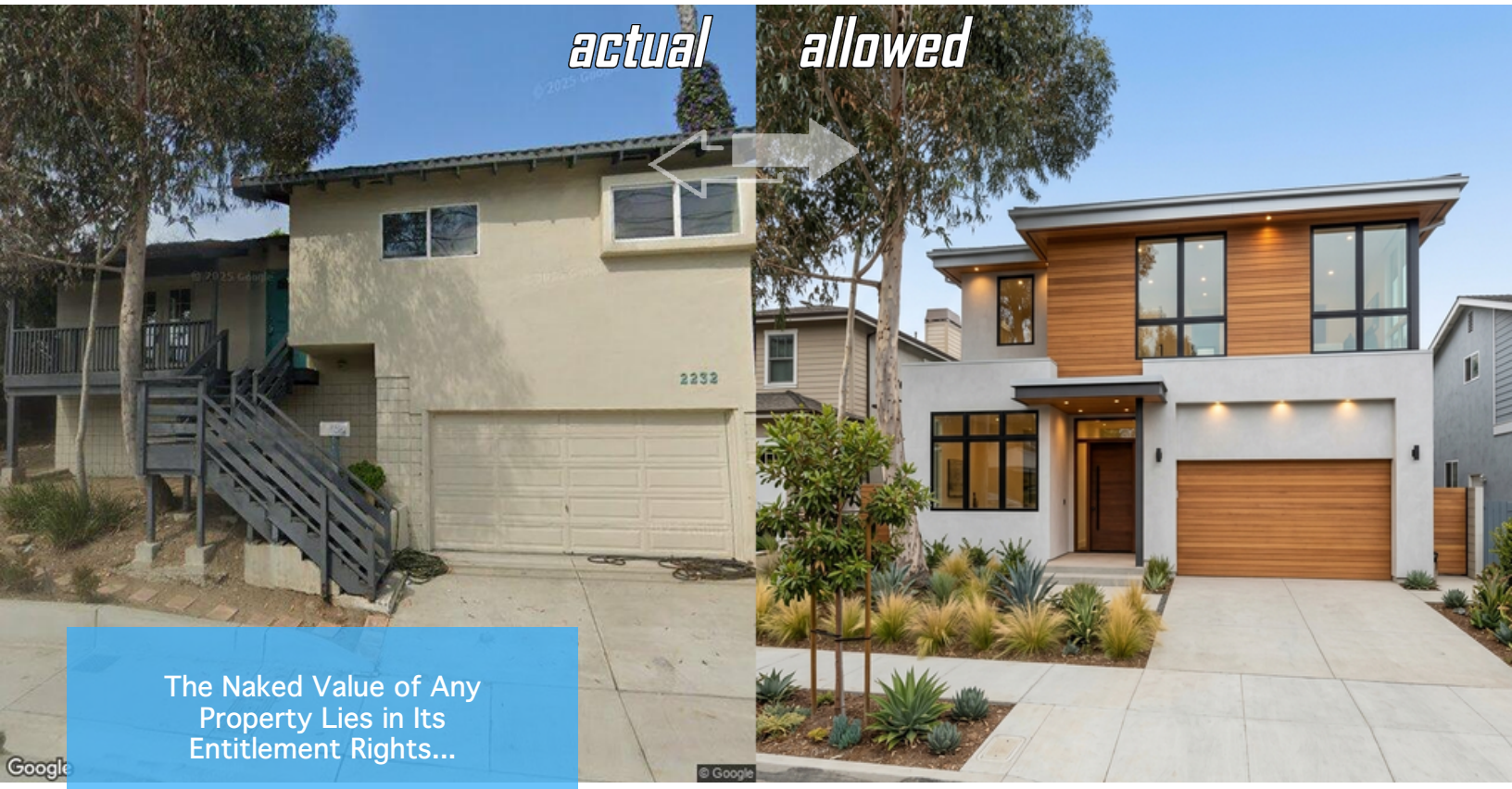
NAKED HOUSE.AI

2232 Avenida Del Presidente, San Clemente, CA
APN: 692-185-08

The Good News - In Naked Truth

PROPERTY RIGHTS & ALLOWED USES



The Naked Value of Any Property Lies in Its Entitlement Rights...

