



EXECUTIVE SUMMARY

3128 El Cajon Boulevard — North Park

A high-density commercial-corridor development opportunity in North Park, on El Cajon Boulevard within the El Cajon Boulevard Gateway Improvement District. The parcel is a merged double-lot configuration under a single APN: 446-181-13-00, with estimated combined lot area of 5,500–7,500 SF pending licensed survey.

  **REGULATORY STATUS CONFIRMED:** CCHS Tier 3 — 6.5 FAR confirmed. Transit Priority Area and Transit Area Overlay Zone: YES. No Coastal Overlay / no CDP required. No Coastal Height Limit Overlay. No CNEL sound attenuation requirement. Not in Very High Fire Hazard Severity Zone.

Option A | Single ADU / Garage Conversion

Lowest-capital activation.
Convert an accessory structure to a single ADU or build one detached ADU. Preserves future development optionality.

Option B | Small Mixed-Use Stack (Base CC- 3-9 Zoning)

Mid-capital scaling with 4–8 residential units and optional ground-floor commercial refresh. Faster entitlement and lower complexity than a full redevelopment.

Option C | CCHS TIER 3 6.5 FAR MIXED-USE REDEVELOPME NT (HIGHEST- BEST-USE)

Maximum-yield play under CCHS Tier 3 at 6.5 FAR. Supports a mid-rise mixed-use redevelopment with strong institutional-scale upside.

CCHS Tier 3 at 6.5 FAR on a CC-3-9 corridor parcel inside the TAOZ and TPA is one of the strongest mixed-use entitlements in the City. The merged double-lot configuration and 109 DU/acre allowance create a scale advantage that most parcels cannot match.

PROPERTY DETAILS & SITE OVERVIEW

3128 El Cajon Boulevard

Property Overview

Address	3128 El Cajon Boulevard, San Diego, CA 92104
APN	446-181-13-00
Lot Configuration	Two original subdivision lots (Lots 25 and 26, Block 113) merged under single APN
Lot Size	Pending licensed survey Estimated 5,500–7,500 SF combined
Legal Description	Block 113, Lots 25 & 26 — University Heights D'Hemecourt Amended
Existing Improvements	Subject to Phase 1 assessment
Lot Type	Commercial-corridor merged double-lot
Adequate Sites Inventory (City)	12 Net Potential Units recognized
Elevation	~380 ft above sea level

CC-3-9 Zoning Standards

Zone	CC-3-9
General Plan Land Use	Multiple Use (mixed-use designation)
Community Plan Land Use	Community Commercial - Residential Permitted
Density	0–109 DU/Acre (Community Plan Land Use Density Range)
FAR — Base	CC-3-9 standard FAR
FAR — CCHS Tier 3 Bonus	6.5 FAR — CONFIRMED ELIGIBLE — ~39,000 SF on 6,000 SF lot
Setbacks	0-ft front, 0-ft side (zero-lot-line), 5-ft+ rear
Mixed-Use Permitted	YES — ground-floor commercial + residential above

Community & District Info

Community Plan	North Park
City Council District	3
Business Improvement District	El Cajon Boulevard Gateway BID
Maintenance Assessment District	North Park MAD
School District	San Diego Unified (\$5.17/SF)
Watershed	San Diego Bay (Chollas subarea)
Existing Frontage	Direct El Cajon Boulevard frontage

Development Standards & Bonuses

Transit Area Overlay Zone (TAOZ)	YES
Transit Priority Area (TPA)	YES
Parking Standards TPA (PSTPA)	YES
Sustainable Development Area	YES
CCHS	TIER 3 — 6.5 FAR
CCMC	Mobility Zone 2 (high walkability tier)
Affordable Housing Parking Demand	MEDIUM (favorable for affordable bonus stacking)
Slopes 25%+	YES (likely rear yard — confirm at survey)
Geologic Hazard	Category 52
Very High Fire Hazard Severity Zone	NOT IN VHFSZ (favorable)

SECTION 1 — OVERLAYS & REGULATORY CONTEXT

Site Overlays — 3128 El Cajon Boulevard

Overlay / Condition	Status	Impact & Notes
Coastal Overlay Zone	NOT IN COZ	No Coastal Development Permit required.
Coastal Height Limit Overlay	NOT IN CHLOZ	No 30-ft cap; mid-rise (4–6 stories) is feasible under base zone and CCHS Tier 3.
Transit Area Overlay Zone (TAOZ)	YES	Supports transit-oriented development with corridor-based density and FAR bonuses.
Transit Priority Area (TPA)	YES	Enables reduced parking and bonus eligibility with affordable housing.
Complete Communities Housing Solutions	TIER 3 — 6.5 FAR	Confirmed eligible for up to 6.5x lot-area buildable envelope.
Complete Communities Mobility Choices	Mobility Zone 2	High walkability supports reduced parking standards.
Sustainable Development Area	YES	Required CCHS gate condition is confirmed.
SDIA Airport Influence Area	Review Area 2	Standard height review applies, but no CNEL contour or 45 dB interior attenuation requirement.
FAA Part 77 Noticing Area	YES	Form 7460 is required, but 60–80 ft mid-rise remains compliant.

SECTION 1 — CONTINUED

Site Overlays — Continued

Overlay / Condition	Status	Impact & Notes
El Cajon Boulevard Gateway BID	YES	Annual BID assessment applies.
North Park MAD	YES	Annual MAD assessment applies.
Paleontological Sensitivity	Moderate	Paleontological monitoring is required during excavation.
Slopes 25% or Greater	YES	Likely at the rear yard and may trigger grading review.
Geologic Hazard	Category 52	Geotechnical investigation is recommended.
Very High Fire Hazard Severity Zone	NOT IN VHFSZ	No VHFSZ-specific fire sprinkler requirement applies.

