



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: September 10, 2009 **REPORT NO. PC-09-074**

ATTENTION: Planning Commission, Agenda of September 17, 2009

SUBJECT: HABITERRA - PROJECT NO. 136041. PROCESS 5.

**OWNER/
APPLICANT:** Marco A. Sanchez and Enrique Salcedo (Attachment 11)

SUMMARY

Issue(s) - Should the Planning Commission recommend Council approval to demolish an existing house and construct a four unit condominium on a 0.11 acre site at 7460 Herschel Avenue within the La Jolla Community Plan area?

Staff Recommendation - **Approve** Easement Vacation No. 652678, Tentative Map Waiver No. 477793 and Coastal Development Permit No. 472934.

Community Planning Group Recommendation - On April 7, 2008 the La Jolla Community Planning Association voted 8:0:0 to recommend approval of the proposed project.

Environmental Review - The project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guideline section 15332 as "In-Fill Development." This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 9, 2008, and the opportunity to appeal that determination ended October 24, 2009.

Fiscal Impact Statement - No fiscal impact. All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact - None with this action.

Housing Impact Statement - The proposed project, located on a 0.11 acre site within the La Jolla Community Planning Area, is designated for Medium High Residential Land Use with a density range of 30-45 dwelling units per acre. Based on this land use designation,

the project site could accommodate five dwelling units. The proposal to demolish one existing residential unit and construct four new residential units is in conformance with that land use designation and density. There would be a gain of three dwelling units on the site. The proposed project would comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations by payment of the Inclusionary Housing In-Lieu Fee.

BACKGROUND

The La Jolla Community Plan designates the site for Medium High Residential land use at a density range of 30-45 dwelling units per acre (Attachment 1). The site is located at 7460 Herschel Avenue in the RM-3-7 Zone within the La Jolla Community Plan area (Attachment 2). The surrounding properties to the west, north, east and south are zoned RM-3-7. The site is presently developed with a single family structure (Attachment 3). All properties adjacent to the site are designated for Medium High Residential land use. Properties to the east and west are developed with medium high density residential while property to the immediate south is developed with a single family residence and property to the north across Pearl Street is developed with professional offices. The dominant land use on Herschel Avenue north and south of Pearl Street is multi-family residential. With the exception of the property immediately west of the site the dominant land use west to Girard Avenue is commercial. The site immediately to the west is developed with apartments.

DISCUSSION

Project Description

The project proposes an Easement Vacation, Tentative Map Waiver and Coastal Development Permit to demolish the existing structures, subdivide and develop four residential condominium units with a basement parking garage, site improvements, landscaping and minor improvements in the public right-of-way within the La Jolla Community Plan area (Attachment 4).

The existing drainage easement contains a storm drain which carries storm water runoff from within the neighborhood. The existing drain pipe would be required to be abandoned and a new drain pipe constructed within the public right-of-way of Herschel Avenue. The new storm drain would connect to the existing storm drain in Herschel Avenue and Pearl Street. The vacation of the easement would be conditioned upon the construction and acceptance of the new storm drain by the City Engineer. The easement would not be vacated until the new construction was accepted.

The approval of the proposed Tentative Map Waiver would allow the filing of a Parcel Map to consolidate the existing lots into one lot to create a four unit condominium property (Attachment 5). A waiver from the requirement to underground the existing utilities is also requested. The Deputy City Engineer supports waiving the undergrounding requirement on the basis that the request qualifies under the guidelines of Council Policy No. 600-25 *Underground Conversion of Utility Lines at Developers Expense*. The Deputy City Engineer has determined the conversion would involve a short span of overhead facilities less than a full block in length and that such conversion is not a part of a continuing effort to accomplish a total undergrounding

within a specific street or area. The undergrounding of the existing utilities would be accomplished throughout the neighborhood at a later date.

The Coastal Development Permit would allow the demolition of the existing single family structure and construction of the proposed four unit, three-story condominium structure with a basement parking garage, site improvements, landscaping and minor improvements in the public right-of-way (Attachment 6).

General/Community Plan Analysis

The 0.11 acre subject property is designated for Medium High Residential at a density range of 30-45 dwelling units per acre. Based on this land use designation, five dwelling units would be allowed at the project site. The project is proposing four dwelling units. Therefore the proposed density is consistent with the La Jolla Community Plan.

The Residential Element recommends that “in order to regulate the scale of new development, apply development regulations to all residential properties in La Jolla that proportionally relate the building envelope to the existing lot dimensions.” The plan also recommends “in order to promote transitions in scale between new and older structures, create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements.”

The General Plan recommends as one of the goals that infill residential development be “sensitive to the character and quality of existing neighborhoods.” The General Plan also recommends locating “buildings on the site so that they reinforce street frontages.” The proposed project is an infill project and would contribute to the existing character by retaining the residential use in a predominately residential neighborhood. The General Plan also recommends providing “ground level entries and ensuring that building entries are prominent and visible.” The proposed project would contribute to creating a safe neighborhood by locating the front doors and windows on the ground level facing the street.

The proposed project is located on a reasonably level site adjacent to other residential uses. The project would include adequate on-site landscaping and jacaranda trees which is the prevailing street tree currently on Pearl Street. This is consistent with the community plan master street tree list. The building is articulated with off-setting planes to vary the bulk and scale of the massing and steps the corner of the building back from the street intersection. Subterranean parking is proposed to meet all parking requirements. There are no deviations requested with the project proposal. Therefore, the proposed project would not adversely affect the goals, objectives, and recommendations of the La Jolla Community Plan and the General Plan.

Conclusion

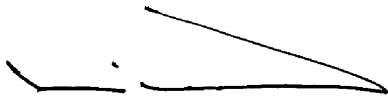
Staff has reviewed the request for an Easement Vacation, Tentative Map Waiver and Coastal Development Permit and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings to support approval of the Easement Vacation, Tentative Map

Waiver and Coastal Development Permit (Attachments 7, 8 and 9) and draft conditions of approval (Attachments 8 and 10). Staff recommends the Planning Commission recommend the City Council approve the project as proposed.

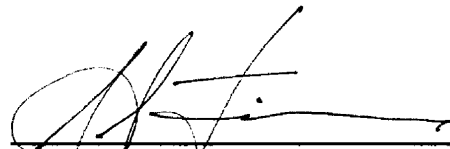
ALTERNATIVES

1. **Approve** Easement Vacation No. 652678, Tentative Map Waiver No. 477793 and Coastal Development Permit No. 472934, **with modifications.**
2. **Deny** Easement Vacation No. 652678, Tentative Map Waiver No. 477793 and Coastal Development Permit No. 472934, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department

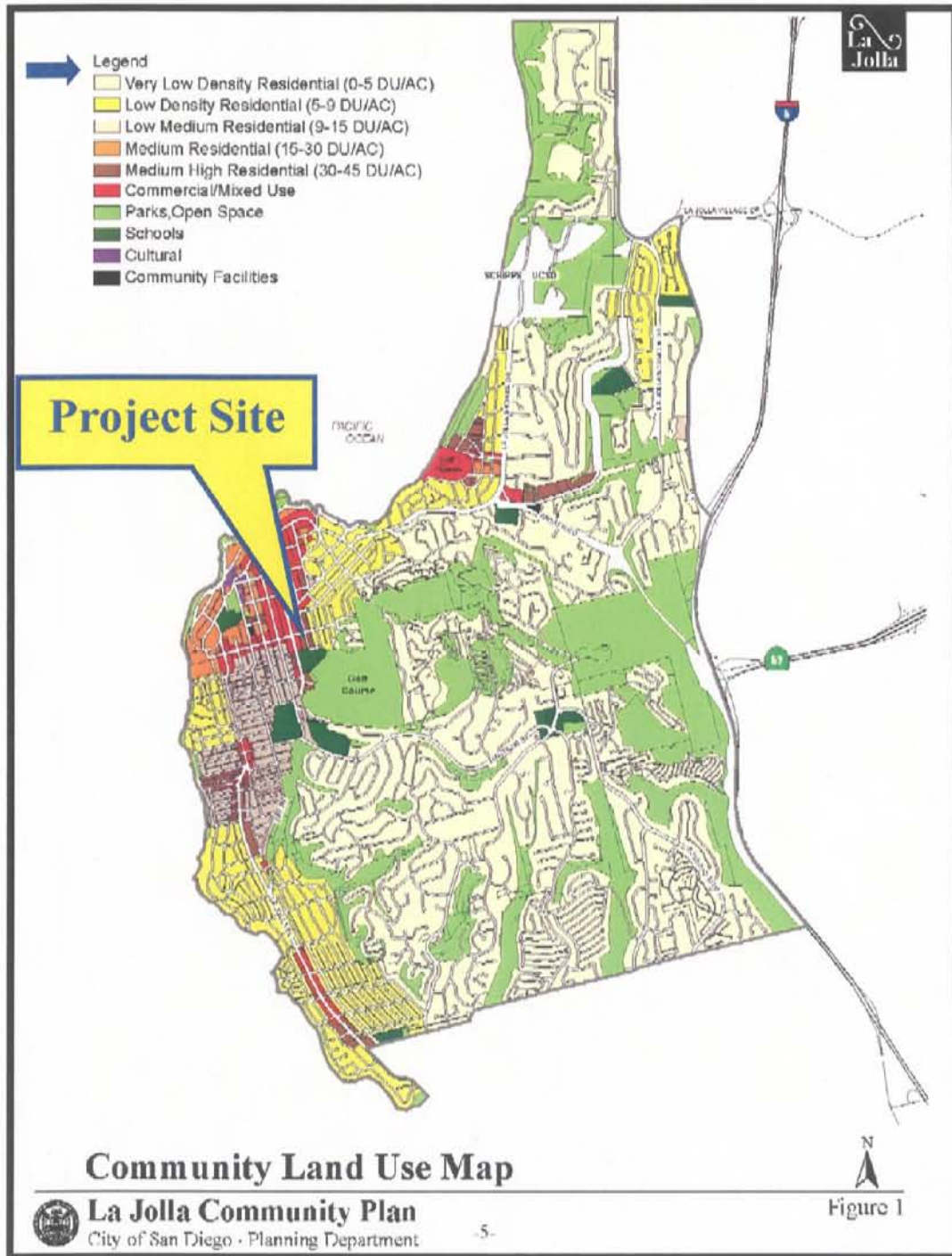


John S. Fisher
Development Project Manager
Development Services Department

BROUGHTON:JSF

Attachments:

1. Community Plan Land Use Map
2. Aerial Photograph
3. Project Location Map
4. Project Site Plan
5. Tentative Map Waiver
6. Project Plans
7. Draft Easement Vacation Resolution
8. Draft Tentative Map Waiver Resolution with Conditions
9. Draft Coastal Development Permit Resolution with Findings
10. Draft Coastal Development Permit with Conditions
11. Ownership Disclosure Statement
12. Community Planning Group Recommendation
13. Project Data Sheet
14. Project Chronology