This property allows construction of up to:

1959 sqft
MAX FLOOR AREA

See More

NAKED HOUSE.AI

2232 Avenida Del Presidente, San Clemente, CA
APN: 692-185-08

The Good News - In Naked Truth

THE GOOD NEWS REPORT

CLICK BELOW FOR DETAILS

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DOWNLOADABLE MEDIA

NakedHouse AI Image

NakedHouse AI Image w/ Max Sq Ft

NakedHouse Max Sq Ft Image

TERMS & CONDITIONS

A

DIMENSIONS & SETBACKS

60.80' X 60.80'	3695^{sqft}	RL - Residential, Low Density
LOT DIMENSIONS	LOT AREA	ZONING

Required minimum distance between building and property lines.

SETBACK	DISTANCE	WHAT IT MEANS
Front Yard	20^{ft}	Distance from street/front property line
Side Yards	6^{ft} Each	Distance from side neighbors (both sides)
Rear Yard	10^{ft}	Distance from rear property line

B

ALLOWABLE USES

Land uses permitted under the RL zoning classification.

PERMITTED BY RIGHT [Code section in brackets]

- Day Care Facilities, Children's: Small-Family Day Care Home [§17.32.030]
- Day Care Facilities, Children's: Large-Family Day Care Home [§17.32.030]
- Home Occupations [§17.32.030]
- Accessory Dwelling Units [§17.32.030]
- Home Occupation Permits [§17.32.030]
- Residential Care Facilities, when licensed to serve six or fewer persons [§17.32.030]
- Single-Family Dwellings [§17.32.030]
- Accessory Buildings: All Others, Residential [§17.32.030]
- Public Utilities: Projects Initiated by Outside Agencies: Minor Utilities [§17.32.030]
- Accessory Uses (Pools, Detached Garages, Tool and Garden Sheds, Gazebos, Patio Covers, Barbecues) [§17.32.030]
- Guesthouses [§17.32.030]

CONDITIONAL USE PERMIT REQUIRED [Code section in brackets]
Uses not permitted by right as discussed above may require issuance of a Conditional Use Permit by the responsible governmental agency.

- Mobile Homes: Units [§17.32.030]
- Mobile Homes: Subdivisions and Parks [§17.32.030]

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- Accessory Buildings: Accessory Buildings, Residential Detached, over 15 Feet in Height that Encroach into Required Setbacks [§17.32.030]
- Accessory Buildings: Accessory Buildings, Nonresidential [§17.32.030]
- Bed-and-Breakfast Inns: 5 or Fewer Guest Rooms [§17.32.030]
- Bed-and-Breakfast Inns: 6 or More Guest Rooms [§17.32.030]
- STAR [§17.32.030]
- Churches [§17.32.030]
- Parking Lots [§17.32.030]
- Preserves (Archaeological, Botanical, Geological, Wildlife) [§17.32.030]
- Public Utilities: City-Initiated Project [§17.32.030]
- Public Utilities: Projects Initiated by Outside Agencies: Major Utilities [§17.32.030]
- Recreational/Uses (Public/Private, Nonprofit) [§17.32.030]
- Schools (Public/Private) [§17.32.030]

C

ADU REGULATIONS

The following highlights regulations applicable to the construction of an ADU on your property. Always consult with the Planning Department, applicable governmental agencies, and qualified professionals before proceeding with any development project.

LOCAL ADU REGULATIONS

Accessory Dwelling Unit (ADU) Regulations in **San Clemente, Orange County, CA**

Code Reference: San Clemente Municipal Code §17.28.270 (Accessory Dwelling Units)

Allowed Zones: Residential and mixed-use zones (building-permit ADU/JADU); lots zoned for single-family or multi-family residential use.

Allowed on SF Lot: One ADU plus one JADU on a single-family lot, plus one limited detached ADU.

