

# 5361 CENTRAL AVE

Bonita, CA 91902

## FOR SALE



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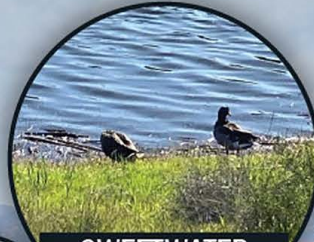
# 5361 CENTRAL AVE

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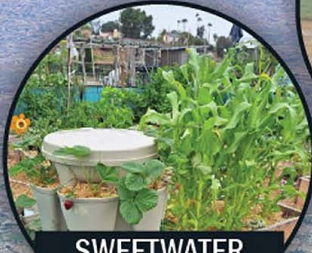
**SWEETWATER  
RESERVOIR  
PARKING**



**SWEETWATER  
BIKE PARK**



**SWEETWATER VALLEY  
LITTLE LEAGUE**



**SWEETWATER  
COMMUNITY  
GARDEN**

**SUBJECT  
PROPERTY**



**ROHR PARK**



**WESTFIELD  
PLAZA  
BONITA**



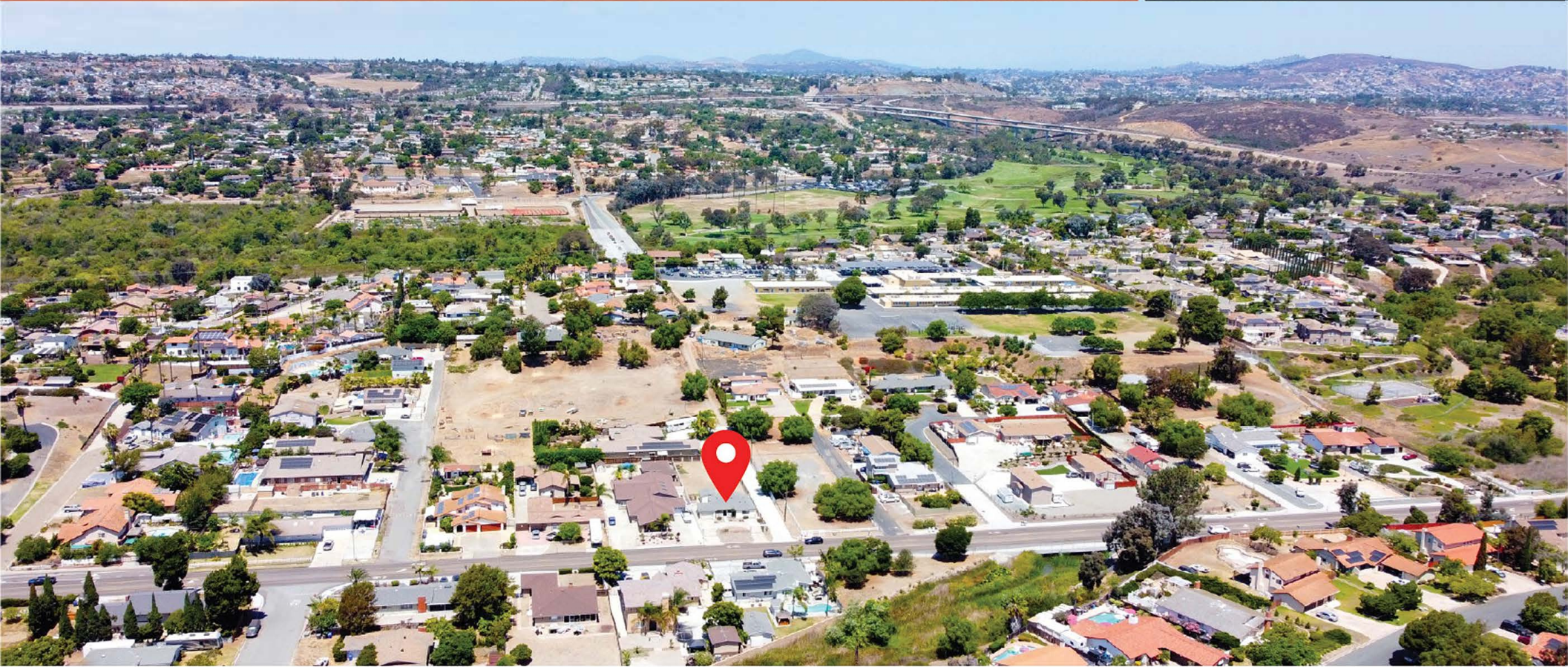
**CHULA VISTA GOLF COURSE  
& VENUE**

54



**ME**

# PREMIER LOCATION



This home is located in a family-oriented community in Bonita, offering an unmatched lifestyle. It's an easy walk to a highly-regarded elementary school, and close to recreational spots like Rohr Park, local golf courses, and the Sweetwater Reservoir trails. Your investment is also secured by its proximity to the multi-billion dollar Chula Vista

Bayfront redevelopment project, which is set to boost property values in the entire region. This is a chance to own a legacy property that combines land, lifestyle, and financial upside.

