

# Potential for 34 Units Near a Transit Priority Area in San Diego

920 Saturn Blvd | San Diego, CA 92154

← MEXICO

- Three legal parcels totaling approximately 34,812 Square Feet with an existing single-family residence
- Property may qualify for higher density by right under SB 10
- Tentative Plan Designs Available for 34 Multi-Family Units
- Planning Commission Initiated an Amendment to the Otay Mesa-Nestor Community Plan to Redesignate the Land from Residential-Low to Residential-Medium High
- Excellent Opportunity for Builders and Developers to Bring Multi-family to a Transit Priority Area

ASKING PRICE: \$1,950,000



**SUBJECT  
PROPERTY**

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COMMERCIAL REAL ESTATE SERVICES



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# contents

- 4 aerals
- 7 location map
- 8 property information
- 9 tentative plan designs

- 13 plat map
- 14 document links
- 15 education
- 16 demographics









NAVY  
FEDERAL  
Credit Union

WELLS  
FARGO

THE  
HOME  
DEPOT

CVS  
pharmacy

BIG 5  
SPORTING GOODS

VONS

POSTAL ANNEX  
YOUR HOME OFFICE

IHOP  
RESTAURANT

STARBUCKS  
COFFEE

Bank of America

Walmart  
Save money. Live better.