Allowed on MF Lot: Converted ADUs up to 25% of existing units (at least one); plus up to two detached ADUs.

Maximum Size (Detached): 850 sq ft (studio/1-BR); 1,000 sq ft (2+ BR).

Maximum Size (Attached): 850 sq ft (studio/1-BR), 1,000 sq ft (2+ BR); further limited to 50% of the existing primary dwelling.

Maximum JADU Size: 500 sq ft.

Height Limit: Detached 16 ft (18 ft near major transit or on a 2+ story multifamily lot; +2 ft to match roof pitch); attached up to 25 ft or the underlying zone limit, whichever is lower.

Setbacks: Side and rear 4 ft; detached ADU at least 5 ft from the primary building; no added setback for same-footprint conversions.

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Parking Requirements: One off-street space per ADU (allowed in setbacks or tandem); waived near transit, in a historic district, for conversions, or when no on-street permits are offered.

Owner Occupancy: Not required for ADUs permitted 1/1/2020–before 1/1/2025; required on/after 1/1/2025. JADUs: required (owner must reside in the primary dwelling or the JADU).

Impact Fees: No impact fee for an ADU under 750 sq ft; ADUs 750 sq ft or larger are charged proportionately to the primary dwelling.

Approval Type: Ministerial — building permit only (or building permit + ADU permit), considered without discretionary review or hearing; 60-day decision.

CALIFORNIA STATE ADU LAW

California Government Code §66310 et seq. (formerly §65852.2) establishes statewide minimum standards for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). Local jurisdictions may not impose requirements more restrictive than state law.

Size Limits

- Detached ADU: Up to 1,200 sq ft (state minimum allowance)
- Attached ADU: Up to 1,200 sq ft or 50% of primary dwelling living area, whichever is less
- Local agencies must allow at least an 800 sq ft ADU regardless of lot size or FAR limits
- JADU: Maximum 500 sq ft, must be within existing or proposed single-family dwelling

Setback Requirements

- Detached ADU: 4 ft side and rear setbacks (state maximum local agencies can require)
- ADU above garage: 4 ft side and rear setbacks
- Garage conversion: No setback required for existing legally permitted structure
- ADU within existing footprint: No additional setbacks required

Height Limits

- Detached ADU: 16 ft minimum allowance (local agencies must permit)
- ADU above garage: 18 ft minimum allowance
- Within 1/2 mile of major transit: 18 ft minimum (2 stories if detached)
- Attached ADU: 25 ft or zone maximum, whichever is lower

Parking Requirements

- No parking required if within 1/2 mile of public transit stop
- No parking required if within 1 block of car share vehicle
- No parking required for ADU conversions of existing space
- No replacement parking required when converting garage to ADU
- Otherwise: Maximum 1 space per ADU (may be tandem, in setbacks)

Number Allowed

- Single-family lot: 1 ADU + 1 JADU (both permitted by right)
- Multi-family lot: Up to 25% of existing units as conversions (minimum 1) + 2 detached ADUs
- SB 9 lots: ADUs may be combined with lot split provisions

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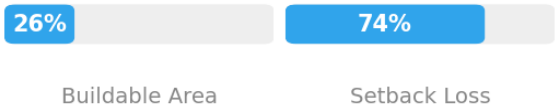
Other Requirements

- Owner occupancy: Not required for ADUs; may be required for JADUs
- Rental term: Minimum 30 days (no short-term vacation rentals)
- Sale: ADU cannot be sold separately from primary residence (except AB 1033 provisions)
- Approval: Ministerial (no discretionary review); 60-day approval timeline
- Impact fees: Exempt for ADUs under 750 sq ft; proportional for larger ADUs
- Fire sprinklers: Not required unless required for primary residence

D

DEVELOPMENT POTENTIAL

Percentage of lot used in potential development scenario



Buildable Area: Single-floor footprint as % of lot | Setback Loss: Lot area consumed by required setbacks | Width/Depth Usage: Usable dimension vs. total