**Don't miss this exceptional opportunity**

# DETAILS

Home: 1,308 SQFT  
LOT: 11,200 SQFT



3  
BEDROOM



2  
BATH

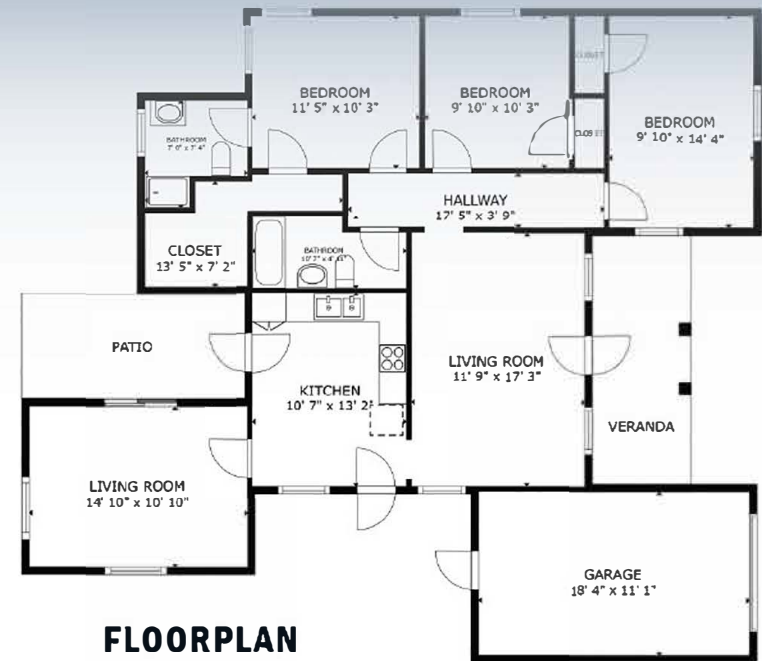


1  
CAR GARAGE



# DESCRIPTION

## About this home



This is a rare opportunity to build significant equity with a family home situated on an exceptionally rare and sprawling lot—the most promising and expansive parcel available in its price range. The immense, park-like land is a blank canvas offering limitless potential for a high-income ADU, a private pool oasis, or a private park for kids and pets.

The home itself is a structurally and mechanically sound foundation with a recently upgraded roof. The home's practical and thoughtful layout includes unique, convenient features like a welcoming circular driveway for ample off-street parking and a remarkably rare pass-through garage that allows for direct vehicle access to the backyard. While the interior awaits your personal touches, it's a perfect opportunity to add significant and immediate value through cosmetic updates.

## DETAILS

### THE INTERIOR

- 1,304 sqft
- 3 Bedrooms
- 2 Full Bathrooms
- Family Room
- Tile Flooring
- Laundry in Garage
- 1- Story Property
- Crawl Space

### THE EXTERIOR

- End Unit
- Corner Lot
- 1 car garage
- Craftsman Architecture
- City lights view



# THE NEIGHBORHOOD

## RESTAURANTS

# Nearly Restaurants: 94

### ABOUT THE PRICE

\$ 68  
\$\$ 26  
\$\$\$ 3  
\$\$\$\$ 0

## SCHOOLS

# Private Schools: 15

# Charter Schools: 11

### BEST RATING

Sunnyside Elementary School 0.2 miles  
Bonita Vista Middle School 1.6 miles  
Bonita Vista High School 2 miles

## VERY CONVENIENT

### GAYLORD PACIFIC RESORT:

8  
miles

ATM: 0.3 miles  
Medical: 1.1 miles  
Groceries: 1.3 miles  
Coffee: 0.5 miles  
Movie Theater: 2.3 miles  
Cleaners: 0.4 miles  
Pharmacy: 1.3 miles  
Gym: 0.5 miles  
Gas: 1.2 miles

## OUTDOORS

### THE POPULAR

Bonita Golf Club 0.6 miles  
Mount San Miguel Park 2.4 miles  
Otay Valley Regional Park 6.5 miles  
Upper Otay Reservoir Lake 6.8 miles

Parks: 30  
Golf Courses: 17  
Hiking: 3  
Lake: 1



Sweetwater Community Garden

# REGULATIONS

*Disclaimer:* The following information is provided for informational purposes only and is based on documents provided by the seller. This summary is intended to be a helpful overview and is not a guarantee of development potential. All buyers and their agents are strongly advised to conduct their own independent investigations and due diligence with the appropriate city, county, and state agencies to verify all information, including but not limited to zoning, permits, fees, and building regulations. Do not rely solely on the statements presented here.

## Summary of Development Potential for 5361 Central Ave, Bonita, CA 91902

Based on the provided documents, here is a breakdown of the property's zoning and potential for additional units.

### Property Zoning Information

The property is located in an unincorporated community of San Diego County.