Palm Ave

Dahlia Ave

Donax Ave

Elm Ave

18th St

Thermal Ave

Saturn Blvd

Avenida Del Mexico

SUBJECT  
PROPERTY

RITE  
AID

Mendoza  
Elementary School

INTERSTATE  
5

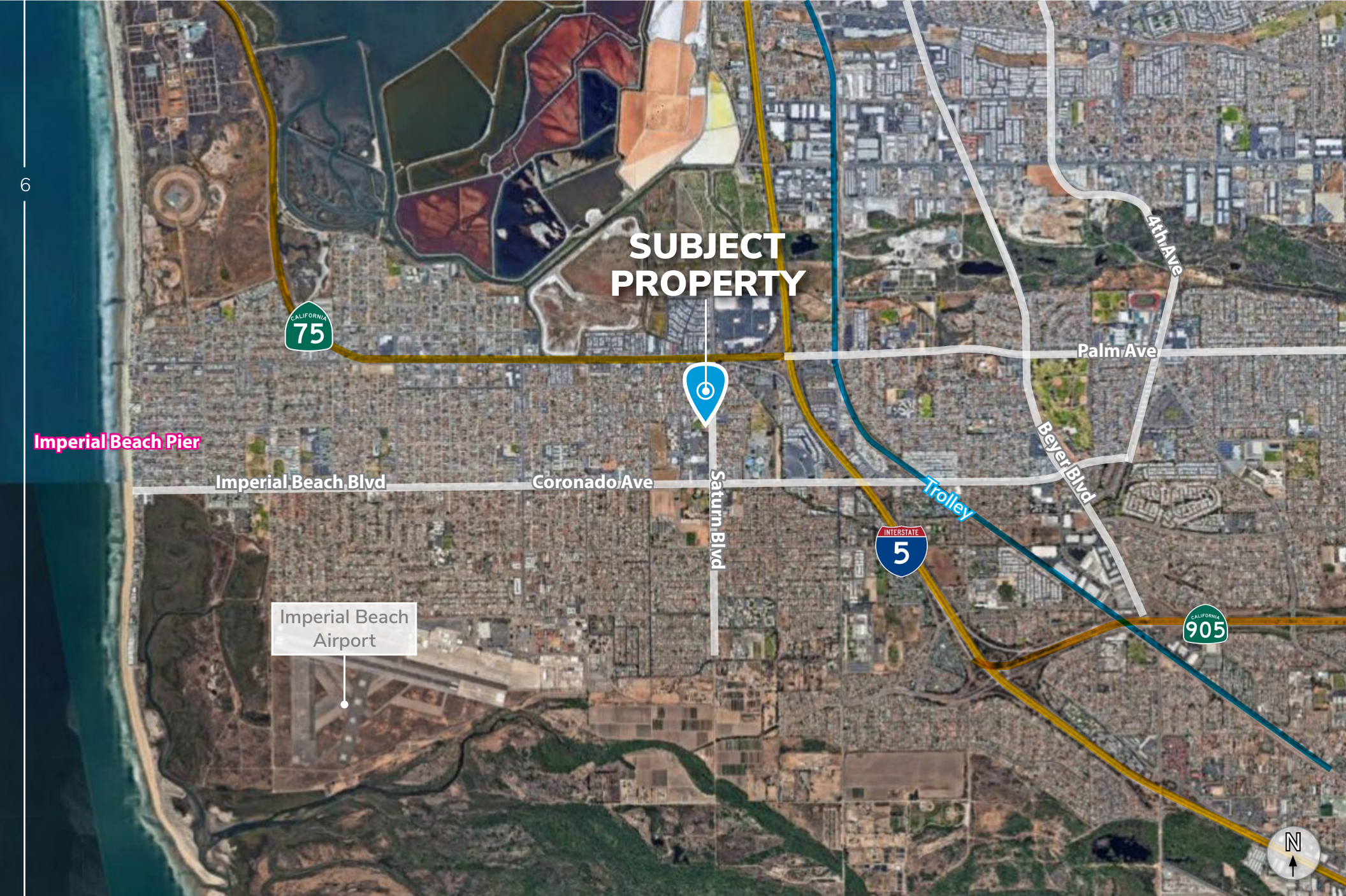
TROLLEY  
STATION

TROLLEY

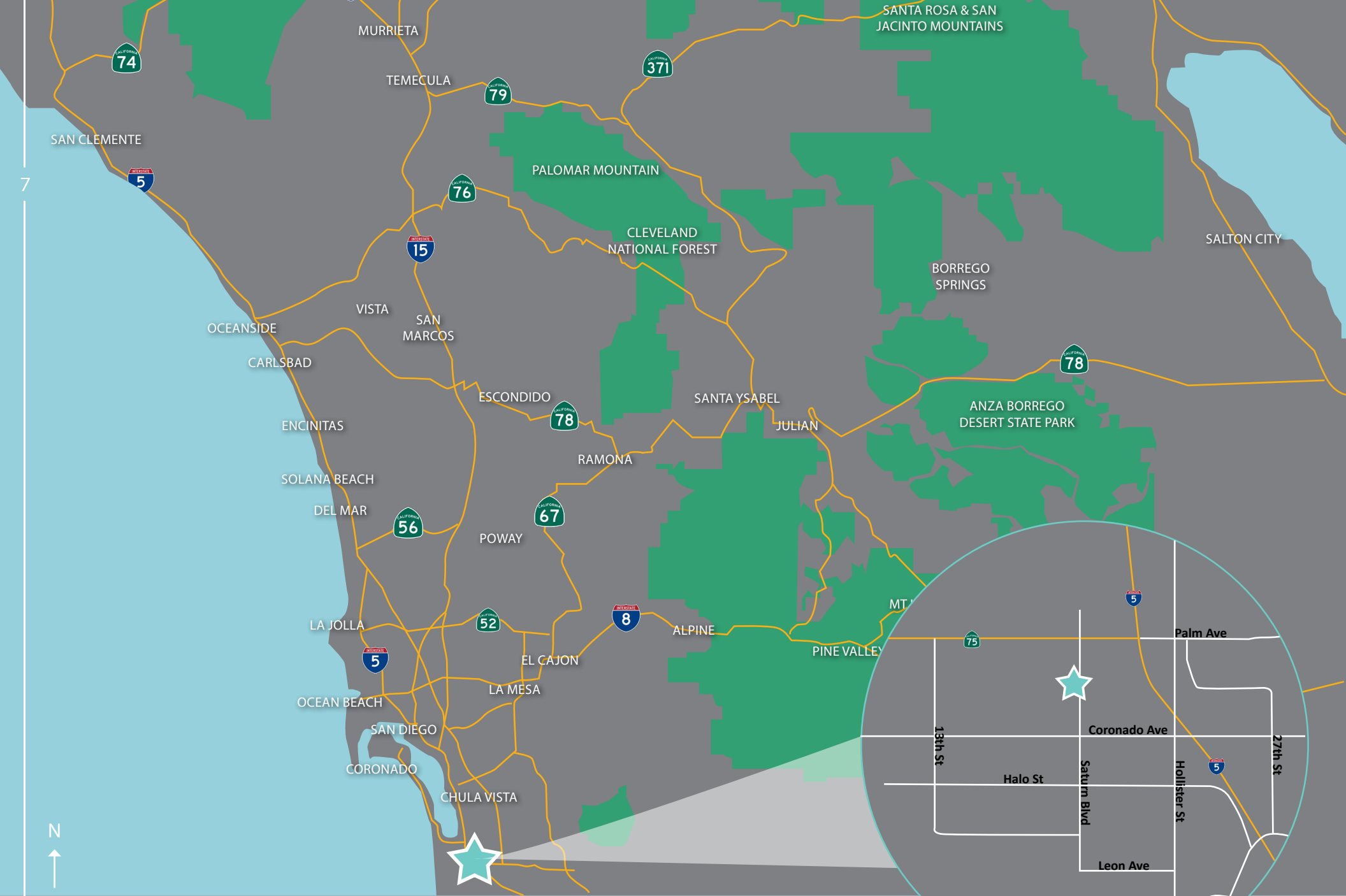
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aerial









location map

# property information

## location:

The subject property is located at 920 Saturn Blvd in San Diego, CA 92154. The site is west of I-5 and south of I-75. It is within the Transit Priority Area and is less than 1 mile from a Trolley Station, 0.30 miles from the Palm Ave Bus Stop, and half a mile from the I-5 and I-75 on ramps.