Community Plan Land Use Map

HABITERRA – 7460 HERSCHEL AVENUE

PROJECT NO. 136041 – La Jolla





Aerial Photo

HABITERRA – 7460 HERSCHEL AVENUE

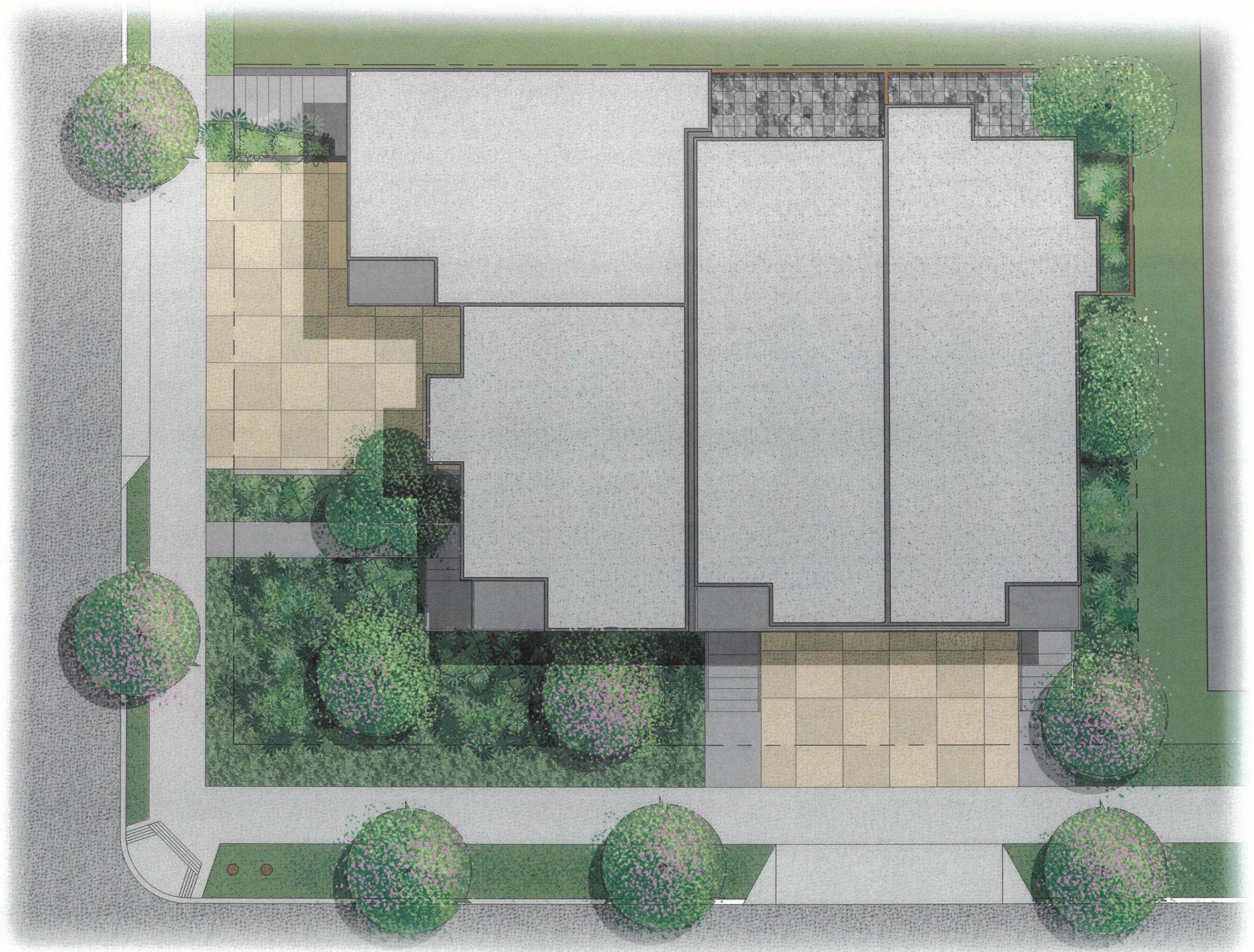
PROJECT NO. 136041





Project Location Map
HABITERRA - 7460 HERSCHEL AVENUE
PROJECT NO. 136041





HABITERRA - SITE PLAN

DECLARATION OF RESPONSIBLE CHARGE:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.



EXP. 09-30-09 DATE
RICHARD E. MATTER, JR. R.C.E. NO. 68281

PROJECT ADDRESS:
7460 HERSCHEL AVE
LA JOLLA, CA 92037

GENERAL NOTES:

- EXISTING ZONING : RM-3-7, COASTAL HEIGHT LIMITATION OVERLAY ZONE (CHLOZ) COASTAL OVERLAY ZONE, PARKING IMPACT OVERLAY ZONE, RESIDENTIAL TANDEM PARKING OVERLAY ZONE (RTPOZ), TRANSIT AREA OVERLAY ZONE
- COMMUNITY PLAN: LA JOLLA BEACH
- PROPOSED ZONING : SAME AS EXISTING
- NUMBER OF EXISTING LOTS: PORTIONS OF 3 LOTS
NUMBER OF PROPOSED LOTS: 1
- ASSESSOR'S PARCEL NUMBER: 350-651-19
- TOPOGRAPHY PER VICTOR RODRIGUEZ-FERNANDEZ (SURVEYED 07/01/2007)
- SEWER SERVICE: CITY OF SAN DIEGO
- WATER SERVICE: CITY OF SAN DIEGO
- FIRE PROTECTION: CITY OF SAN DIEGO
- GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC COMPANY
- TELEPHONE SERVICE: PACIFIC BELL
- TOTAL SITE AREA: 4,800 S.F. (0.11 AC)
- SQUARE FEET PER DWELLING UNIT:
UNIT 1 (2-BEDROOM ATTACHED) - 2351 SF
UNIT 2 (2-BEDROOM ATTACHED) - 2351 SF
UNIT 3 (1-BEDROOM ATTACHED) - 1951 SF
UNIT 4 (1-BEDROOM ATTACHED) - 1951 SF
- DATE OF ORIGINAL BUILDING CONSTRUCTION: 1950, NEW CONSTRUCTION PER BUILDING PERMIT (UNDER REVIEW), ROW PERMIT PTS (NOT YET APPLIED).
- NAD 27 (LAMBERT) COORDINATE INDEX: 245-1686
- NAD 83 COORDINATE INDEX: 1855-6287
- ON-SITE EASEMENTS:
AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR DRAIN PIPE PURPOSES ON APRIL 18, 1929. PER BOOK 1621, PAGE 248 OF DEEDS.
- MAPPING & MONUMENTATION NOTE:
ALL PROPERTY CORNERS WILL BE SET AND A ONE LOT PARCEL MAP WILL BE FILED UPON APPROVAL OF THE TENTATIVE MAP WAIVER. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. UFC 1001.4.
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY PUBLIC SEWER FACILITIES.
- THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505). HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
- THIS PROJECT PROPOSES AN EASEMENT VACATION FOR THE EXISTING 24" RCP STORM DRAIN. STORM DRAIN TO BE RELOCATED TO PUBLIC ROW PER CITY APPROVED PUBLIC IMPROVEMENT PLANS.
- STREET LIGHT LOCATIONS: SW CORNER OF HERSCHEL & PEARL, ADJACENT TO PROJECT SITE. NE CORNER OF GIRARD & PEARL, 300' WEST OF SITE. SW CORNER OF HIGH & PEARL, 340' EAST OF SITE.

ON-SITE UTILITY TABLE

UTILITY	LOCATION
ELECTRICAL	ABOVE GROUND
GAS	UNDERGROUND
WATER/SEWER	UNDERGROUND
TELEPHONE	UNDERGROUND
CABLE	UNDERGROUND

LEGAL DESCRIPTION:

THE NORTHERLY 10 FEET OF THE EASTERLY 80 FEET OF LOT 30 AND THE EASTERLY 80 FEET OF LOTS 31 AND 32, BLOCK 16, CENTER ADDITION TO LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER MAP NO. 915, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 4, 1904.

LEGEND:

SYMBOL	ITEM
x 93.5	EXISTING SPOT ELEVATION
— 80 —	EXISTING CONTOURS
—	EXISTING FENCE AS NOTED
—	PROPERTY BOUNDARY
—	TENTATIVE MAP BOUNDARY
—	NEW DRIVEWAY

MINIMUM SETBACKS:

FRONT (HERSCHEL AVENUE) 10' FROM ROW
FRONT (PEARL STREET) 10' FROM ROW
SIDEYARD 5' FROM PL
REAR 0' FROM PL

BENCH MARK:

LOCATION: BRASS PLUG @ THE NORTHEAST CORNER OF PEARL STREET & GIRARD AVENUE.
ELEVATION: 119.046
DATUM: CITY OF SAN DIEGO, MEAN SEA LEVEL

ASSESSOR'S PARCEL NUMBER:

350-651-19

REFERENCE DRAWINGS:

MAP NO. 915, BOOK 1621 - PAGE 248 OF DEEDS
DWG 16283-8-D

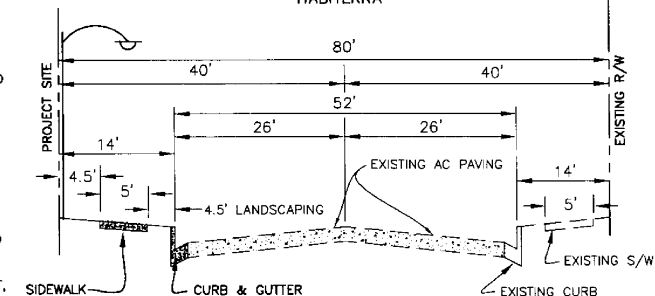
PROJECT NAME:

HABITERRA

CONDOMINIUM STATEMENT:

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 4.

PURSUANT TO SECTION 125.0431 OF THE SAN DIEGO MUNICIPAL CODE, THE FOLLOWING NOTICE: A) UNIT OF THE PROPOSED PROJECT SHALL RECEIVE ALL NOTICES REQUIRED IN CHAPTER 11, ARTICLE 2, DIVISION 3; B) EACH TENANT OF THE PROPOSED PROJECT SHALL BE GIVEN THE NOTICES REQUIRED IN THE SUBDIVISION MAP ACT, SECTION 66427.1; C) THE NOTICES REQUIRED IN SECTIONS 125.0431 A) AND B) SHALL (A) EACH TENANT OF, AND EACH PERSON APPLYING FOR THE RENTAL OF, INCLUDE A STATEMENT ADVISING THE TENANTS THAT SHOULD THE CONDOMINIUM PROJECT BE APPROVED, TENANTS MAY BE REQUIRED TO VACATE THE PREMISES.



TYPICAL STREET SECTION - PEARL STREET
NOT TO SCALE

PARKING REQUIREMENTS PER SDMC TABLE 142.05C

UNIT NO.	NO. OF BEDROOMS	REQUIRED PARKING SPACES	PROVIDED PARKING SPACES
UNIT 1	2	1.75	2
UNIT 2	2	1.75	2
UNIT 3	1	1.25	2
UNIT 4	1	1.25	1
TOTAL = 6		TOTAL = 7	

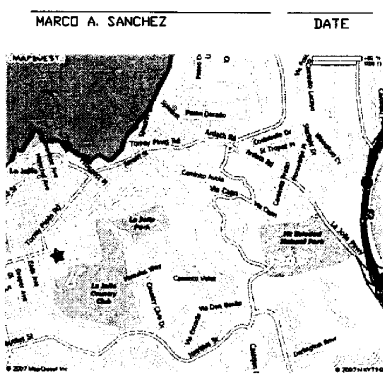
- Revision 5: 03/22/2009
- Revision 4: 01/12/2009
- Revision 3: 09/15/2008
- Revision 2: 07/16/2008
- Revision 1: 05/06/2008

PTS #136041 WO #42-8154

TENTATIVE MAP WAIVER
COASTAL DEVELOPMENT PERMIT

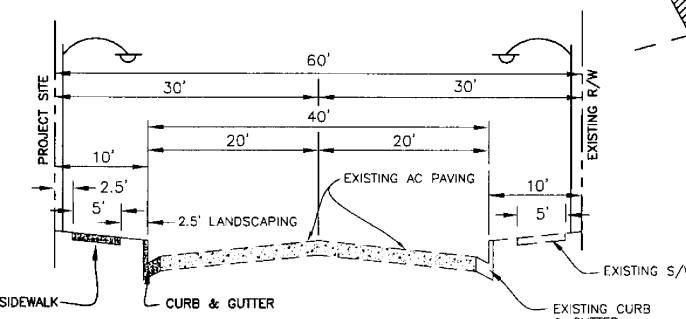
C1.1

OWNER/DEVELOPER:
MARCOS A. SANCHEZ
HABITERRA, LLC
701 B STREET, SUITE 1200
SAN DIEGO, CA 92101

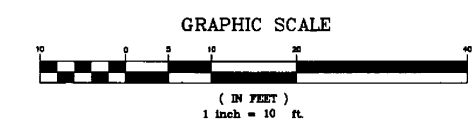


VON REITER GROUP
Civil Engineering Consultants

8400 miramar road #200
san diego, ca 92131
www.vonreiter.com
phone (858) 232-4580
fax (866) 297-0312



TYPICAL STREET SECTION - HERSCHEL AVE.
NOT TO SCALE



GENERAL NOTES, CONSTRUCTION NOTES, FIRE PROTECTION NOTES

PROJECT DATA, LEGAL DESCRIPTION, ASSESSOR'S PARCEL NUMBER, GROSS FLOOR AREA, BEDROOMS, F.A.R., BUILDING HEIGHT, TOTAL PARKING, EXISTING CONDITIONS, SCOPE OF WORK, NUMBER OF STORIES, SITE AREA, TOTAL UNITS