- \* Zone: RS (Residential Single).
- \* Building Type: C - Allows for one single detached dwelling unit per lot.
- \* Minimum Lot Size: 10,000 sq. ft..
- \* Maximum Height: G - 35 feet or 2 stories.
- \* Setbacks: The "H" designation requires specific setbacks:
  - \* Front: 50 feet (measured from the centerline).
  - \* Side: 10 feet.
  - \* Rear: 25 feet.

### Option 1: Accessory Dwelling Unit (ADU) Development

Under standard ADU regulations, the property could potentially accommodate a total of three units on the lot. This would include the existing main home plus two additional units.

\* (1) Junior Accessory Dwelling Unit (JADU): This involves converting a

portion of the existing primary house into a separate unit. A garage conversion for a JADU has a maximum size of 500 sq. ft..

\* (1) Accessory Dwelling Unit (ADU): This can be either attached to the main home or built as a separate, detached structure.

\* Detached ADU: A new, standalone structure. The maximum allowed size is 1,200 sq. ft..

\* Attached ADU: An addition that shares at least one wall with the primary house. The maximum size is up to 50% of the existing home's square footage.

\* Conversion ADU: An existing garage or other permitted accessory structure can be converted into an ADU.

The County of San Diego offers several pre-approved ADU building plans, which can be viewed at the following link: [https://www.sandiegocounty.gov/content/sdc/pds/bldg/adu\\_plans.html](https://www.sandiegocounty.gov/content/sdc/pds/bldg/adu_plans.html)

### Option 2: Senate Bill 9 (SB9) Development

The property meets the criteria for California Senate Bill 9 (SB9), which may allow for more extensive development.

\* Eligibility: The parcel is located within an Urban Area and a single-family zone, and it does not intersect a Very High Fire Hazard Severity Zone.

\* Maximum Units: SB9 projects are limited to a maximum of four units on the property.

\* Unit Combination: This may include two primary units, one ADU, and one JADU, as long as the total does not exceed four units on the lot.

\* More Information: The County's website regarding SB9 can be found here:

<https://www.sandiegocounty.gov/content/sdc/pds/zoninghome/sb9home.html>

### Potential Building Permit Fees

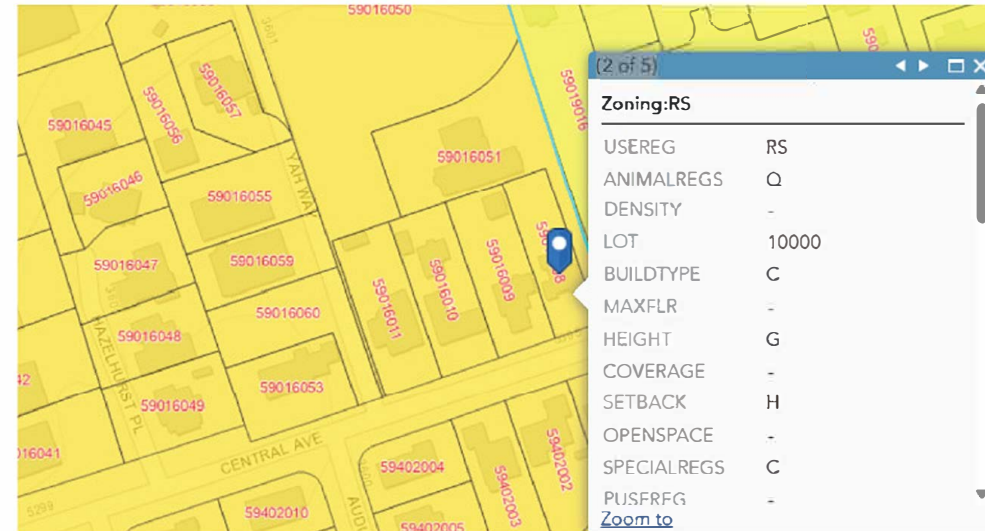
# REGULATIONS

The County of San Diego has a fee schedule for building construction permits (effective 07/01/2025). For an Accessory Dwelling Unit, the estimated fees would be:

- \* Guest House/Accessory Dwelling Unit:
- \* Plan Review Fee: \$1,865 + \$0.394 per sq. ft..
- \* Permit Fee: \$1,596 + \$0.537 per sq. ft..
- \* Accessory Dwelling Unit for OTC Review:
- \* Plan Review Fee: \$1,084 + \$0.304 per sq. ft..
- \* Permit Fee: \$1,596 + \$0.537 per sq. ft..

## Important Considerations & Resources

- \* Septic System: If the property is on a septic system, it may be subject to additional requirements for development.
- \* Contact Information: For direct inquiries, you can contact the County Planning and Development Services Permit Counter via email at [pdszoningpermitcounter@sdcounty.ca.gov](mailto:pdszoningpermitcounter@sdcounty.ca.gov).



Official Regulations:

\*County Zoning Page:

<https://www.sandiegocounty.gov/content/sdc/pds/zoning.html>.

\*Zoning Land Use Regulations:

<https://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/january-2024-zo-update/ZO%20Update;%20Section%204000,%20Full%20Section.pdf>.