SECTION 2 — ZONING STANDARDS & DEVELOPMENT ENTITLEMENTS

Setbacks, FAR & Mixed-Use Regulations

CC-3-9 Base Zone — Commercial Corridor Mixed-Use

Zone Type	CC-3-9 — Community Commercial (residential permitted)
General Plan	Multiple Use (mixed-use designation)
Density Allowance	Up to 109 DU/Acre
Front Setback	0 ft (commercial corridor build-to-line typical)
Interior Side Setback	0 ft (zero-lot-line); 5 ft otherwise
Rear Setback	Per CC-3-9 commercial standards
FAR — Base	CC-3-9 standard FAR
FAR — CCHS Tier 3 Bonus	6.5 × lot area (CONFIRMED ELIGIBLE)
Buildable Envelope (estimated 6,000 SF lot)	CCHS Tier 3 ≈ 39,000 SF
Height	Per CC-3-9 base zone (mid-rise feasible)
Parking	Reduced (TPA + PSTPA + Mobility Zone 2 + TAOZ)
Mixed-Use Form	Ground-floor commercial + residential above

SECTION 2 — CONTINUED

Mixed-Use & ADU Entitlements

⚠️ ⚠️ COMMERCIAL ZONE FRAMEWORK: CC-3-9 favors mixed-use development (ground-floor commercial + residential above). STR is prohibited on post-2017 units, and new units in any of the three options operate as LTR or commercial.

ADU Path (Option A) Setbacks

Side Setback (ADU)	4 ft min
Rear Setback (ADU)	4 ft min
Front Setback (ADU)	Per CC-3-9 standards
Two-Story ADU Height	22–25 ft
Max Size (Detached ADU)	1,200 SF state cap
Garage Conversion	Eligible if existing garage

Mixed-Use Path (Options B/C) Entitlements

Density Allowance	Up to 109 DU/Acre (CC-3-9 high tier)
Mixed-Use Permitted	YES (ground-floor commercial + residential above)
FAR Base	CC-3-9 standards
FAR with CCHS Tier 3	6.5 × lot area (~39,000 SF on 6,000 SF lot)
Estimated Total Units (Option C)	30–45 units
Estimated Ground-Floor Retail (Option C)	4,000–5,500 SF
Parking	Reduced TPA + PSTPA + TAOZ standards
CDP Required	NO (not in COZ)
Owner-Occupancy	NOT required

OPTION A — SINGLE ADU / GARAGE CONVERSION

Lowest-Capital Activation

Option A is the simplest, lowest-capital path on this property: convert an existing garage to a single 600 SF ADU, or build one detached ADU where improvements allow. It adds one rental unit while preserving full upside for a future Option B or C redevelopment.

Unit Program

Existing Improvements	Retained as-is
New ADU	600 SF, 1BR/1BA — conversion or detached build
Total Units Added	1
Coastal Permit	Not required
Sound Attenuation	Not required
Owner-Occupancy	Not required
Path Selection	Conversion: \$130–\$175/SF; new build: \$375–\$425/SF

✓ Pros

- Lowest capital requirement
- Fastest revenue path — 5–8 months
- No CDP or major demolition
- Garage conversion lowers cost
- Preserves upside for Option B/C

⚠ Constraints

- Requires existing residential or convertible structure
- New ADU cannot be STR
- Single-unit revenue is modest
- Tier 3 STRO needs pre-2017 COO verification

OPTION A — REVENUE & UNIT DETAILS


LTR Income Projections

Unit Details

Sound Attenuation	Not required
Owner-Occupancy	Not required
STR Use	Not eligible (new ADU subject to post-2017 prohibition)
LTR Path	LTR (12-month) or mid-term (30+ nights)
ADU Type	Garage conversion or detached new build
ADU LTR Rent (1BR North Park)	\$2,200–\$2,800/month
LTR Demand	STRONG (foodie corridor, walkable, transit-oriented)

Revenue Projections

Est. Annual LTR Revenue (1 ADU)	\$26,400–\$33,600/year
Est. Annual Operating Expenses (15–20%)	\$4,500–\$6,750/year
Est. Net Operating Income (pre-debt)	\$21,900–\$26,850/year
Est. Monthly Net Cash Flow	\$800–\$1,500/month
Est. Break-Even	6–9 years on standalone capital
Est. Property Value Increase	\$200,000–\$325,000

 **Strategic Note:** Option A activates near-term income while preserving Option C entitlement for the property's larger upside.

OPTION A — COST BREAKDOWN

Single ADU Conversion or New Build

Pre-Construction Costs

Life House Design Fee	\$18,500
Coastal Development Permit	\$0 (NOT in COZ)
City Building Permits	\$6,500
School Fees (600 SF)	\$3,102
City Fees / DIF / Transportation	\$0
Water/Sewer Capacity Fees	\$4,100
Phase 1 Existing Improvements Assessment	\$4,500
Geotechnical Investigation	\$5,500
Paleontological Monitor	\$4,000
Licensed Site Survey	\$7,500
Pre-Construction Subtotal	\$53,702
Contingency (10%)	\$5,370
PRE-CONSTRUCTION TOTAL	\$59,072

Construction Costs

GARAGE CONVERSION PATH (if existing garage): Path Subtotal: \$161,000	
NEW DETACHED ADU PATH (if no garage): Path Subtotal: \$264,000	
ROW & Site Prep (utility connections, landscaping, hardscape)	\$32,000
Utility Separation & Metering	\$9,500
Construction Subtotal (path average)	\$222,500
Contingency (10%)	\$22,250
CONSTRUCTION TOTAL	\$244,750

📌 **ESTIMATED TOTAL — OPTION A: \$303,822 (path average).** Garage conversion path runs ~\$252,072 total. New detached ADU path runs ~\$355,572 total.

Final scope is determined by the Phase 1 site assessment.

OPTION B — SMALL MIXED-USE STACK

4–8 Units + Retail Refresh (Base CC-3-9 Zoning)

Option B is the middle-capital scaling pathway. Retain viable improvements, refresh ground-floor commercial frontage, and add 4–8 residential units under base CC-3-9 zoning without triggering full CCHS Tier 3 entitlement.

It is a faster entitlement path than Option C and delivers meaningful density without full demolition. Ideal for a small-developer buyer seeking measured exposure, or a phase-one move with Option C available later.