## property profile:

The subject property located at 920 Saturn Blvd provides the opportunity for builders and developers to bring multi-family homes to a transit priority area. The property is flat, west of the 1-5 freeway and centrally located. The surrounding area consists of neighborhood retail centers, parks, elementary and high schools, and major new developments north of Palm Ave. This location is ideal for commuters as well as live/work individuals and families.

## entitlement status:

The subject property is currently unentitled. Planning Commission initiated an Amendment to the Otay Mesa-Nestor Community Plan in order to redesignate the property from Residential-Low to Residential-Medium High. Since the amendment has been initiated, the rezoning process is likely to move faster than what is typical for this process. A feasibility study has been completed for 34-units. Seller is willing to give buyer time to get to discretionary approvals.

## jurisdiction:

City of San Diego

## apns & acreage:

627-302-43-00 0.296

627-302-44-00 0.251

627-302-45-00 0.251

TOTAL: 0.798 acres or 34,812 square feet

## current zoning:

City of San Diego Residential Single Unit (RS-1-7)

## current general plan:

Residential Low Density

## current density:

5-10 du/acre

## current min. lot size:

5,000 square feet

## proposed zoning:

City of San Diego Residential Multiple Unit (RM-3-7)

## proposed general plan:

Residential Medium High. Permits a maximum density of 1 dwelling unit for each 1,000 square feet of lot area.

## proposed density:

30-44 du/acre

## proposed min. lot size:

7,000 square feet

## max height:

30'

## overlay zone:

Coastal Height Limit Overlay Zone

## improvement fees:

Approximately \$39,740 per unit

## school district:

South Bay Union School District

## services:

Water/Sewer	City of San Diego
Gas/ Electricity	SDG&E
Fire	San Diego Fire Department
Police	San Diego Police Department

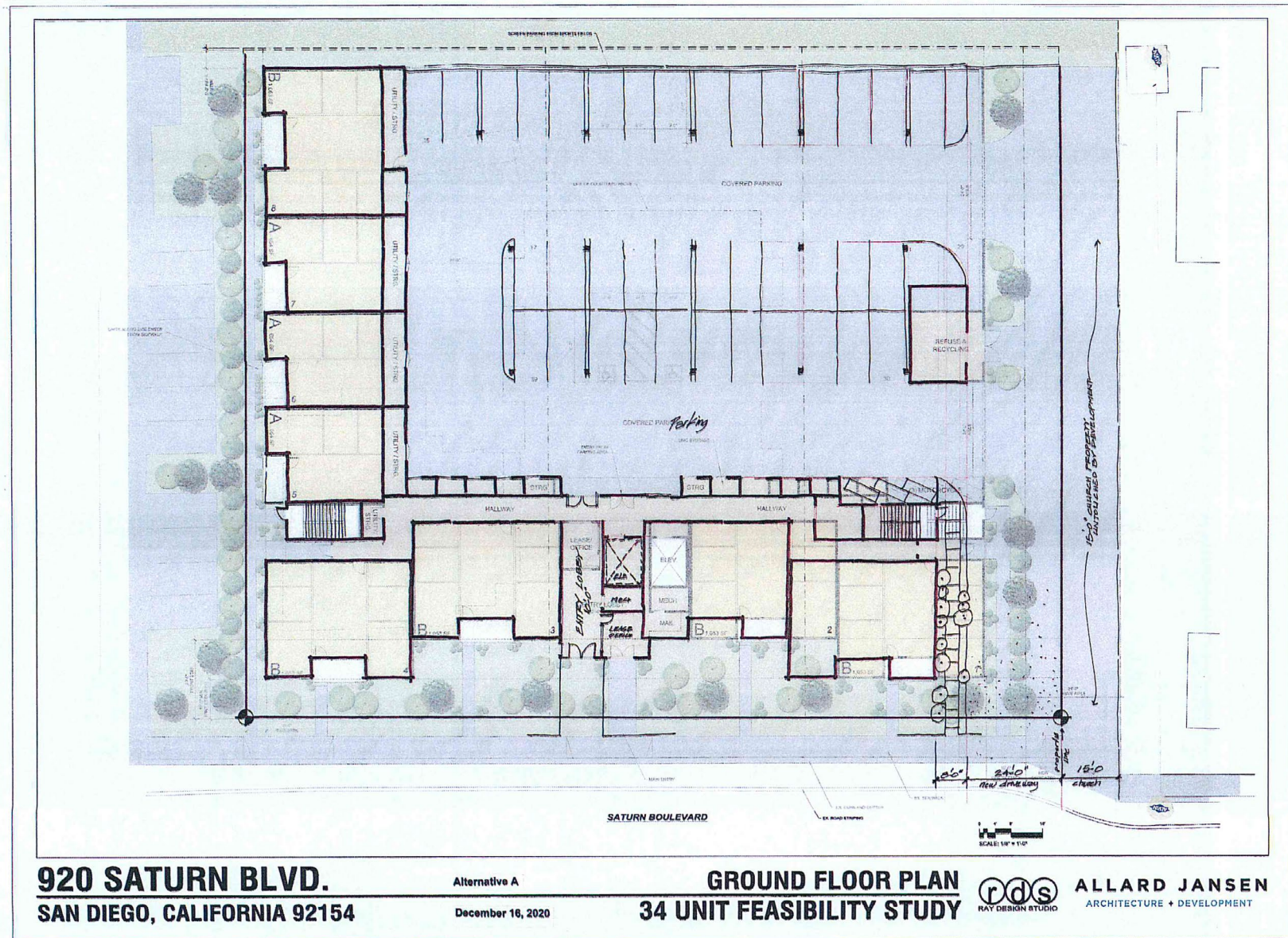
## PRICE:

**\$1,950,000**



# tentative plan designs

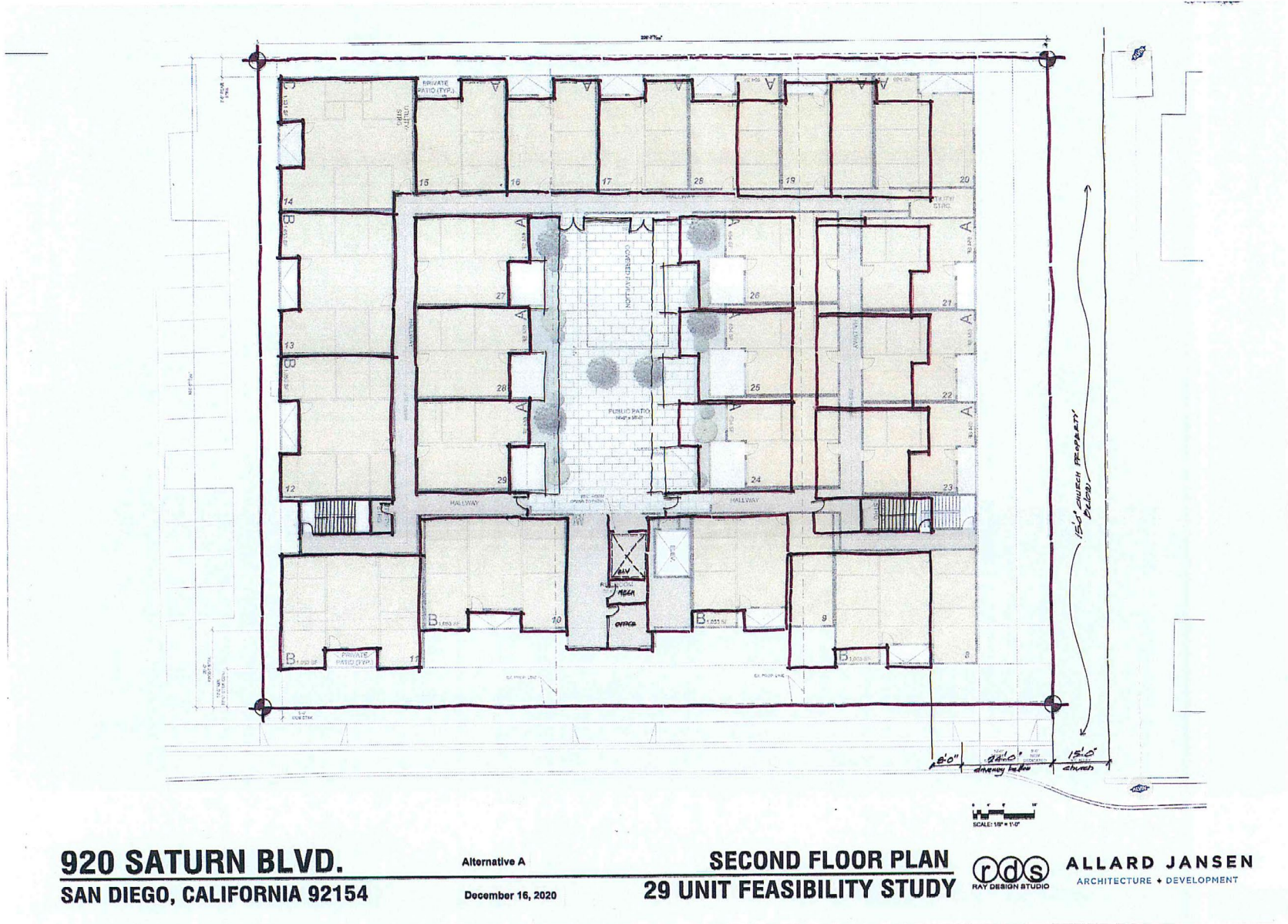
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# tentative plan designs

