



THE CITY OF SAN DIEGO

## Report to the Planning Commission

DATE ISSUED: June 17, 2021 REPORT NO. PC-21-023  
HEARING DATE: June 24, 2021  
SUBJECT: Westbourne Small Lot Subdivision, Process Five Decision  
PROJECT NUMBER: [663879](#)  
OWNER/APPLICANT: KLS WESTBOURNE LLC, Owner and Shani Sparks, Applicant

### SUMMARY

Issue: Should the Planning Commission recommend City Council approval of the demolition of an existing single dwelling unit and detached garage, vacation of a sewer easement, subdivision of two existing lots into four lots, and construction of four new two-story single dwelling units located at 460 Westbourne Street within the La Jolla Community Plan and Local Coastal Program Land Use Plan?

#### Staff Recommendations:

1. Recommend the City Council ADOPT Mitigated Negative Declaration No. 663879 and ADOPT the Mitigation Monitoring and Reporting Program; and
2. Recommend the City Council APPROVE Coastal Development Permit No. 2527267, Site Development Permit No. 2546581, and Tentative Map No. 2527269.

Community Planning Group Recommendation: On November 5, 2020, the La Jolla Community Planning Association voted 14-0-1 to recommend approval of the proposed project without conditions (Attachment No. 11).

Environmental Review: A Mitigated Negative Declaration (MND) No. 663879 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring Reporting Program (MMRP) has been prepared and will be implemented to reduce, to a level below significance, potential impacts identified in the environmental review process.

Fiscal Impact Statement: None with this action. All costs associated with the processing of this project are paid from a deposit account maintained by the Applicant.

Housing Impact Statement: The project site is in the La Jolla Community Plan and Local Coastal Program Land Use Plan and implemented through the RM-1-1 Zone. The Community Plan's land use designation is Low Medium Residential (9-15 dwelling units/acre). The 0.30-acre site could accommodate 5 dwelling units within the Low Medium Residential land use designation. The proposed project would demolish the existing single dwelling unit and construct four new single dwelling units consistent with the General Plan Housing Element and the Community Plan's planned density. There will be a net gain of three single dwelling units to the City's housing stock.

## BACKGROUND

The project site is located at 460 Westbourne Street within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) area (Attachment 1). The 0.30-acre site is in the RM-1-1 Zone and designated for Low Medium Residential with 9 to 15 dwelling units per acre (DU/AC) (Attachment 2). The project site is also located within the Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impact and Beach Impact), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area. The rectangular lots are bordered on the north and west by residential development, La Jolla Boulevard to the east, and Westbourne Street to the south (Attachment 3).

The project site currently contains one single dwelling unit and a detached garage that were built in 1941. A review of the existing site was conducted by City staff to determine if potential significant historic resources exist on the site in accordance to San Diego Municipal Code (SDMC) section [143.0212](#). Based on the documentation provided, staff determined the property does not meet local designation criteria as an individually significant historic resource under any adopted Historic Resources Board criteria.

The project site is not within or adjacent to the Multiple Species Conservation Program (MSCP), or the Multiple Habitat Planning Area (MHPA), and does not contain any other type of Environmentally Sensitive Lands (ESL) as defined in SDMC section [113.0103](#). The project site is approximately 1,360 linear feet away from the Pacific Ocean and is not located within the First Public Roadway. There are no physical access routes from the project site, as identified in the Community Plan.

## DISCUSSION

### Project Description:

The project proposes the demolition of an existing single dwelling unit and detached garage, the subdivision of two existing lots into four lots, the vacation of an existing sewer easement, and the new construction of four, two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet.

The project is within the Coastal Overlay Zone and requires a Coastal Development Permit pursuant to San Diego Municipal Code (SDMC) section [126.0702](#). Pursuant to SDMC section [126.0502\(b\)](#), a Site Development Permit is required for residential development that involves development of a

small lot subdivision in accordance with SDMC section [143.0365](#) and [Table 143-03C](#). A Tentative Map is required for the subdivision of land when additional lots are created in accordance to SDMC section [125.0430](#). In addition, a Tentative Map which include the abandonment of an existing public service easements and shall be reviewed in accordance with Process 5.

The project is consistent with the land use designation of single-family residential development (maximum of 15 dwelling units/acre) in the Community Plan. The 0.30-acre site could accommodate one unit per small lot pursuant to SDMC [Table 143-03C](#). The project site is not located within the First Public Roadway, and there are no physical access routes from the project site, as identified in the Community Plan. In addition, the project will not encroach upon any existing physical way legally used by the public or any proposed public accessway identified in the Community Plan ([Figure 9, Pages 35-36](#)). The project complies with the small lot subdivision regulations and development standards required by the underlying RM-1-1 Zone including height, density, building setbacks, floor area ratio, and lot coverage. In addition, the project is not requesting any deviations or variances from the applicable regulations.

The project site contains an existing 110 square-foot sewer easement, granted to the City of San Diego, for the construction and maintenance of a sewer line along the property. The City's existing sewer easement contains an abandoned sewer pipeline and is no longer required and will be removed as part of the development. There are no public facilities that will be impacted by this sewer easement vacation. The public will benefit from the easement vacation since it will eliminate an unnecessary encumbrance from the property. The elimination of the sewer easement would allow for the return of private use and future development on the project site.

#### Project Related Issues:

In residential zones, the SDMC allows for architectural projections within setbacks. The proposed project however is located at the corner of Westbourne Street and La Jolla Boulevard. Westbourne is a view corridor identified in Appendix G - Subarea F: Windansea Visual Access Figure F (Page 152). As a condition of approval, prior to issuance of any construction permit for a building, the Owner/Permittee shall not have architectural projections within the front yard setback adjacent to Westbourne Street and shall demonstrate conformance with SDMC section [131.0461\(a\)](#). The proposed project must provide an unobstructed framed view when looking down the Public Right-of-Way towards the Pacific Ocean. Fencing conforming with SDMC [142.0310\(c\)\(2\)\(C\)](#) and SDMC [132.0403\(c\)](#) is allowed.

#### Community Plan Analysis:

The Community Plan recommends maintaining the character of residential areas by ensuring that development occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. The proposed project site is located within the Community Plan and is designated for Low Medium Residential (9-15 du/acre) development. The proposed subdivision and construction of four new single dwelling units conforms to the designated land use.

#### Environmental Analysis:

The proposed project would result in potential significant environmental impacts to Cultural Resources (Archaeology) and Tribal Cultural Resources. MND No. 663879 has been prepared for the project in accordance with state of California Environmental Quality Act (CEQA) guidelines and a MMRP will be implemented which will reduce to any potential impacts identified in the environmental review process to below a level of significance.

Conclusion:

City staff has reviewed the proposed project 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 (Attachments 4 and 6) to support approval of the project and draft conditions of approval (Attachments 5 and 7). Staff recommends the Planning Commission recommend approval of the project as proposed to the City Council.

ALTERNATIVES

1. Recommend the City Council Adopt MND No. 663879 and Adopt the MMRP, and Approve Coastal Development Permit No. 2527267, Site Development Permit No. 2546581, Tentative Map No. 2527269, and Easement Vacation No. 2531441 with modifications.
2. Recommend the City Council Deny MND No. 663879 and Deny the MMRP, and Deny Coastal Development Permit No. 2527267, Site Development Permit No. 2546581, Tentative Map No. 2527269, and Easement Vacation No. 2531441 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



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Tim Daly  
Assistant Deputy Director  
Development Services Department



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Benjamin Hafertepe  
Development Project Manager  
Development Services Department

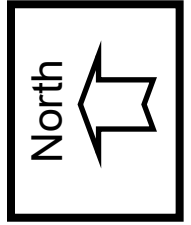
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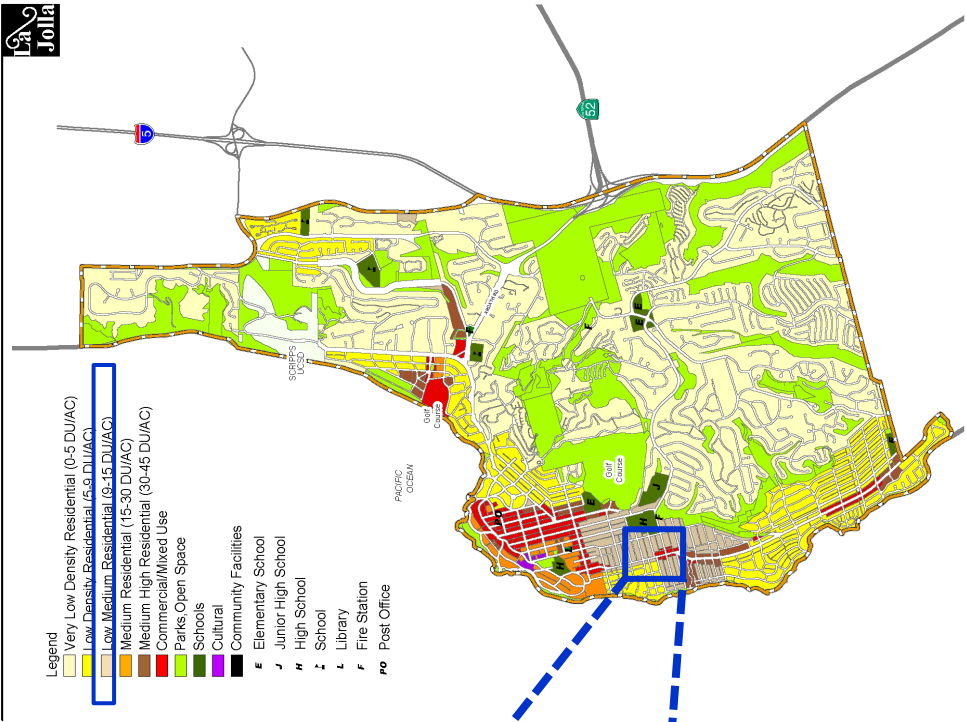
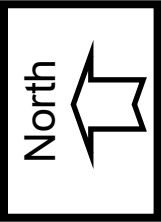
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map

4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map and Easement Vacation Resolution with Findings
7. Draft Map Conditions
8. Draft Environmental Resolution with MMRP (MND)
9. Community Planning Group Recommendation
10. Ownership Disclosure Statement
11. Map Exhibit-Tentative Map
12. Project Plans



**Aerial Photograph**  
Westbourne Small Lot Subdivision  
Project No. 663879 – 460 Westbourne Street





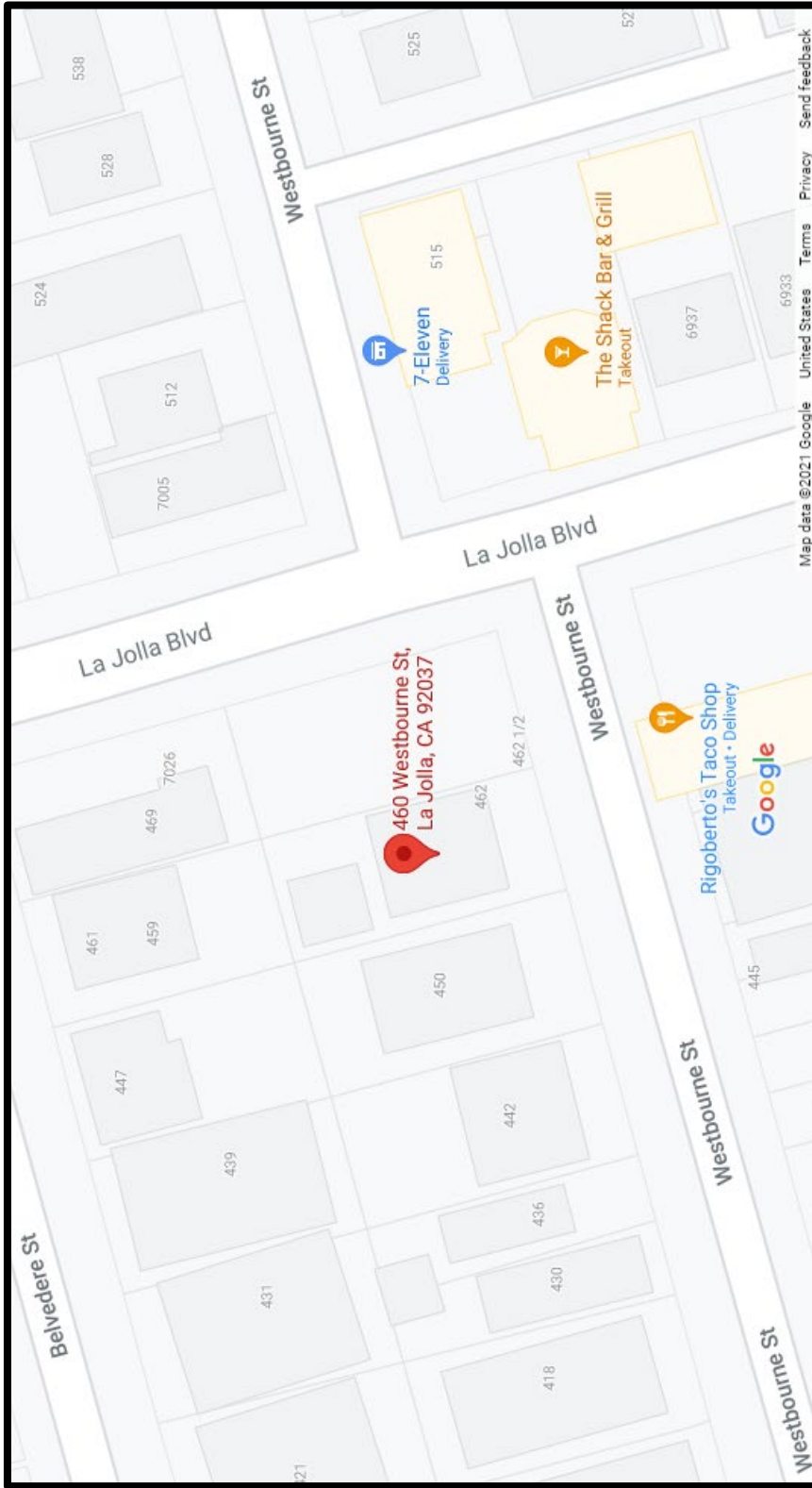
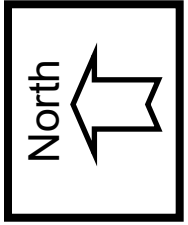
**Project Site**



# Land Use Map

Westbourne Small Lot Subdivision  
Project No. 663879 – 460 Westbourne Street





# Project Location Map

Westbourne Small Lot Subdivision  
Project No. 663879 – 460 Westbourne Street





CITY COUNCIL RESOLUTION NO. \_\_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 2527267  
SITE DEVELOPMENT PERMIT NO. 2546581

**WESTBOURNE SMALL LOT SUBDIVISION PROJECT NO. 663879 [MMRP]**

WHEREAS, KLS WESTBOURNE LLC, Owner/Permittee, filed an application with the City of San Diego for a Coastal Development Permit and Site Development Permit to demolish an existing single dwelling unit and detached garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units over full basements with attached garages known as the Wesbourne Small Lot Subdivision Project (Project), located at 460 Westbourne Street and Assessor Parcel No. 351-232-1700, and legally described as Parcel 1: The land hereinafter referred to is situated in the City of San Diego, County of San Diego, State of California, and is described as follows: Parcel A: All that portion of Lots 22 and 24 in Block 6 of First Addition to South La Jolla, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 891, filed in the Office of the County Recorder of San Diego County March 31, 1903, lying Easterly of a line that is parallel to and distant 55 Easterly at right angles from the Westerly line of said Lot 22; also that portion of the Northerly 10 feet of Westbourne Street adjoining said lot on the South as closed to public use. Parcel 2: The land hereinafter referred to is situated in the City of La Jolla, County of San Diego, State of California, and is described as follows: Parcel B: All that portion of Lots 22 and 24 in Block 6 of First Addition to South La Jolla, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 891, filed in the Office of the County Recorder of San Diego County March 31, 1903, lying Westerly of a line that is parallel to and distant 55 feet Easterly at right angles from Westerly line of said Lot 22; also that portion of the Northerly 10 feet of Westbourne Street adjoining said lot on the South as closed to public use, in the La Jolla Community Plan and Local Coastal Program Land Use Plan, in the RM-1-1 Zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impact and

Beach Impact), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area; and

WHEREAS, on June 24, 2021, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 2527267 and Site Development Permit No. 2546581, and pursuant to Resolution No. **[INSERT Planning Commission Resolution Number]** -PC voted to recommend approval of the Permit; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on \_\_\_\_\_, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2527267 and Site Development Permit No. 2546581:

**A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) section 126.0708]**

**1. Findings for all Coastal Development Permits:**

- a. 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 subject site is located at 460 Westbourne Street and Assessor Parcel No. 351-232-1700 within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan). The site is currently developed with an existing single dwelling unit and detached garage. The development proposes to demolish the existing single dwelling unit and detached garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet. The proposed new single dwelling units would be constructed on the existing developed lot that contains no physical accessways used or proposed for public use. The proposed development will enhance and protect public views by keeping all development within the 30-foot coastal height limit, as well as removing existing non-conforming structures from the right of way and setback area.

The proposed project is located at the corner of Westbourne Street and La Jolla Boulevard within the Westbourne View Corridor identified in Appendix G - Subarea F: Windansea Visual Access Figure F (Page 152). The proposed project must not have architectural projections and encroachments in the required yards within view corridors that are designated by the Community Plan in the Coastal Overlay Zone. In addition, the project must provide an unobstructed framed view when looking down the Public Right-of-Way towards the Pacific Ocean. As a condition of approval, prior to issuance of any construction permit for a building, the Owner/Permittee must not have architectural projections within the front yard setback adjacent to Westbourne Street and shall demonstrate conformance with SDMC section [131.0461\(a\)](#). Furthermore, the proposed coastal development will not degrade and will not remove, eliminate, or detract from any protected public views to and along the ocean and other scenic coastal areas as specific in the Local Coastal Program land use plan. Therefore, 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.

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

The subject site is located at 460 Westbourne Street and Assessor Parcel No. 351-232-1700 within the Community Plan. The site is currently developed with an existing single dwelling unit and detached garage. The development proposes to demolish the existing single dwelling unit and detached garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet. The project site does not contain any Environmentally Sensitive Lands as defined in San Diego Municipal Code section 113.0103. The project site does not contain and is not adjacent to any sensitive biological resources, sensitive coastal bluffs, steep hillsides, or special flood hazard areas, and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area. Therefore, the project will not adversely affect environmentally sensitive lands.

**c. 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 subject site is located at 460 Westbourne Street and Assessor Parcel No. 351-232-1700 in La Jolla. The site is currently developed with an existing single dwelling unit and detached garage. The development proposes to demolish the existing single dwelling unit and detached garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet. The Community Plan designates the project site for Low Medium Residential uses (9-15 dwelling units/acre) and is zoned RM-1-1. The 0.30-acre site could accommodate five dwelling units pursuant to San Diego Municipal Code Table 143-03C. The project will have four dwelling units, therefore it is consistent with the land use designation of single-family residential development (9-15 dwelling units/acre) in the Community Plan.

The project site is not located within the First Public Roadway, and there are no physical access routes from the project site, as identified in the Community Plan. In addition, the project will not encroach upon any existing physical way legally used by the public or any proposed public accessway identified in the Community Plan. The proposed project is located at the corner of Westbourne Street and La Jolla Boulevard within the Westbourne View Corridor identified in Appendix G - Subarea F: Windansea Visual Access Figure F (Page 152). The proposed project must provide an unobstructed framed view when looking down the Public Right-of-Way towards the Pacific Ocean. As a condition of approval, prior to issuance of any construction permit for a building, the Owner/Permittee shall not have architectural projections within the front yard setback adjacent to Westbourne Street and shall demonstrate conformance with SDMC section [131.0461\(a\)](#). The project complies with the development standards required by the underlying RM-1-1 Zone, including height, density, building setbacks, floor area ratio (FAR), and lot coverage. In addition, the project is not requesting any deviations or variances from the applicable regulations. Therefore, the redevelopment of the site to subdivide the 0.30-acre site into four lots and construct four two-story single dwelling units with with four attached garages on each lot totaling 9,917 square feet is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program. It complies and implements the Implementation Program because the project is subject to and is obtaining all necessary entitlements for the redevelopment of the parcel lots. Therefore, 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.