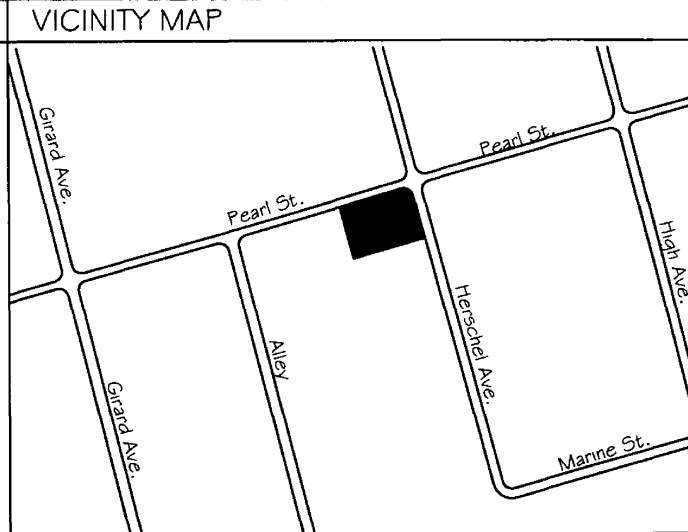
SHEET INDEX

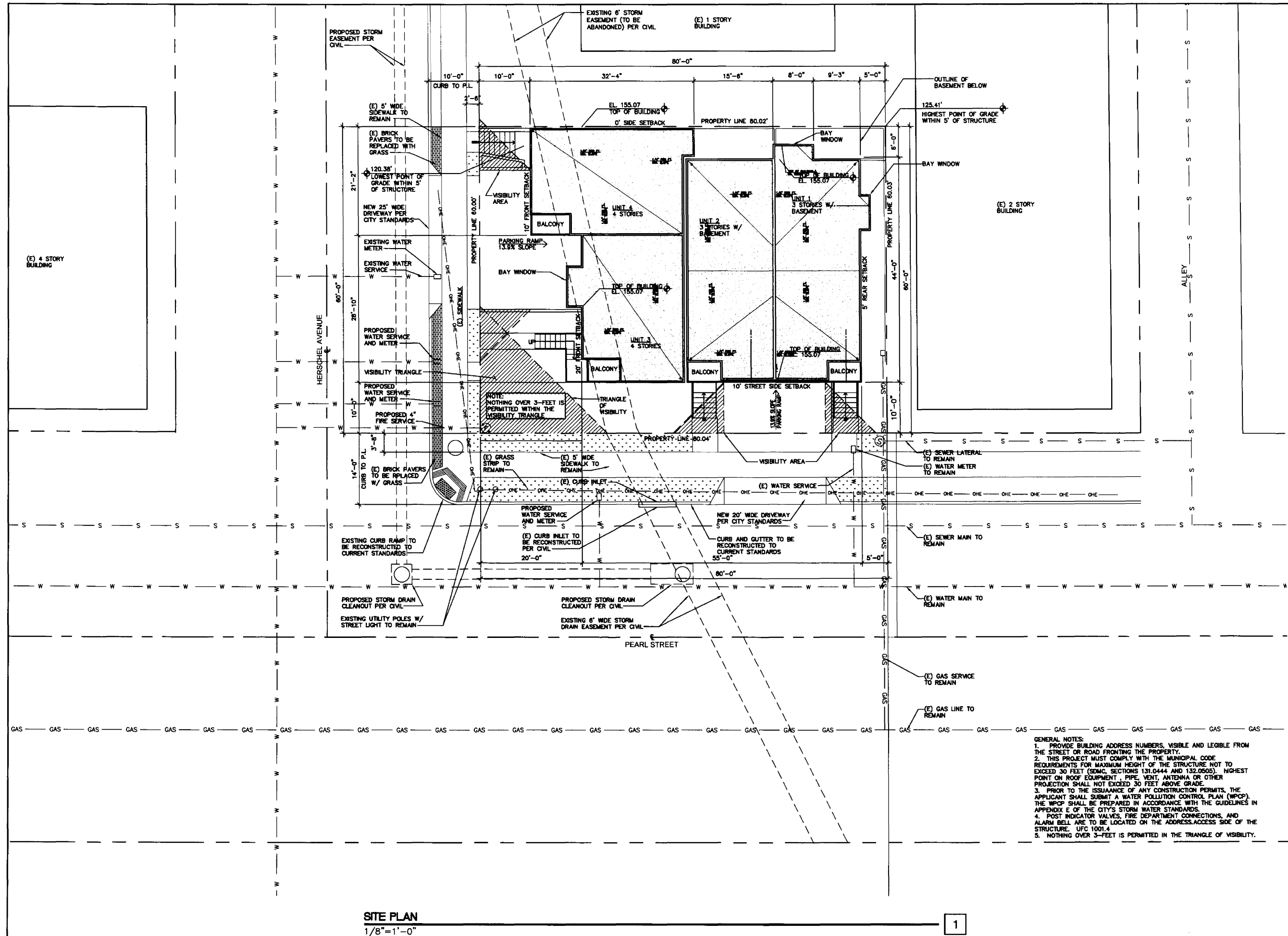
ABBREVIATIONS

SYMBOL LEGEND

PLANNING ANALYSIS, DIRECTORY

REVOLUTIONS CONTROL, urbitecture platform, CITY OF SAN DIEGO, HABITERRA, 7460 Herschel Ave, la Jolla, ca 92037, COVER SHEET G1.1





SITE PLAN
1/8"=1'-0"

1

REVISIONS CONTROL	
NO.	DESCRIPTION
1	PRELIMINARY REVIEW
2	PRELIMINARY REVIEW
3	ISSUE FOR SUBMITTAL
4	REVISED PER CITY COMMENTS
5	REVISED PER CITY COMMENTS
6	REVISED PER CITY COMMENTS

urbitecture platform
Posada + Ozorio
1313 Northern Blvd.
San Diego, CA 92101

CITY OF SAN DIEGO

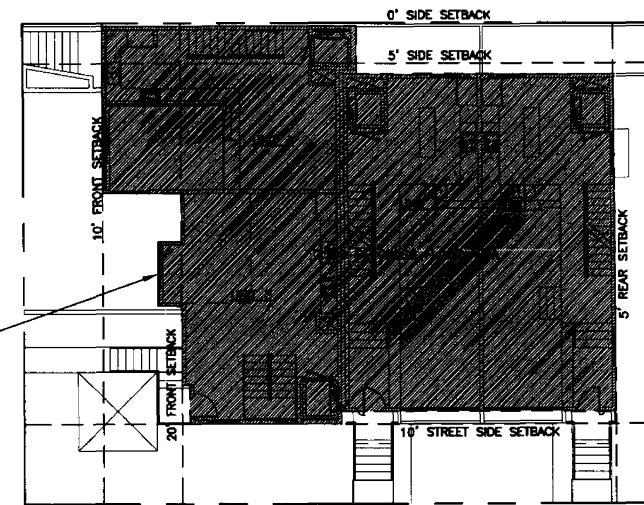
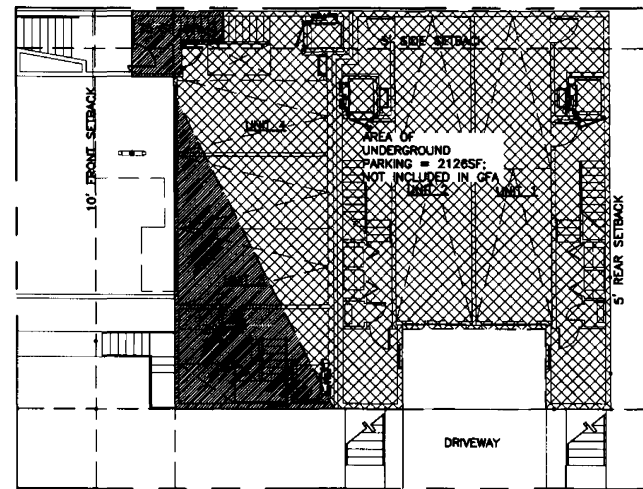
STAMP & SIGNATURE

HABITERRA
7460 Herschel Ave
Jolla, ca 92037

SHEET TITLE
SITE PLAN

DATE: 10/14/20
SCALE: AS SHOWN
A1.1

- GENERAL NOTES:**
1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
 2. THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505). HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
 3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
 4. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS ACCESS SIDE OF THE STRUCTURE. UFC 1001.4
 5. NOTHING OVER 3- FEET IS PERMITTED IN THE TRIANGLE OF VISIBILITY.



PLANNING ANALYSIS - PARKING LEVEL

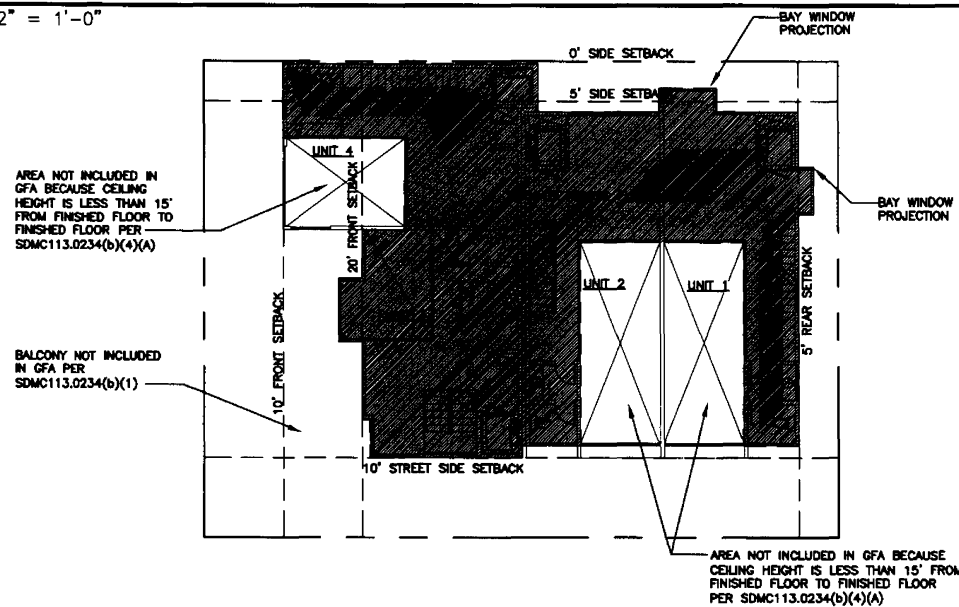
3/32" = 1'-0"

1

PLANNING ANALYSIS - FIRST FLOOR

3/32" = 1'-0"

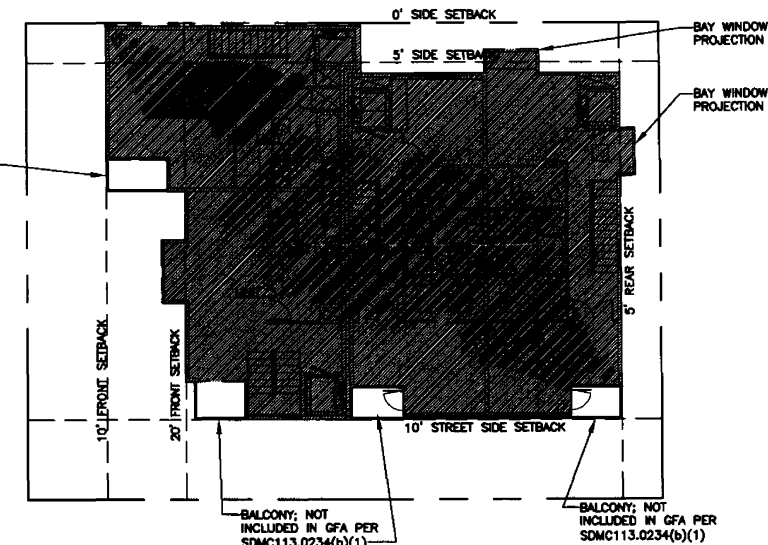
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PLANNING ANALYSIS - SECOND FLOOR

3/32" = 1'-0"

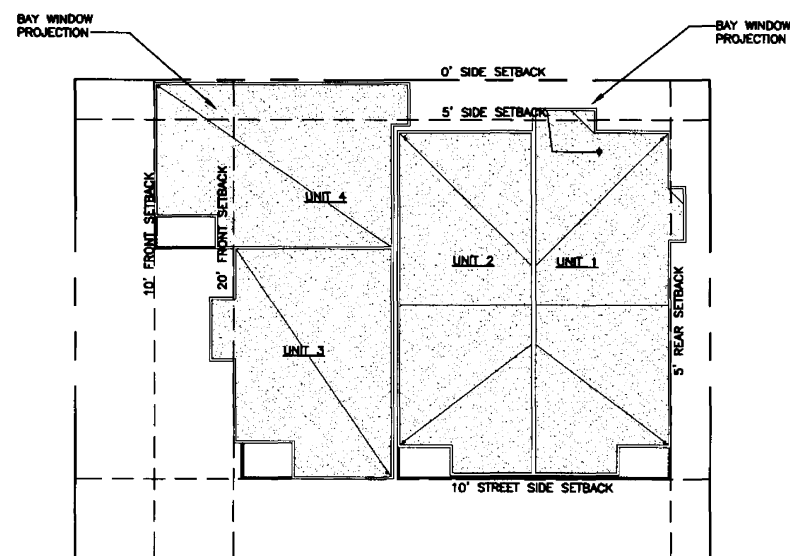
3



PLANNING ANALYSIS - THIRD FLOOR

3/32" = 1'-0"

4



PLANNING ANALYSIS - ROOF LEVEL

3/32" = 1'-0"

