western portion of the area was settled early in the city's history and was directly connected to the city center by streets and the railroad. The community was home to both large estates, where San Diego's elite lived, and modest cottages, where many working families lived.

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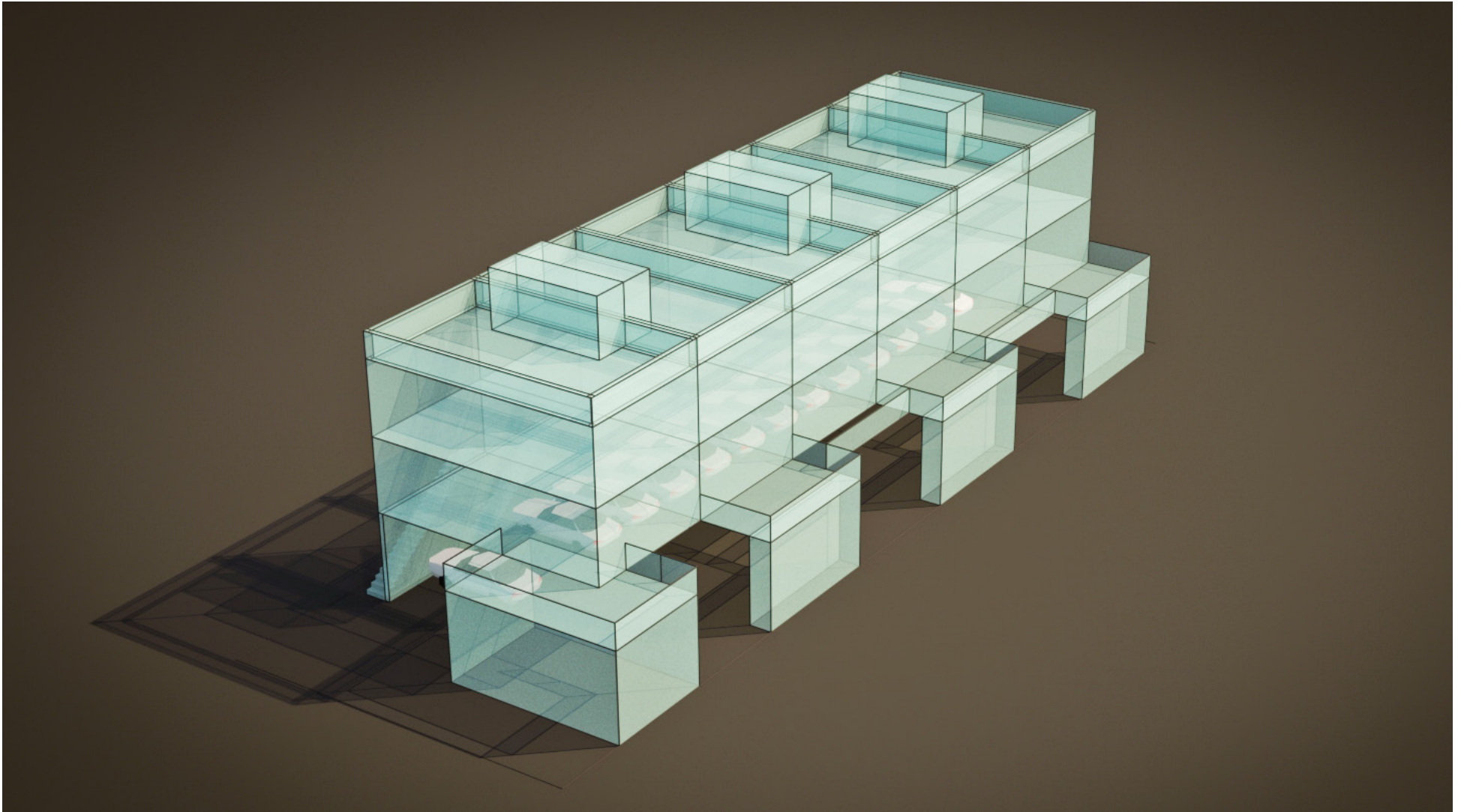
ZONING SUMMARY

After World War II, with large tracts of rural land available in the eastern portion of the community, Southeastern San Diego experienced major physical and population growth.