**d. 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.**

The 0.30-acre lot is currently developed with an existing single dwelling unit and detached garage proposed to be demolished. The proposed subdivision of two lots on an existing 0.30-acre site into four lots and the construction of four new two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet, respectively,

will be built in its place. The project site is not located between the first public road and the sea or shoreline of any body of water located within the Coastal Overlay Zone. No public access or public recreation facilities exist on the project site. Therefore, the proposed project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**B. SITE DEVELOPMENT PERMIT [SDMC section 126.0505]**

**1. Findings for all Site Development Permits:**

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

The subject site is located at 460 Westbourne Street and Assessor Parcel No. 351-232-1700 in La Jolla. The site is currently developed with an existing single dwelling unit and detached garage. The development proposes to demolish the existing single dwelling unit and detached garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet. The Community Plan designates the project site for Low Medium Residential uses (9-15 dwelling units/acre) and is zoned RM-1-1. The 0.30-acre site could accommodate five dwelling units pursuant to San Diego Municipal Code Table 143-03C. The project will have four dwelling units, therefore it is consistent with the land use designation of single-family residential development (9-15 dwelling units/acre) in the Community Plan.

The site is surrounded by both single-family residences, multi-family residences, and commercial/mixed use development. The project site is not located within the first public roadway, and there are no physical access routes from the project site, as identified in the Community Plan. In addition, the project will not encroach upon any existing physical way legally used by the public or any proposed public accessway identified in the Community Plan. The project complies with the development standards required by the underlying RM-1-1 Zone and small lot subdivision regulations including height, density, building setbacks, FAR, and lot coverage. In addition, the project is not requesting any deviations or variances from the applicable regulations. The proposed four dwelling units are measured 30 feet in height from proposed grade and will not exceed the Coastal Height Limitation Overlay Zone 30-foot height limit. The development proposes a rear yard setback of 15 feet along the north property line and will not go below the 5-foot limit pursuant to San Diego Municipal Code section 131.0443(d)(2)(4). The front yard setback is between 15 to 20 feet along the south property line and complies with San Diego Municipal Code section 131.0443(d)(1)(A). The proposed development also observes a side yard setback of 5 feet along the west property line, and a street side setback of 11 feet along the east property line which is consistent with San Diego Municipal Code sections 131.0443(d)(2)(A) and 131.0443(d)(3). The proposed project is located at the corner of Westbourne Street and La Jolla Boulevard within the Westbourne View Corridor identified in Appendix G - Subarea F: Windansea Visual Access Figure F (Page 152). The proposed project must provide an unobstructed framed view when looking down the Public Right-of-Way towards the Pacific Ocean. As a condition of approval, prior to issuance of any construction permit for a building, the Owner/Permittee shall not have architectural projections within the front yard setback adjacent to Westbourne Street and shall demonstrate conformance with SDMC section [131.0461\(a\)](#). The four proposed lots

will range in size from 3,233 square feet to 3,486 square feet. The RM-1-1 Zone permits a maximum density of one dwelling unit per 3,000 square feet of lot area pursuant to San Diego Municipal Code 131.0406(b)(1), therefore the maximum density of one dwelling unit per lot complies with the development standards of the underlying zone. According to San Diego Municipal Code Table 131-04G, the Max FAR in the RM-1-1 Zone is 0.75. The proposed 2,613 square-foot single dwelling unit at located at the 3,486 square-foot southwest lot will have a FAR of 0.75. The proposed 2,422 square-foot single dwelling unit located at the 3,230 square-foot northwest lot will have a FAR of 0.75. The proposed 2,458 square-foot single dwelling unit located at the 3,278 square-foot southeast lot will have a FAR of 0.75. The proposed 2,424 square-foot single dwelling located at the 3,233 square-foot northeast lot will have a FAR of 0.75. Pursuant to San Diego Municipal Code Table 131-04G, there is no Max Lot Coverage in the RM-1-1 Zone. Therefore, the redevelopment of the site for the subdivision of the 0.30-acre site into four lots, and construction of four two-story single family residences with four attached garages on each lot will not adversely affect the applicable land use plan.

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

The subject site is located at 460 Westbourne Street and Assessor Parcel No. 351-232-1700 in La Jolla. The site is currently developed with an existing single dwelling unit and detached garage. The development proposes to demolish the existing single dwelling unit and detached garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet. The Community Plan designates the project site for Low Medium Residential uses (9-15 dwelling units/acre). The project will not be detrimental to the public health, safety, and welfare. A condition of approval requires a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. City staff has reviewed and accepted a preliminary geotechnical report prepared for the site project, which concludes the site's soil and geologic conditions have been adequately addressed.

The project permit also contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Permit requirements include dedication of an additional 2 feet along La Jolla Blvd frontage satisfactory to the City Engineer, assuring by permit and bond the installation of City standard full height curb and gutter along the project frontages on Westbourne Street and La Jolla Boulevard, assuring by permit and bond the installation of two new 12-foot wide City Standard driveway on Westbourne Street, assuring by permit and bond the replacement of the existing sidewalk with the same scoring pattern preserving the contractor's stamp adjacent to the site on Westbourne Street and La Jolla Boulevard, implementing construction best management practices (BMPs), entering into an Encroachment Maintenance Removal Agreement for sidewalk underdrain, private walk street trees, irrigation/landscaping within Right of Way adjacent to the site, and vacating the existing sewer easement that is not currently being utilized by the City. Therefore, the project will not be detrimental to the public health, safety, and welfare.

**c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The subject site is located at 460 Westbourne Street and Assessor Parcel No. 351-232-1700 in La Jolla. The site is currently developed with an existing single dwelling unit and detached garage. The development proposes to demolish the existing single dwelling unit and detached garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet. The Community Plan designates the project site for Low Medium Residential uses (9-15 dwelling units/acre) and is zoned RM-1-1. The 0.30-acre site could accommodate one unit per small lot pursuant to San Diego Municipal Code Table 143-03C. The project is consistent with the land use designation of single-family residential development (9-15 dwelling units/acre) in the Community Plan. The project site is not located within the First Public Roadway, and there are no physical access routes from the project site.

The project is not requesting, nor does it require any deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use designation, and development standards in effect for the site. The project complies with the development standards required by the underlying RM-1-1 Zone and small lot subdivision regulations including height, density, building setbacks, floor area ratio, lot coverage, and parking. The proposed project is located at the corner of Westbourne Street and La Jolla Boulevard within the Westbourne View Corridor identified in Appendix G - Subarea F: Windansea Visual Access Figure F (Page 152). The proposed project must provide an unobstructed framed view when looking down the Public Right-of-Way towards the Pacific Ocean. As a condition of approval, prior to issuance of any construction permit for a building, the Owner/Permittee shall not have architectural projections within the front yard setback adjacent to Westbourne Street and shall demonstrate conformance with SDMC section [131.0461\(a\)](#). The project is not requesting any deviations or variances from the applicable regulations. Therefore, the project will comply with the regulations of the Land Development Code.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED, that Coastal Development Permit No. 2527267 and Site Development Permit No. 2546581 are granted to KLS Westbourne LLC, Owner/Permittee, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION  
501

**WHEN RECORDED MAIL TO**  
**CITY CLERK**  
**MAIL STATION 2A**

INTERNAL ORDER NUMBER: 24008636

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2527267  
SITE DEVELOPMENT PERMIT NO. 2546581

**WESTBOURNE SMALL LOT SUBDIVISION PROJECT NO. 663879 [MMRP]**  
CITY COUNCIL

This Coastal Development Permit No. 2527267 and Site Development Permit No. 2546581 are granted by the City Council of the City of San Diego to KLS Westbourne LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 125.0440, 125.1040, 126.0505, and 126.0708. The 0.30-acre site is located at 460 Westbourne Street and Assessor Parcel No. 351-232-1700 in the RM-1-1 Zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impact and Beach Impact), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area within the La Jolla Community Plan area. The project site is legally described as Parcel 1: The land hereinafter referred to is situated in the City of San Diego, County of San Diego, State of California, and is described as follows: Parcel A: All that portion of Lots 22 and 24 in Block 6 of First Addition to South La Jolla, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 891, filed in the Office of the County Recorder of San Diego County March 31, 1903, lying Easterly of a line that is parallel to and distant 55 Easterly at right angles from the Westerly line of said Lot 22; also that portion of the Northerly 10 feet of Westbourne Street adjoining said lot on the South as closed to public use. Parcel 2: The land hereinafter referred to is situated in the City of La Jolla, County of San Diego, State of California, and is described as follows: Parcel B: All that portion of Lots 22 and 24 in Block 6 of First Addition to South La Jolla, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 891, filed in the Office of the County Recorder of San Diego County March 31, 1903, lying Westerly of a line that is parallel to and distant 55 feet Easterly at right angles from Westerly line of said Lot 22; also that portion of the Northerly 10 feet of Westbourne Street adjoining said lot on the South as closed to public use.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single dwelling unit and detached garage, subdivide two parcel lots on an existing 0.30-acre site into four parcel lots, and construct four, two-story single dwelling units with four full basement attached garages on each parcel lot, as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated [INSERT Approval Date], on file in the Development Services Department.



The project shall include:

- a. Demolition of existing single dwelling unit and detached garage;
- b. The subdivision of two lots on a 0.30-acre site into four residential lots and utility easement vacation;
- c. The construction of four, two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet;
- d. Off-street parking; and
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by [ENTER DATE typically 3 years, including the appeal time].
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the

Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 663879 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 663879 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

**Archaeological Resources  
Tribal Cultural Resources**

**CLIMATE ACTION PLAN REQUIREMENTS:**

14. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

15. The Coastal Development Permit and Site Development Permit shall comply with all Conditions of the Parcel Map for Tentative Map No. 2446412.

16. Prior to the issuance of any construction permit for a building, the Owner/Permittee shall dedicate an additional 2 feet along La Jolla Boulevard frontage satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit for a building, the Owner/Permittee shall assure by permit and bond the installation of City standard full height curb and gutter, along the project frontages on Westbourne Street and La Jolla Boulevard to satisfaction of the City Engineer.

18. Prior to the issuance of any construction permit for a building, the Owner/Permittee shall assure by permit and bond the installation of a new 12-foot wide standard driveway on Westbourne Street, satisfactory to the City Engineer.

19. Prior to the issuance of any construction permit for a building, the Owner/Permittee shall assure by permit and bond the replacement of the existing sidewalk with the same scoring pattern, preserving the contractor's stamp, adjacent to the site on Westbourne Street and La Jolla Boulevard satisfactory to the City Engineer.
20. Prior to the issuance of any construction permit for a building, the Owner/Permittee shall assure by permit and bond the installation of two new standard curb ramps adjacent to the site on corner of Westbourne and La Jolla Boulevard satisfactory to the City Engineer.
21. Prior to the issuance of any construction permit for a building, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer for sidewalk underdrain, private walk street trees, irrigation/ landscaping within Right of Way adjacent to the site, satisfactory to the City Engineer.
22. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
23. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

24. Prior to issuance of any construction permit, the Owner/Permittee shall submit complete construction documents for the revegetation & hydro-seeding of all disturbed land in accordance with the City's Landscape Standards & Storm Water Design Manual to the Development Services Department for approval. All plans shall be in substantial conformance to this permit (including Environmental Conditions) & Exhibit 'A,' filed in the Development Services Department (DSD).
25. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall be designed where all hardscape, driveways, utilities, drains, water, & sewer laterals shall not prohibit the required placement of trees. Include a scaled symbol, label, & dimension the required placement of the 40-sqft tree area/root zone around each tree, unless otherwise approved per SDMC section 142.0403.
26. Prior to issuance of any construction permit, the Owner/Permittee shall submit complete landscape construction documents which are consistent with the City's Landscape Standards to the Development Services Department for approval. All plans shall be in substantial conformance with Exhibit 'A,' filed in the DSD. Construction plans shall be designed where all hardscapes & utilities shall not prohibit the required placement of trees. Include a scaled symbol, label, & dimension the required placement of the 40-sqft tree area/root zone around each tree.
27. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services

Department. All required landscape shall be maintained consistent with the City's Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

28. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind, and in an equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

**PLANNING/DESIGN REQUIREMENTS:**

29. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.

30. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

31. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

32. Prior to the issuance of any construction permit for a building, the Owner/Permittee shall demonstrate conformance with SDMC 131.0461(a) and propose no architectural projections within the required front yard setback adjacent to Westbourne Street. Fencing conforming with SDMC 142.0310(c)(2)(C) and SDMC 132.0403(c) is allowed.

**TRANSPORTATION REQUIREMENTS**

33. Prior to issuance of any construction permit for a building, the Owner/Permittee shall grant an access easement between Lots 1, 2, 3 and 4 as shown on the approved Exhibit "A," satisfactory to the City Engineer for review consistency with City standards.

34. Prior to issuance of any construction permit for a building, the Owner/Permittee shall provide a recorded Mutual Access Agreement, satisfactory to the City Engineer.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

35. Prior to the issuance of any construction permit for a building, , the Owner/Permittee shall have constructed, or ensured the construction of via permit and bond, all proposed public and private water and sewer facilities within the public ROW, and/or public easement, in accordance with

the criteria established in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and all applicable City regulations, standards and practices.

36. Prior to the issuance of any construction permit for a building, all domestic, irrigation, and fire water lines serving this development must pass through a permitted, private, above ground, backflow prevention device (BFPD) or include the following note on the site plan:

THIS SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECT WILL HAVE A COMBINED DOMESTIC/FIRE PROTECTION WATER SERVICE WHICH UTILIZES A PASSIVE PURGE STYLE OF DESIGN. IT IS THEREFORE EXEMPT FROM THE REQUIREMENT FOR A BACKFLOW PREVENTION DEVICE.

37. Prior to issuance of any construction permit for a building, any existing sewer lateral to be reused must be videoed and inspected by a California licensed plumber to verify (via a signed statement on company letterhead) all of the following: the lateral has an appropriate cleanout, is in good condition, is free of all debris, is properly connected to a public sewer main, and is suitable for reuse. If the lateral does not meet these requirements, it must be cleaned, repaired if necessary, and re-inspected or abandoned, capped, and replaced with a new permitted lateral.

38. Prior to issuance of any construction permit for a building, any private improvements which lie within a public ROW fronting the development, or within a public easement inside the development, which could inhibit the City's right to access, maintain, repair, or replace its public water and sewer facilities must be removed unless the Owner/Permittee has or obtains a City approved/County Recorded Encroachment and Maintenance Removal Agreement (EMRA) specific to that encroachment.

39. Prior to issuance of any construction permit for a building, the sewer lateral(s) serving this development must pass through a permitted sewer cleanout or the following note must be included on the title sheet of the building construction plans:

THIS RESIDENTIAL DEVELOPMENT WILL HAVE, AS A CONSEQUENCE OF THIS WORK, INSTALLED A PERMITTED SEWER LATERAL CLEANOUT TO SERVE THAT PORTION OF EACH SEWER LATERAL LOCATED WITHIN THE PUBLIC ROW OR EASEMENT.

40. Prior to any Certificate of Occupancy being Issued, any existing sewer cleanout with deficiencies deemed unacceptable to either the Public Utilities Director or the City Engineer (e.g. size, surface elevation, location, condition, etc.) must be remedied via an appropriate permit.

41. Prior to issuance of any construction permit for a building, any existing public sewer, water, or general utility easement that is not currently being utilized by the City, and for which the City has no current or foreseeable plans to utilize, must be vacated.

**GEOLOGY REQUIREMENTS:**

42. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or

update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

43. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on [INSERT Approval Date] and [Approved Resolution Number].

**ATTACHMENT 5**

Coastal Development Permit No. 2527267

Site Development Permit No. 2546581

Date of Approval: XX

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Benjamin Hafertepe  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

\_\_\_\_\_  
**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of  
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**KLS WESTBOURNE LLC**  
Owner/Permittee

By \_\_\_\_\_  
Kelly Kramer  
Owner/Permittee

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**



CITY COUNCIL RESOLUTION NUMBER R-\_\_\_\_\_

TENTATIVE MAP NO. 2527269, WESTBOURNE SMALL LOT  
SUBDIVISION - PROJECT NO. 663879 [MMRP]

WHEREAS, KLS WESTBOURNE LLC, Subdivider, submitted an application to the City of San Diego for a Tentative Map No. 2527269 for the Permittee to demolish an existing single dwelling unit and detached garage, vacate an existing sewer easement, subdivide two lots on an existing 0.30-acre site into four lots, construct four two-story single dwelling units over full basements with four attached garages, and to waive the requirement to underground existing offsite overhead utilities. The project site is located at 460 Westbourne Street and Assessor Parcel Number 351-232-1700 in the RM-1-1 Zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Coastal Impact and Beach Impact), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Transit Priority Area within the La Jolla Community Plan area. The property is legally described as Parcel 1: The land hereinafter referred to is situated in the City of San Diego, County of San Diego, State of California, and is described as follows: Parcel A: All that portion of Lots 22 and 24 in Block 6 of First Addition to South La Jolla, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 891, filed in the Office of the County Recorder of San Diego County March 31, 1903, lying Easterly of a line that is parallel to and distant 55 feet Easterly at right angles from the Westerly line of said Lot 22; also that portion of the Northerly 10 feet of Westbourne Street adjoining said lot on the South as closed to public use. Parcel 2: The land hereinafter referred to is situated in the City of La Jolla, County of San Diego, State of California, and is described as follows: Parcel B: All that portion of Lots 22 and 24 in Block 6 of First Addition to South La Jolla, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 891, filed in the Office of the County Recorder of San Diego County March 31, 1903, lying Westerly of a line that is parallel to and distant 55 feet Easterly at right angles from

Westerly line of said Lot 22; also that portion of the Northerly 10 feet of Westbourne Street adjoining said lot on the South as closed to public use; and

WHEREAS, the Map proposes the subdivision of two lots on an existing 0.30-acre site into four lots single-family residential lots; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on June 24, 2021, the Planning Commission of the City of San Diego considered Tentative Map No. 2527269 and pursuant to Resolution No. [INSERT Planning Commission Resolution No.], the Planning Commission voted to recommend City Council approval of the map; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body and where a public hearing was required by law implicating due process rights of individuals affected by the decision and where the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on \_\_\_\_\_, the City Council of the City of San Diego considered Tentative Map No. 2527269, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code section(s) 125.0440, 125.1040, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the City Council having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the City Council of the City of San Diego, that it adopts the following findings pursuant to San Diego Municipal Code (SDMC) section 125.0440 with respect to Tentative Map No. 2527269:

**1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.**

The subject site is located at 460 Westbourne Street and Assessor Parcel Number 351-232-1700 in La Jolla. The site is currently developed with an existing single dwelling unit and detached garage. The development proposes to demolish the existing single dwelling unit and detached garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet.