5

PLANNING ANALYSIS CALCULATIONS AND LEGEND

3/32" = 1'-0"

6

LEGEND

- GROSS FLOOR AREA
- AREA OF UNDERGROUND (NOT INCLUDED IN GFA)

ZONE = RM-3-7
LOT SIZE = 4,800 SF
FAR = 1.8*

PROJECT TOTALS
 UNITS = 4
 BEDROOMS = 8
 UNDERGROUND PARKING = 2,126 SF
 TOTAL PARKING = 2,523 SF
 LIVING AREA = 7,348
 GFA = 7,893
 BALCONIES = 115 SF
 PRIVATE OUTDOOR SPACE = 318 SF

ALLOWABLE GFA
 1.8 x 4,800 = 8,640 SF

ALLOWABLE LIVING AREA
 2/3 (ALLOWABLE GFA) + UNDERGROUND PARKING
 = 2/3 (8,640SF) + 2,126SF
 = 7,886SF

PARKING SPACES
 PARKING RATIOS - 1.5 PER 1 BEDROOM
 - 2.0 PER 2 BEDROOM
 REQUIRED = 1.5 (2) + 2 (2) = 7
 PROVIDED = 7

PRIVATE OUTDOOR SPACE
 REQUIRED = MIN. 60 SF FOR 3/4 OF TOTAL UNITS
 ACTUAL
 UNIT 1 = 127 SF
 UNIT 2 = 83 SF
 UNIT 3 = 98 SF
 UNIT 4 = 0 SF

REVISIONS CONTROL

No.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY REVIEW	AUGUST 07		
2	PRELIMINARY REVIEW	SEP. 08		
3	ISSUE FOR RESUBMITTAL	6. AUG. 09		
4	REVISED PER CITY COMMENTS	10 OCT. 09		
5	REVISED PER CITY COMMENTS	24 MAR. 09		
6	REVISED PER CITY COMMENTS	07 JULY 09		

urbitecture platform
 1413 Miramar Blvd.
 San Diego, CA 92131

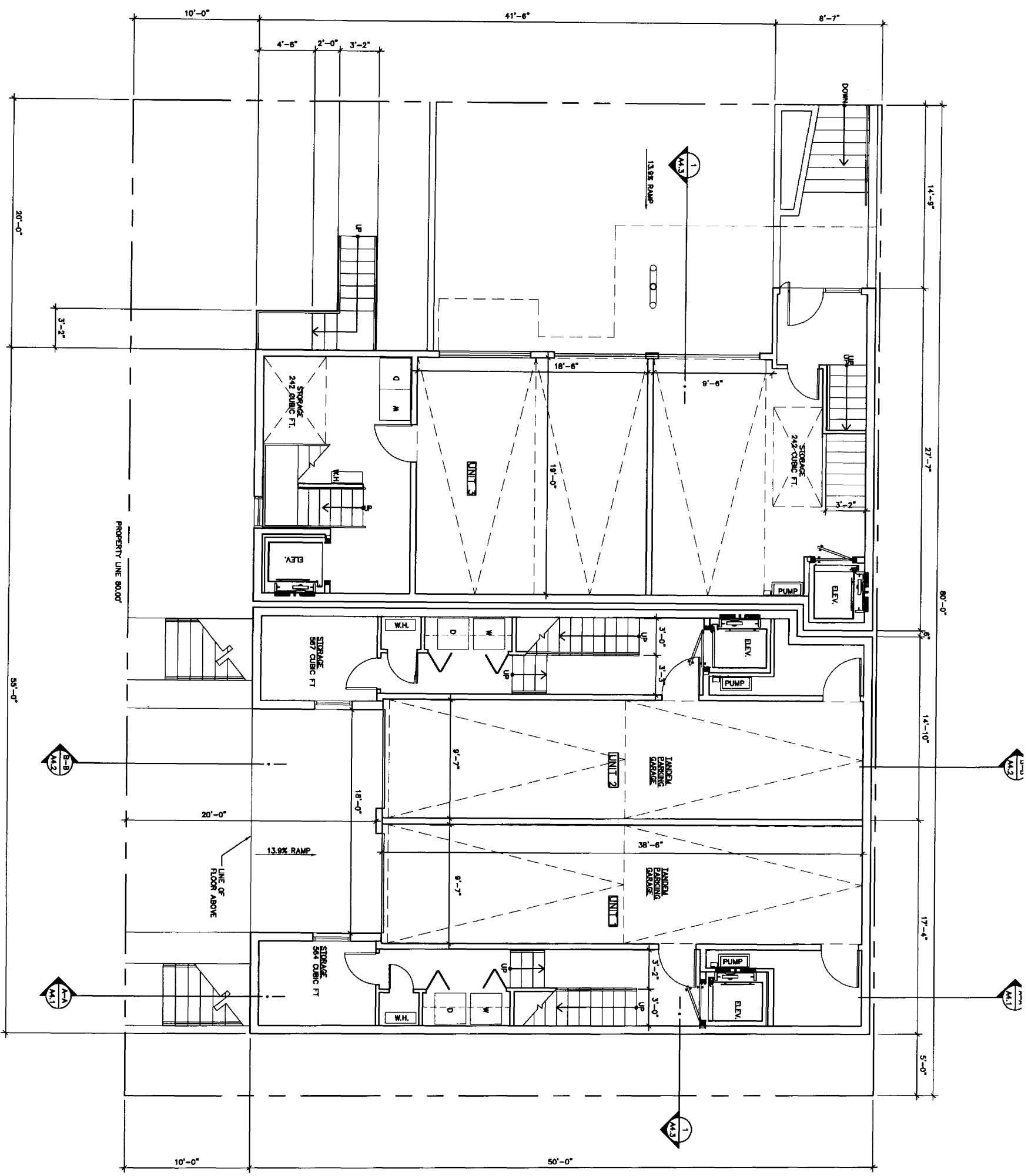
CITY OF SAN DIEGO

STAMP & SIGNATURE

HABITERRA
 7460 Herschel Ave
 La Jolla, ca 92037

SHEET TITLE
PLANNING ANALYSIS

A1.2



PARKING LEVEL FLOOR PLAN
1/4"=1'-0"

1

REVISIONS CONTROL			
No.	DESCRIPTION	DATE	BY
1	PRELIMINARY REVIEW	AUGUST 07	
2	PRELIMINARY REVIEW	FEB. 08	
3	ISSUE FOR RESUBMITTAL	6 AUG. 08	JLZ
4	REVISED PER CITY COMMENTS	10 OCT. 08	JLZ
5	REVISED PER CITY COMMENTS	23 MAR. 09	JLZ
6	REVISED PER CITY COMMENTS	07 MAY. 09	JLZ



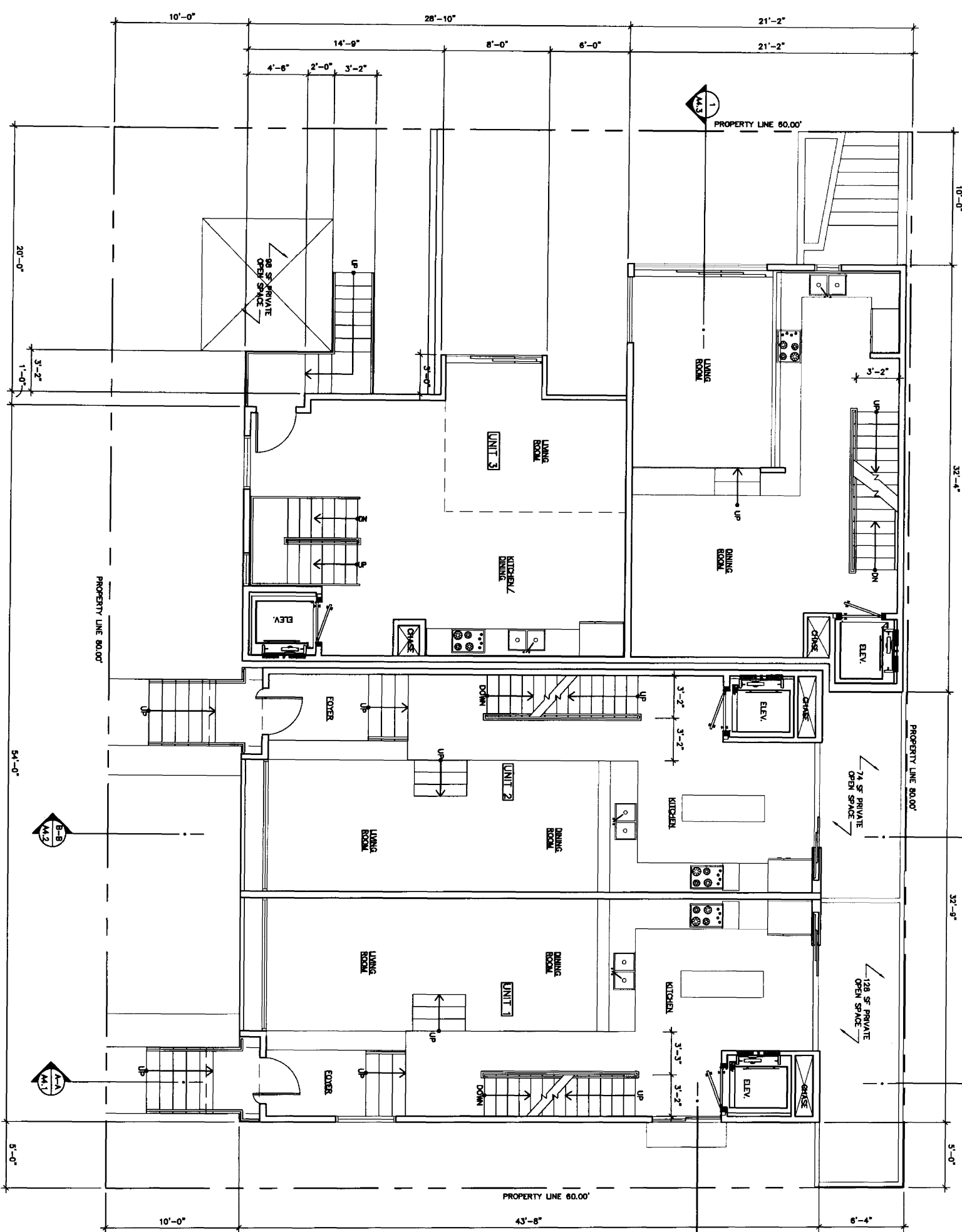
urbitecture platform
posada + ozorio
1517 keeler blvd.
san diego, ca 92101

CITY OF SAN DIEGO

HABITERRA
7460 Herschel Ave
la jolla, ca 92037

GARAGE LEVEL
A2.1

DATE	BY	REVISION



FIRST FLOOR PLAN
1/4" = 1'-0"

1

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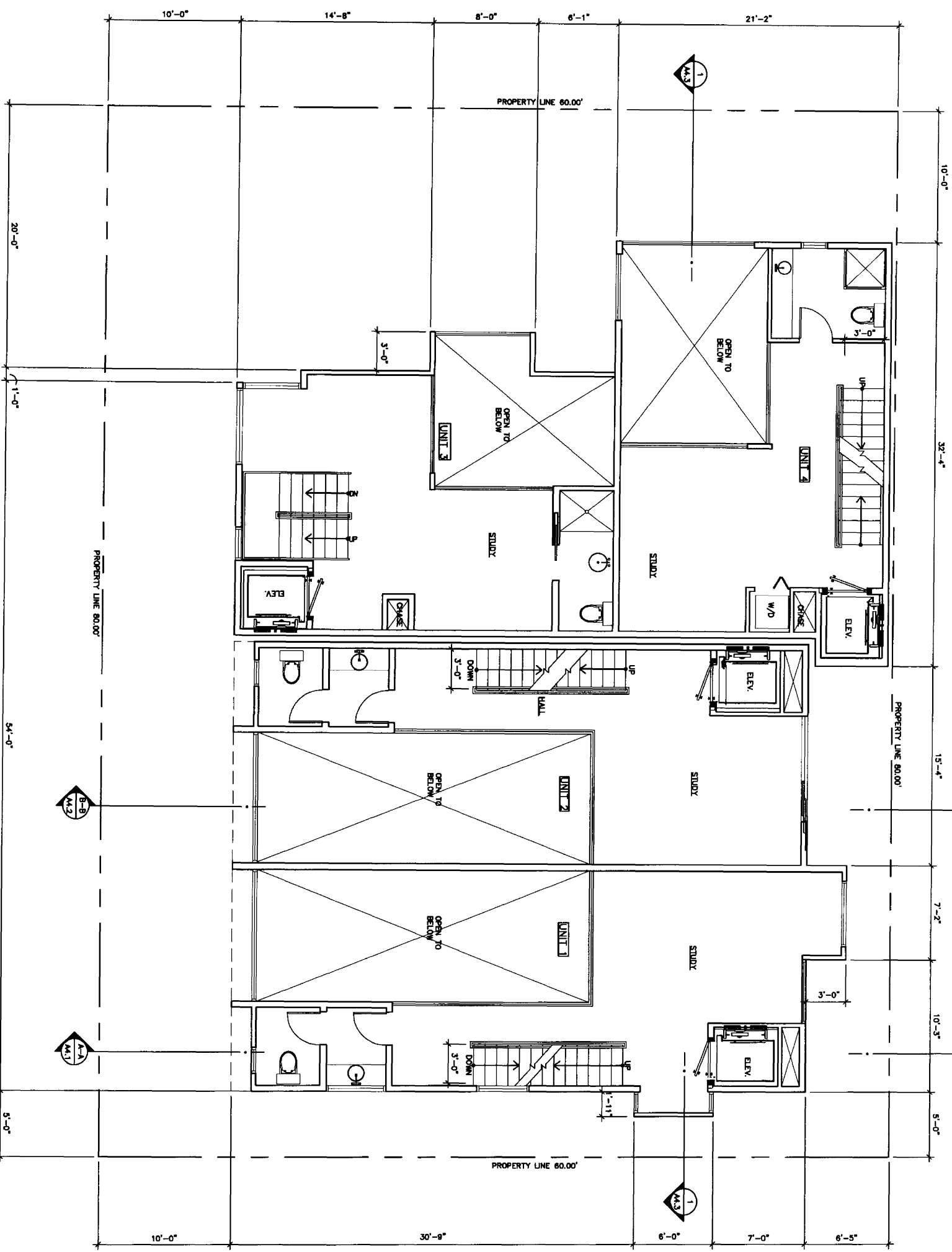