E

POTENTIAL DEVELOPMENT SCENARIO

Required minimum distance between building and property lines

PARAMETER	VALUE	EXPLANATION
Stories	2 stories	estimated
Building Height	25ft	Maximum allowed height per zoning code
Max Floor Area	1959sqft	Maximum interior space across all floors
Buildable Area	979sqft	Maximum buildable lot area (may be subject to coverage limits)
FAR Achieved	.53	Floor Area Ratio = Total Floor Area/Lot Area

F

CONSIDERATIONS

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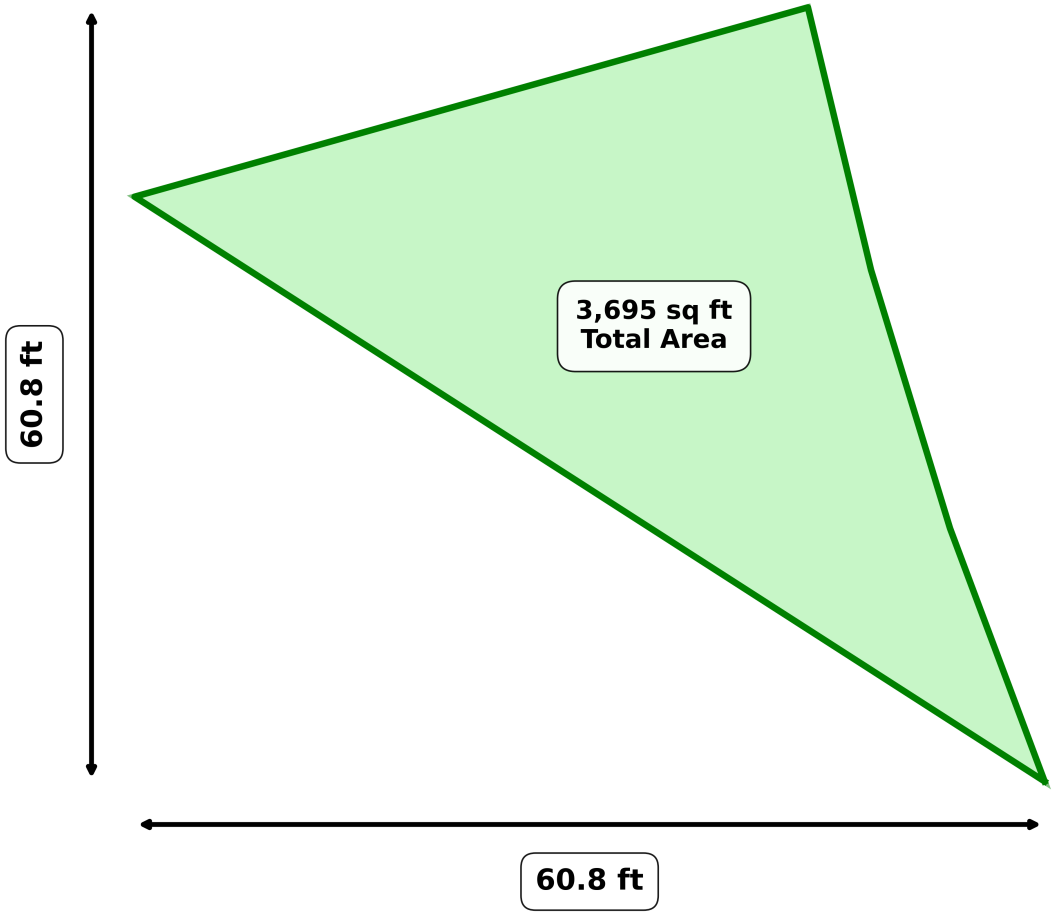
Factors that may influence design decisions for this property
Setbacks consume approximately 73% of the lot area, shaping building placement while still allowing flexibility within the permitted design envelope.
Height allowance (25.0 ft) may permit vaulted ceilings or rooftop features, supporting flexibility in interior volume and roof design.
Buildable width (42.3 ft) may favor front-to-back room arrangements, supporting efficient planning and flexible interior layouts.
A multi-story approach could expand the program to approximately 1,959 sq ft, unlocking considerably more usable space than a single-story layout.
Local ADU regulations permit a detached accessory dwelling unit of 850 sq ft (studio/1-BR); 1,000 sq ft (2+ BR). — see the ADU Development Potential section for details.
Consider a multi-story development to optimize site utilization.
Conduct geotechnical and environmental due diligence to confirm site suitability.
Verify utility capacity and connection requirements to ensure adequate service for the development.
Review neighborhood context and applicable design guidelines; some areas may have restrictions such as historic preservation limits or oversight by architectural review boards.
Consult with a qualified architect and planning consultant to guide design and regulatory compliance.
Verify current zoning with local planning department to ensure alignment with development potential.

