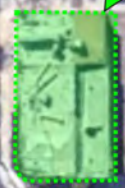




SITE





SITE

4705 Point Loma Avenue Units

CONTEXT



619-223-02

NDP
NORTH DAVENPORT
COMMUNITY DEVELOPMENT
619-223-02

DEVELOPMENT LP
COMMUNITY DEVELOPMENT
619-223-02











Esquire
4710

NO PARKING
EXCEPT STUDENTS
MAY USE
FULL LANE

BIKE
MAY USE
FULL LANE





NO PARKING
EXCEPT IN
CROSSWALKS
OR AT CURBS
MARKED WITH
THIS SIGN



EMERSON
POINT LOMA









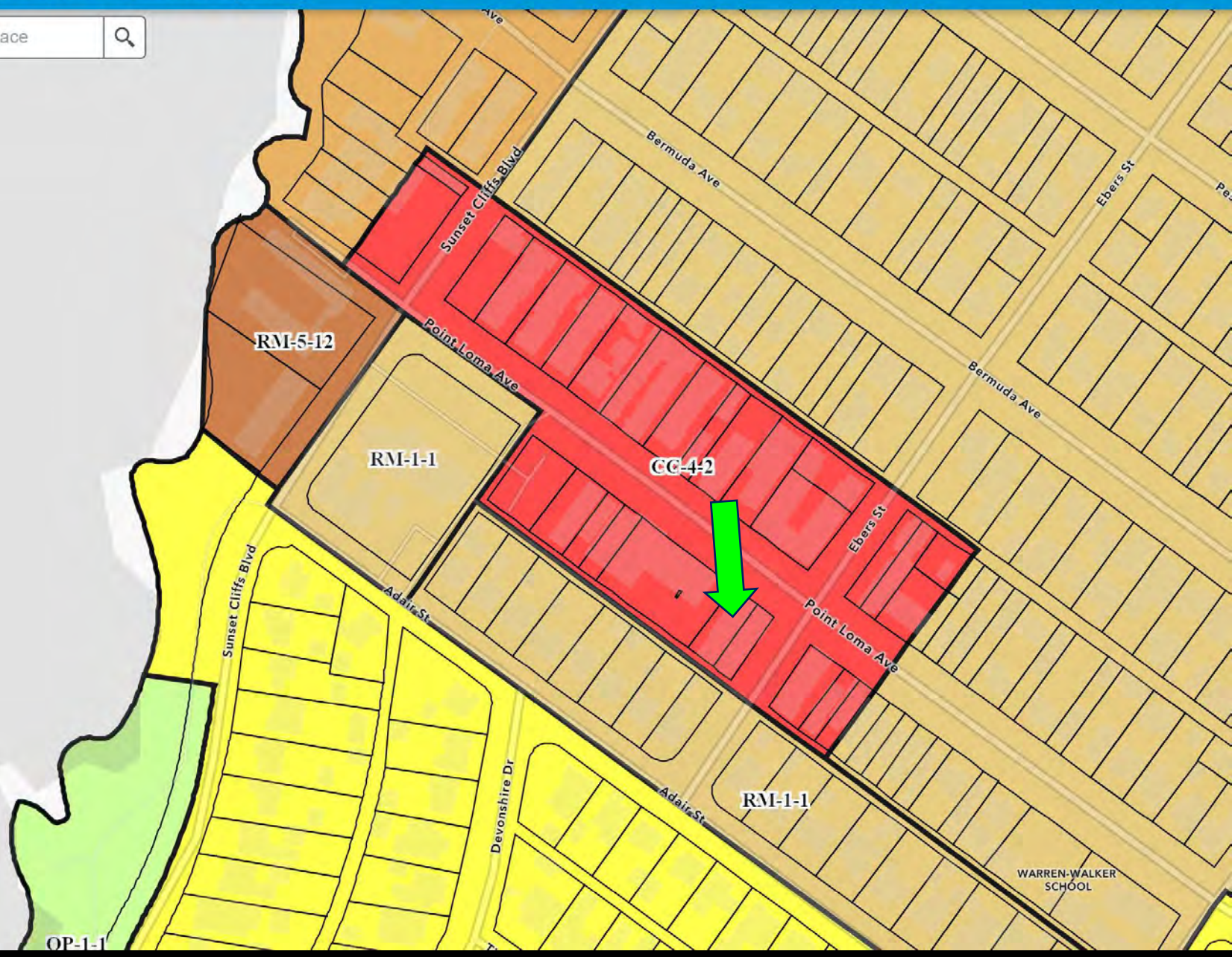
KIDWONDER



4705 Point Loma Avenue Units

PROJECT DATA

Find address or place



LOT SIZE:	7,396 S.F. (.17 ACRES)
LOT USE:	
EXISTING:	COMMERCIAL
PROPOSED:	MULTI-FAMILY RESIDENTIAL
ALLOWABLE F.A.R.:	
BASE ZONE:	2.0 = 14,738 S.F.
COMPLETE COMMUNITIES:	2.5 = 18,423 S.F.
PROPOSED F.A.R.:	2.18 = 16,139 S.F.
DENSITY:	
ALLOWABLE:	1 DU/1,500 S.F. = 5 DWELLING UNITS
AFFORDABLE BONUS:	UNLIMITED DENSITY BONUS PER COMPLETE COMMUNITIES HOUSING SOLUTIONS
PROPOSED:	20 DWELLING UNITS
NUMBER OF STORIES:	
EXISTING:	1 - STORY
PROPOSED:	3 - STORIES
BUILDING HEIGHT:	
ALLOWABLE:	30'-0" PER PROP. 'D' (60'-0" PER BASE ZONE)
PROPOSED:	VARIES, 29'-11" MAX. ABOVE HIGH POINT OF GRADE

RESIDENTIAL DWELLING UNIT MATRIX

UNIT NUMBER	BEDROOM/ BATHROOM	UNIT SQUARE FOOTAGE	UNIT DECK AREA
101	STUDIO/IBA	455	96
102 & 103	STUDIO/IBA	456	86
104	STUDIO/IBA	462	88
201 & 204	1BED/IBA	618	101
202 & 203	1BED/IBA	610	101
205	1BED/IBA	557	75
206 & 207	1BED/IBA	612	99
208	1BED/IBA	584	99
301 & 304	1BED/IBA	618	84
302 & 303	1BED/IBA	610	84
305	1BED/IBA	557	65
306 & 307	1BED/IBA	612	83
308	1BED/IBA	584	83

AFFORDABLE DWELLING UNITS:

UNITS 103, 207 & 306 HAVE BEEN DESIGNATED AS THE AFFORDABLE DWELLING UNITS.

4705 Point Loma Avenue

**Complete Communities
& Affordable Housing**



COMPLETE COMMUNITIES: WE'RE ALL IN

San Diegans' quality of life depends on a vibrant economy, a healthy environment and thriving neighborhoods. Complete Communities is an initiative to set us on a path to achieve our goals and shape a future that works for all of us with a focus on four key areas: housing, mobility, parks and infrastructure.

