

OMOHUNDRO RESIDENCE

818 ALLERTON COURT, SAN DIEGO, CALIFORNIA 92109

A SUSTAINABLE PROJECT



COASTAL DEVELOPMENT PERMIT SITE DEVELOPMENT PERMIT, & VARIANCE SUBMITTAL SET

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Project Address:
818 ALLERTON COURT
SAN DIEGO, CA 92109

Project Name:
OMOHUNDRO RESIDENCE

Sheet Title:

COVER SHEET

Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 04-20-09

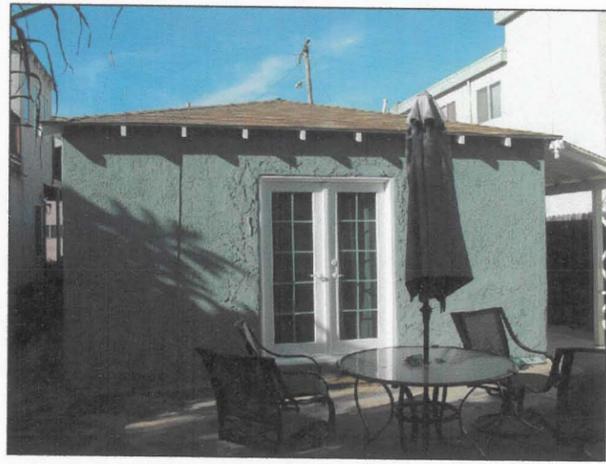
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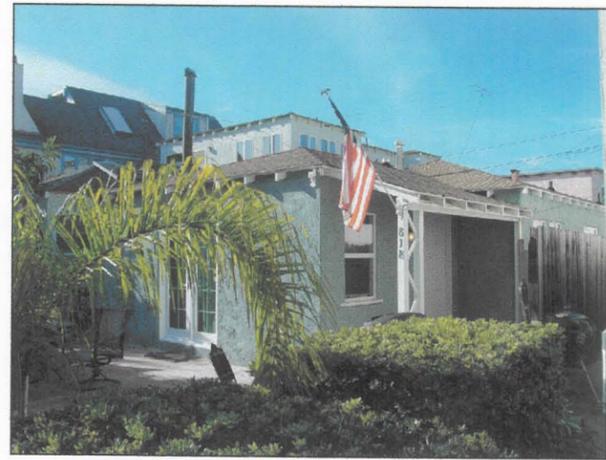
OMOHUNDRO RESIDENCE

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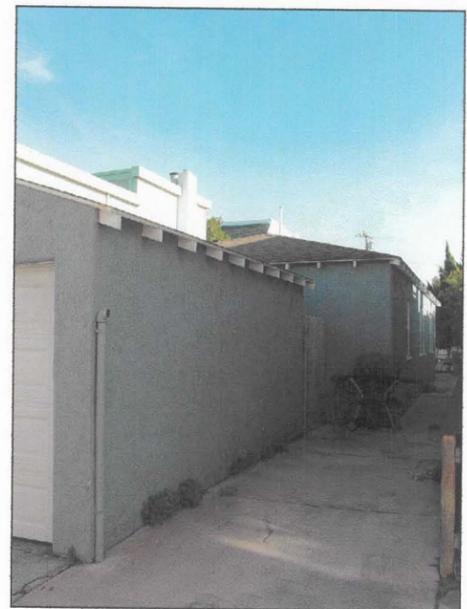
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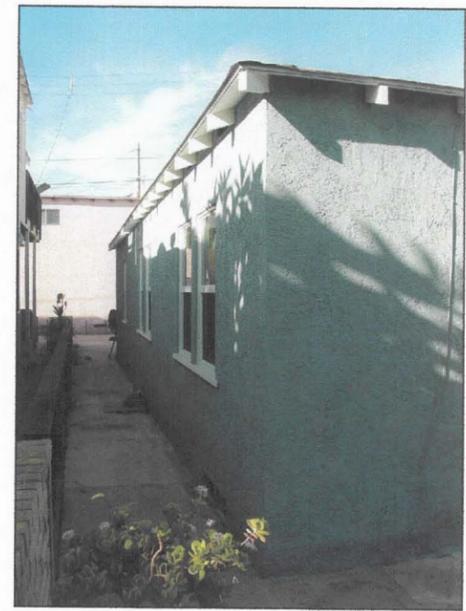
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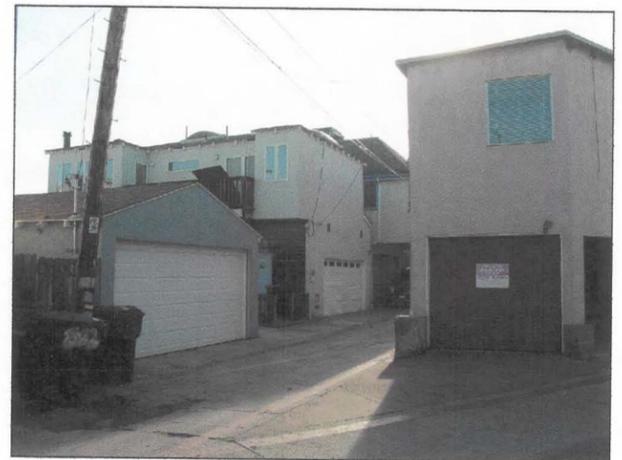
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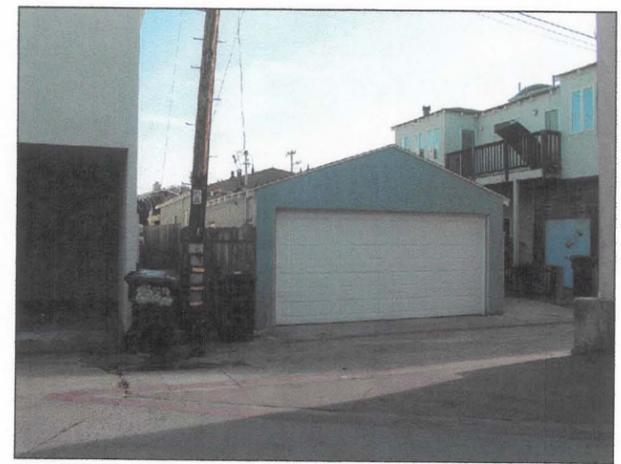
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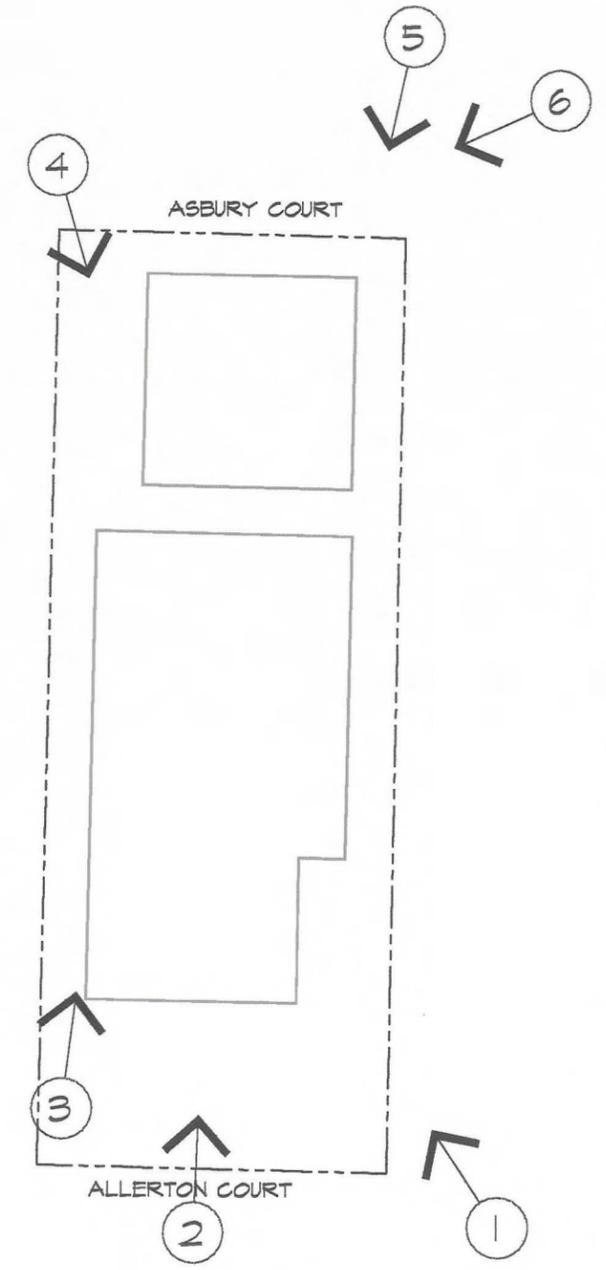
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KEY MAP, NTS

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Project Name:
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Sheet Title:
PHOTOGRAPHIC SURVEY

Revision 14:
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 Revision 1: 04-20-09

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OMOHUNDRO RESIDENCE - PTS #170812 - FINDINGS
Project Description

The proposed project is a redevelopment infill to replace an existing single family residence with a new sustainable residential duplex. The project consists of the demolition of the existing one-story single family residence and the construction of a three-story 2,815 square foot duplex on a 2,408 square foot lot. The site is an interior infill lot, located on the north side of Allerton Court, between Mission Boulevard and Bayside Lane in the R-S Zone of Mission Beach. The project is regulated by the Land Development Code and the Mission Beach Planned District Ordinance. The proposed project requires a Coastal Development Permit for the replacement of the single family home with a new Duplex. It also is requesting a Variance for the rear yard setback due to a unique condition that the vehicular alley in the rear is actually named as a Court and as such, a court per the Mission Beach PDO has a "front" yard setback requirement to it versus the zero setback requirement for all alleys in Mission Beach. The project is also requesting a Deviation from a requirement for ESL in the form of a designation for a Special Flood Hazard Zone. Currently, approximately 1/2 of the existing parcel is below 6.0' mean sea level and as such is mapped in a Special Flood Zone. This application seeks a Deviation from the requirement to build 2'-0" above the 6.0' MSL line by only placing automobile parking in the lower portion of the lot under the baseline elevation that serves as the trigger point. The remainder of the lot that is not parking will be developed at an elevation above (existing) the 6.0' MSL that triggers the Special Flood Zone requirements. Detailed descriptions and findings are contained below for all project issues.

Coastal Development Permit-Section 126.0708

A. Findings for Coastal Development Permit Approval

1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

The project proposes a redevelopment infill to replace the existing single family residence with a new residential duplex on an interior lot of an existing completely developed residential court. The proposed development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public access way identified in the Local Coastal Program land use plan. There are no public accessways proposed that do not already exist and are already being utilized. In fact, the project as proposed will improve vehicular access to this parcel by improving both access and approach to the parking required on site. The development does not impact any public views to or along the ocean and other scenic coastal areas as specified in the Local Coastal Program Land Use Plan.

2. The proposed coastal development will not adversely affect environmentally sensitive lands.

Though half of the site lies within an environmentally sensitive land, (Special Flood Hazard Area), the site has been previously developed for decades. In this redevelopment project, there is no alteration of any landforms proposed, no alteration to the site that would affect any drainage patterns or flow and in fact, as proposed, this project would enhance the drainage and flow of the site and sub-area due to compliance with current codes and water quality requirements, where the current project does not account for any of these concerns or programs. Further, as designed, only the parking for the project is even located in the flood hazard zone and all living space for the duplex will be located at or above the base flood elevation and thus outside the environmentally sensitive designation. Therefore, the development will not adversely affect environmentally sensitive lands in any way.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The proposed project conforms to the identified use. The proposed project was designed to not intrude into any of the physical access ways used by the public and the bulk and scale is in harmony with the adjacent structures in the area and totally consistent with the development guidelines and regulations of the Mission Beach Planned District Ordinance. The project is consistent with the community goals and thus is in conformity with the certified Local Coastal Program Land Use Plan. The project does propose one variance based on the unique circumstance that the vehicular alley servicing the parcel also happens to be a named "Court" and per the Mission Beach code, would, if strictly applied, require a front yard setback for all development off of the vehicular alley in the rear of the parcel. (see Variance findings below for more specifics)

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

There is a public road, (Bayside Lane,) between the project site and the nearest shoreline. The proposed residence would provide two parking spaces per unit, (4 total,) therefore, the project would not impact public beach parking. The proposed development conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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Project Name: OMOHUNDRO RESIDENCE
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Sheet 4 of 12

Sheet Title:
FINDINGS: CDP,
SDP & VARIANCE

Site Development Permit-Section 126.0504

A. Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan.

