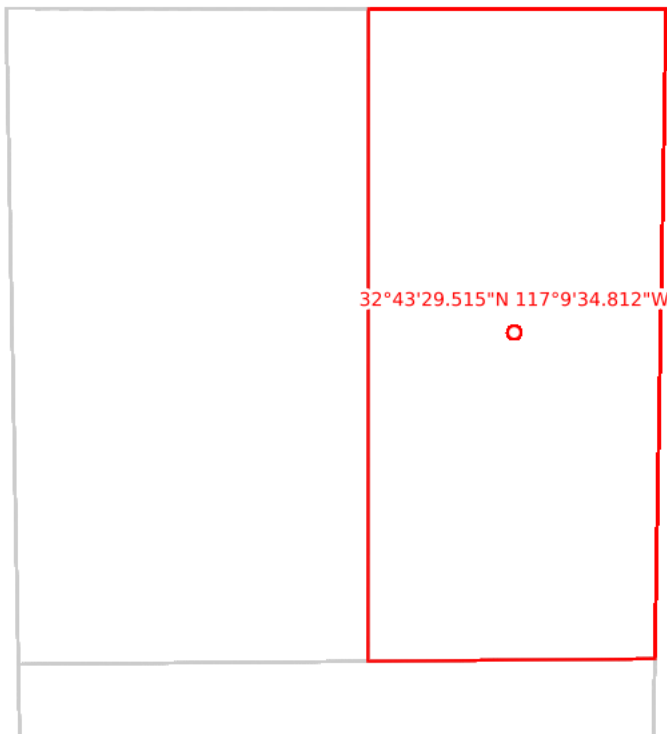


# 1860 6th Ave

## SAN DIEGO, CA 92101

APN: 533-294-04-00



GENERATED AUGUST 26, 2017

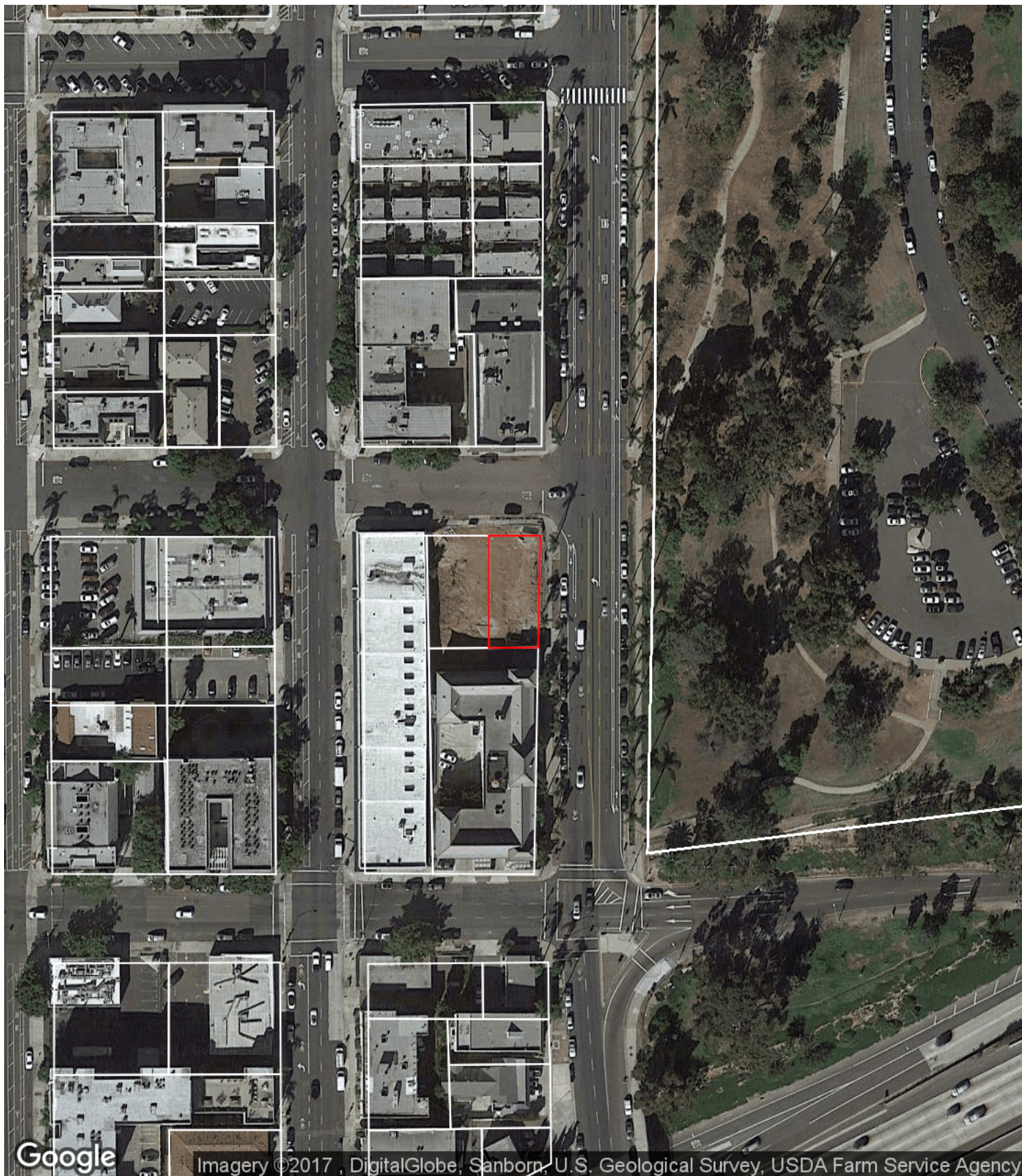
## DISCLOSURE

---

THIS REPORT CONTAINS DATA AND INFORMATION THAT IS PUBLICLY AVAILABLE AND/OR LICENSED FROM THIRD PARTIES AND IS PROVIDED TO YOU ON AN "AS IS" AND "AS AVAILABLE" BASIS. THE INFORMATION IS NOT VERIFIED OR GUARANTEED. ANY VALUATION SHOWN IN THIS REPORT HAS BEEN GENERATED BY USE OF PROPRIETARY COMPUTER SOFTWARE THAT ASSEMBLES PUBLICLY AVAILABLE PROPERTY RECORDS AND CERTAIN PROPRIETARY DATA FOR ANALYSIS, ESTIMATION AND FORECASTING. SCOUTRED AND ITS INFORMATION PROVIDERS SHALL NOT BE LIABLE FOR ANY CLAIM OR LOSS RESULTING FROM THE CONTENT OF, OR ERRORS OR OMISSIONS IN, INFORMATION CONTAINED IN THIS REPORT.