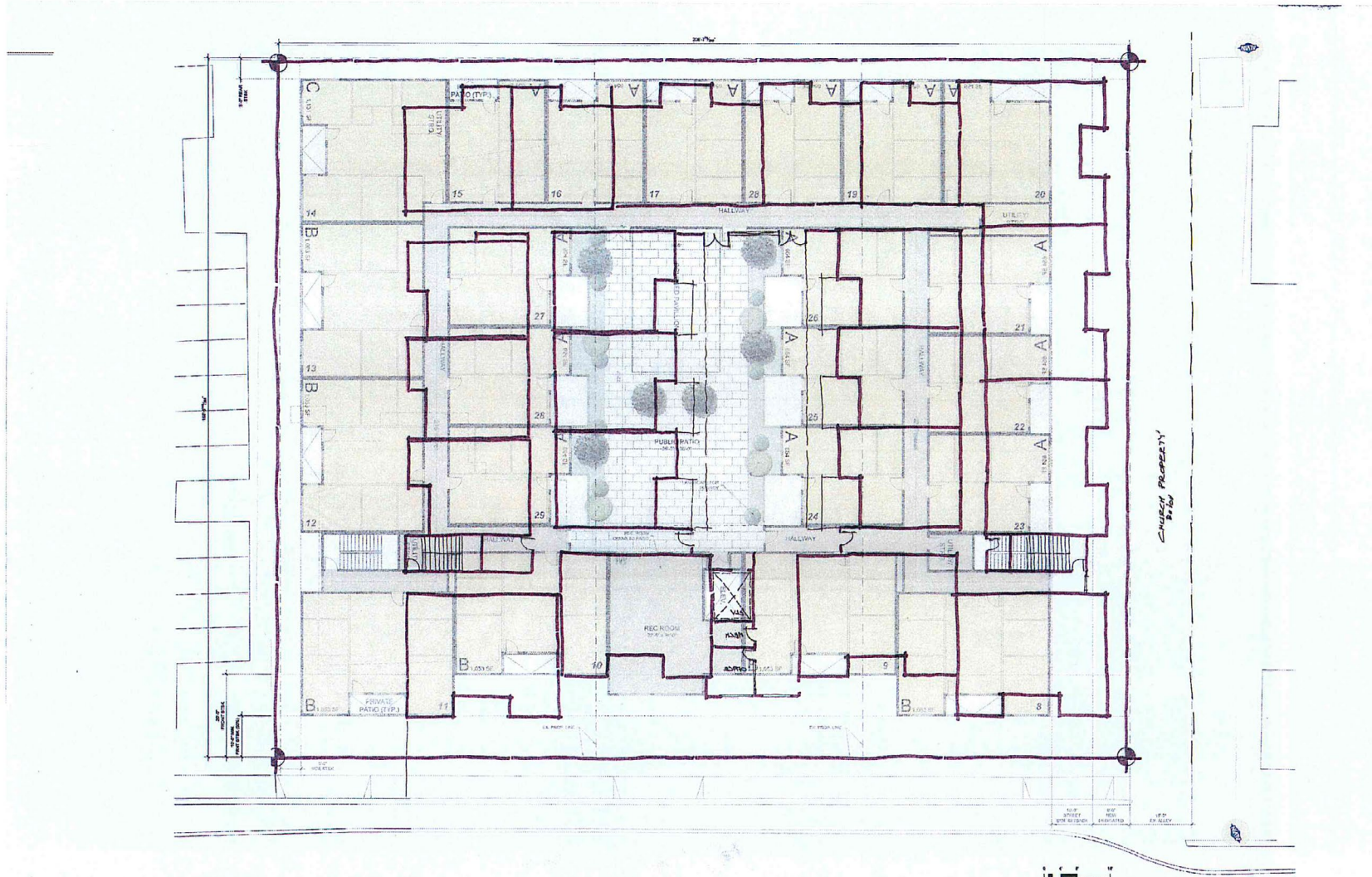
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**920 SATURN BLVD.**  
**SAN DIEGO, CALIFORNIA 92154**

