

APPROVED FOR 12 LIVE-WORK UNITS & TOWNHOMES

341 E 30TH STREET - NATIONAL CITY, CA

- Average Unit Size 1,479 Square Feet
- Area New Townhome Prices \$400,000 - 450,000+
- Easy Access to Interstate 5, 805 & California State Hwy 54

SALE PRICE: \$1,140,000



[BACK TO NEW LISTINGS](#)

FOR ADDITIONAL INFORMATION:

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COMMERCIAL REAL ESTATE SERVICES

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341 E 30TH STREET - NATIONAL CITY, CA

TABLE OF CONTENTS

PAGE	CONTENT
3	AERIALS
5	LOCATION MAP
6	PROPERTY INFO
7	DOCUMENT LINS
8	DEVELOPMENT IMPACT FEES
9	UNIT MIX
10	FLOOR PLANS
13	ELEVATIONS
15	TENTATIVE MAP
16	PLAT MAP
17	SALES COMPARABLES



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice.

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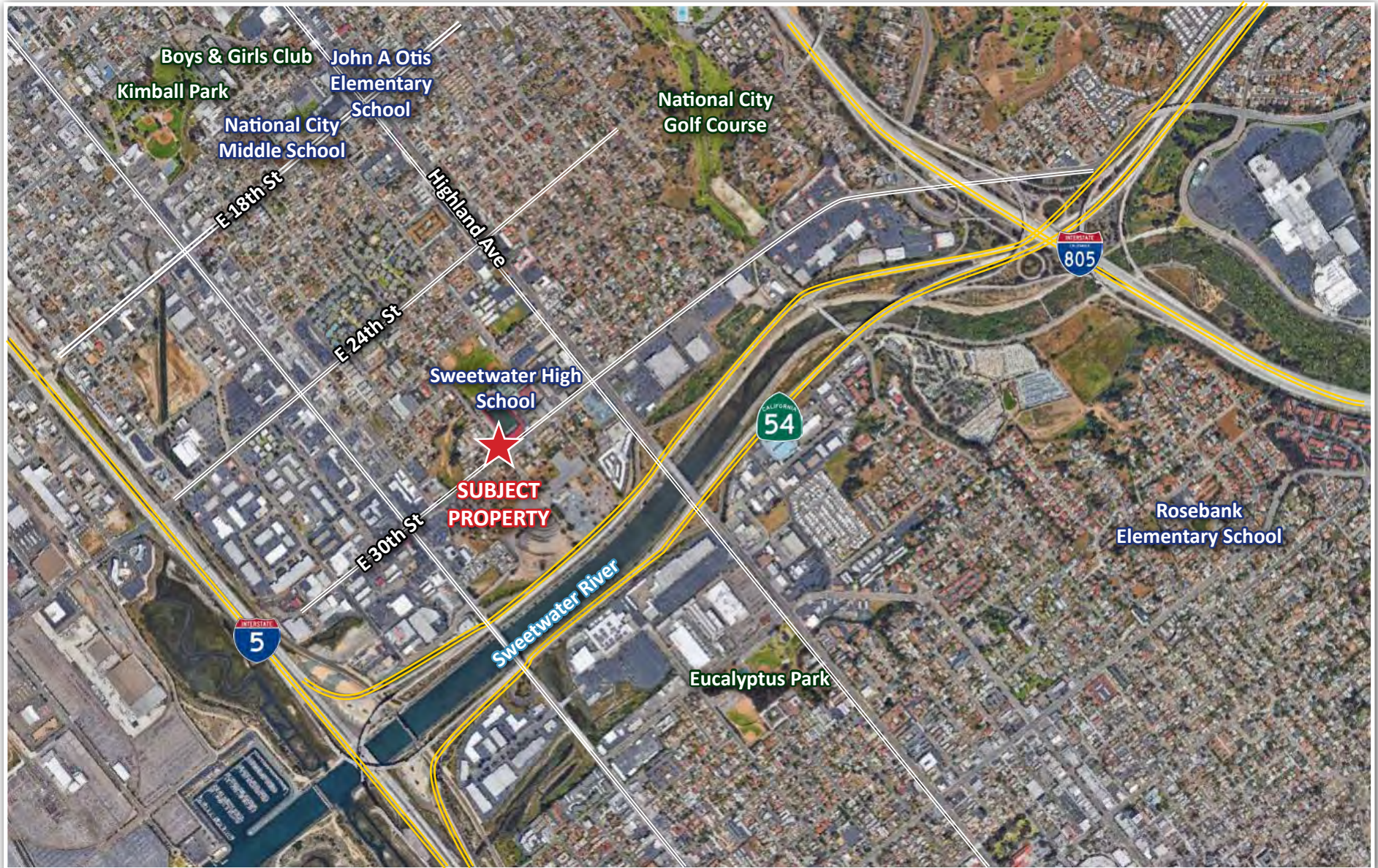
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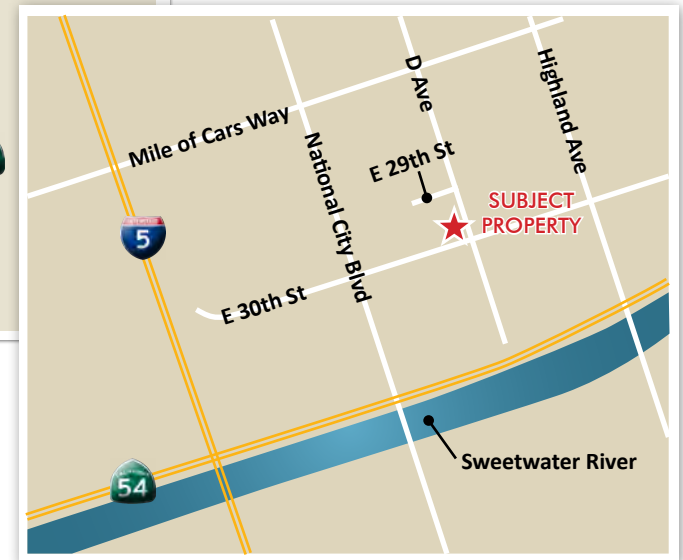
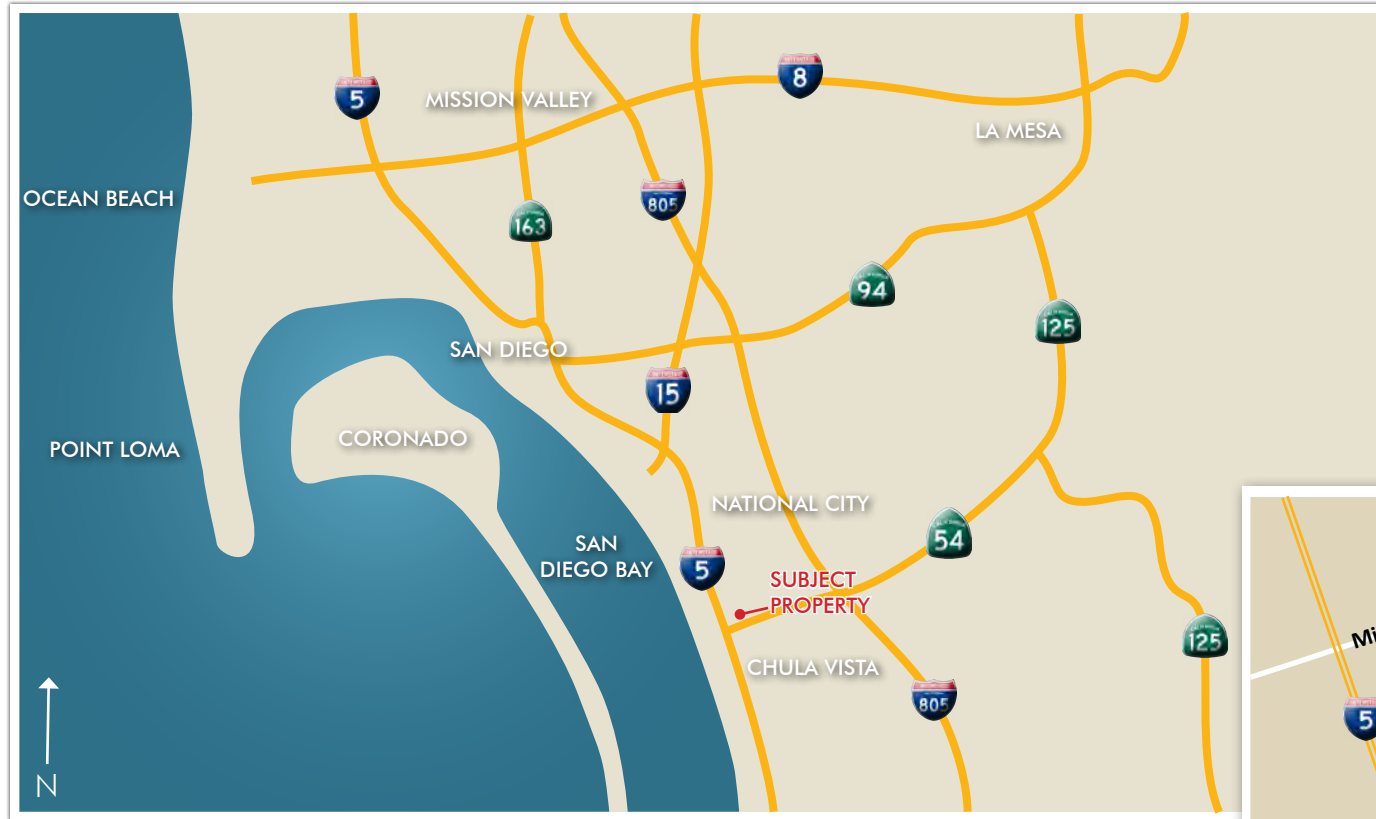
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LOCATION MAP