# AERIAL





# PROPERTY ATTRIBUTES

---

## GENERAL

APN	533-294-04-00
LOT SIZE (APROX)	0.10 Acres - 4,528 SF
LEGAL DESCRIPTION	BLK 228*LOTS A & B & K & L*/EXC W 112 FT/*

## PROPERTY OWNER

NAME 1	AMERICAN WEST COAST CONSTRUCTION CO INC
ADDRESS 1	P O BOX 120305
ADDRESS 2	SAN DIEGO CA

## ASSESSOR VALUES

LAND	\$489,373
IMPROVEMENTS	\$0
TOTAL	\$489,373

## SUBDIVISION

NAME	HORTONS ADD LOCKLING
MAP	DB0013PG522

## EXISTING STRUCTURE

SF LIVING	2,000
SF USABLE PAD	5,000

## FIPS CODES

STATE	06
COUNTY	073

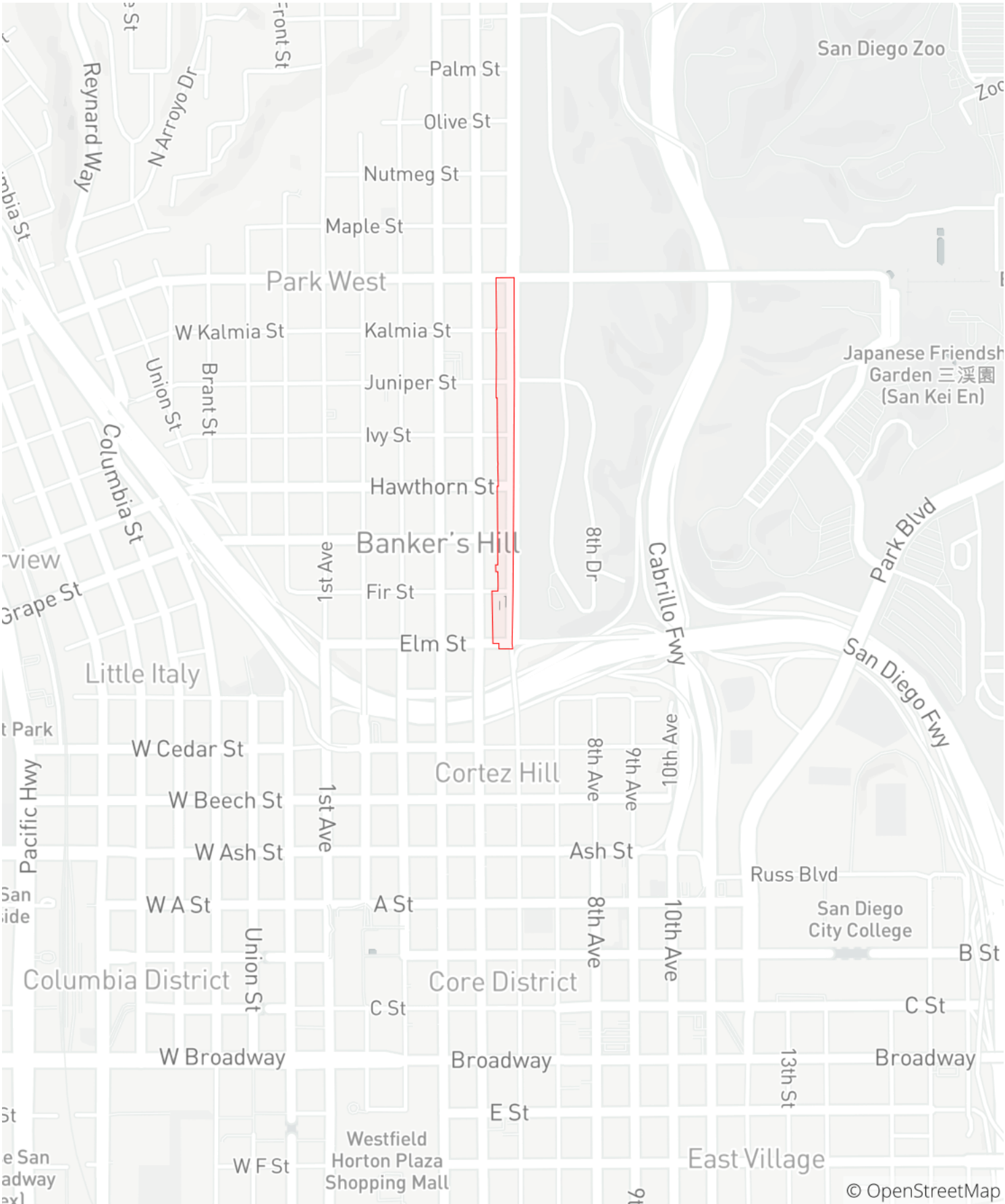
## GEOGRAPHIC COORDINATES

LONGITUDE	32.72488
LATITUDE	-117.15967

## SCOUTRED

URL	<a href="https://scoutred.com/parcels/969509">https://scoutred.com/parcels/969509</a>
-----	---

ZONING



RM-3-9 ZONING OVERVIEW

DESCRIPTION	The purpose of the residential zones is to provide for areas of residential development at various specified densities throughout the City. The residential zones are intended to accommodate a variety of housing types and to encourage the provision of housing for all citizens of San Diego. It is also intended that the residential zones reflect desired development patterns in existing neighborhoods while accommodating the need for future growth.	
DENSITY		
SF / DWELLING UNIT		600
HEIGHT LIMITS		
MAX		60
FLOOR TO AREA RATIO (FAR)		
BASE		2.7
SETBACKS		
FRONT MIN		10
INTERIOR SIDE		5
STREET SIDE		10
REAR		5
REFERENCES		
	<a href="#">Municipal Code (PDF)</a>	