Complete Communities includes planning strategies that work together to create incentives to build homes near transit, provide more mobility choices and enhance opportunities for places to walk, bike, relax and play. These efforts ensure that all residents have access to the resources and opportunities necessary to improve the quality of their lives.

Thoughtful and inclusive planning initiatives and programs a and thriving communities that will serve to enhance the qual of their background and identity.



Complete Communities: Housing Solutions Areas Complete Communities Initiative Website

Find address or place

Map showing Housing Solutions Areas in San Diego, including streets like Bermuda Ave, Point Loma Ave, and Sunset Cliffs Blvd. A large green arrow points to a specific area on the map.

4705 Point Loma Units

INCENTIVES & WAIVERS

INCENTIVE #1

The PROJECT SITE is zoned in a CC-4-2 BASE ZONE (*Commercial zoning that allows Mixed use projects*). In order to provide the highest Density and utilize Complete Communities, the project proposes to eliminate the Commercial Component and provide only Residential Units for the proposed project.

INCENTIVE #2

The project proposes a development Incentive to reduce the amount of required planting Point required per SDMC 142.04C where at least half of the required planting points for street yard and common open space shall be achieved with trees located ON SITE. In order to maximize the units these points are achieved with smaller planting and not with trees on site. Note that that project provide new street trees along the Point Loma Avenue and Ebers frontages as part of the proposed project.

WAIVER #1

The project proposes to reduce the number of parking spaces required at the time The project was originally submitted. As proposed the project includes 9 parking Spaces for the units and since the project was deemed complete, the site is now Included in the Parking Standards Transit Priority Zone and would not be required to Include any parking if submitted today.