Alternative B  
December 16, 2020

**SECOND FLOOR PLAN**  
**29 UNIT FEASIBILITY STUDY**



**ALLARD JANSEN**  
ARCHITECTURE + DEVELOPMENT

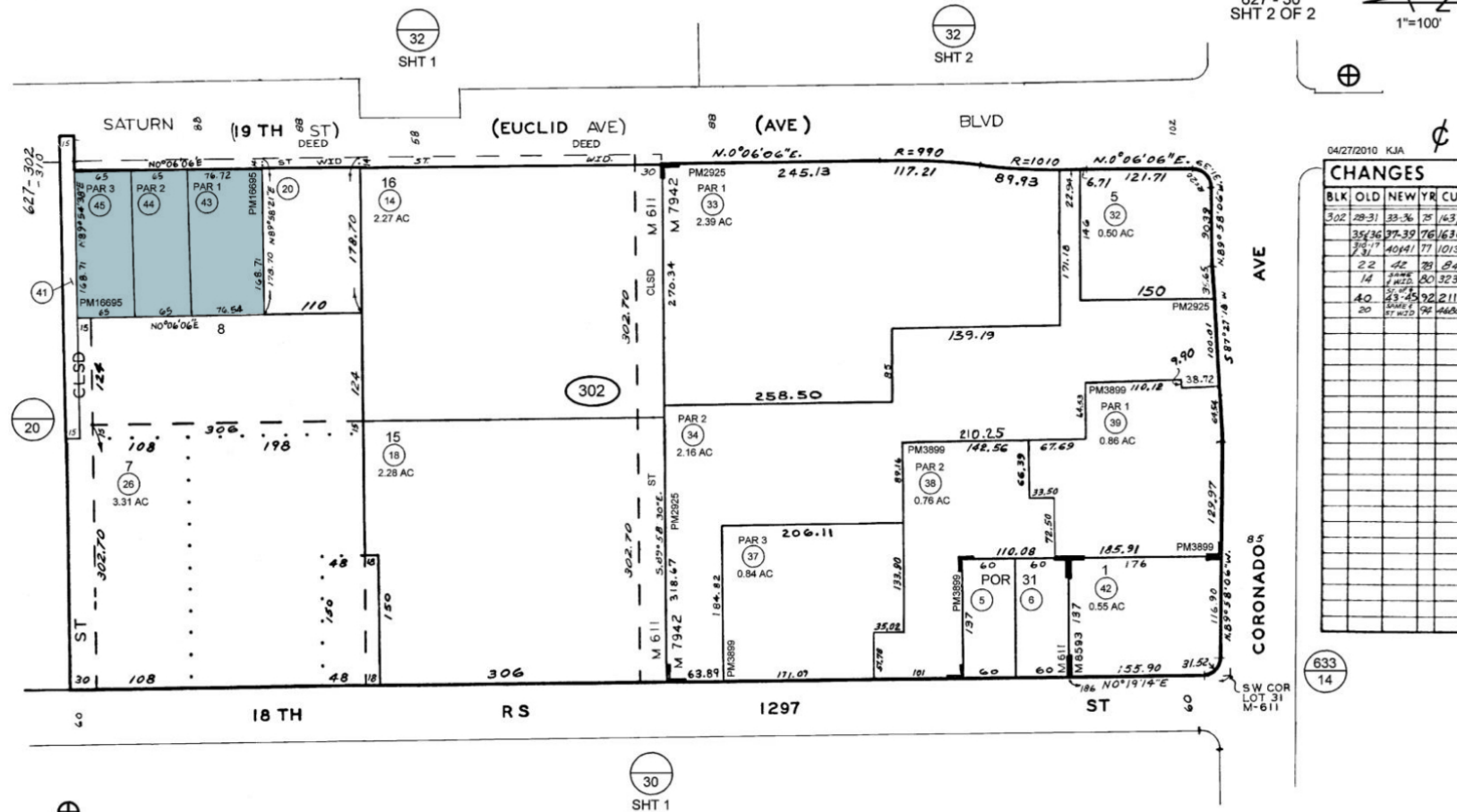


# plat map

08

627-30  
SHT 2 OF 2

1"=100'