DISCLAIMER: This analysis is based on spatial database information and standard zoning requirements. Actual development potential may be subject to additional restrictions including overlay zones, CC&Rs, Planned Development standards and regulations, Specific Plan standards and regulations, easements, environmental regulations, hillside regulations, and building codes. In cases where Planned Development or Specific Plan standards are unavailable, overarching and/or like zoning districts may be utilized. This report is for informational purposes only. Always consult with the Planning Department, applicable governmental agencies, and qualified professionals before proceeding with any development project.

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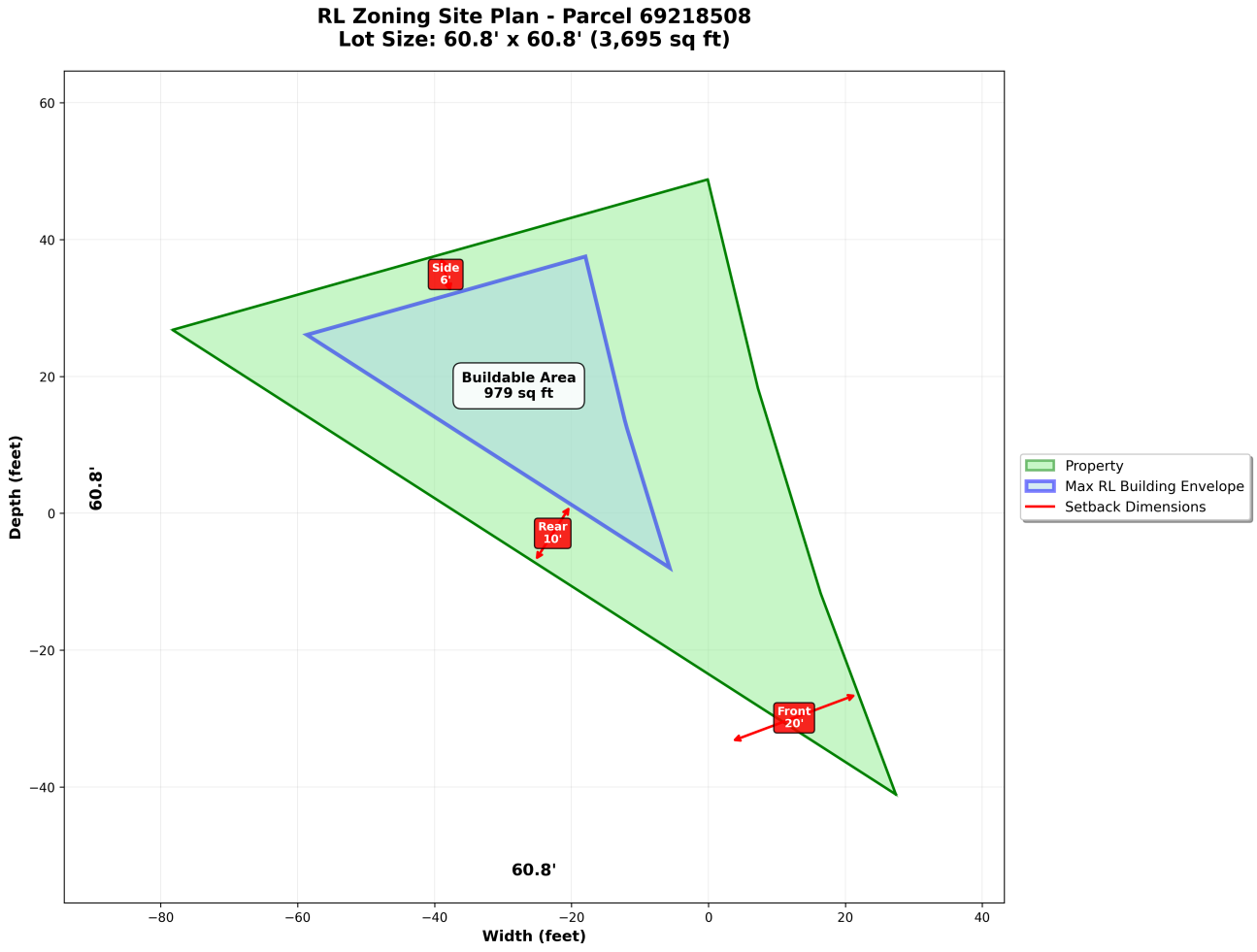
G PROPERTY OUTLINE