The project proposes to demolish an existing one-story single family residence and construct a new three-story 2,815 square foot sustainable duplex on a 2,408 square foot interior lot. The proposed project will not adversely affect the Mission Beach Precise Plan. The proposed development is consistent with the City Coastal Local Coastal Program, the Coastal Height Limit, the Beach Parking Impact Zone, and the Residential Tandem Parking Overlay Zone, and the R-S Zone of the Mission Beach Precise Plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The project proposes to demolish an existing one-story single family residence and construct a new three-story 2,815 square foot sustainable duplex on a 2,408 square foot interior lot. The proposed project has been designed to not be detrimental to the public health, safety and welfare and reflects an infill redevelopment project in an existing dense urban setting.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The project complies with all applicable regulations of the Land Development Code. The proposed project complies with the City Coastal Local Coastal Program, the Coastal Height Limit, the Beach Parking Impact Zone, the Residential Tandem Parking Overlay Zone, and the RS Zone of the Mission Beach Precise Plan. Off-street parking areas for all properties on the north side of Allerton Court are accessed via the named alley, Asbury Court, which functions as an alley at the north property line. The project does propose one variance based on the unique circumstance that the vehicular alley servicing the parcel also happens to be a named "Court" and per the Mission Beach code, would, if strictly applied, require a front yard setback for all development off of the vehicular alley in the rear of the parcel. (see Variance findings below for more specifics)

B. Supplemental Findings - Environmentally Sensitive Lands

Background: Approximately one half of the proposed redevelopment site falls within the Environmentally Sensitive Lands due to the base elevations of the existing parcel which due to the mean sea level elevation qualify it for a Special Flood Hazard Area.

Findings:

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

Though half of the site lies within an environmentally sensitive land, (Special Flood Hazard Area,) the site has been previously developed for decades. In this redevelopment project, there is no alteration of any landforms proposed, no alteration to the site that would affect any drainage patterns or flow and in fact, as proposed, this project would enhance the drainage and flow of the site and sub-area due to compliance with current codes and water quality requirements, where the current project does not account for any of these concerns or programs. Further, as designed, only the parking for the project is even located in the flood hazard zone and all living space for the duplex will be located at or above the base flood elevation and thus outside the environmentally sensitive designation. Therefore, the development will not adversely affect environmentally sensitive lands in any way.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The proposed project will not alter any natural land forms. There is no grading proposed with this project or alteration of any drainage flow, either on site or in the immediate context as this is already a dense urban setting completely built out. The natural drainage patterns will not be altered, and the project will not result in any undue risk from geologic and erosional forces, flood hazards, or fire hazards. Again, as proposed, this project would enhance the drainage and flow of the site and sub-area due to compliance with current codes and water quality requirements, where the current project does not account for any of these concerns or programs. Further, as designed, only the parking for the project is even located in the flood hazard zone and all living space for the duplex will be located at or above the base flood elevation and thus outside the environmentally sensitive designation. Therefore, the development will not adversely affect environmentally sensitive lands in any way.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

The proposed development will not have an adverse impact on adjacent environmentally sensitive lands. The project is a redevelopment infill replacing an existing single family residence with a sustainable duplex. There is no change in the area or footprint from the existing single family residence to the proposed duplex and as such, there is no expansion of the development footprint that exists today. As proposed, the project would revise the site development to place only parking in the lower base elevation of the parcel that are designated as ESL, and with the redevelopment, all living space will be at or above the existing base elevation outside of the ESL designation. As proposed, all existing and natural drainage patterns will be maintained and not affected by this proposed project.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation program (MSCP) Subarea Plan.

The proposed development does not modify the MSCP Subarea Plan in any way as it reflects a redevelopment of an existing single family into a new duplex using approximately the same footprint and site placement. As proposed, there is virtually no disruption or alteration to the site development at the ground level other than improving the vertical design of the new structure to reflect the ESL designation due to the flood zoning. The development will be consistent with the MSCP Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

There are two public ways between the proposed development and the closest beach (Bayside Lane and Bayside Walk) as well as numerous existing residentially developed structures. The development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply in any way.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

There are no mitigation requirements for this deviation from the flood zone finish floor elevation due to the fact that no land or adjacent properties would be affected by the deviation. Though half of the site lies within an environmentally sensitive land, (Special Flood Hazard Area,) the site has been previously developed for decades. In this redevelopment project, there is no alteration of any landforms proposed, no alteration to the site that would affect any drainage patterns or flow and in fact, as proposed, this project would enhance the drainage and flow of the site and sub-area due to compliance with current codes and water quality requirements, where the current project does not account for any of these concerns or programs. Further, as designed, only the parking for the project is even located in the flood hazard zone and all living space for the duplex will be located at or above the base flood elevation and thus outside the environmentally sensitive designation. Therefore, the development will not adversely affect environmentally sensitive lands in any way.

C. Supplemental Findings - Environmentally Sensitive Lands Deviations

Background: The proposed redevelopment deviates from the Environmentally Sensitive Lands Regulations - Special Flood Hazard Area by deviating from the FEMA Regulations for finish floor elevations in that area, (see part 'D'.) The deviation is requested due to the fact that the existing structure was built at the existing base elevation of the site and could be remodeled at that base elevation. However, the proposed redevelopment of the site triggers the ESL Flood Zone which would require a finish floor height of at least 2'-0" above the base elevation of the site. This would present an unreasonable hardship to any redevelopment given the small lot size and constraints for access to any development. The deviation proposed is minimal in nature in that only 1/2 of the existing parcel lies within the Special Flood Hazard area (base elevation below 6.0' mean sea level). This project, as proposed with the Deviation requested respects the intent of the zone by placing only the parking for the project in the flood hazard zone (at or below 6.0' MSL) and all living space for the duplex will be located at or above the base flood elevation of 6.0 MSL and thus outside the environmentally sensitive designation. If the deviation were not sought, any redevelopment would have to be constructed at a base elevation of 8.0' MSL (2'-0" above the trigger point of 6.0' MSL) and that hardship would be difficult to even accomplish on such a small parcel.

Additionally it would virtually mandate that given the strict compliance with the 8.0' MSL any 3 story project would have to be designed with very low ceilings and would aesthetically end up designed as a box with little or no articulation which would then create a conflict with the goals and intent of both the Mission Beach PDO and the Mission Beach Community Plan which both encourage articulation, offsetting planes, angled roofs and good general design principles.

Further, it should be noted that this project is being redeveloped under the Sustainable Expedite policy (Council Policy 900-14) and will meet or exceed all the thresholds for sustainable design outlined in that policy. This policy also encourages Deviations as a mechanism for encouraging Sustainable design and this minimal deviation would be the only one requested for this project even though it fully complies with Council Policy 900-14. Further, if approved as proposed, this project would comply with the guidelines of the City's new General Plan in respect to Sustainable Design.

Findings:

1. There are no feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands.

There are no adverse effects on environmentally sensitive lands that will be caused by this proposed project. Measures have been taken to mitigate to potential damage that could occur to the proposed property by maintaining the living space finish floor elevation at no lower than the base flood elevation, reserving the portion of the site that lies in the Special Flood Hazard Zone to parking only and excluding all sleeping rooms from the ground floor plan. There are no additional feasible measures that can further minimize the potential adverse effects on environmentally sensitive lands other than the unreasonable option of placing the ground floor of the building 2'-0" above the entire surroundings as would be required without this Deviation.

2. The proposed deviation is the minimum necessary to afford relief from special circumstances or conditions of the land, not of the applicant's making.

The redevelopment potential of the site has already been limited by the named alley condition mentioned in the Variance request. This hardship if combined with a required finish floor 2' above the site would render the site virtually un-buildable. As proposed, this Deviation merely requests to maintain the parking of the site at the existing elevation which (existing and proposed) is below the 6'-0" MSL trigger point for a Flood Hazard. The living space in this proposed project is designed to be at or above the existing site elevation of 6'-0" MSL which places it outside the Special Flood Hazard designation trigger point anyway. If it were not for the lower rear portion of the existing site, this overlay would not even exist for this parcel and to burden the entire parcel of which the front portion is already exempted from the Special Flood Hazard designation due to it's existing elevation would be unreasonable and outside the intent of this ESL zone and would further limit the property owner's development rights. The proposed deviation is the minimum necessary to afford relief from the special circumstances of the site. The special circumstances and conditions of the land are not in any way of the applicant's making.

D. Supplemental Findings - Environmentally Sensitive Lands Deviation from Federal Emergency Management Agency Regulations

Background: Half of the proposed development site lies within the Special Flood Hazard Area. FEMA Regulations dictate that the finish floor elevations in such areas shall be raised 2' above the base flood elevation of 6.0 MSL. (in this case 8.0 MSL.) This development proposes a finish floor elevation of at Living space of above 6.0 MSL or above the base flood elevation.

Discussion: The deviation is proposed on the basis that only part of the site falls into the Special Flood Hazard Area, (less than 6.0 elevation,) none of the surrounding properties observe an 8.0 MSL finish floor elevation, and the proposed site is already burdened with a named alley on the rear footage. Raising the building up two feet would be an unnecessary hardship imposed on a sustainable building, and it would make the parcel virtually impossible to develop consistent with the entire context of the lot.

Findings:

1. The City Engineer has determined that the proposed development, within any designated floodway will not result in an increase in flood levels during the base flood discharge.

Though half of the site lies within an environmentally sensitive land, (Special Flood Hazard Area,) the site has been previously developed for decades. In this redevelopment project, there is no alteration of any landforms proposed, no alteration to the site that would affect any drainage patterns or flow and in fact, as proposed, this project would enhance the drainage and flow of the site and sub-area due to compliance with current codes and water quality requirements, where the current project does not account for any of these concerns or programs. Further, as designed, only the parking for the project is even located in the flood hazard zone and all living space for the duplex will be located at or above the base flood elevation and thus outside the environmentally sensitive designation. Therefore, the development will not adversely affect environmentally sensitive lands in any way.

2. The City Engineer has determined that the deviation would not result in additional threats to public safety, extraordinary public expense, or create a public nuisance.

The deviation is consistent with the surrounding parcels and the existing conditions (see attached photos.) There would be no additional threats to public safety, extraordinary public expense, or creation of public nuisance. In this redevelopment project, there is no alteration of any landforms proposed, no alteration to the site that would affect any drainage patterns or flow and in fact, as proposed, this project would enhance the drainage and flow of the site and sub-area due to compliance with current codes and water quality requirements, where the current project does not account for any of these concerns or programs. Further, as designed, only the parking for the project is even located in the flood hazard zone and all living space for the duplex will be located at or above the base flood elevation and thus outside the environmentally sensitive designation. Therefore, the development will not adversely affect environmentally sensitive lands in any way.

Variance Findings -Section 126.0805

Summary: Requested Action - Variance for rear yard setback. The subject parcel fronts a named alley, Asbury Court, which typically is virtually at Mission Beach lots the rear alley is unnamed and per the Mission Beach PDO, does not require any setback. This application requests a 6'-0" rear setback at the ground level to accommodate proper turning radius and 3'-0" at the upper floors to create a standard 6'-0" from centerline of alley to structure relationship. This variance would resolve where should the strict application of the Mission Beach PDO be applied, due to the named alley being filled as a Court, a 15'-0" setback would be required.

Background: The project site is approximately 2,408 square-feet located at 818 Allerton Court on a lot located in between Allerton Court to the South (front Pedestrian Court) and Asbury Court (named alley) to the North. The project proposes a redevelopment infill to replace the existing single family residence with a new residential duplex. This application is for a Variance for a rear setback due to the subject parcel having a frontage on Allerton Court and having rear frontage on a named alley, Asbury Court. The site is occupied by an existing single family residence and is in the R-S Zone of Mission Beach Planned District. The site is within the City Coastal, Coastal Height Limit, Parking Impact, and Residential Tandem Parking Overlay Zones, and it is designated for Residential use in the Mission Beach Precise Plan. Off-street parking areas for all properties on the north side of Allerton Court are accessed via the named alley, Asbury Court, which functions as an alley at the north property line.

Discussion: The lot, due to the unique circumstances, fronts two streets: Allerton Court and Asbury Court which require all development to observe a 15'-0" front yard setback on both frontages. The Variance request is for a building envelope to construct the duplex using an 8'-0" ground front setback and a 3'-0" rear yard setback on the upper two floors where 15'-0" would be required. This strict application of the 15'-0" setback is inconsistent with the intent of the Mission Beach PDO which dictates that rear alleys actually observe a zero setback. This application proposes an 8'-0" setback at the ground level garage to allow for a turning radius into the garages and a 3'-0" setback on the floors above, respecting the existing context and being entirely consistent with the standard 6'-0" centerline of alley to structure relationship throughout Mission Beach. To require the strict application of the development regulations in this case solely due to the fact that this rear alley is named as a Court would unduly and uniquely burden the applicant.

The lot, being a double fronted lot which requires the property to observe two front yard setbacks instead of having an alley frontage typically found throughout the Mission Beach Community, produces the unique circumstance that justifies the application for a Variance. Most properties on Allerton Court currently maintain garages and require off-street parking spaces in the 15'-0" required front yard setback along Asbury Court. The properties on Allerton Court all use Asbury Court as an alley, not a front yard. Required off-street parking is accessed from the named alley (Asbury Court) while the residences all front on Allerton Court for pedestrian access.