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341 E 30TH STREET - NATIONAL CITY, CA

PROJECT INFO

PROPERTY FEATURES

LOCATION:	The subject property is located at 341 E. 30th Street in the City of National City, County of San Diego. Within walking distance to shopping, restaurants, and the Metrolink station, this site is a rare infill location with easy access to Interstate 5, 805 & California State Highway 54.	
Jurisdiction:	City of National City	
APN:	562-190-32-00	
Lot Size:	.2643 Acres	
Existing Improvements:	1,128 Square Foot Single Family Home	
Topography:	Flat	
Zoning:	MXC-1	
Max Density:	Max 48 units per acre Proposed 41 units per acre	
Average Unit Size:	1,479 Square Feet	
Impact Fees:	Approximately \$16,615 per unit	
School District:	National Elementary School District <ul style="list-style-type: none">• Olivewood Elementary School <i>API 804</i>• National City Middle School <i>API 797</i>• Sweetwater Union High School <i>API 770</i>	
Services:	Water	Sweetwater Authority
	Sewer	City of National City
	Gas/Electricity	San Diego Gas & Electric
	Fire	National City Fire Dept.
	Police	National City Police Dept.



Project Description: Approved 12 unit residential & live-work townhome project. The 6 units fronting 30th Street have 1st floor commercial suites that connect to the residential units above. Each commercial unit can be locked off and operated separately. Each unit has its own garage.

Project Status: On June 6, 2017 the City Council of the City of National City approved the 12 unit Mixed-use Tentative Subdivision Map conditioned by Resolution No. 2017-94. Owner has conceptual floor plans, elevations and landscape plans and has completed a Phase I Geotechnical Study and Market Study.

Affordable Housing: National City does not require inclusionary housing units or an in lieu fee for residential developments.