San Diego County's SB-9 Homepage

<https://www.sandiegocounty.gov/content/sdc/pds/zoninghome/sb9home.html>.

Accessory Dwelling Unit (ADU) Building Plans

[https://www.sandiegocounty.gov/content/sdc/pds/bldg/adu\\_plans.html](https://www.sandiegocounty.gov/content/sdc/pds/bldg/adu_plans.html)

| Square Footage of Existing Single Family Residence | Maximum Allowed Square Footage for Detached ADU | Maximum Allowed Square Footage for Attached ADU (up to 50% of SFR) |                    |
|----------------------------------------------------|-------------------------------------------------|--------------------------------------------------------------------|--------------------|
|                                                    |                                                 | Studio or 1 Bedroom                                                | 2 Bedrooms or more |
| 500                                                | 1,200                                           | 850                                                                | 1,000              |
| 1,000                                              | 1,200                                           | 850                                                                | 1,000              |
| 1,800                                              | 1,200                                           | 900                                                                | 1,000              |
| 2,000                                              | 1,200                                           | 1,000                                                              | 1,000              |
| 2,200                                              | 1,200                                           | 1,100                                                              | 1,100              |
| 3,000                                              | 1,200                                           | 1,200                                                              | 1,200              |
| 4,500                                              | 1,200                                           | 1,200                                                              | 1,200              |

# REGULATIONS

## Accessory Dwelling Unit Handbook

### ADU Types

See what type of ADU you want to build and refer to that page to learn more:

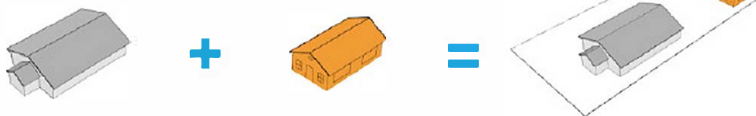
#### Detached ADU

See Page 6

I have a single-family house

I want to add an ADU in my backyard and it will not share a wall with the house

The lot with a detached ADU in the backyard:



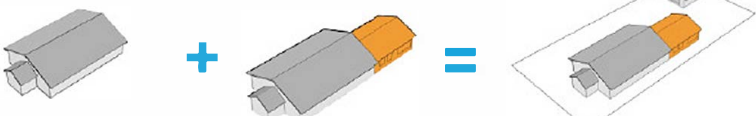
#### Attached ADU

See Page 7

I have a single-family house

I want to add an ADU and the unit will share at least one wall with the house

The lot with an ADU attached to the house:



#### Conversion ADU

See Page 8

I have a single-family house with a garage (attached or detached), or other permitted accessory structure

I want to convert my garage or other permitted accessory structure into an ADU

The lot with a garage or other permitted accessory structure converted to an ADU:



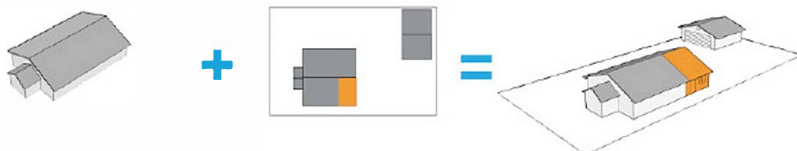
#### Junior ADU (JADU)

See Page 9

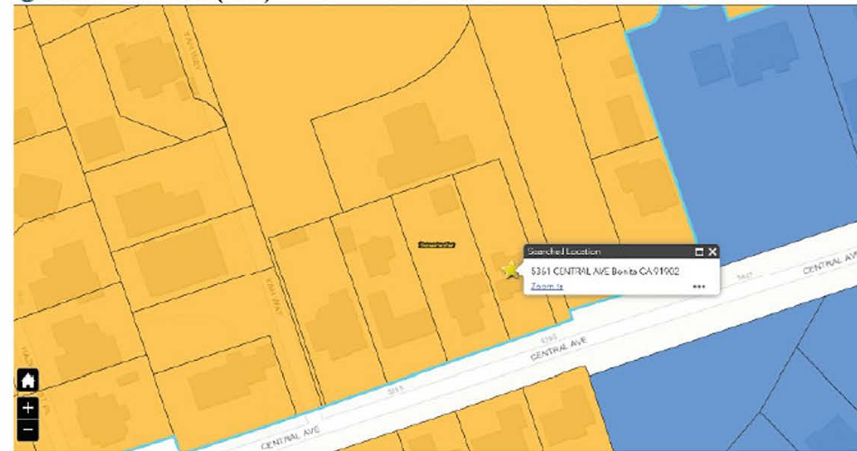
I have a single-family house

I want to convert a portion of the house into a JADU

The lot with a JADU:



### CA Senate Bill 9 (SB9) County of San Diego (Unincorporated Communities)



Address Locator

Search for an address or locate on map

5351 CENTRAL AVE Bonita CA 91902

Show results within 3 miles

CA Senate Bill 9 - Criteria Met (Yes or No)