The Variance is a Process Three Hearing Officer decision as outlined in San Diego Municipal Code Section 126.0805 (Decision Process for a Variance). According to San Diego Municipal Code Section 126.0805, Findings for a Variance may be approved if the decision maker finds that the proposed request complies with the requirements of the San Diego Municipal Code.

Findings:

1. There are special circumstances or conditions applying to the land or premises for which the variance is sought which are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.

The project site is located at 818 Allerton Court, and the proposed project is seeking a City Coastal Development Permit for a residential duplex on this lot. The lot has two street frontages, Allerton Court and Asbury Court, which require development to observe a 15'-0" front yard setback on both frontages. The future development proposes to observe an 8'-0" rear yard setback at the ground level garage and a 3'-0" rear yard setback at the two upper levels where a 15'-0" yard setback would be required due to the named alley at the rear of the parcel as required in the R-S Zone of the Mission Beach Planned District.

The Variance request is due to the double fronted lot which requires the property to observe two front yard setbacks instead of having an alley frontage typically found throughout the Mission Beach Community. Because of this, it is a severe burden and design constraint to design a structure that strictly complies with the development regulations. Currently, all properties on the north side of Allerton Court maintain garages and off-street parking accessed off the named alley and within the 15'-0" required "front" yard setback along the named alley Asbury Court. This unique double fronted lot creates a scenario where if the strict underlying code is applied, the applicant would be denied a consistent product with the lots surrounding all other properties in Mission Beach. With this, it is appropriate to construct the proposed duplex structure observing an 8'-0" rear setback on the ground level to allow safe and efficient access to the required two off-street parking spaces and a 3'-0" rear setback on the two other levels, which is still more than the intent of the Mission Beach PDO where alleys do not require any setback and will provide all required access initiation and a consistent centerline of alley to building enjoyed by the rest of Mission Beach.

2. The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.

Should the strict application of the PDO be utilized, the developable footprint of the lot and structure would be encumbered by two front setbacks of 15'-0" each and that would not allow full use and enjoyment of the parcel consistent with the Mission Beach PDO. In fact, losing 15' of setbacks on both the front and rear would not allow the footprint of the structure to even reach the allowable FAR or density, thus denying this applicant full and consistent use of the parcel.

The proposed development to construct the duplex structure to observe an 8'-0" rear yard setback on the ground floor and 3'-0" on the upper levels where a 15'-0" yard setback is required would create a consistent and typical application of the Mission Beach PDO. The setbacks proposed would be entirely consistent with all other non-double fronted lots. To restrict the project to adhere to the strict required development regulations will only deny the applicant equal design opportunity afforded to the rest of the lots in Mission Beach. The Variance sought is the minimum necessary that allows reasonable use of the land and permits the applicant to enjoy the same benefits found in this residential neighborhood that adjoining and adjacent properties maintain.

3. The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

The granting of the yard variance to construct the new duplex structure in the rear yard setback is in harmony with the general purpose and intent of the regulations. This variance allows the constructed structure to remain consistent with the intent of the Mission Beach PDO as well as the rest of the structures along the rear frontage of Allerton Court that abut the named alley, (Asbury Court.) The setbacks chosen for this proposal would be entirely consistent with all other non-double fronted lots. All other provisions of the R-S Zone of the Mission Beach Planned District will be strictly adhered to in the proposed development.

4. The granting of the variance will not adversely affect the applicable land use plan. If the variance is being sought in conjunction with any proposed coastal development, the required finding shall specify that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified land use plan.

The proposed project development's design to construct the new duplex while adapting the rear yard setback allows the applicant to adequately utilize the site to the fullest extent possible and on par with the remainder of Mission Beach. The proposed Variance does not adversely affect the Mission Beach Community Plan which allows for single and multi-family residential developments in the R-S Zone of the Mission Beach Planned District and further, this Variance shall remove the unique situation which applies a front yard setback to a rear yard condition. In fact, the proposed setbacks were chosen to adequately allow the typical turning radius requirements along unnamed Mission Beach alleys and the upper floor setbacks were chosen to be entirely consistent with the standard Mission Beach upper floor relationship of 6'-0" from centerline of the alley to the structure (typically the property line at non-double fronted lots).



LEGAL DESCRIPTION:

LOT O IN BLOCK 10 OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1809, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 13, 1924.

BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS THE CITY OF SAN DIEGO BRASS PLUG ON THE EASTERLY 4 FOOT LINE MISSION BOLLEAVARD, ALLERTON COURT AND MISSION BOLLEAVARD, ELEVATION = 5.459, U.S.C. & G.S. DATUM OF 1929.

LEGEND:

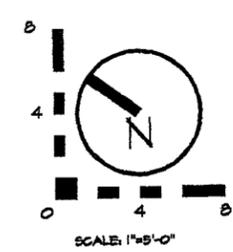
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- - DENOTES FOUND LEAD AND DISC STAMPED 'LS 7046.'
- - DENOTES FOUND LEAD AND DISC STAMPED 'LS 7452.'
- - DENOTES CONCRETE SURFACE
- SM-4 - DENOTES SEWER MANHOLE.
- CB - DENOTES CATCH BASIN.
- WM - DENOTES WATER METER.
- PP - DENOTES POWER POLE.
- EM - DENOTES ELECTRICAL METER.
- GM - DENOTES GAS METER.
- SCO - DENOTES SEWER CLEAN OUT.
- FF - DENOTES FINISH FLOOR.

ASSESSOR'S PARCEL NUMBER:

423-747-13



G. HOWARD DYE
11-02-05



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Project Name:
OMOHUNDRO RESIDENCE

Sheet Title:
TOPOGRAPHIC SURVEY

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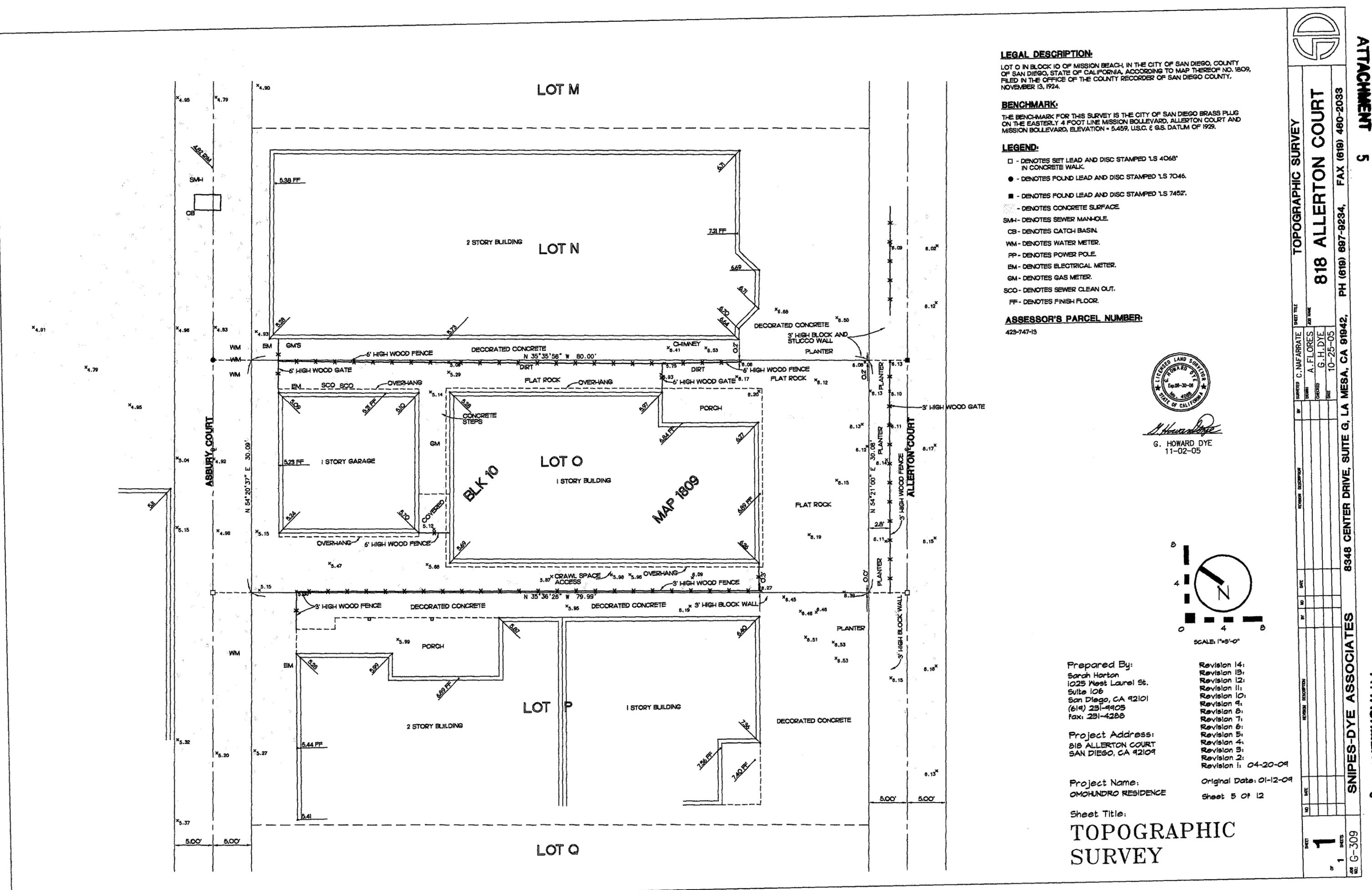
TOPOGRAPHIC SURVEY

818 ALLERTON COURT

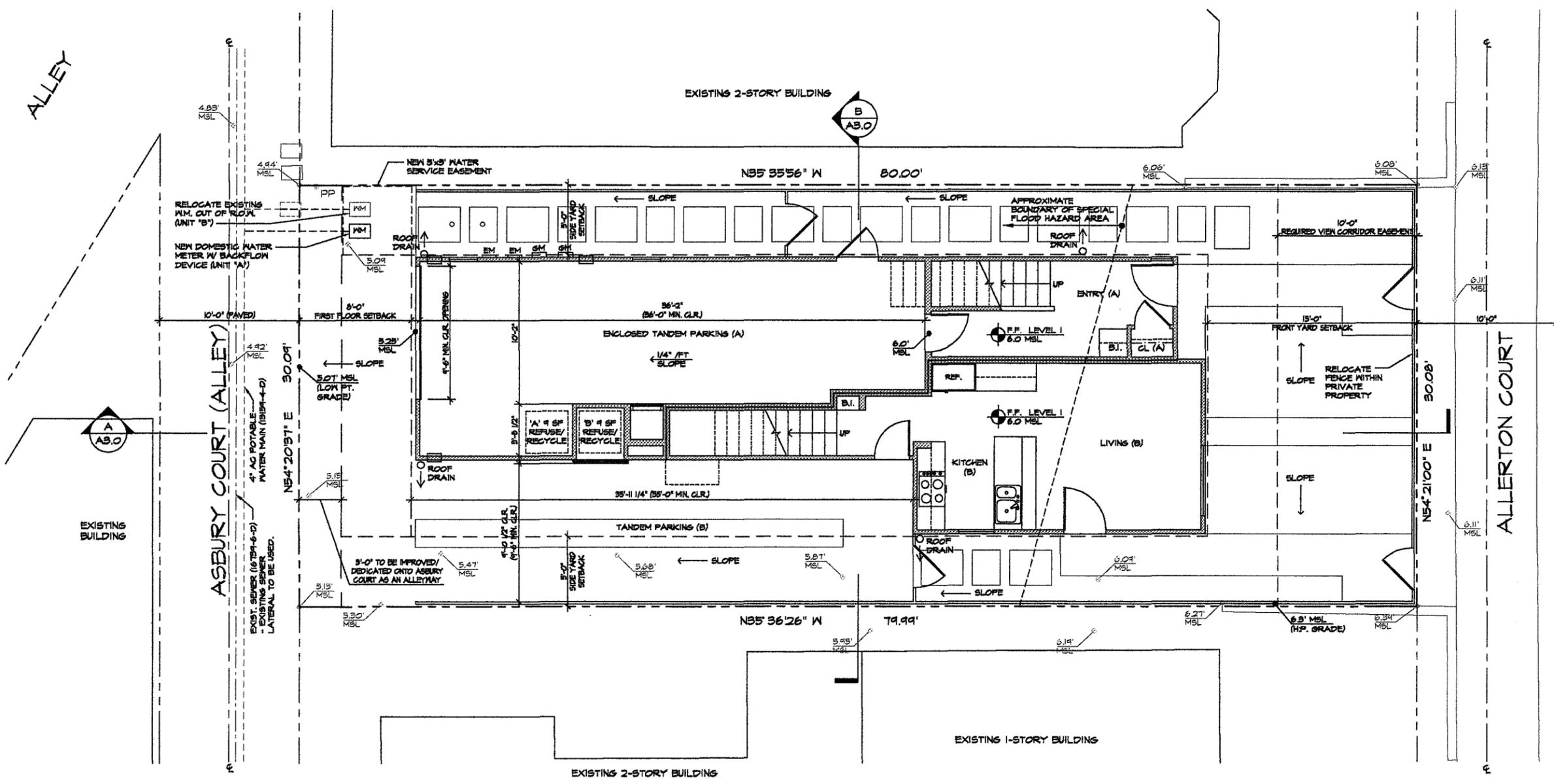
BY: SHARON C. INFARRATE
DATE: 10-25-05

BY: A. FLORES
DATE: 10-25-05

BY: G. H. DYE
DATE: 10-25-05



OMOHUNDRO RESIDENCE
818 ALLERTON COURT
SAN DIEGO, CA 92109



SPECIAL NOTE #1:
THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE. (SDMG 1819.0304(F))

SPECIAL NOTE #2:
WITHIN THE VIEW CORRIDOR, NO STRUCTURE SHALL EXCEED 3'-0" IN HEIGHT AND LANDSCAPING SHALL BE PLANTED TO PRESERVE AND MAINTAIN PUBLIC VIEWS.