WAIVER #2

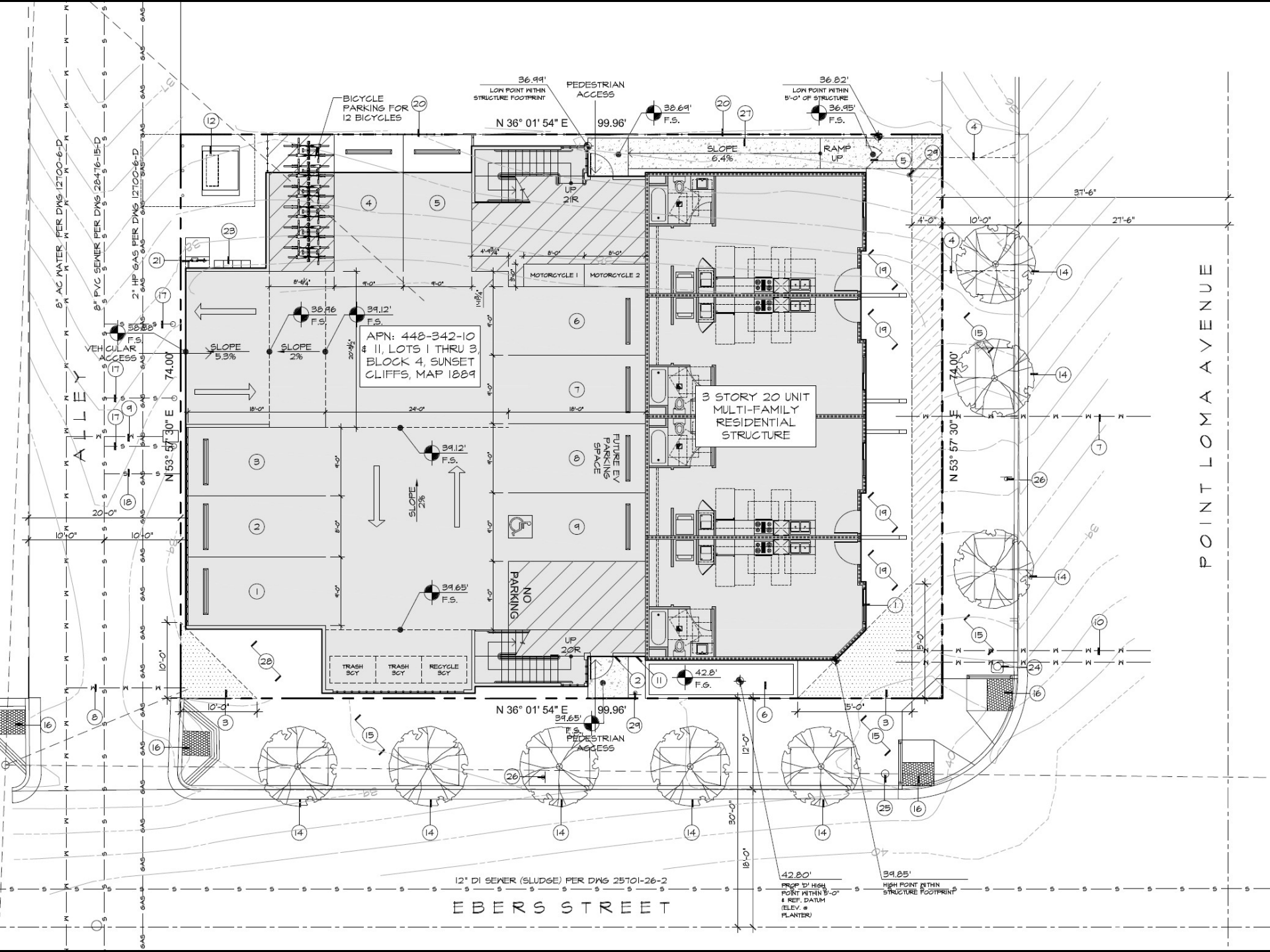
The project as a mixed use project is required to adhere to the RM-2-5 zone and as such to include 300 square feet of common open space. The proposed project is requesting a waiver to not provide any common open space due to the requested density and as a courtesy to the adjacent residential uses to not provide a potential noise generating gathering space.

