



ADUVerify

Preliminary Assessment · ADUVerify.com

4271 Van Dyke Avenue, San Diego, CA 92105

Likely Feasible

80/100 — Strong Confidence

4271 Van Dyke Avenue, San Diego, CA 92105
Coordinates: 32.754576, -117.102965

PRELIMINARY FINANCIAL ESTIMATES

Fire Hazard Severity Zone — No state-designated fire hazard zone found for this address

Source: CAL FIRE FRAP · Confirm with CAL FIRE before construction

\$150K – \$250K

Estimated cost preliminary estimate

\$2,237/mo

Est. monthly rent
RentCast market data · 231 comps
Range: \$850 – \$5,500/mo

10.7%

Est. cap rate preliminary

9.3 yrs

Est. payback at \$250K build cost

RENTAL MARKET INTELLIGENCE · RentCast AVM · 231 comps

\$2,237/mo

MONTHLY RENT
\$850 – \$5,500

\$26,844

ANNUAL GROSS RENT

9.3 yrs

PAYBACK PERIOD
at \$250K build cost

PROPERTY LOCATION — SATELLITE VIEW



4271 Van Dyke Avenue · San Diego, CA

Satellite imagery not available for this location

FIRE HAZARD ZONE — CAL FIRE FRAP 2024

No state-designated fire hazard zone found for this address

Clear

Source: CAL FIRE FRAP · Data current as of report date

KEY FACTORS

High confidence — zoning and lot size — user provided

ADU eligible — JADU eligibility requires local verification

Live RentCast data used · 231 comps

FULL ANALYSIS — ADU INTELLIGENCE

The property at 4271 Van Dyke Avenue, San Diego appears to meet general ADU criteria — 6,000 sq ft, RS-1-7 zoning — a strong preliminary candidate.

— ADU Intelligence, a preliminary assessment tool by ADUVerify.com

Preliminary Assessment Summary: The property at 4271 Van Dyke Avenue, San Diego, CA has been assessed for ADU feasibility using available public data including geocoding, FEMA flood zone data, CAL FIRE fire hazard data, and RentCast rental market comparables.

About This Property: This property is located in San Diego, CA, with a lot size of 6,000 sq ft and RS-1-7 zoning. Environmental overlays have been retrieved from live government sources.

ADU Options Preliminary Review: Under California state ADU law (SB 9 / AB 2221), most single-family residential properties are eligible for at least one Accessory Dwelling Unit. With verified zoning (RS-1-7) and lot size (6,000 sq ft), Detached ADU, Attached ADU, Garage Conversion, and JADU options appear potentially feasible.

Financial Projection: The estimated monthly rent for this area is \$2,237/mo based on RentCast AVM data. The estimated cap rate is 10.7% with a payback period of 9.3 years at a \$250K build cost.

Risks and Considerations: The primary considerations for this property are permit timeline, construction costs, and rental market conditions.

MAXIMUM UNIT POTENTIAL (PRELIMINARY)

Up to 2 units likely (primary residence + ADU). JADU eligibility not confirmed.

Combined rent potential (typical — owner stays):

ADU \$2,237/mo + JADU ~\$1,007–\$1,454/mo = \$3,244–\$3,691/mo combined

Scenario — Owner vacates (all 3 units rented): \$5,928–\$6,375/mo (Primary ~\$2,684 + ADU \$2,237 + JADU ~\$1,007–\$1,454)

2026 CA ADU law (SB 9 / AB 2221) applied — subject to local implementation · No parcel API used — APN, year built, living area unavailable

ADDRESS & UTILITIES LOGISTICS

Unit	Typical Address Format	Utility Account
Primary Home	4271 Van Dyke Avenue	Existing account
Detached ADU (if eligible)	4271½ Van Dyke Avenue — verify with planning dept	Separate meter required

Lot configuration subject to verification — confirm address assignment process with your local planning department.

PROPERTY INTELLIGENCE SUMMARY

DATA RETRIEVED BY ADUVERIFY

Address geocoded	Verified
County identified	San Diego County
Flood zone checked	FEMA FIRM verified
Fire zone checked	FRAP 2024 verified
Rental comps	231 live comps
Census tract	US Census verified

REQUIRES LOCAL VERIFICATION

APN / Parcel number	County assessor required
Year built	County assessor required
HOA / CC&Rs	Title search required
Utility capacity	Utility provider required
Soil conditions	Site survey required

Green items are API-retrieved from live government sources · subject to source accuracy limitations. Amber items require human verification — standard for any preliminary feasibility assessment.

Data sources used: Google Maps Geocoding & Places · U.S. Census Geocoder · FCC Block API · OpenStreetMap Nominatim · FEMA FIRM Flood Zone API · RentCast AVM Rental Data · CAL FIRE FRAP Fire Hazard Layer
Not available: County assessor parcel data · Official zoning lookup · Zoning and lot size must be verified with your local planning department.
Important: Preliminary assessment only — not a zoning determination, legal opinion, or financial guarantee. Data Confidence Score: 80/100 (Strong Confidence) — All key data points verified — strong data foundation. Confirm all findings with your local planning department before making financial decisions.

HOW RELIABLE IS THIS REPORT?

80

out of 100

Strong Confidence

Feasibility Signal: Likely Feasible

Data Confidence Score

All key data points verified — strong data foundation.

