ATTACHMENT B

DRAFT
SITE DEVELOPMENT PERMIT FINDINGS
for 1610 Union Street and 320 West Cedar Street

Prepared by:
Marie Burke Lia, Attorney at Law, on behalf of the Project Applicants

September 2016

FINDINGS

Site Development Permit – Section 126.0504

(a) Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan.

The proposed project is the demolition of a historic resource, the Oscar H. Millard Rental located at 1619 Union Street, in the Little Italy Subarea of the Centre City Planned District in order to permit new construction on the site consisting of a 4,350 square foot home, 1,400 square feet of retail and 35 efficiency units with an average unit size of 375 square feet. The project was initiated by the current property owner, JMAN at the K Lofts LLC, a residential and commercial developer.

The subject property occupies Assessor's Parcel Number 533-353-10, Lot 7 of Block 33 in Horton's Addition, which includes 5,012 square feet of land area on the block bounded by Union Street on the East, West Cedar Street on the South, State Street on the West and Date Street on the North. This parcel currently contains two structures. The Millard Rental, which was constructed in 1894, is multi-family residential building located on the east side of the parcel, facing Union Street and is addressed as 1610 Union Street. In 1952, a two-story garage/office building was constructed on the west side of the parcel facing West Cedar Street that is addressed as 230 West Cedar Street. The Millard Rental was designated as a local historical resource in 1990 as HRB #282, but the garage/office building was not included in the designation. According to the Assessor's Building Record, the original Millard Rental building consisted of 1874 square feet, with 1017 square feet on the ground floor and 857 square feet on the second floor and wood covered porch of 139 square feet. The non-historic 1952 garage/now apartment building is 24' x 34' and contains 816 square feet on each floor. The proposed project will remove all of the existing improvements on the site. Current photographs of the designated resource are included in Exhibit A to these Findings.

The subject property is 50' x 100.25' and will be developed with two separate but coordinated concepts, starting with its subdivision into two lots, one measuring 66' by 50' and the other measuring 34' x 50.' The larger *Lot A* on the west end of the parcel will be developed as an 8 story cast-in-place concrete building of 13,734 square feet of net living space in Micro Units, over 1,438 square feet of commercial space. The net living space will be divided between 30 units of 408 square feet and 5 units of 330 square feet, all with 6' x 12' foot private decks facing south. The gross square footage of this building will be 31,722 square feet. SDMC Section 156.0309 provides an affordable incentive that the applicant will be using to eliminate all of the parking required for multi-family mixed use buildings. The applicant will also be using the affordable density bonus to provide a FAR bonus of 5%.

The smaller *Lot B* will be developed on the east end of the parcel with a four story single family residence with a roof top deck and the capability for a first floor office. This design will address the reduction of scale on the secondary Union Street frontage. The Single Family Residence will have a similar design language and material palette as the Micro Units on Lot A.

Copies of the relevant Plans for the proposed Base Project are included as Exhibit B to these Findings.

Land use and housing issues are addressed in Chapter 3 of the Downtown Community Plan. According to Figure 3-2, the Plan's Downtown Structure, this property is located in the Little Italy section of Centre City. According to the Plan's Figure 3-4, the Land Use is classified as Residential Emphasis, which is described on Page 3-12 as follows: "The Residential Emphasis areas will accommodate primarily residential development. Small-scale businesses, offices and services, and ground floor commercial uses (such as cafes and dry cleaners), are also allowed, provided that they do not exceed 20 percent of the overall building area."

The desired development intensity for the area is described on page 3-17 where the Plan establishes intensity standards for various parts of downtown. Intensity is measured as Floor Area Ratio (FAR), obtained by dividing gross floor area by lot area. Figure 3-9 of the Plan shows the allowable minimum and maximum FARs for various sites. "Proposed base development intensities in the Community Plan range from 2.0 to 10.0, modulated to provide diversity of scale, as well as high intensities in selected locations." The minimum FAR for the subject property is 3.5 and the maximum is 6.0. Because of the above-referenced affordable housing density bonus program provided by SDMC Section 156.0309, the project's 6.3 FAR is less than the allowed density bonus maximum of FAR 7.26.

Affordable Housing is also addressed in Chapter 3 of the Downtown Community Plan. One of the main goals of downtown's redevelopment is to expand and preserve the supply of affordable housing. The goals for such housing are based on the California Community Redevelopment Law. Continued compliance with State and local affordability requirements will help to ensure that affordable housing will continue to represent a portion of overall housing production. One of the Plan's Affordable Housing Strategies addresses Workforce Housing. "One of the essential underpinnings of downtown's renaissance is an intense and wide range of housing choices, meeting the various needs of a mixed population. . . . By establishing downtown as the center for higher residential densities in the region, housing options will be available for the multitude of downtown employees consistent with the Strategic Framework Element of the City's General Plan." Housing takes many forms in downtown from luxury penthouses to single room occupancy (SRO) hotels, compact living units (CLUs), studios, lofts, living units, and rental and ownership multi-room units. While mostly concentrated in neighborhoods with residential emphasis, housing is also considered an integral part of mixed-use centers and districts. (Plan, p. 3-29)

Under California Redevelopment Law, 15% of new housing developed in a redevelopment project area must be affordable to low and moderate income households and of those affordable units, 40% must be affordable to very low-income persons. (Plan, p. 3-30) Income Diversity – The majority of downtown's affordable housing units are for very low-income households. Given that a large number of downtown workers earn more than minimum wage and would fall into a broader range of income categories, downtown could benefit from having more units affordable to low and moderate income households. (Plan, p. 3-31)

The Plan's Affordable Housing Goals include the following:

- 3.4-G-3 Increase the supply of rental housing affordable to low-income persons
- 3.4-G-4 Preserve and expand the supply of single room occupancy ("SRO") and living units (small studio apartments) affordable to very-low income persons.
- 3.4-P-1 Development intensity bonuses for builders creating affordable units.
- 3.4-P-4 Allow construction of new SROs, living units and other similar forms of housing in all

appropriate mixed use districts. Allow reduced parking for projects with rent-restricted units.

The proposed project is consistent with these goals.

Historic Preservation is addressed in Chapter 9 of the Downtown Community Plan. The existing eastern-most structure on the project site is a locally designated historical resource, the Oscar H. Millard Rental located at 1619 Union Street, HRB #282. As indicated in Table 9-1 of the Plan, locally designated resources are to be retained on-site whenever possible. "Partial retention, relocation or demolition of a resource shall only be permitted through applicable City procedures." The applicable City procedures are established in San Diego Municipal Code Chapter 14, Article 3, Division 2, entitled "Historical Resources Regulations." §143.0210 (2) (C) requires a Site Development Permit in accordance with Process Four for any development that proposes to deviate from the development regulations for historical resources described in this division. Substantial alteration of a designated resource by demolition or other means is a deviation from the historical resources regulations and therefore a Site Development Permit, as authorized by Chapter 12, Article 6, Division 5, entitled "Site Development Permit Procedures" is required. The decision maker, in this instance the Planning Commission, must make all of the Findings in §126.0504(a) and §126.0504(i) before the demolition of a locally designated historical resource can occur. Therefore, the processing of this Site Development Permit application is in compliance with and will not adversely affect this aspect of the applicable land use plan. The proposed project will comply with Chapter 9 of the Downtown Community Plan.

The Mitigation Monitoring and Reporting Program (MMRP) for the Downtown Community Plan requires the implementation of Mitigation Measure *HIST- A.1-3* if a (locally) designated historical resource would be demolished. That Mitigation Measure requires the submission of a Documentation Program that must include Photo Documentation and Measured Drawings of the resource, consistent with the requirements of the Historic American Building Survey (HABS) to the Historical Resources Board Staff for review and approval. Implementation of this Mitigation Measure will be required as a Condition of this Permit.

A copy of the HABS drawings of the designated historical resource is included as Exhibit C to these Findings.

2. The proposed development will not be detrimental to the public health, safety and welfare.

The proposed project would remove the existing improvements on the site and subdivide the parcel into two Lots, Lot A on the west two-thirds and Lot B on the east one-third. Lot A will be developed as an 8 story cast-in-place concrete building with 13,734 square feet of net living spaces in Micro Units above 1,434 square feet of commercial space. The net living space will be divided between 30 units of 408 square feet and 5 units with 330 square feet. The gross square footage of the building will be 31,722 square feet. The smaller Lot B on the east will be developed with a four story single family residence with a roof top deck and the capability for a first floor office. The two developments will share a common design language and material palette. The sole property owner and developer is JMAN at the K lofts LLC. The project architect is Jonathan Segal FAIA.

The Micro Units building on Lot A will not exceed 87'-05" feet in height and will be constructed of cast-in-place concrete containing 13,734 square feet of living space. The single family residence on

Lot B will be constructed in the same manner and not exceed 55 feet in height. The construction type will be 1B for both buildings and they will be NFPA 13 sprinklered. The occupancy classifications will include Garage – S2, Residential – R2, Mercantile – M, Commercial – A2/A3 and Business – B. No parking will be provided for the west building on Lot A with the multi-unit apartments, but 35 residential bicycle spaces and 5 guest bicycle spaces will be provided. Two parking spaces and two bicycle spaces for the east single family residence will be provided.

The relevant plans for both buildings are included as Exhibit B. The project site is 5,012 square feet, which includes Lot 7 of Block 33 in Horton's Addition on the block bounded by Union Street on the East, West Cedar Street on the South, State Street on the West and Date Street on the North. The Assessor's Parcel Number is 533-353-10. The construction type will be 1B, fire rated and sprinklered, meeting occupancy classifications R2, R3, and A2/A3 as required by the California Building Code.

The proposed development complies with the Development Regulations of the Centre City Planned District Ordinance (§ 156.0310), including the Residential Development Regulations (§ 156.0310 (g)). The proposed development complies with the Urban Design Regulations of the Planned District Ordinance (§ 156.0311), the Performance Standards of the Planned District Ordinance (§ 156.0312), etc. The proposed development complies with all of the San Diego Municipal Code and Uniform Building Code provisions intended ensure that the public health, safety and welfare are protected and enhanced by this construction.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The proposed project will construct an 8 story cast-in place concrete building with 13,734 square feet of net living spaces in Micro Units above 1,434 square feet of commercial space on Lot A on the west side of the parcel. The net living space will be divided between 30 units of 408 square feet and 5 units with 330 square feet. The gross square footage of the building will be 31,722 square feet. Lot B on the east will be developed with a four story single family residence with a roof top deck and the capability for a first floor office. The two developments will share a common design language and material palette.

The land use classification for this site is Residential Emphasis "The Residential Emphasis areas will accommodate primarily residential development. Small-scale businesses, offices and services, and ground floor commercial uses (such as cafes and dry cleaners), are also allowed, provided that they do not exceed 20 percent of the overall building area." (Plan, p. 3-12)

The desired development intensity for the area is described on page 3-17 where the Plan establishes intensity standards for various parts of downtown. Intensity is measured as Floor Area Ratio (FAR), obtained by dividing gross floor area by lot area. Figure 3-9 of the Plan shows the allowable minimum and maximum FARs for various sites. "Proposed base development intensities in the Community Plan range from 2.0 to 10.0, modulated to provide diversity of scale, as well as high intensities in selected locations." The minimum FAR for the subject property is 3.5 and the maximum is 6.0. Because of the above-referenced affordable incentive provided by SDMC Section 156.0339, the project's 6.3 FAR is allowed. In addition, an Affordable Density FAR Bonus is available for this property, which results in a maximum allowable FAR of 7.26, per local and state density bonus law (California Government

Code Sections 65915 through 65912).

The proposed project will comply with the PDO's Development Regulations pertaining to lot size, minimum building setbacks, building heights, building bulk, building base, ground floor heights, and residential development regulations. It will also comply with the PDO's Urban Design Regulations pertaining to building orientation, façade articulation, street level design, pedestrian entrances, transparency, blank walls, glass and glazing, rooftops, encroachments into public rights-of-way, building identification, regulations pertaining to historical resources requiring a Site Development Permit, additional standards for residential permanent supportive housing developments, and open space design guidelines.

The proposed project will comply with the applicable provisions of the Centre City Planned District Ordinance in the following manner. It is located within the Residential Emphasis the Land Use is classified as Residential Emphasis area which will accommodate primarily residential development. Small-scale businesses, offices and services, and ground floor commercial uses (such as cafes and dry cleaners), are also allowed, provided that they do not exceed 20 percent of the overall building area.

As discussed above, Chapter 3 of the Downtown Community Plan calls for affordable housing. One of the main goals of downtown's redevelopment it to expand and preserve the supply of affordable workforce housing. The proposed project will help address the need for such housing for downtown's population and, specifically, provide housing for the multitude of downtown employees consistent with the Strategic Framework Element of the City's General Plan. Given that a large number of downtown workers earn more than minimum wage and would fall into a broader range of income categories, downtown could benefit from having more units affordable to low and moderate income households.

The relevant Land Development Code's Planning and Development Regulations for topics not addressed in the Centre City Planned District Ordinance are contained in that Code's Chapter 14 and include: Grading Regulations, Draining Regulations, Landscape Regulations, Parking Regulations, Refuse and Recyclable Materials Storage, Mechanical and Utility Equipment Storage Regulations, Loading Regulations, Building Regulations, Electrical Regulations and Plumbing Regulations. The proposed development will comply with all of these regulations, since a building permit would not be issued without such compliance. Therefore, the proposed development will comply with all applicable regulations of the Land Development Code.

(i) Supplemental Findings – Historical Resources Deviation for Substantial Alteration of a Designated Historical Resource

<u>Supplemental Finding (1) There are no feasible measures, including a less environmentally damaging alternative that can further minimize the potential adverse effects to the designated historical resource.</u>

The subject property consists of two separate buildings on a single lot of 5,012 square feet. The designated building dates from 1894 and has always been a multi-family residential property, which was subject to modifications over the years. The non-designated building was constructed in 1952 as a garage with an office above and it remains a garage now with an apartment above. It was also subject to modifications over the years.

The initial question for Site Development Permits of this nature is whether the physical structure of the designated resource could be retained on the site and incorporated into the new development. In this instance, the two-story wood frame resource occupies a 1,017 square foot footprint in the center of the parcel, precluding the construction of the proposed Base Project that complies with the applicable land use plan and the Land Development Code regulations. As illustrated in the architectural drawings attached as Exhibit D, it would be physically impossible to incorporate the existing two story 1894 building into the first two floors of the proposed project.

In order to determine whether there are economically feasible measures that can further minimize the potential adverse effects to the designated historical resource, it is first necessary to determine the construction and other costs that would be required to build the Base Project and the economic return that could be generated by the Base Project over a five year period. The new construction and other costs have been developed by property owner and developer, JMAN at the K Lofts and Jonathan Segal FAIA. Those costs were reviewed by the Economic Feasibility Analyst, The London Group. The likely economic return to the developer from the Base Project, is thereafter determined by the Economic Feasibility Analysis. A similar process is undertaken for each of the Alternatives before a determination can be made that there are or are not economically feasible measures that can further minimize the potential adverse effects to the designated historic resource. A copy of the August 16th Economic Feasibility Analysis by The London Group is attached as Exhibit E.

Base Project

The proposed Base Project will construct, on Lot A, an 8 story cast-in-place concrete building with 13,734 square feet of net living spaces in Micro Units above 1,438 square feet of commercial space. The net living space will be divided between 30 units of 408 square feet and 5 units with 330 square feet, all with 12 x 6 foot private decks. The gross square footage of the building will be 31,722 square feet. Lot B will be developed with a four story single family residence with a roof top deck and the capability for a first floor office. The two developments will share a common design language and material palette. The project is more extensively described in Finding 2 above and in the relevant Plans for this project are included as Exhibit B.

The new square footage that would be generated by the Base Project on Lot A consists of 13,125 square footage of net residential rental area and 1,400 square feet of net retail rental area. The 33 market rate rentals would generate a monthly rental rate of $1,465 each and the 2 very low income level rentals would generate a monthly rental rate of $709 each. The gross annual rent revenue from Lot A is estimated at $591,118. The Base Project assumes the sale of the rental property on Lot A in the fifth year after its construction, at an estimated value of $11,449,537.

The new single family residence that would be constructed on Lot B would be sold when completed at a forecasted price of $2,600,000. This is based on the assumption that hard costs would reach $1,740,000 and soft costs would reach 18% of that amount or $313,200.

Alternative 1

An investigation was undertaken by the project architect and developer, Jonathan Segal FAIA, to rehabilitate both structures on the site. The 2,013 square foot single family residence on the east portion of the parcel, the 816 square foot garage and the 816 square foot commercial space on the west portion of the parcel would be rehabilitated, in accordance with the Secretary of the Interior's Standards, to their highest and best use to be sold immediately after their construction.

The single family home consists of 2013 square feet and its estimated rehabilitation costs are $603,900 (at $300 per square foot). Its forecasted sale price is $1,225,000 (at $609 per square foot). The two story garage & commercial building consists of 1,632 square feet and its estimated rehabilitation costs are $163,200 at $200 per square foot). Its forecasted sale price is $300,347 (at $368 per square foot).

Economic Feasibility when compared with the Base Project: The Base Project would construct 18,875 square feet of useable buildings. Alternative 1 would construct 3,645 square feet of usable buildings, 85% less than the Base Project and result in a $3,608,714 reduction in profit.

Alternative 2

An investigation was undertaken by the project architect and developer, Jonathan Segal FAIA, to rehabilitate only the designated structure on the site. The 2,013 square foot single family residence on the east portion of the parcel would be rehabilitated, in accordance with the Secretary of the Interior's Standards, to its highest and best use. The 1,632 square foot, non-designated commercial building on the west portion of the parcel would be removed and a two story building of two 600 square foot apartments would be constructed thereon.

The single family home consists of 2013 square feet and its estimated rehabilitation costs are estimated as $603,900 (at $300 per square foot). Its forecasted sale price is $1,225,000 (at $609 per square foot).

The new two-story apartment building would consist of 1,200 square feet and its construction costs are estimated as $350,000 (at $175 per square foot). It would be sold in its fifth year at a forecasted sale price of $726,657 (at $605 per square foot). The total costs for this Alternative are $3,207,108, but the sales value is only $1,951,657, which represents a loss of $1,255, 451.

Economic Feasibility when compared with the Base Project: The Base Project would construct 18,875 square feet of useable buildings. Alternative 2 would construct 3,213 square feet of usable buildings, 83% less than the Base Project and a $1,417,825 reduction in profit.

Alternative 3

The proposed project will require a Site Development Permit for the Substantial Alteration of a Designated Historical Resource under SDMC Section 126.0504(i). In many instances, a Site Development Permit for Relocation of a Designated Historical Resource under SDMC Section 126.0504(h) can provide an option that can further minimize the potential adverse effects on the historical resource.

For this Alternative, an investigation was undertaken to investigate the option of relocating the designated historical resource at 1610 Union Street to an appropriate site for rehabilitation and reuse. In order to identify such an appropriate site, the real estate advisory firm of Overland, Pacific & Cutler was retained to search for a vacant, for sale lot in an appropriate older neighborhood of the City. This firm has had extensive experience in conducting such lot searches in the nine San Diego Community Plan areas with older residential areas. In this instance, five vacant lots were identified including one in the Logan Heights area of San Diego, the same neighborhood that a previous designated historical resource had been relocated to in 2011. The potential relocation site was identified as 2810 L Street, San Diego 92102. The property is an 11,731 square foot vacant parking lot on the northeast corner of 28th and L Streets, in a neighborhood of older homes. The property is zoned for four residential units and the price is $895,000.