PRICE: **\$1,140,000**

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341 E 30TH STREET - NATIONAL CITY, CA

DOCUMENT LINKS

[CLICK TO VIEW DOCUMENT LINKS](#)

[CONDITIONS OF APPROVAL](#)

[MARKET STUDY](#)

[PHASE 1](#)

[PROJECT PLANS](#)

[SOIL STUDY](#)

[ZONING CODE & DEVELOPMENT STANDARDS](#)

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DEVELOPMENT IMPACT FEES

National City

Estimated Development Fees
Per Approximate 1,479 SF Unit

<i>Item</i>	<i>MFR</i>
SUHSD School Fees (\$1.95/SF)	\$ 2,884
National City School Fees (\$1.53/SF)	\$ 2,263
Development Impact Fees (DIF - includes Park, Library, Fire & Police)	\$ 1,190
Transportation Development Impact Fee (TDIF)	\$ 2,357
SDCWA Water Capacity Charge (3/4" Meter)	\$ 5,099
SDCWA Water Treatment Charge (3/4" Meter)	\$ 141
Water Capacity Charge (Assumes 1 EDU per unit for separate meters)	\$ 2,300
Sewer Permit Fee	\$ 381
TOTAL PER UNIT	\$ 16,615

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UNIT MIX

BUILDING 1 (South)

Unit #	Plan #	Bed	Bath	Resid./SF	Comm./SF	Total/SF
1	2	2	2.5	1,284	219	1,503
2	2	2	2.5	1,284	219	1,503
3	3	3	2.5	1,405	180	1,585
4	3	3	2.5	1,405	180	1,585
5	6	2+Den	2.5	1,467	193	1,660
6	7	3	2.5	1,551	229	1,780

BUILDING 2 (North)

Unit #	Plan #	Bed	Bath	Resid./SF	Comm./SF	Total/SF
1	1	2	2.5	1,199	0	1,199
2	4	3	2.5	1,490	0	1,490
3	1	2	2.5	1,199	0	1,199
4	1	2	2.5	1,199	0	1,199
5	4	3	2.5	1,490	0	1,490
6	5	3	2.5	1,553	0	1,553

Total SF	17,746
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Average SF	1,479
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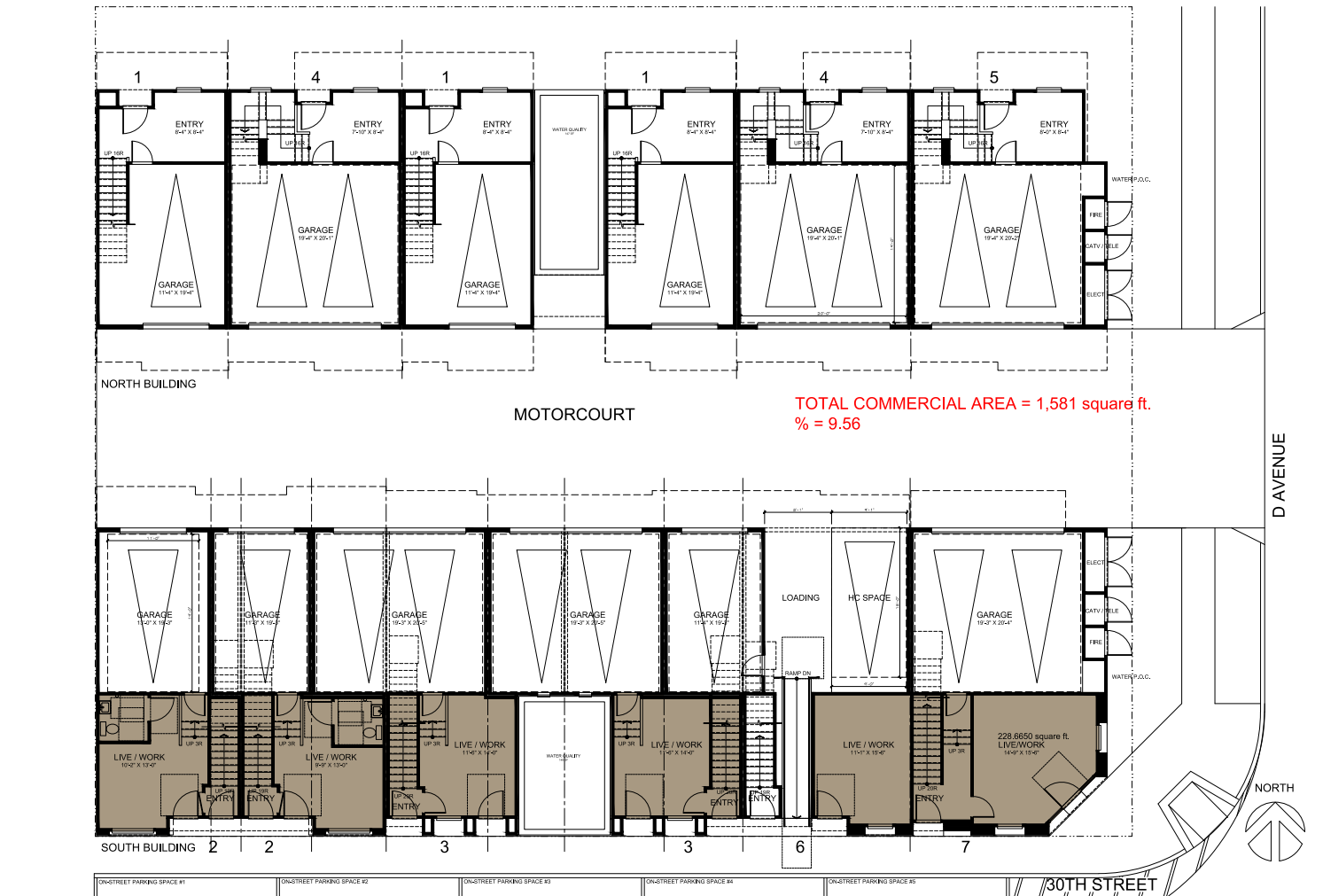
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FLOOR PLANS