COMMUNITY PLAN



COMMUNITY PLAN OVERVIEW

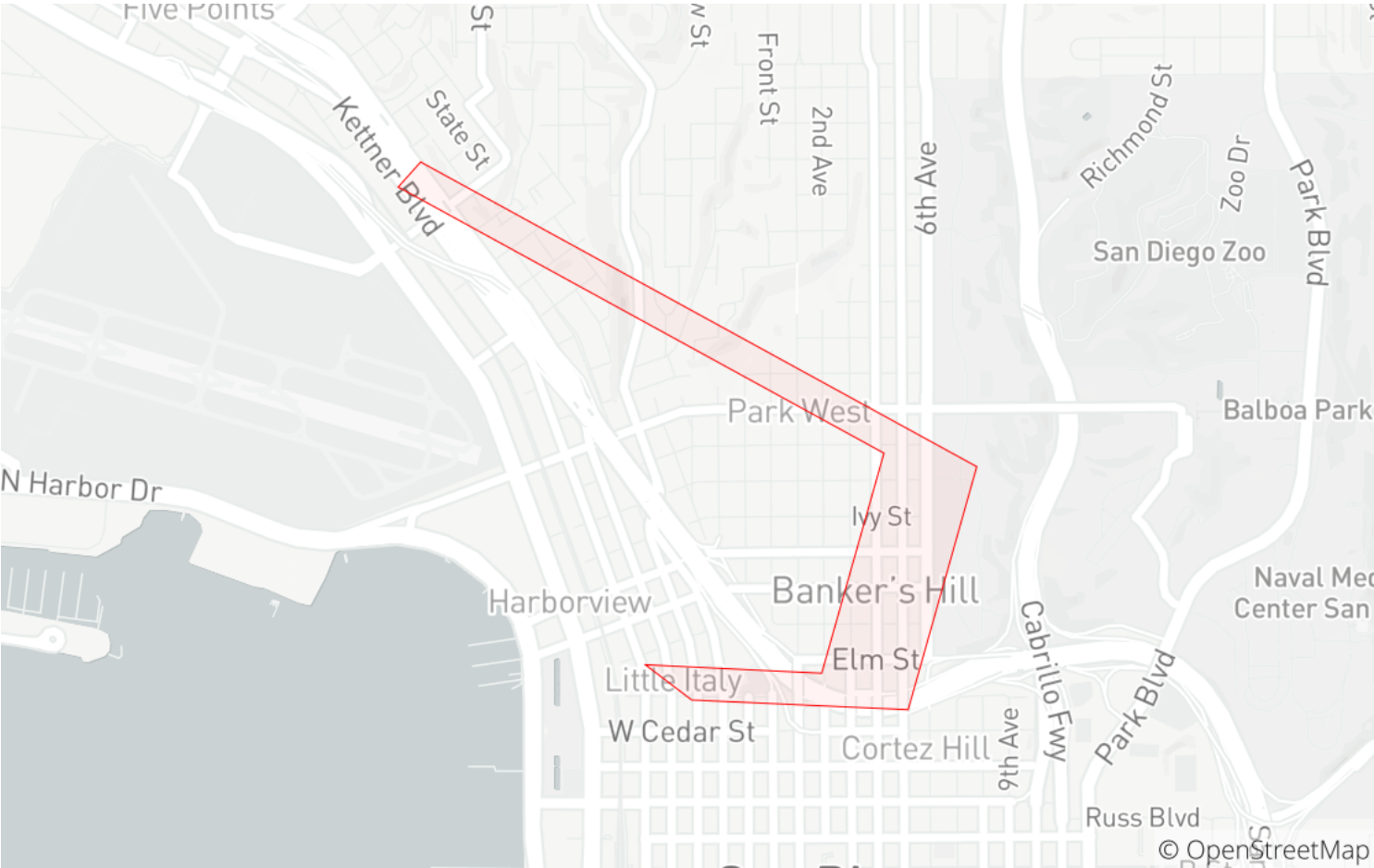
NAME	UPTOWN
DESCRIPTION	<p>Uptown contains some of the oldest and most distinct neighborhoods in San Diego consisting of Hillcrest, Mission Hills, Bankers Hill/Park West, University Heights, Middletown, and the Medical Complex. Each exhibits a variety of historic architectural types, established landscaping, active neighborhood and commercial districts, natural canyon open space, and other unique community features such as its proximity to Balboa Park. The community features a wide range of residential opportunities and a diverse mix of people within a distinctly urban setting. Most of the street system and building lot development was established before the automobile as a part of subdivision planning. The community is relatively well-served by transit along major corridors. The canyon systems help define the community’s urban form, provide environmental benefits, and offer magnificent views.</p> <p>Uptown is located just north of Downtown. It is bounded on the north by the steep hillsides of Mission Valley, on the east by Park Boulevard and Balboa Park, and on the west and south by Old Town San Diego and Interstate 5. Uptown comprises about 2,700 acres or approximately 4.2 square miles. See Figure 1-1.</p> <p>The community’s topography generally consists of a level mesa that is segmented by canyons and borders two major parks, Presidio and Balboa. This gives the area a sense of seclusion from Downtown and other surrounding communities, and provides a sense of openness within the community. It also affords scenic views of Downtown, the ocean, canyons, the harbor, Coronado, and Point Loma.</p>