Four other sites were identified by the lot search. (1) A steeply sloped lot at Florida and Upas of 7,246 square feet containing a duplex is available. If the duplex remains in place, 8 additional units could be added to the site. If the duplex is removed, additional units could be added. The price is $950,000. (2) A vacant, never improved lot of 1.21 acres is available at 0000 Hixon Street. The sale price is $149,000. That low price for such a large lot indicates a serious deficiency at the site. (3) Two vacant lots at 849-867 Ninth Avenue in the East Village are listed, however the adjoining parcels under the same ownership have been assembled contain a 20,000 square foot building site in a Centre City area with a 6.0 FAR. Although the sale price is described as "negotiable," it would be in the several millions. (4) A 15,750 square foot lot is available in Golden Hill, but its sale price is $2,400,000. This Lot Search information and photographs are included in Exhibit F. It is clear that the best relocation site is the one at 28th and L Streets in Logan Heights.

The Economic Feasibility Analysis has estimated that when the relocated and rehabilitated home is sold, the forecasted sale price for that property is estimated to be $600,000 or $298 per square foot. The newly constructed single-family home at the new project site is assumed to be sold after construction is completed and the forecasted sale price is estimated to be $1,225,000 or $609 per square foot. The total project costs, including the relocation and rehabilitation of the designated resource at the new site, are forecasted at $14,920,415.

When compared to the Base Project, Alternative 3 would result in and a $1,502,281 reduction in total profit generated by the development.

Conclusions

Supplemental Finding (1) There are no feasible measures, including a less environmentally damaging alternative that can further minimize the potential adverse effects to the designated historical resources.

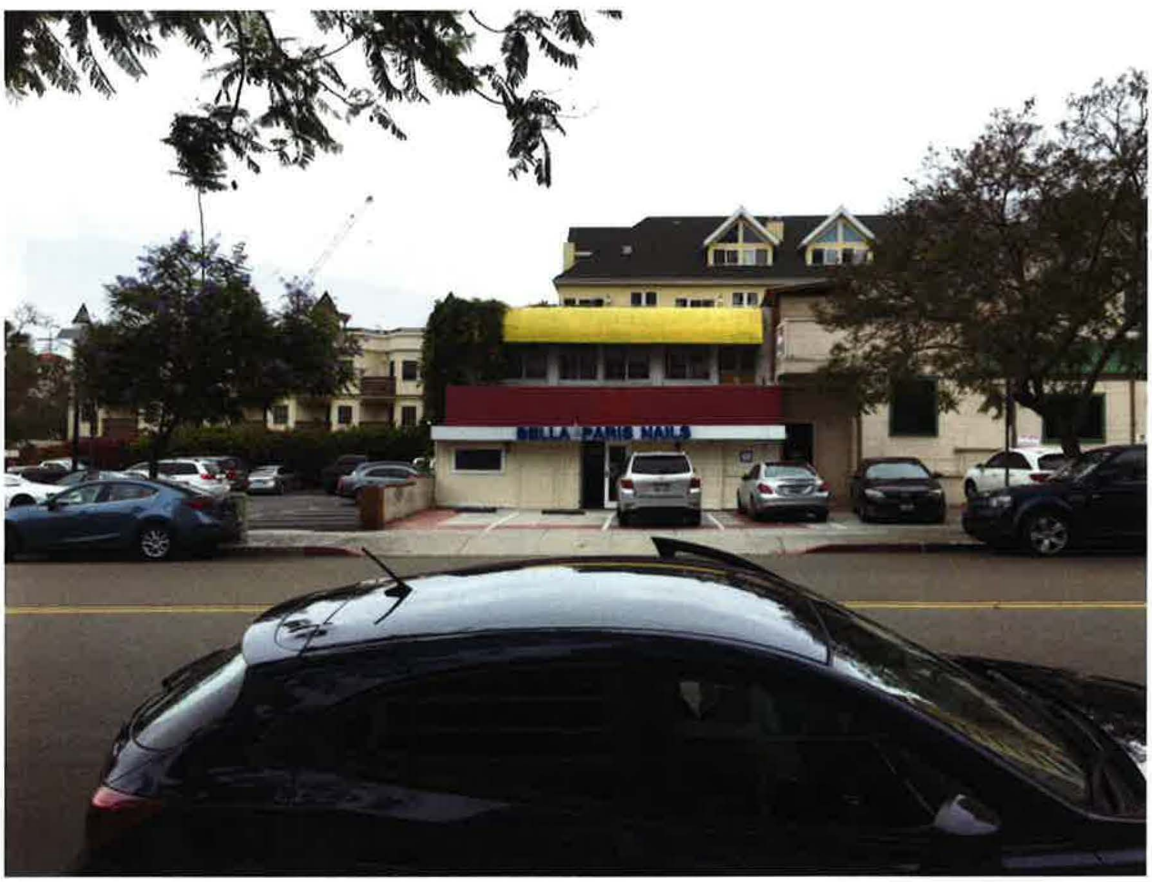
> The Three Alternatives to the Base Project have been evaluated and determined to be economically infeasible in varying degrees. Therefore, Supplemental Finding (1) can be made.

EXHIBIT A

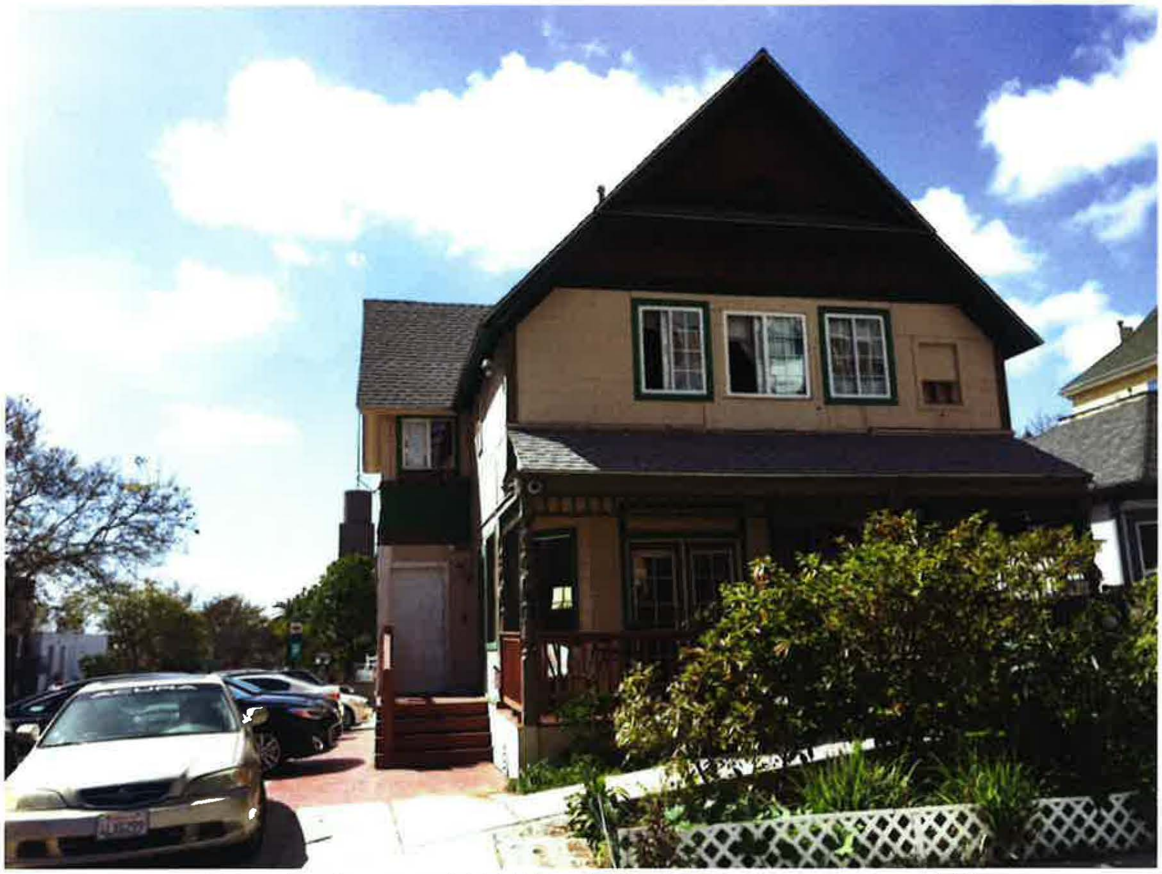
1610 Union Street and 320 West Cedar Street May 2016
Photograph #1: View West of the East Façade

1610 Union Street and 320 West Cedar Street May 2016
Photograph #2: View Northwest of the South and East façade

1610 Union Street and 320 West Cedar Street May 2016
Photograph #3: View North of the South façade



1610 Union Street and 320 West Cedar Street May 2016
Photograph #4: View North of the West end of the South façade



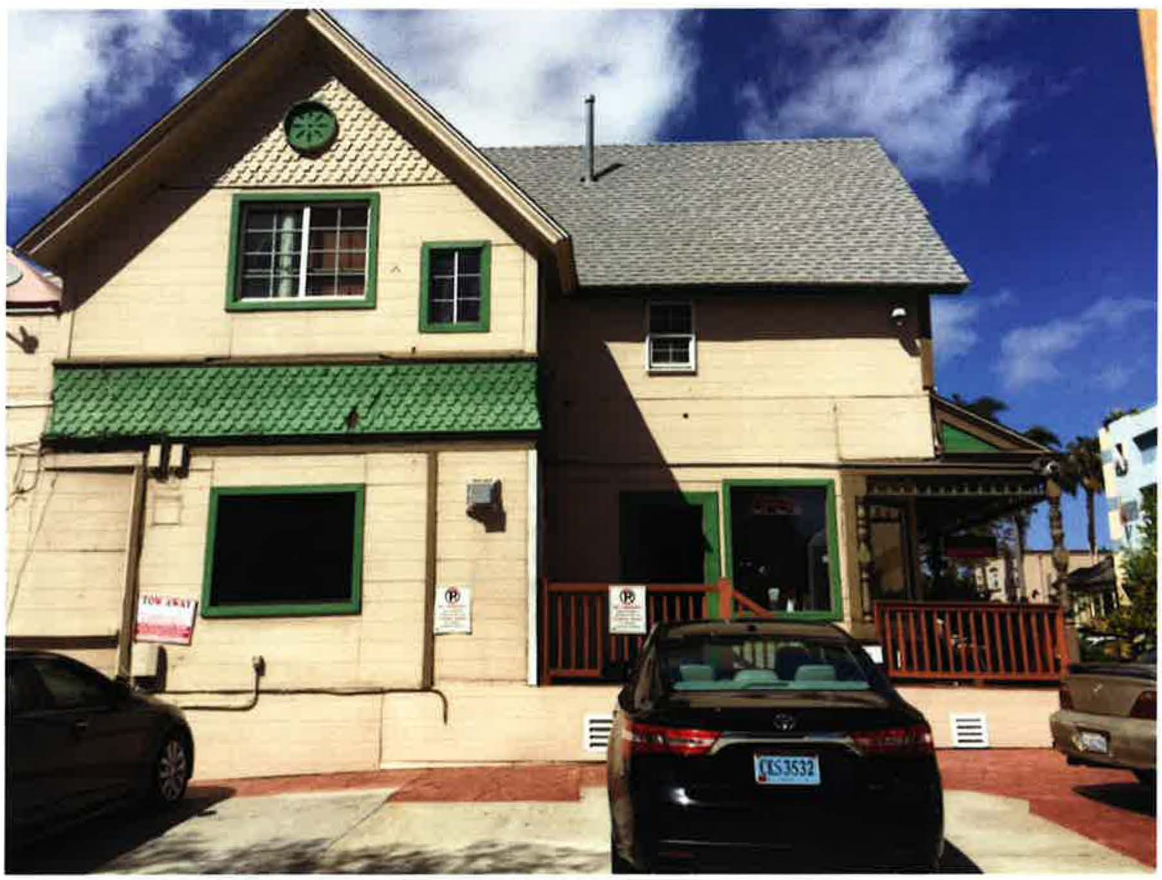
1610 Union Street and 320 West Cedar Street May 2016
Photograph #5: View West of the East façade

1610 Union Street and 320 West Cedar Street May 2016
Photograph #6: View Northeast of the South façade

1610 Union Street and 320 West Cedar Street May 2016
Photograph #7: View Southwest of the North façade

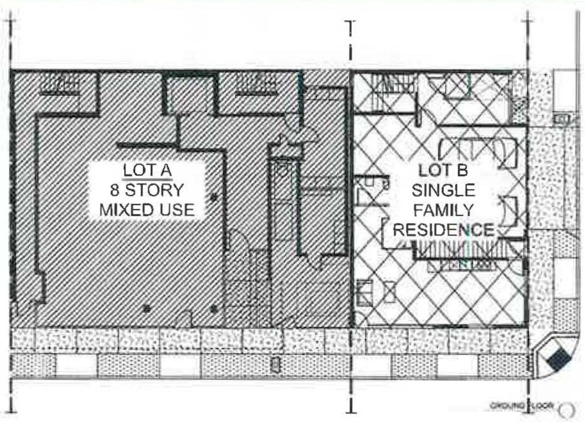
1610 Union Street and 320 West Cedar Street May 2016
Photograph #8: View West of the East and North façade

1610 Union Street and 320 West Cedar Street May 2016
Photograph #9: View North of the East end of the South façade



1610 Union Street and 320 West Cedar Street May 2016
Photograph #10: View North of the East end of the South

EXHIBIT B



EXISTING RESIDENTIAL PROPERTY

	AREA	INT SQ FT
NO CONFORMING PARKING		
Ground Level	Historic	1013
	Converted Garage	408
Second Level	Historic	1000
	Converted Garage	408
Total Square Feet		2829

LOT A MULTI FAMILY

	UNIT #	Type	INT SQ FT
Ground Level	105	Commercial	1438
Level 2	201	Apartment	408
	202	Apartment	408
	203	Apartment	408
	204	AFFORDABLE	408
	205	AFFORDABLE	330
Level 3	301	Apartment	408
	302	Apartment	408
	303	Apartment	408
	304	Apartment	408
	305	Apartment	330
Level 4	401	Apartment	408
	402	Apartment	408
	403	Apartment	408
	404	Apartment	408
	405	Apartment	330
Level 5	501	Apartment	408
	502	Apartment	408
	503	Apartment	408
	504	Apartment	408
	505	Apartment	330
Level 6	601	Apartment	408
	602	Apartment	408
	603	Apartment	408
	604	Apartment	408
	605	Apartment	330
Level 7	701	Apartment	408
	702	Apartment	408
	703	Apartment	408
	704	Apartment	408
	705	Apartment	323
Level 8	801	Apartment	408
	802	Apartment	408
	803	Apartment	408
	804	Apartment	408
	805	Apartment	323
Total Square Feet			15158

LOT B SINGLE FAMILY

Parking Locations	2
Level 1	1557
Level 2	1407
Level 3	1082
Level 4	1073
Level 5	164
Total Square Feet	5283

PROJECT DESCRIPTION

-PROJECT INCLUDES THE DEMOLITION OF AN EXISTING HISTORICAL RESOURCE ON SITE

-320 WEST CEDAR WAS ORIGINALLY CONSTRUCTED IN 1953 AND IS A CONCRETE BLOCK GARAGE WITH AN APARTMENT ABOVE

-1610 UNION STREET WAS ORIGINALLY CONSTRUCTED IN 1891 AND IS A TWO STORY RESIDENCE CURRENTLY USED AS A MASSAGE PARLOR

-PROJECT INCLUDES TWO INDEPENDENT STRUCTURES

-WESTERN 8 STORY STRUCTURE OF 36 MICRO UNIT APARTMENTS, 5% OR 2 OF WHICH ARE VERY LOW INCOME UNITS WITH A GROUND FLOOR COMMERCIAL SPACE, UTILITIES AND COMMON LAUNDRY AREA (LOT A)

-EASTERN 4 STORY STRUCTURE INCLUDES A SINGLE FAMILY RESIDENCE WITH A GROUND FLOOR RETAIL OR RESIDENTIAL SPACE AND A 2 CAR ABOVE GRADE ENCLOSED GARAGE(LOT B)

DEVATIONS

AFFORDABLE INCENTIVE:
-(LOT A) ELIMINATION OF ALL PARKING REQUIRED FOR MULTIFAMILY MIXED USE BUILDING
-FAR BONUS OF 5% PER SECTION 156.0339

DEVATIONS:
- DEVIATION OF BUILDING HEIGHT AND SETBACK INTO THE LISA OF APPROXIMATELY 12% ON CEDAR STREET ELEVATION
- DEVIATION OF STREET WALL SETBACK REQUIREMENTS AT TRANSFORMER LOCATION FROM 5 FEET TO 9' AT BALCONY EDGE AND 19'-0" AT UNIT SLIDING DOOR FACE

PROJECT DATA

PROJECT NAME: 320 West Cedar

PROJECT ADDRESS: 320 West Cedar Street & 1610 Union Street
SAN DIEGO, CALIFORNIA 92101

SUBMITTAL DATE: JUNE 14th 2016

[X] YES [ ] NO U.R.M. [ ] YES [X] NO

A.P.N.: 533-353-10-00

ZONE: -CCPD-ER
-THE CENTRE CITY PLANNING DISTRICT
-RESIDENTIAL EMPHASIS

APPLICANT: JONATHAN SEGAL FAIA
3000 UPAS STREET SUITE 101
SAN DIEGO CA, 92103
(619) 993 6269

PROPERTY OWNER: JMAN AT THE KLOFTS LLC
3000 UPAS STREET SUITE 101
SAN DIEGO CA, 92103
(619) 993 6269

SITE AREA: 5,012 SF
.11 ACRES

FAR
MINIMUM FAR 3.5
MAXIMUM FAR 6.0
PROJECT FAR 6.3

AFFORDABLE
ALLOWED FAR 7.26

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO
LOT 7 IN BLOCK 33 OF MIDDLETOWN, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARTITION MAP THEREOF MADE BY J.E. JACKSON ON FILE IN THE OFFICE OF THE COUNTY CLERK OF SAID SAN DIEGO COUNTY

OVERLAY ZONE DESIGNATION

CHECK EACH APPLICABLE OVERLAY ZONE

- [X] AIRPORT APPROACH — FAA PART 77 LINDBERG FIELD
- [ ] AIRPORT ENVIRONS
- [X] COASTAL
- [ ] COASTAL HEIGHT LIMIT
- [X] LITTLE ITALY SUN ACCESS MAXIMUM BUILDING ENVELOPE
- [X] RESIDENTIAL TANDEM PARKING
- [X] TRANSIT AREA

SYMBOL LEGEND

SECTION MARKER — 12 / A3.2 — DETAIL NUMBER, SHEET NUMBER

DETAIL MARKER — 5 TYP

WALL/CEILING TYPE IDENT — F5

DETAIL/ ENLARGED PLAN MARKER — 12 / A3.2

GRID — A

WINDOW/DOOR TAG — 5 5

PROJECT TEAM

ARCHITECT	STRUCTURAL ENGINEER
JONATHAN SEGAL, FAIA	DCI ENGINEERS
3000 UPAS STREET, STE. 101	101 W BROADWAY SUITE 1260
SAN DIEGO, CA 92104	SAN DIEGO, CA 92101
PHONE: (619) 993-6269	PHONE: (619) 234-0501
FAX: (619) 955-5398	FAX: (619) 400-1704
CONTACT: MATTHEW SEGAL	CONTACT: JONATHAN DECK