urbitecture platform
posada + ozorno
1747 vesperer blvd.
san diego, ca 92101

CITY OF SAN DIEGO

HABITERRA
7460 Herschel Ave
la jolla, ca 92037

FIRST FLOOR PLAN
A2.2



SECOND FLOOR PLAN
1/4" = 1'-0"

1



REVISIONS CONTROL			
No.	DESCRIPTION	DATE	BY
1	PRELIMINARY REVIEW	AUGUST 07	
2	PRELIMINARY REVIEW	FEB. 08	
3	ISSUE FOR RESUBMITTAL	16 AUG. 08	JLZ
4	REVISED PER CITY COMMENTS	10 OCT. 08	JLZ
5	REVISED PER CITY COMMENTS	23 MAR. 09	JLZ
6	REVISED PER CITY COMMENTS	07 JULY 09	JLZ

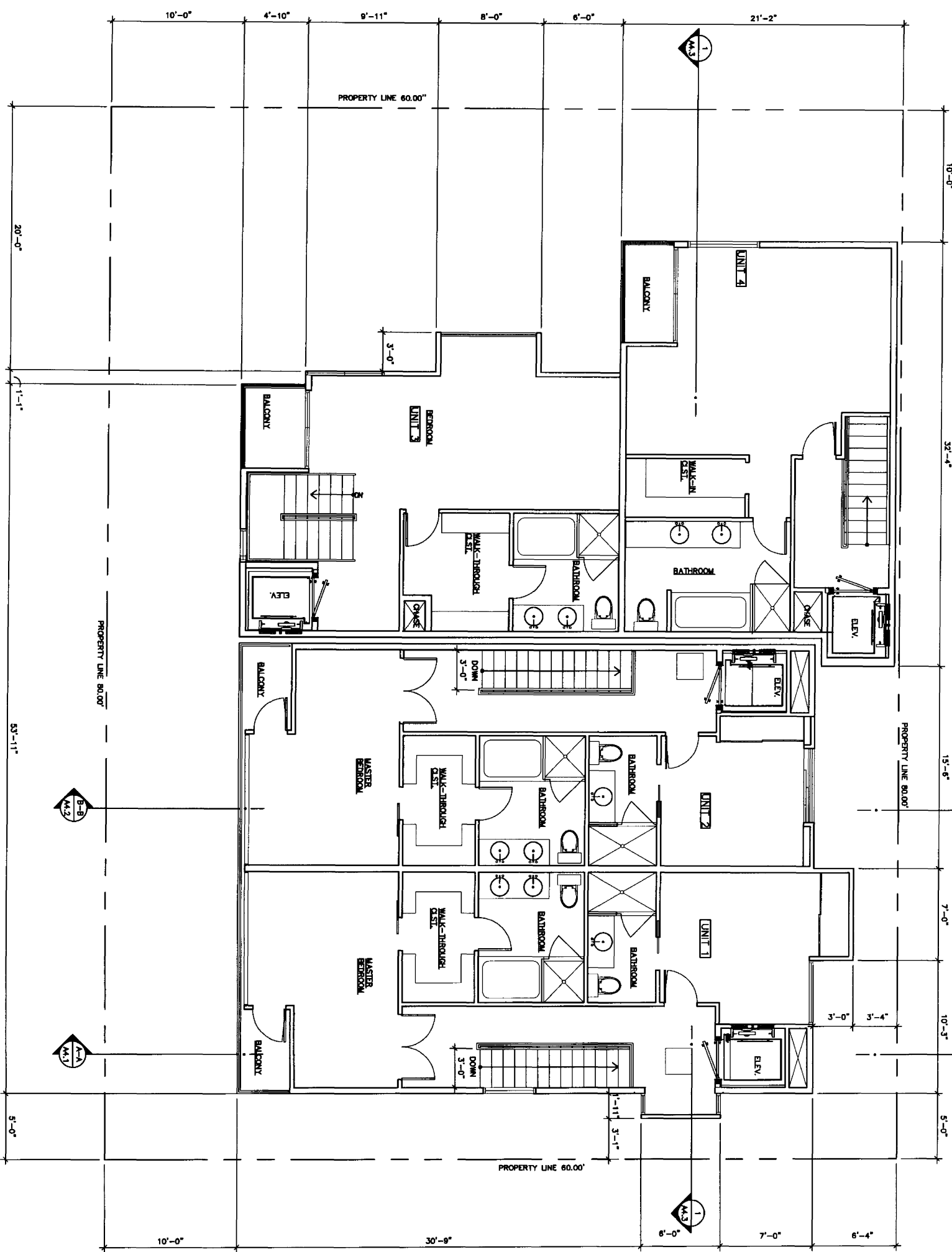
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1157 keefer blvd.
san diego, CA 92101

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HABITERRA
7460 Herschel Ave
la jolla, ca 92037

SECOND FLOOR
PLAN

A2.3



THIRD FLOOR PLAN
1/4"=1'-0"

REVISIONS CONTROL			
No.	DESCRIPTION	DATE	BY
1	PRELIMINARY REVIEW	AUGUST 07	
2	PRELIMINARY REVIEW	FEB. 08	
3	ISSUE FOR RESUBMITTAL	6 JULY 08	JLZ
4	REVISED PER CITY COMMENTS	10 OCT. 08	JLZ
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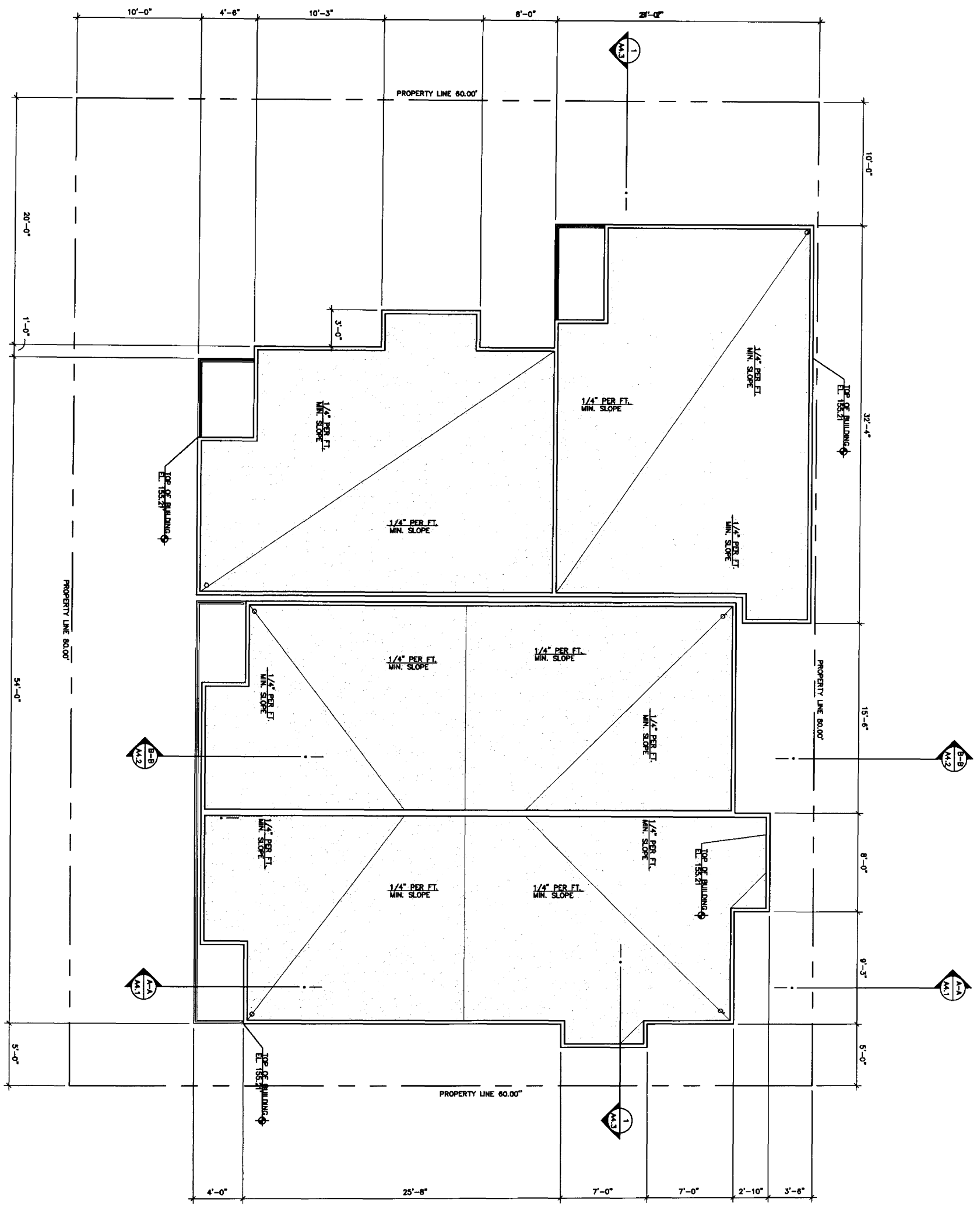
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SAN DIEGO, CA 92101

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THIRD FLOOR PLAN

A2.4



ROOF PLAN
1/4"=1'-0"