WAIVER #3

The project as a mixed use project is required to adhere to the RM-2-5 zone and as such to include at least 75% of the units with private outdoor decks of at least 60 square feet In size. The project provides this requirement for all 20 units but the front unit decks Do not meet the requirement for being 9' from the property line and do not qualify and Thus the waiver is to not meet the strict adherence for 75% of the units including decks.

4705 Point Loma Avenue Units

PROJECT PLANS



6" AC WATER PER DWS 12700-6-D
 8" PVC SEWER PER DWS 22476-15-D
 2" HP GAS PER DWS 12700-6-D

VEH CUL-DE-SAC ACCESS
 N 53° 57' 30" E 74.00'

BICYCLE PARKING FOR 12 BICYCLES

36.99' LOW POINT WITHIN STRUCTURE FOOTPRINT
 PEDESTRIAN ACCESS
 N 36° 01' 54" E 99.96'

36.82' LOW POINT WITHIN 5'-0" OF STRUCTURE
 36.95' F.S.
 SLOPE 6.4%
 RAMP UP

APN: 448-342-10
 4 II, LOTS 1 THRU 3,
 BLOCK 4, SUNSET
 CLIFFS, MAP 1884

3 STORY 20 UNIT
 MULTI-FAMILY
 RESIDENTIAL
 STRUCTURE

FUTURE EV
 PARKING
 SPACE

NO
 PARKING

TRASH BCY
 TRASH BCY
 RECYCLE BCY

N 36° 01' 54" E 99.96'
 39.65' F.S.
 PEDESTRIAN ACCESS

42.80' HIGH POINT WITHIN 5'-0" REF. DATUM (ELEV. # PLANTER)