BUILDING CODE DATA

TYPE OF CONSTRUCTION: 1B

NFPA 13 SPRINKLERED: [X] YES [ ] NO

160' HT. LIMIT

OCCUPANCY CLASSIFICATION(S): GARAGE = S2, RESIDENTIAL = R2, MERCANTILE = M, COMMERCIAL = A2/A3, BUSINESS = B

NUMBER OF STORIES: 8

BUILDING HEIGHT: 87'-5"

GOVERNING CODES:
2013 CALIFORNIA BUILDING CODE
UNIFORM PLUMBING CODE (2013)
UNIFORM MECHANICAL CODE (2013)
CALIFORNIA ELECTRICAL CODE (CEC 2013)

ALLOWABLE FLOOR AREAS

	BUILDING USE DIAGRAM WEST	BUILDING USE DIAGRAM EAST
LEVEL 8	R2	
LEVEL 7	R2	
LEVEL 6	R2	
LEVEL 5	R2	
LEVEL 4	R2	R3
LEVEL 3	R2	R3
LEVEL 2	R2	R3
GROUND LEVEL	R2 A2/A3 INCLUDES OCC. B S2 & M	R3 A2/A3 INCLUDES OCC. B S2 & M

	Com	Res West	Res East	TOTAL
FLOORS				
1st	1,438.00	1,370.00	1,686.00	4,494.00
second		3,271.00	1,753.00	5,024.00
third		3,271.00	1,193.00	4,464.00
fourth		3,271.00	1,185.00	4,456.00
fifth		3,271.00	200.00	3,471.00
sixth		3,271.00		3,271.00
seventh		3,271.00		3,271.00
eighth	-	3,271.00		3,271.00
TOTAL	1,438.00	24,267.00	6,017.00	31,722.00
Site Area				5,012.00
Floor Area Ratio				6.3

AFFORDABLE BONUS FAR CALCULATION

FAR= Base GSF - NR GSF x Affordable Density Bonus % + Base GSF/ Site AREA

PERMITTED FAR INCL BONUS = 30072 - 1438 x .22 + 30072/5012 — 7.26

PARKING:

PARKING -BUILDING WEST MULTI UNIT APARTMENT
-NO PARKING
-BICYCLE PARKING PROVIDED 35
-GUEST BICYCLE PARKING PROVIDED 5

PARKING -BUILDING EAST SINGLE FAMILY HOME
-PARKING PROVIDED 2
-BICYCLE PARKING PROVIDED 2

EXPEDITE VERY LOW INCOME HOUSING PROJECT

320 West Cedar

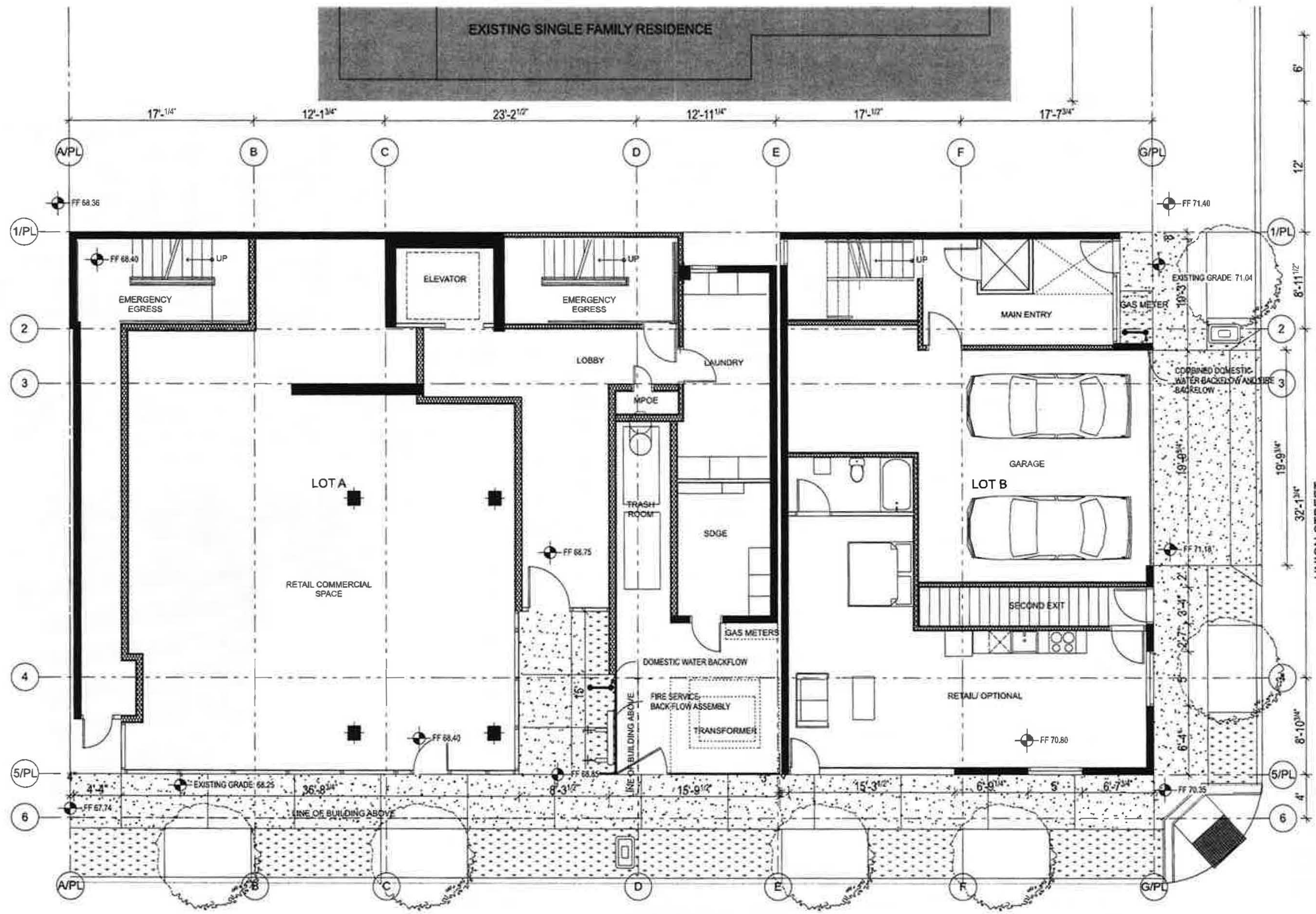
320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT JONATHAN SEGAL FAIA STATE OF CALIFORNIA

SHEET TITLE: TITLE SHEET
SCALE:
DATE: 6/15/16
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
SHEET: __ OF __
SHEET NAME:

T1.0



AFFORDABLE VERY LOW INCOME UNITS
#204 #205

GROUND FLOOR

320 West Cedar
320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

SHEET TITLE: SITE PLAN
SCALE:
DATE: 6/15/16
REVISION 1:
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REVISION 5:
REVISION 6:
SHEET: __ OF __
SHEET NAME:

A0.0

SECOND FLOOR

N

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

SHEET TITLE:
SECOND FLOOR
SCALE:
DATE: 6/15/16
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
SHEET: __ of __
SHEET NAME

A1.1

THIRD FLOOR

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

SHEET TITLE: THIRD FLOOR
SCALE:
DATE: 6/15/16
REVISION 1:
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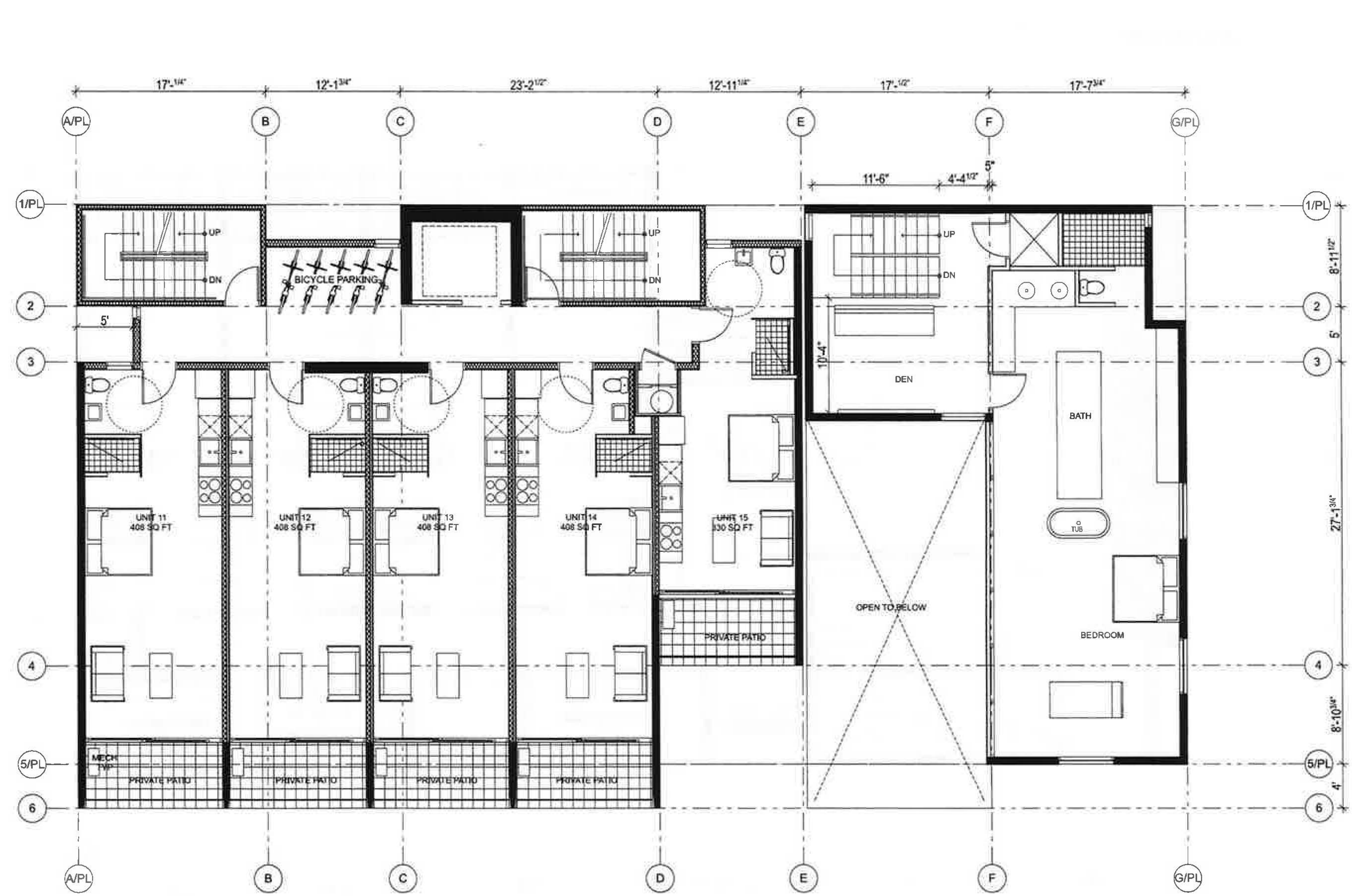
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
SHEET __ of __
SHEET NAME:

A1.2



FOURTH FLOOR

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

SHEET TITLE:	FOURTH FLOOR
SCALE:	
DATE:	6/15/16
REVISION 1:	
REVISION 2:	
REVISION 3:	
REVISION 4:	
REVISION 5:	
REVISION 6:	
SHEET	__ OF __
SHEET NAME:	A1.3

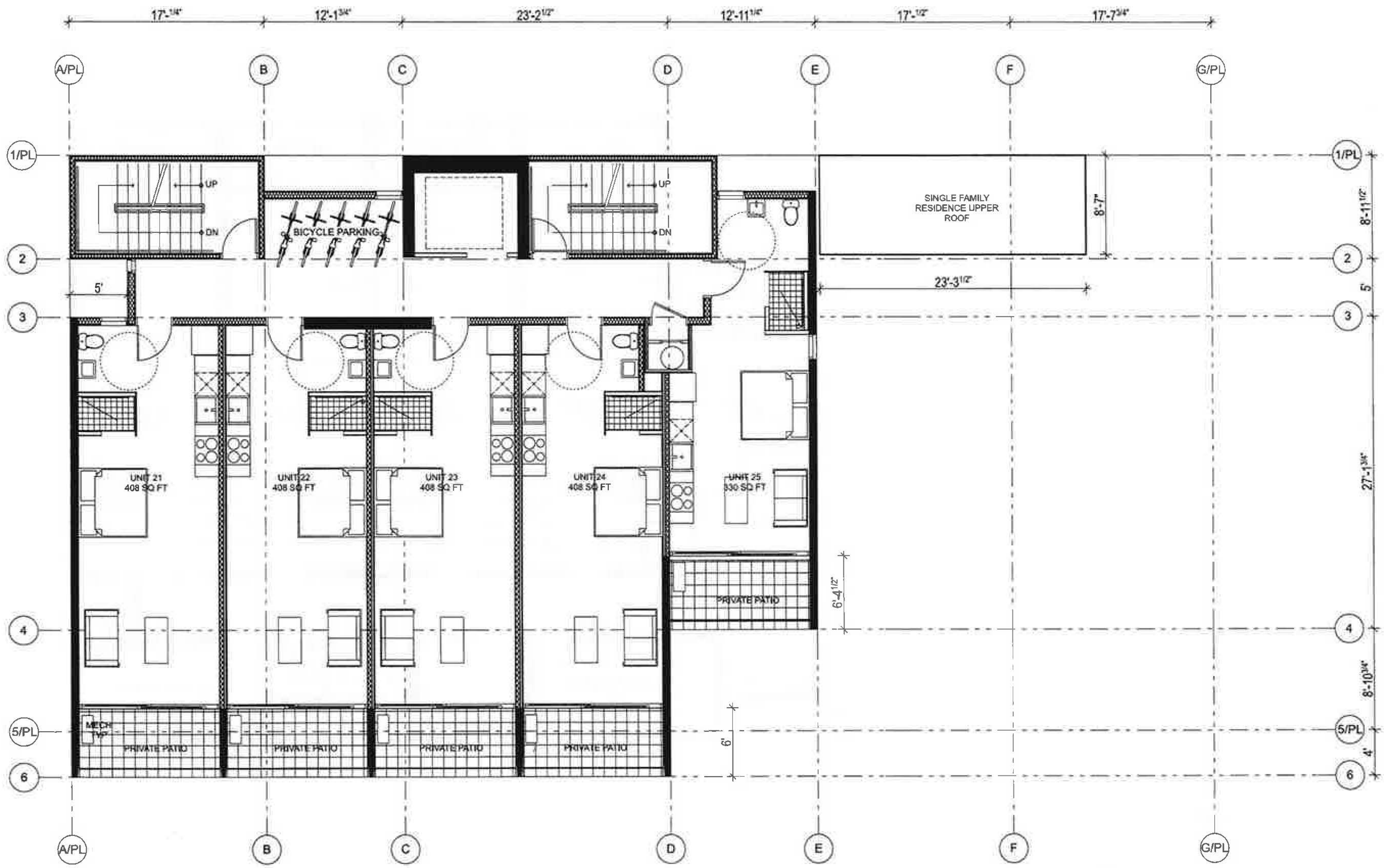
FIFTH FLOOR

320 West Cedar
320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

SHEET TITLE: FIFTH FLOOR
SCALE:
DATE: 6/15/16
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
SHEET ___ OF ___
SHEET NAME:

A1.4



SIXTH FLOOR

N

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

SHEET TITLE: SIXTH FLOOR
SCALE:
DATE: 6/15/16
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
SHEET: __ OF __
SHEET NAME:

A1.5

SEVENTH FLOOR

N

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

SHEET TITLE: SEVENTH FLOOR
SCALE:
DATE: 6/15/16
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
SHEET: __ OF __
SHEET NAME:

A1.6

EIGHTH FLOOR

N

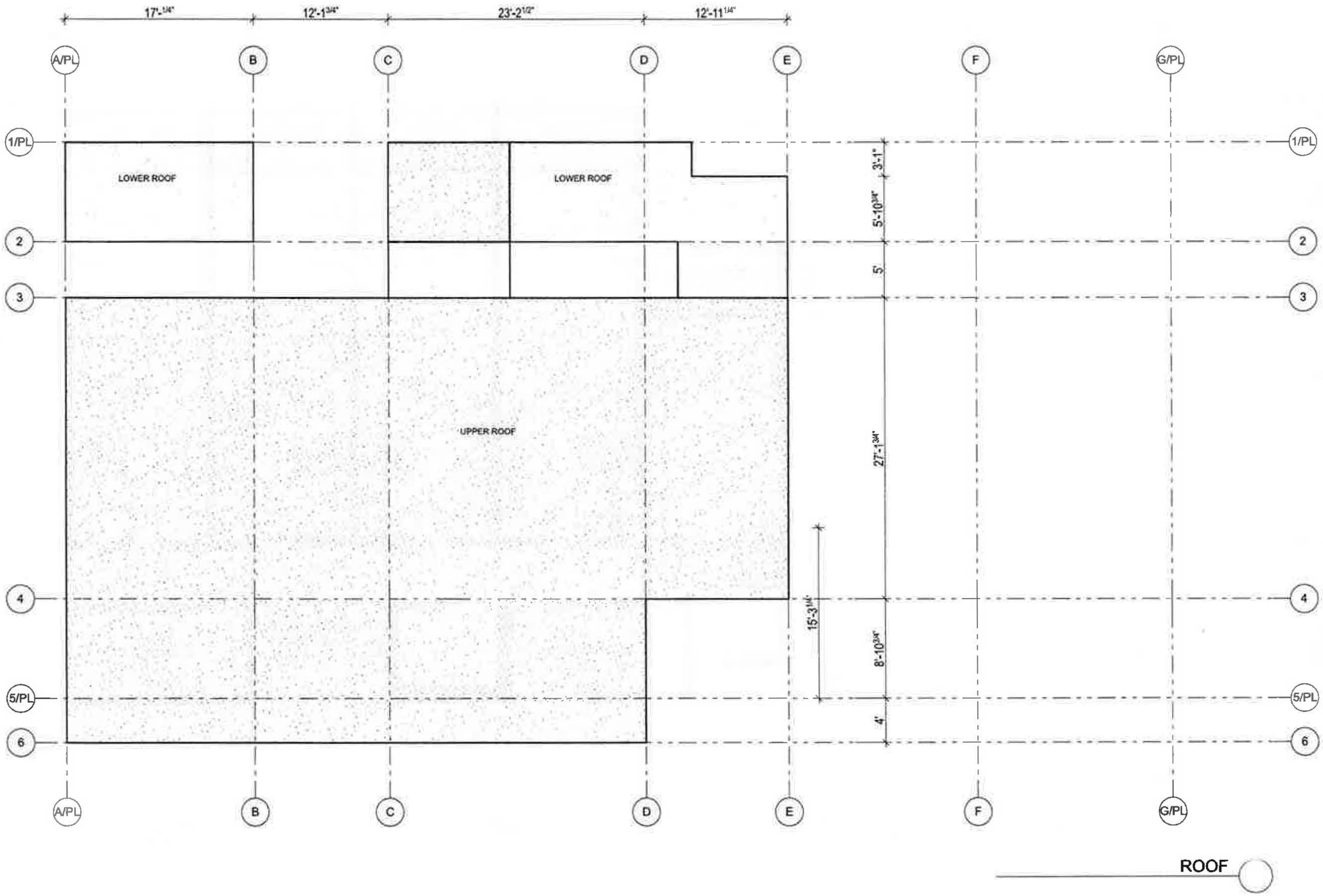
320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