1ST FLOOR

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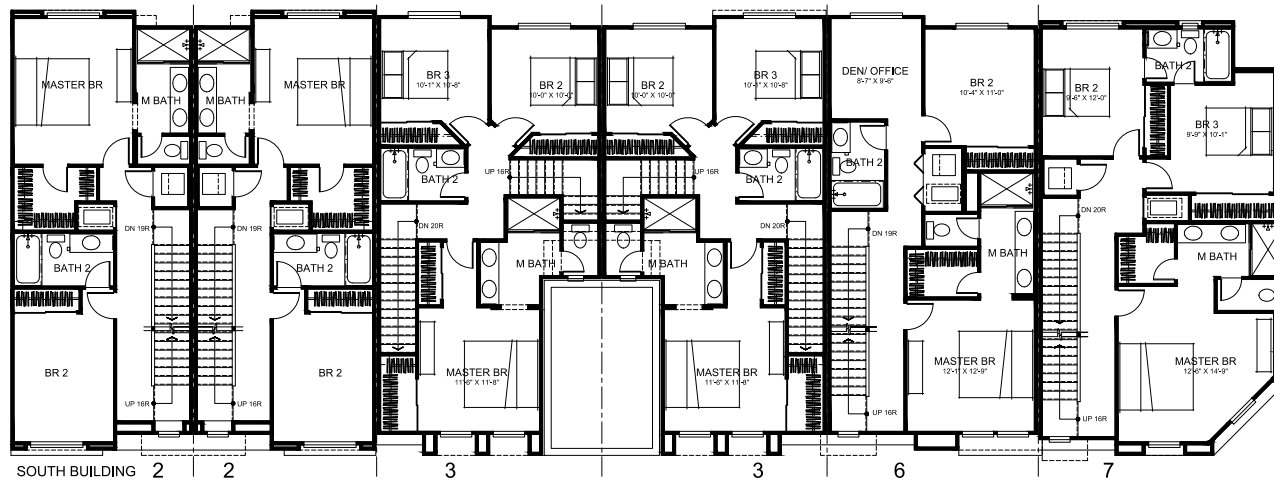
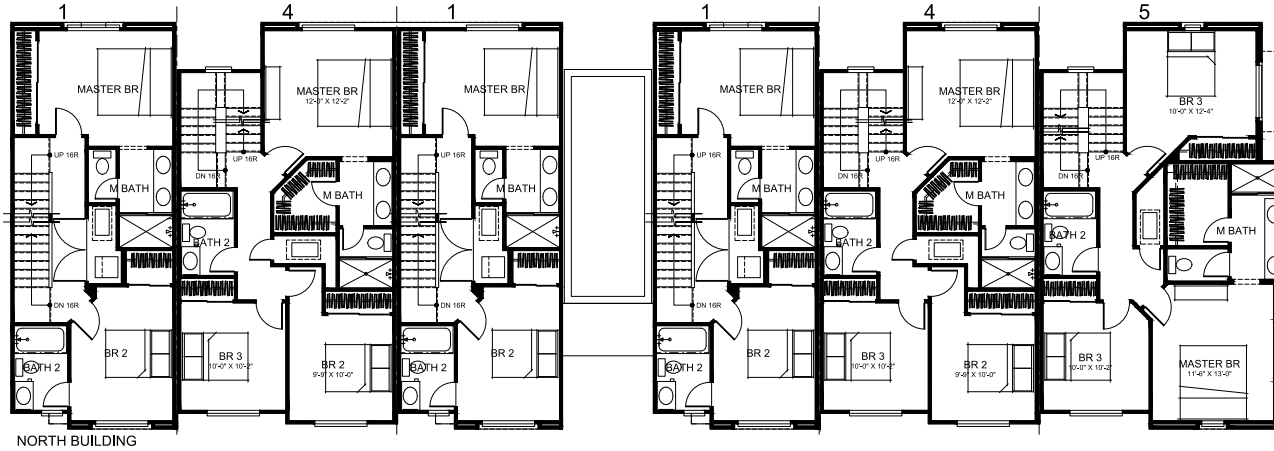
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FLOOR PLANS



2ND FLOOR

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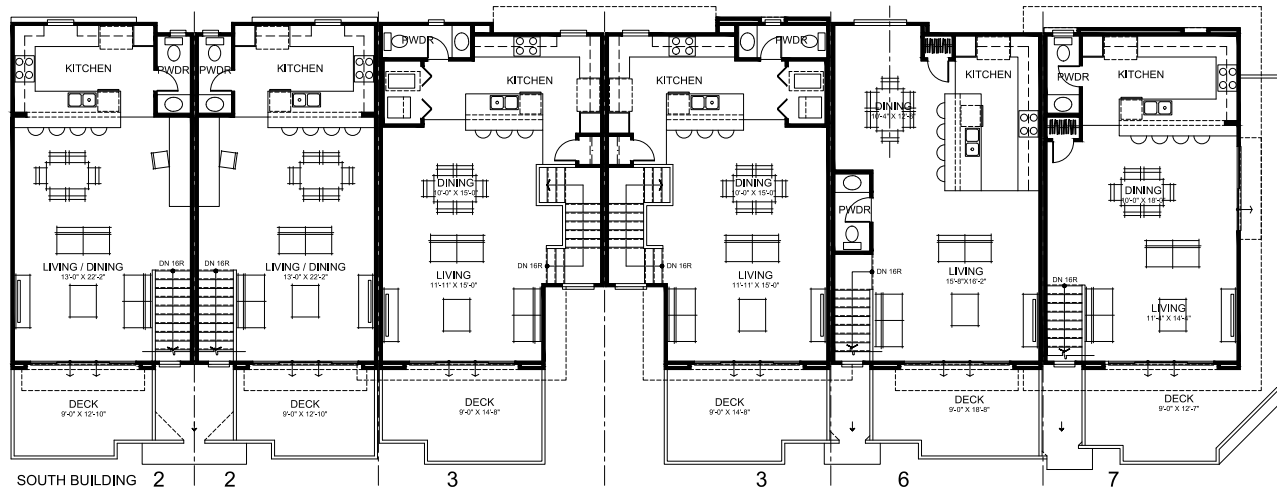
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FLOOR PLANS