Unit Program

Existing Improvements	Retain and refresh as needed
New Residential Units	4–8 units within base CC-3-9 envelope
Mixed-Use Configuration	Retail/commercial below, residential above
Estimated New Construction Area	4,000–7,500 SF
Path	Base CC-3-9 zoning only
Parking	Reduced standards (TPA + PSTPA)
Owner-Occupancy	Not required

✓ Pros

- Faster path than Option C
- 4–8 units with less risk
- Retains existing income
- Reduced parking applies
- Option C stays available later

⚠ Constraints

- Leaves Tier 3 upside unused
- Occupied-site sequencing is harder
- Rear-yard slopes may shrink buildable area

OPTION B — REVENUE & UNIT DETAILS

LTR + Optional Commercial Income Projections

Unit Details

Sound Attenuation	Not required (no CNEL contour)
Owner-Occupancy	Not required
STR Use	Not eligible on new units (post-2017)
LTR Rent — 1BR (North Park 92104)	\$2,400–\$2,900/month
LTR Rent — 2BR (North Park)	\$3,000–\$3,800/month
Ground-Floor Retail	\$3.00–\$4.00/SF NNN
LTR Demand	STRONG

Revenue Projections

6 Units Annual LTR Revenue	\$190,800/year
Retained Income (Phase 1 est.)	\$30,000–\$80,000/year (placeholder)
Ground-Floor Retail (1,500 SF)	\$63,000/year
Combined Annual Gross Revenue	\$283,800–\$333,800/year
Combined Operating Expenses (blended 28%)	\$79,500–\$93,500/year
Combined NOI (pre-debt)	\$204,300–\$240,300/year
Est. Monthly Net Cash Flow (after debt service)	\$7,500–\$13,500/month
Est. Break-Even	7–10 years
Est. Property Value Increase	\$1,400,000–\$2,200,000

OPTION B — COST BREAKDOWN

Small Mixed-Use Stack

Pre-Construction Costs

Design Fee (6-unit + retail + Title 24 + civil)	\$115,000
Building Permits	\$68,000
Site Development Permit	\$7,500
School Fees	\$23,300
City Fees / DIF / Transportation	\$42,000
Water/Sewer Capacity Fees	\$24,600
Paleontological Monitor	\$5,500
Geotechnical Investigation	\$7,500
Civil Engineering	\$14,000
Structural Engineering	\$22,000
Phase 1 Assessment	\$6,500
Site Survey	\$9,500
Pre-Construction Subtotal	\$345,400
Contingency (10%)	\$34,540
PRE-CONSTRUCTION TOTAL	\$379,940

Construction Costs

6 Residential Units	\$1,732,500
Storefront / Ground-Floor Refresh	\$327,500
Existing Improvements Light Rehab	\$125,000
Foundation & Structural	\$145,000
ROW & Site Prep / Drainage	\$85,000
Utility Distribution & Metering	\$52,000
Common Areas / Circulation	\$48,000
Landscaping / Streetscape	\$32,000
Construction Subtotal	\$2,547,000
Contingency (10%)	\$254,700
CONSTRUCTION TOTAL	\$2,801,700

📌 **ESTIMATED TOTAL — OPTION B:** Pre-Construction \$379,940 + Construction \$2,801,700 = **\$3,181,640**. Final scope depends on the Phase 1 assessment. Base CC-3-9 zoning applies, so no CCHS entitlement filing is required.

OPTION C — CCHS TIER 3 MIXED-USE REDEVELOPMENT

6.5 FAR Maximum Density

On an approximately 6,000 SF lot, this supports roughly 39,000 SF of buildable envelope and a 4–6 story building with 30–45 units over ground-floor retail or restaurant space.

OPTION C — REDEVELOPMENT WORKFLOW:

1. Survey + slope verification
2. Geotech
3. Phase 1 ESA
4. CCHS entitlement package
5. FAA 7460
6. Demo permit / relocation
7. Building permit
8. Construction

Timeline: 10–14 months. CCHS Tier 3 is confirmed eligible but discretionary at entitlement.

Development Program (Estimated)

Site	Merged parcel (APN 446-181-13-00)
Lot Area Estimate	5,500–7,500 SF (6,000 SF used)
Buildable Envelope	~39,000 SF (6.5 FAR × 6,000 SF)
Estimated Unit Count	30–45 units (mid-point: 36)
Ground-Floor Commercial	4,000–5,500 SF (mid-point: 4,800 SF)
Building Form	5-story mixed-use mid-rise
Unit Mix	Studios, 1BR, 2BR
Affordable Component	10–15% at 80% AMI
Parking	Reduced standards (TAOZ + TPA + PSTPA + Zone 2)

OPTION C — CONTINUED

Strategic Scenarios

Three scenario descriptions:

Scenario C-1 (RECOMMENDED)

36-unit mixed-use building with 4 affordable and 32 market-rate units. ~4,800 SF ground-floor retail; suited for refinance or institutional sale.

Scenario C-2 (Maximum Density)

45-unit micro-unit / studio-heavy project with 6 affordable units and full density bonus stacking. Higher count, lower per-unit rent, optimized for transit-oriented renters.

Scenario C-3 (For-Sale Condo + Retail)

Same envelope under AB 1033 condo conversion standards with retained commercial. Longer timeline, different exit math.

OPTION C — HIGH-LEVEL COST & REVENUE

Survey, soils, geotech, Phase 1 env.	\$72,000
Life House design & permit mgmt.	\$625,000
CCHS entitlement + discretionary review	\$85,000
Building permits (36 units + commercial)	\$385,000
Demolition	\$145,000
Tenant relocation assistance	\$48,000 estimate
School fees (36 units × ~700 SF × \$5.17/SF)	\$130,300
City fees / DIF / transportation	\$345,000
Water/sewer capacity fees	\$147,600
Paleo monitor	\$7,500
FAA Form 7460	\$1,500
Construction (36 units × ~700 SF × \$385/SF residential)	\$9,702,000
Construction (4,800 SF retail × \$475/SF)	\$2,280,000
Site work, foundations, underground parking	\$785,000
Fire sprinkler system	\$325,000
Common areas, lobby, mechanical	\$385,000
Landscaping / streetscape / roof deck	\$185,000
Utility distribution & metering	\$245,000
Construction Subtotal	\$15,898,400
Contingency (12%)	\$1,907,808
ESTIMATED TOTAL — OPTION C (Scenario C-1)	\$17,806,208

OPTION C — REVENUE PROJECTIONS

Revenue Projections (Scenario C-1)

4 affordable units (80% AMI)	\$93,600
14 studio market units	\$369,600
14 1BR market units	\$445,200
4 2BR market units	\$163,200
Residential Subtotal	\$1,071,600
Ground-floor retail (4,800 SF)	\$216,000
Total Annual Gross Revenue	\$1,287,600
Total Operating Expenses (blended 30% mixed-use)	\$386,300
Total NOI (pre-debt)	\$901,300
Est. Stabilized Property Value (5.0% cap on NOI)	~\$18,026,000
Refinance / Sale Exit	Stabilized mixed-use in TAOZ North Park trades at premium — institutional comparable cap rates 4.5–5.0%
30-Year Gross Income Projection	\$42M–\$55M (with rent escalation)

Entitlement takes 10–14 months, and total project delivery runs 30–38 months from engagement to CO.