1

DATE	BY	CHECKED	SCALE
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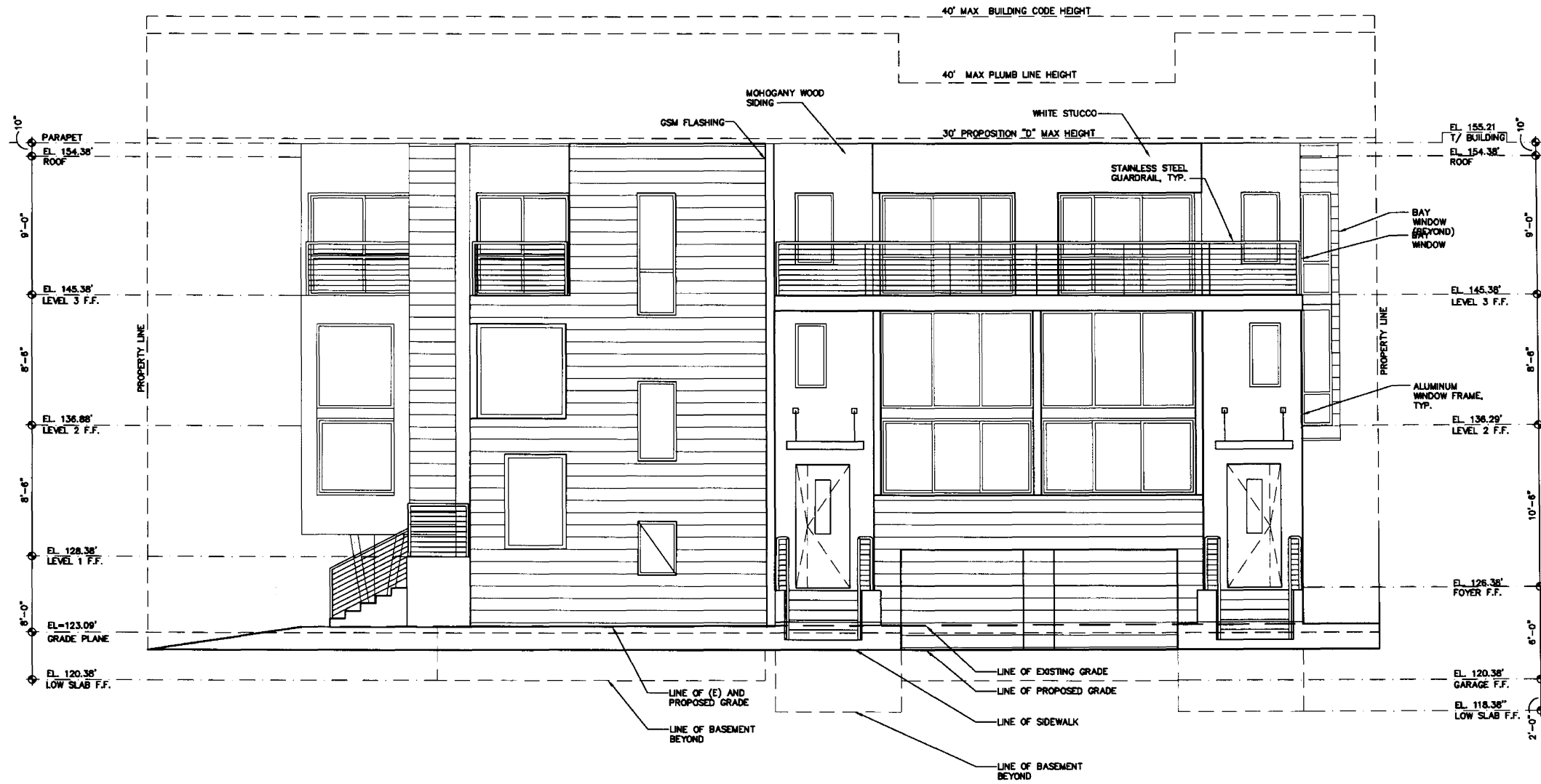
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7460 Herschel Ave
la jolla, ca 92037

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137 keelson Blvd
san diego, CA 92101

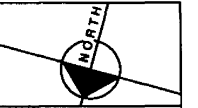
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6	REVISED PER CITY COMMENTS	07 JULY 09	JLZ	





NORTH ELEVATION
1/4"=1'-0"

1



REVISIONS CONTROL	
No.	DESCRIPTION
1	PRELIMINARY REVIEW
2	PRELIMINARY REVIEW
3	ISSUE FOR RESUBMITAL
4	REVISED PER CITY COMMENTS
5	REVISED PER CITY COMMENTS
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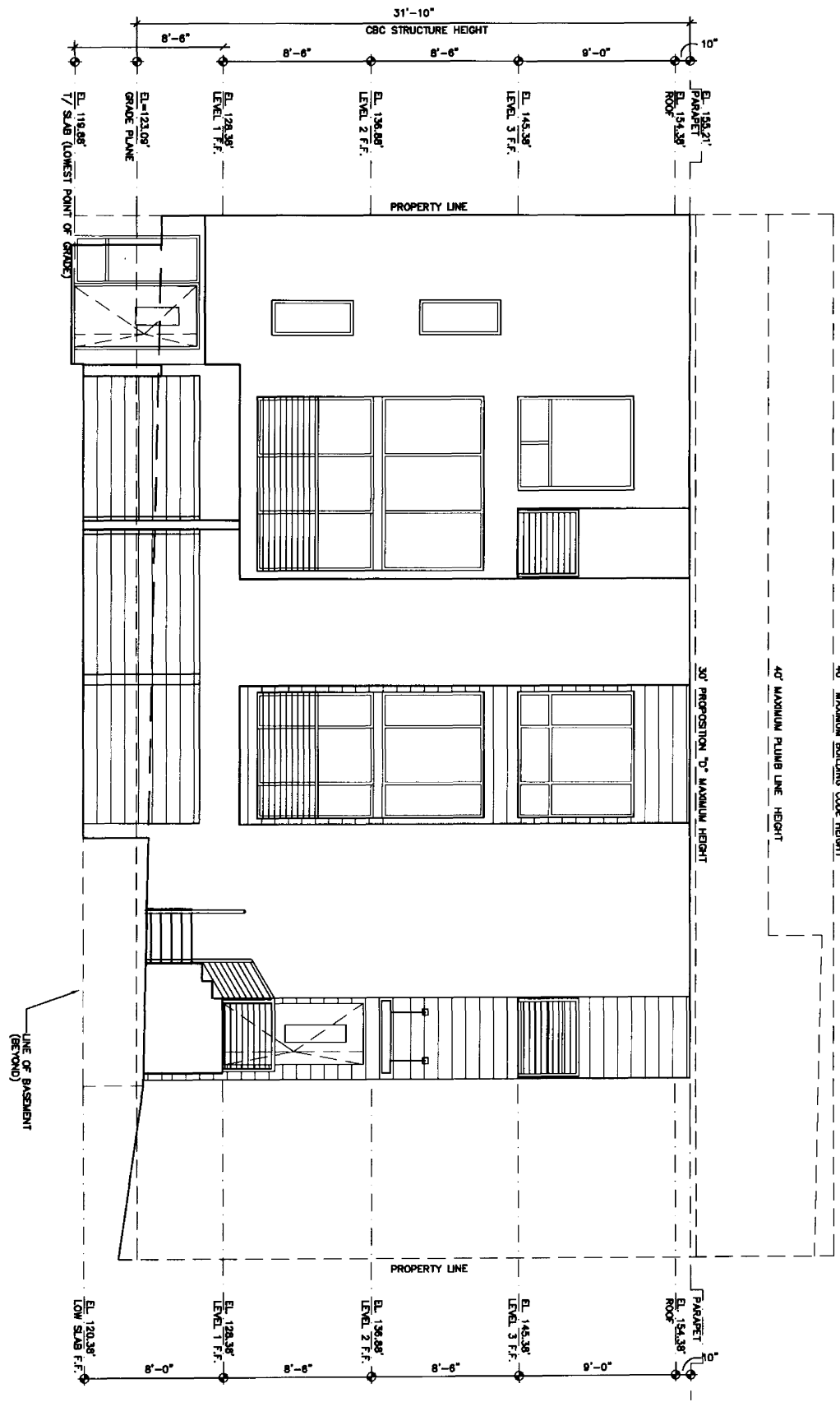
CITY OF SAN DIEGO

STAMP & SIGNATURE

HABITERRA
7460 Herschel Ave
La Jolla, ca 92037

SHEET TITLE
NORTH ELEVATION

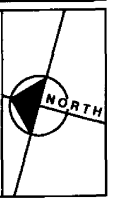
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EAST ELEVATION
1/4"=1'-0"

1

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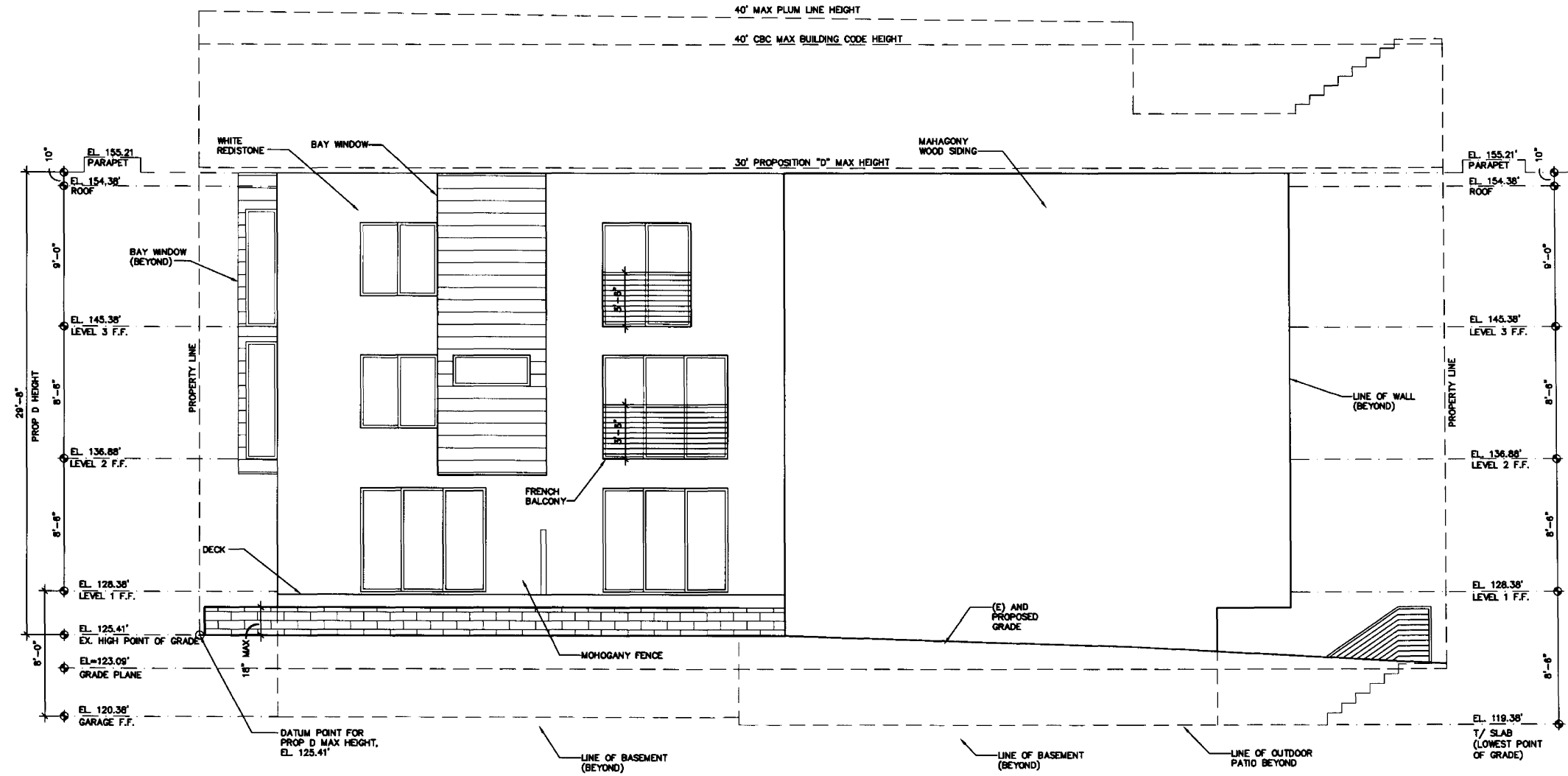


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san diego, ca 92101

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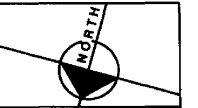
HABITERRA
7460 Herschel Ave
la jolla, ca 92037

SHEET TITLE
EAST ELEVATION
SCALE
A3.2



SOUTH ELEVATION
1/4"=1'-0"

