

**Fully Entitled | Non-Appealable | 29-Unit SFR & ADU Development**

40th & C St  
San Diego, CA



# Fully Entitled | Non-Appealable | 29-Unit SFR & ADU Development

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40th & C Street is a fully entitled, 29-unit SFR and ADU development on 2.12 acres in Southeastern San Diego. Nine lots are each entitled for one single-family residence with two ADUs, while the tenth lot is entitled for two single-family homes, resulting in 29 total units.

The property has completed a multi-year entitlement and subdivision process, including the vacation of three undevelopable public streets and a portion of an alley, followed by land consolidation, subdivision, and approval of development permits. The project was ultimately heard by both the Planning Commission and City Council and received unanimous approval in December 2025.

The project is now fully entitled and vested. The approvals are not appealable, cannot be vetoed by the Mayor, and the CEQA determination has vested and is no longer subject to legal challenge. All entitlement risk has been removed, and the project is now fully defined and certain.

### Fully Entitled 29-Unit Single-Family & ADU Development



# Entitlement Table Summary

<b>SITE AREA</b>	±2.12 acres
<b>EXISTING LOTS</b>	16
<b>PROPOSED LOTS</b>	10
<b>ZONING</b>	RS-1-7
<b>COMMUNITY PLAN</b>	Southeastern San Diego – Residential Low (5–9 DU/AC)
<b>TOTAL UNITS</b>	29 Units
<b>SINGLE-FAMILY RESIDENCES</b>	11
<b>ACCESSORY DWELLING UNITS (ADUS)</b>	18
<b>AFFORDABLE ADUS</b>	9
<b>AFFORDABILITY TERM</b>	15-year covenant Moderate Income (110% AMI) Rent capped at 30% of qualifying income
<b>CEQA STATUS</b>	Statutorily Exempt (15183) – Vested & Non-Appealable

UNIT TYPE	APPROXIMATE SF
Single-Family Residence (2-Story)	~1,952 SF
Market-Rate ADU (Detached, 2-Story)	~811 SF
Affordable Bonus ADU (Detached, 2-Story)	~538 SF

COMPONENT	APPROXIMATE SF
Lots 1–9 (SFR + ADUs)	~31,500 SF
Lot 10 (Two 2-Story SFRs)	~4,535 SF
Total Building Area	~36,000 SF (±)

## PREPARED DOCUMENTS

All prepared documents will be made available to qualified prospective purchasers as part of the due diligence process.

- Concurrent Processing Agreement
- CEQA Notice of Exemption
- Approved Entitlement Plans
- Tentative Tract Map
- Proposed Floor Plans
- Permit Fee Schedule

Current Photos  
of Site



Elevated site with panoramic city views — natural separation from neighboring uses