FINANCIAL COMPARISON

All Three Options

Planning-level projections only; subject to survey, geotechnical, structural, CCHS entitlement, Phase 1, and final design findings. North Park / University Heights LTR rates reflect 92104 submarket comparables (2026).

Metric	Option A — Single ADU	Option B — Mixed-Use Stack	Option C — CCHS Tier 3 Redevelopment
Units Added	1	4-8 (6 est.)	30-45 units + retail (36 + 4,800 SF est.)
Stories	1-2	2-4	4-6
Est. Total Dev Cost	\$303,822 (path avg)	\$3,181,640	\$17,806,208
Annual Revenue (Gross)	\$26K-\$34K	\$284K-\$334K	\$1,288,000
Est. Monthly Net Cash Flow	\$800-\$1,500/mo	\$7,500-\$13,500/mo	\$25K-\$50K/mo
Break-Even / Stabilization	6-9 years	7-10 years	9-13 years
Est. Value Increase	\$200K-\$325K	\$1.4M-\$2.2M	~\$8M-\$12M
LTR Rent Range (1BR North Park)	\$2,200-\$2,800/month	\$2,400-\$2,900/month	\$2,200-\$2,650/month (by unit type)
Timeline to Revenue	5-8 months	12-16 months	30-38 months
Lot Optionality	Preserved	Preserved	Maximized
Buyer Profile	Owner-occupier / flipper	Small developer	Institutional developer

INVESTOR CONSIDERATIONS

What the Right Buyer Needs to Know

1. CCHS Tier 3 at 6.5 FAR is the headline

One of the City of San Diego's highest density bonuses. It supports roughly 39,000 SF buildable on a 6,000 SF lot.

2. CC-3-9 commercial zone allows mixed-use

Ground-floor commercial with residential above is allowed here. That makes mixed-use the strongest yield path on this corridor.

3. TAOZ + TPA + PSTPA + Mobility Zone 2 stack

Four transit-oriented overlays compound together. The result is reduced parking and added density/FAR flexibility.

4. NO Coastal Overlay constraints

That avoids CDP costs and delays. It also preserves height flexibility for a mid-rise concept.

5. NOT in VHFSZ — fire sprinkler savings

The property is exempt from the 2025 VHFSZ map. That helps avoid setback and sprinkler-related costs.

6. The post-2017 ADU/STR rule applies to all new units

New units can't be used as STRs. Only existing residential may qualify under the pre-October 2017 verification rule.

7. North Park is a strong LTR submarket

Student, hospital, and young professional demand supports occupancy. Walkability and premium comps help new construction command strong rents.

8. AB 1033 condo conversion is your exit lever

New units may be converted to condos for sale. That gives flexibility between cash flow and resale strategies.

RECOMMENDED NEXT STEPS

3128 El Cajon Boulevard — Path Forward for the Incoming Owner

01

Phase 1 Site Assessment

Walk the property to confirm condition and Option A scope.

03

Geotechnical Investigation

Verify soils and foundation design parameters.

05

Decision Workshop — Option Selection

Select the best-fit option based on capital, exit strategy, and risk.

07

Tier 3 STRO License Strategy (if existing residential pre-2017)

Set up the ownership structure and secure the STRO license.

09

Execute Engagement

Launch design, engineering, and entitlement work.

02

Licensed Site Survey & Slope Location Verification

Confirm lot lines, topography, slopes, and easements.

04

Phase 1 Environmental Assessment (Option C)

Complete a standard Phase 1 ESA for redevelopment financing.

06

CCHS Pre-Application Consultation (if Option C)

Meet with DSD to confirm eligibility and discuss bonus calculations.

08

Tenant Relocation Planning (if Option C and existing occupied)

Prepare the relocation plan and budget.

10

Permit, Construction & Stabilization

Deliver the project through occupancy or sale.

OPTION C — PROJECT TIMELINE

From Engagement to Stabilization

Month 1-2 — Survey, Geotech, Phase 1 ESA & Engagement

Complete licensed survey, geotechnical work, and Phase 1 environmental review. Confirm ownership/legal structure and engage Life House (or buyer's preferred firm).

Month 4-10 — CCHS Entitlement (Discretionary Review)

Submit the full entitlement package and move through city review, notice, and hearing. Option A revenue may continue concurrently if elected.

Month 12-14 — Permit Submission & Issuance

Submit the full permit set after CCHS approval. Secure building and demolition permits.

Month 34-38 — Final Inspection, CO, Lease-Up

Pass final inspection and receive the certificate of occupancy. Lease-up begins, with stabilization targeted at 95% occupancy.

1

2

Month 2-4 — Schematic Design + CCHS Pre-Application

Develop the architectural concept and key planning assumptions. Hold the pre-application meeting with DSD.

3

4

Month 10-12 — Building Permit Design Development

Advance construction documents and technical drawings. Complete structural, MEP, fire sprinkler, FAA, and relocation work.

