

MLS® #240000789

Bedroom, Bathroom,
Lot / Land on 0 Acres

Mission Hills, MISSION HILLS, CA

Stunning Sweeping Bay Views! Listing for two adjacent parcels with development potential through Complete Communities of over 50+ units. Existing structures onsite could continue to rent during project processing. Existing 658 SF detached single family and existing 2,496 SF duplex. Properties are a short walk to Shakespears, El Indio, and other favorite dining.

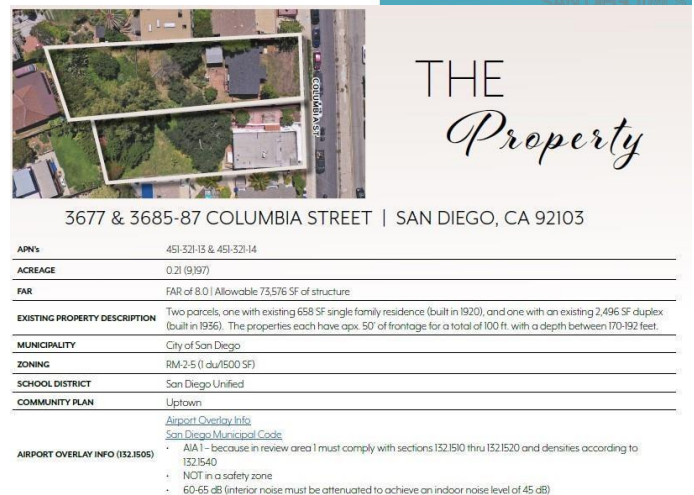
Additional Information

City	MISSION HILLS
County	San Diego
Zip	92103
MLS® #	240000789
Lot Size	0.00
Neighborhood	MISSION HILLS (92103)

Listing Details

Provided By: David Santistevan

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THE POTENTIAL *Project*

COMPLETE COMMUNITIES ESTIMATED UNIT YIELD	
ALLOWABLE FAR	8
LOT SQUARE FOOTAGE	9,191
MAX. STRUCTURE SF	73,529
*ASSUMPTION 70% EFFICIENCY	51,470
*ASSUMPTION 850 SF UNITS	
POTENTIAL UNIT YIELD	61

COMPLETE COMMUNITIES	# OF AFFORDABLE UNITS REQUIRED
15% @ 50% AMI	3

Assuming parking tucked under, and 4-5 stories of living above, there is the potential for 40,000 SF of residential. Deducting for building efficiency and communal spaces, approximately 28-30 units around 1,000 SF could be achieved

Assuming an 80% efficiency and 6 stories with average units around 800 SF, approximately 55 units could be achieved.

This property has approximately 30 feet of fall from back to front which could be advantageous for a structure to tuck into the hillside without disrupting neighbors above. (Columbia street elevation is at 117, Linwood Street is at 126 and the top of the hillside is at 168. The rear of the subject property is at 110 feet high.)