

ADU Clear Sample report

3539 ARNOLD AVE, San Diego, CA, 92104-3439 · APN 4533310900
2026-10-22

Results

Zone: RS-1-7

Paths: State ADU: Yes; City ADU (IB 400): Yes; Bonus ADU: Yes; SB 9: Verify

Lot used: 6,300 sq ft

Remaining floor area: 1,950 sq ft

Open permits: 0

Expired permits: 0

Finaled permits: 1

Prior ADU or JADU: 1

Inputs

Address: 3539 ARNOLD AVE, San Diego, CA, 92104-3439

APN: 4533310900

Usable area: 6,300 sq ft

Polygon area: 6,355.68 sq ft

Existing living area: 1,704 sq ft

Rules version: 2026.10.18

Notes

Sample. 3539 Arnold Ave, San Diego, APN 4533310900.

3539 ARNOLD AVE, San Diego, CA, 92104-3439 (4533310900) is in the City of San Diego, zoned RS-1-7, on a lot counted as 6,356 square feet. Assessor usable area and the parcel polygon differ. Lot area in this report is the parcel polygon. Floor-area math uses the usable area when that figure is smaller. State ADU applies (2 units). 1 accessory dwelling unit and 1 junior accessory dwelling unit. City ADU (IB 400) applies (3 units). 3 new units: 1 accessory dwelling unit, 1 conversion, and 1 junior accessory dwelling unit, plus the existing primary home (4 total). Bonus ADU applies (4 units). 4 bonus accessory dwelling units if affordable units are paired up to the lot-size cap. SB 9 needs a check before it applies (4 units). 4 units total across the two lots, with no accessory dwelling units if the lot is split. This is a development potential estimate, not a zoning decision. Verify it with the City of San Diego and a licensed professional.

State ADU (Yes, 2 units). 1 accessory dwelling unit and 1 junior accessory dwelling unit.

City ADU (IB 400) (Yes, 3 units). 3 new units: 1 accessory dwelling unit, 1 conversion, and 1 junior accessory dwelling unit, plus the existing primary home (4 total).

Bonus ADU (Yes, 4 units). 4 bonus accessory dwelling units if affordable units are paired up to the lot-size cap.

SB 9 (Verify, 4 units). 4 units total across the two lots, with no accessory dwelling units if the lot is split.

Needs a survey or architect: Building footprint and the as-built setbacks

Needs a survey or architect: Easements, including any alley or utility easement

Needs a survey or architect: Topography and any slope over 25 percent

Needs a survey or architect: Water, sewer, and SDG&E service

Needs a survey or architect: Fire access and the width of the street

Needs a survey or architect: Brush management zones

Needs a survey or architect: Protected trees

Needs a survey or architect: Whether a tenant occupied the home in the last three years

Potential placement, subject to survey and architect.

Development potential estimate, not a zoning decision. Verify with the City of San Diego and a licensed professional.

Contact hello@aduclear.com

<https://www.aduclear.com/sample-report>