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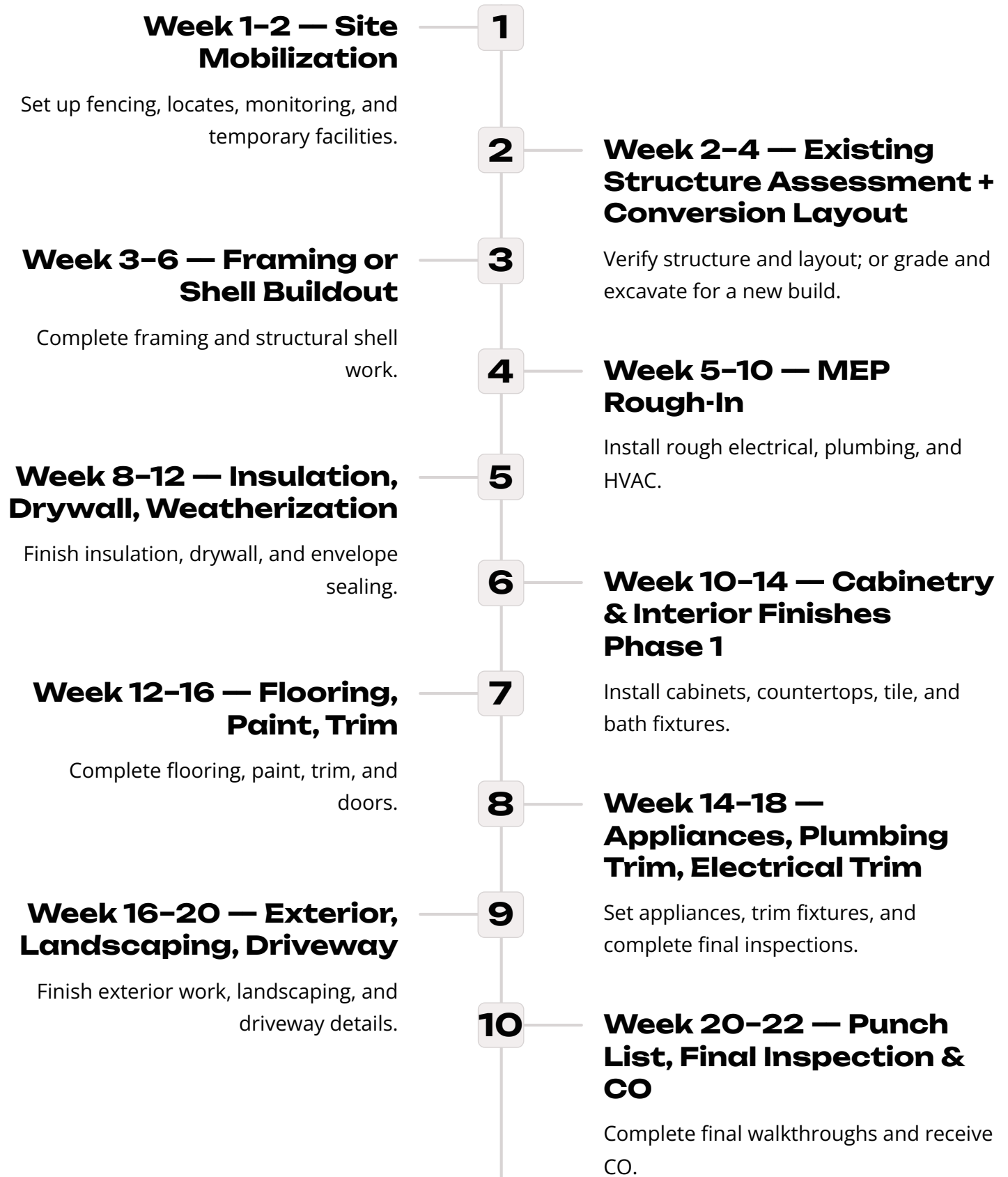
Month 14-34 — Construction (Demo + 36-Unit Mixed-Use Build)

Complete demolition, excavation, foundations, framing, and building systems. Finish retail, residential, common areas, and landscaping over roughly 20 months.

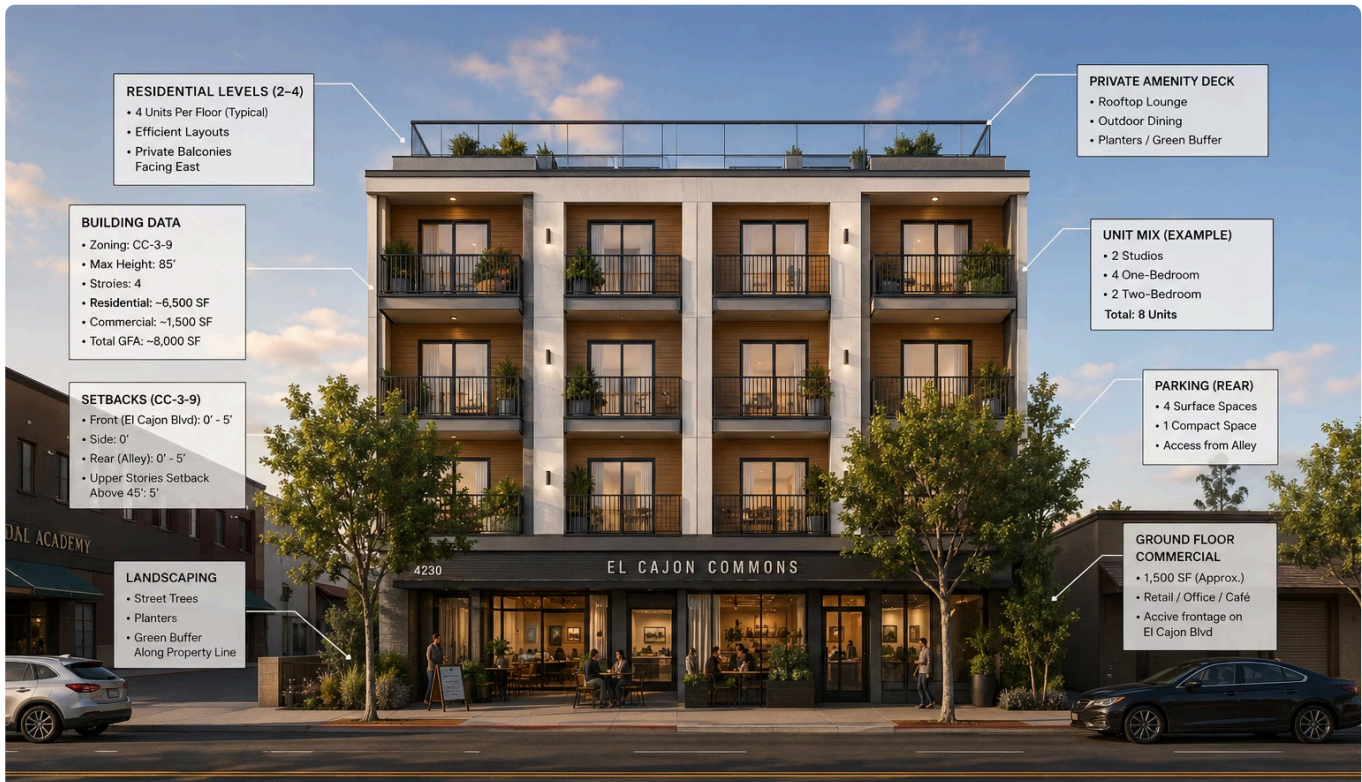
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OPTION A — CONSTRUCTION TIMELINE