3RD FLOOR

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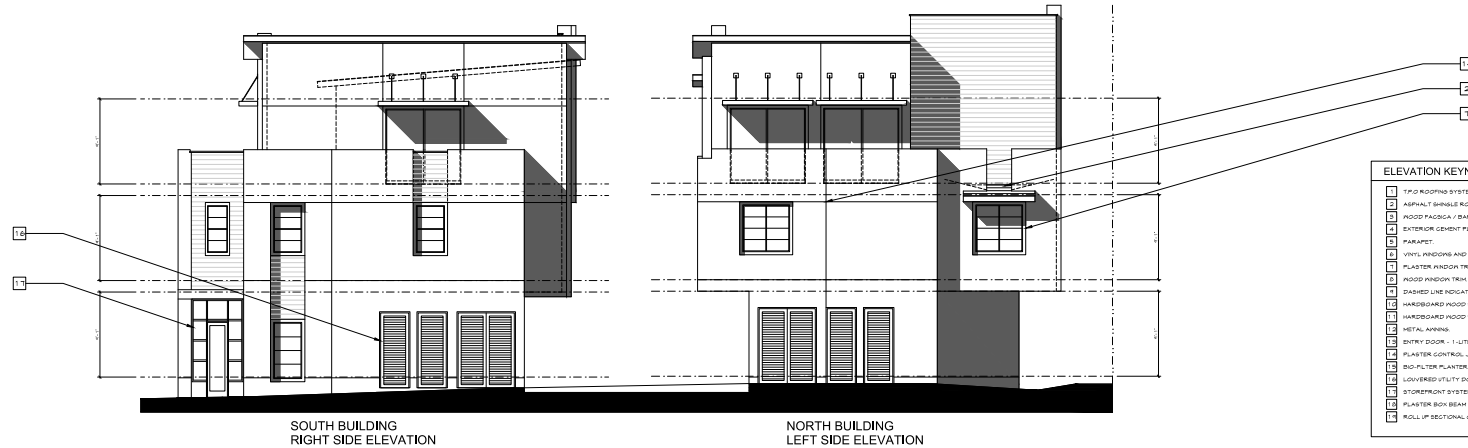
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ELEVATIONS



ELEVATION KEYNOTES	
1	TYP. ROOFING SYSTEM
2	ASPHALT SHINGLE ROOF
3	WOOD FASCIA / BARGE BOARD
4	EXTERIOR CEMENT PLASTER (INTEGRAL COLOR)
5	PARAPET
6	VINYL WINDOWS AND SLIDING GLASS DOORS
7	PLASTER AND/OR TRIM
8	WOOD AND/OR TRIM
9	SHADES (LINE INDICATES ROOF BEYOND)
10	HARDBOARD WOOD SING
11	HARDBOARD WOOD PANEL
12	METAL FINISH
13	SWING DOOR - LITE
14	PLASTER CONTROL JOINT
15	BIO-FILTER PLANTER
16	COVERED UTILITY DOOR
17	STORAGE SYSTEM
18	PLASTER BOX BEHIND UTILITY CONDENS
19	ROLL-UP SECTIONAL GARAGE DOOR

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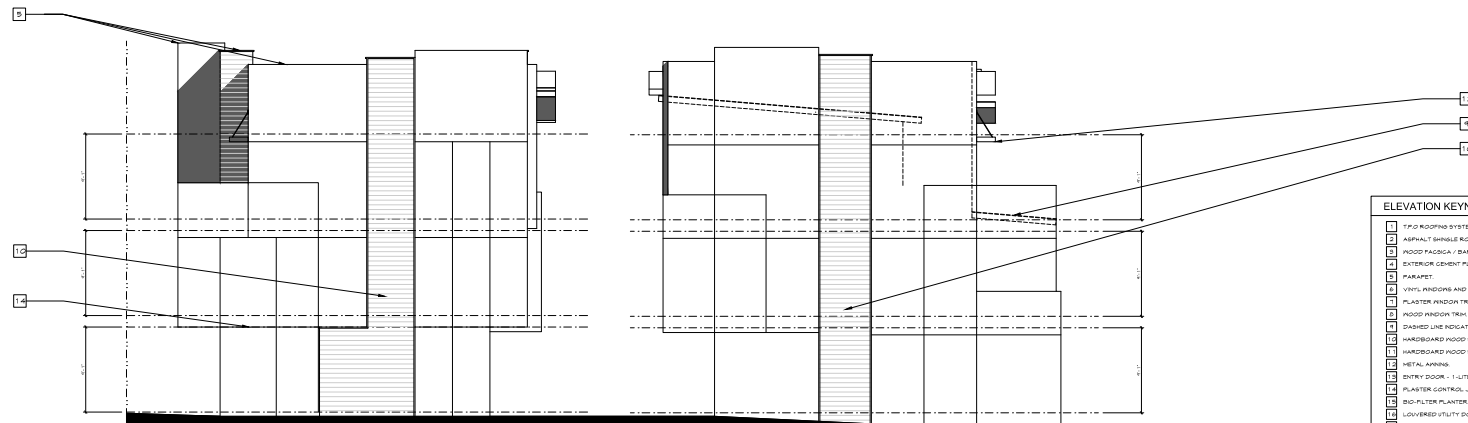
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341 E 30TH STREET - NATIONAL CITY, CA

ELEVATIONS



SOUTH BUILDING
REAR ELEVATION



NORTH BUILDING
LEFT SIDE ELEVATION

SOUTH BUILDING
RIGHT SIDE ELEVATION

ELEVATION KEYNOTES	
1	T/F/O ROOFING SYSTEM
2	ASPHALT SHINGLE ROOF
3	WOOD FASCIA / BARGE BOARD
4	EXTERIOR CEMENT PLASTER (INTEGRAL COLOR)
5	PARAPET
6	VINYL WINDOWS AND SLIDING GLASS DOORS
7	PLASTER AND/OR TRIM
8	WOOD AND/OR TRIM
9	SHADES (LINE INDICATES ROOF BEYOND)
10	HARDBOARD WOOD SIDING
11	HARDBOARD WOOD PANEL
12	METAL FINISH
13	SMITH DOOR - LITE
14	PLASTER CONTROL LIGHT
15	BIO-FILTER PLANTER
16	LOWERED UTILITY DOOR
17	STORAGE SYSTEM
18	PLASTER BOX BEHIND UTILITY CONDIT
19	ROLL-UP SECTIONAL GARAGE DOOR