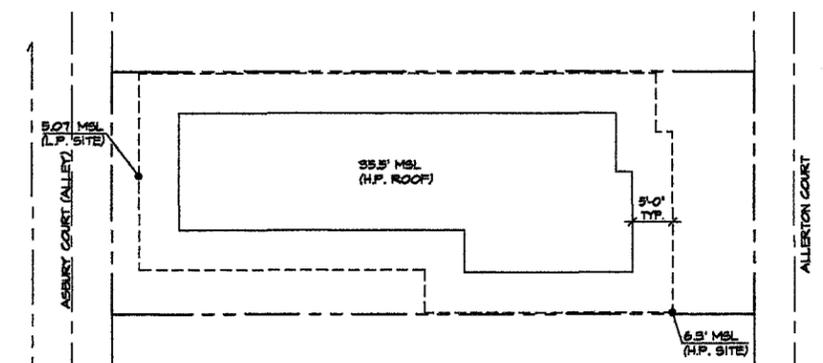
SPECIAL NOTE #3:
5' OF THE PROPERTY LENGTH ALONG ASBURY COURT SHALL BE DEDICATED AND IMPROVED AS AN ALLEYWAY.

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001-01 NPDES NO. CAS010815 (http://www.swrqcb.ca.gov/rwqcb/PROGRAMS/SD_STORMWATER/HTML) AND CITY OF SAN DIEGO LAND DEVELOPMENT CODE (http://clerkdoc.sannet.gov/rightsite/getcontent/local_pdf?dmal_objectid=0400143180086643)

NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

- SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTIONS DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEM DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
- ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROL. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 30% OR GREATER.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
- ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
- THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.



HIGHEST POINT @ GRADE 5'-0" FROM FACE OF BLDG. = 6.5 MSL
 LOWEST POINT @ GRADE 5'-0" FROM FACE OF BLDG. = 5.07 MSL
 HIGHEST POINT ON BUILDING = 55.5 MSL

SITE DIFFERENTIAL = 6.5 - 5.07 = 1.23'
 PROP. 'D' - MAX HEIGHT ALLOWABLE = 30.0' + 1.23' = 31.23' (31'-3")

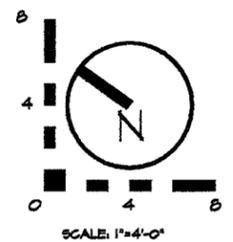
HEIGHT DIAGRAM
SCALE: 3/32" = 1'-0"

SITE NOTES:

- DRAWINGS CONFORM TO MISSION BEACH PDO
- THIS PROJECT SHALL NOT EXCEED 30' IN HEIGHT IN CONFORMANCE WITH SDMG SECTION 1819.0304(F)
- THERE ARE NO EXISTING OR PROPOSED BUS/TRANSIT STOPS
- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LESIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (LPC 401.4.4)
- ALL EXISTING FENCES AND WALLS ON SITE ARE TO BE DEMOLISHED.
- SEE LANDSCAPE PLAN FOR LANDSCAPING, HARDSCAPING, AND DRAINAGE.

PARKING CALCULATIONS:

UNIT 'A': 2 SPACES
 UNIT 'B': 2 SPACES
 TOTAL: 4 SPACES > 4 REQ'D



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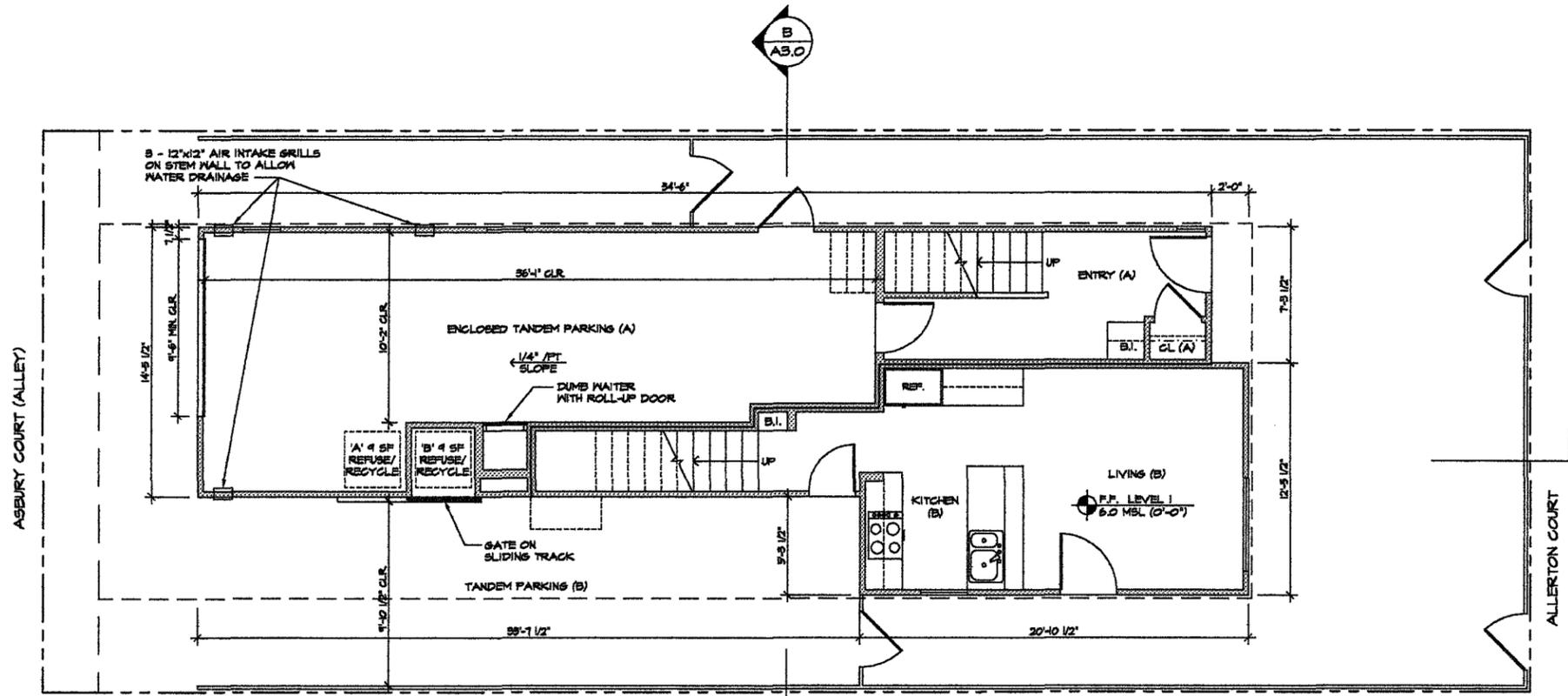
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Project Address:
 818 ALLERTON COURT
 SAN DIEGO, CA 92109

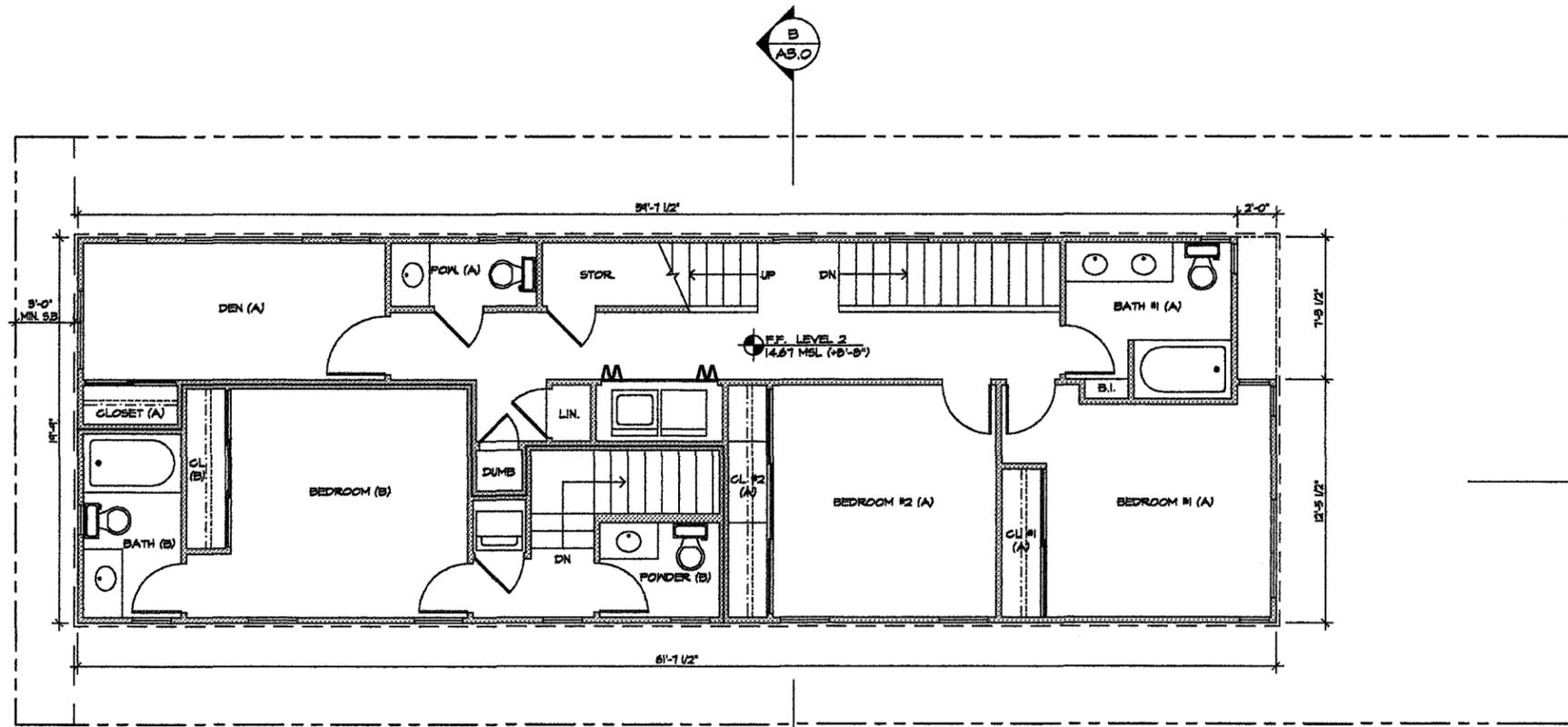
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SITE PLAN