Step-by-Step Build Sequence



3D Renderings



RESIDENTIAL LEVELS (2-4)

- 4 Units Per Floor (Typical)
- Efficient Layouts
- Private Balconies Facing East

BUILDING DATA

- Zoning: CC-3-9
- Max Height: 85'
- Stories: 4
- Residential: ~6,500 SF
- Commercial: ~1,500 SF
- Total GFA: ~8,000 SF

SETBACKS (CC-3-9)

- Front (El Cajon Blvd): 0' - 5'
- Side: 0'
- Rear (Alley): 0' - 5'
- Upper Stories Setback Above 45': 5'

LANDSCAPING

- Street Trees
- Planters
- Green Buffer Along Property Line

PRIVATE AMENITY DECK

- Rooftop Lounge
- Outdoor Dining
- Planters / Green Buffer

UNIT MIX (EXAMPLE)

- 2 Studios
- 4 One-Bedroom
- 2 Two-Bedroom
- Total: 8 Units**

PARKING (REAR)

- 4 Surface Spaces
- 1 Compact Space
- Access from Alley

GROUND FLOOR COMMERCIAL

- 1,500 SF (Approx.)
- Retail / Office / Café
- Active frontage on El Cajon Blvd

OPTION B | SMALL MIXED-USE STACK

Mid-capital scaling with 4-8 residential units and optional ground-floor commercial refresh.

4-8 Units

~8,000 SF Total GFA

4-5 Parking Spaces

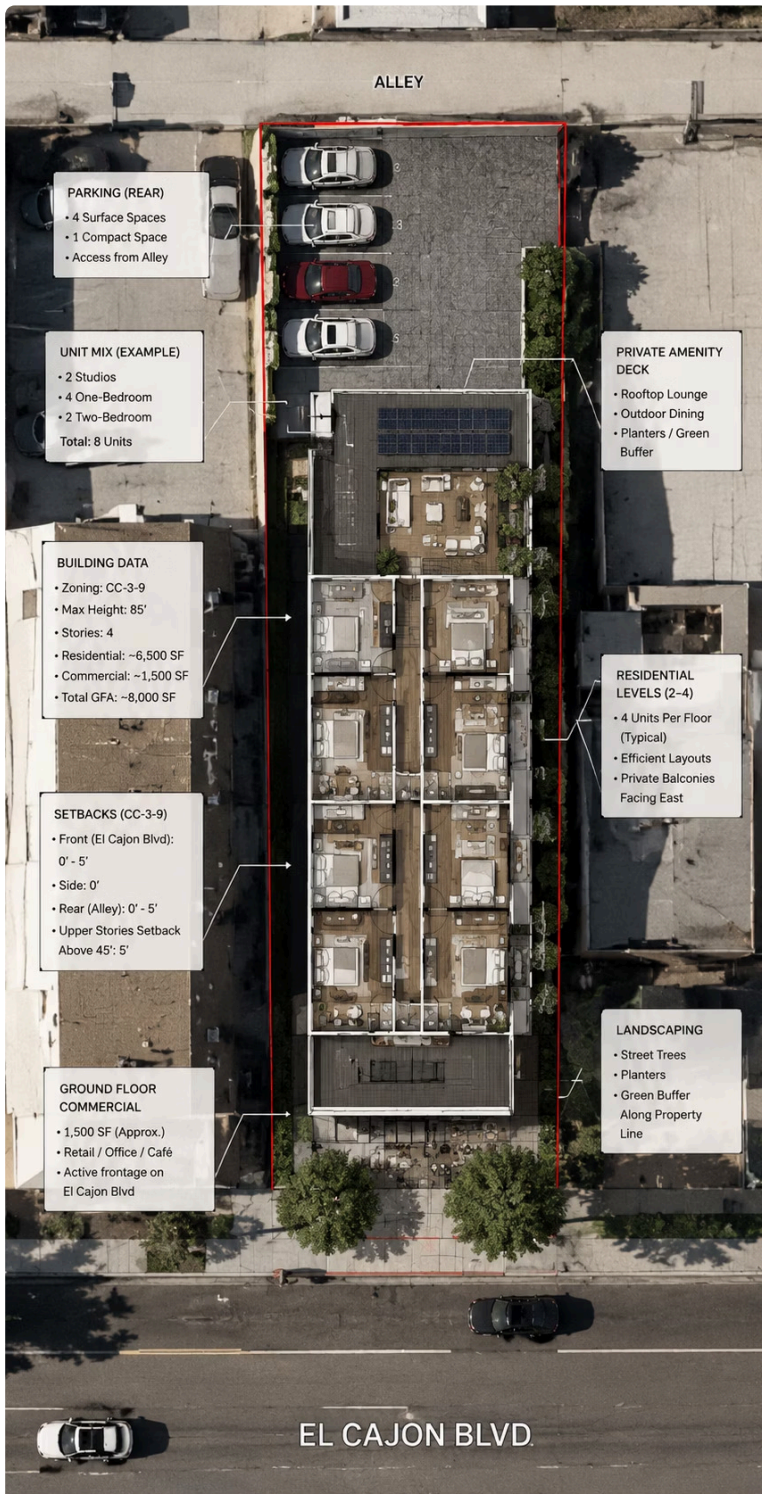
4 Stories



OPTION B | UNIT INTERIOR
1-BEDROOM EXAMPLE (TYPICAL)

- Efficient, Open Layouts
- Private Balcony Facing East
- Natural Light + Modern Finishes
- Views of El Cajon Blvd

Aerial View



OPTION B | SMALL MIXED-USE STACK

Mid-capital scaling with 4-8 residential units and optional ground-floor commercial refresh.