Approximate Distance: 0 mi

California Senate Bill 9

CA Senate Bill 9 - Criteria Met

**YES**

Summary

| Criteria                                                | Met |
|---------------------------------------------------------|-----|
| Parcel located within an Urban Area                     | Yes |
| Parcel located within a single family zone              | Yes |
| Parcel intersects a Very High Fire Hazard Severity Zone | No  |
| Parcel intersects an Environmental                      | ... |



County of San Diego, Planning & Development Services

### BUILDING CONSTRUCTION PERMIT FEES

(Effective 07/01/2025)

The following fees shall be paid to the Planning & Development Services for the processing of the following permits and applications:

#### SCHEDULE OF BUILDING CONSTRUCTION PERMIT FEES

| PERMIT TYPE                                                                        | FY 25/26                                                             |                      |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------|
|                                                                                    | Plan Review Fee                                                      | Permit Fee           |
| Single Family Dwelling/Duplex                                                      | \$2,221 + \$0.343/sf                                                 | \$2,423 + \$0.211/sf |
| Single Family Dwelling/Duplex for OTC Review (1-2,000 sq ft)                       | \$1,084 + \$0.304/sf                                                 | \$2,353 + \$0.211/sf |
| One & Two Family Tract – Model Phase                                               | \$2,841 + \$0.204/sf                                                 | \$1,058 + \$0.199/sf |
| One & Two Family Tract – Subsequent Phase                                          | \$985 minimum for each unique floor plan. See subsection (d), Item 1 | \$874 + \$0.145/sf   |
| Guest House/Accessory Dwelling Unit                                                | \$1,865 + \$0.394/sf                                                 | \$1,596 + \$0.537/sf |
| Accessory Dwelling Unit for OTC Review                                             | \$1,084 + \$0.304/sf                                                 | \$1,596 + \$0.537/sf |
| Residential Cabana, Pool House or Recreational Room Requiring Plan Check Submittal | \$1,865 + \$0.394/sf                                                 | \$1,596 + \$0.537/sf |
| Barn, Ag Bldg. Acc to SFD for OTC Review                                           | \$643                                                                | \$928                |
| Barn, Ag Bldg. Acc to SFD Requiring Plan Check Submittal                           | \$1,084 + \$0.304/sf                                                 | \$928                |
| M-H Permanent on Foundation System (Private Lot)                                   | \$811                                                                | \$1,042 + \$0.212/sf |
| M-H on Piers (Private Lot)                                                         | (Misc fee applies - \$389)                                           | \$429                |

# REGULATIONS



5361 Central Ave  
Bonita, CA 91902



# RESIDENTIAL USE REGULATION

## **RS SINGLE FAMILY RESIDENTIAL USE REGULATIONS**

RD DUPLEX/TWO FAMILY RESIDENTIAL USE REGULATIONS

RM MULTI-FAMILY RESIDENTIAL USE REGULATIONS

RV VARIABLE FAMILY RESIDENTIAL USE REGULATIONS

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

2100 INTENT.

The provisions of Section 2100 through Section 2109, inclusive, shall be known as the RS Single Family Residential Use Regulations, the RD Duplex/ Two Family Residential Use Regulations, the RM Multi-Family Residential Use Regulations, or the RV Variable Family Residential Use Regulations, depending on the building type specified in the title. These Use Regulations are intended to create and enhance areas where family residential uses are the principal and dominant use and where certain civic uses are conditionally permitted when they serve the needs of residents. Typically, these Use Regulations would be applied to rural, suburban, and urban areas where adequate levels of public service are available and where there is a desire to create residential neighborhoods and to maintain such neighborhoods once developed. Application of the appropriate Use Regulations with appropriate development designators can create a traditional, exclusively single-family residential area, a duplex or two-family residential area, a multi-family residential area, or an area with a combination of single family, duplex, two-family or multi-family dwellings.

## **2102 PERMITTED USES.**

The following use types are permitted by the RS, RD, RM, and RV Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture: Cultivation

Tree Crops

Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

# RESIDENTIAL USE REGULATION

2103

**2103 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the RS, RD, RM and RV Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

**a. Residential Use Types.**

Mobilehome Residential "18"

**b. Commercial Use Types.**

Recycling Collection Facility, Small "2"

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

**2104 USES SUBJECT TO MINOR USE PERMIT.**

The following use types are permitted by the RS, RD, RM, and RV Use Regulations, upon issuance of a Minor Use Permit.

**a. Civic Use Types.**

Minor Impact Utilities

Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

**2105 USES SUBJECT TO MAJOR USE PERMIT.**

The following use types are permitted by the RS, RD, RM, and RV Use Regulations, upon issuance of a Major Use Permit.

**a. Civic Use Types.**

Administrative Services

Child Care Center

Civic, Fraternal or Religious Assembly

Clinic Services

Community Recreation

Cultural Exhibits and Library Services

Group Care

Major Impact Services and Utilities

Parking Services

Postal Services



Bonita Golf Course

# RESIDENTIAL USE REGULATION

2105

b. Commercial Use Types.