REFERENCES

- [Community Plan \(PDF\)](#)
- [Community Profile](#)
- [Development Impact Fee Schedule \(PDF\)](#)



# AIRPORT APPROACH OVERLAY ZONE



## OVERLAY DETAILS

DESIGNATION	AAOZ_250-300
ORDINANCE	O-17756 NS
IMPLEMENTATION DATE	May 7, 1992
JURISDICTION	City of San Diego
DESCRIPTION	The purpose of the Airport Approach Overlay Zone is to provide supplemental regulations for the property surrounding the approach path for San Diego International Airport, Lindbergh Field.

## REFERENCES

[Municipal Code \(PDF\)](#)

# TRANSIT AREA OVERLAY ZONE



## OVERLAY DETAILS

DESIGNATION	TAOZ
ORDINANCE	O-19289 NS
IMPLEMENTATION DATE	March 17, 2005
JURISDICTION	City of San Diego
DESCRIPTION	The purpose of the Transit Area Overlay Zone is to provide supplemental parking regulations for areas receiving a high level of transit service. The intent of this overlay zone is to identify areas with reduced parking demand and to lower off-street parking requirements accordingly.

## REFERENCES

[Municipal Code \(PDF\)](#)

# RESIDENTIAL TANDEM PARKING OVERLAY ZONE



## OVERLAY DETAILS

DESIGNATION	RTPOZ
ORDINANCE	O-19289ddd
IMPLEMENTATION DATE	March 17, 2005
JURISDICTION	City of San Diego
DESCRIPTION	The purpose of the Residential Tandem Parking Overlay Zone is to identify the conditions under which tandem parking may be counted as two parking spaces in the calculation of required parking.

## REFERENCES

[Municipal Code \(PDF\)](#)

# AIRPORT INFLUENCE AREA



## OVERLAY DETAILS

DESIGNATION	San Diego International Airport
JURISDICTION	City of San Diego



# PERMITS

---

## BUILDING PERMIT

PROJECT NAME	Estie's International TI
PROJECT ID	115304
PERMIT #	388998
DESCRIPTION	UPTOWN CP: in MR800B/MCCPD. Building permit for interior TI for new tenant/existing bldg proposing demo/new partitions, new beams/new footings w/calcs, electrical, new mechanical, new ceiling, and NEW PLUMBING. Features: AA/AE/Brush/ResTan/Transit/GH13. See PTS 74325 for existing commercial bldg info. Review of project shows that a new use category is proposed; Chpt 12 (legal-prev conf) does not support a change to a new use category (salon). HOLD.
APPLIED DATE	October 10, 2006
ISSUED DATE	N/A
COMPLETED DATE	N/A

## MECHANICAL PERMIT

PROJECT NAME	Estie's International TI
PROJECT ID	115304
PERMIT #	389000
DESCRIPTION	
APPLIED DATE	October 10, 2006
ISSUED DATE	N/A
COMPLETED DATE	N/A

## ELECTRICAL PERMIT

PROJECT NAME	Estie's International TI
PROJECT ID	115304
PERMIT #	388999
DESCRIPTION	
APPLIED DATE	October 10, 2006
ISSUED DATE	N/A
COMPLETED DATE	N/A