SHEET TITLE: EIGHTH FLOOR
SCALE:
DATE: 6/15/16
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
SHEET __ OF __
SHEET NAME:

A1.7



N

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

SHEET TITLE: ROOF PLAN

SCALE:

DATE: 6/15/16

REVISION 1:

REVISION 2:

REVISION 3:

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REVISION 5:

REVISION 6:

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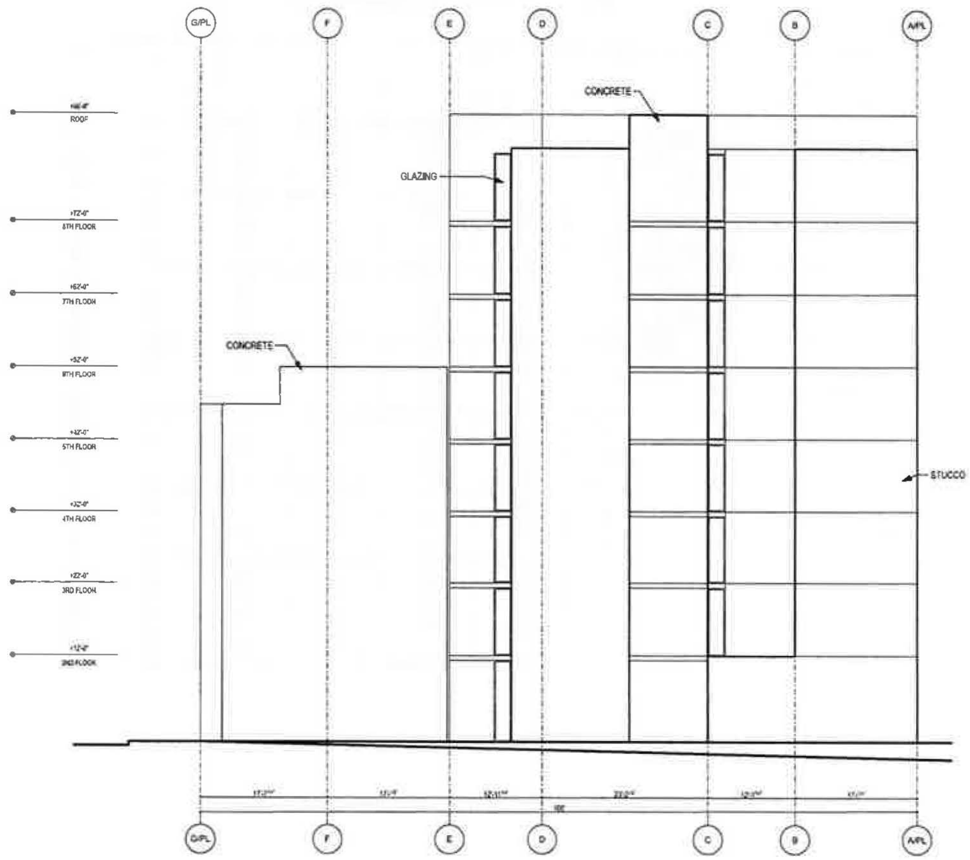


NORTH ELEVATION

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA

3000 Upas Street Suite 101 San Diego, CA 92104

SHEET TITLE:

NORTH ELEVATION

SCALE:

1/8"=1'0"

DATE:

6/15/16

REVISION 1:

REVISION 2:

REVISION 3:

REVISION 4:

REVISION 5:

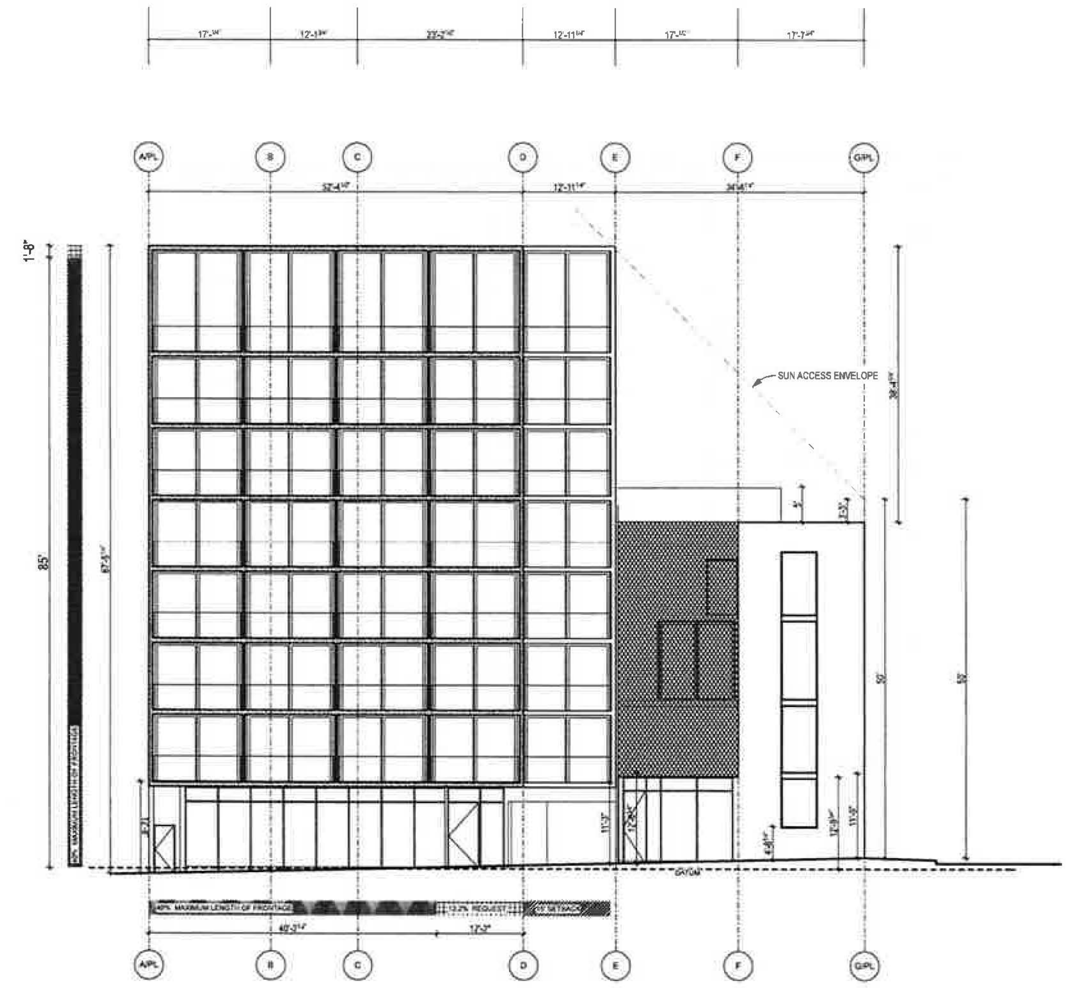
REVISION 6:

SHEET:

__ OF __

SHEET NAME:

A2.0



SOUTH ELEVATION

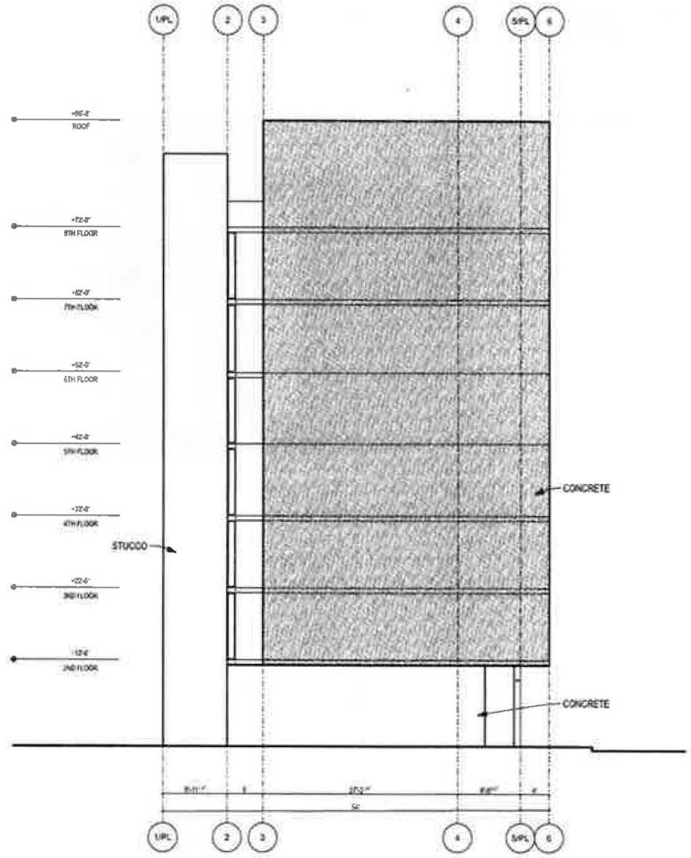
320 West Cedar
320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
STATE OF CALIFORNIA

SHEET TITLE:
SOUTH ELEVATION
SCALE:
DATE: 6/15/16
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
SHEET
___ OF ___
SHEET NAME:

A2.2



WEST ELEVATION

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

SHEET TITLE: WEST ELEVATION

SCALE:

DATE: 6/15/16

REVISION 1:

REVISION 2:

REVISION 3:

REVISION 4:

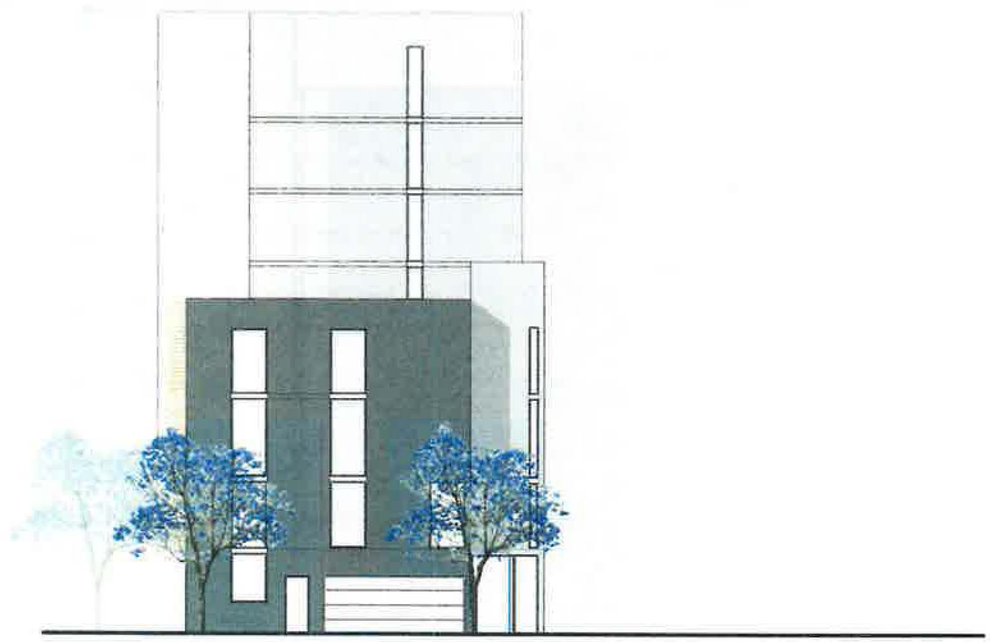
REVISION 5:

REVISION 6:

SHEET: __ OF __

SHEET NAME:

A2.3



EAST ELEVATION

CONCRETE

CONCRETE

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

SHEET TITLE
COLORED EAST ELEV

SCALE

DATE. 6/15/16

REVISION 1

REVISION 2·

REVISION 3·

REVISION 4:

REVISION 5.

REVISION 6:

SHEET __ OF __

SHEET NAME:

A2.7

SOUTH ELEVATION ON CEDAR STREET

WEST ELEVATION ON CEDAR STREET

SOUTH CEDAR STREET NIGHT

EAST ELEVATION UNION STREET

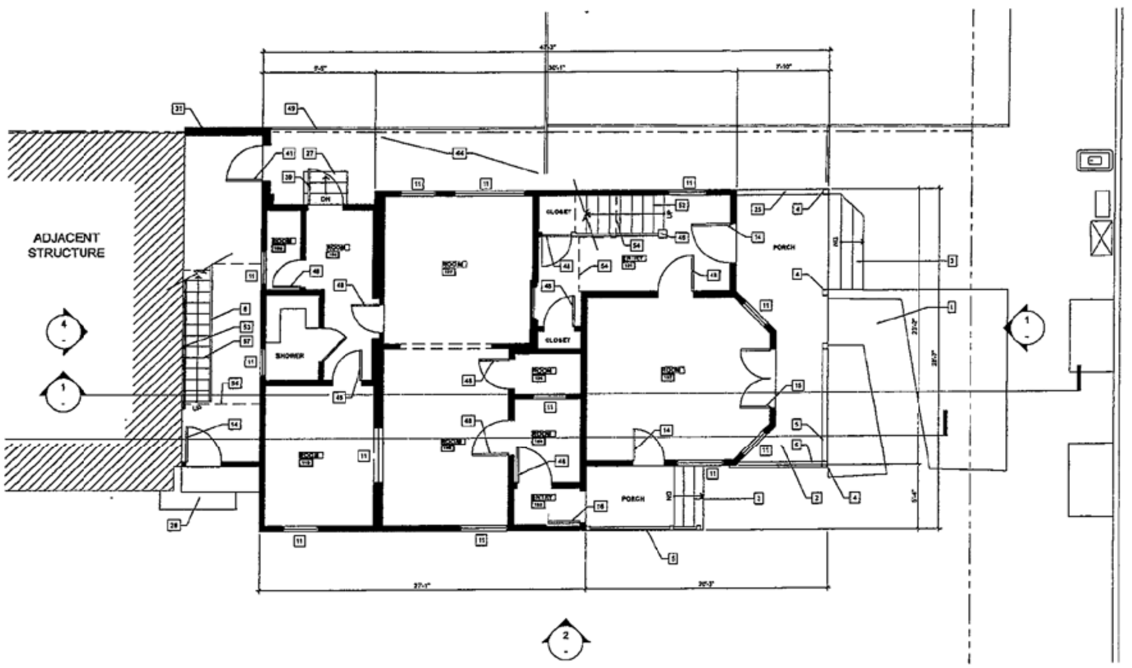
320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

SHEET TITLE	RENDERINGS
SCALE	
DATE:	6/15/16
REVISION 1	
REVISION 2	
REVISION 3	
REVISION 4	
REVISION 5	
REVISION 6	
SHEET	__ OF __
SHEET NAME:	A2.5

EXHIBIT C



1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

KEYNOTES

1 CONCRETE RAMP	9 DECORATIVE WOOD FRIEZE	17 DECORATIVE WOOD SHINGLES	25 DECORATIVE METAL WORK (NH)	33 WOOD TRIM AT SIDING	41 METAL GATE	49 WOOD FENCE	57 OPEN-TREAD CONCRETE STAIRS
2 WOOD PORCH	10 WOOD RAKE	18 DECORATIVE WOOD SPANDRELS	26 WOOD SHIPLAP SIDING	34 EXPOSED CONDUIT	42 ATTACHED WOOD FRAMING	50 EAVE OVERHANG ABOVE	58 VINYL SLIDING CLOSET DOORS
3 COMPOSITE WOOD STAIRS (NH)	11 VINYL WINDOW (NH)	19 DECORATIVE WOOD SUNBURST FAN	27 OPEN-TREAD WOOD STEPS	35 EXISTING ELECTRICAL PANEL	43 OUTLINE OF HOUSE BEYOND	51 PLANTER	59 SLOPED CEILING ABOVE
4 DECORATIVE WOOD COLUMN	12 ASPHALT SHINGLE ROOFING (NH)	20 DECORATIVE WOOD MEDALLION	28 CONCRETE STEPS	36 EXPOSED PIPING	44 CONCRETE WALK/PAVING	52 WOOD STAIRS	
5 COMPOSITE WOOD RAILING (NH)	13 OPENING AT INTERIOR WALL BEYOND (NH)	21 WOOD FRAMED STORAGE SHED (NH)	29 METAL ENCLOSURE	37 OUTLINE OF SHED ROOF (NH)	45 STUD WALL	53 METAL HANDRAIL	
6 METAL RAILING	14 WOOD PANEL AND GLASS DOOR	22 WOOD GUARDRAIL	30 PLASTIC FENCE PANELS	38 OPEN TO INTERIOR STAIR BEYOND	46 CARVED WOOD HANDRAIL, BALUSTER, AND NEWEL POSTS	54 LINE OF FLOOR ABOVE	
7 WOOD TRIM (NH)	15 VINYL FRENCH DOORS (NH)	23 WALL VENT	31 CMU WALL	39 METAL DOOR	47 WOOD DOOR	55 SKYLIGHT	
8 COMPOSITE FAUX WOOD SIDING (NH)	16 WOOD DOOR (NH)	24 PLYWOOD PANEL (NH)	32 LIGHT FIXTURE	40 METAL GUARDRAIL	48 HOLLOW CORE DOOR (NH)	56 CORRUGATED METAL PANELS	

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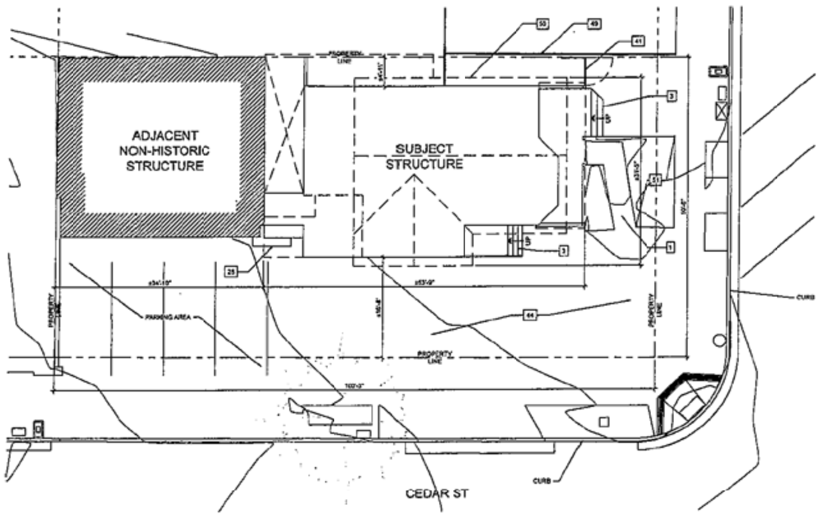
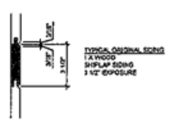
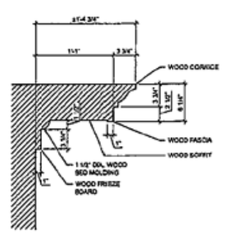