Southeastern exposure with clear site lines toward downtown San Diego

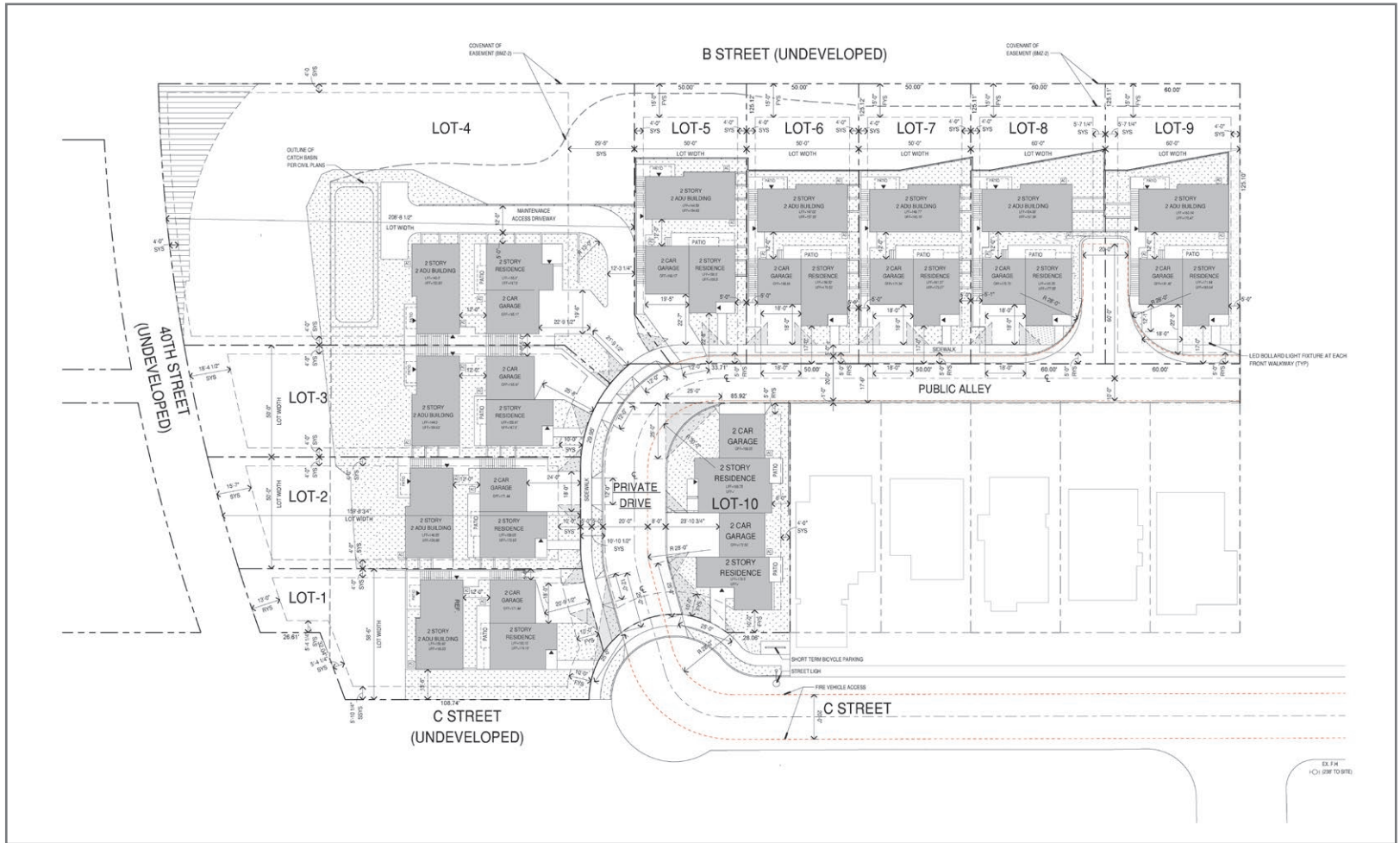


Street-level access via C Street — private drive serves all 10 lots



Site boundary at 40th Street — undeveloped right-of-way creates natural buffer

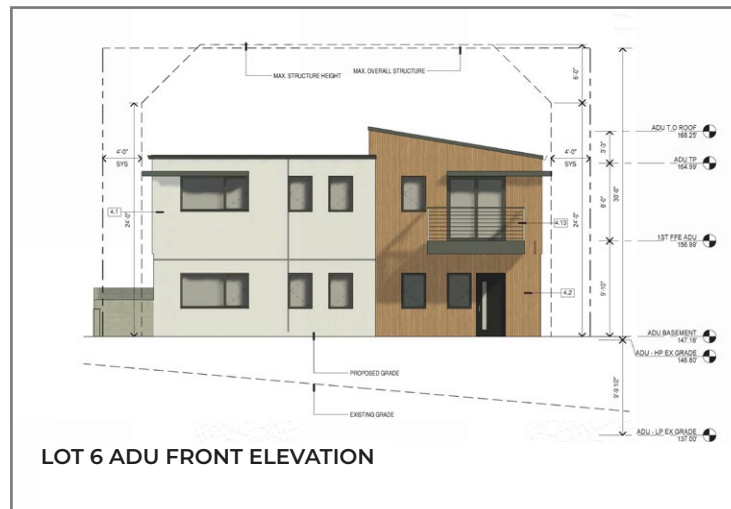
# Parcel Map



# Proposed Renderings



LOT 10 FRONT ELEVATION (WEST)