Property Outline - Parcel 69218508
60.8' x 60.8' (3,695 sq ft)



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H SITE PLAN



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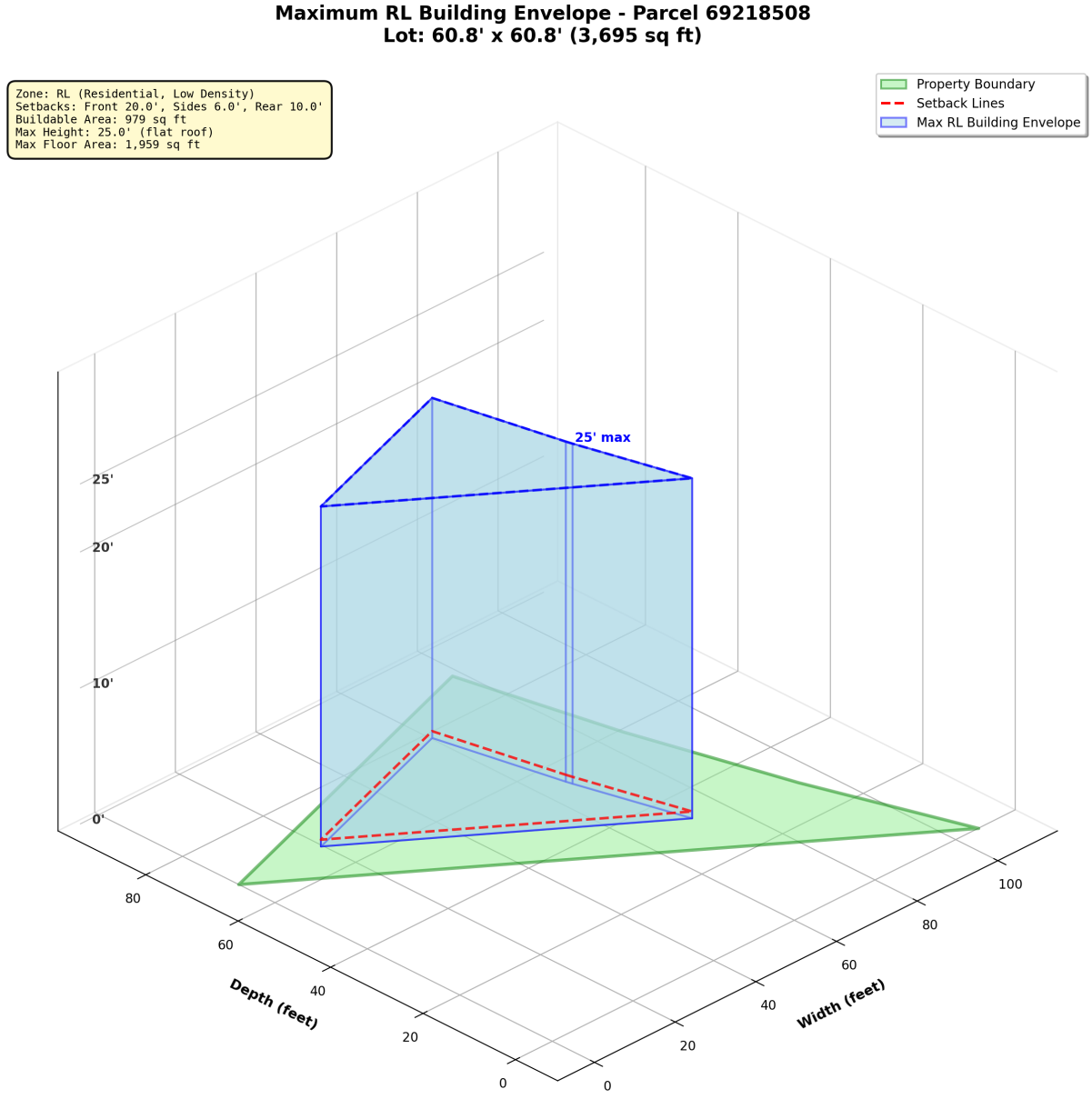
I SITE PLAN AERIAL VIEW