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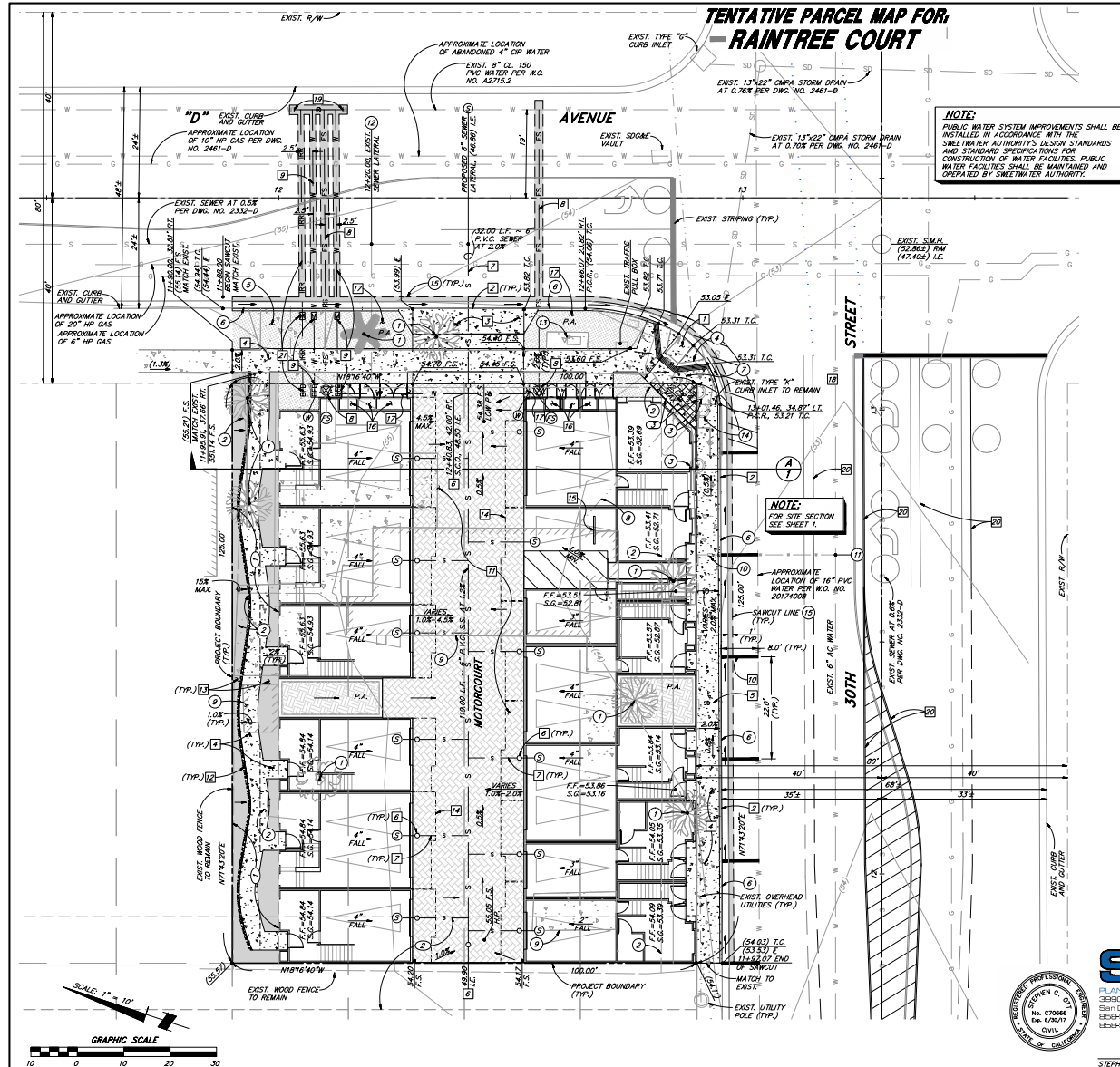
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341 E 30TH STREET - NATIONAL CITY, CA

TENTATIVE MAP



TENTATIVE PARCEL MAP FOR - RAIN TREE COURT

NOTE:
PUBLIC WATER SYSTEM IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE SWEETWATER AUTHORITY'S DESIGN STANDARDS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER FACILITIES. PUBLIC WATER FACILITIES SHALL BE MAINTAINED AND OPERATED BY SWEETWATER AUTHORITY.

NOTE:
FOR SITE SECTION SEE SHEET 1.

DEMOLITION NOTES

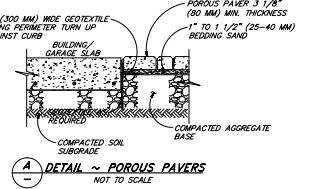
- EXIST. TREES TO BE REMOVED.
- EXIST. WOOD FENCE TO BE REMOVED.
- EXIST. UTILITY POLE TO BE REMOVED AND PLACED UNDERGROUND BY OTHERS.
- EXIST. PEDESTRIAN RAMP TO BE REMOVED AND REPLACED.
- EXIST. 14" DRIVEWAY TO BE REMOVED.
- EXIST. CURB AND GUTTER TO BE REPLACED.
- EXIST. TRAFFIC SIGNAL WITH STREET LIGHT TO BE PROTECTED IN PLACE.
- EXIST. OVERHEAD UTILITIES TO BE REMOVED AND PLACED UNDERGROUND BY OTHERS.
- EXIST. STRUCTURE TO BE REMOVED.
- EXIST. WATER METER TO BE REMOVED.
- EXIST. WATER LATERAL TO BE CAPPED AND PLUGGED.
- EXIST. SEWER LATERAL TO BE PLUGGED AND ABANDONED.
- PROTECT EXIST. UTILITY PAD AND VALVE IN PLACE.
- REMOVE EXIST. ABANDONED UTILITY POLE.
- REMOVE EXIST. A.C. PAVEMENT 1.0' FROM EXIST. LIP OF GUTTER.