LOT 6 ADU FRONT ELEVATION



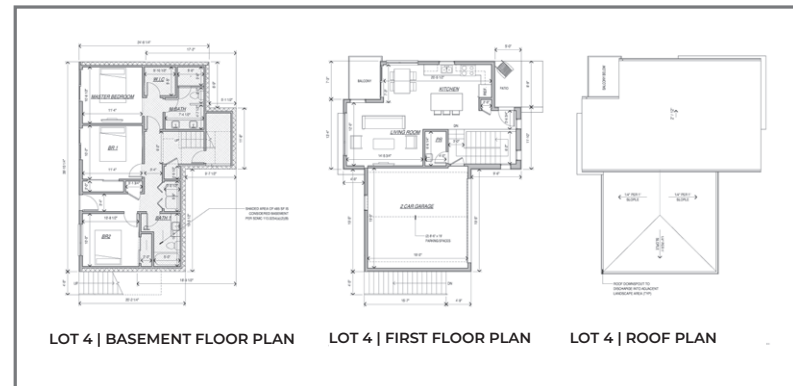
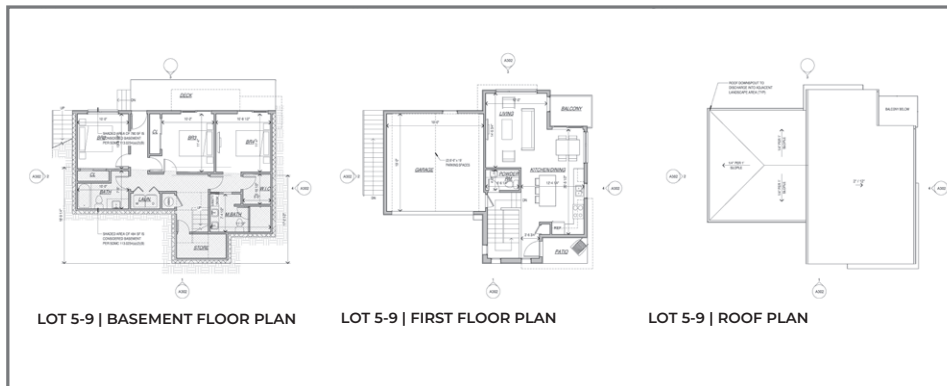
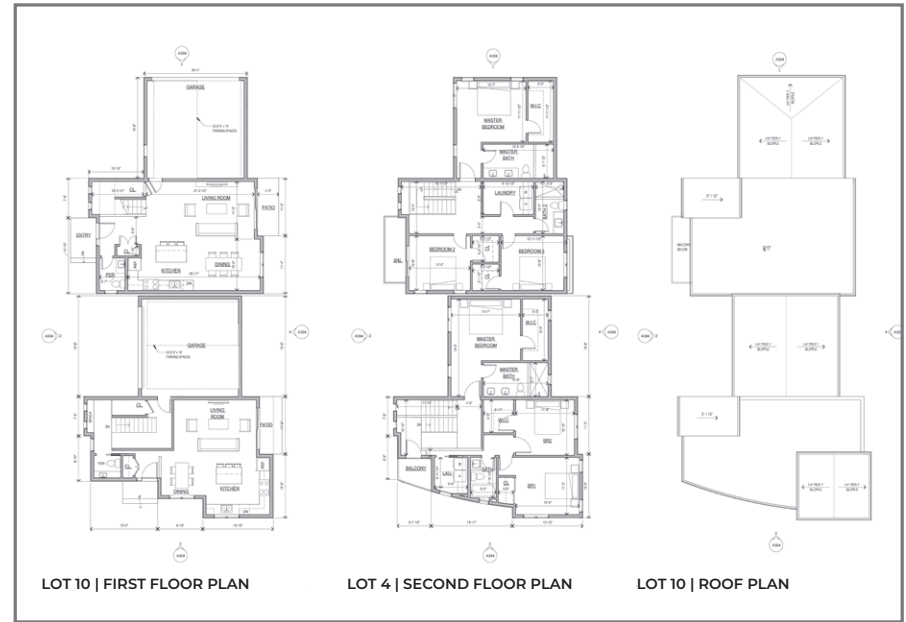
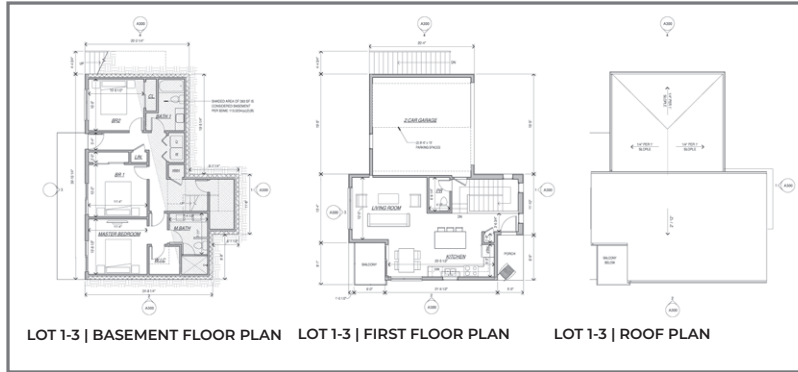
LOT 2 ADU ELEVATION WEST