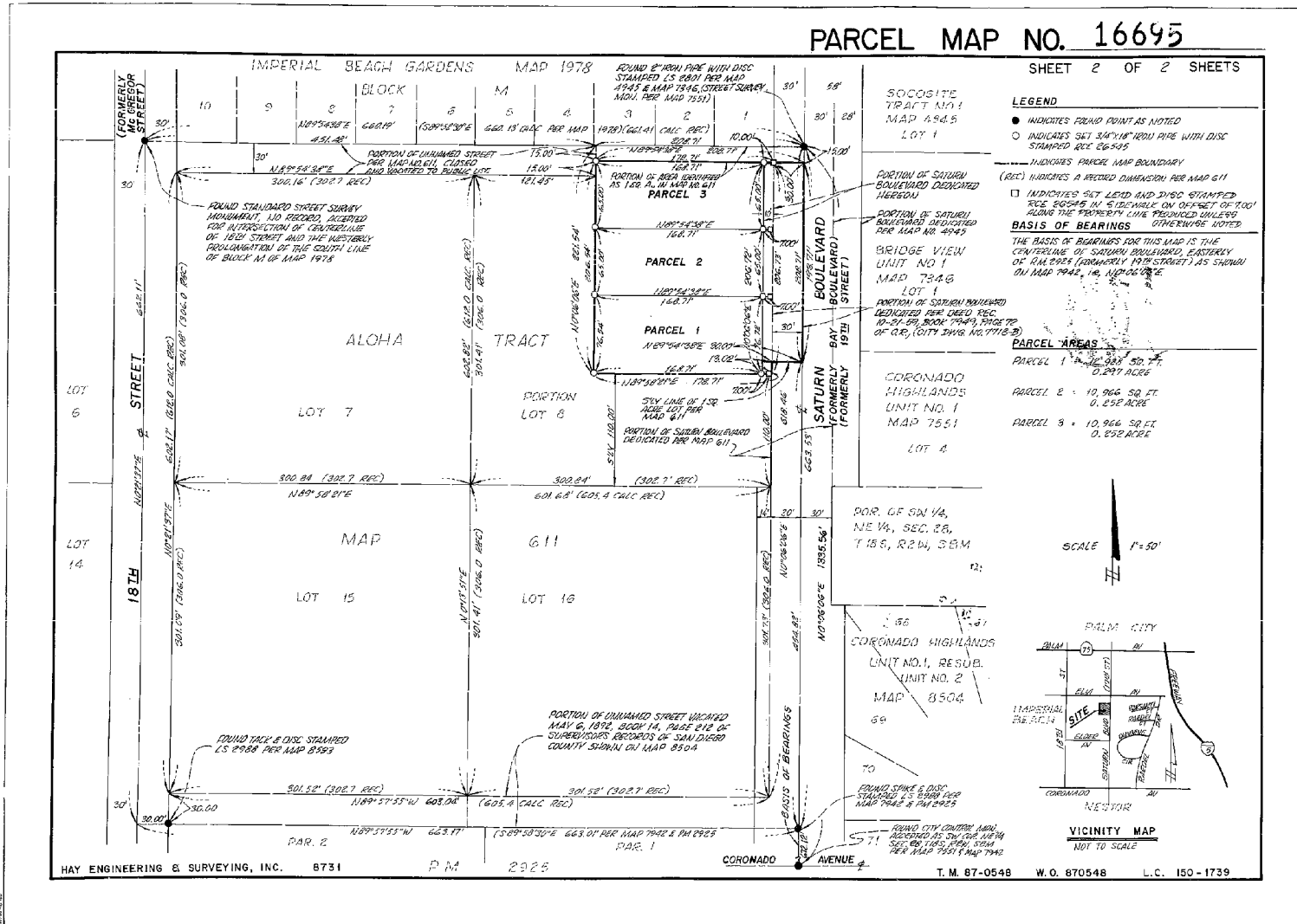
SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 627 PG 30 SHT 2 OF 2





CLICK TO VIEW ENTIRE DOCUMENT

14







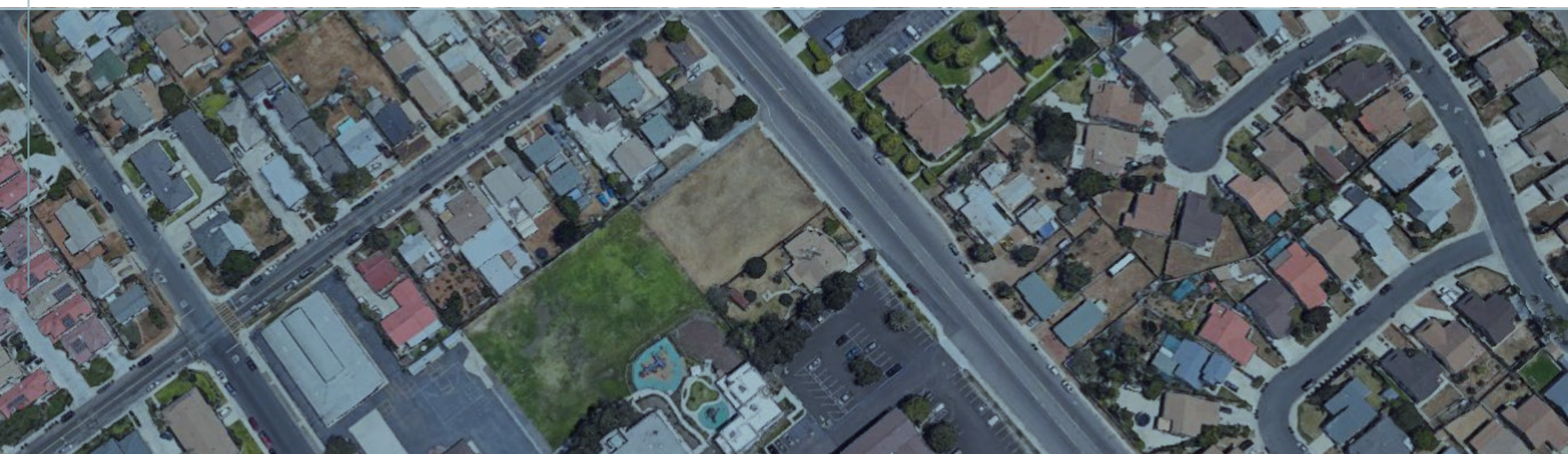
CLICK TO VIEW DOCUMENT LINKS

[PRELIMINARY TITLE REPORT](#)