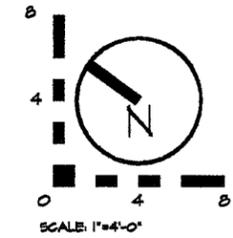


FIRST FLOOR PLAN



SECOND FLOOR PLAN

WALL LEGEND	
	6" MASONRY OR CONCRETE WALL
	2X4 STUD WALL
	2X6 STUD WALL
	1 HR. RATED FIRE SEPERATION WALL
	LOW WALL



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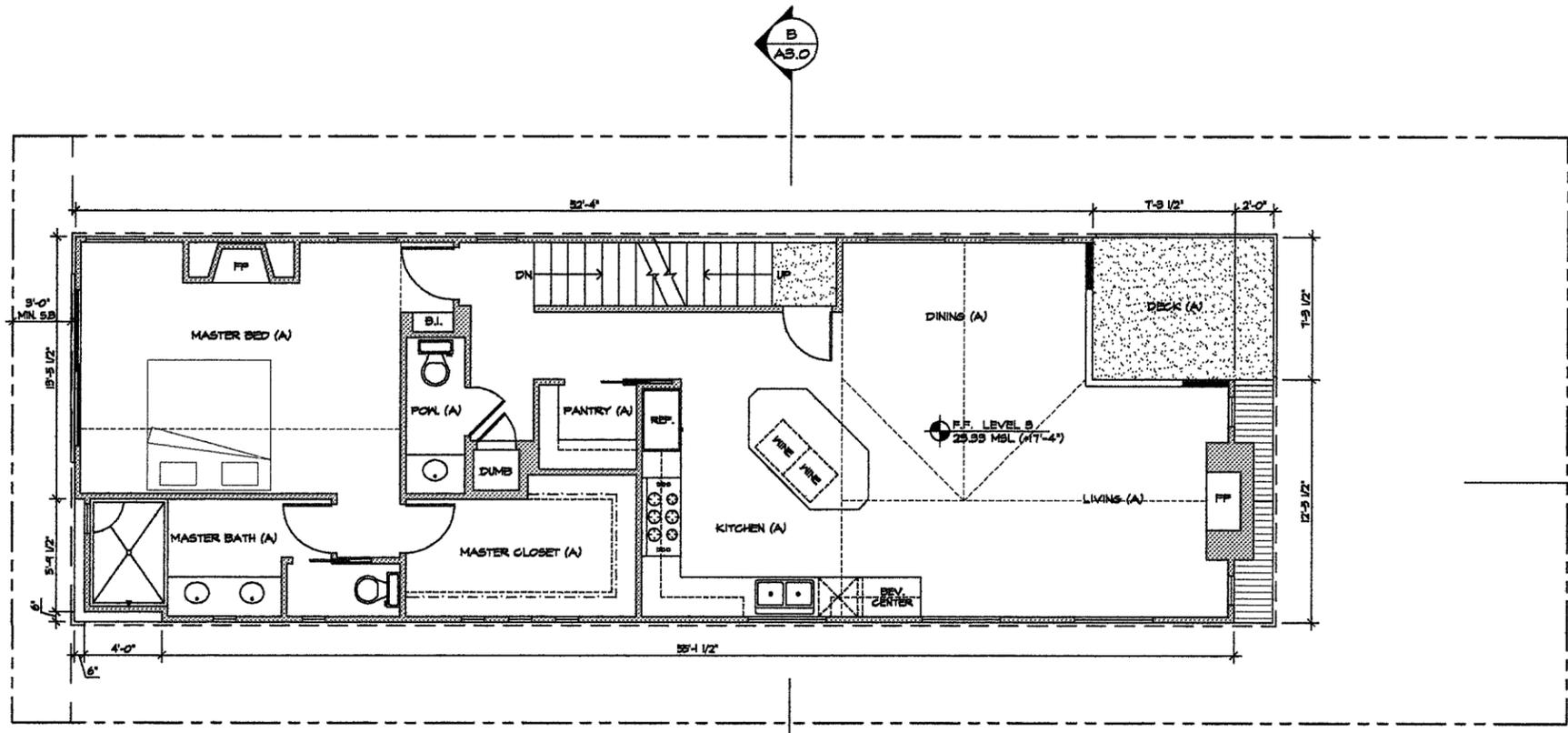
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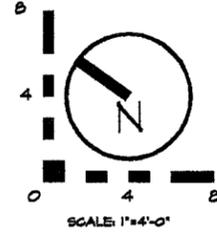
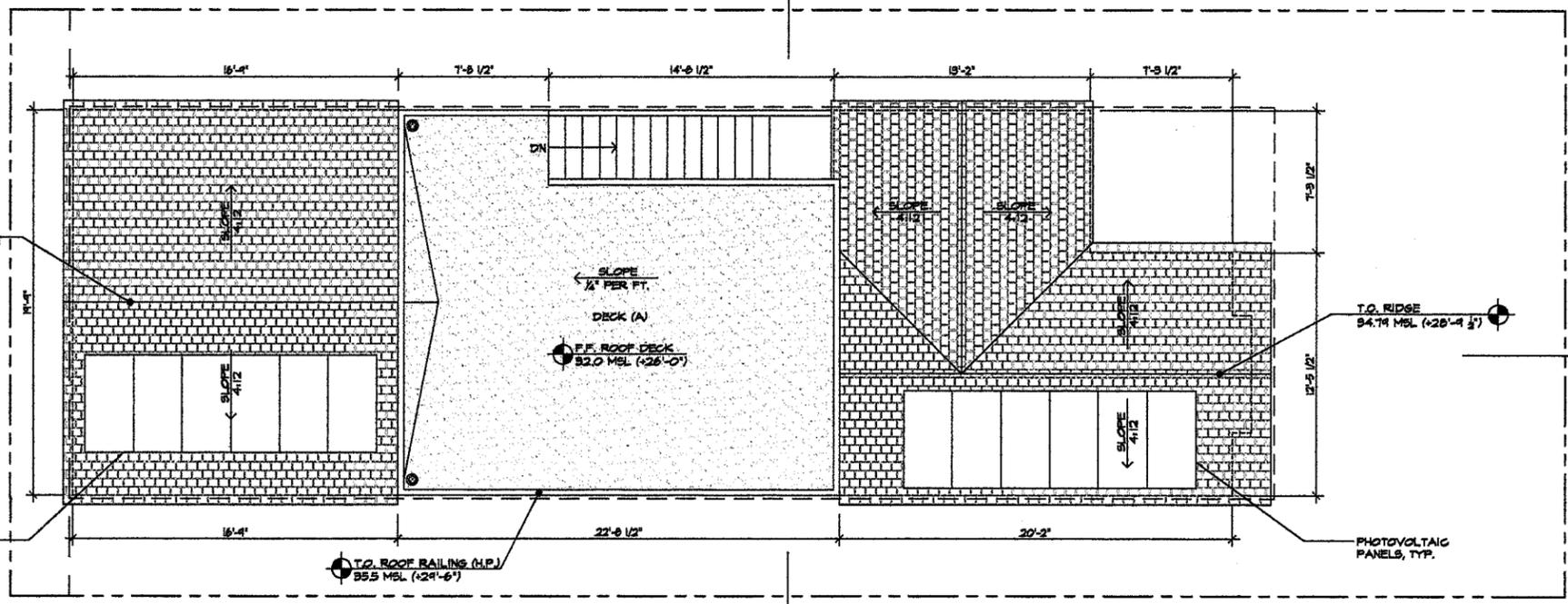
FLOOR PLANS

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WALL LEGEND	
	6" MASONRY OR CONCRETE WALL
	2X4 STUD WALL
	2X6 STUD WALL
	1 HR. RATED FIRE SEPERATION WALL
	LOW WALL



NOTE:
THE HIGHEST POINT OF THE ROOF EQUIPMENT,
OR ANY VENT, PIPE, ANTENNA, OR OTHER
PROJECTION SHALL NOT EXCEED 30'-0"
ABOVE THE GRADE (SDMG 1915.080-4(N))



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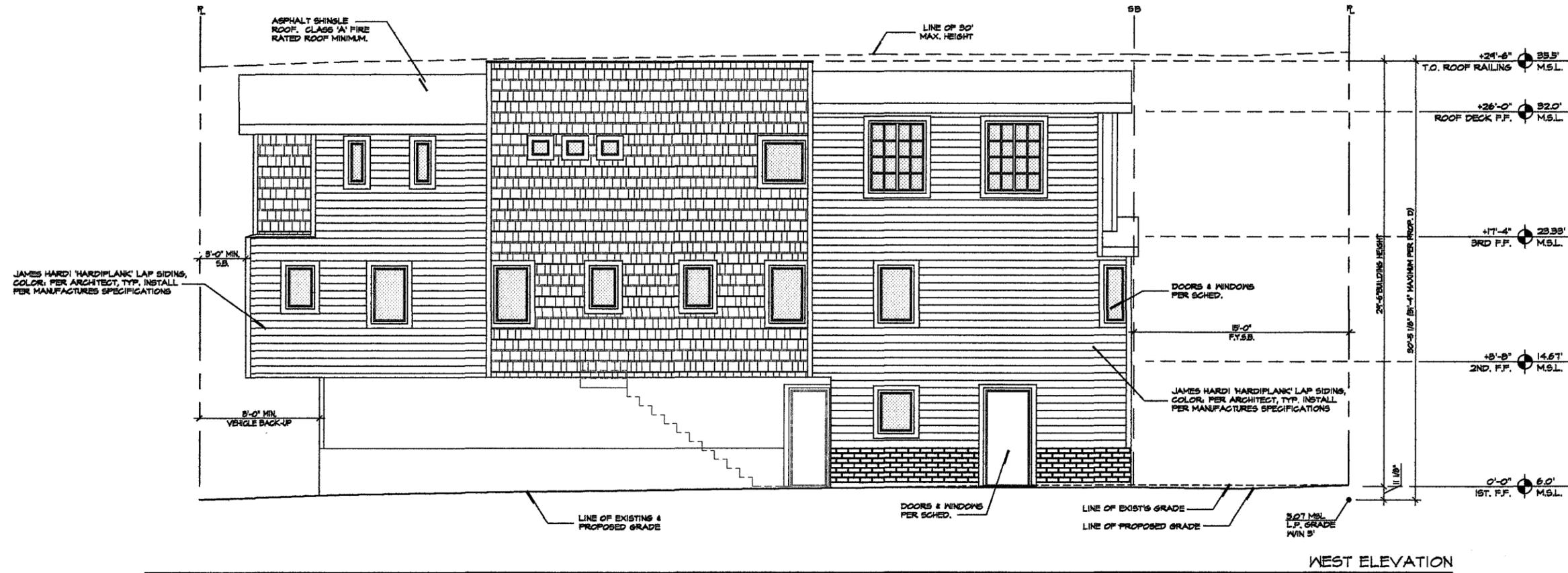
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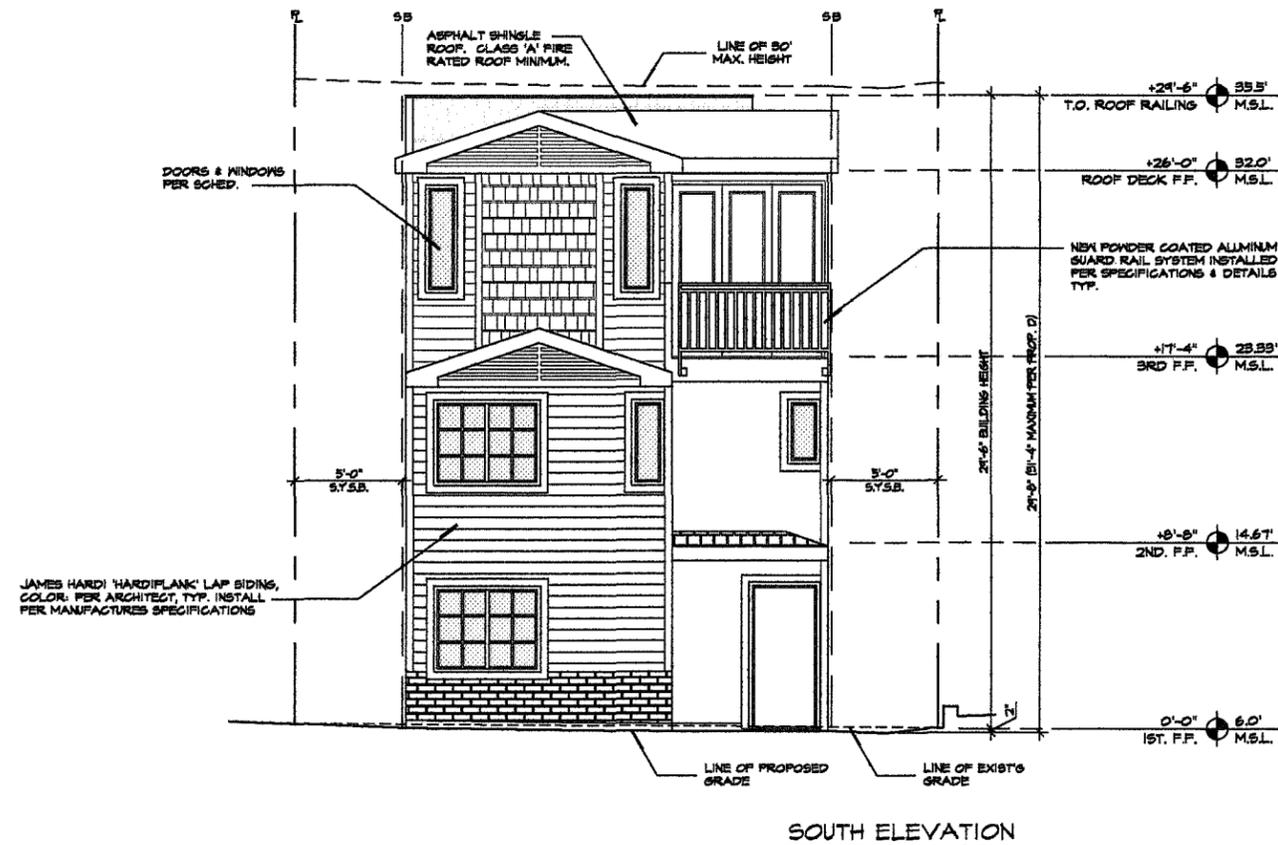
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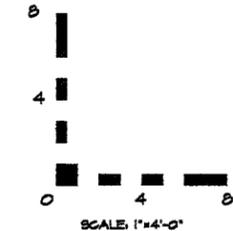