LOT 6 FRONT ELEVATION - NORTH

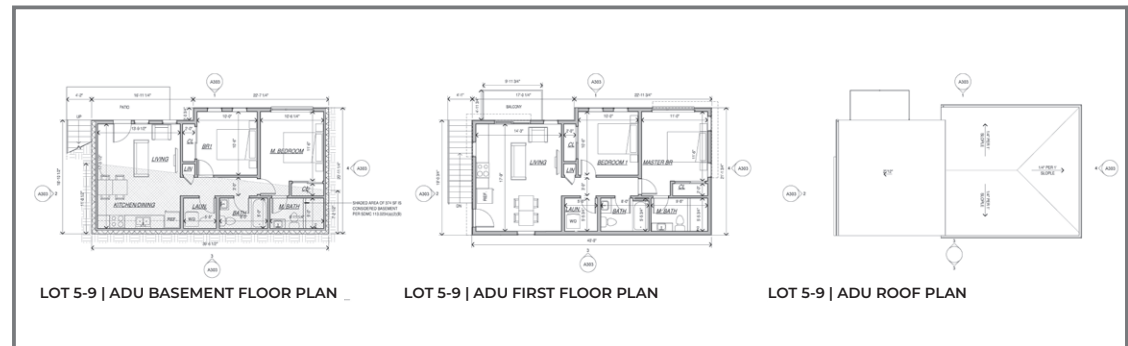
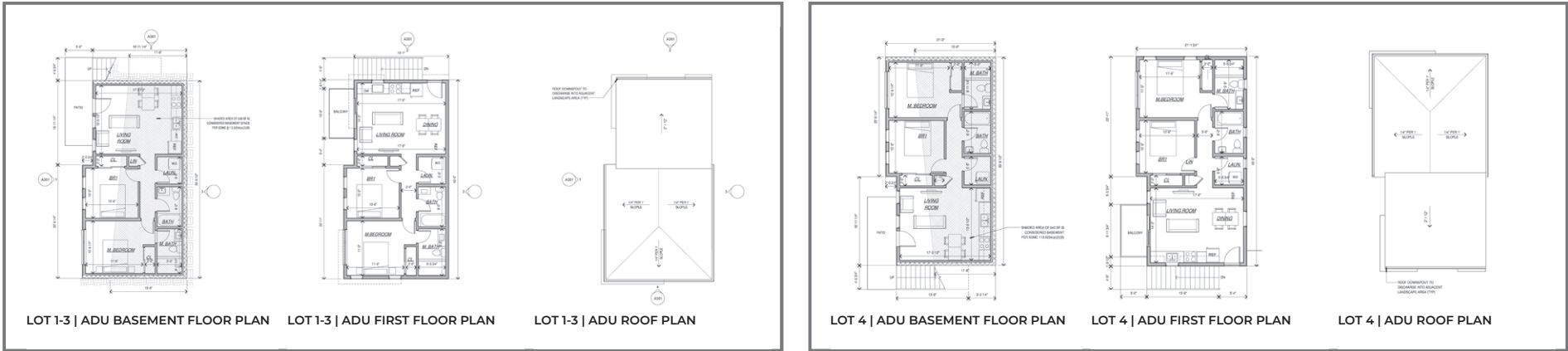
# Floor Plans