1 SITE PLAN
SCALE: 1/8" = 1'-0"

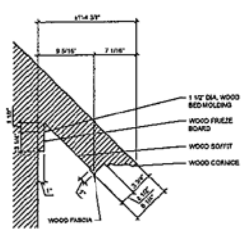
2 VICINITY MAP
SCALE: NTS



3 SIDING DETAIL
SCALE: 3" = 1'-0"



4 EAVE PROFILE
SCALE: 1 1/2" = 1'-0"



5 RAKE PROFILE
SCALE: 1 1/2" = 1'-0"

KEYNOTES

1 CONCRETE RAMP	9 DECORATIVE WOOD FRIEZE	17 DECORATIVE WOOD SHINGLES	25 DECORATIVE METAL WORK (NH)	33 WOOD TRIM AT SIDING	41 METAL GATE	49 WOOD FENCE	57 OPEN-TREAD CONCRETE STAIRS
2 WOOD PORCH	10 WOOD RAKE	18 DECORATIVE WOOD SPANDRELS	26 WOOD SHIPLAP SIDING	34 EXPOSED CONDUIT	42 ATTACHED WOOD FRAMING	50 EAVE OVERHANG ABOVE	58 VINYL SLIDING CLOSET DOORS
3 COMPOSITE WOOD STAIRS (NH)	11 VINYL WINDOW (NH)	19 DECORATIVE WOOD SUNBURST FAN	27 OPEN-TREAD WOOD STEPS	35 EXISTING ELECTRICAL PANEL	43 OUTLINE OF HOUSE BEYOND	51 PLANTER	59 SLOPED CEILING ABOVE
4 DECORATIVE WOOD COLUMN	12 ASPHALT SHINGLE ROOFING (NH)	20 DECORATIVE WOOD MEDALLION	28 CONCRETE STEPS	36 EXPOSED PIPING	44 CONCRETE WALK/PAVING	52 WOOD STAIRS	
5 COMPOSITE WOOD RAILING (NH)	13 OPENING AT INTERIOR WALL BEYOND (NH)	21 WOOD FRAMED STORAGE SHED (NH)	29 METAL ENCLOSURE	37 OUTLINE OF SHED ROOF (NH)	45 STUD WALL	53 METAL HANDRAIL	
6 METAL RAILING	14 WOOD PANEL AND GLASS DOOR	22 WOOD GUARDRAIL	30 PLASTIC FENCE PANELS	38 OPEN TO INTERIOR STAIR BEYOND	46 CARVED WOOD HANDRAIL, BALUSTER, AND NEWEL POSTS	54 LINE OF FLOOR ABOVE	
7 WOOD TRIM (NH)	15 VINYL FRENCH DOORS (NH)	23 WALL VENT	31 CMU WALL	39 METAL DOOR	47 WOOD DOOR	55 SKYLIGHT	
8 COMPOSITE FAUX WOOD SIDING (NH)	16 WOOD DOOR (NH)	24 PLYWOOD PANEL (NH)	32 LIGHT FIXTURE	40 METAL GUARDRAIL	48 HOLLOW CORE DOOR (NH)	56 CORRUGATED METAL PANELS	

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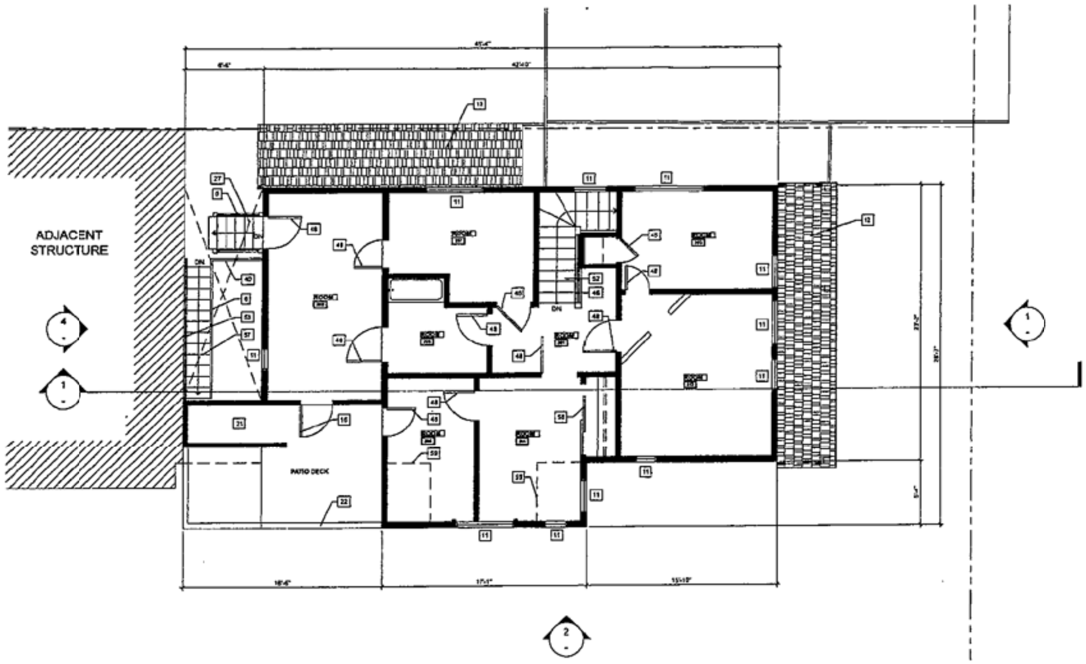
07.28.2016 **U&C**

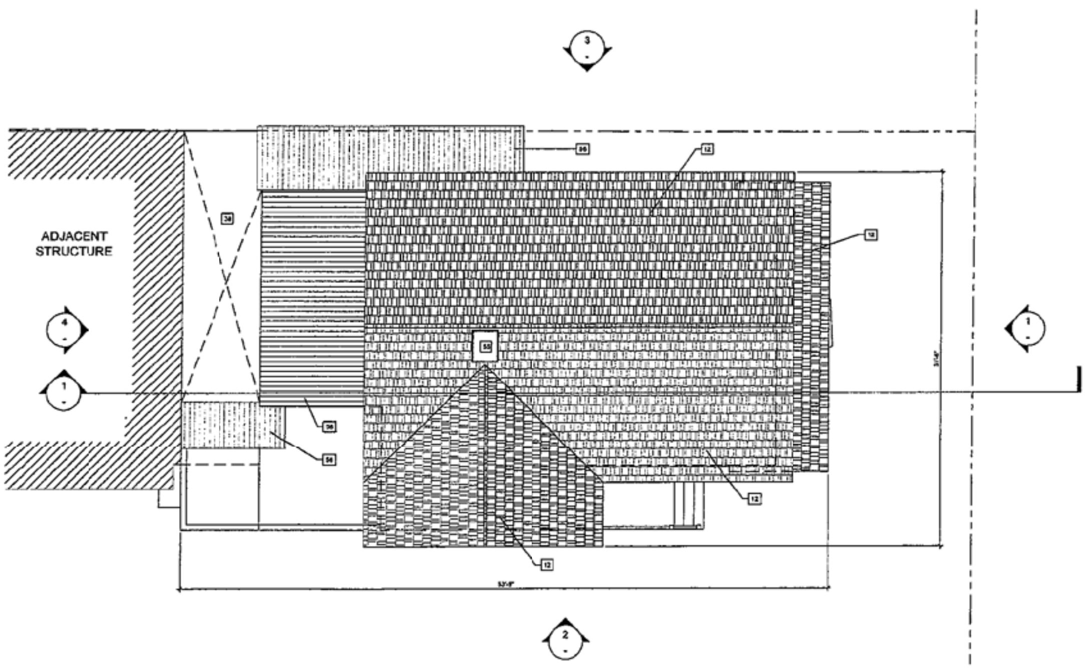


1 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

KEYNOTES

1. CONCRETE RAMP
2. WOOD PORCH
3. COMPOSITE WOOD STAIRS (NH)
4. DECORATIVE WOOD COLUMN
5. COMPOSITE WOOD RAILING (NH)
6. METAL RAILING
7. WOOD TRIM (NH)
8. COMPOSITE FAUX WOOD SIDING (NH)
9. DECORATIVE WOOD FRIEZE
10. WOOD RAKE
11. VINYL WINDOW (NH)
12. ASPHALT SHINGLE ROOFING (NH)
13. OPENING AT INTERIOR WALL BEYOND (NH)
14. WOOD PANEL AND GLASS DOOR
15. VINYL FRENCH DOORS (NH)
16. WOOD DOOR (NH)
17. DECORATIVE WOOD SHINGLES
18. DECORATIVE WOOD SPANDRELS
19. DECORATIVE WOOD SUNBURST FAN
20. DECORATIVE WOOD MEDALLION
21. WOOD FRAMED STORAGE SHED (NH)
22. WOOD GUARDRAIL
23. WALL VENT
24. PLYWOOD PANEL (NH)
25. DECORATIVE METAL WORK (NH)
26. WOOD SHIPLAP SIDING
27. OPEN-TREAD WOOD STEPS
28. CONCRETE STEPS
29. METAL ENCLOSURE
30. PLASTIC FENCE PANELS
31. CMU WALL
32. LIGHT FIXTURE
33. WOOD TRIM AT SIDING
34. EXPOSED CONDUIT
35. EXISTING ELECTRICAL PANEL
36. EXPOSED PIPING
37. OUTLINE OF SHED ROOF (NH)
38. OPEN TO INTERIOR STAIR BEYOND
39. METAL DOOR
40. METAL GUARDRAIL
41. METAL GATE
42. ATTACHED WOOD FRAMING
43. OUTLINE OF HOUSE BEYOND
44. CONCRETE WALK/PAVING
45. STUD WALL
46. CARVED WOOD HANDRAIL, BALUSTER, AND NEWEL POSTS
47. WOOD DOOR
48. HOLLOW CORE DOOR (NH)
49. WOOD FENCE
50. EAVE OVERHANG ABOVE
51. PLANTER
52. WOOD STAIRS
53. METAL HANDRAIL
54. LINE OF FLOOR ABOVE
55. SKYLIGHT
56. CORRUGATED METAL PANELS
57. OPEN-TREAD CONCRETE STAIRS
58. VINYL SLIDING CLOSET DOORS
59. SLOPED CEILING ABOVE



1 ROOF PLAN

SCALE: 1/4" = 1'-0"

KEYNOTES

1 CONCRETE RAMP	9 DECORATIVE WOOD FRIEZE	17 DECORATIVE WOOD SHINGLES	25 DECORATIVE METAL WORK (NH)	33 WOOD TRIM AT SIDING	41 METAL GATE	49 WOOD FENCE	57 OPEN-TREAD CONCRETE STAIRS
2 WOOD PORCH	10 WOOD RAKE	18 DECORATIVE WOOD SPANDRELS	26 WOOD SHIPLAP SIDING	34 EXPOSED CONDUIT	42 ATTACHED WOOD FRAMING	50 EAVE OVERHANG ABOVE	58 VINYL SLIDING CLOSET DOORS
3 COMPOSITE WOOD STAIRS (NH)	11 VINYL WINDOW (NH)	19 DECORATIVE WOOD SUNBURST FAN	27 OPEN-TREAD WOOD STEPS	35 EXISTING ELECTRICAL PANEL	43 OUTLINE OF HOUSE BEYOND	51 PLANTER	59 SLOPED CEILING ABOVE
4 DECORATIVE WOOD COLUMN	12 ASPHALT SHINGLE ROOFING (NH)	20 DECORATIVE WOOD MEDALLION	28 CONCRETE STEPS	36 EXPOSED PIPING	44 CONCRETE WALK/PAVING	52 WOOD STAIRS	
5 COMPOSITE WOOD RAILING (NH)	13 OPENING AT INTERIOR WALL BEYOND (NH)	21 WOOD FRAMED STORAGE SHED (NH)	29 METAL ENCLOSURE	37 OUTLINE OF SHED ROOF (NH)	45 STUD WALL	53 METAL HANDRAIL	
6 METAL RAILING	14 WOOD PANEL AND GLASS DOOR	22 WOOD GUARDRAIL	30 PLASTIC FENCE PANELS	38 OPEN TO INTERIOR STAIR BEYOND	46 CARVED WOOD HANDRAIL, BALUSTER, AND NEWEL POSTS	54 LINE OF FLOOR ABOVE	
7 WOOD TRIM (NH)	15 VINYL FRENCH DOORS (NH)	23 WALL VENT	31 CMU WALL	39 METAL DOOR	47 WOOD DOOR	55 SKYLIGHT	
8 COMPOSITE FAUX WOOD SIDING (NH)	16 WOOD DOOR (NH)	24 PLYWOOD PANEL (NH)	32 LIGHT FIXTURE	40 METAL GUARDRAIL	48 HOLLOW CORE DOOR (NH)	56 CORRUGATED METAL PANELS	

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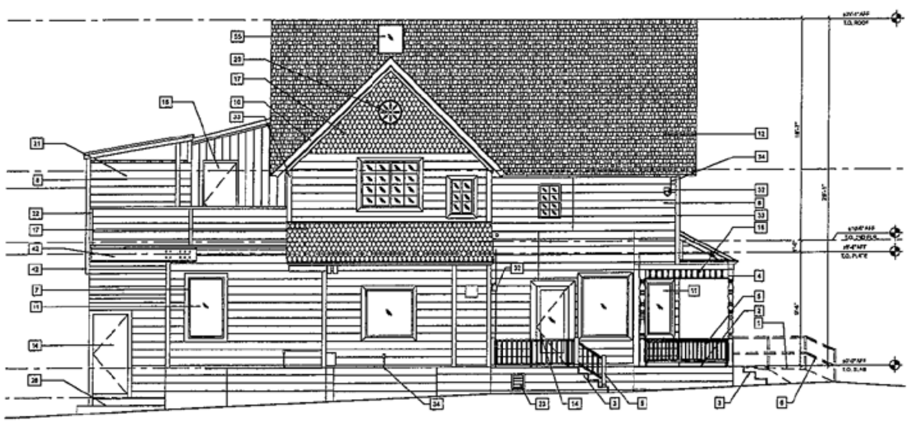
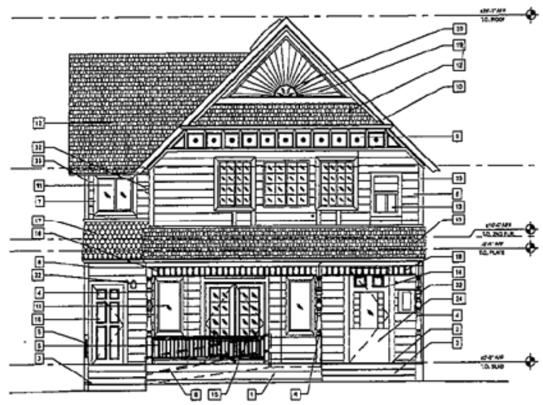


2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES

1	CONCRETE RAMP
2	WOOD PORCH
3	COMPOSITE WOOD STAIRS (NH)
4	DECORATIVE WOOD COLUMN
5	COMPOSITE WOOD RAILING (NH)
6	METAL RAILING
7	WOOD TRIM (NH)
8	COMPOSITE FAUX WOOD SIDING (NH)
9	DECORATIVE WOOD FRIEZE
10	WOOD RAKE
11	VINYL WINDOW (NH)
12	ASPHALT SHINGLE ROOFING (NH)
13	OPENING AT INTERIOR WALL BEYOND (NH)
14	WOOD PANEL AND GLASS DOOR
15	VINYL FRENCH DOORS (NH)
16	WOOD DOOR (NH)
17	DECORATIVE WOOD SHINGLES
18	DECORATIVE WOOD SPANDRELS
19	DECORATIVE WOOD SUNBURST FAN
20	DECORATIVE WOOD MEDALLION
21	WOOD FRAMED STORAGE SHED (NH)
22	WOOD GUARDRAIL
23	WALL VENT
24	PLYWOOD PANEL (NH)
25	DECORATIVE METAL WORK (NH)
26	WOOD SHIPLAP SIDING
27	OPEN-TREAD WOOD STEPS
28	CONCRETE STEPS
29	METAL ENCLOSURE
30	PLASTIC FENCE PANELS
31	CMU WALL
32	LIGHT FIXTURE
33	WOOD TRIM AT SIDING
34	EXPOSED CONDUIT
35	EXISTING ELECTRICAL PANEL
36	EXPOSED PIPING
37	OUTLINE OF SHED ROOF (NH)
38	OPEN TO INTERIOR STAIR BEYOND
39	METAL DOOR
40	METAL GUARDRAIL
41	METAL GATE
42	ATTACHED WOOD FRAMING
43	OUTLINE OF HOUSE BEYOND
44	CONCRETE WALK/PAVING
45	STUD WALL
46	CARVED WOOD HANDRAIL, BALUSTER, AND NEWEL POSTS
47	WOOD DOOR
48	HOLLOW CORE DOOR (NH)
49	WOOD FENCE
50	EAVE OVERHANG ABOVE
51	PLANTER
52	WOOD STAIRS
53	METAL HANDRAIL
54	LINE OF FLOOR ABOVE
55	SKYLIGHT
56	CORRUGATED METAL PANELS
57	OPEN-TREAD CONCRETE STAIRS
58	VINYL SLIDING CLOSET DOORS
59	SLOPED CEILING ABOVE

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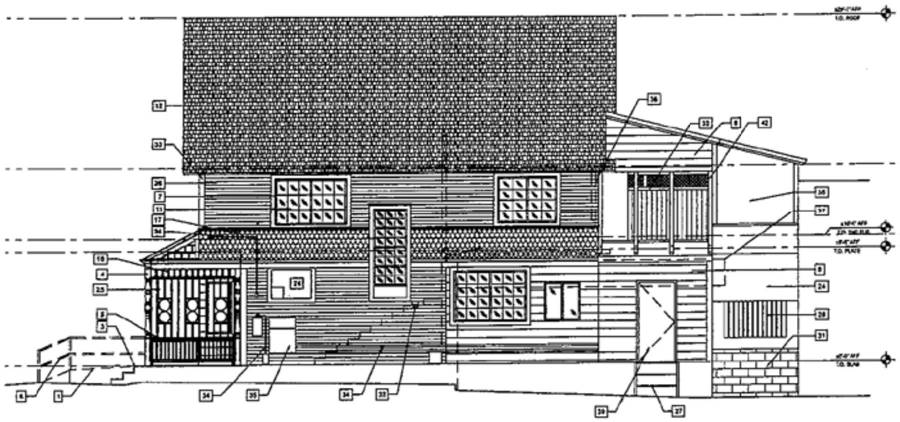
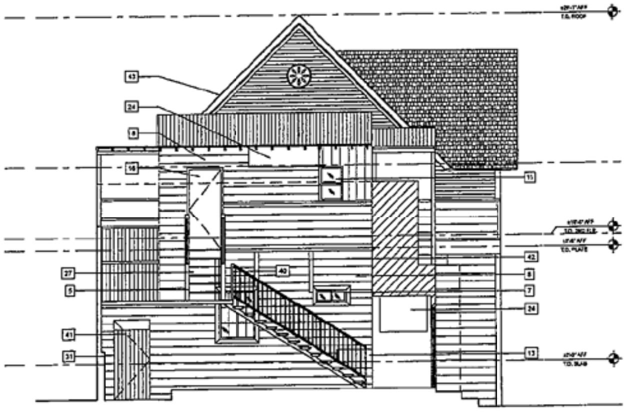
07.28.2016 U&C