WEST ELEVATION



SOUTH ELEVATION

NOTE:
THE HIGHEST POINT OF THE ROOF EQUIPMENT,
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ABOVE THE GRADE (SDMC 1919.0504(1))



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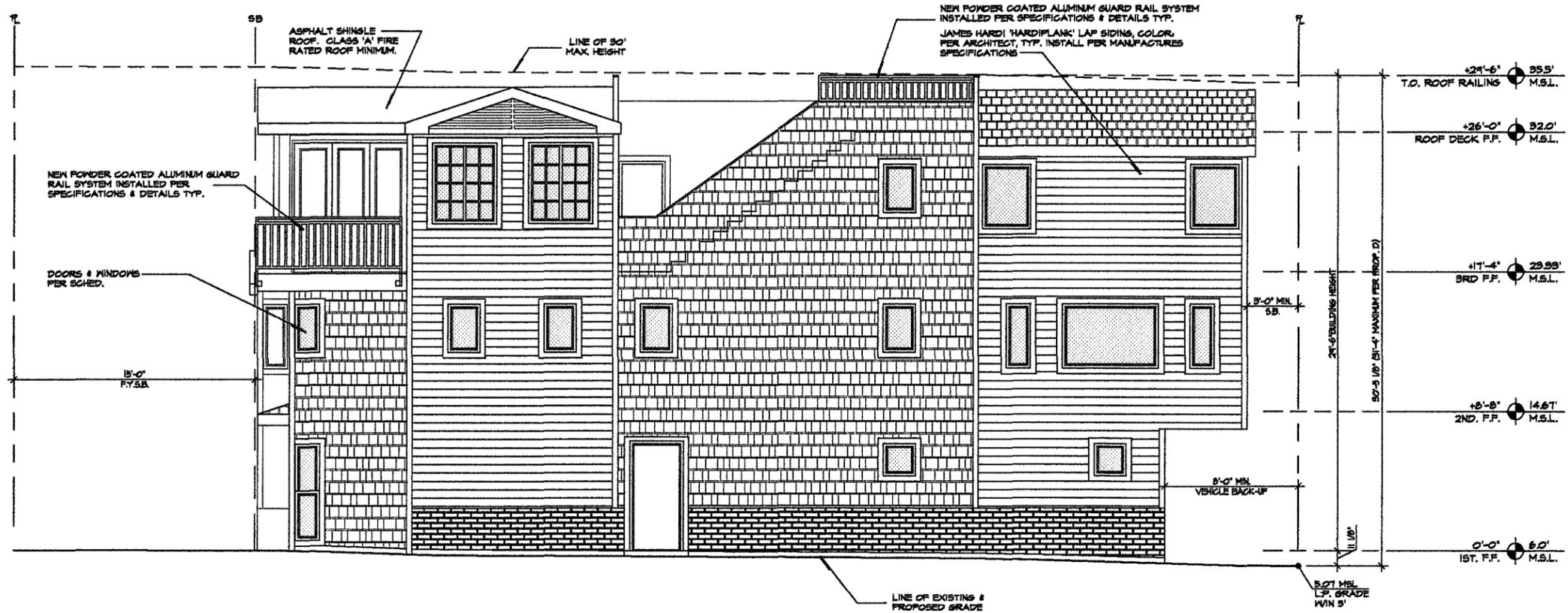
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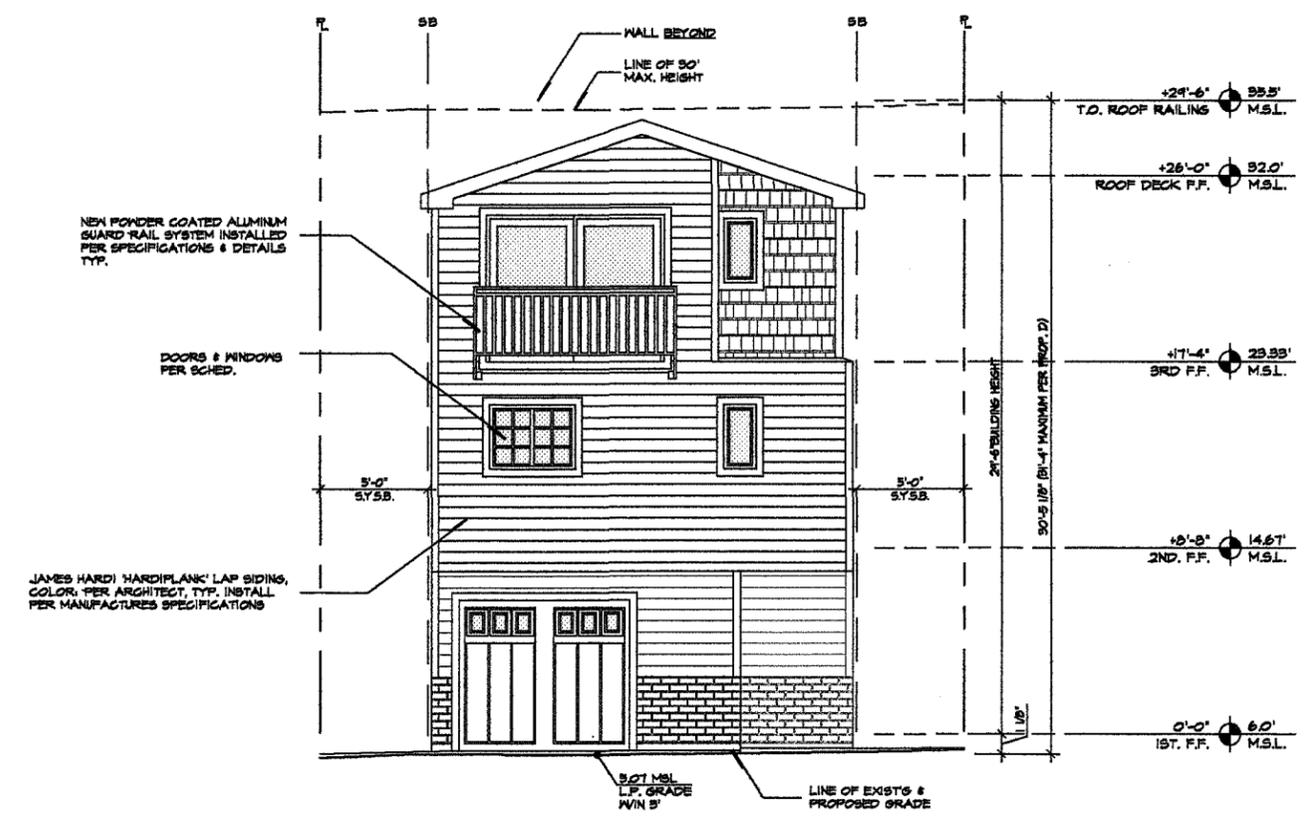
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PROPOSED ELEVATIONS

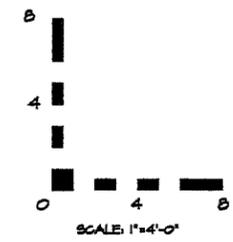


EAST ELEVATION



NORTH ELEVATION

NOTE:
THE HIGHEST POINT OF THE ROOF EQUIPMENT,
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ABOVE THE GRADE (SDMG 1519.0304(1))



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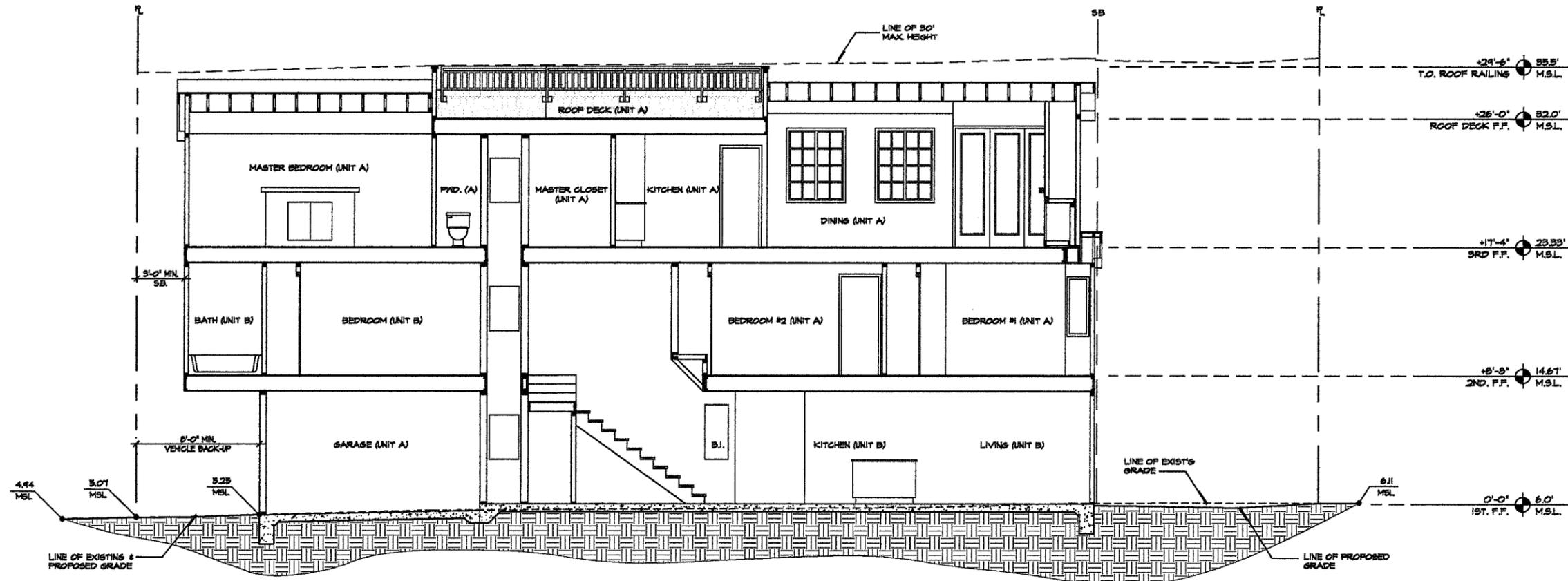
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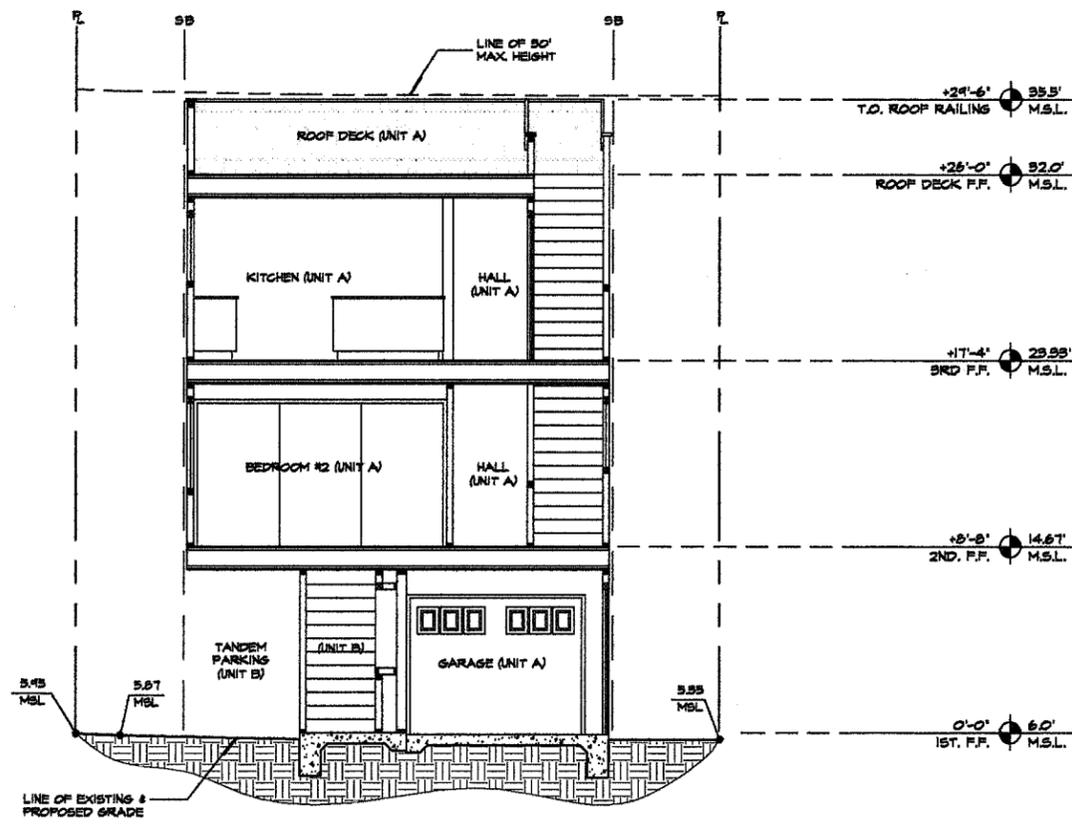
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PROPOSED ELEVATIONS