SFR (Lots 1-9): approx. 1,952 SF | 2-Story  
 SFR (Lot 10): Two Units | approx. 4,535 SF Combined



# ADU Floor Plans

Market-Rate ADU: approx. 811 SF | Detached, 2-Story  
 Affordable ADU: approx. 538 SF | Detached, 2-Story



## Developer Project Fees

PROJECT DESCRIPTION	
Building Type	V
Building S.F.	29,462
Unit Count	29
Building Valuation	\$1,995,000

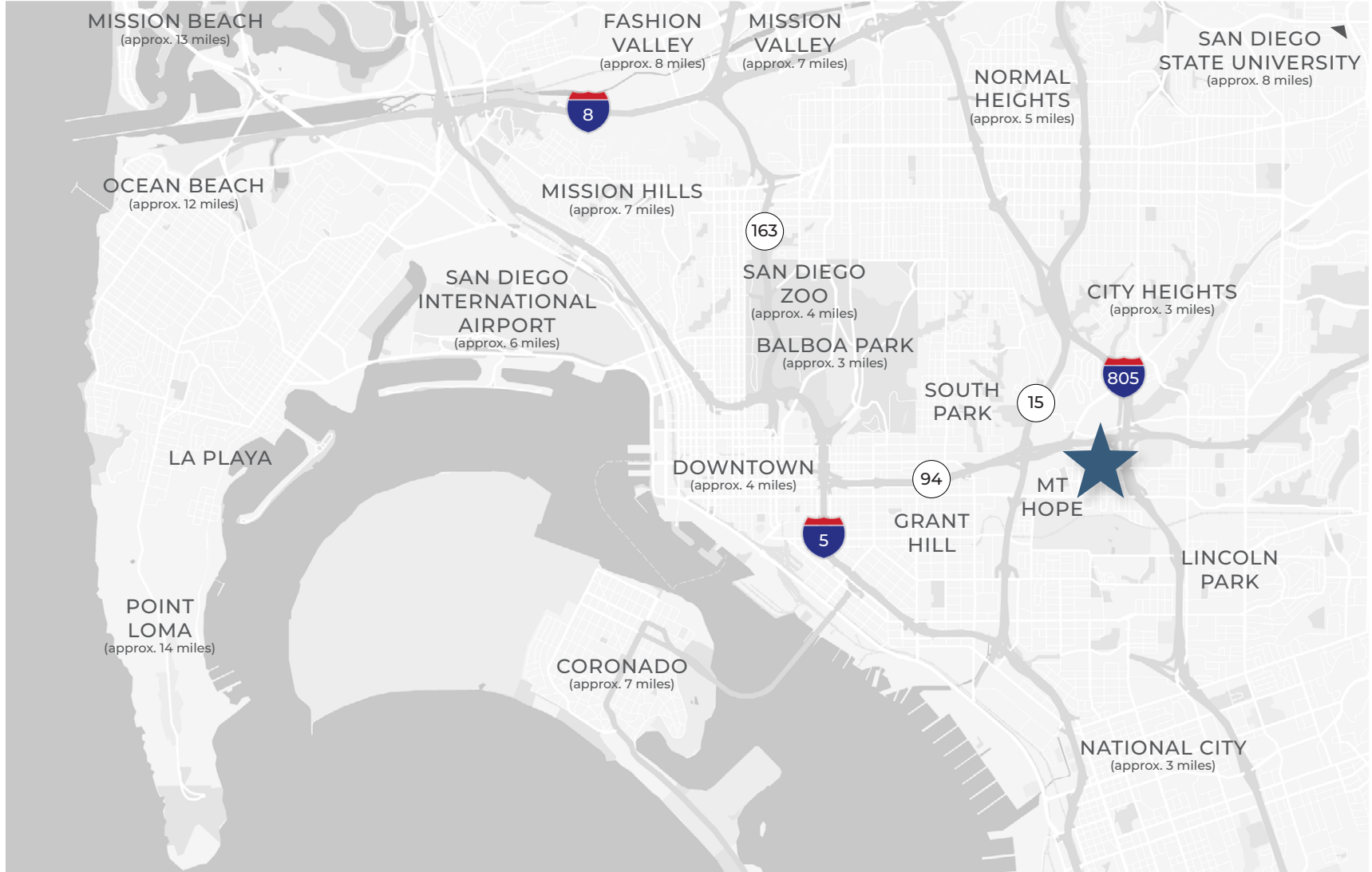
BUILDING PERMIT FEES	
Due at Submittal	\$103,426
Due at Issuance	\$217,193
<b>Total</b>	<b>\$320,619</b>