The La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) designates the site for Low Medium Residential uses (9-15 dwelling units/acre) and is zoned RM-1-1. The project is consistent with the land use designation of single-family residential development (maximum of 15 dwelling units/acre) in the Community Plan. The project site is not located within the First Public Roadway, and there are no physical access routes from the project site. The 0.30-acre site could accommodate five dwelling units pursuant to San Diego Municipal Code Table 143-03C. The project will have four dwelling units, therefore it is consistent with the land use designation of single-family residential development (9-15 dwelling units/acre) in the Community Plan. The proposed project is located at the corner of Westbourne Street and La Jolla Boulevard within the Westbourne View Corridor identified in Appendix G - Subarea F: Windansea Visual Access Figure F (Page 152). The proposed project must not have architectural projections and encroachments in the required yards within view corridors that are designated by the Community Plan in the Coastal Overlay Zone. In addition, the project must provide an unobstructed framed view when looking down the Public Right-of-Way towards the Pacific Ocean. As a condition of approval, prior to issuance of any construction permit for a building, the Owner/Permittee must not have architectural projections within the front yard setback adjacent to Westbourne Street and shall demonstrate conformance with SDMC section 131.0461(a). The proposed residential subdivision and construction of four dwelling units is consistent with Community Plan land use designation and promotes the Community Plan goal of creating home-ownership opportunities and a range of housing types within La Jolla. In addition, there will be no adverse impacts to any public view or coastal access as identified in the Community Plan. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

**2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.**

The subject site is located at 460 Westbourne Street and Assessor Parcel Number 351-232-1700 in La Jolla. The site is currently developed with an existing single dwelling unit and detached garage. The development proposes to demolish the existing single dwelling unit and detached

garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet.

The Community Plan designates the project site for Low Medium Residential uses (9-15 dwelling units/acre) and is zoned RM-1-1. The project is consistent with the land use designation of single-family residential development (maximum of 15 dwelling units/acre) in the Community Plan. The project site is not located within the First Public Roadway, and there are no physical access routes from the project site.

The project is not requesting, nor does it require any deviations or variances from the applicable regulations and policy documents, and the project is consistent with the recommended land use designation and development standards in effect for the site. The proposed four dwelling units are measured 30 feet in height from proposed grade and will not exceed the Coastal Height Limitation Overlay Zone 30-foot height limit. The development proposes a rear yard setback of 15 feet along the north property line and will not go below the 5-foot limit pursuant to San Diego Municipal Code section 131.0443(d)(2)(4). The front yard setback is between 15 to 20 feet along the south property line and complies with San Diego Municipal Code section 131.0443(d)(1)(A). The proposed development also observes a side yard setback of 5 feet along the west property line, and a street side setback of 11 feet along the east property line which is consistent with San Diego Municipal Code sections 131.0443(d)(2)(A) and 131.0443(d)(3). The proposed project is located at the corner of Westbourne Street and La Jolla Boulevard within the Westbourne View Corridor identified in Appendix G - Subarea F: Windansea Visual Access Figure F (Page 152). The proposed project must not have architectural projections and encroachments in the required yards within view corridors that are designated by the Community Plan in the Coastal Overlay Zone. In addition, the project must provide an unobstructed framed view when looking down the Public Right-of-Way towards the Pacific Ocean. As a condition of approval, prior to issuance of any construction permit for a building, the Owner/Permittee must not have architectural projections within the front yard setback adjacent to Westbourne Street and shall demonstrate conformance with SDMC section 131.0461(a).

The four proposed lots will range in size from 3,233 square feet to 3,486 square feet. The RM-1-1 Zone permits a maximum density of one dwelling unit per 3,000 square feet of lot area pursuant to San Diego Municipal Code section 131.0406(b)(1), therefore the maximum density of one dwelling unit per lot complies with the development standards of the underlying zone. According to San Diego Municipal Code Table 131-04G, the Max FAR in the RM-1-1 Zone is 0.75. The proposed 2,613 square-foot single dwelling unit at located at the 3,486 square-foot southwest lot will have a FAR of 0.75. The proposed 2,422 square-foot single dwelling unit located at the 3,230 square-foot northwest lot will have a FAR of 0.75. The proposed 2,458 square-foot single dwelling unit located at the 3,278 square-foot southeast lot will have a FAR of 0.75. The proposed 2,424 square-foot single dwelling located at the 3,233 square-foot northeast lot will have a FAR of 0.75. Pursuant to San Diego Municipal Code Table 131-04G, there is no Max Lot Coverage in the RM-1-1 Zone. The project complies with the development standards required by the underlying RM-1-1 Zone and small lot subdivision regulations including height, density, building setbacks, floor area ratio, lot coverage, and parking. Therefore, the project will comply with the applicable zoning and development regulations of the Land Development Code.

**3. The site is physically suitable for the type and density of development.**

The subject site is located at 460 Westbourne Street and Assessor Parcel Number 351-232-1700 in La Jolla. The site is currently developed with an existing single dwelling unit and detached garage. The development proposes to demolish the existing single dwelling unit and detached garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet.

The lot is currently improved with a single dwelling unit, detached garage, and associated appurtenances, including fencing and hardscape. The topography of the two rectangular shaped lots slope gently to the west. Site grading will include excavation for the basements, fill placement, and removal and recompaction of surface soils in non-basement areas. The project proposes a land use that is compliant with the Land Development Code and is supported by the Community Plan. The Community Plan designates the site for Low Medium Residential uses (9-15 dwelling units/acre) and is zoned RM-1-1. The 0.30-acre site could accommodate five dwelling units pursuant to San Diego Municipal Code Table 143-03C. The project will have four dwelling units; therefore it is consistent with the land use designation of single-family residential development (9-15 dwelling units/acre) in the Community Plan. Therefore, the site is physically suitable for the type and density of development.

**4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The subject site is located at 460 Westbourne Street and Assessor Parcel Number 351-232-1700 in La Jolla. The site is currently developed with an existing single dwelling unit and detached garage. The development proposes to demolish the existing single dwelling unit and detached garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet.

The project site is within an urbanized community. The project site is not located near the Multiple Habitat Planning Area and does not contain Environmentally Sensitive Lands as defined by the San Diego Municipal Code, therefore it does not adversely impact any environmentally sensitive lands or wildlife habitat. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

**5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.**

The subject site is located at 460 Westbourne Street and Assessor Parcel Number 351-232-1700 in La Jolla. The site is currently developed with an existing single dwelling unit and detached garage. The development proposes to demolish the existing single dwelling unit and detached garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet.

The project will not be detrimental to the public health, safety, and welfare. The environmental analysis did not find any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services. The project will not be

detrimental to public health, safety, and welfare in that the permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations, and other regional state, and federal regulations to prevent detrimental impacts the health, safety, and welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine if the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the project will not be detrimental to the public health, safety, and welfare.

**6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

The subject site is located at 460 Westbourne Street and Assessor Parcel Number 351-232-1700 in La Jolla. The site is currently developed with an existing single dwelling unit and detached garage. The development proposes to demolish the existing single dwelling unit and detached garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet.

The project proposes to vacate an existing sewer easement that is not currently being utilized by the City. After recordation of the Parcel Map, the project site will not contain any easements acquired by the public at large for access or use of property within the subdivision. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.**

The proposed subdivision of two lots on a 0.30-acre site into four lots for residential development will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading. With the independent design of the proposed subdivision, each structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.**

The subject site is located at 460 Westbourne Street and Assessor Parcel Number 351-232-1700 in La Jolla. The site is currently developed with an existing single dwelling unit and detached garage. The development proposes to demolish the existing single dwelling unit and detached garage, subdivide two lots on an existing 0.30-acre site into four lots, and construct four two-story single dwelling units with four full basement attached garages on each lot totaling 9,917 square feet.

The project site was previously developed with a dwelling unit and detached garage. Therefore, the project will not adversely impact public resources.

In addition, the project establishes a land use that is compliant with the Land Development Code and is supported by the Community Plan. The project promotes the Community Plan goal of creating home-ownership opportunities and a range of housing types within La Jolla. Therefore, the decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The above findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that portions of the existing sewer easement, located within the project boundaries as shown in Tentative Map No. 2531441, shall be vacated, contingent upon the recordation of the approved Parcel Map for the project, and that the following findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference:

**9. There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated. (San Diego Municipal Code § 125.1040(a))**

The sewer easement proposed to be vacated is located at the northernmost 110-foot portion of the property located at 460 Westbourne Street and Assessor Parcel Number 351-232-1700, and legally described as being a portion of Block 6, First Addition to South La Jolla, according to Map thereof No. 891, and more particularly described as a 3 foot sewer easement granted to the City of Diego per document recorded June 18, 1924 in Book 1006, page 484 of Deeds. The purpose of the sewer easement is for construction and maintenance of a sewer line along the property. The proposed redevelopment of the project site (PTS 688729) requires the vacation of the sewer easement. Therefore, there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired, or for any other public use of a like nature that can be anticipated.

**10. The public will benefit from the action through improved utilization of the land made available by the vacation. (San Diego Municipal Code § 125.1040(b))**

The project proposes to vacate an existing 110 square-foot sewer easement, granted to the City of San Diego, located within the property at 460 Westbourne Street and Assessor Parcel Number 351-232-1700 in the La Jolla Community Plan area, and legally described as being a portion of Block 6, First Addition to South La Jolla, according to Map thereof No. 891, and more particularly described as a 3 foot sewer easement granted to the City of Diego per document recorded June 18, 1924 in Book 1006, page 484 of Deeds. The existing sewer easement was granted to the City of San

Diego for the construction and maintenance of a sewer line along the property. The existing sewer easement is no longer needed and will be removed. There are no public facilities that will be impacted by this sewer easement vacation. The public will benefit from the easement vacation since it will eliminate an unnecessary encumbrance from the property. The elimination of the sewer easement that is no longer needed would facilitate a more productive use of the property in the future. The land made available by the vacation will improve development of the property consistent with the La Jolla Community Plan and Local Coastal Program Land Use Plan, in that the vacation would allow the development of the project site consistent with the Community Plan's land use designation of Low Medium Residential Use. Therefore, the public will benefit from the action through improved utilization of the land made available by the vacation.

**11. The vacation is consistent with any applicable land use plan. (San Diego Municipal Code § 125.1040(c))**

The La Jolla Community Plan and Local Coastal Program Land Use Plan designates the site Low Medium Residential Uses (9-15 dwelling units/acre). The land use designation is intended for single family and multi-family development. The proposed sewer easement vacation would facilitate more productive use of the property in the future, and the development of the site consistent with the adopted La Jolla Community Plan and Local Coastal Program Land Use Plan. Therefore, the vacation is consistent with the applicable land use plan.

**12. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists. (San Diego Municipal Code § 125.1040(d))**

The existing sewer easement was granted to the City of San Diego in 1924 for construction and maintenance of a sewer line along the property. The existing sewer easement is no longer needed and will be removed. There are no public facilities that will be impacted by this sewer easement vacation. Therefore, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 2527269, including the waiver of the requirement to underground existing offsite overhead utilities, hereby granted to KLS WESTBOURNE LLC subject to the attached conditions which are made a part of this resolution by this reference.

APPROVED: MARA W. ELLIOTT, City Attorney

By \_\_\_\_\_  
[Attorney]  
Deputy City Attorney



**ATTACHMENT 6**

(R-[Reso Code])

[Initials]:[Initials]  
[Month]/[Day]/[Year]  
Or.Dept:[Dept]  
R-R-[Reso Code]

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24008636

DRAFT

CITY COUNCIL  
CONDITIONS FOR TENTATIVE MAP NO. 2527269  
**WESTBOURNE SMALL LOT SUBDIVISION PROJECT NO. 663879 [MMRP]**  
ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON \_\_\_\_\_

**GENERAL**

1. This Tentative Map will expire **[IF PROCESS 5 INSERT: Blank line for City Clerk to insert date]**.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
4. The project shall conform to the provisions of Coastal Development Permit No. 2527267, Easement Vacation No. 2531441, and Site Development Permit No. 2546581.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

**ENGINEERING**

6. The Tentative Map shall conform to the provisions of Coastal Development Permit No. 2527267, Easement Vacation No. 2531441, and Site Development Permit No. 2546581.
7. Compliance with all conditions shall be assured, to the satisfaction of the city Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
8. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.

9. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
10. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
11. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

**MAPPING**

12. Prior to the expiration of the Tentative Map, a Parcel Map to subdivide the 0.30-acre property into four (4) Parcels shall be recorded with the County Recorder's office.
13. That portion of the Sewer Easement recorded June 18, 1924 in Book 1006 Page 484 of deeds, will be vacated upon the recordation of the Parcel Map pursuant to section 66445(j) of the Subdivision Map Act.
14. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

If a tax bond is required as indicated in the tax certificate, ensure that it is paid or posted at the County Clerk of the Board of Supervisors Office and supply proof prior to the recordation of the Parcel Map.

15. The Parcel Map shall be based on field survey and all lot corners must be marked with durable survey monuments pursuant to Section 144.0311(d) of the City of San Diego Land Development Codes and Subdivision Map Act Section 66495.

All survey monuments shall be set prior to the recordation of the Parcel Map, unless the setting of monuments is deemed impractical due to the proposed improvements and/or grading associated with the project, in which case, delayed monumentation may be applied on the Parcel Map in accordance with Section 144.0130 of the City of San Diego Land Development Codes.

16. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.

17. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
18. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
19. The Parcel Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
  - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

**GEOLOGY**

20. Prior to the issuance of a grading permit, the Subdivider shall submit a geotechnical report prepared in accordance with the City of San Diego's "Guidelines for Geotechnical Reports," satisfactory to the City Engineer.

**INFORMATION:**

- The approval of this Tentative Map by the City Council of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

## ATTACHMENT 7

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607).

Internal Order No. 24008636

DRAFT

RESOLUTION NUMBER R-\_\_\_\_\_

ADOPTED ON \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO ADOPTING MITIGATED NEGATIVE DECLARATION NO. 663879 AND ADOPTING MITIGATION MONITORING AND REPORTING PROGRAM [MMRP] FOR THE WESTBOURNE SMALL LOT SUBDIVISION PROJECT NO. 663879.

WHEREAS, on July 15, 2020, KLS WESTBOURNE LLC, Owner/Permittee, submitted an application to the Development Services Department for a Coastal Development Permit, Site Development Permit, Easement Vacation, and Tentative Map for the Westbourne Small Lot Sub PTS No. 663879 (Project); and

WHEREAS, the matter was set for a public hearing to be conducted by the City Council of the City of San Diego; and

WHEREAS, the issue was heard by the City Council on [DATE]; and

WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the City Council considered the issues discussed in Mitigated Negative Declaration No. 663879 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the City Council that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code section 21000 et seq.), as amended, and the State CEQA Guidelines thereto

## ATTACHMENT 8

(California Code of Regulations, Title 14, Chapter 3, section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the City Council in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the City Council finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA section 21081.6, the City Council hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this City Council in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the City Clerk, 202 C Street, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

By: \_\_\_\_\_  
[NAME], [DEPUTY CITY ATTORNEY or DEVELOPMENT PROJECT MANAGER]

ATTACHMENT(S):      Exhibit A, Mitigation Monitoring and Reporting Program





**EXHIBIT A**

MITIGATION MONITORING AND REPORTING PROGRAM  
COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, EASEMENT VACATION, AND  
TENTATIVE MAP  
PROJECT NO. 663879

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program (MMRP) will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 663879 shall be made conditions of Coastal Development Permit, Site Development Permit, Easement Vacation, and Tentative Map as may be further described below.

**A. GENERAL REQUIREMENTS – PART I**

**Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director’s Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, “ENVIRONMENTAL/MITIGATION REQUIREMENTS.”
3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:  
  
<https://www.sandiego.gov/development-services/forms-publications/design-guidelines-templates>
4. The **TITLE INDEX SHEET** must also show on which pages the “Environmental/Mitigation Requirements” notes are provided.
5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

**B. GENERAL REQUIREMENTS – PART II**

**Post Plan Check (After permit issuance/Prior to start of construction)**

1. **PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

***Qualified Archaeologist***  
***Qualified Native American Monitor***

**Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.**

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #655382 and /or Environmental Document #655382, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc).

**Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.**

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

***None Required***

4. **MONITORING EXHIBITS**

All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the LIMIT OF WORK, scope of that discipline's work, and notes indicating when in the construction schedule that work

will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

**NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long-term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.**

**5. OTHER SUBMITTALS AND INSPECTIONS:**

The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

<b>Document Submittal/Inspection Checklist</b>		
<b>Issue Area</b>	<b>Document Submittal</b>	<b>Associated Inspection/Approvals/ Notes</b>
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to Preconstruction Meeting
Cultural Resources (Archaeology)	Monitoring Report(s)	Archaeology/Historic Site Observation
Tribal Cultural Resources	Monitoring Report(s)	Archaeology/Historic Site Observation
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

**C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS**

**HISTORICAL RESOURCES ARCHAEOLOGICAL and NATIVE AMERICAN MONITORING**

**I. Prior to Permit Issuance or Bid Opening/Bid Award**

- A. Entitlements Plan Check
  - 1. Prior to permit issuance or Bid Opening/Bid Award, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.
- B. Letters of Qualification have been submitted to ADD
  - 1. Prior to Bid Award, the applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources

Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

## **II. Prior to Start of Construction**

### **A. Verification of Records Search**

1. The PI shall provide verification to MMC that a site-specific records search (1/4-mile radius) has been completed. Verification includes but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

### **B. PI Shall Attend Precon Meetings**

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Acknowledgement of Responsibility for Curation (CIP or Other Public Projects)

The applicant shall submit a letter to MMC acknowledging their responsibility for the cost of curation associated with all phases of the archaeological monitoring program.
3. Identify Areas to be Monitored

Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.

The AME shall be based on the results of a site-specific records search as well as information regarding the age of existing pipelines, laterals and associated appurtenances and/or any known soil conditions (native or formation).

MMC shall notify the PI that the AME has been approved.
4. When Monitoring Will Occur

- a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as age of existing pipe to be replaced, depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.
5. Approval of AME and Construction Schedule  
After approval of the AME by MMC, the PI shall submit to MMC written authorization of the AME and Construction Schedule from the CM.

### III. During Construction

- A. Monitor Shall be Present During Grading/Excavation/Trenching
1. The Archaeological Monitor shall be present fulltime during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
  2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
  3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
  4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly **(Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
  2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
  3. The PI shall immediately notify MMC by phone of the discovery and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.
- C. Determination of Significance
1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
    - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
    - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval of the program from MMC, CM and RE. ADRP and any mitigation must be approved by MMC, RE and/or CM before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA Section 15064.5, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
      - (1). Note: For pipeline trenching and other linear projects in the public Right-of-Way, the PI shall implement the Discovery Process for Pipeline Trenching projects identified below under "D."
    - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.
      - (1). Note: For Pipeline Trenching and other linear projects in the public Right-of-Way, if the deposit is limited in size, both in length and depth; the information value is limited and is not associated with any other resource; and there are no unique features/artifacts associated with the deposit, the discovery should be considered not significant.
      - (2). Note, for Pipeline Trenching and other linear projects in the public Right-of-Way, if significance cannot be determined, the Final Monitoring Report and Site Record (DPR Form 523A/B) shall identify the discovery as Potentially Significant.
- D. Discovery Process for Significant Resources - Pipeline Trenching and other Linear Projects in the Public Right-of-Way
- The following procedure constitutes adequate mitigation of a significant discovery encountered during pipeline trenching activities or for other linear project types within the Public Right-of-Way including but not limited to excavation for jacking pits, receiving pits, laterals, and manholes to reduce impacts to below a level of significance:
1. Procedures for documentation, curation and reporting
    - a. One hundred percent of the artifacts within the trench alignment and width shall be documented in-situ, to include photographic records, plan view of the trench and profiles of side walls, recovered, photographed after cleaning and analyzed and curated. The remainder of the deposit within the limits of excavation (trench walls) shall be left intact.
    - b. The PI shall prepare a Draft Monitoring Report and submit to MMC via the RE as indicated in Section VI-A.

- c. The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) the resource(s) encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines. The DPR forms shall be submitted to the South Coastal Information Center for either a Primary Record or SDI Number and included in the Final Monitoring Report.
- d. The Final Monitoring Report shall include a recommendation for monitoring of any future work in the vicinity of the resource.