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J

3D BUILDING ENVELOPE



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GLOSSARY OF TERMS

LOT / PARCEL TERMS

Total Lot Area:
The complete area of the property parcel as recorded in official records, measured in square feet.

Buildable Area:
The portion of the lot where construction is permitted after applying all required setbacks. Also called 'building envelope footprint.'

Lot Width:
The horizontal dimension of the lot, typically measured along the front property line (street-facing).

Lot Depth:
The vertical dimension of the lot, measured perpendicular to the front property line.

SETBACK TERMS

Front Setback:
Required minimum distance between the front property line (usually the street) and any building.

Side Setback:
Required minimum distance between side property lines and any building. Applies to both sides.

Rear Setback:
Required minimum distance between the rear property line and any building.

Setback Loss:
The percentage of total lot area that cannot be built upon due to setback requirements.

DEVELOPMENT METRICS

FAR (Floor Area Ratio):
Total building floor area divided by lot area. A FAR of 1.0 means floor area equals lot size; 2.0 means twice the lot size across multiple floors.

Max Floor Area:
Maximum total interior space permitted, calculated as buildable footprint number of stories.

Building Height:
Maximum vertical dimension from grade to roof peak or parapet, as defined by local zoning code.

Stories:
Number of floor levels above grade that can be built within height restrictions.

EFFICIENCY METRICS

Buildable Area %:
Buildable footprint as a percentage of total lot area. Shows single-floor building capacity.

Width/Depth Usage:
Percentage of lot width or depth remaining after setbacks are applied.

ECONOMIC TERMS

Est. Construction Cost:
Rough estimate based on maximum floor area x assumed cost per square foot. Actual costs vary significantly by location, materials, and finishes.

Cost/Lot SF:
Construction cost divided by total lot area. Useful for comparing development intensity across different lot sizes.

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No determination is made and no opinion is expressed, or intended, by this Report concerning the need to purchase any

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PID does not conduct any onsite investigation of the subject property. PID does not conduct any soils testing or environmental assessment at the subject property. PID does not conduct any investigation of any structures on the subject property, including without limitation, whether the structure is permitted, properly constructed, or suitable for any purpose.

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No determination is made and no opinion is expressed, or intended, by this Report concerning architectural, structural, mechanical, engineering, or legal matters. No determination is made and no opinion is expressed, or intended, by this Report concerning structures or soils on or outside of the subject property, including, without limitation, habitability of structures or the subject property, suitability of the subject property for construction or improvement, potential for soil settlement, drainage, soil subsidence, or other soil or site conditions. No determination is made and no opinion is expressed, or intended, by this Report concerning the marketability or value of the subject property.

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