39.85' HIGH POINT WITHIN STRUCTURE FOOTPRINT

12" DI SEWER (SLUDGE) PER DWS 25701-26-2

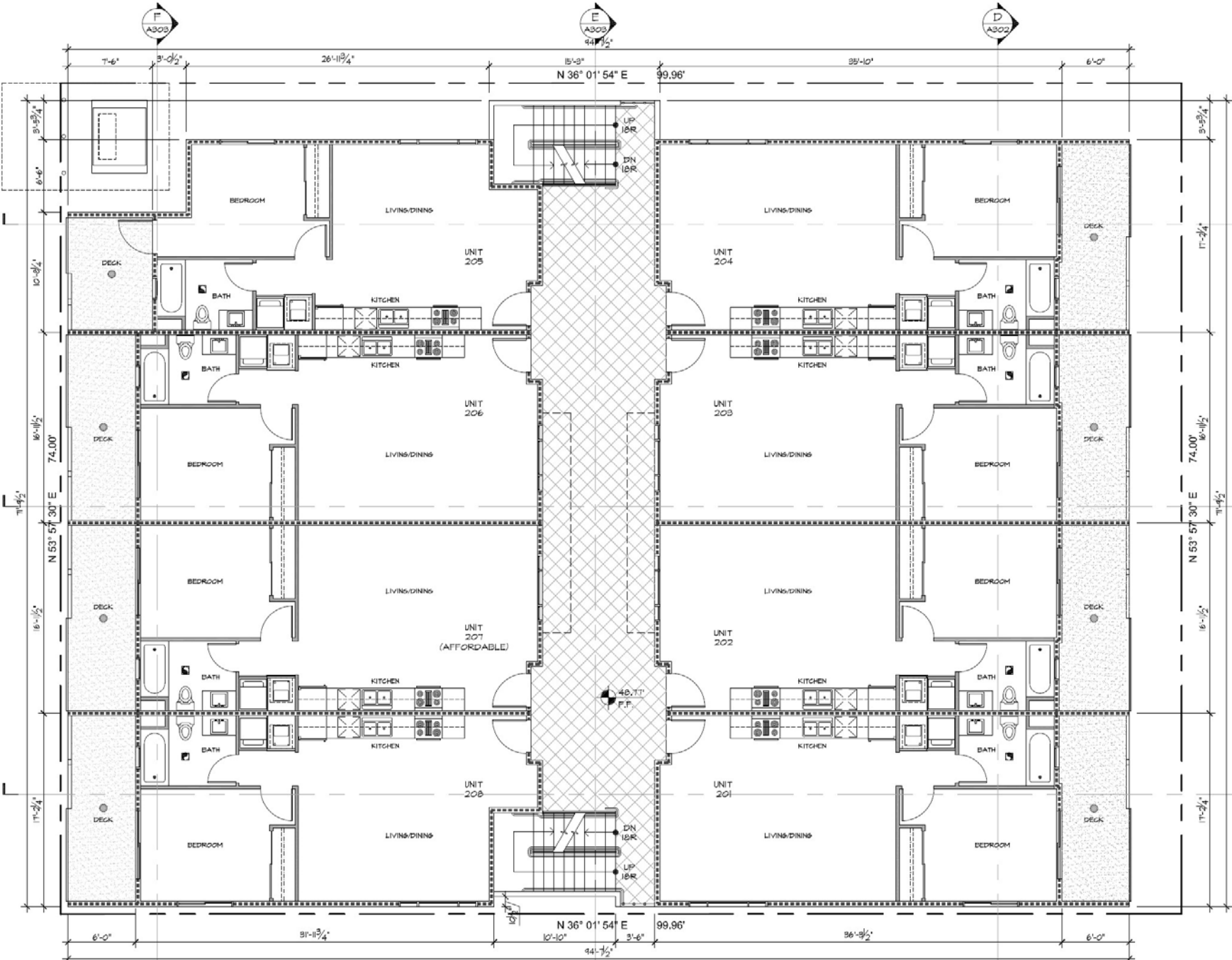
EBERS STREET

POINT LOMA AVENUE

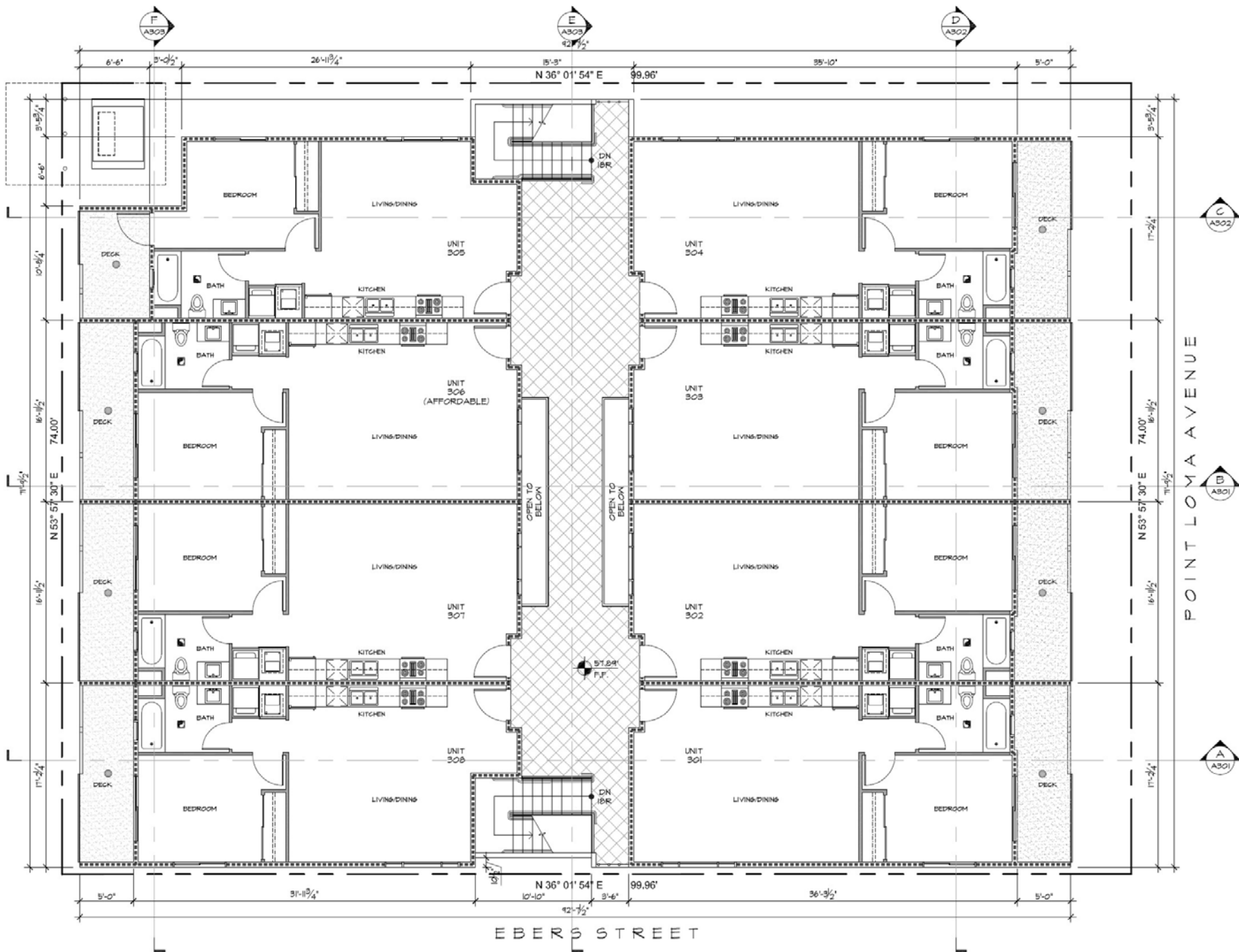