Fee estimates provided for reference. Buyer is advised to independently verify all fees with the City of San Diego prior to closing.



FEE TYPE	AMOUNT	NOTES
<b>Development Impact Fees Total</b>	<b>\$1,159,601</b>	
RTICIP	\$30,162	Per Citywide DIF Calculator
Affordable In-Lieu Fee	\$763,655	\$25.92/ft building area
Impact Fees	\$213,466	Per Citywide DIF Calculator
School Fees	\$152,319	\$5.17 per foot
<b>Sewer/Water Fees Total</b>	<b>\$231,960</b>	
Sewer Capacity Fees	\$103,080	\$5,154 per unit @ 1.0 EDU, ADUs @ 0.5 EDU
Water Capacity Fees	\$60,940	\$3,047 per unit @ 1.0 EDU, ADUs @ 0.5 EDU
Wet Tap Fees	\$1,110	
CWA Fees	\$66,830	(x10) 1" meters
<b>Building &amp; Grading Permit Total</b>	<b>\$320,619</b>	
Plan Check SFRs (Lots 1-9)	\$14,697.36	Submittal
Plan Check SFRs (Lot 10)	\$9,515.40	Submittal
Plan Check ADUs (Lots 1-9)	\$14,697.36	Submittal
Inspection SFRs (Lots 1-9)	\$70,505.46	Issuance
Inspection SFRs (Lot 10)	\$13,866.49	Issuance
Inspection ADUs (Lots 1-9)	\$70,505.46	Issuance
Addressing	\$4,939.00	Issuance
General Plan Maintenance Fee	\$737.00	Submittal
Mapping Fee	\$11.34	Submittal
Fee Collection	\$15.95	Submittal
Records Fee	\$108.81	Issuance
Lead Hazard Prevention Fee	\$58.00	Issuance
C&D Deposit	\$11,784.80	Issuance
Seismic Fee	\$325.00	Issuance
Building Standards Fee	\$100.00	Issuance
Grading Permit Plan Check	\$27,089.88	Submittal
Grading Permit Maintenance Fee	\$737.00	Submittal
Grading Permit Mapping Fee	\$11.34	Submittal
Grading Permit Fee Collection	\$14.75	Submittal
Grading Permit Records Fee	\$987.79	Submittal
Drainage Study	\$4,941.09	Submittal
Geotechnical Study	\$1,810.84	Submittal
SWQMP	\$6,753.05	Submittal
WPCP	\$1,481.69	Submittal
Traffic Control	\$5,598.51	Submittal
Right of Way Dedication	\$5,433.86	Submittal
Final Map	\$8,892.14	Submittal
Inspection Deposit	\$45,000.00	Issuance
<b>Total Estimated Fees</b>	<b>\$1,712,180</b>	

# Area Map





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