## PLUMBING PERMIT

PROJECT NAME	Estie's International TI
PROJECT ID	115304

PERMIT #	389001
DESCRIPTION	
APPLIED DATE	October 10, 2006
ISSUED DATE	N/A
COMPLETED DATE	N/A

## **BUILDING PERMIT**

PROJECT NAME	6th Ave Homes
PROJECT ID	415238
PERMIT #	1453260
DESCRIPTION	6' max high retaining walls
APPLIED DATE	March 24, 2015
ISSUED DATE	N/A
COMPLETED DATE	N/A

## **BUILDING PERMIT**

PROJECT NAME	6th Ave Homes
PROJECT ID	415238
PERMIT #	1453218
DESCRIPTION	a new 3 story 9 unit multi family building over underground parking. Back end units will have roof top decks. Currently the site has a single story medical office. Demo permit will be separate. (SC SF R/NR:14229/0)
APPLIED DATE	March 24, 2015
ISSUED DATE	N/A
COMPLETED DATE	October 6, 2016

## **MECHANICAL PERMIT**

PROJECT NAME	6th Ave Homes
PROJECT ID	415238
PERMIT #	1453251
DESCRIPTION	All mechanical work associated with the new multi family and garages
APPLIED DATE	March 24, 2015
ISSUED DATE	N/A
COMPLETED DATE	October 6, 2016

## **ELECTRICAL PERMIT**

PROJECT NAME	6th Ave Homes
PROJECT ID	415238
PERMIT #	1453250

DESCRIPTION	All electrical work associated with the new multi family and garages
APPLIED DATE	March 24, 2015
ISSUED DATE	N/A
COMPLETED DATE	October 6, 2016

## **PLUMBING PERMIT**

PROJECT NAME	6th Ave Homes
PROJECT ID	415238
PERMIT #	1453252
DESCRIPTION	All plumbing work associated with the new multi family and garages
APPLIED DATE	March 24, 2015
ISSUED DATE	N/A
COMPLETED DATE	October 6, 2016

## **DEMOLITION PERMIT**

PROJECT NAME	6th Ave Demo
PROJECT ID	455641
PERMIT #	1594300
DESCRIPTION	To remove a (1) story commercial bldg, 2,000 sqft
APPLIED DATE	November 10, 2015
ISSUED DATE	May 5, 2016
COMPLETED DATE	January 17, 2017

## **BUILDING PERMIT**

PROJECT NAME	6th Avenue Homes
PROJECT ID	516225
PERMIT #	1809096
DESCRIPTION	6' max high retaining walls
APPLIED DATE	October 6, 2016
ISSUED DATE	N/A
COMPLETED DATE	N/A

## **BUILDING PERMIT**

PROJECT NAME	6th Avenue Homes
PROJECT ID	516225
PERMIT #	1809079
DESCRIPTION	New 3 story 9 unit multi family building over underground parking. Currently the site is a single story medical building. Back end units will have roof top decks. MCCPD-MR-800R. Geo Haz 13. CNEL SD Airport. Demo permit will

be separate. (SC SF R/NR:14229/0)

APPLIED DATE	October 6, 2016
ISSUED DATE	N/A
COMPLETED DATE	N/A

## MECHANICAL PERMIT

PROJECT NAME	6th Avenue Homes
PROJECT ID	516225
PERMIT #	1809089
DESCRIPTION	Mechanical work associated with new 3-story, 9-unit multifamily bldg over underground parking.
APPLIED DATE	October 6, 2016
ISSUED DATE	N/A
COMPLETED DATE	N/A

## ELECTRICAL PERMIT

PROJECT NAME	6th Avenue Homes
PROJECT ID	516225
PERMIT #	1809084
DESCRIPTION	Electrical work associated with new 3-story, 9-unit multifamily bldg over underground parking.
APPLIED DATE	October 6, 2016
ISSUED DATE	N/A
COMPLETED DATE	N/A

## PLUMBING PERMIT

PROJECT NAME	6th Avenue Homes
PROJECT ID	516225
PERMIT #	1809090
DESCRIPTION	Plumbing work associated with new 3-story, 9-unit multifamily bldg over underground parking.
APPLIED DATE	October 6, 2016
ISSUED DATE	N/A
COMPLETED DATE	N/A