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



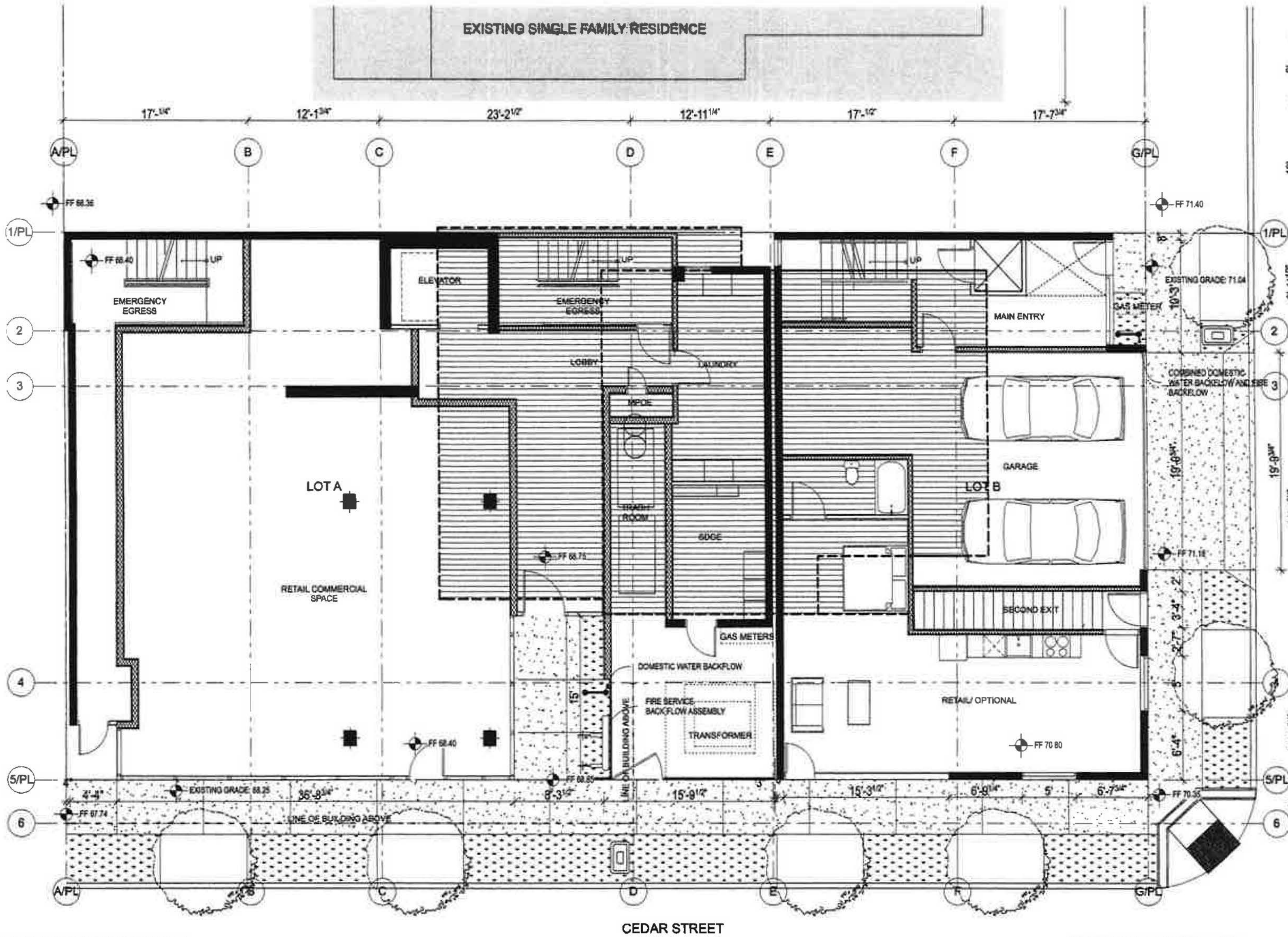
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES

1. CONCRETE RAMP
2. WOOD PORCH
3. COMPOSITE WOOD STAIRS (NH)
4. DECORATIVE WOOD COLUMN
5. COMPOSITE WOOD RAILING (NH)
6. METAL RAILING
7. WOOD TRIM (NH)
8. COMPOSITE FAUX WOOD SIDING (NH)
9. DECORATIVE WOOD FRIEZE
10. WOOD RAKE
11. VINYL WINDOW (NH)
12. ASPHALT SHINGLE ROOFING (NH)
13. OPENING AT INTERIOR WALL BEYOND (NH)
14. WOOD PANEL AND GLASS DOOR
15. VINYL FRENCH DOORS (NH)
16. WOOD DOOR (NH)
17. DECORATIVE WOOD SHINGLES
18. DECORATIVE WOOD SPANDRELS
19. DECORATIVE WOOD SUNBURST FAN
20. DECORATIVE WOOD MEDALLION
21. WOOD FRAMED STORAGE SHED (NH)
22. WOOD GUARDRAIL
23. WALL VENT
24. PLYWOOD PANEL (NH)
25. DECORATIVE METAL WORK (NH)
26. WOOD SHIPLAP SIDING
27. OPEN-TREAD WOOD STEPS
28. CONCRETE STEPS
29. METAL ENCLOSURE
30. PLASTIC FENCE PANELS
31. CMU WALL
32. LIGHT FIXTURE
33. WOOD TRIM AT SIDING
34. EXPOSED CONDUIT
35. EXISTING ELECTRICAL PANEL
36. EXPOSED PIPING
37. OUTLINE OF SHED ROOF (NH)
38. OPEN TO INTERIOR STAIR BEYOND
39. METAL DOOR
40. METAL GUARDRAIL
41. METAL GATE
42. ATTACHED WOOD FRAMING
43. OUTLINE OF HOUSE BEYOND
44. CONCRETE WALK/PAVING
45. STUD WALL
46. CARVED WOOD HANDRAIL, BALUSTER, AND NEWEL POSTS
47. WOOD DOOR
48. HOLLOW CORE DOOR (NH)
49. WOOD FENCE
50. EAVE OVERHANG ABOVE
51. PLANTER
52. WOOD STAIRS
53. METAL HANDRAIL
54. LINE OF FLOOR ABOVE
55. SKYLIGHT
56. CORRUGATED METAL PANELS
57. OPEN-TREAD CONCRETE STAIRS
58. VINYL SLIDING CLOSET DOORS
59. SLOPED CEILING ABOVE

DRAFT
07.28.2016 **U&C**

EXHIBIT D



AFFORDABLE VERY LOW INCOME UNITS
#204 #205

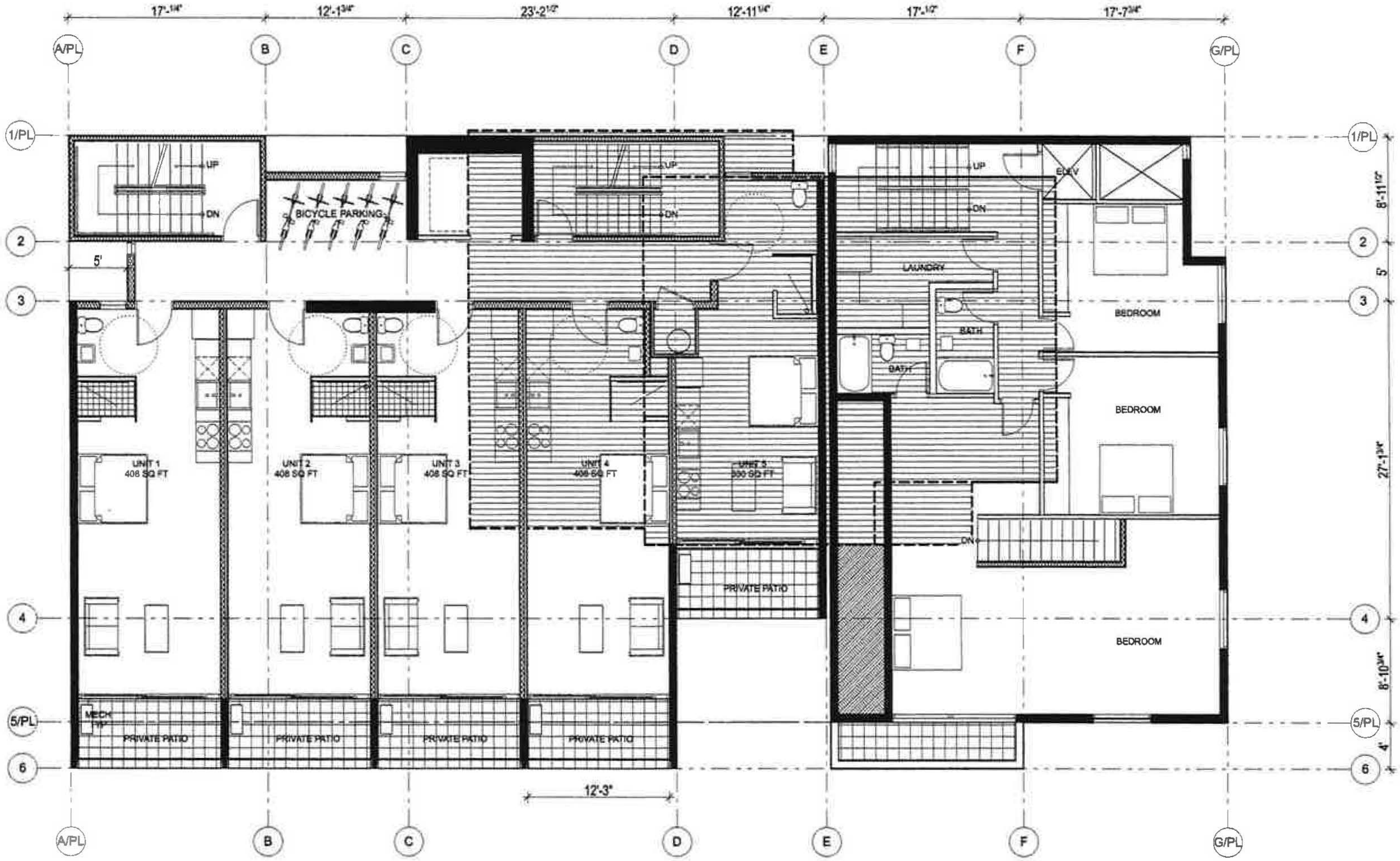
GROUND FLOOR

320 West Cedar
320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

SHEET TITLE: SITE PLAN
SCALE:
DATE: 6/15/16
REVISION 1:
REVISION 2:
REVISION 3:
REVISION 4:
REVISION 5:
REVISION 6:
SHEET: __ OF __
SHEET NAME:

A0.0



SECOND FLOOR

320 West Cedar

320 West Cedar Street San Diego CA 92101

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

SHEET TITLE: SECOND FLOOR

SCALE:

DATE: 8/15/18

REVISION 1:

REVISION 2:

REVISION 3:

REVISION 4:

REVISION 5:

REVISION 6:

SHEET: __ OF __

SHEET NAME:

A1.1

EXHIBIT E

THE LONDON GROUP
Realty Advisors

August 29, 2016

Mr. Jonathan Segal
Jonathan Segal FAIA & Development Company

Via email: jonathansegal@yahoo.com; mrmatthewsegal@gmail.com

RE: Economic Alternative Analysis for 1610 Union Street

Jonathan Segal FAIA & Development Company currently owns an approximately 5,000 square foot lot at 1610 Union Street in the Little Italy neighborhood of Downtown San Diego. The property is located on the northwest corner of Union Street and West Cedar Street. The site currently contains a 2,013 square foot single-family home, 816 square feet of commercial space and an 816 square foot garage.

The London Group Realty Advisors has completed an economic analysis of various development options for the property. The purpose of this analysis is to analyze the proposed Base Project and the financial impacts and economic feasibility of the development alternatives.

We have analyzed three development options for the property, which include:

- Base Project: demolish existing structures and construct a 4,350 square foot home, 1,400 square feet of retail and 35 efficiency units with an average unit size of 375 square feet.
- Alternative 1: rehabilitate the existing 2,013 square foot home, 816 square feet of commercial and an 816 square foot garage.
- Alternative 2: rehabilitate the existing 2,013 square-foot home and demolish commercial space to construct two additional residential units at 600 square feet each.
- Alternative 3: relocate and rehabilitate the existing structures to construct a 4,350 square foot home, 1,400 square feet of retail and 35 efficiency units with an average unit size of 375 square feet.

El Cortez Building
702 Ash Street, Suite 101
San Diego, CA 92101
(619) 269-4010 | www.londongroup.com

Conclusions of Economic Alternatives

We analyzed the project performance of the Base Project that is proposed for the property. The Base Project includes construction of a new 4,350 square foot single-family home, 1,400 square feet of retail and 35 efficiency rental units.

We have assumed a 12-month construction period with the single family home being sold when construction is completed. The rental units and commercial space is assumed to sold at the end of the five-year investment period. The following table summarizes the impacts to the Base Project under each of the two alternatives:

1610 Union Street - Little Italy, CA
Summary of Scenarios

Base Project
35 Efficiency Units + 1 SFR

# of Units	36
For Sale Residential	4,350
Rental Residential	13,125
Rental Retail	1,400
Total Net Useable	18,875

Profit	$1,940,942

Performance

Total Gross Sales Revenue	$14,049,537
Margin On Revenue	13.8%
Total Project Costs	$13,011,829
Margin On Cost	14.9%

Alternative 1
Rehab Existing House & Commercial

# of Units	2
For Sale Residential	2,013
For Sale Commercial	816
Total Net Useable	2,829
Garage S.F.	816
Total S.F.	3,645
Difference (Net S.F.)	(16,046)
Difference (%)	85%

Profit	($1,667,772)
Difference ($)	(3,608,714)
Difference (%)	-186%

Total Gross Sales Revenue	$1,525,347
Margin On Revenue	-109.3%
Total Project Costs	$3,116,852
Margin On Cost	-53.5%

Alternative 2
Rehab Existing House & Construct 2 Units

# of Units	3
For Sale Residential	2,013
For Sale Commercial	1,200
Total Net Useable	3,213
Difference (S.F.)	(15,662)
Difference (%)	83%

Profit	($1,417,825)
Difference ($)	(3,358,767)
Difference (%)	-173%

Total Gross Sales Revenue	$1,951,657
Margin On Revenue	-72.6%
Total Project Costs	$3,207,108
Margin On Cost	-44.2%

Alternative 3
Relocate & Rehab 2,013 SF Home

# of Units	36
For Sale Residential	4,350
Rental Residential	13,125
Rental Retail	1,400
Relocated Home	2,013
Total Net Useable	20,888
Difference (S.F.)	2,013
Difference (%)	11%

Profit	$438,661
Difference ($)	(1,502,281)
Difference (%)	-77%

Total Gross Sales Revenue	$14,620,970
Margin On Revenue	3.0%
Total Project Costs	$14,920,415
Margin On Cost	2.9%

Source: The London Group Realty Advisors

We have determined that only the Base Project is economically feasible. This project is forecasted to generate a total profit of $1.9 million, which when compared to the total revenue of the project represents a Margin on Revenue of 13.8%. This is on the lower end of the spectrum for investor returns, however, it is still financially feasible.

Based on performing feasibility analyses and consulting services on hundreds of real estate projects, it is our experience that a redevelopment project requires the Margin on Revenue to exceed 10% for a project to be economically feasible and to qualify for project financing. In fact, even a low Margin on Revenue of 10% to 15% is still a challenge to achieve financing.

The internal rate of return (IRR) of the Base Project is forecasted to be 16%. This also demonstrates that the project is economically feasible. The typical minimum IRR for rental housing projects range from 13% to 15%. Any IRR below this range would struggle to attract investors and achieve project financing.

Both Alternative 1 and Alternative 2 are not economically feasible. Due to the high rehabilitation costs, as well as compact size of the site, more expensive construction methods and materials are required. This results in the project costs exceeding the revenues. Both alternatives result in a financial loss for the developer ranging from $1.4 million to $1.7 million. The resulting profit margins and IRR are also negative for the alternatives, which demonstrates infeasibility because positive returns cannot be generated.

To further illustrate the infeasibility of the two alternatives, even if the cost of acquiring the land were reduced to a significantly lower, below-market value of $200 per square foot (compared to current value of $382 per square foot), both alternatives still result in a financial loss for the developer. This suggests that the challenge to developing this property is not the acquisition price, but the high costs of construction due to the small-scale site that requires more expensive construction methods.

Alternative 3, which relocates the structure to another neighborhood (e.g. Logan Heights area) is not economically feasible. Due to the moving costs, high rehabilitation costs and lower achievable sale price, this alternative results in significant revenue loss for the project. Alternative 3 results in an IRR of only 4.5%, which is much lower than the minimum 13% to 15% required for a project to be financeable and economically feasible. The Margin on Revenue of only 3.0% also falls well short of economically feasibility. Overall, Alternative 3 results in a 77% reduction (or $1,502,281) in total profit for the project.

Approach to Analysis

To determine the impact to the project, we prepared financial proformas for the two alternatives and compared the performances to the Base Project proforma. In each proforma, we assumed the following:

- Construction period of 12 months
- Single family home is sold immediately after construction is completed
- The project is stabilized and sold at the end of a five-year investment period.
- Construction costs are provided by the developer and The London Group based on similar projects and construction types.
- Rental rates, sales prices and revenue were established by our survey of market rents for competitive projects in the area.

The following summarizes the financial proformas we have prepared for analyzing the project, which are included in the Appendix.

Base Project

The Base Project includes demolition of the existing structures and construction of a single-family home and 35 efficiency units. The single-family home is assumed to be sold after construction is completed, while the 35 efficiency units (2 units affordable) will be rentals with a total of 13,125 square feet of net rentable area. The project also includes construction of 1,400 square feet of retail space.

The 33 market rate rental units will average 375 square feet in size with an average initial monthly rental rate of $1,475 (in current dollars). The two affordable units will also average 375 square feet but will rent for $709 per month (Very Low Income level).

When the single-family home is sold after construction is completed, the forecasted sale price is estimated to be $2,600,000. The 35-unit rental project and 1,400 square feet of commercial is assumed to be sold in Year 5 at an estimated value of $11,449,537. The total profit generated from this investment, including the sales revenue and annual cash flows, is forecasted to be $1,940,942.

This net profit of $1.94 million represents a Margin on Revenue of 13.8% when divided by the Gross Sales Revenue of the project ($14 million). This suggests that the Base Project is economically feasible. It is our experience that a redevelopment project requires the Margin on Revenue to exceed 10% for a project to be economically feasible and to qualify for project financing.

The internal rate of return (IRR) of the investment is forecasted to be 16%. This also demonstrates that the project is economically feasible. The typical minimum IRR for rental housing projects range from 13% to 15%. Any IRR below this range would struggle to attract investors and achieve project financing.

Alternative 1

Alternative 1 assumes rehabilitation of the existing single-family home (2,013 square feet), the existing commercial space (816 square feet) and existing garage (816 square feet). Both the single family home and the commercial space are assumed to be sold immediately after construction is completed.

The forecasted sale price for the single-family home is estimated to be $1,225,000 ($609 per square foot). The sale price of the commercial space is forecasted to be $300,347 ($368 per square foot). Total project costs are forecasted at $3,116,852 while total gross sales revenue is forecasted at only $1,525,347. This results in a financial loss for the project, which is forecasted to be negative $1,667,772.