[PLANNING COMMISSION RESOLUTION LETTER 2019](#)

[PLANNING COMMISSION POWER POINT 2010- PROPOSED SATURN APARTMENTS](#)

Estimated Architectural Fees may be made available upon request





# SB10 Information

16

SB10 is a Planning and Zoning Law that authorizes local government to adopt an ordinance to zone any parcel, including single-family zoned properties, for up to 10 units of residential density per parcel.

The subject property consists of three legal parcels, potentially allowing for 30 units by right. The property may be considered an urban infill site, is located near a transit-rich area and is within the Transit Priority Area.

Buyers will need to confirm the viability of a high-density project through SB10 with the City of San Diego through a pre-planning meeting. More information regarding SB10 can be found here: [https://leginfo.ca.gov/faces/billNavClient.xhtml?bill\\_id=202120220SB10](https://leginfo.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB10).





## south bay union school district

South Bay Union is the most southwesterly school district in the United States. The Pre-Kindergarten - 8 District serves a diverse population in Imperial Beach, San Ysidro, and south San Diego.



## sweetwater union high school district

SUHSD strives to ensure excellence in teaching and learning so each student is prepared to succeed in college and career. This can be accomplished by having a coherent educational system that possess the following elements:

- A clear and common focus on what all students should learn and master
- Commonly agreed upon and consistently utilized methods for gauging student mastery
- Consistent provision of effective “first instruction” that results from
  - A. High quality collaborative planning
  - B. Supportive observations & feedback
  - C. Powerful/focused professional development
- Effective, timely intervention tailored to students’ strengths and needs
- Quality inspiring enrichment, accessible to all students
- Comprehensive efforts to promote high levels of engagement among students, parents, teachers, support personnel, and administrators



### 1 Central Elementary School

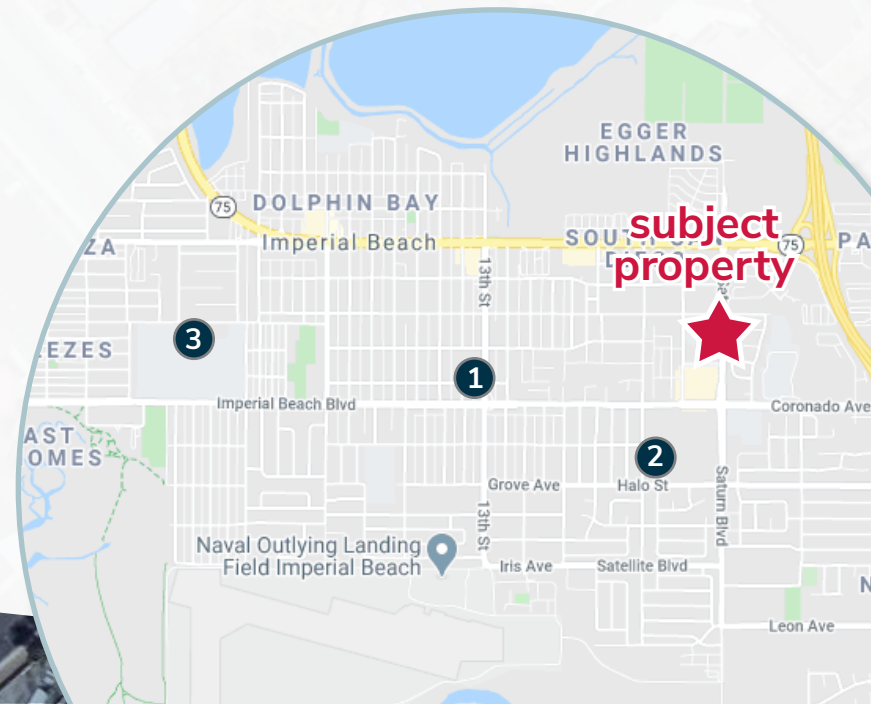
1290 Ebony Avenue  
Imperial Beach, CA 91932

### 2 Mar Vista Academy

1267 Thermal Avenue  
San Diego, CA 92154

### 3 Mar Vista High School

505 Elm Avenue  
Imperial Beach, CA 91932





# 2021 demographics

1 mile



population

30,655



estimated households

9,216



average household income

\$76,049



median household income

\$56,809



total employees

3,925

3 miles



population

151,556



estimated households

45,554



average household income

\$72,465



median household income

\$58,494



total employees

27,462

5 miles



population

279,371



estimated households

85,689



average household income

\$79,357



median household income

\$66,563



total employees

63,132





for more information, please contact

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