**IV. Discovery of Human Remains**

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

**A. Notification**

- 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
- 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

**B. Isolate discovery site**

- 1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
- 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenience.
- 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

**C. If Human Remains **ARE** determined to be Native American**

- 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
- 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
- 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
- 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
- 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
  - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being granted access to the site, OR;

- b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner shall reinter the human remains, and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance, THEN
  - c. To protect these sites, the landowner shall do one or more of the following:
    - (1) Record the site with the NAHC;
    - (2) Record an open space or conservation easement; or
    - (3) Record a document with the County. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the property owner, and the owner's acknowledged signature, in addition to any other information required by PRC 5097.98. The document shall be indexed as a notice under the name of the owner.
  - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
- 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
  - 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
  - 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

**V. Night and/or Weekend Work**

- A. If night and/or weekend work is included in the contract
  - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
  - 2. The following procedures shall be followed.
    - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
    - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.




- c. Potentially Significant Discoveries  
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.
  - d. The PI shall immediately contact the RE and MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
- 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
  - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

## VI. Post Construction

- A. Submittal of Draft Monitoring Report
- 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC via the RE for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe as a result of delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
    - a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program or Pipeline Trenching Discovery Process shall be included in the Draft Monitoring Report.
    - b. Recording Sites with State of California Department of Parks and Recreation  
The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
  - 2. MMC shall return the Draft Monitoring Report to the PI via the RE for revision or, for preparation of the Final Report.
  - 3. The PI shall submit revised Draft Monitoring Report to MMC via the RE for approval.
  - 4. MMC shall provide written verification to the PI of the approved report.
  - 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
- 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued

2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
  2. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection C.
  3. The PI shall submit the Accession Agreement and catalogue record(s) to the RE or BI, as appropriate for donor signature with a copy submitted to MMC.
  4. The RE or BI, as appropriate shall obtain signature on the Accession Agreement and shall return to PI with copy submitted to MMC.
  5. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
- D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC of the approved report.
  2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

Page 3		City of San Diego · Information Bulletin 620		May 2020	
		<b>City of San Diego Development Services</b>		<b>Community Planning Committee Distribution Form</b>	
Project Name: Westbourne Small Lot Sub - 460/62 Westbourne			Project Number: 663879		
Community: La Jolla					
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>					
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny					
# of Members Yes 14		# of Members No 0		# of Members Abstain 1	
Conditions or Recommendations: Approved on Consent - 11/5/2020					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Suzanne Weissman					
TITLE: Secretary, LJCPA				DATE: November 07, 2020	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>					

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	<b>FORM DS-318</b>  <b>October 2017</b>
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**Approval Type:** Check appropriate box for type of approval(s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  Variance  
 Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

**Project Title:** \_\_\_\_\_ **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** \_\_\_\_\_

**Specify Form of Ownership/Legal Status (please check):**

Corporation  Limited Liability -or-  General – What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Additional pages Attached:  Yes  No

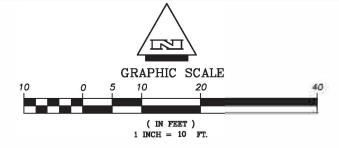
# 460 WESTBOURNE STREET CDP/SDP/TM/EV

## TENTATIVE MAP NO. 2446412, PTS NO. 663879

### Easement Vacation No.:2531441

**NOTES:**

1. ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUND WITH THE APPROPRIATE PERMITS.
2. THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE FOUR PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.



LINE NO.	BEARING	DISTANCE
L1	S 14°35'33" E	5.24'
L2	S 75°23'10" W	3.00'
L3	N 14°35'33" W	1.98'
L4	S 75°22'18" W	9.18'
L5	N 14°35'33" W	3.28'
L6	S 75°24'27" E	6.78'
L7	N 75°24'27" E	11.64'
L8	S 75°24'27" W	9.56'
L9	S 14°35'33" E	8.50'

**LEGEND:**

- PROPERTY LINE
- NEW LOT LINE
- SET BACK LINE
- BUILDING PAD
- AC PAVING
- PCC DRIVEWAY OPENING
- PCC SIDEWALK
- PCC CURB AND GUTTER
- DIRECTION OF DRAINAGE
- PRIVATE STORM DRAIN
- PRIVATE TRENCH DRAIN
- SIDEWALK UNDERDRAIN
- SEWER LATERAL
- WATER SERVICE
- PROPOSED BACK FLOW PREVENTER
- PROPOSED PRIVATE STREET TREE (40 SF)
- EXISTING SEWER LATERAL
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WALL
- EXISTING WATER METER

**PROFESSIONAL LAND SURVEYOR:**

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
 7028 CONVOY COURT  
 SAN DIEGO, CALIFORNIA 92111 (858) 565-8362  
 PROJECT NO. 351-232-17  
 ROBERT J. BATEMAN, PLS 7046 03/25/2021  
 REGISTRATION EXPIRES DECEMBER 31, 2022



Prepared By:  
 SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
 7028 CONVOY COURT  
 SAN DIEGO, CA 92111-1017  
 PHONE: 858-565-8362  
 FAX: 858-666-4334 EMAIL: rbateman@sdsee.com

Consultants:  
 EOS ARCHITECTURE  
 7542 FAY AVENUE  
 LA JOLLA, CA 92037  
 858-459-0575  
 Landscape Architect:  
 LINEAR LANDSCAPE ARCHITECTURE  
 3571 INGRAHAM STREET  
 SAN DIEGO, CA 92109  
 888-203-6629  
 Soils Engineer:  
 EAST COUNTY SOIL CONSULTATION  
 10925 HARTLEY ROAD, SUITE "T"  
 SANTEFE, CA 92071  
 619-258-7901

Base of Bearings:  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHERLY RIGHT OF WAY OF WESTBOURNE STREET AS SHOWN ON PARCEL MAP NO. 20478.  
 I.E. N 75°21'20" E

Benchmark:  
 SOUTHWEST BRASS PLUG  
 BONAIR STREET & LA JOLLA BOULEVARD  
 ELEVATION = 78.238 M.S.L.

Project Legal Description:  
 LOTS 22 AND 24, IN BLOCK 6 OF FIRST ADDITION TO SOUTH LA JOLLA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 891 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 31, 1903

PROJECT COORDINATES:  
 NAD 27 = 242-1683 NAD 83 = 1882-6243  
 A.P.N. 351-232-17 & 18

Project Name:  
 460 WESTBOURNE STREET

Sheet Title:  
 TM No. 2446412/EV No. 2531441  
 Project No. 663879

Project Soil Condition: Existing developed site.

Source of Topography:  
 A field survey by San Diego Land Survey on 01-19-2020  
 Project Permit/Required:  
 Coastal Development Permit  
 Neighborhood Development Permit  
 Site Development Permit  
 Tentative Map

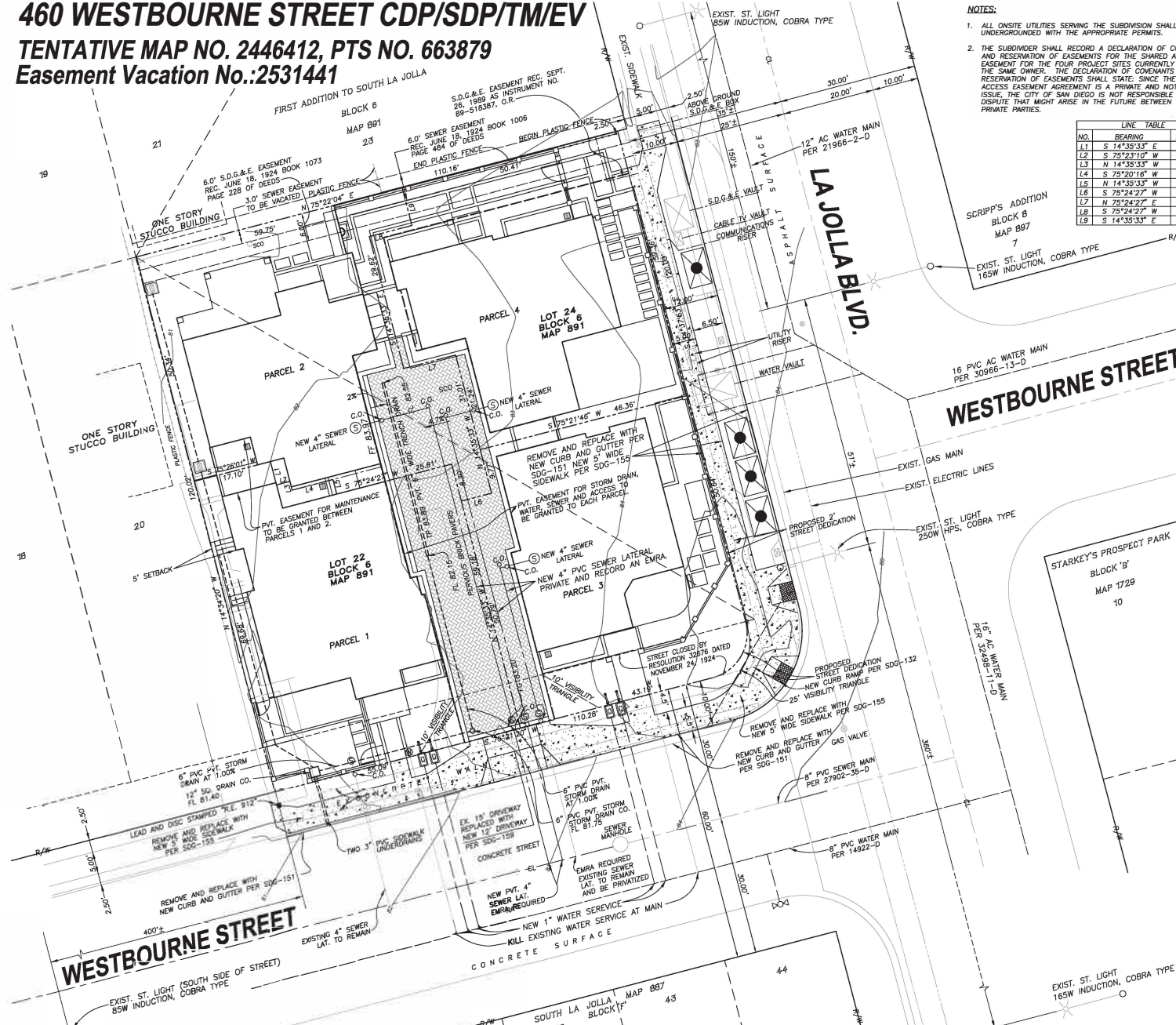
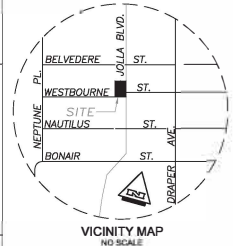
Project Date:  
 Construction Type: 5  
 Number of Stories: 2 (overbasement)  
 Proposed use: Single Family Res.  
 Existing use: Single Family Res.  
 Zoning/Designation: RM-1H  
 Occupancy Classification: R-3  
 Building Height: 30'

Project Address:  
 460 WESTBOURNE ST  
 LA JOLLA, CA 92037

Project Owner:  
 KLS WESTBOURNE LLC  
 3867 MISSION BLVD.  
 SAN DIEGO, CA 92109

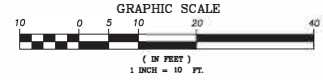
Scale: 1" = 10'  
 Original Date: JUNE 25, 2020  
 Revised: Sept. 25, 2020  
 Revised: Jan. 8, 2021

**C1**



# 460 WESTBOURNE STREET CDP/SDP/TM

## TENTATIVE MAP NO. 2446412, PTS NO. 663879



**DEVELOPMENT NOTES:**

- NUMBER OF EXISTING LOTS = 2  
NUMBER OF PROPOSED LOTS = 4
- NO PROPOSED OR EXISTING BUS/TRANSIT STOPS ARE ADJACENT TO THIS SITE.
- PRIVATE IMPROVEMENTS CONSIST OF THE CONSTRUCTION OF 4 SINGLE FAMILY HOMES WITH GARAGES.
- PUBLIC IMPROVEMENTS CONSIST OF NEW CURB, GUTTER AND SIDEWALK, TWO SIDEWALK UNDERDRAINS, TWO CURB RAMPS, FOUR 1" WATER SERVICES AND NEW 20' DRIVEWAY.
- DRAINAGE SYSTEM PROPOSED FOR THIS SITE: PERVIOUS BRICK DRIVEWAY TO BE DRAINED BY A TRENCH DRAIN AND DISCHARGED TO THE PUBLIC STREET VIA TWO SIDEWALK UNDERDRAINS.

**ZONING INFORMATION**

EXISTING AND PROPOSED ZONE: RM-1-1  
COMMUNITY PLAN NAME: LA JOLLA  
OVERLAY ZONES: COASTAL HEIGHT LIMIT  
COASTAL CITY  
PARKING IMPACT  
RESIDENTIAL TANDEM PARKING  
TRANSIT AREA

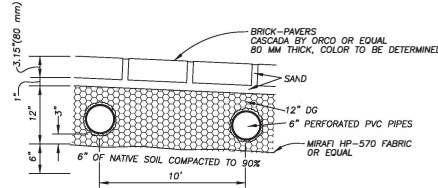
**CITY OF SAN DIEGO DEVELOPMENT SUMMARY**

- SUMMARY OF REQUEST:  
TENTATIVE MAP TO CREATE 4 RESIDENTIAL LOTS UTILIZING THE SMALL LOT ORDINANCE.
- NORTH SIDE OF 460 WESTBOURNE STREET  
E N 135 DEG E 1/4 LA JOLLA BLVD. BETWEEN WESTBOURNE STREET  
AND FERN STREET.
- SITE AREA  
TOTAL SITE AREA (GROSS): 0.3037 AC. (13,228 SF)  
NET SITE AREA: 0.2977 AC. (12,968 SF)  
(NET SITE AREA EXCLUDES PUBLIC DEDICATIONS)
- DENSITY (RESIDENTIAL)  
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 4 UNITS  
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0 UNITS  
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 4 UNITS  
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 4 UNITS
- YARD/SETBACK STANDARD MINIMUM  
STREET YARD: 20' 10'  
STREET SIDE YARD: 10' 5'  
INTERIOR YARD(S): 5' 4'  
REAR YARD: 4' 0'
- PARKING CRITERIA:  
 RESIDENTIAL  COMMERCIAL  INDUSTRIAL  
 MIXED USE  OTHER  
TOTAL NUMBER OF SPACES REQUIRED BY ZONE: 8  
TOTAL NUMBER OF SPACES PROVIDED ON-SITE: 8

**UTILITY TABLE:**

UTILITY	OVERHEAD	UNDERGROUND
CAV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	

LOT	GROSS AREA
PARCEL 1 AREA =	3,485 SF
PARCEL 2 AREA =	3,230 SF
PARCEL 3 AREA =	3,136 SF
PARCEL 4 AREA =	3,114 SF



80 MM THICK BRICK PAVERS OVER 1" SAND LEVEL LAYER, OVER 12" CLASS II AGGREGATE BASE COURSE COMPACTED TO 90% RELATIVE COMPACTION, WITH 6" PERFORATED PVC PIPES WRAPPED IN FILTER FABRIC AT SAME GRADE AS SURFACE, OVER MIRAFIL HP-570 FABRIC OR EQUAL, OVER SUBGRADE SCARIFIED TO A DEPTH OF 6" AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION

**PERVIOUS PRIVATE DRIVE**

NO SCALE BRICK PAVER AREA DETAIL  
TI = 5.0

**MAPPING NOTE:**

A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, IF APPROVED. A DETAILED PROCEDURE OF SURVEY SHALL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

**EXISTING IMPROVEMENTS**

SEWER DRAWING NO. 27902-D  
WATER DRAWING NO. 14922-D

**PROPOSED EASEMENTS:**

- WATER SEWER DRAINAGE AND ACCESS EASEMENT
- RIGHT-OF-WAY DEDICATION

**EXISTING EASEMENTS:**

- 6.0' SEWER EASEMENT RECORDED JUNE 18, 1924 IN BOOK 1006 PAGE 484 OF DEEDS.
- S.D.G.&E. EASEMENT REC. SEPT. 26, 1989 AS INSTRUMENT NO. 89-518387, O.R.
- 6.0' S.D.G.&E. EASEMENT RECORDED JUNE 18, 1924 IN BOOK 1073 PAGE 228 OF DEEDS

**OWNER/DEVELOPER:**

KLS WESTBOURNE LLC  
3587 MISSION BOULEVARD  
SAN DIEGO, CA 92109

KELLY MICHAEL KRAMER, MANAGING MEMBER

**PROFESSIONAL LAND SURVEYOR:**

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
7028 CONVOY COURT  
SAN DIEGO, CALIFORNIA 92111 (858) 565-8362  
PROJECT NO. 351-232-17

Robert J. Baizman 02/16/2021  
ROBERT J. BAIZMAN PLS 7048  
REGISTRATION EXPIRES DECEMBER 31, 2022



Prepared By:  
SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
7028 CONVOY COURT  
SAN DIEGO, CA 92111-0117  
PHONE: 858-565-8362  
FAX: 858-565-4354 EMAIL: rateman@sdlee.com

**Consultants:**

Architect:  
EOS ARCHITECTURE  
7542 FAY AVENUE  
LA JOLLA, CA 92037  
858-459-0575

Landscape Architect:  
LINEAR LANDSCAPE ARCHITECTURE  
3571 INGRAHAM STREET  
SAN DIEGO, CA 92109  
888-203-6628

Soils Engineer:  
EAST COUNTY SOIL CONSULTATION  
10925 HARTLEY ROAD, SUITE 'F'  
SANTEE, CA 92071  
619-258-7901

**Basist Bearings:**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHERLY RIGHT OF WAY OF WESTBOURNE STREET AS SHOWN ON PARCEL MAP NO. 20478  
I.E.N 75°21'20" E

**Benchmark:**

SOUTHWEST BRASS PLUG  
BONAIR STREET & LA JOLLA BOULEVARD  
ELEVATION = 78.238 M.S.L.

**Project Legal Description:**

LOTS 22 AND 24, IN BLOCK 8 OF FIRST ADDITION TO SOUTH LA JOLLA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO 891 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 31, 1903

PROJECT COORDINATES:  
NAD 27 = 242-1863 DATE  
NAD 83 = 1862-0343 DATE

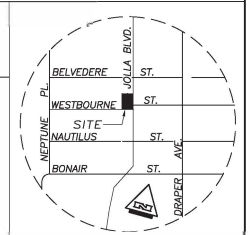
A.P.N. 351-232-17 & 18

Project Name:  
460 WESTBOURNE STREET

Project Address:  
460 WESTBOURNE ST.  
LA JOLLA, CA 92037

Project Owner:  
KLS WESTBOURNE LLC  
3587 MISSION BLVD.  
SAN DIEGO, CA 92109

Sheet Title:  
TM No. 2446412  
Project No. 663879



**VICINITY MAP**

NO SCALE

Project Soil Condition: Existing developed site.

Source of Topography: A field survey by San Diego Land Survey on 01-10-2020

Project Permits Required: Coastal Development Permit

Neighborhood Development Permit

Site Development Permit

Temporary Map

Project Date:

Construction Type: 5

Number of Stories: 2 over basement

Proposed use: Single Family Res.

Existing use: Single Family Res.