Compared to the Base Project, Alternative 1 represents a reduction of 16,046 net useable square feet, or 85% less space. This has a direct impact to the overall achievable value of the project.

With a total forecasted value at disposition of $1,525,347, Alternative 1 would generate approximately $12,524,190 less revenue than the Base Project (89% reduction). But more importantly the project is not economically feasible because it results in a financial loss of $1,667,772.

To further illustrate the infeasibility of this alternative, even if the cost of acquiring the land were reduced to a significantly lower, below-market value of $200 per square foot, the project would still result in a financial loss of $723,859.

Alternative 2

Alternative 2 assumes rehabilitation of the existing single-family home, the demolition of the existing commercial space and construction of two new residential rental units. The existing single-family home is 2,013 square feet and the newly constructed rental units would total 1,200 square feet (600 square feet each).

When the single-family home is sold after construction is completed, the forecasted sale price is estimated to be $1,225,000 ($609 per square foot). The sale price of the two rental units that are sold in Year 5 is forecasted to be $726,657 ($605 per square foot). Total project costs are forecasted at $3,207,108 but the total sales value of the project is only $1,951,657, which represents a loss in value of $1,255,451.

Including the annual cash flow from operations and accounting for sale commissions, Alternative 2 results in a financial loss of $1,417,825, which demonstrates that the project is not economically feasible.

Compared to the Base Project, Alternative 2 represents a reduction of 15,662 net useable square feet, or 83% less space. This has a direct impact to the overall achievable value of the project.

With a total forecasted value at disposition of $1,951,657, Alternative 2 would generate approximately $12,097,880 less revenue than the Base Project (86% reduction). But more importantly the project is not economically feasible because it results in a financial loss of $1,417,825.

To further illustrate the infeasibility of this alternative, even if the cost of acquiring the land were reduced to a significantly lower, below-market value of $200 per square foot, the project would still result in a loss of $172,004.

Alternative 3

Alternative 3 assumes relocation and rehabilitation of the existing single-family home to construct a 4,350 square foot home, 1,400 square feet of retail and 35 efficiency units with an average unit size of 375 square feet.

When the relocated and rehabilitated home is sold, the forecasted sale price is estimated to be $600,000 ($298 per square foot). The newly constructed single-family home at the new project is assumed to be sold after construction is completed, the forecasted sale price is estimated to be $1,225,000 ($609 per square foot). The sale price of the two rental units that are sold in Year 5 is forecasted to be $726,657 ($605 per square foot). Total project costs are forecasted at $14,920,415.

Including the annual cash flow from operations and accounting for sale commissions, Alternative 3 results generates a total profit of $438,661, which represents an IRR of 4.5% and a Margin on Revenue of 3.0%.

For a project to be financeable and economically feasible, the IRR needs to achieve a minimum of 13% to 15%. Similarly, the Margin on Revenue needs to be in the range of 10% to 15%, but even at this range projects have difficulty getting financed. Therefore, Alternative 3 is not an economically feasible alternative.

In addition, compared to the Base Project, Alternative 3 represents a 77% reduction in total profit generated by the development.

Should you have any questions regarding this analysis, please contact us.

Sincerely,

Gary H. London

Nathan Moeder

APPENDIX

1610 Union Street
Base Project
35 Efficiency Units + 1 SFR
Assumptions & Results

HOLDING & DISPOSITION

Holding Period:	5.00
Cap Rate On Sale (Residential):	5.00%
Cap Rate On Sale (Retail):	5.00%
Commissions & Closing Costs:	2.00%
Value at Time of Sale (Year 5)	$11,449,537
Asset Value PSF	$831

BUILDING ASSUMPTIONS

Project FAR	6.3
Units Per Acre	305
# Units	36
Land S.F.	5,000
Gross Building Area (60% Efficiency)	31,722
Efficiency	60%
Net Rentable Area	18,875

FINANCING

Construction Financing:		
Loan Amount		$9,108,281
Loan to Cost		70%
Interest Rate		3.3%
Term (Months)		24
Refinance:		NO
Refinance at End of Year:		0
Permanent Loan Amount		$0
Less: Construction Loan		$0
Less: Loan Fees	0.00%	$0
Net Proceeds From Refinance		$0
Permanent Loan Info:		
Loan Amount		$0
Amortization		30
Interest Rate		0.0%
Annual Debt Service		$0

RESIDUAL LAND VALUE

Land S.F.	5,000
Land Value	$1,910,000
$/S.F. of Land	$382

PROJECT SUMMARY

Base Project	# of Units	% of Mix	Unit Size	Total Net Rentable	Monthly Rent	$/S.F. Rent
Efficiency Units	33	94%	375	12,375	$1,475	$3.93
Total Market Rate	**33**	**94%**	**375**	**12,375**	**$1,475**	**$3.93**
Affordable Units (Very Low)						
Efficiency Units	2	6%	375	750	$709	$1.89
Subtotal	*2*	*6%*	*375*	*750*	*$709*	*$1.89*
Retail S.F.		**1,400**				
Retail NNN Rent/Mo.		**$4.00**				

Single Family Home	4,350	square feet
Sale Period	2	
Sale Price	$2,600,000	
Less: Commission (5.0%)	($130,000)	
Net Sales Revenue	$2,470,000	

CONSTRUCTION COSTS

	Total Cost	Cost Per Unit	Cost Per Gross S.F.
Land Costs	$1,910,000	$53,056	$60.21
Hard Costs	$9,012,150	$250,338	$284.10
Soft Costs	$1,622,187	$45,061	$51.14
Financing	$467,492	$12,986	$14.74
Total Project Costs	**$13,011,829**	**$361,440**	**$410.18**
Less: Loan Amount	$9,108,281	$253,008	$287.13
Initial Investment:	$3,903,549	$108,432	$123.05

INVESTMENT PERFORMANCE

Stabilized NOI	Year 2		$504,848
Total Project Costs			$13,011,829
Stabilized Yield On Cost			**3.9%**
		Cash On Cash	Cash Flow
Initial			($1,910,000)
Year 1		-51.1%	($1,993,549)
Year 2		76.2%	$2,974,848
Year 3		5.8%	$224,950
Year 4		6.2%	$241,584
Year 5		61.6%	$2,403,109
Total Profit			**$1,940,942**
Before Tax IRR			**16%**
Total Gross Sales Revenue			$14,049,537
Total Profit			$1,940,942
Margin On Revenue			**13.8%**
Total Project Costs			$13,011,829
Total Profit			$1,940,942
Margin On Cost			**14.9%**

Source: The London Group Realty Advisors

1610 Union Street

Base Project

Construction Costs

Units	36
Gross S.F.	31,722

		Costs	$/Unit	$/SF Gross
Land Costs				
Land Acquisition		$1,910,000	$53,056	$60.21
Site Costs		$0	$0	$0.00
Subtotal Land Costs		$1,910,000	$53,056	$60.21
Hard Costs				
Residential Construction (Single-Family Home)	$400 psf	$1,740,000	$48,333.33	$54.85
Residential Construction (Efficiency Units)	$250 psf	$6,493,000	$180,361	$204.68
Retail Construction	$250 psf	$350,000	$9,722	$11.03
Contingency	5.0%	$429,150	$11,921	$13.53
Subtotal Hard Costs		$9,012,150	$250,338	$284.10
Soft Costs				
Indirects	18.0%	$1,622,187	$45,061	$51.14
Subtotal Soft Costs		$1,622,187	$45,061	$51.14
Financing Costs				
Construction Loan Interest		$399,537	$11,098	$12.59
Loan Fee	0.75%	$67,955	$1,888	$2.14
Subtotal Financing Costs		$467,492	$12,986	$14.74
Total Construction Costs		**$13,011,829**	**$361,440**	**$410**

Source: The London Group Realty Advisors

1610 Union Street
Base Project
Cash Flow Forecast

	Per Unit	% Increase	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
				2015	2016	2017	2018	2019
			0	1	2	3	4	5
Total Market Rate Units					33	33	33	33
Units Leased (Market Rate)					33	33	33	33
Units Leased (Affordable)					2	2	2	2
Units Vacant				Construction	0	0	0	0
Occupancy Rate					100.0%	100.0%	100.0%	100.0%
Vacancy Rate					0.0%	0.0%	0.0%	0.0%
Monthly Rent (Market Rate)				$1,475	$1,519	$1,565	$1,612	$1,660
Monthly Rent Per S.F. (Market Rate)				$3.93	$4.05	$4.17	$4.30	$4.43
Annual Increase In Rent (Market Rate)					3.0%	3.0%	3.0%	3.0%
Gross Rental Income (Market Rate Units)				0	$565,161	$582,116	$599,579	$617,567
Gross Rental Income (Affordable Units)				0	$17,016	$17,016	$17,016	$17,016
Retail Income (NNN)				$0	$71,292	$73,431	$75,634	$77,903
Less: Vacancy & Credit Loss (Residential)				$0	$0	$0	$0	$0
Net Rental Income				**$0**	**$653,469**	**$672,563**	**$692,229**	**$712,486**
Less: Operating Expenses[1]	($1,200)	2.0%		$0	($43,697)	($44,571)	($45,462)	($46,371)
Less: Property Taxes[2]	($3,056)	2.0%		$0	($104,925)	($107,024)	($109,164)	($111,347)
Operating Expenses Per Unit	**($4,256)**			**$0**	**($148,622)**	**($151,594)**	**($154,626)**	**($157,719)**
Operating Expense Ratio						**26%**	**26%**	**26%**
Net Operating Income				**$0**	**$504,848**	**$520,969**	**$537,603**	**$554,767**
Less: I/O (interim) financing				$0	$0	($296,019)	($296,019)	($296,019)
Less: Permanent Debt Service				$0	$0	$0	$0	$0
Subtotal				**$0**	**$0**	**($296,019)**	**($296,019)**	**($296,019)**
Net Proceeds from Refinance:				**$0**	**$0**	**$0**	**$0**	**$0**
Cash Flow From Operations				**$0**	**$504,848**	**$224,950**	**$241,584**	**$258,748**
Cash On Cash						5.8%	6.2%	6.6%
Disposition								
Residential Home								
Sale Price					$2,600,000			
Less Commissions					($130,000)			
Net Proceeds					$2,470,000			
Efficiency Units (35 Units)								
Cap Rate								5.00%
Next Year NOI								$492,237
Asset Value								$9,844,730
Asset Value Per Net SF								$796
Asset Value Per Unit								$281,278
Retail (1,400 SF)								
Cap Rate								5.00%
Next Year NOI								$80,240
Asset Value								$1,604,806
Asset Value Per Net SF								$1,146
Sale Price								**$11,449,537**
Less: Commissions & Closing Costs								($196,895)
Less: Principal Balance of Loan O/S								($9,108,281)
Net Proceeds from Disposition								**$2,144,361**
Total Cash Flow Before Taxes			**($1,910,000)**	**($1,993,549)**	**$2,974,848**	**$224,950**	**$241,584**	**$2,403,109**
IRR	16%							

Notes:

[1] $100 per unit per month

[2] 1.1% of 90% of construction costs

1610 Union Street

Alternative 1

Rehab Existing House & Commercial Space

Assumptions			
Land (S.F.)	5,000		
Existing House (S.F.)	2,013		
Existing Commercial (S.F.)	816		
Existing Garage (S.F.)	816		
Construction Financing:			
Loan Amount	$2,181,796		
Loan to Cost	70%		
Interest Rate	3.25%		
Term (Months)	24		
			$/SF of
Costs		**Costs**	**Bldg**
Land Costs			
Land Acquisition		$1,910,000	$524.01
Site Costs		$0	$0.00
Subtotal Land Costs		$1,910,000	$524.01
Hard Costs			
Residential Rehabilitation	$300 psf	$603,900	$165.68
Commercial Rehabilitation	$200 psf	$163,200	$44.77
Garage Rehabilitation	$150 psf	$122,400	$33.58
Contingency	5.0%	$38,355	$10.52
Subtotal Hard Costs		$927,855	$254.56
Soft Costs			
Indirects	18.0%	$167,014	$45.82
Subtotal Soft Costs		$167,014	$45.82
Financing Costs			
Construction Loan Interest		$95,705	$26.26
Loan Fee	0.75%	$16,278	$4.47
Subtotal Financing Costs		$111,983	$30.72
Total Construction Costs		**$3,116,852**	**$855.10**
Revenue			
Sale Price Residential	$609 psf	$1,225,000	$336.08
Less: Commission	5.0%	($61,250)	($16.80)
Net Sales Revenue Residential		$1,163,750	$319.27
Sale Price Commercial	$368 psf	$300,347	$82.40
Less: Commission	5.0%	($15,017)	($4.12)
Net Sales Revenue Commercial		$285,330	$78.28
Total Net Revenue		**$1,449,080**	**$397.55**
Net Profit		**($1,667,772)**	**($457.55)**
Profit Percent of Sales		**-136.1%**	
Performance			
Total Gross Sales Revenue		$1,525,347	$418.48
Total Profit		($1,667,772)	($457.55)
Margin On Revenue		**-109.3%**	
Total Project Costs		$3,116,852	$855.10
Total Profit		($1,667,772)	($457.55)
Margin On Cost		**-53.5%**	

1610 Union Street
Alternative 2
2 Rental Units + Rehabilitate House
Assumptions & Results

HOLDING & DISPOSITION

Holding Period:	5.00
Cap Rate On Sale (Residential):	5.00%
Cap Rate On Sale (Retail):	5.00%
Commissions & Closing Costs:	2.00%
Value at Time of Sale (Year 5)	$726,657
Asset Value PSF	$606

BUILDING ASSUMPTIONS

Project FAR	0.8
Units Per Acre	17
# Units	3
Land S.F.	5,000
Gross Building Area (60% Efficiency)	4,013
Efficiency	80%
Net Rentable Area	3,213

FINANCING

Construction Financing:		
Loan Amount		$2,244,976
Loan to Cost		70%
Interest Rate		3.3%
Term (Months)		24
Refinance:		NO
Refinance at End of Year:		0
Permanent Loan Amount		$0
Less: Construction Loan		$0
Less: Loan Fees	0.00%	$0
Net Proceeds From Refinance		$0
Permanent Loan Info:		
Loan Amount		$0
Amortization		30
Interest Rate		0.0%
Annual Debt Service		$0

RESIDUAL LAND VALUE

Land S.F.	5,000
Land Value	$1,910,000
$/S.F. of Land	$382

PROJECT SUMMARY

Alt 1 Project	# of Units	% of Mix	Unit Size	Total Net Rentable	Monthly Rent	$/S.F. Rent
1 BD	2	100%	600	1,200	$2,400	$4.00
Total Market Rate	**2**	**100%**	**600**	**1,200**	**$2,400**	**$4.00**
Affordable Units (Very Low)						
Subtotal						
Retail S.F.	**0**					
Retail NNN Rent/Mo.	**$0.00**					
Single Family Home	2,013	square feet				
Sale Period	2					
Sale Price	$1,225,000					
Less: Commission (5.0%)	($61,250)					
Net Sales Revenue	$1,163,750					

CONSTRUCTION COSTS

	Total Cost	Cost Per Unit	Cost Per Gross S.F.
Land Costs	$1,910,000	$636,667	$475.95
Hard Costs	$1,001,595	$333,865	$249.59
Soft Costs	$180,287	$60,096	$44.93
Financing	$115,226	$38,409	$28.71
Total Project Costs	**$3,207,108**	**$1,069,036**	**$799.18**
Less: Loan Amount	$2,244,976	$748,325	$559.43
Initial Investment:	$962,132	$320,711	$239.75

INVESTMENT PERFORMANCE

Stabilized NOI	Year 2		$31,205
Total Project Costs			$3,207,108
Stabilized Yield On Cost			**1.0%**
		Cash On Cash	Cash Flow
Initial			($1,910,000)
Year 1		98.5%	$947,868
Year 2		124.2%	$1,194,955
Year 3		-4.2%	($40,539)
Year 4		-4.1%	($39,280)
Year 5		-163.3%	($1,570,828)
Total Profit			**($1,417,825)**
Before Tax IRR			**#NUM!**
Total Gross Sales Revenue			$1,951,657
Total Profit			($1,417,825)
Margin On Revenue			**-72.6%**
Total Project Costs			$3,207,108
Total Profit			($1,417,825)
Margin On Cost			**-44.2%**

Source: The London Group Realty Advisors

1610 Union Street

Alternative 2

Construction Costs

Units	3
Gross S.F.	4,013

		Costs	$/Unit	$/SF Gross
Land Costs				
Land Acquisition		$1,910,000	$636,667	$475.95
Site Costs		$0	$0	$0.00
Subtotal Land Costs		$1,910,000	$636,667	$475.95
Hard Costs				
Residential Construction (Single-Family Home)	$300 psf	$603,900	$201,300.00	$150.49
Residential Construction (2 Units)	$175 psf	$350,000	$116,667	$87.22
Retail Construction	$0 psf	$0	$0	$0.00
Contingency	5.0%	$47,695	$15,898	$11.89
Subtotal Hard Costs		$1,001,595	$333,865	$249.59
Soft Costs				
Indirects	18.0%	$180,287	$60,096	$44.93
Subtotal Soft Costs		$180,287	$60,096	$44.93
Financing Costs				
Construction Loan Interest		$98,476	$32,825	$24.54
Loan Fee	0.75%	$16,749	$5,583	$4.17
Subtotal Financing Costs		$115,226	$38,409	$28.71
Total Construction Costs		**$3,207,108**	**$1,069,036**	**$799**

Source: The London Group Realty Advisors

1610 Union Street
Alternative 2
Cash Flow Forecast

	Per Unit	% Increase	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
				2015	2016	2017	2018	2019
			0	1	2	3	4	5
Total Market Rate Units					2	2	2	2
Units Leased (Market Rate)					2	2	2	2
Units Leased (Affordable)					0	0	0	0
Units Vacant				Construction	0	0	0	0
Occupancy Rate					100.0%	100.0%	100.0%	100.0%
Vacancy Rate					0.0%	0.0%	0.0%	0.0%
Monthly Rent (Market Rate)				$2,400	$2,472	$2,546	$2,623	$2,701
Monthly Rent Per S.F. (Market Rate)				$4.00	$4.12	$4.24	$4.37	$4.50
Annual Increase In Rent (Market Rate)					3.0%	3.0%	3.0%	3.0%
Gross Rental Income (Market Rate Units)				0	$59,328	$61,108	$62,941	$64,829
Gross Rental Income (Affordable Units)				0	$0	$0	$0	$0
Retail Income (NNN)				$0	$0	$0	$0	$0
Less: Vacancy & Credit Loss (Residential)				$0	$0	$0	$0	$0
Net Rental Income				**$0**	**$59,328**	**$61,108**	**$62,941**	**$64,829**
	Per Unit	**% Increase**						
Less: Operating Expenses[1]	($1,200)	2.0%		$0	($2,497)	($2,547)	($2,598)	($2,650)
Less: Property Taxes[2]	($12,316)	2.0%		$0	($25,626)	($26,139)	($26,661)	($27,195)
Operating Expenses Per Unit	**($13,516)**			**$0**	**($28,123)**	**($28,686)**	**($29,259)**	**($29,844)**
Operating Expense Ratio						**47%**	**46%**	**46%**
Net Operating Income				**$0**	**$31,205**	**$32,422**	**$33,682**	**$34,985**
Less: I/O (interim) financing				$0	$0	($72,962)	($72,962)	($72,962)
Less: Permanent Debt Service				$0	$0	$0	$0	$0
Subtotal				**$0**	**$0**	**($72,962)**	**($72,962)**	**($72,962)**
Net Proceeds from Refinance:				**$0**	**$0**	**$0**	**$0**	**$0**
Cash Flow From Operations				**$0**	**$31,205**	**($40,539)**	**($39,280)**	**($37,977)**
Cash On Cash						-4.2%	-4.1%	-3.9%