Wholesaling, Storage and Distribution: Mini-Warehouses, RM and RV only (See Section 6300 and Section 6909)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

**2106 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED**

**DEVELOPMENTS.** The following use types are permitted by the RS, RD, RM, and RV Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Administrative and Professional Services

Agricultural and Horticultural Sales (all types)

Automotive and Equipment: Parking

Business Support Services

Convenience Sales and Personal Services

Eating and Drinking Establishments

Financial, Insurance and Real Estate Services

Food and Beverage Retail Sales

Medical Services

Participant Sports and Recreation (all types)

Personal Services, General

Retail Sales: General

Retail Sales: Specialty

Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5878 (N.S.) adopted 6-4-80)

(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)



## 2050 COMPATIBILITY MATRIX.

The Director shall prepare and cause to be inserted in the Zoning Ordinance, an official Compatibility Matrix for guidance in consideration of a rezone, which expresses in graphic form the compatible Use Regulations and Village Regulations of the ordinance contained in Sections 2000 through 2999 and Section 8000 through 8999, inclusive with the appropriate Land Use Designations of the San Diego County General Plan.

## COMPATIBILITY MATRIX

SUMMARY PREPARED PURSUANT TO SECTION 2050

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance and General Plan.

## USE REGULATIONS

[illegible]

**MATRIX LEGEND:** • Consistent Use Regulation, o Special Circumstances

## PERMITTED BUILDING TYPES

| RESIDENTIAL |                                                |   |   |   |   | MIXED<br>RESIDENTIAL<br>NONRESIDENTIAL                     | NONRESIDENTIAL |
|-------------|------------------------------------------------|---|---|---|---|------------------------------------------------------------|----------------|
| DESIGNATOR  |                                                |   |   |   |   |                                                            |                |
| A           | Single Detached<br>(one dwelling unit per lot) |   |   |   |   | Limited Nonresidential<br>(ground level and basement only) |                |
| B           |                                                | ● |   |   |   |                                                            |                |
| C           |                                                | ● |   |   |   |                                                            |                |
| D           |                                                | ● |   |   |   |                                                            |                |
| E           |                                                | ● | ● |   |   |                                                            |                |
| F           |                                                | ● | ● | ● |   |                                                            |                |
| G           |                                                | ● | ● | ● | ● |                                                            | ●              |
| H           |                                                | ● | ● | ● | ● |                                                            | ●              |
| I           |                                                | ● | ● | ● | ● |                                                            |                |
| J           |                                                | ● | ● | ● | ● |                                                            | ●              |
| K           |                                                | ● | ● | ● | ● | ●                                                          |                |
| L           |                                                | ● | ● | ● | ● | ●                                                          | ●              |
| M           |                                                | ● | ● | ● | ● | ●                                                          | ●              |
| N           |                                                | ● | ● | ● | ● | ●                                                          | ●              |
| O           |                                                |   | ● | ● | ● | ●                                                          |                |
| P           |                                                |   | ● | ● | ● | ●                                                          | ●              |
| Q           |                                                |   | ● | ● | ● | ●                                                          |                |
| R           |                                                |   | ● | ● | ● | ●                                                          |                |
| S           |                                                |   |   | ● | ● | ●                                                          |                |
| T           |                                                |   |   |   | ● | ●                                                          | ●              |
| U           |                                                |   |   |   | ● | ●                                                          |                |
| V           |                                                |   |   |   | ● | ●                                                          |                |
| W           |                                                |   |   |   |   |                                                            | ●              |
| X           |                                                |   |   |   |   |                                                            |                |
| Y           |                                                |   |   |   |   |                                                            | ●              |

- **PERMITTED BUILDING TYPE**  
(a) Detached dwellings are permitted. (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)

# RESIDENTIAL USE REGULATION

4810

## SCHEDULE B HEIGHT SCHEDULE

| DESIGNATOR | MAXIMUM HEIGHT | MAXIMUM NUMBER(Feet) OF STORIES |
|------------|----------------|---------------------------------|
| A          | 15             | 1                               |
| B          | 20             | 2                               |
| C          | 25             | 2                               |
| D          | 25             | 3                               |
| E          | 30             | 2                               |
| F          | 30             | 3                               |
| G          | 35             | 2                               |
| H          | 35             | 3                               |
| I          | 35             | 4                               |
| J          | 40             | 3                               |
| K          | 40             | 4                               |
| L          | 45             | 4                               |
| M          | 45             | (a)                             |
| N          | 50             | (a)                             |
| O          | 55             | (a)                             |
| P          | 60             | 4                               |
| Q          | 60             | (a)                             |
| R          | (b)            | (a)                             |

Notes:

(a) Any number of stories is permitted, provided all building code requirements and floor-area ratio limitations are met.

(b) Greater than 60 feet. Any height in excess of 60 feet requires a Major Use Permit.