OMOHUNDRO RESIDENCE
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SECTION A



SECTION B

NOTE:
THE HIGHEST POINT OF THE ROOF EQUIPMENT,
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PROJECTION SHALL NOT EXCEED 30'-0"
ABOVE THE GRADE (SDMC 1519.0504(1))



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PROPOSED SITE SECTIONS

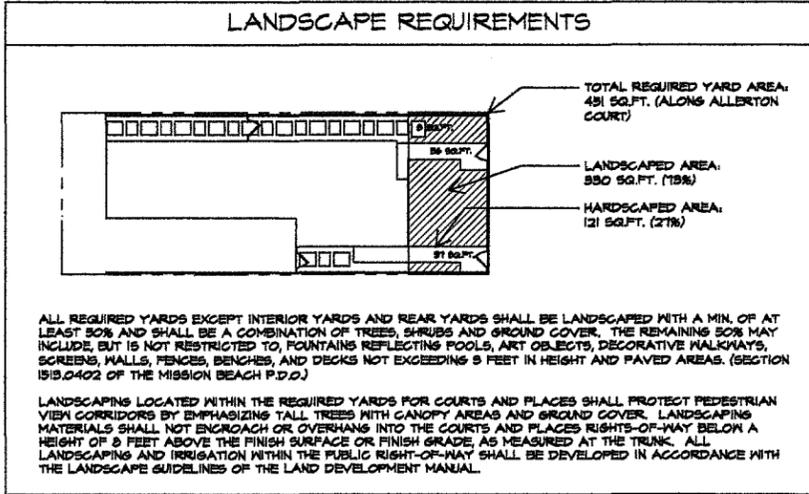
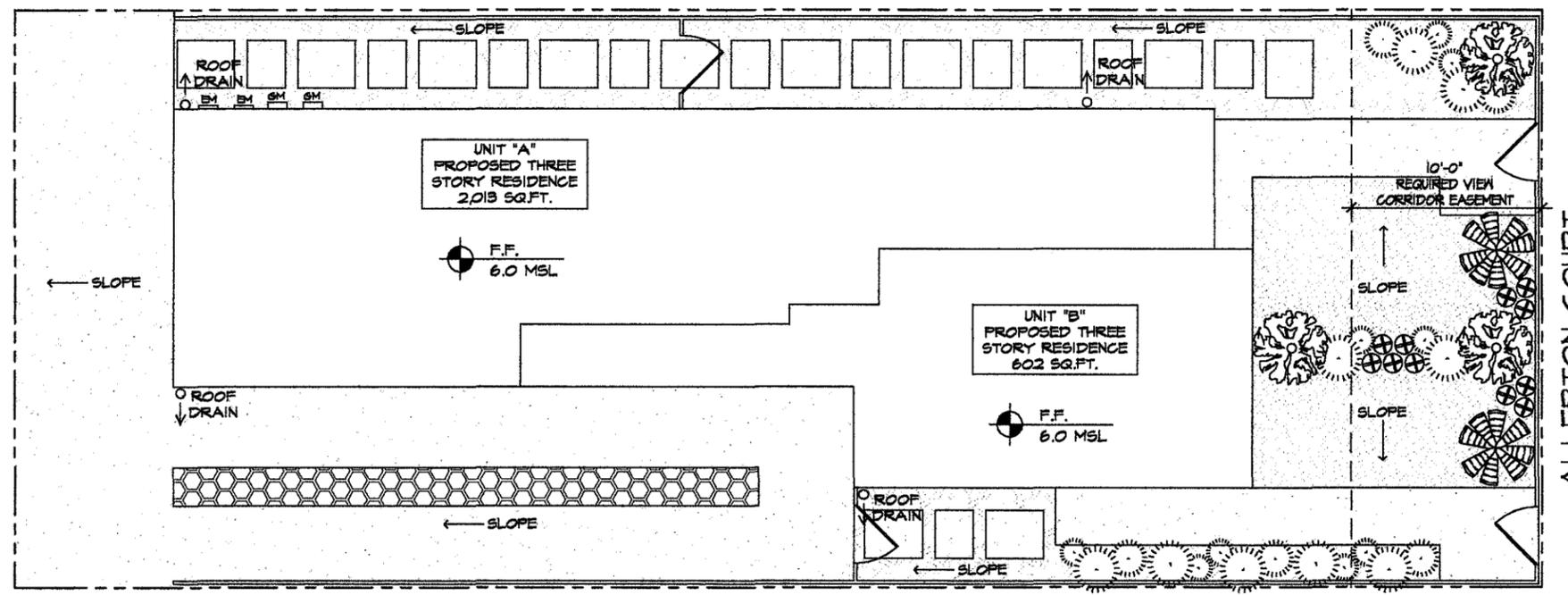
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CATEGORY DESCRIPTION	INTENT
TREES:					
	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	(2) 24" BOX 8TH MIN. 10'-0" A.F.S.	LEAFY FROND PALM MINIMUM HEIGHT AT MATURITY, 20FT. 15' TO 25' SPREAD, VERTICAL / UPRIGHT CANOPY FORM	LARGE ACCENT FEATURE SIGNATURE LANDSCAPE ELEMENT
ALTERNATE #1:	ARCHONTOPHOBIX CUNNINGHAMIANA	KING PALM	(2) 24" BOX 8TH MIN. 10'-0" A.F.S.		
ALTERNATE #2:	RAVENEA RIVULARIS	MAJESTY PALM	(2) 24" BOX 8TH MIN. 10'-0" A.F.S.		
SHRUBS:					
	HYDRANGEA MACROPHYLLA	GARDEN HYDRANGEA	(8) 15 GAL MIN	FLOWERING SHRUB HEIGHT AT MATURITY: 5'	MEDIUM ACCENT FEATURE PROVIDE COLOR & LEAFY GREEN TEXTURE TO BRING DOWN MASS OF BUILDING
ALTERNATE #1:	AZALEA SPECIES	AZALEA	(8) 15 GAL MIN	FLOWERING SHRUB HEIGHT AT MATURITY: 5'	
ALTERNATE #2:	ROSA SPECIES	ROSE	(8) 15 GAL MIN	FLOWERING SHRUB HEIGHT AT MATURITY: 5'	
	PHORMIUM TENAX	NEW ZEALAND FLAX	(20) 5 GAL MIN	TEXTURAL ACCENT PLANT HEIGHT @ MATURITY: 4'-5'	MEDIUM ACCENT FEATURE PROVIDE COLOR & TEXTURE TO BRING DOWN MASS OF BUILDING
ALTERNATE #1:	AGAVE ATTENUATE	AGAVE	(20) 5 GAL MIN	TEXTURAL ACCENT PLANT HEIGHT @ MATURITY: 4'-5'	
ALTERNATE #2:	STRELITZIA REGINAE	BIRD OF PARADISE	(20) 5 GAL MIN	TEXTURAL ACCENT PLANT HEIGHT @ MATURITY: 4'-5'	
	LAVANDULA ANGSTIFOLIA	ENGLISH LAVENDER - DWARF	(12) 5 GAL MIN.	PERENNIAL	VISUAL INTEREST
ALTERNATE #1:	HEMEROCALLIS SPECIES	DAYLILY	(12) 1 GAL MIN.	PERENNIAL	
ALTERNATE #2:	ASAPANTHUS AFRICANUS	LILY OF THE NILE	(12) 1 GAL MIN.	PERENNIAL	

GROUND COVER:					
	FRASARIA CHLOENSIS	ORNAMENTAL STRAWBERRY	FLATS @ 8" O.G.	GROUND COVER	PROVIDE A GREEN BASE TO BUILDING WITHOUT VIEW BLOCKAGE
ALTERNATE #1:	COTONEASTER DAMMERI	BEARBERRY COTONEASTER	FLATS @ 8" O.G.	GROUND COVER	
ALTERNATE #2:	HYOPORUM PARVIFOLIUM	HYOPORUM	FLATS @ 8" O.G.	GROUND COVER	
	FESTUCA HYBRID	TALL FESCUE	FROM SOD	GROUND COVER	PROVIDE A USEABLE/TREADABLE GROUND COVER
ALTERNATE #1:	PASPALLUM VAGINATUM	SEASHORE PASPALLUM	FROM SOD	GROUND COVER	
ALTERNATE #2:	DYMONDIA MARGARETAE	SILVER CARPET	FROM SOD	GROUND COVER	
HARDSCAPE:					
	CONCRETE				WALKABLE SURFACE WITHOUT GETTING MUD ON SHOES
	PERMEABLE PAVEMENT INVISIBLE STRUCTURES, INC. MODEL 'GRAVELPAVEZ'				VISUALLY BREAK-UP CONCRETE AND ALLOW FOR SOME WATER INFILTRATION

- NOTES:**
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE MISSION BEACH PLANNED DISTRICT, AND ALL OTHER CITY AND REGIONAL STANDARDS.
 - IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR AUTOMATIC DEVICE. IRRIGATION TO BE PROVIDED BY AN UNDERGROUND DRIP IRRIGATION SYSTEM. IRRIGATION TO BE DESIGNED TO INCORPORATE STATE OF THE ART IRRIGATION HEADS AND CONTROLLERS TO PROVIDE EFFICIENT APPLICATION OF WATER TO THE PLANT MATERIAL WITHOUT GENERATING RUN-OFF.
 - ONE HUNDRED PERCENT OF ALL REQUIRED YARDS EXCEPT INTERIOR YARDS AND REAR YARDS SHALL BE LANDSCAPED WITH A MINIMUM OF AT LEAST 50 PERCENT AND SHALL BE A COMBINATION OF TREES, SHRUBS AND GROUND COVER. THE REMAINING 50 PERCENT MAY INCLUDE, BUT IS NOT RESTRICTED TO, FOUNTAINS, REFLECTING POOLS, ART OBJECTS, DECORATIVE WALKWAYS, SCREENS, WALLS, FENCES, BENCHES, AND DECKS NOT EXCEEDING 3 FEET IN HEIGHT AND PAVED AREAS [LDC 1915.0402(a)(1)].
 - THE PROPERTY OWNER WILL BE THE RESPONSIBLE PARTY FOR THE LONG TERM LANDSCAPE AND SITE MAINTENANCE FOR THIS PROJECT.
 - NON-BIODEGRADABLE ROOT BARRIERS SHALL BE INSTALLED AROUND ALL NEW STREET TREES. ROOT BARRIERS MAY BE ELIMINATED WHERE THE COMBINATION OF TREE SPECIES, SOIL TYPE, SOIL AREA, AND DRAINAGE CONDITIONS CAN BE SHOWN TO AFFORD EQUIVALENT PROTECTION AGAINST TREE ROOT DAMAGE TO PUBLIC IMPROVEMENTS (LDC 142.0408).
 - IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, TO THE SATISFACTION OF THE CITY MANAGER WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF OCCUPANCY.
 - MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS AND LITTER CONDITION AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

NOTE: COURTS AND PLACES - LANDSCAPING LOCATED WITHIN THE REQUIRED YARDS FOR COURTS AND PLACES SHALL PROTECT PEDESTRIAN VIEW CORRIDORS BY EMPHASIZING TALL TREES WITH CANOPY AREAS AND GROUND COVER. LANDSCAPING MATERIALS SHALL NOT ENCRoACH OR OVERHANG INTO THE COURTS AND PLACES RIGHT-OF-WAY BELOW A HEIGHT OF 8 FEET ABOVE THE FINISH SURFACE OR FINISH GRADE, AS MEASURED AT THE TRUNK. ALL LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DEVELOPED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.



LANDSCAPE DESIGN STATEMENT:

THIS DUPLEX WILL BE IMMERSed IN A LANDSCAPE THAT RESPECTS THE INTIMATE CHARACTER OF THE COURTS ASSOCIATED WITH MISSION BEACH. SALT-TOLERANT, WATER-CONSERVING PLANTS WILL BE EMPLOYED TO CREATE SEMI-PRIVATE YARDS THAT ARE IN HARMONY WITH THE EXISTING NEIGHBORHOOD. QUEEN PALMS BORDERING THE ALLERTON COURT CORRIDOR IN KEEPING WITH THE NEIGHBORHOOD WILL BE SET IN LAMN TO CONTINUE THE OPEN AND WELCOMING FEEL PRESENT TODAY WHILE INFORMAL HEDGES OF LOOSE PLANTINGS PROVIDE DEFINITION BETWEEN WALKWAY AND YARD. THE COMBINATION OF CORRIDOR LINED PALMS, LANDSCAPE AND DECORATIVE CONCRETE WILL LOOSEN THE OVERALL COMPOSITION, CREATING A NEIGHBORLY LANDSCAPE THAT CONFORMS TO THE CITY COUNCIL POLICY 900-14 AND THE CITY OF SAN DIEGO GENERAL PLAN.