Located just east of Downtown San Diego, the Southeastern San Diego community is located proximate to major employment and commercial centers in the South Bay and Downtown and linked

to them by trolleys and buses. It is surrounded by several other community planning areas: Golden Hill and City Heights to the north, and Encanto Neighborhoods to the east. It also lies near major recreation facilities in Balboa Park and San Diego Bay.

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CONCEPT DIAGRAM

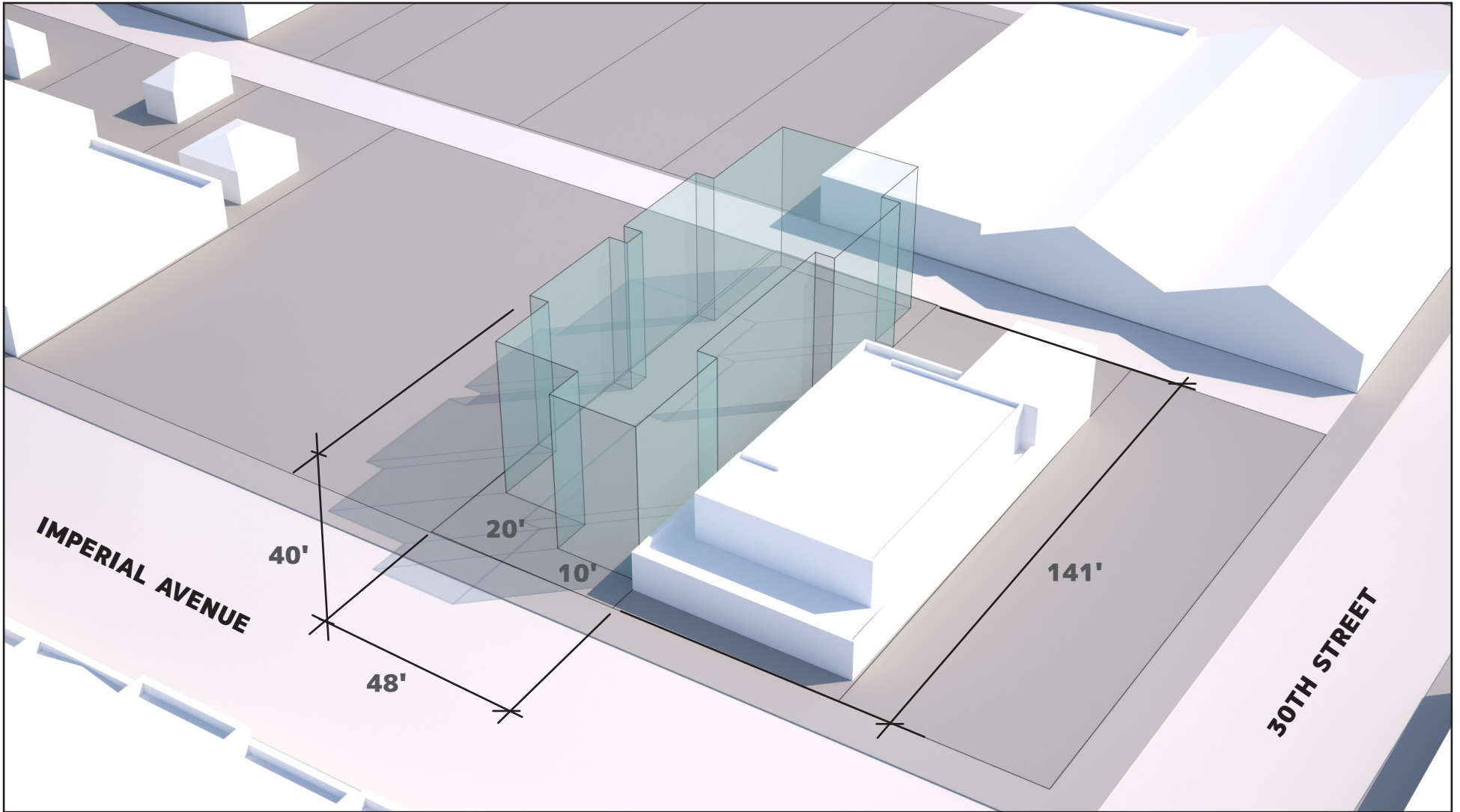
One of several potential configurations is shown above with a studio at the ground floor providing a good urban infill response and addresses the immediate context.