ALLEY

POINT LOMA AVENUE

EBERS STREET



ALLEY



EBERS STREET

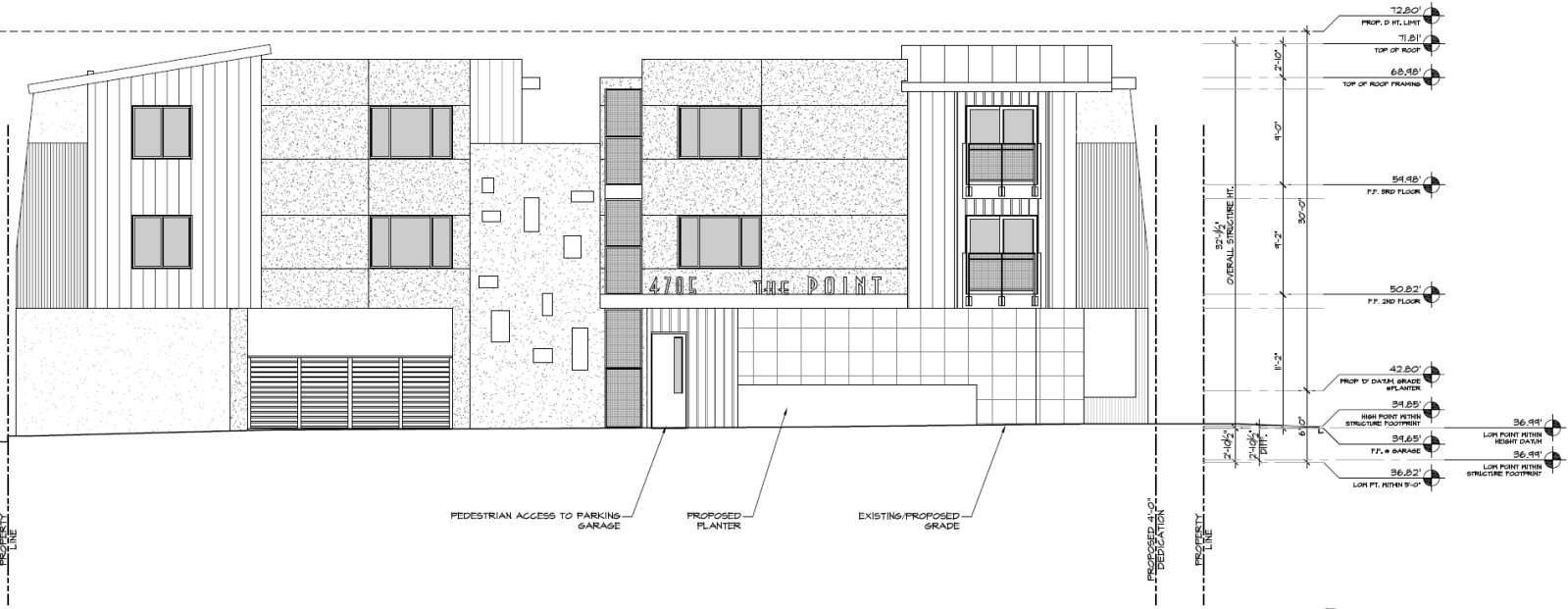
POINT LOMA AVENUE



NORTH (FRONT) ELEVATION (POINT LOMA AVE.)