CONSTRUCTION NOTES

- INSTALL PEDESTRIAN CURB RAMP TYPE "D" PER SDRS G-31 WITH 4x3 TRUNCATED DOMES PER G-28.
- INSTALL 4" THICK 10" CURB AND GUTTER PER SDRS G-2.
- INSTALL P.C.C. DRIVEWAY PER SDRS G-14B.
- INSTALL P.C.C. SIDEWALK PER SDRS G-7.
- INSTALL 1" SIDEWALK UNDERDRAIN PIPE PER SDRS D-27.
- INSTALL SEWER CLEANOUT PER SDRS SC-01.
- INSTALL SEWER LATERAL PER SDRS SS-01.
- INSTALL 8" FIRE SERVICE AND BACKFLOW DEVICE PER SWS S015-A AND S016 WITH 1/2" REDUCER AND 4" IRDA BACKFLOW DEVICE. INSTALL BACKFLOW VERTICALLY MOUNTED TO FACE OF BUILDING.
- INSTALL 2" WATER SERVICE METER AND PRIVATE BACKFLOW DEVICE PER SWS S02, S04-A, S016, AND S022 TO BE PROTECTED WITH A THREE SACK CEMENT SLURRY FROM PROPOSED METER BOX TO THE IRDA.
- STREET PARKING BRACKETS (S) PER RESOLUTION 2017-9 (CASE FILE NO. 2016-24 SPR)
- POROUS PAVERS IN MOTORCOURT AREA PER DETAIL (A).
- DECORATIVE GRAVEL BORDER 6" WIDE x 6" DEEP AT LOW EDGE OF SIDEWALK.
- DECOMPOSED GRANITE (D.G.) OR OTHER ZEPHYRUS MAINTENANCE LANDSCAPING MUST BE OBTAINABLE IN ACCESS EASEMENT.
- CONCRETE WHEEL STOP PER SDRS M-27A.
- BUILDING UTILITY ROOMS. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PLANTER AREA (P.A.) SEE LANDSCAPE PLANS FOR DETAILS.
- NO CHURNING SIGN PER NPDES.
- INSTALL (OUT-IN) 12.5 L.F. OF 8" CL 150 P.V.C. WATER MAIN PER SWS S016.
- 30TH STREET RESTORING.
- INSTALL 1" WATER SERVICE METER AND PRIVATE BACKFLOW DEVICE FOR IRRIGATION PURPOSES PER SWS S015, S04-A, S016-S02, S016, AND S022 TO BE PROTECTED WITH A THREE SACK CEMENT SLURRY FROM PROPOSED METER BOX TO THE IRDA.

EASEMENT NOTES

- EASEMENT FOR DRIVEWAY AND ACCESS. RECORDED DECEMBER 2, 1999 AS INSTRUMENT NO. 1999-0790117 OF OFFICIAL RECORDS.
- ALLEY VACATED, MAY 10, 1973 DOCUMENT NO. 71-135193 OF OFFICIAL RECORDS.
- PROPOSED STREET DEDICATION.



CCS83 COORDS = _____
L.C. COORDS = _____
Prepared By:

Name: SB&O INC.
Address: 3990 RUFFIN ROAD, SUITE 120
SAN DIEGO, CALIFORNIA 92123
Phone #: (619) 560-1141
Project Address: 341 EAST 30TH STREET
NATIONAL CITY, CA 91960



Project Name: RAIN TREE COURT
Sheet Title: TENTATIVE PARCEL MAP
Revision 1: 4-5-17
Revision 2: 3-15-17
Revision 3: 2-8-17
Original Date: 8-24-16
Sheet 2 of 21
P.T.S. NO. _____
I.D. NO. _____

STEPHEN C. OTT P.E. C70666 DATE



PRELIMINARY
NOT FOR CONSTRUCTION

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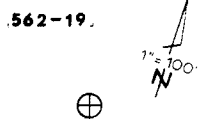
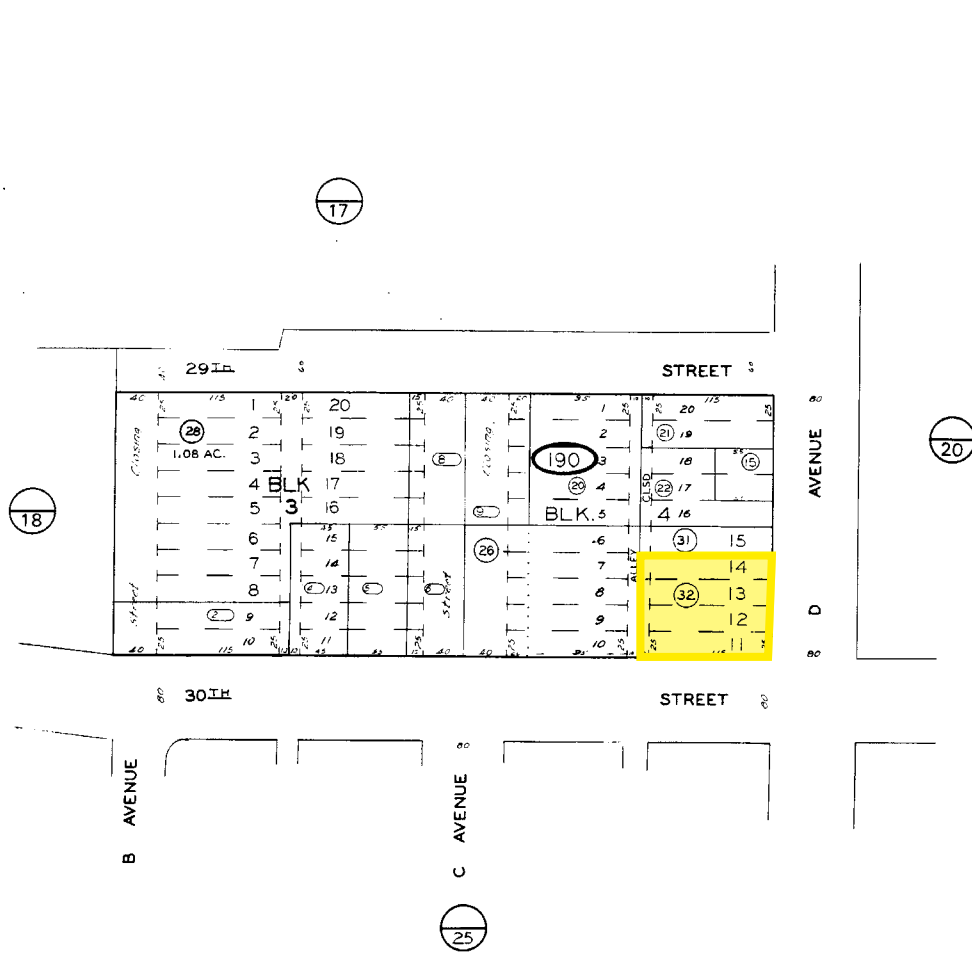
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PLAT MAP

562-190



CHANGES			
BLK	OLD	NEW	CUT
190	20-25	74	2721
18, 25	26	77	2817
1, 3, 7	28	78	3070
23, 24	29, 30	79	3785
29, 30	31, 32	80	1578