4615

## \*SCHEDULE C – SETBACK SCHEDULE (Zoning)

| DESIGNATOR | FRONT YARD (a)                                                                        |                                                                                                             |        |        | SIDE YARD                                   |                                               | REAR YARD                          |
|------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------|--------|---------------------------------------------|-----------------------------------------------|------------------------------------|
|            | Standard Setback                                                                      | Abutting public street or private thoroughfare except those subject to Note (d). (Measured from Centerline) |        |        | Interior Setback measured from the lot line | Exterior (s) Setback measured from centerline | Setback measured from lot line (e) |
|            |                                                                                       | Setbacks for certain Major Subdivisions recorded after January 1, 1966:                                     |        |        |                                             |                                               |                                    |
|            |                                                                                       | Street Width in Feet:                                                                                       |        |        |                                             |                                               |                                    |
|            |                                                                                       | 50                                                                                                          | 52     | 56     |                                             |                                               |                                    |
| A          | 100                                                                                   | 100                                                                                                         | 100    | 100    | 15                                          | 35                                            | 50                                 |
| B          | 60                                                                                    | 60                                                                                                          | 60     | 60     | 15                                          | 35                                            | 50                                 |
| C          | 60                                                                                    | 60                                                                                                          | 60     | 60     | 15                                          | 35                                            | 25                                 |
| D          | 60 (f)                                                                                | 60 (f)                                                                                                      | 60 (f) | 60 (f) | 15 (g)                                      | 35                                            | 25                                 |
| E          | 60                                                                                    | 60                                                                                                          | 60     | 60     | 0 (h)                                       | 35 (i)                                        | 15                                 |
| F          | 60                                                                                    | 60                                                                                                          | 60     | 60     | (j)                                         | 35                                            | 25                                 |
| G          | 50                                                                                    | 45                                                                                                          | 46     | 48     | 10                                          | 35                                            | 40                                 |
| H          | 50                                                                                    | 45                                                                                                          | 46     | 48     | 10                                          | 35                                            | 25                                 |
| I          | 50                                                                                    | 45                                                                                                          | 46     | 48     | 7 ½                                         | 35                                            | 25                                 |
| J          | 50                                                                                    | 45                                                                                                          | 46     | 48     | 5                                           | 35                                            | 25                                 |
| K          | 50                                                                                    | 45                                                                                                          | 46     | 48     | 5 (k)                                       | 35                                            | 25                                 |
| L          | 50                                                                                    | 45                                                                                                          | 46     | 48     | 5 (l)                                       | 35                                            | 25                                 |
| M          | 50                                                                                    | 50                                                                                                          | 50     | 50     | 5 (l)                                       | 35                                            | 25                                 |
| N          | 50 (l)                                                                                | 45                                                                                                          | 46     | 48     | 5                                           | 35                                            | 25                                 |
| O          | 50                                                                                    | 50                                                                                                          | 50     | 50     | 0 (h)                                       | 35                                            | 25 (m)                             |
| P          | 50                                                                                    | 50                                                                                                          | 50     | 50     | 0 (n)                                       | 35                                            | 15 (o)                             |
| Q          | 50                                                                                    | 50                                                                                                          | 50     | 50     | 0 (h)                                       | 35                                            | 15                                 |
| R          | (p)                                                                                   | (p)                                                                                                         | (p)    | (p)    | 0 (h)                                       | 35                                            | 15                                 |
| S          | 30 (q)                                                                                | 25                                                                                                          | 26     | 28     | (j)                                         | 35                                            | 15                                 |
| T          | 30 (q)                                                                                | 25                                                                                                          | 26     | 28     | 0                                           | 35                                            | 15                                 |
| U          | 30 (q)                                                                                | 25                                                                                                          | 26     | 28     | 0 (r)                                       | 35                                            | 0 (r)                              |
| V          | Setbacks to be established during planned development, use permit or site plan review |                                                                                                             |        |        |                                             |                                               |                                    |
| W(v)       | 60                                                                                    | 60                                                                                                          | 60     | 60     | 25 (v)                                      | 35                                            | 25                                 |

Note: (b) not used

\* Fire Code Setbacks may be more restrictive. Check with Fire Authority having jurisdiction. For Additional Setback Regulations see sections 4815 and 4816.

(Amended by Ord. 5508 (N.S.) adopted 5-16-79. Effective 6-15-79)  
 (Amended by Ord. 6654 (N.S.) adopted 9-21-83. Effective 10-21-83)  
 (Amended by Ord. 7110 (N.S.) adopted 4-2-86. Effective 5-2-86)  
 (Amended by Ord. 8185 (N.S.) adopted 12-16-92.)  
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

# RESIDENTIAL USE REGULATION

## SETBACK SCHEDULE FOOTNOTES

a. Any front yard setback requirement shall be deemed to be met when the front yard setback provided at least equals the average of that established by existing buildings which occupy 50 percent or more of the lots which are:

1. Within the same zone;
2. On the same side of the street; and
3. Within the same block or within 300 feet in either direction from the subject property, whichever distance is lesser.

b. Not used.