Six units fill out levels two and three and include pilot houses to roof decks above. Views from the 40 foot elevation are unobstructed in all directions. Common parking is below and a

24 foot wide driveway is maintained by having decks span across to the property line for support. Retail sales or offices could replace the ground floor studio and shopkeeper units could be incorporated as well.

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BUILDING ENVELOPE

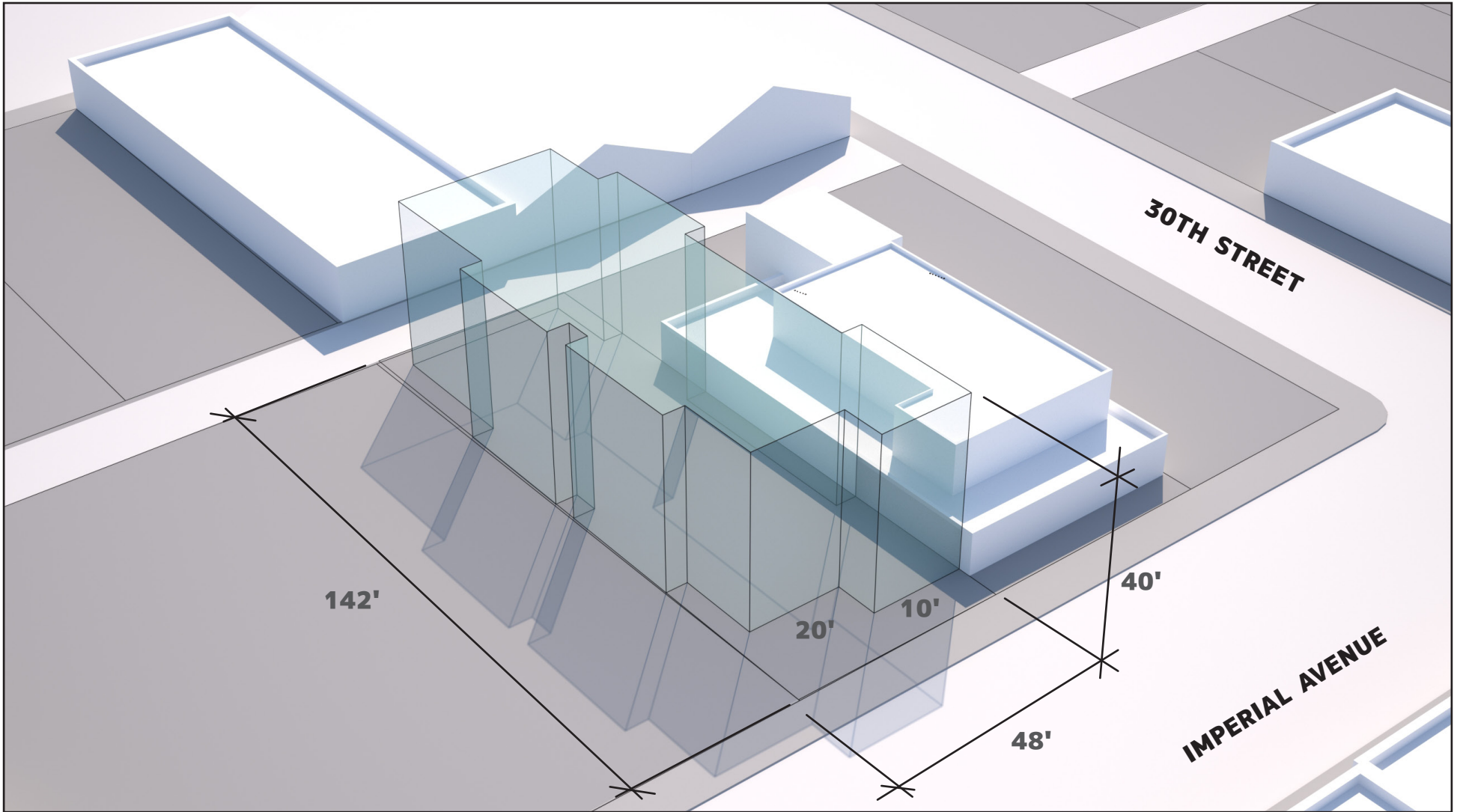
The image above is representative of the building envelope (not Floor Area Ratio.)