4-8
Units



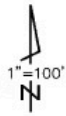
~8,000 SF
Total GFA



4-5
Parking Spaces

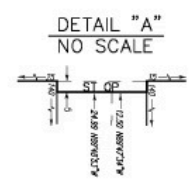


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Stories



02/15/2025 DG

CHANGES					
BLK	OLD	NEW	YR	CUT	
182	12	14&15	78	2200	
183	172	1-24	85	10043	
183	20&21	25	02	1733	
183	25	SAME AS CONDO	02	625	
183	6	SAME AS CONDO	03	528	
181	15&17	27	08	2125	
181	2	CONDO	07	658	
181	11	SAME AS ST	25	4696	



- 1* CONDO PHOENIX V DOC 01-956337 (SEE SHT 2)
- 2* CONDO UPTOWN VILLAGE DOCS 02-457897 & 02-417850 (SEE SHT 2)
- 3* CONDO BELLA VILLAGGIO DOC2006-0421114 (SEE SHT 2)
- 4* CTRL #6193 NSP COX ROW HOMES
- 5* ST OP

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 446 PAGE 18 SHT 1 OF 2

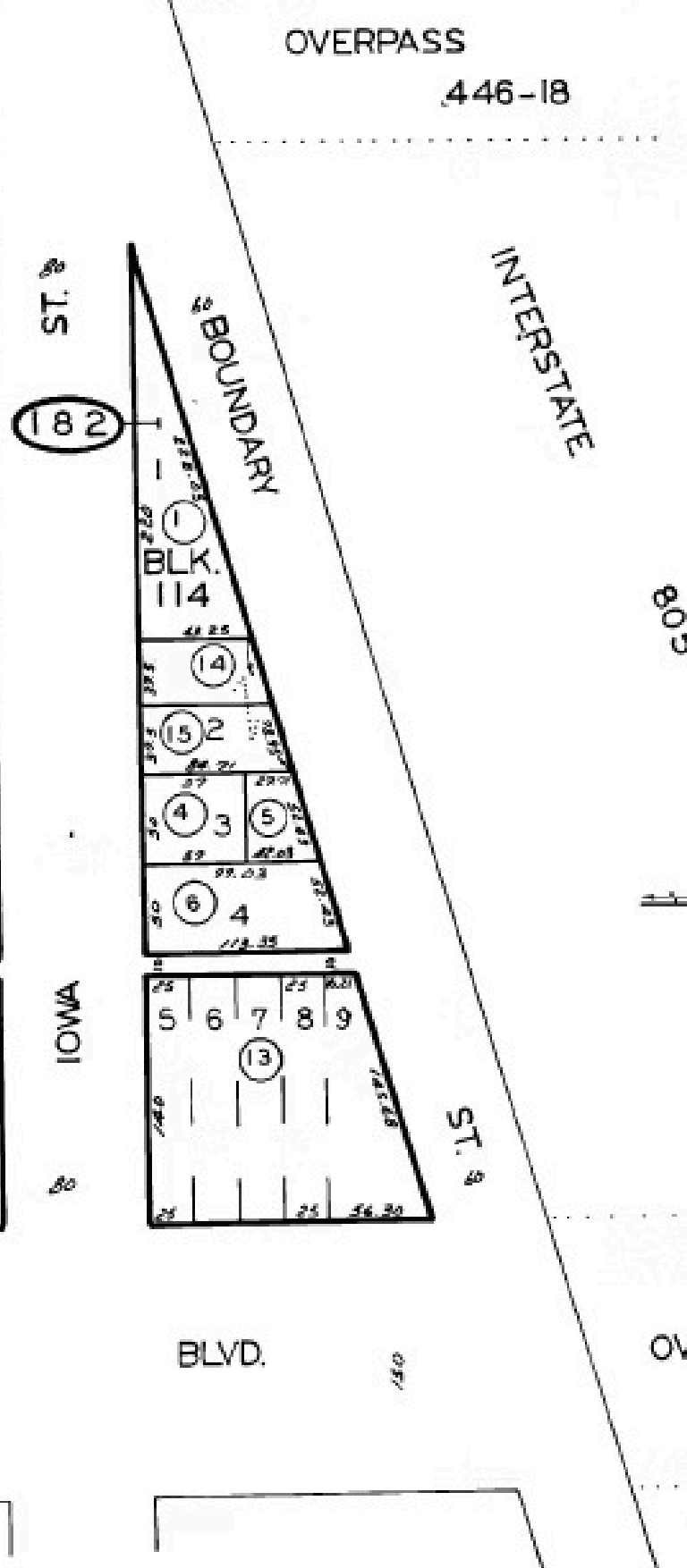
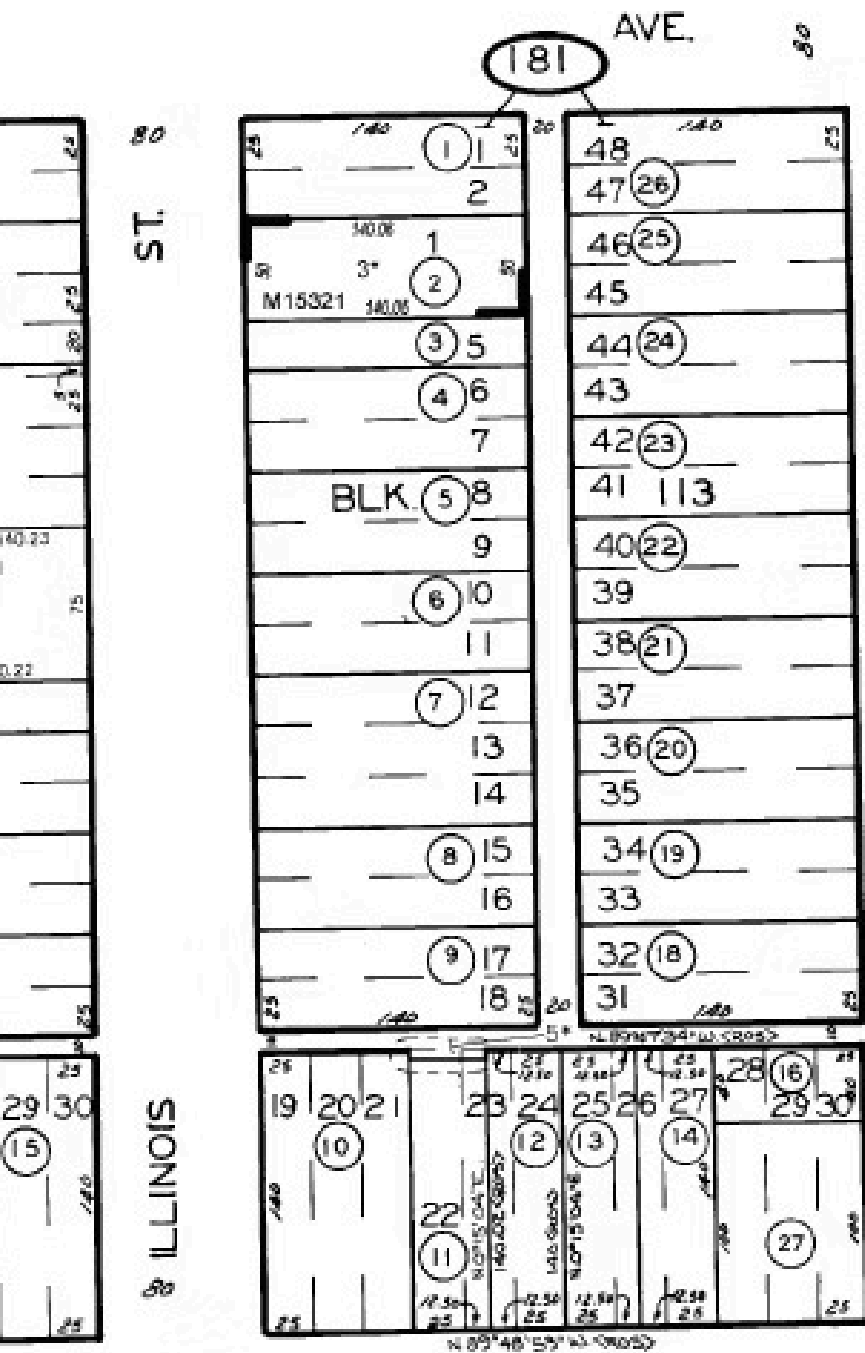
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 15321 - 4387 ILLINOIS STREET
LP 8-PG 36 - UNIVERSITY HEIGHTS D'HEMECOURT MAP AMENDED
ROS 11662