Disposition

	Initial	Year 1	Year 2	Year 3	Year 4	Year 5
Residential Home						
Sale Price			$1,225,000			
Less Commissions			($61,250)			
Net Proceeds			$1,163,750			
Residential Units (2 Units)						
Cap Rate						5.00%
Next Year NOI						$36,333
Asset Value						$726,657
Asset Value Per Net SF						$606
Asset Value Per Unit						$363,329
Sale Price						$726,657
Less: Commissions & Closing Costs						($14,533)
Less: Principal Balance of Loan O/S						($2,244,976)
Net Proceeds from Disposition						**($1,532,851)**
Total Cash Flow Before Taxes	**($1,910,000)**	**$947,868**	**$1,194,955**	**($40,539)**	**($39,280)**	**($1,570,828)**
IRR	**#NUM!**					

Notes:

[1] $100 per unit per month

[2] 1.1% of 90% of construction costs

1610 Union Street

Alternative 3

Relocate & Rehabilitate Existing Structures; Build 35 Efficiency Units + 1 SFR

Assumptions & Results

HOLDING & DISPOSITION

Holding Period:	5.00
Cap Rate On Sale (Residential):	5.00%
Cap Rate On Sale (Retail):	5.00%
Commissions & Closing Costs:	2.00%
Value at Time of Sale (Year 5)	$11,420,970
Asset Value PSF	$829

BUILDING ASSUMPTIONS

Project FAR	6.3
Units Per Acre	305
# Units	36
Land S.F.	5,000
Gross Building Area (60% Efficiency)	31,722
Efficiency	60%
Net Rentable Area	18,875

FINANCING

Construction Financing:		
Loan Amount		$10,444,290
Loan to Cost		70%
Interest Rate		3.3%
Term (Months)		24
Refinance:		NO
Refinance at End of Year:		0
Permanent Loan Amount		$0
Less: Construction Loan		$0
Less: Loan Fees	0.00%	$0
Net Proceeds From Refinance		$0
Permanent Loan Info:		
Loan Amount		$0
Amortization		30
Interest Rate		0.0%
Annual Debt Service		$0

RESIDUAL LAND VALUE

Land S.F.	5,000
Land Value	$1,910,000
$/S.F. of Land	$382

PROJECT SUMMARY

Base Project	# of Units	% of Mix	Unit Size	Total Net Rentable	Monthly Rent	$/S.F. Rent
Efficiency Units	33	94%	375	12,375	$1,475	$3.93
Total Market Rate	**33**	**94%**	**375**	**12,375**	**$1,475**	**$3.93**
Affordable Units (Very Low)						
Efficiency Units	2	6%	375	750	$709	$1.89
Subtotal	*2*	*6%*	*375*	*750*	*$709*	*$1.89*
Retail S.F.		**1,400**				
Retail NNN Rent/Mo.		**$4.00**				

Single Family Home	4,350	square feet
Sale Period	2	
Sale Price	$2,600,000	
Less: Commission (5.0%)	($130,000)	
Net Sales Revenue	$2,470,000	

CONSTRUCTION COSTS

	Total Cost	Cost Per Unit	Cost Per Gross S.F.
Land Costs	$1,910,000	$53,056	$60.21
Relocation & Rehabilitation	$1,712,805	$47,578	$53.99
Hard Costs	$9,012,150	$250,338	$284.10
Soft Costs	$1,758,065	$48,835	$55.42
Financing	$527,395	$14,650	$16.63
Total Project Costs	**$14,920,415**	**$414,456**	**$470.35**
Less: Loan Amount	$10,444,290	$290,119	$329.24
Initial Investment:	$4,476,124	$124,337	$141.10

INVESTMENT PERFORMANCE

Stabilized NOI	Year 2		$503,528
Total Project Costs			$14,920,415
Stabilized Yield On Cost			**3.4%**
		Cash On Cash	Cash Flow
Initial			($1,910,000)
Year 1		-57.3%	($2,566,124)
Year 2		79.2%	$3,543,528
Year 3		4.0%	$180,183
Year 4		4.4%	$196,791
Year 5		22.2%	$994,284
Total Profit			**$438,661**
Before Tax IRR			**4.5%**
Total Gross Sales Revenue			$14,620,970
Total Profit			$438,661
Margin On Revenue			**3.0%**
Total Project Costs			$14,920,415
Total Profit			$438,661
Margin On Cost			**2.9%**

Source: The London Group Realty Advisors

1610 Union Street

Alternative 3

Construction Costs

Units	36
Gross S.F.	31,722

		Costs	$/Unit	$/SF Gross
Land Costs				
Land Acquisition		$1,910,000	$53,056	$60.21
Site Costs		$0	$0	$0.00
Subtotal Land Costs		$1,910,000	$53,056	$60.21
Relocation & Rehabilitation				
Acquisition of New Site		$895,000	$24,861.11	$28.21
Cost to Move Structure		$62,930	$1,748	$1.98
Restoration/Rehabilitation Costs (2,013 SF Home)	$375 psf	$754,875	$20,969	$23.80
Subtotal Hard Costs		$1,712,805	$47,578	$53.99
Hard Costs				
Residential Construction (Single-Family Home)	$400 psf	$1,740,000	$48,333	$54.85
Residential Construction (Efficiency Units)	$250 psf	$6,493,000	$180,361	$204.68
Retail Construction	$250 psf	$350,000	$9,722	$11.03
Contingency	5.0%	$429,150	$11,921	$13.53
Subtotal Hard Costs		$9,012,150	$250,338	$284.10
Soft Costs				
Indirects	18.0%	$1,758,065	$48,835	$55.42
Subtotal Soft Costs		$1,758,065	$48,835	$55.42
Financing Costs				
Construction Loan Interest		$458,418	$12,734	$14.45
Loan Fee	0.75%	$68,978	$1,916	$2.17
Subtotal Financing Costs		$527,395	$14,650	$16.63
Total Construction Costs		**$14,920,415**	**$414,456**	**$470**

Source: The London Group Realty Advisors

1610 Union Street
Alternative 3
Cash Flow Forecast

	Per Unit	% Increase	Initial	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019
			0	1	2	3	4	5
Total Market Rate Units					33	33	33	33
Units Leased (Market Rate)					33	33	33	33
Units Leased (Affordable)					2	2	2	2
Units Vacant				Construction	0	0	0	0
Occupancy Rate					100.0%	100.0%	100.0%	100.0%
Vacancy Rate					0.0%	0.0%	0.0%	0.0%
Monthly Rent (Market Rate)				$1,475	$1,519	$1,565	$1,612	$1,660
Monthly Rent Per S.F. (Market Rate)				$3.93	$4.05	$4.17	$4.30	$4.43
Annual Increase In Rent (Market Rate)					3.0%	3.0%	3.0%	3.0%
Gross Rental Income (Market Rate Units)				0	$565,161	$582,116	$599,579	$617,567
Gross Rental Income (Affordable Units)				0	$17,016	$17,016	$17,016	$17,016
Retail Income (NNN)				$0	$71,292	$73,431	$75,634	$77,903
Less: Vacancy & Credit Loss (Residential)				$0	$0	$0	$0	$0
Net Rental Income				**$0**	**$653,469**	**$672,563**	**$692,229**	**$712,486**
Less: Operating Expenses[1]	($1,200)	2.0%		$0	($43,697)	($44,571)	($45,462)	($46,371)
Less: Property Taxes[2]	($3,095)	2.0%		$0	($106,245)	($108,370)	($110,537)	($112,748)
Operating Expenses Per Unit	**($4,295)**			**$0**	**($149,941)**	**($152,940)**	**($155,999)**	**($159,119)**
Operating Expense Ratio						**26%**	**26%**	**26%**
Net Operating Income				**$0**	**$503,528**	**$519,623**	**$536,230**	**$553,367**
Less: I/O (interim) financing				$0	$0	($339,439)	($339,439)	($339,439)
Less: Permanent Debt Service				$0	$0	$0	$0	$0
Subtotal				**$0**	**$0**	**($339,439)**	**($339,439)**	**($339,439)**
Net Proceeds from Refinance:				**$0**	**$0**	**$0**	**$0**	**$0**
Cash Flow From Operations				**$0**	**$503,528**	**$180,183**	**$196,791**	**$213,927**
Cash On Cash						4.0%	4.4%	4.8%

Disposition

	Year 2 2016	Year 5 2019
New Residential Home		
Sale Price	$2,600,000	
Less Commissions	($130,000)	
Net Proceeds	$2,470,000	
Relocated 2,013 SF Home		
Sale Price	$600,000	
Less Commissions	($30,000)	
Net Proceeds	$570,000	
Efficiency Units (35 Units)		
Cap Rate		5.00%
Next Year NOI		$490,808
Asset Value		$9,816,164
Asset Value Per Net SF		$793
Asset Value Per Unit		$280,462
Retail (1,400 SF)		
Cap Rate		5.00%
Next Year NOI		$80,240
Asset Value		$1,604,806
Asset Value Per Net SF		$1,146
Sale Price		$11,420,970
Less: Commissions & Closing Costs		($196,323)
Less: Principal Balance of Loan O/S		($10,444,290)
Net Proceeds from Disposition		**$780,356**

		Initial	Year 1	Year 2	Year 3	Year 4	Year 5
Total Cash Flow Before Taxes		**($1,910,000)**	**($2,566,124)**	**$3,543,528**	**$180,183**	**$196,791**	**$994,284**
IRR	4.5%						

Notes:
[1] $100 per unit per month
[2] 1.1% of 90% of construction costs

CORPORATE PROFILE

THE LONDON GROUP
Realty Advisors

REPRESENTATIVE SERVICES

Market and Feasibility Studies	Development Services	Litigation Consulting
Financial Structuring	Fiscal Impact	Workout Projects
Asset Disposition	Strategic Planning	MAI Valuation
Government Processing	Capital Access	Economic Analysis

The London Group is a full service real estate investment and development consulting, capital access and publishing firm. We determine the answers to the questions: Should I purchase the property? If so, how much should I pay and what is my potential rate of return? What type of project should I invest in or develop? What type of deal should I structure?

To answer these questions we conduct market analysis, feasibility studies, provide financial structuring advice and general economic consulting. Often we 'package' the deal and provide access to capital sources. We also have capabilities in pre-development consulting including asset management and disposition and in providing team coordination, processing and disposition services (packaging and promotion).

The Real Estate & Economic Monitor is a newsletter published by The London Group providing market trend analysis and commentary for the serious real estate investor. The principals of the firm, Gary London and Nathan Moeder, bring acknowledged credentials and experience as advisors and analysts to many successful projects and assignments throughout North America. It is available and regularly updated on the World Wide Web at the following address: http://www.londongroup.com/.

The London Group also draws upon the experience of professional relationships in the development, legal services, financial placement fields as well as its own staff.

Clients who are actively investigating and investing in apartment projects, retail centers and commercial projects have regularly sought our advice and financial analysis capabilities.

We have analyzed, packaged and achieved capital for a wide variety of real estate projects including hotels, office buildings, retail shopping centers and residential housing communities. We are generalists with experiences ranging from large scale, master planned communities to urban redevelopment projects, spanning all land uses and most development issues. These engagements have been undertaken throughout North America for a number of different clients including developers, investors, financial institutions, insurance companies, major landholders and public agencies.

702 Ash Street, Suite 101, San Diego, CA 92101
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EXHIBIT F

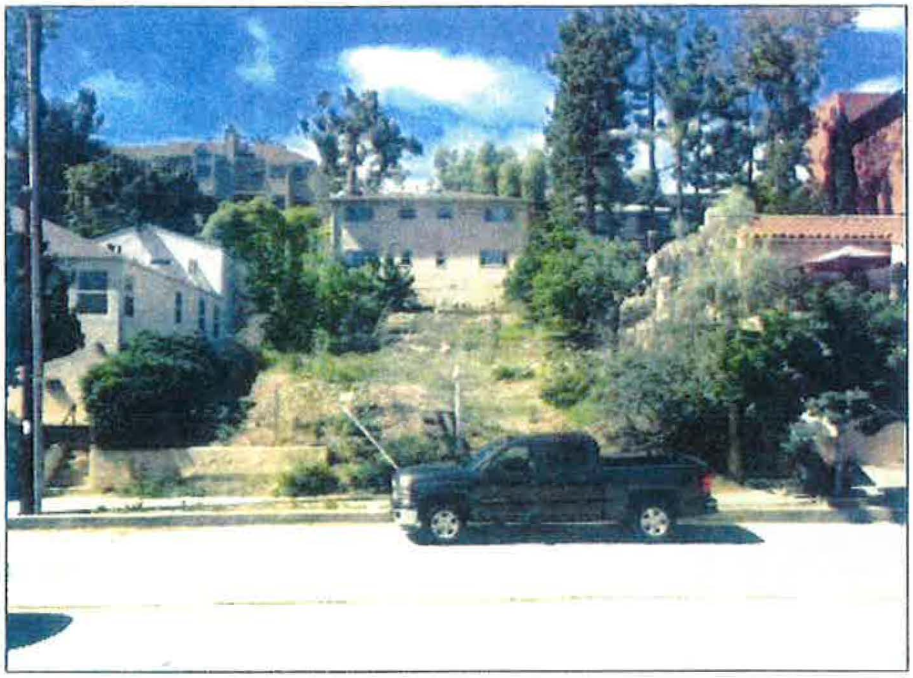
1610 Union Street Replacement Site Search

Search Parameters: Lot size: 5,000 SF+

Community Planning Areas of Uptown, Greater North Park, Normal Heights, Greater Golden Hill, Southeast San Diego, Kensington-Talmadge, and City Heights

Neighborhood	Address & Zip	Lot Size	List Price	Suitability
North Park	Florida & Upas St., 92104	7,248	$950,000	Zoning – MR-1000 (Mid-City Community Planned Dist.), vacant land and existing duplex on site
Fairmount Park	Hixson St., 92105	52,708	$149,000	Residential land, corner of Hixson and Trailing.
Logan Heights	2810 L St., 92102	11,731	$895,000	Zoned for 4 residential units
Golden Hill	2828-2834 Broadway, 92102	15,750	$2,400,000	Zoned GH-600 (S.D. Municipal Golden Hill Planned Dist.)
East Village	849-867 10th Ave., 92101	19,984	Negotiable	Residential land. 4 contiguous parcels located on block of 10th, E St and 11th St.

2 Florida and Upas Street, San Diego, CA 92104



Property Details

Price	$950,000
Lot Size	7,248 SF
Price/SF	$131.07 /SF
Property Type	Land
Property Sub-type	Multifamily (land)
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane
Status	Active
LoopNet ID	19833688

Broker Information

Jacqueline Harris
3425 Wilshire Properties, LLC
(858) 945-2394

Property Notes

Listing's Link: http://www.loopnet.com/lid/19833688

Property Description

Florida and Upas is a development and/or value add opportunity. The property is situated on a 7,248 square foot midblock lot facing both Wilshire Terrace (existing duplex) and Florida Street (Vacant Portion of Lot) in San Diego's thriving North Park neighborhood. Close to Balboa Park. Existing Duplex on first floor has two bedrooms, one bath, Living Room, Dining Room, Kitchen and has one car garage with laundry facilities. One other parking space in front of duplex for first Floor unit. Downstairs has same configuration except no garage. Two parking spaces provided in front. Downstairs unit has laundry closet outside. Very well maintained property. More information re the Duplex can be found at agent's sister listing under "3425-3427 Wilshire Terrace".Florida St. Vacant Lot Design: Initial zoning & development studies indicate the site can afford to retain the existing duplex facing Wilshire Terrace while allowing for the additional development along Florida Street of either 8 apartment flats or 4 row homes. Alternatively, you could demolish the existing duplex and build 10 new units. Tenants living on property so please do not disturb.

Location Description

Land behind Duplex on Wilshire is ready to build on! Vacant land fronts Florida Street.

3 0000 Hixson st, San Diego, CA 92105

Property Details

Price	$149,000
Lot Size	1.21 AC
Price/AC	$123,140.49 /AC
Property Type	Land
Property Sub-type	Residential (land)
Features	Electricity/Power - SDGE Water - San Diego City Water
Status	Active
LoopNet ID	19829678

Broker Information

Joon Lim
Big Block Realty
(619) 804-9200

Property Notes

Listing's Link: http://www.loopnet.com/lid/19829678

Property Description

Seller motivated!!! Build your Dream Home or Investment Property in the center of San Diego. Minutes to Downtown -- Close to everything. Blocks from the 805 and 94 Freeway.

Location Description

Located on the corner of Hixson and Trailing near 805 and 94. Vacant Lot. Drive by and take a look.Call Joon with any questions.

5 2810 L Street, San Diego, CA 92102

Listing's Link: http://www.loopnet.com/lid/19657225

Property Details

Price	$895,000
Lot Size	11,731 SF
Price/SF	$76.29 /SF
Property Type	Land
Property Sub-type	Multifamily (land)
Additional Sub-types	Residential (land)
Features	Electricity/Power Irrigation Telephone Cable
Status	Active
LoopNet ID	19657225

Broker Information

Mike Habib
Coldwell Banker Commercial Real Estate
(619) 463-6600

Property Notes

Property Description

Corner Lot currently used as parking lot. Level and ready for building 4 homes.

Location Description

A dozen blocks east of Downtown San Diego. Two blocks north of Imperial Ave. Direct access to Hwy 94 via 28th Street. Close to I-15 and I-5 freeways.

Google Maps


2828 Broadway, 92102
Broadway
Broadway
Broadway
Broadway
Broadway
Google
Imagery ©2016 Google, Map data ©2016 Google 20 ft

Listing's Link: http://www.loopnet.com/lid/19543274

Property Details

Price	Price Not Disclosed
Lot Size	19,984 SF
Property Type	Land
Property Sub-type	Multifamily (land)
Zoning Description	CCPD-R
Features	Electricity/Power Water Telephone Cable Gas/Propane
Status	Active
LoopNet ID	19543274

Broker Information

Mike Habib
Coldwell Banker Commercial Real Estate
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Property Notes

Property Description

A new offering from Mike Habib, in East Village, located on the block of 10th, E St and 11th St., in Downtown San Diego. The parking lot is spacious, spans the block between 10th & 11th St. The two buildings at 1035 & 1045 E St are currently being utilized as office space and residential units. This area of East Village has a F.A.R. of 20; however, the architect has recommended a 17.5. Urban development continues at a slow pace in the East Village. This is one of the last legacy properties in the Downtown San Diego communities. Turn a parking lot into a paradise that anyone would want to call home. With a F.A.R. of 17.5, you can create a beautiful high rise of multifamily units and offer parking on the lower levels.Corner property with structures is owned by a separate owner and is not listed by Coldwell Banker Commercial. Contact Mike Habib for instructions to make separate offer to corner property owner.

Location Description

East Village corner parcels fronting E Street and 10th and 11th Avenues. Downtown San Diego, 92101.