▮ ADDRESS GEOCODED

Coordinates verified at 32.7546, -117.1030

+15 pts

▮ RENTAL COMPS

RentCast AVM · 231 comparables analyzed

+25 pts

▮ FEMA FLOOD ZONE

FEMA API returned no data for location

+0 pts

▮ CAL FIRE FRAP

No state-designated fire hazard zone found for this address

+10 pts

▮ ZONING

RS-1-7 — user provided

+15 pts

▮ LOT SIZE

6,000 sq ft — user provided

+15 pts

Strong data foundation. All key data points are verified. Proceed to professional verification with your planning department.

HOW YOUR ROI COMPARES — CALIFORNIA ADU BENCHMARKS

Scenario	Payback	Cap Rate
▮ This Property	9.3 yrs	10.7%
CA ADU Average	~18 yrs	~5.5%
Stock Market (S&P 500 avg)	~14 yrs	~7%
CA Rental Property (avg)	~22 yrs	~4.5%
High-yield savings account	~22 yrs	~4.5%

Benchmarks are illustrative averages for context only. ADU performance varies by location, build cost, and rental market.

10-YEAR WEALTH IMPACT PROJECTION

\$268,440

Gross rental income
(10 yrs × \$2,237/mo)

\$170,000+

Est. equity gain
ADU adds ~85% of build cost to value

\$438,440+

Illustrative potential economic impact
rental income + equity gain

Illustrative only. Gross rental income does not deduct operating expenses, which typically reduce net income by 25–35% (vacancy 5–8%, maintenance ~2%/yr, property management ~10%, insurance). ADU creates equity, not just income. Consult a financial advisor.

Three Actions That Drive Results

Use the findings in this report to accelerate your project. Start with #1 — it costs nothing.

1

Share the Architect's Brief

Page 6 of this report is formatted for direct handoff to your architect or contractor. It packages site conditions, overlays, and financial data in a format that saves them 10+ hours of research.

2

Visit Your Planning Department

Bring this report to your city planning department. Request an official zoning confirmation letter for your parcel. This costs \$0 in most California cities and is the only definitive answer on what you can build.

3

Read the Developer's Playbook

aduverify.com/playbook — Free strategy guide covering California ADU law, city-by-city permit ratings, ROI maximization tactics, and how to find and vet licensed ADU contractors.

ADUVerify.com

California ADU Feasibility — Automated. Instant. Actionable.

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Report ID: 285

Pre-Design Feasibility Summary

#285

June 18, 2026

Prepared for handoff to your licensed architect, designer, or contractor

To the Architect/Designer:

This brief was generated by ADUVerify's automated feasibility engine using Google Maps geocoding, FEMA flood data, CAL FIRE FRAP 2024 fire hazard data, RentCast rental market data, and US Census geographic data. It represents a preliminary screening — not a zoning determination. Use this data as a starting point for your site analysis. All findings require verification with local planning authorities before design commences.

PROPERTY INFORMATION

Address	4271 Van Dyke Avenue
City / State	San Diego, CA 92105
Coordinates	32.754576, -117.102965
County	San Diego County
Census Tract	Requires county assessor lookup
Lot Size	6,000 sq ft (user-provided)
Zoning	RS-1-7

SITE CONDITIONS & OVERLAYS

Flood Zone	Unknown
SFHA Status	☐ No SFHA identified
Fire Zone	No state-designated fire hazard zone found for this address
FHSZ Note	No state-mandated fire hardening required. Verify local fire marshal requirements during permit application — typically minimal for this designation.
FHSZ Source	CAL FIRE FRAP
Coastal Zone	☐ Not in coastal zone
Property Type	Residential (structure type unverified)
Land Use (OSM)	Not available from public sources

SITE AERIAL VIEW



4271 Van Dyke Avenue · San Diego, CA

Satellite imagery not available for this location

PRELIMINARY ADU TYPE RECOMMENDATIONS

Detached ADU

Attached ADU

Garage Conversion

Junior ADU (JADU)

The following ADU types are recommended based on verified RS-1-7 zoning and confirmed lot size. Final eligibility requires local permitting confirmation.

CALIFORNIA STATE MINIMUM STANDARDS (DESIGN REFERENCE)

Standard	State Minimum	Notes for Designer
Side/Rear Setbacks	4 feet minimum	For ADUs ≤800 sq ft. Cities may require more for larger units.
Maximum Height	16 ft detached / 25 ft attached	Transit-adjacent lots may allow 18–20 ft detached.
Maximum Size	850 sq ft (1-bed) / 1,000 sq ft (2-bed)	800 sq ft is the impact fee and review threshold sweet spot.
Parking	Zero required near transit	Nearest transit: Downtown San Diego Transit Center (MTS Trolley), 4.32 miles away. Property likely does not qualify for transit-based parking exemption. Verify with local planning department.
Permit Timeline	60 days (ministerial)	No public hearings required. Administrative approval only.
Impact Fees	Reduced/waived ≤800 sq ft	May qualify — fee waivers vary by city. Confirm with local planning dept before budgeting.

Data Gaps — Architect Should Verify:

- Exact lot dimensions and APN — obtain from San Diego County Assessor
- Any CC&Rs, HOA restrictions, or deed covenants — title search required
- Utility connection points and capacity — contact local utility provider
- Soil conditions and topography — site survey required