SCALE: 3/16" = 1'-0"

1



EAST (STREET SIDE) ELEVATION (EBERS ST.)

SCALE: 3/16" = 1'-0"

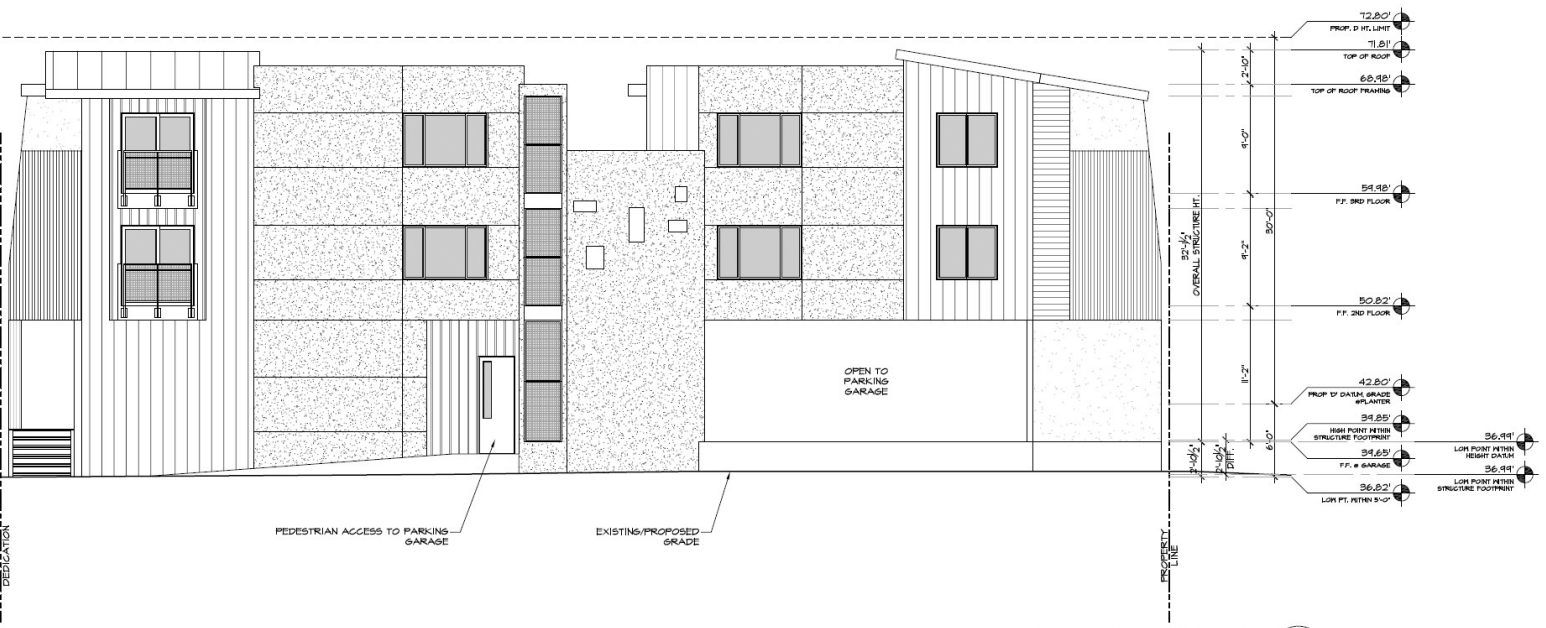
2



SOUTH (REAR) ELEVATION (ALLEY)

SCALE: 3/16" = 1'-0"