PROPERTY MAPS

SHT 1

Parcel Map



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25

MAP 15321 - 4387 ILLINOIS
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QUICK QUESTION SHEET

Top Questions — Answered Simply



CCHS Tier 3 & Mixed-Use Density

Q: What is CCHS Tier 3 and 6.5 FAR?

Complete Communities Housing Solutions is San Diego's density bonus program. On this parcel, Tier 3 allows up to 6.5 FAR, or roughly 39,000 SF on a ~6,000 SF lot, supporting about 30–45 dwelling units plus 4,000–5,500 SF of ground-floor retail.

Q: Why is this entitlement so high?

The El Cajon Boulevard corridor is part of the City's transit-oriented development strategy. CC-3-9 zoning, TAOZ, TPA, Mobility Zone 2, Sustainable Development Area, and the El Cajon Boulevard Gateway BID all stack in this parcel's favor.

Q: Do we have to include affordable units to use CCHS?

Yes. Tier 3 typically requires 10–15% of units at 80% AMI for 55 years to unlock the full 6.5 FAR, with the rest of the building market rate.

Q: How long does CCHS Tier 3 entitlement take?

Plan for 10–14 months for the full discretionary review process. It requires public notice and approval, making it more involved than ministerial multifamily permitting.

Q: Why mixed-use rather than residential-only?

CC-3-9 zoning favors mixed-use as the highest-best-use form. Ground-floor retail or restaurant space adds commercial NOI and can materially increase stabilized property value.

CC-3-9 Zoning, ADU Path & Existing Improvements

Q: How is CC-3-9 different from RM zoning?

CC-3-9 is Community Commercial — primarily a commercial zone that permits residential as an allowed use. It is more permissive on setbacks, allows commercial/retail/restaurant uses on the ground floor, and supports mixed-use as the natural development form.

Q: Can the new units be operated as short-term rentals?

NO. San Diego prohibits STR on any ADU or new residential unit permitted after October 15, 2017. Only existing pre-2017 residential units are eligible for Tier 3 STRO licenses.

Q: What are the parking requirements?

Reduced significantly. The combination of TAOZ + TPA + PSTPA + Mobility Zone 2 stacks four transit-oriented overlays, and state-law ADUs require zero parking.

Q: What does "merged double-lot" mean?

The parcel is two original subdivision lots consolidated under a single APN (446-181-13-00). For development purposes, treat it as one parcel, and the combined lot area is what matters for FAR and density calculations.

Q: What about the slopes 25%+ designation?

The parcel report indicates slopes 25%+ are present somewhere on the property. On commercial corridor parcels, this is typically at the rear yard rather than the building footprint, and survey confirms exact location.

Q: Is there an owner-occupancy requirement?

NO. Under CC-3-9 and any selected option, no owner-occupancy requirement applies. Buyer can rent all units, occupy any unit, or sell individual condo units, subject to AB 1033 conversion if pursued.

Buyer Strategy & Exit Considerations

Q: What buyer profile is this property best suited for?

All three. A flipper or owner-occupier suits Option A (single ADU activation, ~\$300K capital). A small developer suits Option B (4–8 unit mixed-use stack, ~\$3M capital), while an institutional multifamily or mid-rise developer suits Option C (full CCHS Tier 3 redevelopment, ~\$18M capital).

Q: What is the realistic exit strategy on Option C?

Three exits are available: hold and refinance after 24–30 months of stabilization, sell stabilized to a multifamily fund or syndicate, or pursue AB 1033 condo conversion and sell individual residential units while retaining commercial. Each path has different timing, complexity, and proceeds.

Q: What is cost segregation and does it apply?

Cost segregation reclassifies part of construction cost from 27.5/39-year recovery into 5-, 7-, and 15-year recovery, accelerating depreciation. On an \$18M Option C build, that can shift roughly \$3.6M–\$6.3M forward and reduce near-term tax liability.

Q: How does the El Cajon Boulevard Gateway BID affect ownership?

The BID levies an annual assessment on property in the corridor in exchange for streetscape improvements, marketing, and activation services. North Park MAD assessment also applies, and both are included in stabilized operating expense projections.

Q: How current is this analysis?

Property data was confirmed via the City of San Diego Parcel Information Report dated 2026, and zoning, overlay, CCHS tier, and fire hazard designations reflect the current Land Development Code as of that date. Pricing and market projections reflect 2026 North Park / 92104 comparables and construction cost benchmarks.

Questions not answered here? Contact Life House Design & Construction — we have analyzed every entitlement layer on this property and can support the incoming owner through any selected development pathway.

This report is a planning-level feasibility document prepared as a listing-stage analysis for informational purposes. Cost and revenue estimates are projections only and do not constitute a contract, guarantee, or binding bid.

All development is subject to City of San Diego Development Services review, applicable building codes, and CCHS entitlement approval where applicable. The incoming owner should consult a licensed CPA, tax advisor, real estate attorney, and qualified design-build partner before proceeding.