c. Applicable only to lots shown on a final map of subdivision recorded after January 1, 1966, abutting street rights-of-way 50, 52, or 56 feet in width.

d. This provision applies only to those lots which front on a private street or easement which is less than 40 feet in width. The front yard setback required shall be 40 feet from the centerline of said street or easement. For lots fronting on the terminal end of said street or easement the 40 feet shall be measured from a point on the centerline of said street or easement at a distance of 20 feet in front of the intersection of said centerline and the front lot line.

e. Where a rear yard opens onto an alley, public park, or other permanent open space, 1/2 of the width of such alley, public park, or other permanent open space, may be considered as applying to the rear yard setback to the extent of not more than 50 percent of the required rear yard setback.

f. For any legal lot or building site less than 1/2 acre in area, the minimum front yard setback shall be 50 feet from the centerline. No main building shall be located closer than 20 feet from the front lot line.

g. For any legal lot or building site less than 1/2 acre in area, the requirement for each interior side yard shall be reduced to 10 feet. For any such lot or building site less than 10,000 square feet in area, such requirement shall be reduced to 7-1/2 feet. For any such lot or site less than 7,500 feet in area, such requirement shall be reduced to 5 feet.

h. Five feet if lot line abuts property in a residential zone.

i. Exterior side yards shall be at least 5 feet in width measured from the property line.

j. The combined width of the side yards shall be 15 percent of the lot width, provided that no individual side yard shall be less than 5 feet in width nor required to be more than 20 feet in width, except that an exterior side yard shall have a setback no less than that specified in the Setback Schedule.

# The Gaylord Pacific Resort

Part of the Chula Vista Bayfront Master Plan



The Gaylord Pacific Resort & Convention Center, a project in Chula Vista, California, has officially opened. **This \$1.3 billion, 1,600-room resort** is the first Gaylord Hotels property on the West Coast and is part of a larger redevelopment of the Chula Vista Bayfront. It serves as a catalyst for future development and is expected to generate \$475 million for the local economy annually.

5361 CENTRAL AVE  
Bonita, 91902:

8 Miles

## KEY FEATURES

|                          |                                                     |
|--------------------------|-----------------------------------------------------|
| 1,600-room resort:       | Wide range of accommodations.                       |
| Convention Center:       | Large exhibit hall, meeting rooms and ballrooms.    |
| Bayfront Location:       | Views of San Diego Bay and the Pacific Ocean.       |
| Dining Options:          | Sports bar, steakhouse, and casual eateries.        |
| Recreational Facilities: | Pool with a lazy river, spa.                        |
| Water Park:              | 4.25-acre water park with slides and a wave pool.   |
| Public Amenities:        | Including public parks, promenades and bike trails. |

# CHULA VISTA BAYFRONT —

**SUBJECT  
PROPERTY**



**GAYLORD PACIFIC  
RESORT &  
CONVENTION CENTER**



**SWEETWATER  
PARK**



**SUN OUTDOORS  
SAN DIEGO BAY  
RV RESORT**



**LIVING COAST  
DISCOVERY CENTER**

**HARBOR PARK**

**BUFFER AREA**





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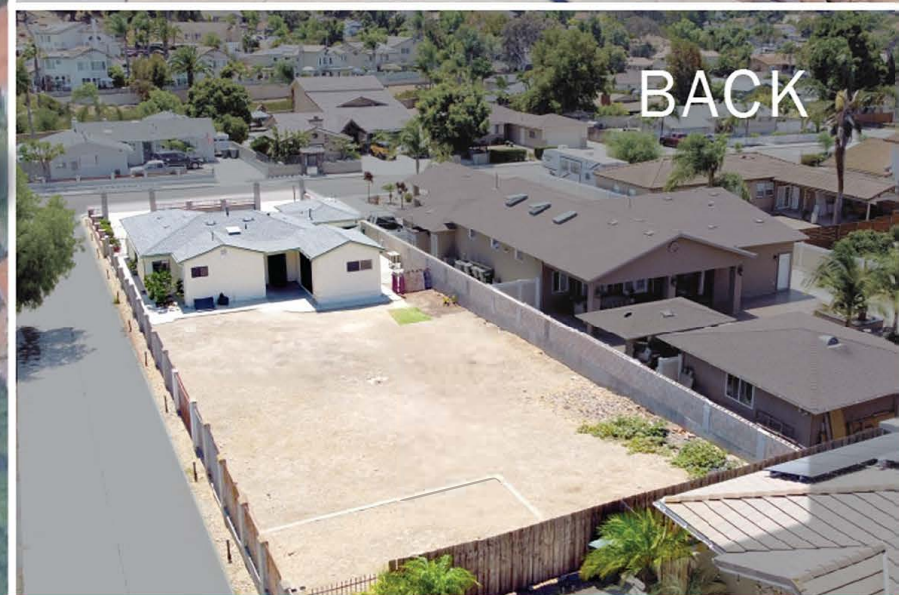


# 5361 CENTRAL AVE

Bonita, CA 91902



FRONT



BACK