Zone Designation: RM-1-1

Occupancy Classification: R-3

Building Height: 30'

Project Address:  
460 WESTBOURNE ST.  
LA JOLLA, CA 92037

Project Owner:  
KLS WESTBOURNE LLC  
3587 MISSION BLVD.  
SAN DIEGO, CA 92109

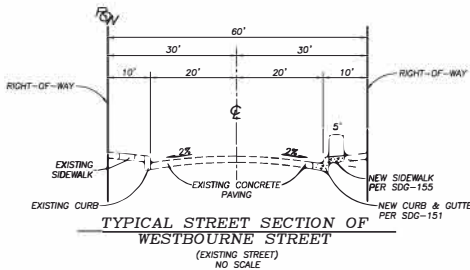
Scale: 1" = 10'

Original Date: JUNE 25 2020

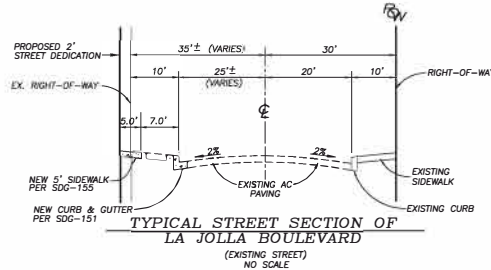
Revised: Sept. 25, 2020

Revised: Jan. 6, 2021

**C2**



TYPICAL STREET SECTION OF WESTBOURNE STREET  
(EXISTING STREET)  
NO SCALE



TYPICAL STREET SECTION OF LA JOLLA BOULEVARD  
(EXISTING STREET)  
NO SCALE



# WESTBOURNE SMALL LOT SUB DIVISION

## 460 - 462 WESTBOURN ST LA JOLLA, CA 92037

### PROJECT DIRECTORY

**OWNER**

K/S WESTBOURNE, LLC  
C/O KELLY KRAMER  
P.O. BOX 9957  
SAN DIEGO, CA 92169  
PH (858) 752 2322

**ARCHITECT**

EOS ARCHITECTURE INC.  
CONTACT: JENNIFER BOLYN  
7542 FAY AVE.  
LA JOLLA, CA 92037  
PH (858) 459-0575

**CIVIL ENGINEER**

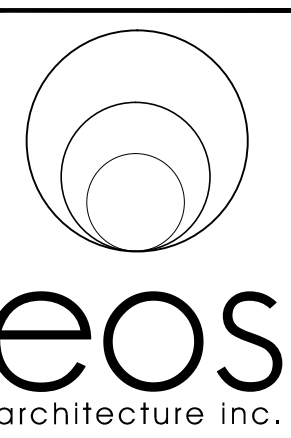
SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
CONTACT: ROBERT BATESMAN  
9665 CHESAPEAKE DRIVE, SUITE 445  
SAN DIEGO, CA 92123  
PH (858) 565-8362

**LANDSCAPE**

LINEAR LANDSCAPE ARCHITECTURE  
CONTACT: JOE DODD  
3571 INGRAHAM ST  
SAN DIEGO, CA 92109  
PH (888) 203-6628

### SHEET INDEX

SHEET#	ARCHITECTURAL	CIVIL	LANDSCAPE
1	CS1	COVER SHEET	
2	D1	DEMO PLAN	
3	SP1	SITE PLAN	
4	A1.0	BASEMENT FLOOR PLAN	
5	A1.0D	BASEMENT DIMENSION FLOOR PLAN	
6	A1.1	FIRST FLOOR PLAN	
7	A1.1D	FIRST FLOOR DIMENSION FLOOR PLAN	
8	A1.2	SECOND FLOOR PLAN	
9	A1.2D	SECOND FLOOR DIMENSION PLAN	
10	A1.3	ROOF DECK PLAN	
11	A1.3D	ROOF DECK DIMENSION PLAN	
12	A2.0	F.A.R. DIAGRAM	
13	A2.1	F.A.R. DIAGRAM	
14	A3.0	ROOF PLAN	
15	A4.0	EXTERIOR ELEVATIONS HOUSE A	
16	A4.1	EXTERIOR ELEVATIONS HOUSE B	
17	A4.2	EXTERIOR ELEVATIONS HOUSE C	
18	A4.3	EXTERIOR ELEVATIONS HOUSE D	
19	A5.0	SECTIONS	
20	A5.1	SECTIONS	
21	C0	TOPOGRAPHIC SURVEY	
22	C1	TENTATIVE MAP	
23	C2	TENTATIVE MAP	
24	C3	CONCEPTUAL GRADING PLAN	
25	C4	BMP PLAN	
26	C5	BMP PLAN NOTES	
27	L01	PLANTING PLAN	
28	L02	PLANTING NOTES AND DETAILS	
29	L03	PLANTING SPECIFICATIONS	
30	L04	PLANTING CALCULATIONS & MAINTENANCE MAP	
31	L05	WATER USE CALCULATIONS	



7542 FAY AVENUE  
LA JOLLA, CA 92037  
PH: 858.459.0575  
EMAIL: eos@eosarc.com

JENNIFER BOLYN  
ARCHITECT

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WESTBOURNE SMALL LOT SUBDIVISION  
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2020.09.18 CDP/SDP/1M 2ND REVIEW
2020.01.11 CDP/SDP/1M 3RD REVIEW

### PROJECT INFORMATION

<p><b>SCOPE OF WORK:</b> DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE. SUBDIVISION OF EXISTING 13,227 SF LOT INTO FOUR SINGLE LOTS AS A PART OF A SMALL LOT SUBDIVISION CONSTRUCTION OF FOUR SINGLE FAMILY RESIDENCES AS FOLLOWS: LOT A: NEW 4,120 SF TWO STORY SINGLE FAMILY RESIDENCE OVER A FULL BASEMENT, TWO CAR GARAGE, ASSOCIATED RETAINING WALLS, FENCING, LANDSCAPE AND HARDSCAPE. LOT B: NEW 4,074 SF TWO STORY SINGLE FAMILY RESIDENCE OVER A FULL BASEMENT, TWO CAR GARAGE, ASSOCIATED RETAINING WALLS, FENCING, LANDSCAPE AND HARDSCAPE. LOT C: NEW 3,814 SF TWO STORY SINGLE FAMILY RESIDENCE OVER A FULL BASEMENT, TWO CAR GARAGE, ASSOCIATED RETAINING WALLS, FENCING, LANDSCAPE AND HARDSCAPE. LOT D: NEW 4,035 SF TWO STORY SINGLE FAMILY RESIDENCE OVER A FULL BASEMENT, TWO CAR GARAGE, ASSOCIATED RETAINING WALLS, FENCING, LANDSCAPE AND HARDSCAPE.</p> <p><b>LEGAL:</b> PARCEL A: ALL THAT PORTION OF LOTS 22 AND 24 IN BLOCK 6 OF FIRST ADDITION TO SOUTH LA JOLLA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 891, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 31, 1903, LYING EASTERLY OF A LINE THAT IS PARALLEL TO AND DISTANT 55 FEET EASTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOT 22; ALSO THAT PORTION OF THE NORTHERLY 10 FEET OF WESTBOURNE STREET ADJOINING SAID LOT ON THE SOUTH AS CLOSED TO PUBLIC USE. PARCEL B: ALL THAT PORTION OF LOTS 22 AND 24 IN BLOCK 6 OF FIRST ADDITION TO SOUTH LA JOLLA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 891, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 31, 1903, LYING WESTERLY OF A LINE THAT IS PARALLEL TO AND DISTANT 55 FEET EASTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOT 22; ALSO THAT PORTION OF THE NORTHERLY 10 FEET OF WESTBOURNE STREET ADJOINING SAID LOT ON THE SOUTH AS CLOSED TO PUBLIC USE.</p> <p><b>A.P.N.:</b> PARCEL A - APN: 351-232-17-00 PARCEL B - APN: 351-232-18-00</p> <p><b>EXISTING USE:</b> SINGLE FAMILY RESIDENCE YEAR BUILT: 1951</p> <p><b>PROPOSED USE:</b> (4) SINGLE FAMILY RESIDENCES</p> <p><b>ZONE:</b> RM-1-1</p> <p><b>ZONE OVERLAY:</b> TRANSITY AREA OVERLAY, RESIDENTIAL TANDEMPARFIN OVERLAY, TRANSIT PRIORITY, BEACH PARKING IMPACT AND COASTAL HEIGHT LIMIT</p>	<p><b>OCCUPANCY:</b> R-3</p> <p><b>CONSTRUCTION TYPE:</b> VB-SPRINKLEREDBPER CFC SECTION 903.2.1.1. INSTALLED PER NFPA 13D</p> <p><b>GEO HAZARD:</b> CATEGORY 52</p> <p><b>PROPOSED GRADING:</b> PER CIVIL DRAWINGS</p> <p><b>GROSS LOT SIZE:</b> 13,227 SF EXISTING, TO BE SUBDIVIDED INTO FOUR LEGAL LOTS (3,000 SF MIN PER UNDERLYING BASE ZONE RM-1-1) LOT A (SW LOT) - 3,486 SF LOT B (NW LOT) - 3,230 SF LOT C (SE LOT) - 3,278 SF LOT D (NE LOT) - 3,233 SF</p> <p><b>HEIGHT LIMIT:</b> 30'-0"/30'-0" PROP'D HEIGHT LIMIT</p> <p><b>ALLOWABLE FAR:</b> 0.75 MAXIMUM, PER BASE ZONE RM-1-1 LOT A/ HOUSE A (SW LOT) - 3,486 SF LOT X .75 = 2,614.5 SF MAX LOT B/ HOUSE B (NW LOT) - 3,230 SF LOT X .75 = 2,422.5 SF MAX LOT C/ HOUSE C (SE LOT) - 3,278 SF LOT X .75 = 2,458.5 SF MAX LOT D/ HOUSE D (NE LOT) - 3,233 SF LOT X .75 = 2,424.75 SF MAX TOTAL PROJECT AREA: 13,227 X .75 = 9,920.25 SF MAX</p> <p><b>PROPOSED FAR:</b> LOT A/ HOUSE A (SW LOT) 2,613 SF LOT B/ HOUSE B (NW LOT) 2,422 SF LOT C/ HOUSE C (SE LOT) 2,458 SF LOT D/ HOUSE D (NE LOT) 2,424 SF TOTAL FAR: 9,917 SF</p> <p><b>GOVERNING CODES:</b> 2016 CA BUILDING STANDARD CODE 2016 CA RESIDENTIAL CODE 2016 CA GREEN BUILDING CODE 2016 CA ELECTRICAL CODE 2016 CA MECHANICAL CODE 2016 CA PLUMBING CODE</p>
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### AREA INFORMATION

<p><b>BUILDING AREA CALCULATION- LOT A/ HOUSE A (SW LOT)</b></p> <table border="1"> <tr><td>FIRST FLOOR - TOTAL</td><td>1,529 SF</td></tr> <tr><td>LIVABLE:</td><td>1,113 SF</td></tr> <tr><td>TWO CAR GARAGE:</td><td>416 SF</td></tr> <tr><td>SECOND FLOOR - LIVABLE</td><td>1,044 SF</td></tr> <tr><td>ROOF DECK FLOOR - LIVABLE (ELEVATOR SHAFT)</td><td>40 SF</td></tr> <tr><td>BASEMENT - TOTAL</td><td>1,507 SF</td></tr> <tr><td>LIVABLE:</td><td>1,142 SF</td></tr> <tr><td>STORAGE:</td><td>365 SF</td></tr> <tr><td>TOTAL LIVABLE AREA</td><td>3,339 SF</td></tr> <tr><td>TOTAL BUILDING AREA</td><td>4,120 SF</td></tr> <tr><td>FAR EXEMPT (BASEMENT)</td><td>-1,507 SF</td></tr> <tr><td>TOTAL BUILDING AREA INCLUDED IN FAR</td><td>2,613 SF</td></tr> </table> <p><b>BUILDING AREA CALCULATION- LOT B/ HOUSE B (NW LOT)</b></p> <table border="1"> <tr><td>FIRST FLOOR - TOTAL</td><td>1,229 SF</td></tr> <tr><td>LIVABLE:</td><td>782 SF</td></tr> <tr><td>TWO CAR GARAGE:</td><td>447 SF</td></tr> <tr><td>SECOND FLOOR - LIVABLE</td><td>1,153 SF</td></tr> <tr><td>ROOF DECK FLOOR - LIVABLE (ELEVATOR SHAFT)</td><td>40 SF</td></tr> <tr><td>BASEMENT - TOTAL</td><td>1,652 SF</td></tr> <tr><td>LIVABLE:</td><td>1,244 SF</td></tr> <tr><td>STORAGE:</td><td>408 SF</td></tr> <tr><td>TOTAL LIVABLE AREA</td><td>3,219 SF</td></tr> <tr><td>TOTAL BUILDING AREA</td><td>4,074 SF</td></tr> <tr><td>FAR EXEMPT (BASEMENT)</td><td>-1,652 SF</td></tr> <tr><td>TOTAL BUILDING AREA INCLUDED IN FAR</td><td>2,422 SF</td></tr> </table>	FIRST FLOOR - TOTAL	1,529 SF	LIVABLE:	1,113 SF	TWO CAR GARAGE:	416 SF	SECOND FLOOR - LIVABLE	1,044 SF	ROOF DECK FLOOR - LIVABLE (ELEVATOR SHAFT)	40 SF	BASEMENT - TOTAL	1,507 SF	LIVABLE:	1,142 SF	STORAGE:	365 SF	TOTAL LIVABLE AREA	3,339 SF	TOTAL BUILDING AREA	4,120 SF	FAR EXEMPT (BASEMENT)	-1,507 SF	TOTAL BUILDING AREA INCLUDED IN FAR	2,613 SF	FIRST FLOOR - TOTAL	1,229 SF	LIVABLE:	782 SF	TWO CAR GARAGE:	447 SF	SECOND FLOOR - LIVABLE	1,153 SF	ROOF DECK FLOOR - LIVABLE (ELEVATOR SHAFT)	40 SF	BASEMENT - TOTAL	1,652 SF	LIVABLE:	1,244 SF	STORAGE:	408 SF	TOTAL LIVABLE AREA	3,219 SF	TOTAL BUILDING AREA	4,074 SF	FAR EXEMPT (BASEMENT)	-1,652 SF	TOTAL BUILDING AREA INCLUDED IN FAR	2,422 SF	<p><b>BUILDING AREA CALCULATION- LOT C/ HOUSE C (SE LOT)</b></p> <table border="1"> <tr><td>FIRST FLOOR - TOTAL</td><td>1,339 SF</td></tr> <tr><td>LIVABLE:</td><td>926 SF</td></tr> <tr><td>TWO CAR GARAGE:</td><td>413 SF</td></tr> <tr><td>SECOND FLOOR - LIVABLE</td><td>1,079 SF</td></tr> <tr><td>ROOF DECK FLOOR - LIVABLE (ELEVATOR SHAFT)</td><td>40 SF</td></tr> <tr><td>BASEMENT - TOTAL</td><td>1,356 SF</td></tr> <tr><td>LIVABLE:</td><td>985 SF</td></tr> <tr><td>STORAGE:</td><td>371 SF</td></tr> <tr><td>TOTAL LIVABLE AREA</td><td>3,038 SF</td></tr> <tr><td>TOTAL BUILDING AREA</td><td>3,814 SF</td></tr> <tr><td>FAR EXEMPT (BASEMENT)</td><td>-1,356 SF</td></tr> <tr><td>TOTAL BUILDING AREA INCLUDED IN FAR</td><td>2,458 SF</td></tr> </table> <p><b>BUILDING AREA CALCULATION- LOT D/ HOUSE D (NE LOT)</b></p> <table border="1"> <tr><td>FIRST FLOOR - TOTAL</td><td>1,538 SF</td></tr> <tr><td>LIVABLE:</td><td>941 SF</td></tr> <tr><td>TWO CAR GARAGE:</td><td>417 SF</td></tr> <tr><td>SECOND FLOOR - LIVABLE</td><td>1,026 SF</td></tr> <tr><td>ROOF DECK FLOOR - LIVABLE (ELEVATOR SHAFT)</td><td>40 SF</td></tr> <tr><td>BASEMENT - TOTAL</td><td>1,611 SF</td></tr> <tr><td>LIVABLE:</td><td>1,358 SF</td></tr> <tr><td>STORAGE:</td><td>253 SF</td></tr> <tr><td>TOTAL LIVABLE AREA</td><td>3,365 SF</td></tr> <tr><td>TOTAL BUILDING AREA</td><td>4,035 SF</td></tr> <tr><td>FAR EXEMPT (BASEMENT)</td><td>-1,611 SF</td></tr> <tr><td>TOTAL BUILDING AREA INCLUDED IN FAR</td><td>2,424 SF</td></tr> </table>	FIRST FLOOR - TOTAL	1,339 SF	LIVABLE:	926 SF	TWO CAR GARAGE:	413 SF	SECOND FLOOR - LIVABLE	1,079 SF	ROOF DECK FLOOR - LIVABLE (ELEVATOR SHAFT)	40 SF	BASEMENT - TOTAL	1,356 SF	LIVABLE:	985 SF	STORAGE:	371 SF	TOTAL LIVABLE AREA	3,038 SF	TOTAL BUILDING AREA	3,814 SF	FAR EXEMPT (BASEMENT)	-1,356 SF	TOTAL BUILDING AREA INCLUDED IN FAR	2,458 SF	FIRST FLOOR - TOTAL	1,538 SF	LIVABLE:	941 SF	TWO CAR GARAGE:	417 SF	SECOND FLOOR - LIVABLE	1,026 SF	ROOF DECK FLOOR - LIVABLE (ELEVATOR SHAFT)	40 SF	BASEMENT - TOTAL	1,611 SF	LIVABLE:	1,358 SF	STORAGE:	253 SF	TOTAL LIVABLE AREA	3,365 SF	TOTAL BUILDING AREA	4,035 SF	FAR EXEMPT (BASEMENT)	-1,611 SF	TOTAL BUILDING AREA INCLUDED IN FAR	2,424 SF
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### VICINITY MAP



PROJECT NUMBER

#663879

PHASE  
PLANNING DOCUMENTS

DATE

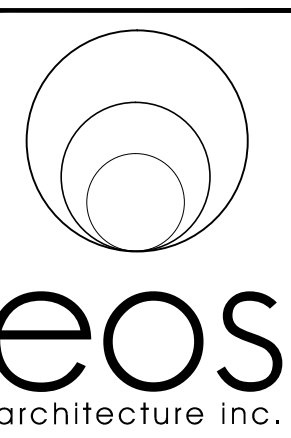
2020-03-11

JOB NO.

19-11

COVER SHEET

CS1



7542 FAY AVENUE  
LA JOLLA, CA 92037  
PH: 858.459.0575  
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JENNIFER BOLYN  
ARCHITECT

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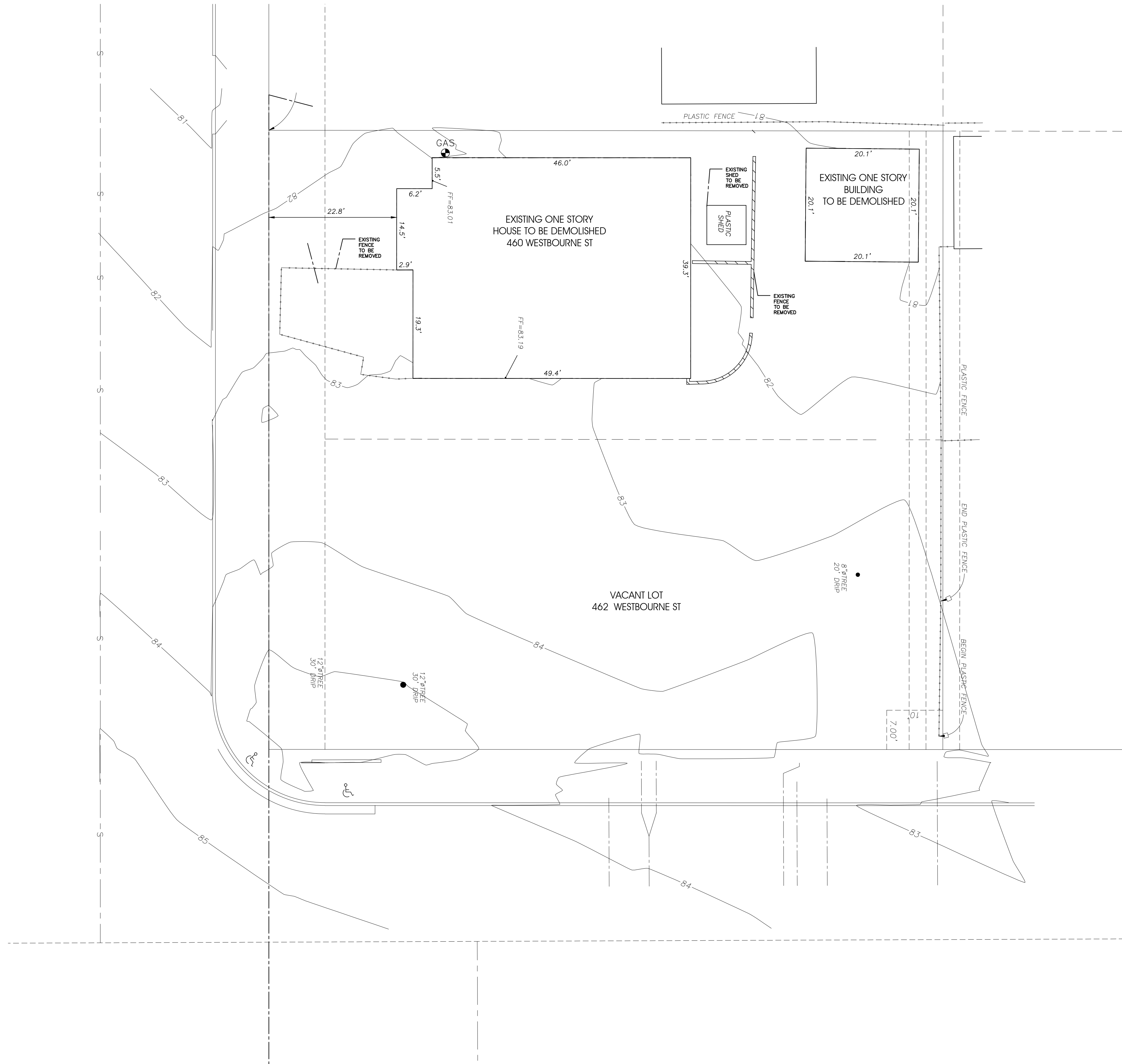
JOB NO.