1



REVISIONS CONTROL		
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 1513 METIER BLVD.
 SAN DIEGO, CA 92101

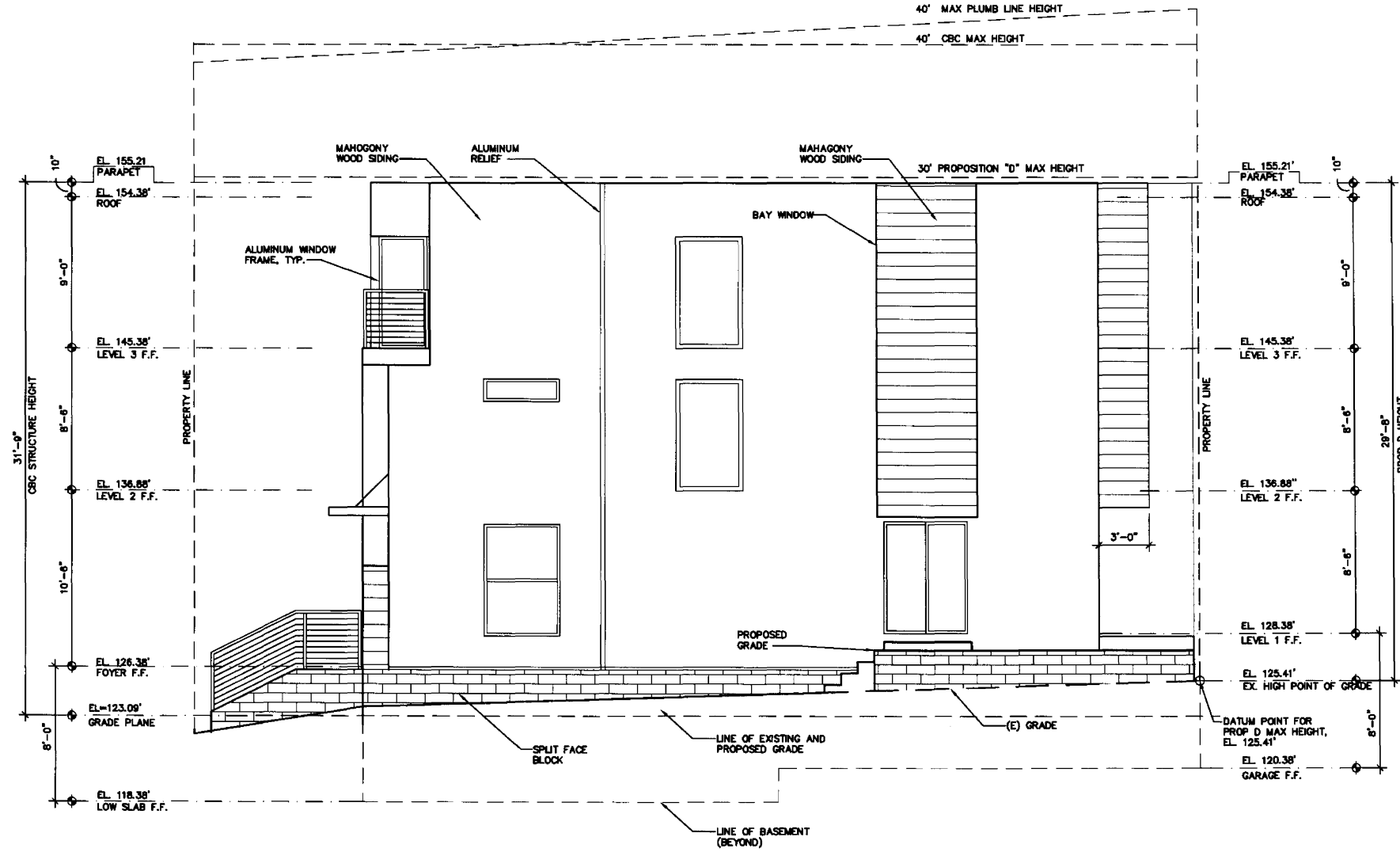
CITY OF SAN DIEGO

STAMP #
SIGNATURE

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 7460 Herschel Ave
 La Jolla, ca 92037

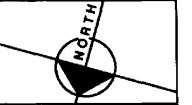
SHEET TITLE
SOUTH ELEVATION

A3.3



WEST ELEVATION
1/4" = 1'-0"

1



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2	PRELIMINARY REVIEW	12th 08		
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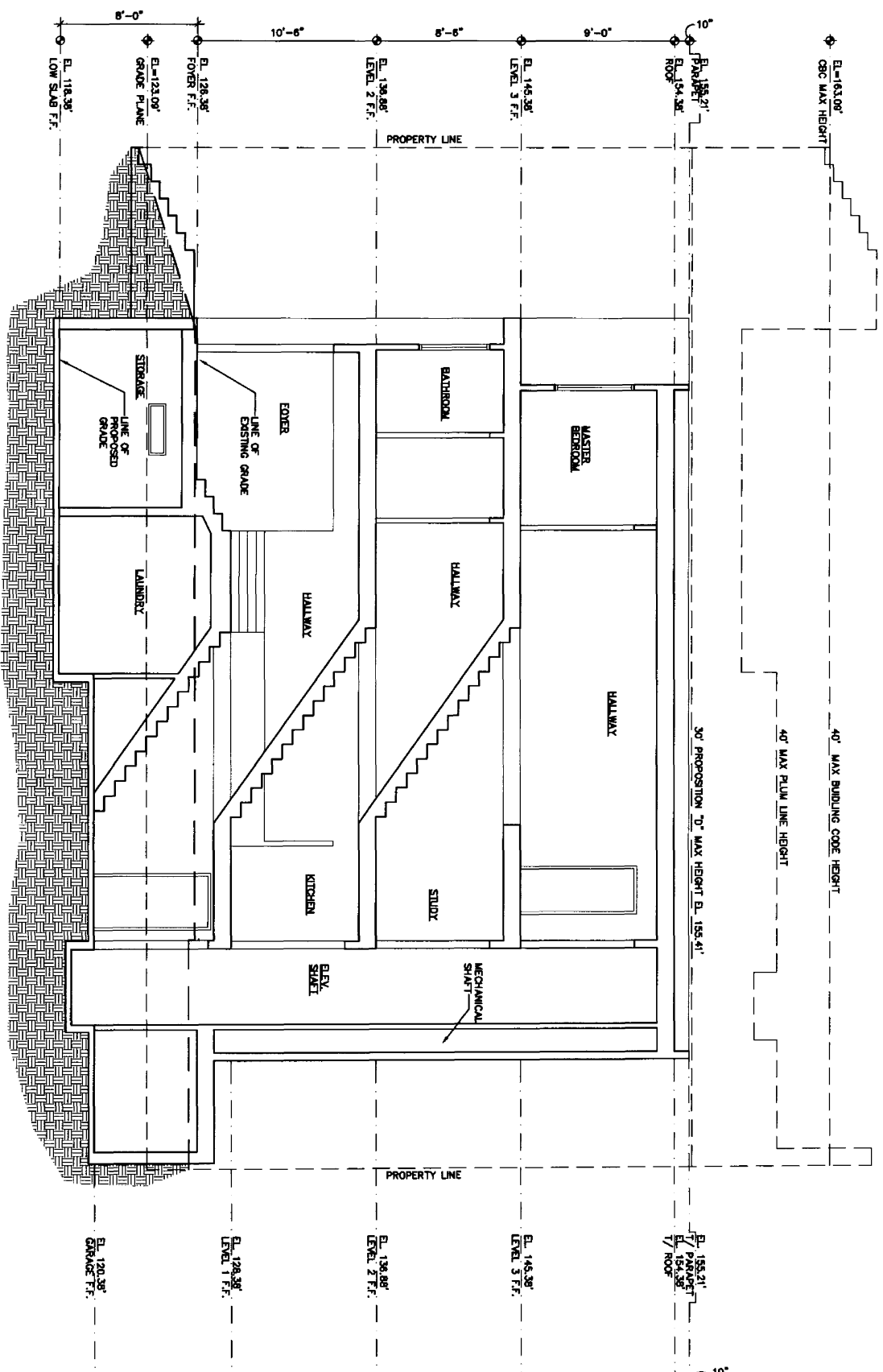
CITY OF SAN DIEGO

STAMP & SIGNATURE

HABITERRA
7460 Herschel Ave
La Jolla, ca 92037

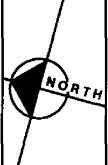
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WEST ELEVATION

A3.4



SECTION A-A
1/4"=1'-0"

1



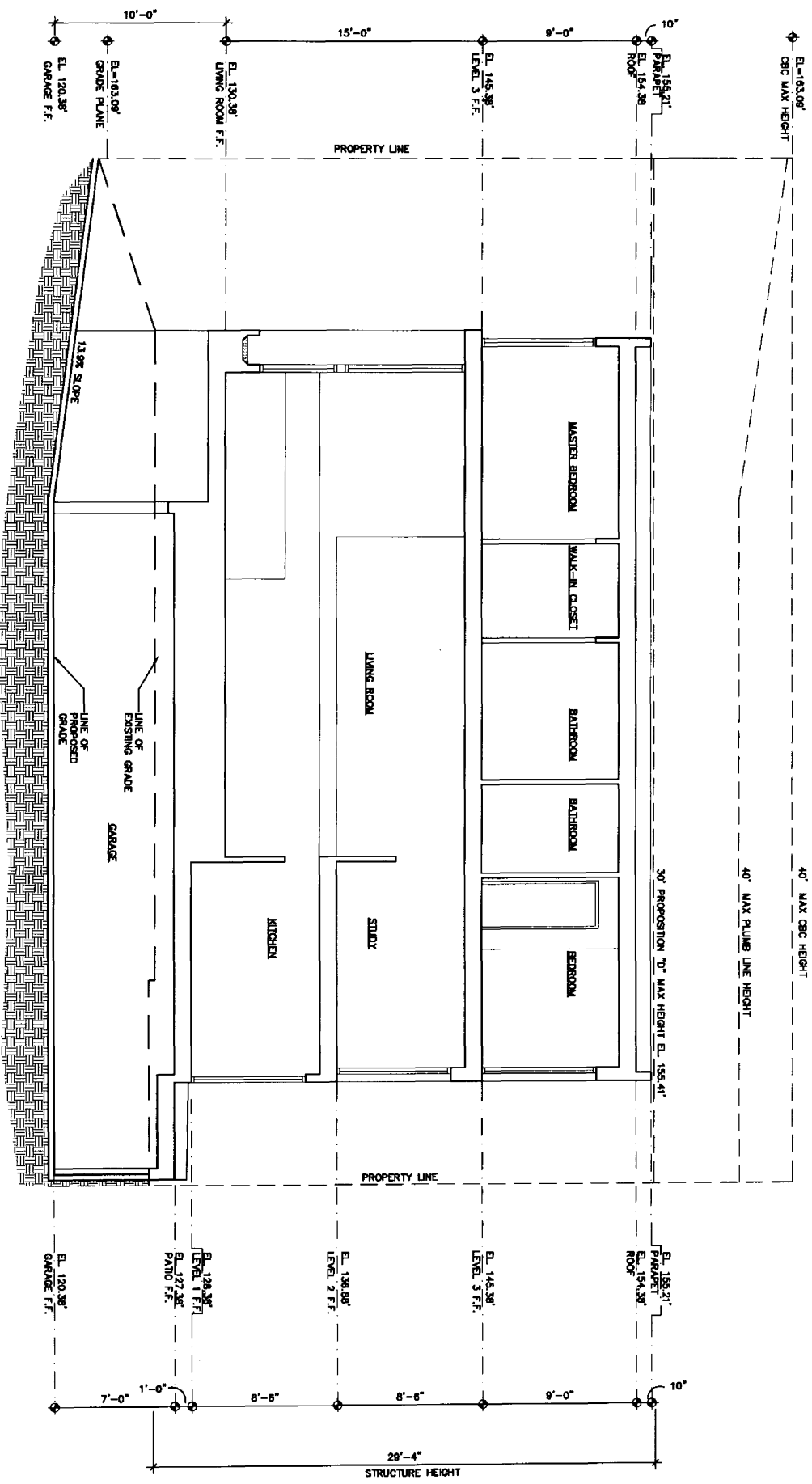
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6	REVISED PER CITY COMMENTS	07 JULY 09	JLZ

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SHEET TITLE
SECTION A-A
A4.1



SECTION B-B
1/4"=1'-0"

1



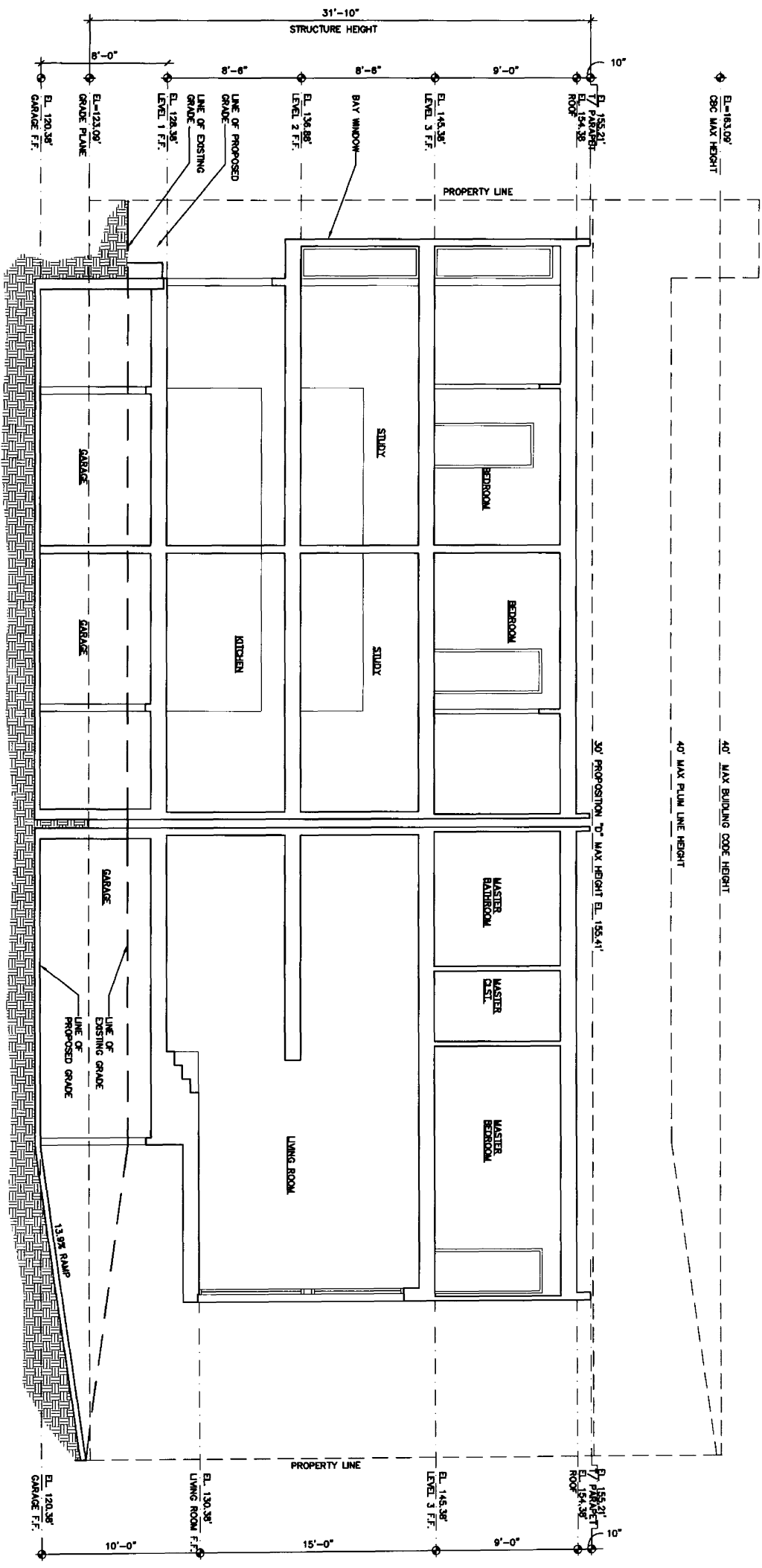
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6	REVISED PER CITY COMMENTS	07 JULY 09	JLZ	