SAN DIEGO COUNTY
 ASSESSOR'S MAP
 BOOK 562 PAGE 19 MAP FILE FOR ASSESSMENT PURPOSES ONLY

MAP 1067 - BUDD VILLA TRACT

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341 E 30TH STREET - NATIONAL CITY, CA

NEW HOME SALES COMPARABLES

Project Name	Builder Name	City	Master Plan	Open Date	Product Type	Unit Size Min	Unit Size Max	MinPrice	MaxPrice	Min \$/SF	Max \$/SF	Total Units Planned	Total Units Sold	Total Remaining	Sales Rate	Sales Rate (Last 3 Months)	Zip Code
Evo	Meridian Communities	Chula Vista	Millenia	8/13/2016	Attached	1687	1958	\$ 428,900	\$ 497,900	\$ 254.29	\$ 254.24	18	15	3	1.6	0.7	91915
Metro	Meridian Communities	Chula Vista	Millenia	8/13/2016	Attached	1298	1477	\$ 371,900	\$ 407,900	\$ 276.17	\$ 286.52	17	16	1	1.7	0.7	91915
Trio	Meridian Communities	Chula Vista	Millenia	8/13/2016	Attached	1653	1880	\$ 433,900	\$ 472,900	\$ 251.54	\$ 262.49	14	12	2	1.3	0.3	91915
Parc Place	Pacific Coast Communities	Chula Vista	Otav Ranch	3/25/2017	Attached	1116	1587	\$ 340,900	\$ 400,900	\$ 252.61	\$ 305.47	175	8	167	4	-	91913
Z at Millenia	Shea Homes	Chula Vista	Millenia	11/12/2016	Attached	1288	1475	\$ 359,000	\$ 395,000	\$ 267.80	\$ 278.73	106	14	92	2.1	2	91915
Aviare	Sunrise Company	Chula Vista	Otav Ranch	7/26/2014	Attached	1098	1928	\$ 326,900	\$ 453,900	\$ 235.43	\$ 297.72	201	150	51	4.4	3	91913
Hampshire at Bayside Landing	Beazer Homes	Imperial Beach	-	3/29/2017	Attached	1544	1760	\$ 464,990	\$ 524,990	\$ 298.29	\$ 301.16	75	11	64	7	-	91932
Norfolk at Bayside Landing	Beazer Homes	Imperial Beach	-	3/29/2017	Attached	1172	1709	\$ 394,990	\$ 477,990	\$ 279.69	\$ 337.02	110	8	102	5.1	-	91932
Maravilla at Vista Del Sur	Cornerstone Communities	San Diego	Vista Del Sur	4/25/2015	Attached	1334	1686	\$ 363,990	\$ 424,990	\$ 252.07	\$ 272.86	129	89	40	3.6	0.7	92154

RESALE HOME COMPARABLES

RESIDENTIAL Summary Statistics			
High	Low	Average	Median
LP:\$409,000	\$315,000	\$355,975	\$354,450
SP:\$410,000	\$310,000	\$352,491	\$353,450

RESIDENTIAL - Sold

Number of Properties: 12

Num	MLS #	Status	Style	FIAdd	ZipArea	Beds	TotB	COEdate	LotSF	EstSF	DOM	LP	PrcSqft	SP	PrcSqft
1	170022423	SOLD	TOWNH	88 4th Ave 5	CHULA VISTA (91910)	3	3	8/3/2017		1,411	64	\$365,000 - \$385,000	\$272.86	\$357,000	\$253.01
2	160055654	SOLD	TOWNH	1556 CORTE BARCELONA 2	CHULA VISTA (91913)	4	3	12/5/2016		1,534	2	\$390,000	\$254.24	\$393,000	\$256.19
3	170002220	SOLD	ATT	1557 San Javier 2	CHULA VISTA (91913)	3	3	3/30/2017	19,281	1,588	31	\$399,000 - \$409,000	\$257.56	\$410,000	\$258.19
4	160040351	SOLD	TOWNH	2165 Caminito Rinaldo 111	CHULA VISTA (91915)	3	3	9/1/2016	19,736	1,386	5	\$335,000	\$241.70	\$340,000	\$245.31
5	160049898	SOLD	ATT	751 Paradise	NATIONAL CITY (91950)	2	2	12/29/2016	0	1,272	49	\$329,000	\$258.65	\$329,000	\$258.65
6	170012098	SOLD	ATT	742 Paradise Way	NATIONAL CITY (91950)	3	4	5/8/2017		1,452	11	\$359,000	\$247.25	\$360,000	\$247.93
7	170008533	SOLD	ATT	1005 L Ave	NATIONAL CITY (91950)	3	3	4/7/2017		1,425	10	\$365,000	\$256.14	\$360,000	\$252.63
8	160061369	SOLD	TOWNH	4300 Newton Avenue 18	LOGAN HEIGHTS (92113)	2	3	1/9/2017	55,299	1,288	14	\$299,999 - \$315,000	\$244.57	\$315,000	\$244.57
9	160065690	SOLD	ATT	4300 Newton 2	LOGAN HEIGHTS (92113)	2	3	2/28/2017		1,288	32	\$315,000 - \$319,900	\$248.37	\$316,000	\$245.34
10	170011475	SOLD	TOWNH	4300 newton ave. #4	LOGAN HEIGHTS (92113)	3	3	3/31/2017		1,285	4	\$335,000	\$260.70	\$310,000	\$241.25
11	170011894	SOLD	ATT	4300 Newton 72	LOGAN HEIGHTS (92113)	3	3	4/10/2017	28,718	1,379	8	\$349,900	\$253.73	\$349,900	\$253.73
12	170031593	SOLD	ATT	4300 Newton Ave 5	LOGAN HEIGHTS (92113)	3	3	7/14/2017		1,469	4	\$359,900 - \$379,900	\$258.61	\$390,000	\$265.49
Avg						2	3		24606	1398	19	\$355,975	\$254.53	\$352,492	\$251.86
Min						2	2		0	1272	2	\$315,000	\$241.70	\$310,000	\$241.25
Max						4	4		55299	1588	64	\$409,000	\$272.86	\$410,000	\$265.49

SALES COMPARABLES

FOR ADDITIONAL INFORMATION:

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APPROVED FOR 12 LIVE-WORK UNITS & TOWNHOMES

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