19-11

DEMO  
PLAN

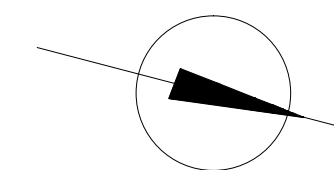
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SHEET 2 OF 31

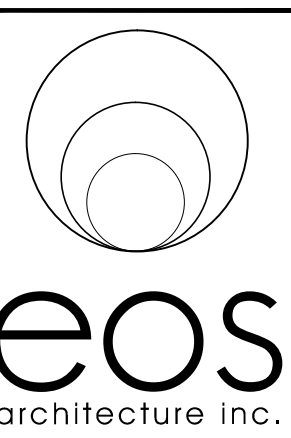


DEMO PLAN

SCALE: 1" = 10'-0"







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DATE

2020-03-11

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19-11

SITE  
PLAN

SP1

SHEET 3 OF 31

### KEYNOTES

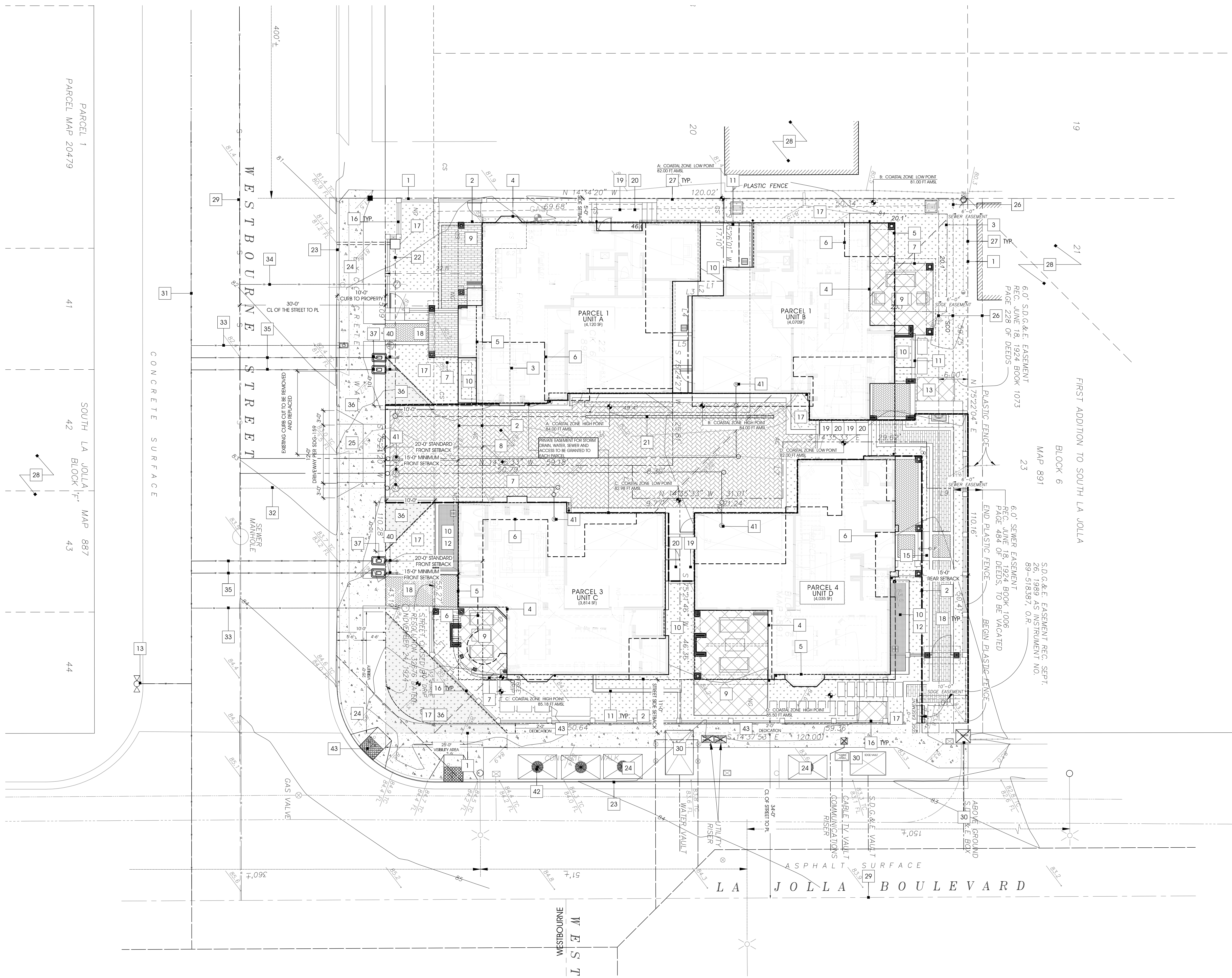
- 1 PROPERTY LINE, TYP.
- 2 SETBACK LINE, TYP.
- 3 LINE OF EXISTING RESIDENCE TO BE DEMOLISHED
- 4 LINE OF PROPOSED RESIDENCE FIRST FLOOR
- 5 LINE OF PROPOSED RESIDENCE BASEMENT BELOW
- 6 LINE OF PROPOSED RESIDENCE SECOND FLOOR ABOVE
- 7 LINE OF ROOF / DECK ABOVE
- 8 CONCRETE PAVER DRIVEWAY, PERMEABLE
- 9 DECK
- 10 LIGHTWELL
- 11 42" GUARDRAIL OPEN WROUGHT IRON
- 12 PERFORATED METAL GRADE OVER LIGHTWELL
- 13 EXISTING NEAREST FIRE HYDRANT
- 14 ROOF DRAIN
- 15 STAIR AT GRADE LEVEL
- 16 PROPOSED FENCE AND GATE TO BE MAX HEIGHT 6'-0". FENCE PER SDMC 142.0310(c)(3), TO BE 75% OPENED TO LIGHT
- 17 LANDSCAPE PER LANDSCAPE PLANS
- 18 WALKWAY TO BE BRICK, PERMEABLE
- 19 RECYCLABLE MATERIAL STORAGE LOCATION, 12 SF MINIMUM, PER SDMC 142.0805
- 20 TRASH STORAGE LOCATION
- 21 6" WIDE TRENCH DRAIN PER CIVIL
- 22 PROPOSED STORM DRAIN PER CIVIL
- 23 REMOVE AND REPLACE WITH NEW CURB AND GUTTER PER SDG-151
- 24 REMOVE AND REPLACE WITH NEW 5FT WIDE SIDEWALK PER SDG-155
- 25 EXISTING 15FT DRIVEWAY TO BE REPLACED WITH NEW 12 FT DRIVEWAY PER SDG-159, TO COMPLY WITH TABLE SDMC TABLE 142-05M BEACH AND COASTAL PARKING IMPACT
- 26 EASEMENT PER CIVIL DRAWINGS
- 27 NEW WOOD FENCE
- 28 ADJACENT NAP, TYP.
- 29 CENTER LINE OF STREET
- 30 SITE UTILITY PER CIVIL TO REMAIN
- 31 EXISTING 8" PVC WATER MAIN PER 14922-D
- 32 EXISTING 4" SEWER LATERAL TO REMAIN MAKE PRIVATE AND RECORD EMRA, PER CIVIL
- 33 KILL EXISTING 3/4" WATER SERVICE AT MAIN, PER CIVIL
- 34 EXISTING 4" SEWER LATERAL TO REMAIN
- 35 NEW 1" WATER SERVICE PER CIVIL
- 36 VISIBILITY AREA PER SDMC 113.0273. NO OBJECT HIGHER THAN 24" WILL BE PROPOSED IN THIS AREA
- 37 NEW 1" WATER METER PER CIVIL
- 38 EXISTING 4" PVC SEWER LATERAL TO REMAIN
- 39 6'-0" HEIGHT FENCE SCREENING FOR TRASH AREA
- 40 BACKFLOW PREVENTER
- 41 NEW 4" SEWER LATERAL PER CIVIL
- 42 PROPOSED STREET TREE PER LANDSCAPE
- 43 2 FT STREET DEDICATION PER CIVIL DRAWINGS
- 44 NEW CURB RAMP PER SDG-132

### NOTES

1. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 11 GRADING REGULATIONS OF THE SAN DIEGO MUNICIPAL CODE, IN THE CONSTRUCTION PLANS OF SPECIFICATIONS.
2. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
3. ALL EXISTING AND PROPOSED WATER LINES SERVING THIS DEVELOPMENT (INCLUDING DOMESTIC, IRRIGATION, AND FIRE) MUST PASS THROUGH A PERMITTED PRIVATE, ABOVE GROUND, BACKFLOW PREVENTION DEVICE (BFPD)
4. NEAREST BUS STOP 350 FT FROM PROPERTY

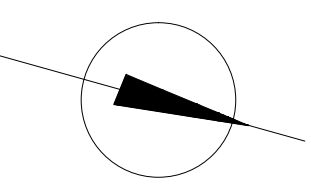
### GRADING

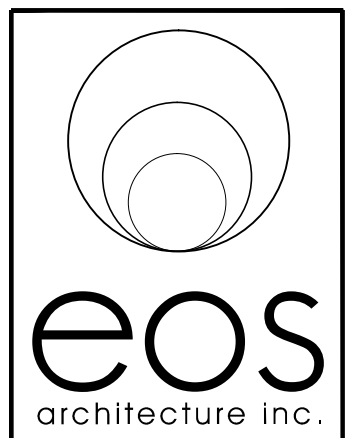
TOTAL SITE AREA:	13,228 SF (0.3037 AC.)
DISTURBED AREA:	15,565 SF (0.3578 AC.)
GRADING TABULATION:	
TOTAL AMOUNT OF SITE TO BE GRADED	13,228 SF 100.0%
AMOUNT OF SITE WITH 25 PERCENT SLOPE OR >	0 SF 0.0%
AMOUNT OF SITE WITH SLOPES SUBJECT TO ESL	0 SF 0.0%
AMOUNT OF FILL	0 CY
DEPTH REMOVE AND REPLACE	3 FT
MAX. HEIGHT OF FILL SLOPE	0 FT
AMOUNT OF CUT	2,209 CY
MAX. DEPTH OF CUT	9.83 FT
MAX. HEIGHT OF CUT SLOPE	0 FT
EXPORT SOIL	2,209 CY
RETAINING WALLS:	
LENGTH	0 FT
MAX HEIGHT	0 FT



### SITE PLAN

SCALE: 1" = 10'-0"





7542 FAY AVENUE  
LA JOLLA, CA 92037  
P: 858.459.0575  
EMAIL: eos@eosarc.com

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JOB NO.	19-11

BASEMENT FLOOR PLAN

A1.0

### PARKING CALCULATION

PARKING SPACES REQUIRED:	2 SPACES PER UNIT
NUMBER OF UNITS PROPOSED:	4 UNITS
NUMBER OF SPACES REQUIRED:	8 SPACES
TOTAL NUMBER OF PARKING SPACES PROPOSED:	8 PARKING SPACES

### SETBACK CALCULATION

FIRST FLOOR SETBACK CALCULATION		
TOTAL BUILDING ENVELOPE	94.25 FT	100%
MINIMUM SETBACK ENVELOPE ALLOWED (50%)	47.13 FT	50%
TOTAL PROPOSED BUILDING ENVELOPE AT STANDARD SETBACK	52.59 FT	55.80%
TOTAL PROPOSED BUILDING ENVELOPE AT MINIMUM SETBACK	41.66 FT	44.20%
HOUSE A BUILDING AT STANDARD FRONT SETBACK 20'-0"	29.98 FT	31.81%
HOUSE A BUILDING AT MINIMUM FRONT SETBACK 15'-0"	20.14 FT	21.37%
HOUSE C BUILDING AT STANDARD FRONT SETBACK 20'-0"	22.61 FT	23.99%
HOUSE C BUILDING AT MINIMUM FRONT SETBACK 15'-0"	21.52 FT	22.83%

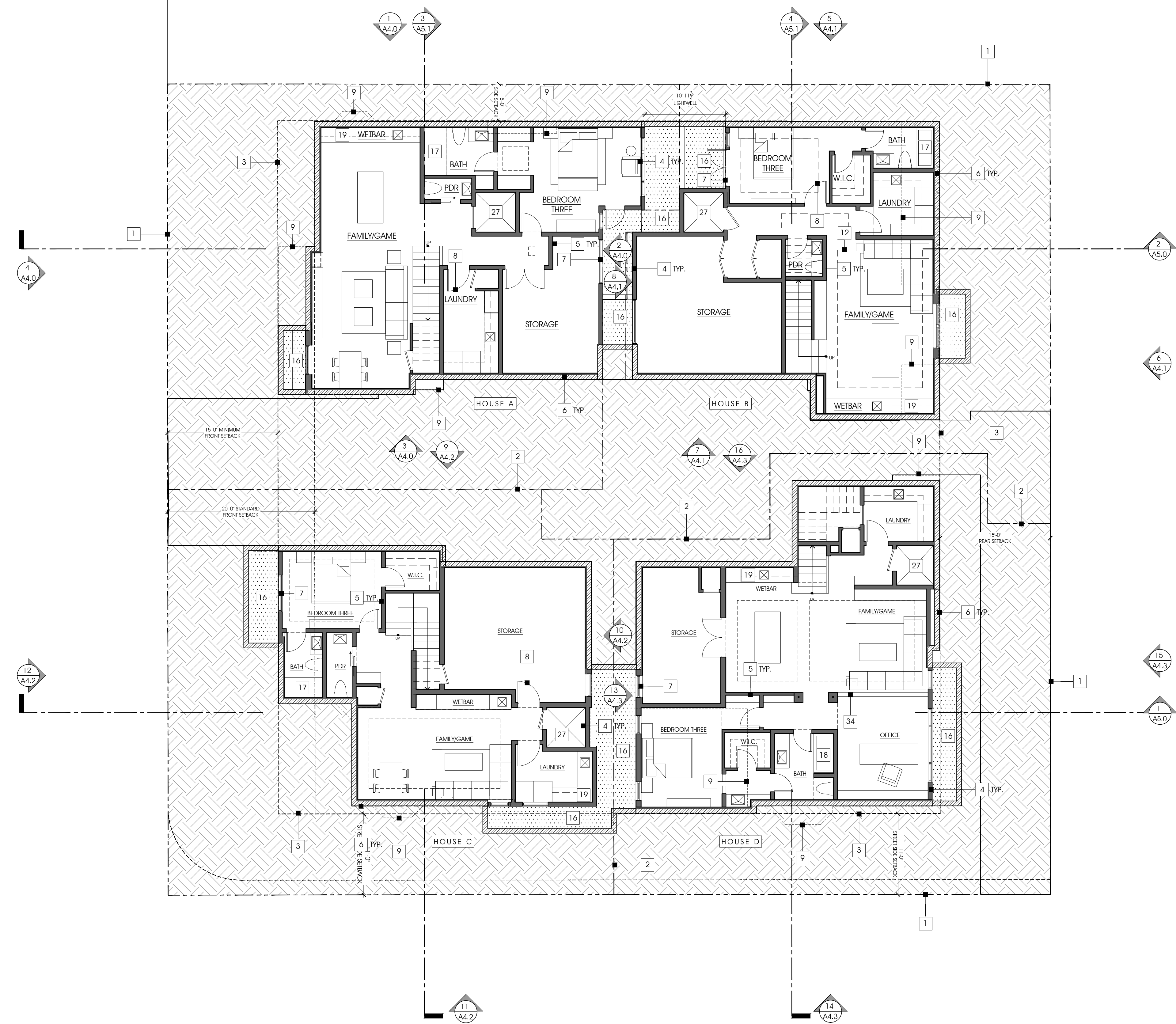
SECOND FLOOR SETBACK CALCULATION		
TOTAL BUILDING ENVELOPE	94.25 FT	100%
MINIMUM SETBACK ENVELOPE ALLOWED (50%)	47.13 FT	50%
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### KEYNOTES

- EXISTING PROPERTY LINE, TYP.
- PROPOSED PROPERTY LINE, TYP.
- SETBACK LINE, TYP.
- EXTERIOR WALL: 2x WOOD STUD FRAMING PER STRUCTURAL W/ R-19 BATT INSULATION AT 2 X 6, R-13 BATT INSULATION AT 2 X 4 WALLS. EXTERIOR FINISH PER EXTERIOR ELEVATIONS O/ 2 LAYERS MIN. GRADE 'D' BUILDING PAPER.
- INTERIOR WALL: 2x WOOD STUD FRAMING W/ R-19 BATT INSULATION @ 2x6 & R-13 BATT INSULATION @ 2x4. 5/8" GWB THROUGHOUT
- RETAINING WALL
- WINDOW, TYP.
- DOOR, TYP.
- LINE OF FLOOR ABOVE
- LINE OF BEAM/SOFFIT
- LIGHTWELL
- WALK-IN SHOWER, PROVIDE TRENCH DRAIN UNDER BENCH TO CONCEAL.
- TUB
- BUILT IN/ CABINETRY
- ELEVATOR