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SECTION B-B
A4.2



SECTION C-C
1/4"=1'-0"

1



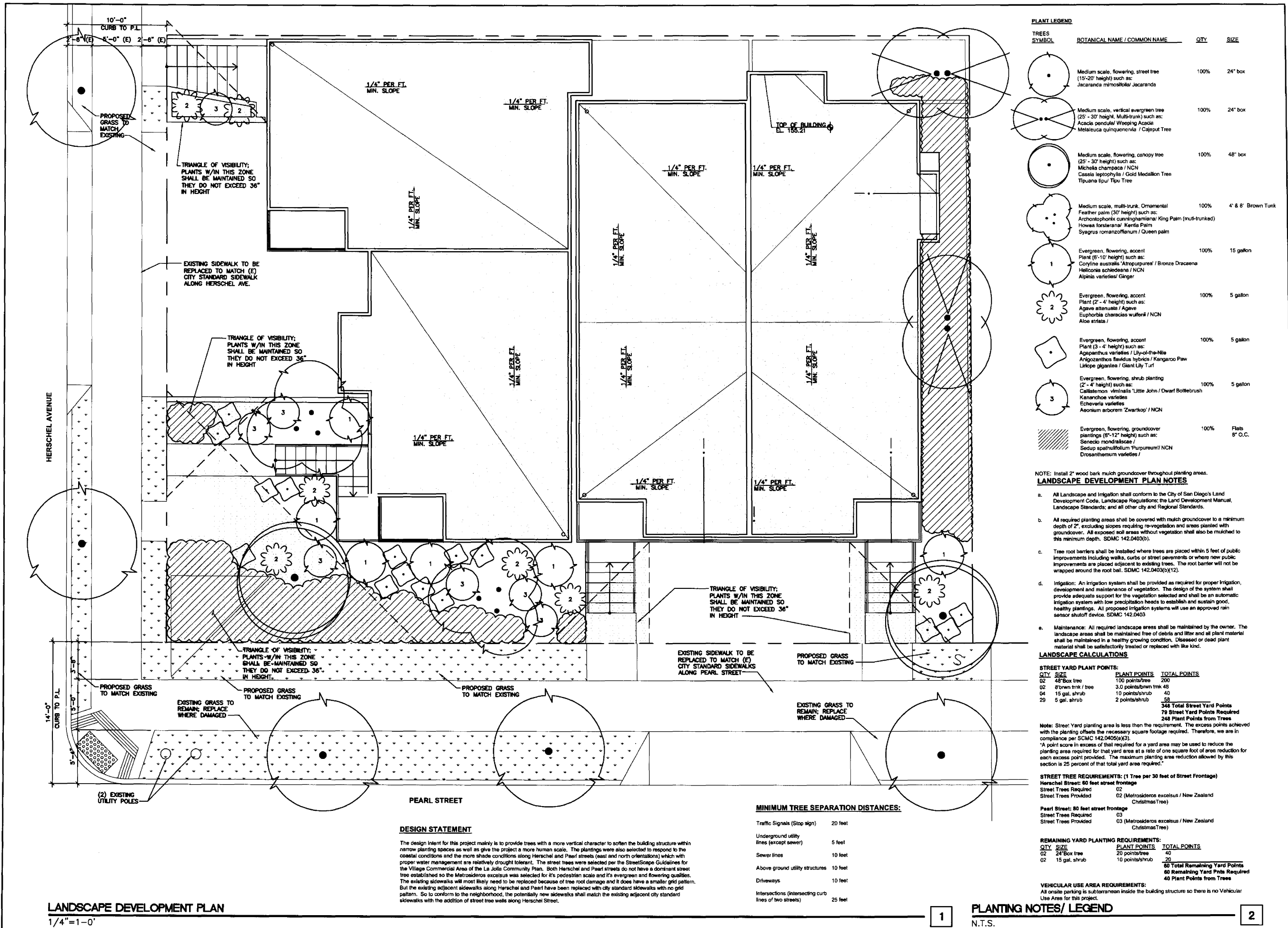
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SHEET TITLE
SECTION
C-C
A4.3



PLANT LEGEND

TREES SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE
(Symbol: Circle with dot)	Medium scale, flowering, street tree (15'-20' height) such as: Jacaranda mimosifolia/ Jacaranda	100%	24" box
(Symbol: Circle with vertical lines)	Medium scale, vertical evergreen tree (25' - 30' height, multi-trunk) such as: Acacia pendula/ Weeping Acacia Melaleuca quinquenervia / Cajuput Tree	100%	24" box
(Symbol: Circle with horizontal lines)	Medium scale, flowering, canopy tree (25' - 30' height) such as: Michelia champaca / NCN Cassia leptophylla / Gold Medallion Tree Tipuana tipu/ Tipu Tree	100%	48" box
(Symbol: Circle with multiple dots)	Medium scale, multi-trunk, Ornamental Feather palm (30' height) such as: Archontophoenix cunninghamiana/ King Palm (multi-trunked) Howea forsteriana/ Kentia Palm Syagrus romanzoffiana/ Queen palm	100%	4' & 8' Brown Trunk
(Symbol: Circle with vertical lines and dot)	Evergreen, flowering, accent Plant (6-10' height) such as: Corylina australis/ 'Atrypurpurea' / Bronze Dracaena Heliconia schiedana / NCN Alpinia varities/ Ginger	100%	15 gallon
(Symbol: Circle with horizontal lines and dot)	Evergreen, flowering, accent Plant (2' - 4' height) such as: Agave attenuata / Agave Euphorbia characias wulfenii / NCN Aloe striata /	100%	5 gallon
(Symbol: Circle with vertical lines and dot)	Evergreen, flowering, accent Plant (3' - 4' height) such as: Agapanthus varieties / Lily-of-the-Nile Anigozanthos flexuosus hybrids / Kangaroo Paw Lilippe gigantea / Giant Lily Turf	100%	5 gallon
(Symbol: Circle with vertical lines and dot)	Evergreen, flowering, shrub planting (2' - 4' height) such as: Callistemon viminalis/ 'Little John' / Dwarf Bottlebrush Kalanchoe varieties Echeveria varities Asonium arborem 'Zwartkop' / NCN	100%	5 gallon
(Symbol: Circle with vertical lines and dot)	Evergreen, flowering, groundcover plantings (6"-12" height) such as: Senecio mondaliscas / Sedum spathulifolium 'Purpureum' / NCN Droseranthemum varities /	100%	Flats 8" O.C.

NOTE: Install 2" wood bark mulch groundcover throughout planting areas.

LANDSCAPE DEVELOPMENT PLAN NOTES

- All Landscape and Irrigation shall conform to the City of San Diego's Land Development Code, Landscape Regulations; the Land Development Manual, Landscape Standards; and all other city and Regional Standards.
- All required planting areas shall be covered with mulch groundcover to a minimum depth of 2", excluding slopes requiring re-vegetation and areas planted with groundcover. All exposed soil areas without vegetation shall also be mulched to this minimum depth. SDMC 142.0403(b).
- Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not be wrapped around the root ball. SDMC 142.0403(d)(12).
- Irrigation: An irrigation system shall be provided as required for proper irrigation, development and maintenance of vegetation. The design of the system shall provide adequate support for the vegetation selected and shall be an automatic irrigation system with low precipitation heads to establish and sustain good, healthy plantings. All proposed irrigation systems will use an approved rain sensor shutoff device. SDMC 142.0403.
- Maintenance: All required landscape areas shall be maintained by the owner. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced with like kind.

LANDSCAPE CALCULATIONS

QTY	SIZE	PLANT POINTS	TOTAL POINTS
02	48" box tree	100 points/tree	200
02	8" brown trunk / tree	3.0 points/brown trunk	48
04	15 gal. shrub	10 points/shrub	40
29	5 gal. shrub	2 points/shrub	58
		346 Total Street Yard Points	
		79 Street Yard Points Required	
		248 Plant Points from Trees	

Note: Street Yard planting area is less than the requirement. The excess points achieved with the planting offsets the necessary square footage required. Therefore, we are in compliance per SCMC 142.0405(a)(3).
 *A point score in excess of that required for a yard area may be used to reduce the planting area required for that yard area at a rate of one square foot of area reduction for each excess point provided. The maximum planting area reduction allowed by this section is 25 percent of that total yard area required.

STREET TREE REQUIREMENTS: (1 Tree per 30 feet of Street Frontage)

STREET	STREET TREE REQUIREMENTS	STREET TREES PROVIDED
Herschel Street: 80 feet street frontage	Street Trees Required: 02 Street Trees Provided: 02 (Melrosideros excelsus / New Zealand Christmas Tree)	
Pearl Street: 80 feet street frontage	Street Trees Required: 03 Street Trees Provided: 03 (Melrosideros excelsus / New Zealand Christmas Tree)	

REMAINING YARD PLANTING REQUIREMENTS:

QTY	SIZE	PLANT POINTS	TOTAL POINTS
02	24" Box tree	20 points/tree	40
02	15 gal. shrub	10 points/shrub	20
		60 Total Remaining Yard Points	
		80 Remaining Yard Pnts Required	
		40 Plant Points from Trees	

VEHICULAR USE AREA REQUIREMENTS:
 All onsite parking is subterranean inside the building structure so there is no Vehicular Use Area for this project.

MINIMUM TREE SEPARATION DISTANCES:

Traffic Signals (Stop sign)	20 feet
Underground utility lines (except sewer)	5 feet
Sewer lines	10 feet
Above ground utility structures	10 feet
Driveways	10 feet
Intersections (intersecting curb lines of two streets)	25 feet

DESIGN STATEMENT

The design intent for this project mainly is to provide trees with a more vertical character to soften the building structure within narrow planting spaces as well as give the project a more human scale. The plantings were also selected to respond to the coastal conditions and the more shade conditions along Herschel and Pearl streets (east and north orientations) which with proper water management are relatively drought tolerant. The street trees were selected per the StreetScape Guidelines for the Village Commercial Area of the La Jolla Community Plan. Both Herschel and Pearl streets do not have a dominant street tree established so the Melrosideros excelsus was selected for it's pedestrian scale and it's evergreen and flowering qualities. The existing sidewalks will most likely need to be replaced because of tree root damage and it does have a smaller grid pattern. So to conform to the neighborhood, the potentially new sidewalks shall match the existing adjacent city standard sidewalks with the addition of street tree wells along Herschel Street.

LANDSCAPE DEVELOPMENT PLAN
 1/4" = 1'-0"

CITY OF SAN DIEGO

HABITERRA
 7460 Herschel Ave
 La Jolla, ca 92037

LANDSCAPE DEVELOPMENT PLAN

L1

REVISIONS CONTROL

NO.	DESCRIPTION	DATE	BY	CHKD BY
1	PRELIMINARY REVIEW	AUG 03 07		
2	PRELIMINARY REVIEW	FEB 08		
3	ISSUE FOR SUBMITTAL	8 AUG 08		
4	REVISED PER CITY COMMENTS	10 OCT 08		
5	REVISED PER CITY COMMENTS	23 MAR 09		
6	REVISED PER CITY COMMENTS	07 JULY 09		

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