The standard front setback is 20 feet although fifty percent of the building envelope is permitted to be at 10 feet. Other configurations are possible in addition to the one displayed above.

50% of the building at the side setback may be at the property line.

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ZONING MAP: RM-3-7

COMMUNITY PLAN: Southeastern

LOT AREA: 6,844 sf (approx. 49'x141')

RESIDENTIAL DENSITY: 1 per 1,000 sq. ft. lot area (7 units)

SETBACKS: Front: 10' min. & 20' standard
Side: 5' [0' exceptions per SDMC 131.0443(f)(2)]
Rear: 5'

MAX STRUCTURE HEIGHT: 40 feet

MAX. FAR: 1.8 or 12,320 sf

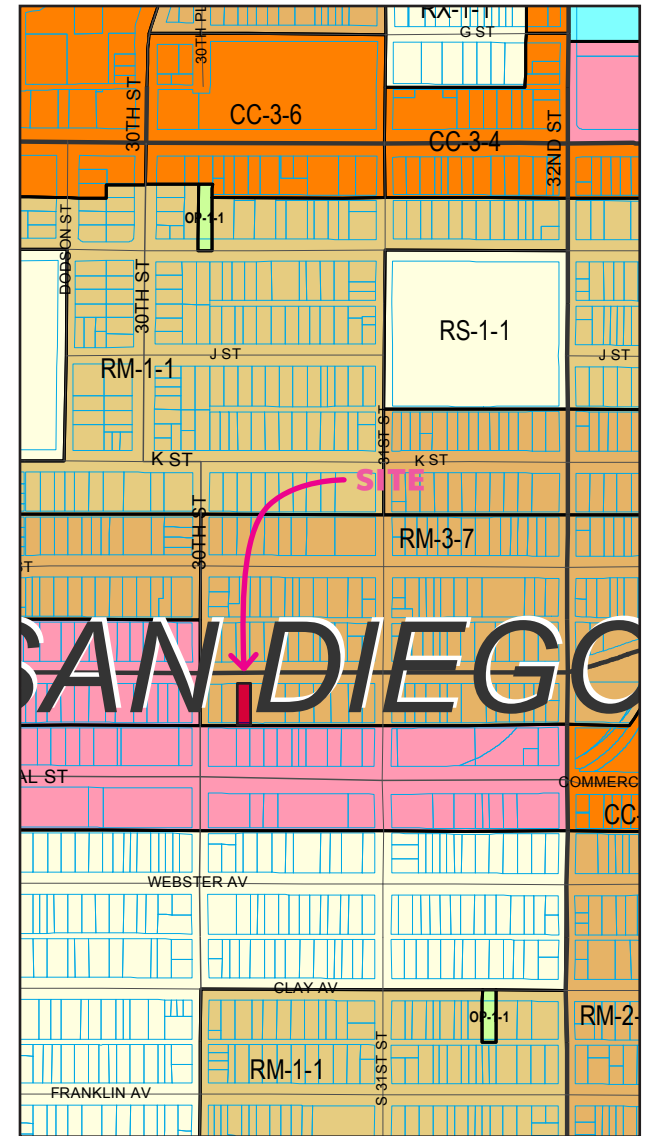
LINEAR ST. FRONTAGE: 48' (49' at rear)

TRANSIT AREA OVERLAY: No

TRANSIT PRIORITY AREA: Yes

SAN DIEGO PROMISE ZONE: Yes

PARKING (RESIDENTIAL): 1.25 spaces per studio below 400 sq. ft.
1.5 spaces per 1 bedroom unit
2.0 spaces per 2+ bedroom unit



San Diego Zoning Grid Map 15

This 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.

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