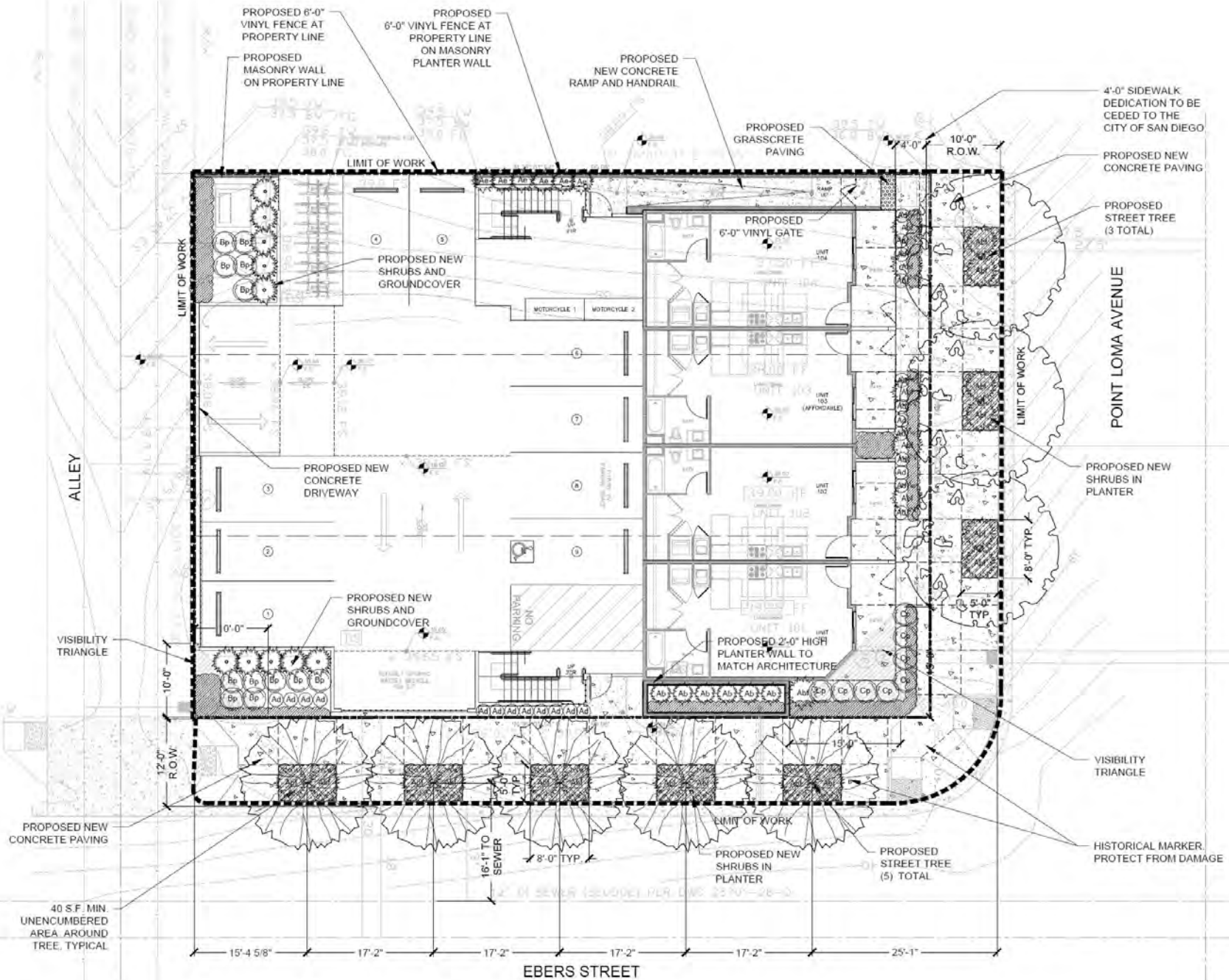
1



WEST (SIDE) ELEVATION

SCALE: 3/16" = 1'-0"

2



EBERS STREET

4705 Point Loma Avenue Units

RENDERINGS



FRONT STREET VIEW LOOKING SOUTHWEST



FRONT STREET VIEW LOOKING SOUTHWEST



FRONT VIEW ALONG EBERS STREET



CORNER STREET VIEW OF PROJECT



AERIAL VIEW OF PROJECT MAIN CORNER



WEST AERIAL VIEW OF PROJECT



REAR AERIAL VIEW OF PROJECT

4705 Point Loma Avenue Units

“Roof Deck?”

10. SPECIFIC PROJECT DETAILS

Many details were swept away or inappropriately retained when the Project was up-sized from 8 units to 20. As an example, the rooftop deck from the 2022 project is still there, minus the railing. In a single afternoon after construction is completed, this area is predicted to be converted into the deck it was initially planned to be. The same is true for storage and garage doors. The building has more of the characteristics of a hotel than affordable housing and, with the current level of enforcement, is expected to serve as a vacation rental.

The rooftop deck area is ideal for solar-thermal energy panel installations. Still, without an Environmental study, this alternative was not presented.



THE POINT