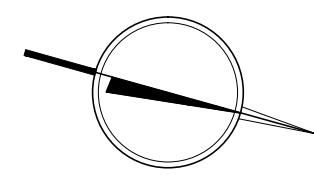
### NOTES

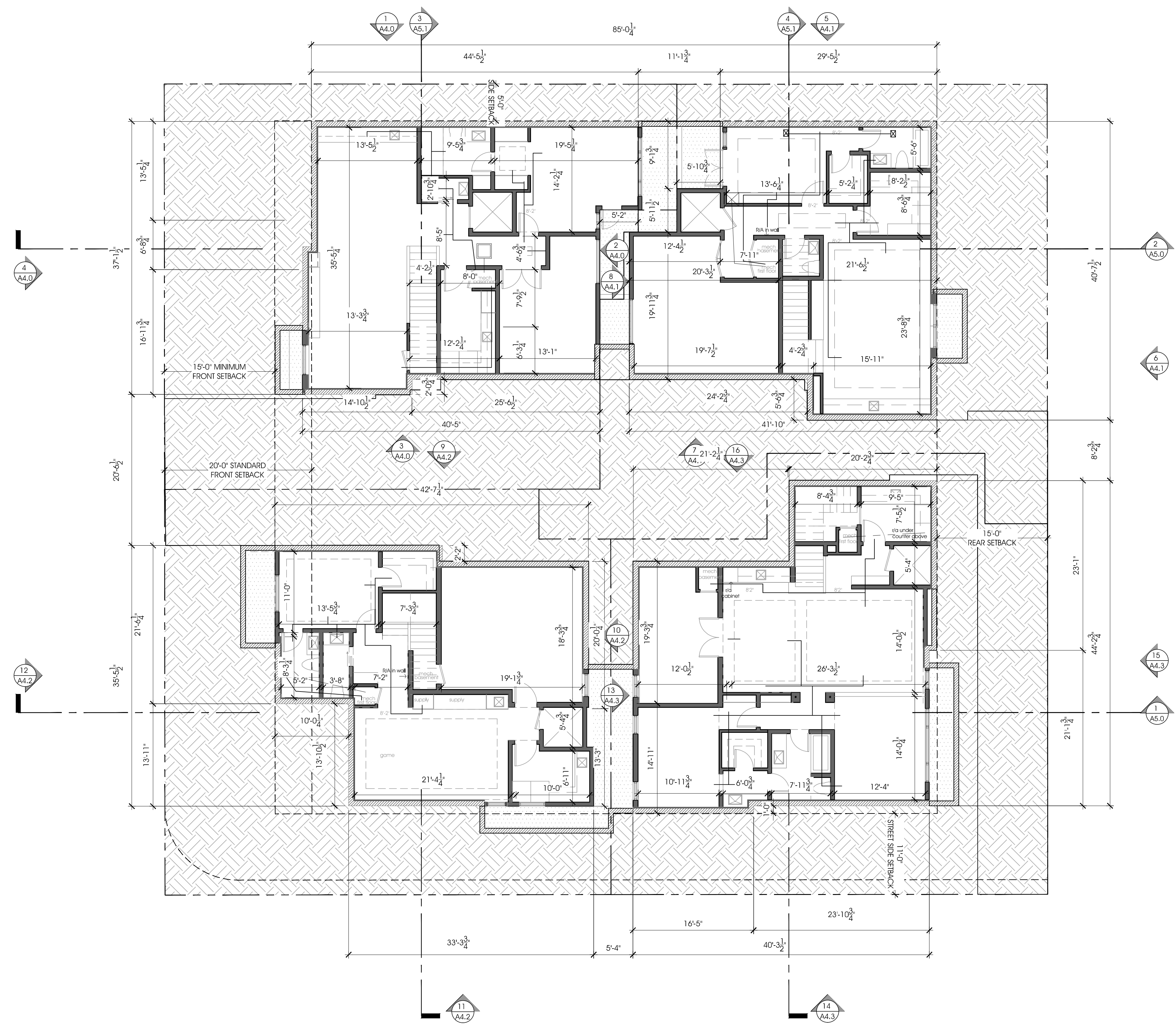
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- SMOKE DETECTORS/ CARBON MONOXIDE ALARMS/ FIRE SPRINKLER SYSTEMS: SMOKE DETECTORS/ CARBON MONOXIDE ALARMS/FIRE SPRINKLERS SHALL BE INSPECTED BY THE CITY OF SAN DIEGO FIRE DEPARTMENT
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### BASEMENT FLOOR PLAN

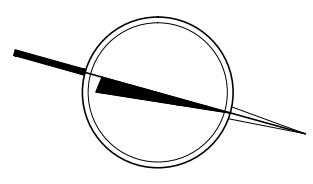
SCALE: 1/8" = 1'-0"





BASEMENT DIMENSION PLAN

SCALE: 1/8" = 1'-0"

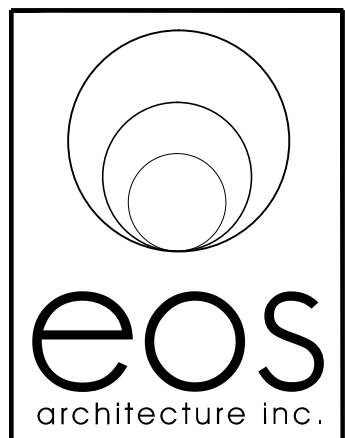


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BASEMENT DIMENSION PLAN



7542 FAY AVENUE  
LA JOLLA, CA 92037  
PH: 858.459.0575  
EMAIL: eos@eosarc.com

JENNIFER BOLYN  
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FIRST FLOOR PLAN

A1.1

### PARKING CALCULATION

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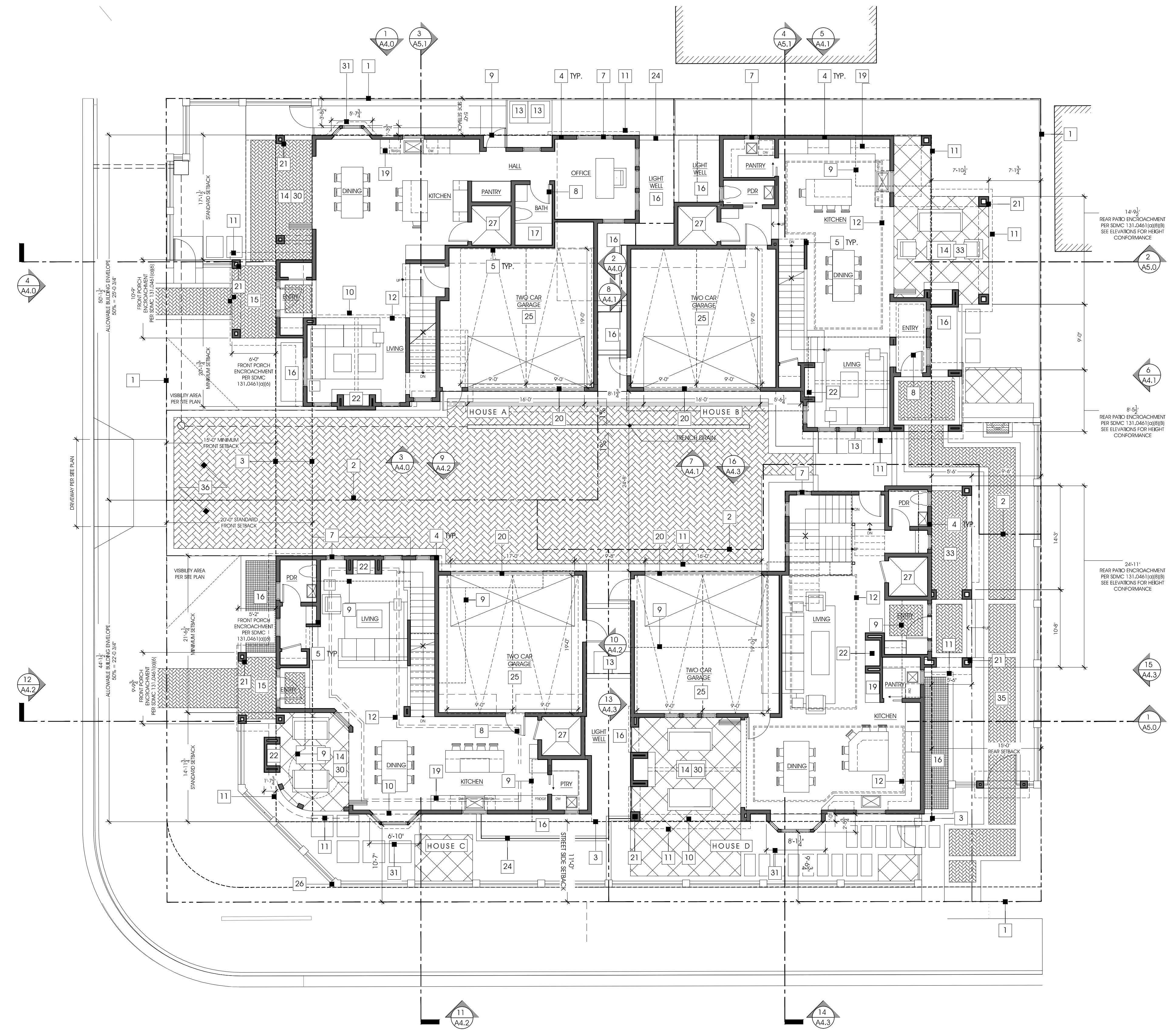
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### KEYNOTES

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- RETAINING WALL
- WINDOW, TYP.
- DOOR, TYP.
- LINE OF FLOOR ABOVE
- LINE OF FLOOR BELOW
- LINE OF DECK/ROOF ABOVE
- LINE OF BEAM/SOFFIT
- TRASH & RECYCLING LOCATIONS
- DECK
- COVERED ENTRY PORCH PER SDMC 131.0461 NO. 6
- LIGHTWELL
- WALK-IN SHOWER, PROVIDE TRENCH DRAIN UNDER BENCH TO CONCEAL.
- TUB
- BUILT IN CABINERY
- GARAGE DOOR
- SUPPORT COLUMNS
- FIREPLACE
- CHIMNEY
- 42" GUARDRAIL
- PARKING TO BE 19'-0" X 9'-6" CLEAR
- COLUMNS, FENCE AND GATE - MAX HEIGHT 6'-0". FENCE TO COMPLY WITH REGULATIONS PER DMC 142.031(O)(c)(3). TO HAVE AT LEAST 75% OF VERTICAL SURFACE AREA OPEN TO LIGHT.
- ELEVATOR
- LINE OF STORAGE ABOVE, TO BE FULLY ENCLOSED. MIN. 240 CUBIC FEET, WITH MIN. 7 FT HORIZONTAL DIMENSION
- ROOF PER ROOF PLAN
- REQUIRED PRIVATE EXTERIOR OPEN SPACE PER SDMC 131.0455
- ARCHITECTURAL PROJECTION BAY WINDOW PER SDMC 131.0461(a)(3)
- ARCHITECTURAL PROJECTION ENTRY PORCH PER SDMC 131.0461 (a)(6)
- ARCHITECTURAL ENCROACHMENT PER SDMC 131.0461 (a)(8) PATIO STRUCTURE
- DEMI WALL, TYP
- HARDSCAPE WALKWAY PER SITE PLAN
- DRIVEWAY PER SITE PLAN

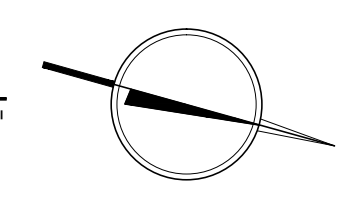
### NOTES

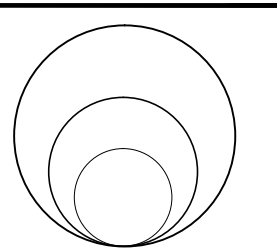
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### FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"





**eos**  
architecture inc.

7542 FAY AVENUE  
LA JOLLA, CA 92037  
PH: 858.459.0575  
EMAIL: eos@eosarc.com

JENNIFER BOLYN  
ARCHITECT

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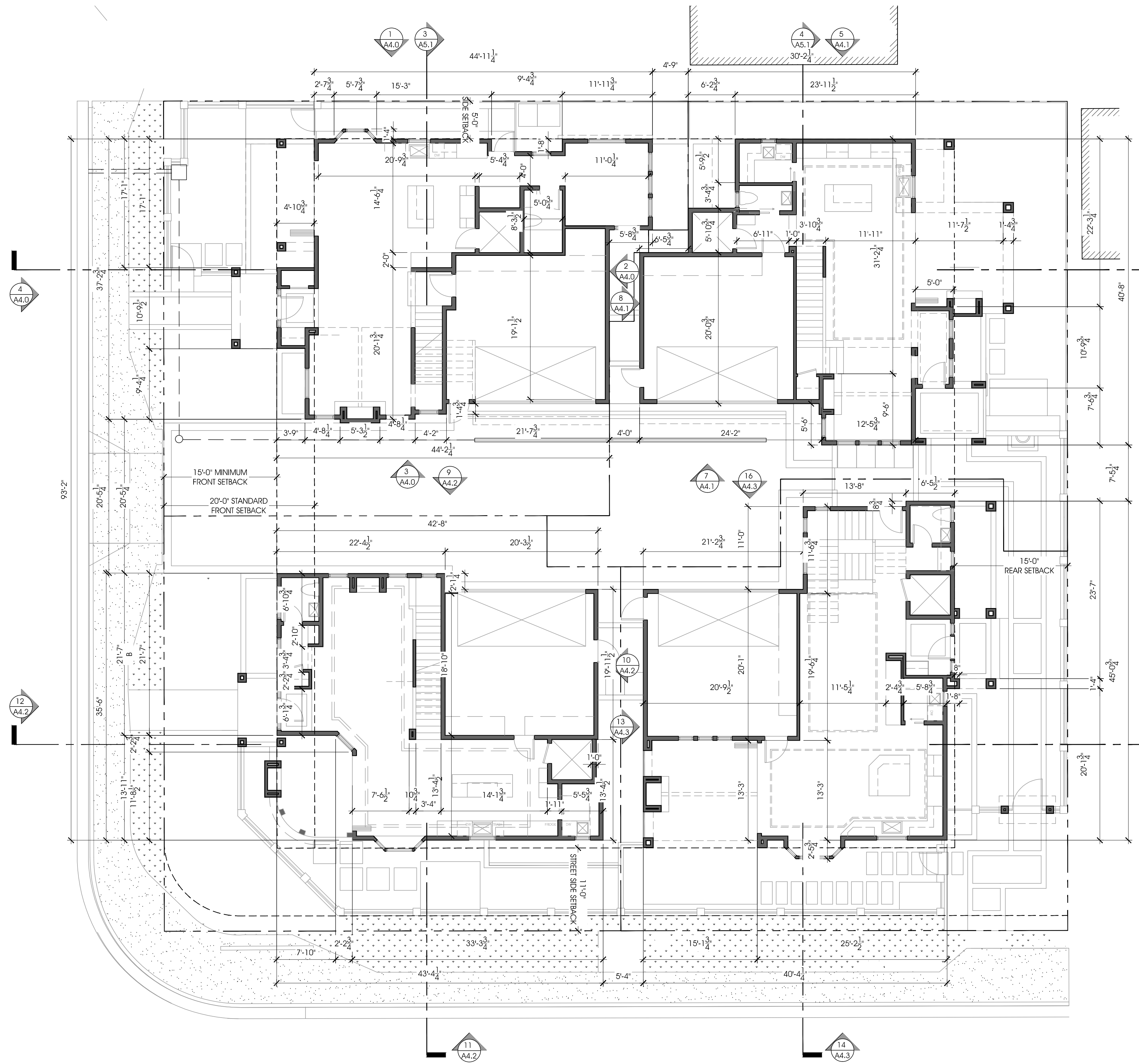
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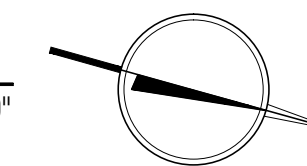
FIRST FLOOR  
DIMENSION  
PLAN

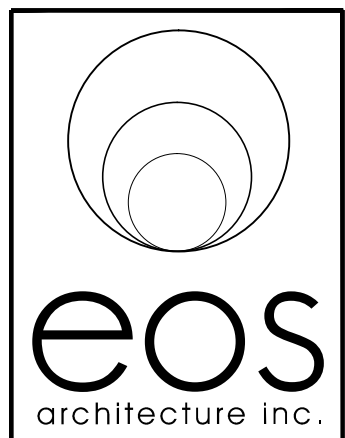
A1.1D



FIRST FLOOR DIMENSION PLAN

SCALE: 1/8" = 1'-0"





7542 FAY AVENUE  
LA JOLLA, CA 92037  
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SECOND FLOOR PLAN

A1.2

## PARKING CALCULATION

PARKING SPACES REQUIRED:	2 SPACES PER UNIT
NUMBER OF UNITS PROPOSED:	4 UNITS
NUMBER OF SPACES REQUIRED:	8 SPACES
TOTAL NUMBER OF PARKING SPACES PROPOSED:	8 PARKING SPACES

## SETBACK CALCULATION

FIRST FLOOR SETBACK CALCULATION		
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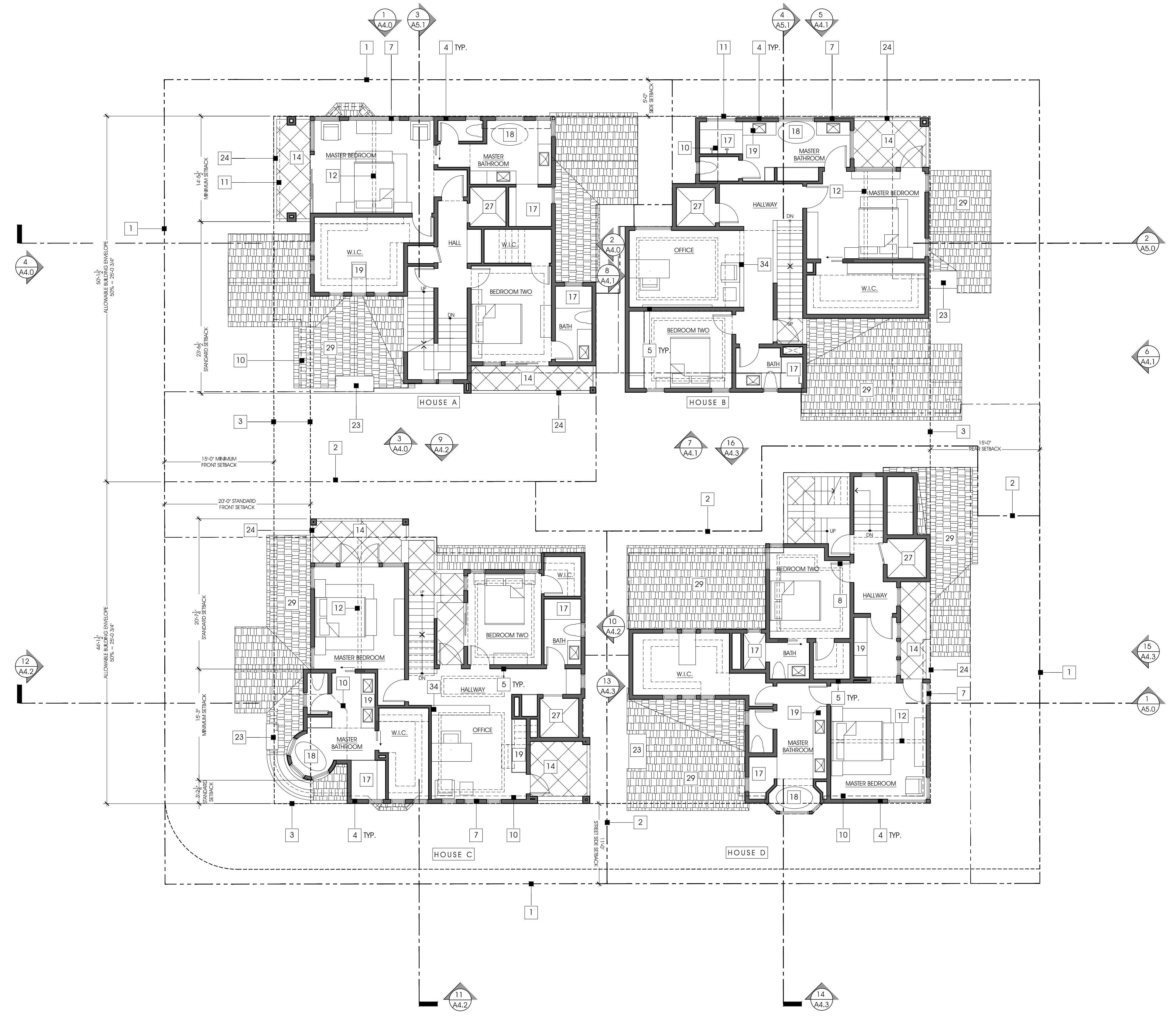
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## KEYNOTES

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- 7 WINDOW, TYP.
- 8 DOOR, TYP.
- 10 LINE OF FLOOR BELOW
- 12 LINE OF BEAMS/OFFIT
- 14 DECK
- 17 WALK-IN SHOWER, PROVIDE TRENCH DRAIN UNDER BENCH TO CONCEAL.
- 18 TUB
- 19 BUILT IN/ CABINETRY
- 23 CHIMNEY
- 24 42" GUARDRAIL
- 27 ELEVATOR
- 29 ROOF PER ROOF PLAN
- 34 DEMI WALL, TYP.