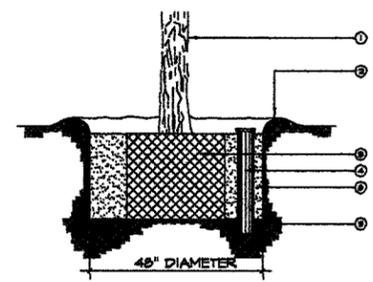
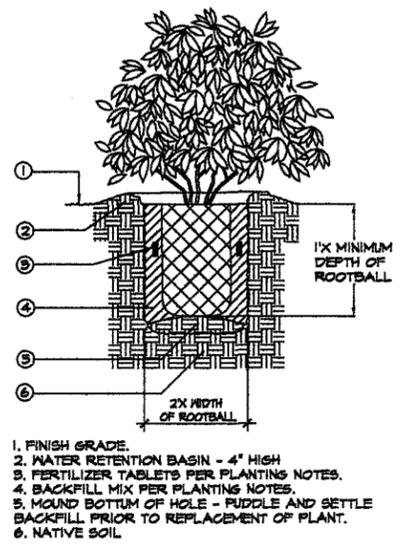
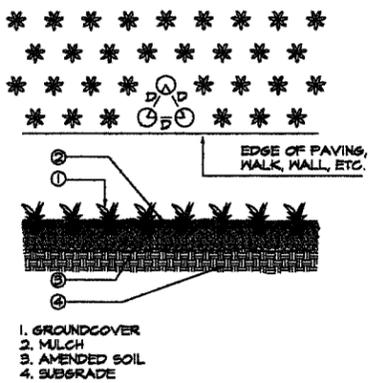
SPECIAL NOTE: WITHIN THE VIEW CORRIDOR, NO STRUCTURE SHALL EXCEED 3'-0" IN HEIGHT AND LANDSCAPING SHALL BE PLANTED TO PRESERVE AND MAINTAIN PUBLIC VIEWS.

LANDSCAPE CALCS:

REQ. TOTAL YARDS (ALLERTON COURT SETBACK)	481 SQ.FT.
REQ. LANDSCAPED AREA (50% OF REQ. YARDS)	225.5 SQ.FT.
ACTUAL LANDSCAPED AREA (TREES, SHRUBS, GROUND COVER): (79% OF TOTAL YARD)	380 SQ.FT.
HARDSCAPE: (21% OF TOTAL YARDS)	121 SQ.FT.

MINIMUM TREE SEPARATION DIST.:

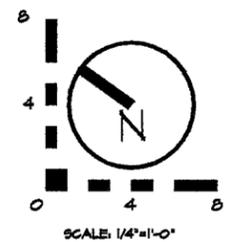
UNDERGROUND UTILITY LINES:	5 FT.
ABV. GND. UTILITY STRUCT.:	10 FT.
DRIVEWAYS (INTERSECTING CURB LINES OF TWO STREETS):	25 FT.
SEWER LINE:	10 FT.



- LEGEND:**
- PALM TRUNK (SKIN)
 - 6" HIGH MOUND FOR WATER BASIN
 - PALM ROOT BALL
 - 4" PERFORATED PVC STANDPIPE WITH FILTER FABRIC SOCK AND 4" DRAIN GAP
 - NATIVE SOIL
 - 3/4" WASHED CRUSHED AGGREGATE
 - 2" SHREDDED MULCH IN PLANTER BED

- NOTES:**
- ALL PALMS SHALL BE TRIMMED AND TIED PRIOR TO PLANTING, LEAVE TIED 30 DAYS MIN.
 - TRIMMED PALM TO HAVE 6-8 FRONDS MAX.
 - UPON INSTALLATION, REPRESENTATIVES OF THE CITY, THE LANDSCAPE ARCHITECT AND THE LANDSCAPE CONTRACTOR SHALL DETERMINE IF PALMS REQUIRE BUYING.

NOTE: CONTRACTOR TO INSTALL 4" PERFORATED STANDPIPE WITH FILTER FABRIC AND GAPPED WITH 4" PLASTIC DRAIN GRATE. STANDPIPE TO BE THE DEPTH OF ROOTBALL AND 6" ABOVE FINISH GRADE.



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Project Name:
OMOHUNDRO RESIDENCE

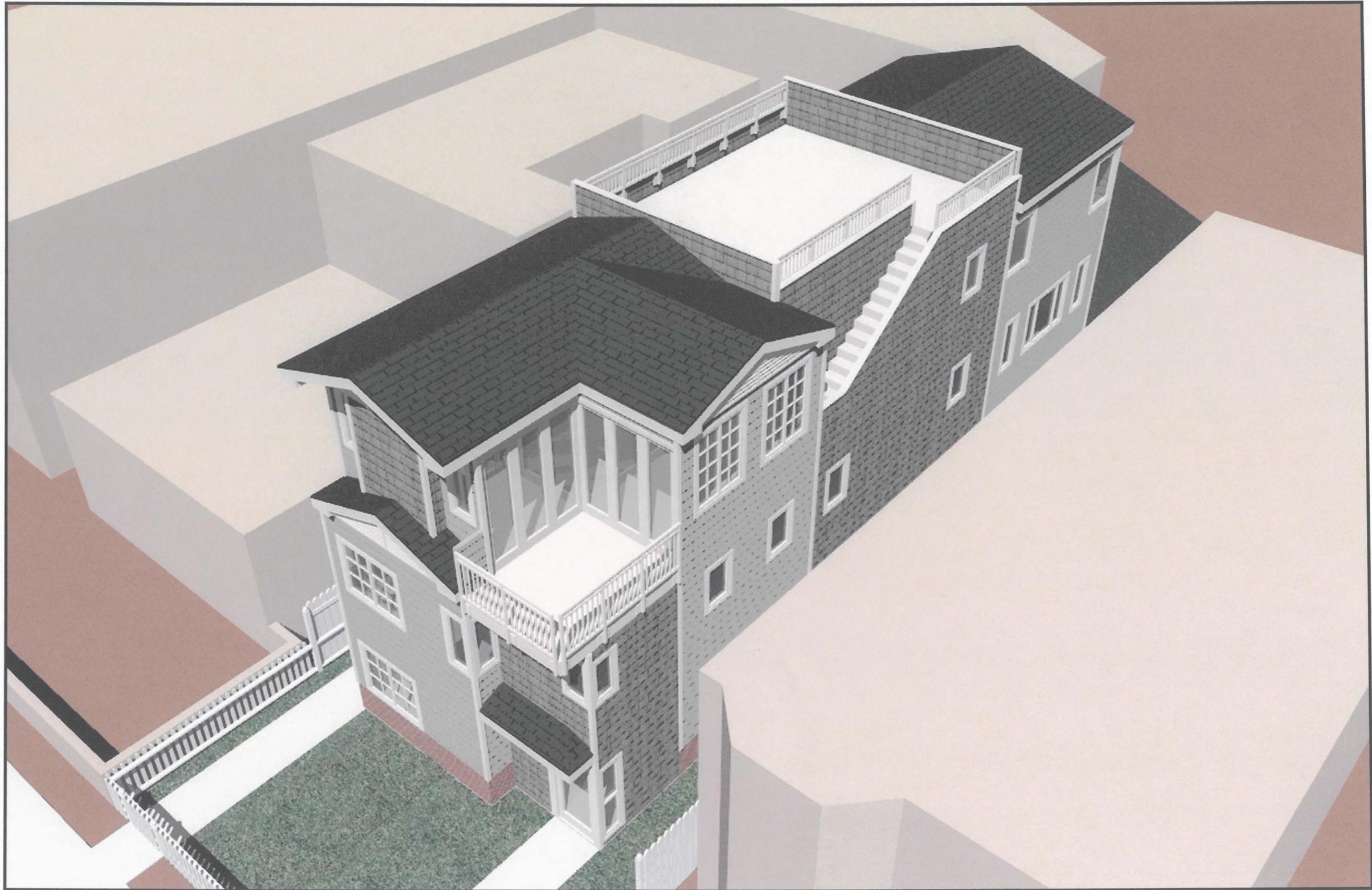
Sheet Title:
LANDSCAPE PLAN

- | | |
|--------------|-------------------------|
| Revision 14: | Original Date: 01-12-09 |
| Revision 13: | Sheet 12 of 12 |
| Revision 12: | |
| Revision 11: | |
| Revision 10: | |
| Revision 9: | |
| Revision 8: | |
| Revision 7: | |
| Revision 6: | |
| Revision 5: | |
| Revision 4: | |
| Revision 3: | |
| Revision 2: | |
| Revision 1: | 04-20-09 |



Omohundro Residence

818 Allerton Court



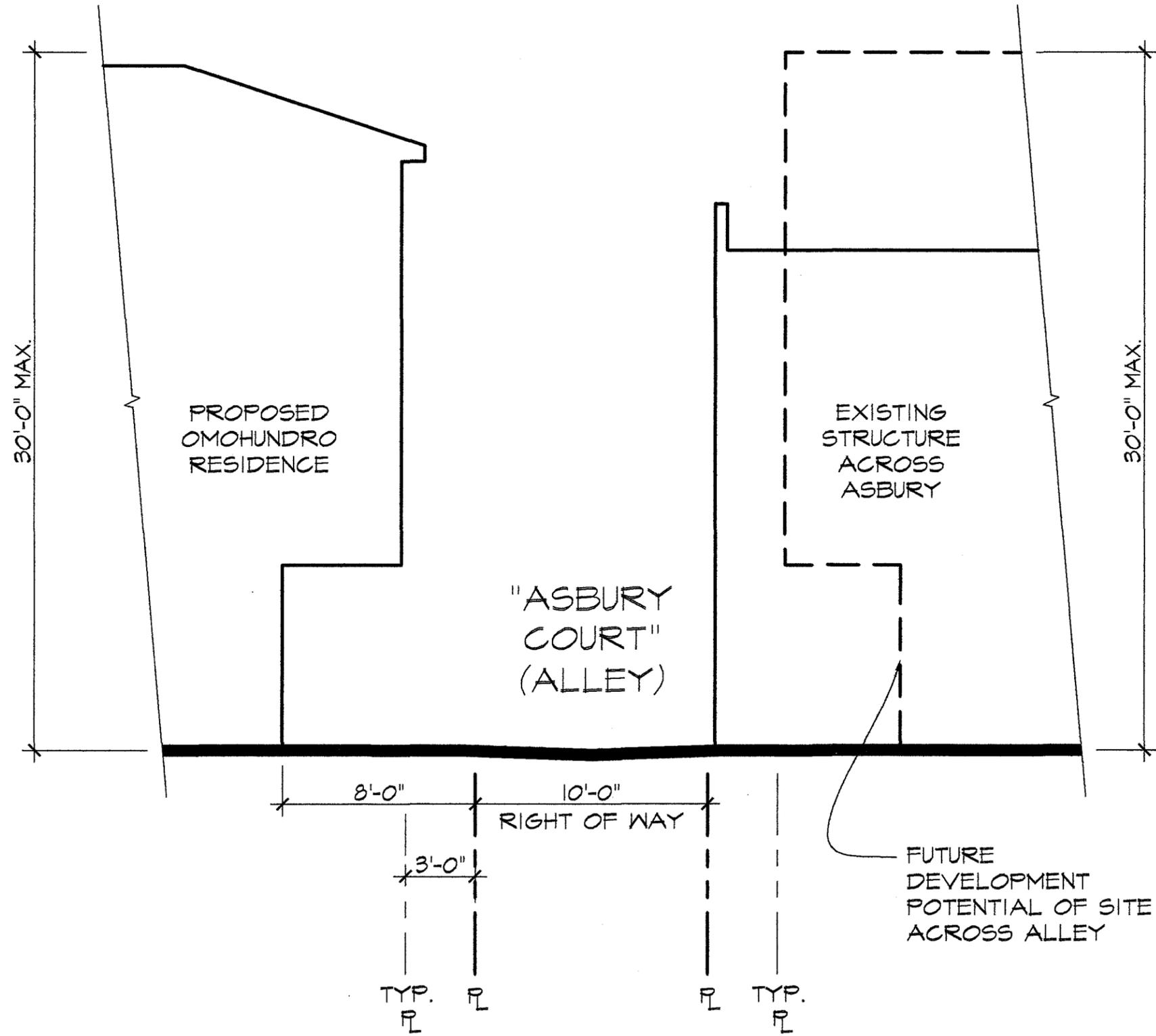
Omohundro Residence

818 Allerton Court



Omohundro Residence

818 Allerton Court



OMOHUNDRO RESIDENCE

SECTION THROUGH "ASBURY COURT" (ALLEY)

SCALE: 3/16" = 1'-0"