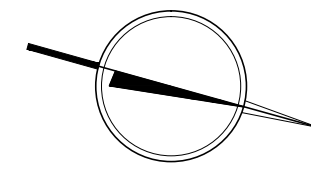
## NOTES

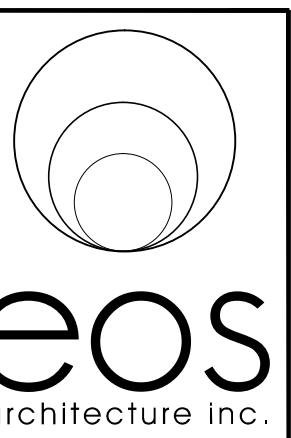
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## SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

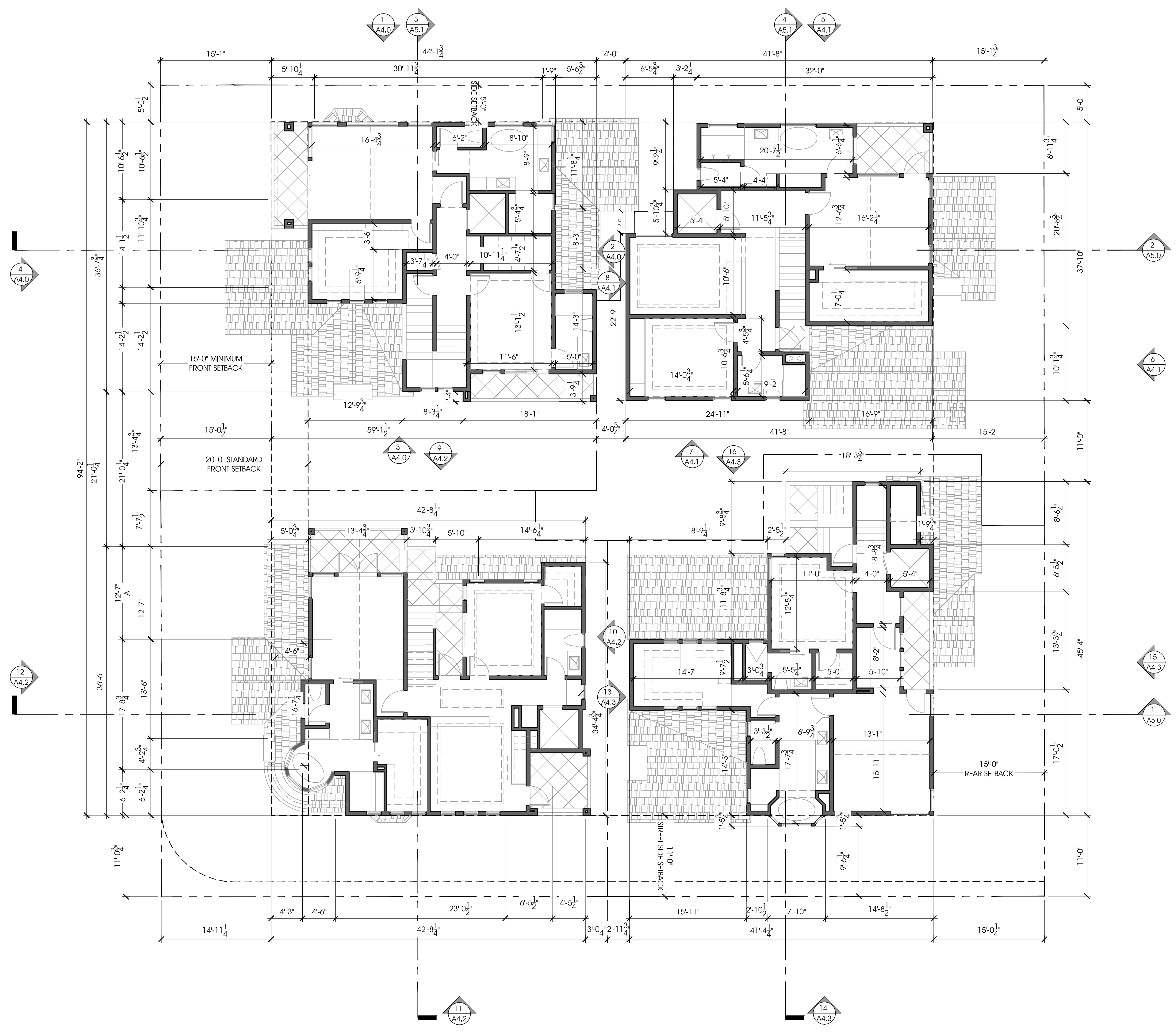




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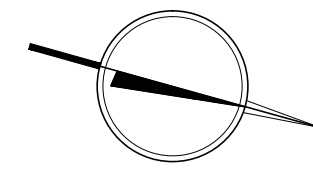
JENNIFER BOLYN  
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SECOND FLOOR DIMNSION PLAN

SCALE: 1/8" = 1'-0"



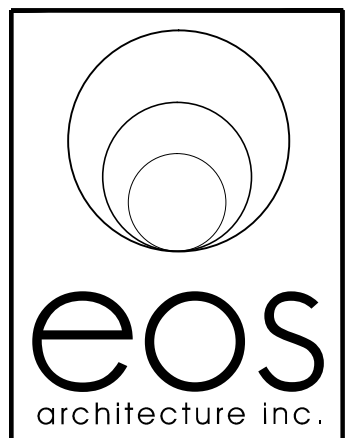
WESTBOURNE SMALL LOT SUBDIVISION  
460-462 WESTBOURNE ST  
LA JOLLA, CA 92037

REVISIONS	
2020.04.15	COMPLETENESS CHECK
2020.06.18	CDPS/DP/TM FIRST REVIEW
2020.08.21	PLAN REVISION
2020.09.18	CDPS/DP/TM 2ND REVIEW
2020.01.11	CDPS/DP/TM 3RD REVIEW

PROJECT NUMBER	
#663879	
PHASE	
PLANNING	
DOCUMENTS	
DATE	
2020-03-11	
JOB NO.	
19-11	

SECOND FLOOR  
DIMENSION PLAN

A1.2D



7542 FAY AVENUE  
LA JOLLA, CA 92037  
PH: 858.459.0575  
EMAIL: eos@eosarc.com

JENNIFER BOLYN  
ARCHITECT

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LA JOLLA, CA 92037

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ROOF DECK PLAN

A1.3

SHEET 10 OF 31

## PARKING CALCULATION

PARKING SPACES REQUIRED:	2 SPACES PER UNIT
NUMBER OF UNITS PROPOSED:	4 UNITS
NUMBER OF SPACES REQUIRED:	8 SPACES
TOTAL NUMBER OF PARKING SPACES PROPOSED:	8 PARKING SPACES

## SETBACK CALCULATION

FIRST FLOOR SETBACK CALCULATION		
TOTAL BUILDING ENVELOPE	94.25 FT	100%
MINIMUM SETBACK ENVELOPE ALLOWED (50%)	47.13 FT	50%
TOTAL PROPOSED BUILDING ENVELOPE AT STANDARD SETBACK	52.59 FT	55.80%
TOTAL PROPOSED BUILDING ENVELOPE AT MINIMUM SETBACK	41.66 FT	44.20%
HOUSE A BUILDING AT STANDARD FRONT SETBACK 20'-0"	29.98 FT	31.81%
HOUSE A BUILDING AT MINIMUM FRONT SETBACK 15'-0"	20.14 FT	21.37%
HOUSE C BUILDING AT STANDARD FRONT SETBACK 20'-0"	22.61 FT	23.99%
HOUSE C BUILDING AT MINIMUM FRONT SETBACK 15'-0"	21.52 FT	22.83%

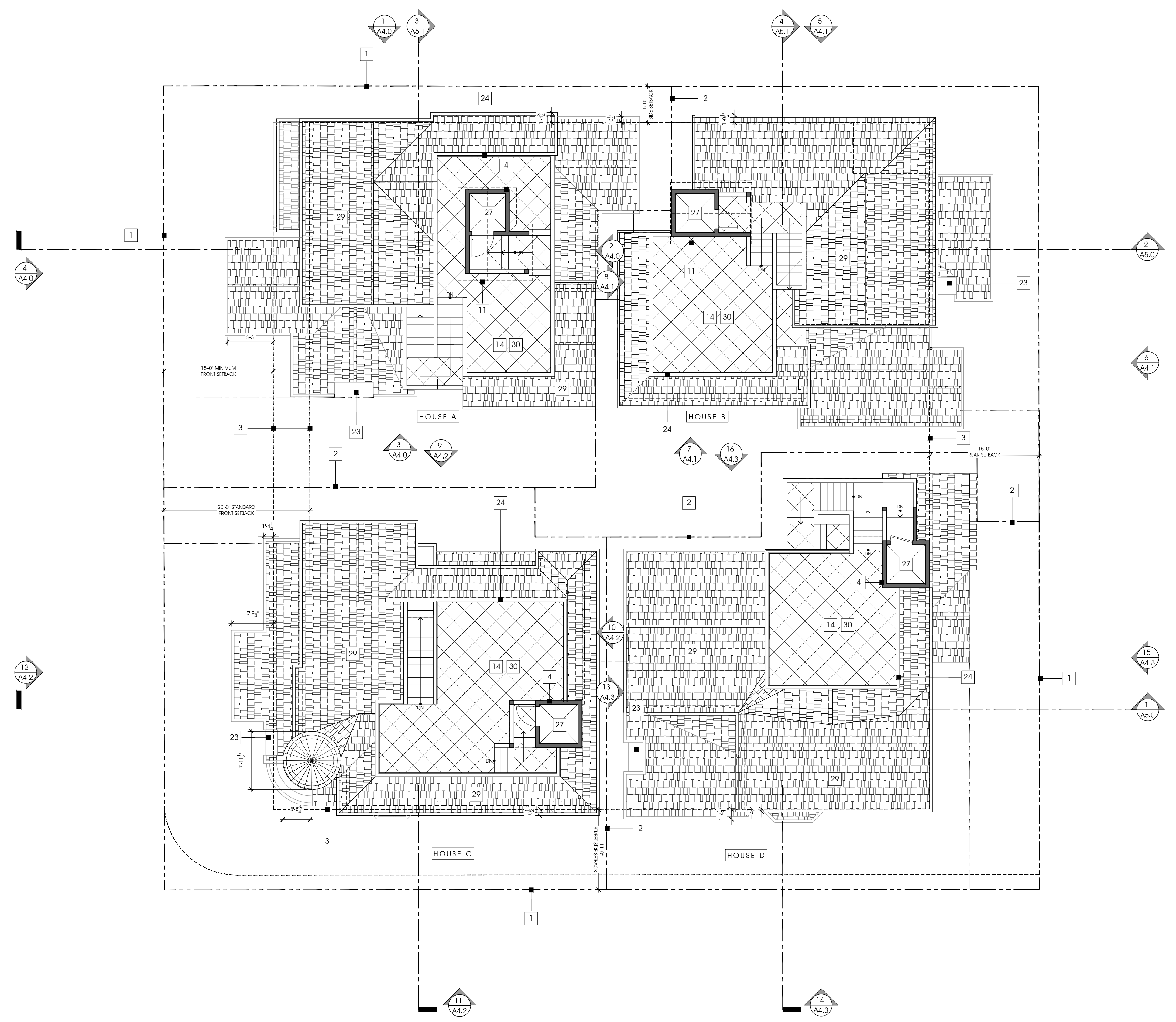
SECOND FLOOR SETBACK CALCULATION		
TOTAL BUILDING ENVELOPE	94.25 FT	100%
MINIMUM SETBACK ENVELOPE ALLOWED (50%)	47.13 FT	50%
TOTAL PROPOSED BUILDING ENVELOPE AT STANDARD SETBACK	64.54 FT	68.48%
TOTAL PROPOSED BUILDING ENVELOPE AT MINIMUM SETBACK	29.71 FT	31.52%
HOUSE A BUILDING AT STANDARD FRONT SETBACK 20'-0"	35.67 FT	37.85%
HOUSE A BUILDING AT MINIMUM FRONT SETBACK 15'-0"	14.46 FT	15.34%
HOUSE C BUILDING AT STANDARD FRONT SETBACK 20'-0"	28.87 FT	30.63%
HOUSE C BUILDING AT MINIMUM FRONT SETBACK 15'-0"	15.25 FT	16.18%

## KEYNOTES

- 1 EXISTING PROPERTY LINE, TYP.
- 2 PROPOSED PROPERTY LINE, TYP.
- 3 SETBACK LINE, TYP.
- 4 EXTERIOR WALL: 2x WOOD STUD FRAMING PER STRUCTURAL W/ R-19 BATT INSULATION AT 2 X 6, R-13 BATT INSULATION AT 2 X 4 WALLS. EXTERIOR FINISH PER EXTERIOR ELEVATIONS O/ 2 LAYERS MIN. GRADE 'D' BUILDING PAPER.
- 8 DOOR, TYP.
- 11 LINE OF DECK/ROOF ABOVE
- 14 DECK
- 23 CHIMNEY
- 24 42" GUARDRAIL
- 27 ELEVATOR
- 29 ROOF PER ROOF PLAN

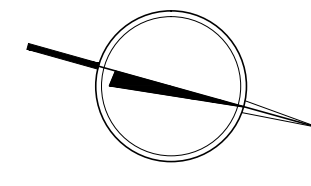
## NOTES

1. ADDRESS NUMBERS: STREET NUMBERS; APPROVED NUMBERS AND/ OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND SHALL MEET THE FOLLOWING MIN. STANDARDS AS TO SIZE: 4" HIGH WITH A 1/2" STROKE WIDTH FOR RESIDENTIAL BUILDINGS, 8" HIGH WITH A 1/2" STROKE FOR COMMERCIAL AND MULTI-FAMILY RESIDENTIAL BUILDINGS, 12" HIGH WITH A 1" STROKE FOR INDUSTRIAL BUILDINGS. ADDITIONAL NUMBERS SHALL BE REQUIRED WHERE DEEMED NECESSARY BY FIRE MARSHAL, SUCH AS REAR ACCESS DOORS, BUILDING CORNERS AND ENTRANCES TO COMMERCIAL CENTERS.
2. AUTOMATIC FIRE SPRINKLERS SYSTEMS: ONE AND TWO FAMILY DWELLINGS: STRUCTURES SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED TO THE SATISFACTION OF THE FIRE DEPARTMENT. PLANS FOR THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY THE FIRE DEPARTMENT.
3. SMOKE DETECTORS/ CARBON MONOXIDE ALARMS/ FIRE SPRINKLER SYSTEMS: SMOKE DETECTORS/ CARBON MONOXIDE ALARMS/FIRE SPRINKLERS SHALL BE INSPECTED BY THE CITY OF SAN DIEGO FIRE DEPARTMENT
4. CLASS 'A' ROOF: ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS 'A' ROOF COVERING TO SATISFACTION OF THE CITY OF SAN DIEGO FIRE DEPARTMENT.

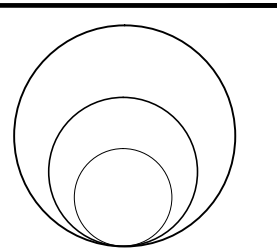


## ROOF DECK PLAN

SCALE: 1/8" = 1'-0"







**eos**  
architecture inc.

7542 FAY AVENUE  
LA JOLLA, CA 92037  
PH: 858.459.0575  
EMAIL: eos@eosarc.com

JENNIFER BOLYN  
ARCHITECT

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WESTBOURNE SMALL LOT SUBDIVISION  
460-462 WESTBOURNE ST  
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REVISIONS
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PROJECT NUMBER

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DOCUMENTS

DATE

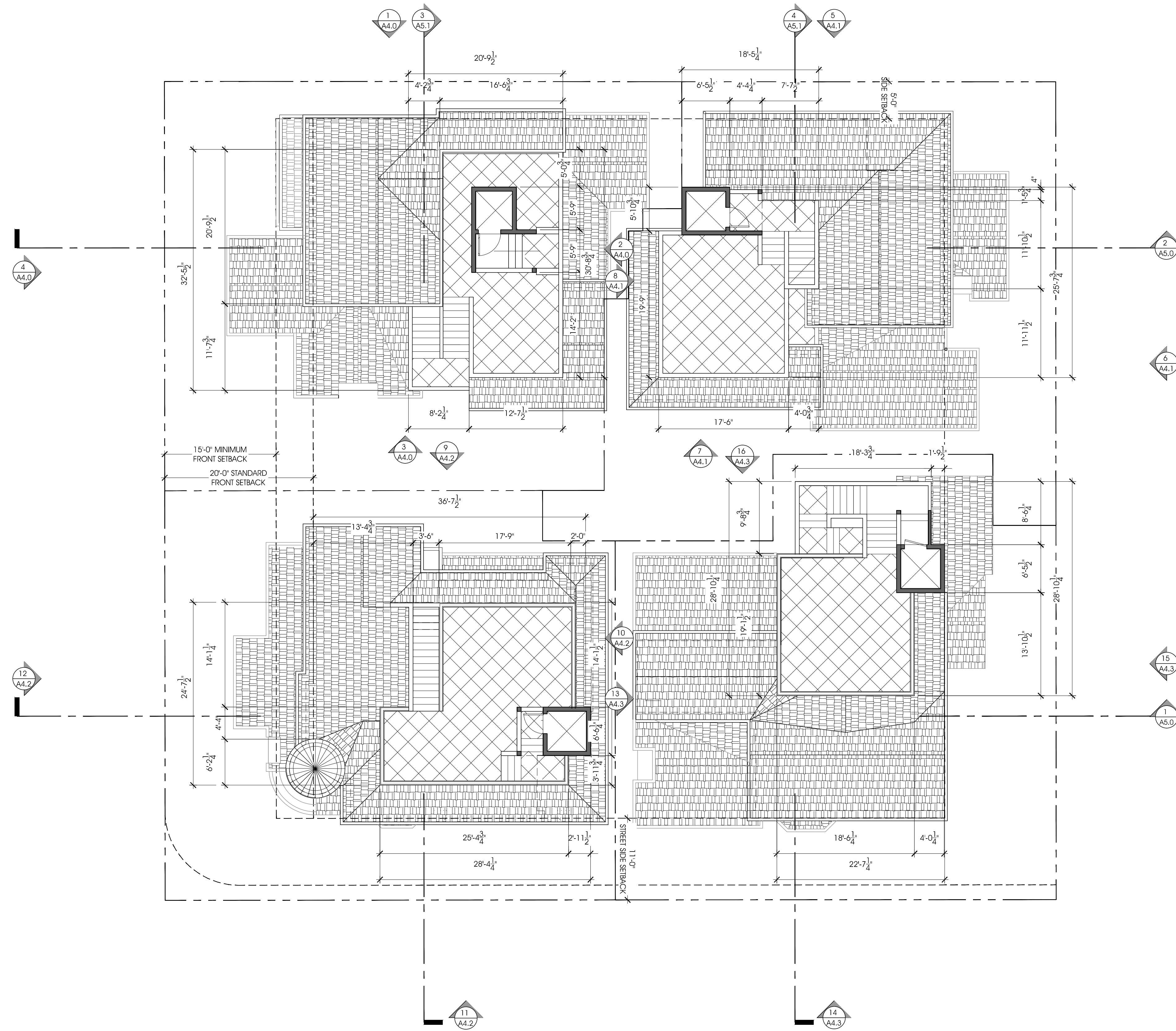
2020-03-11

JOB NO.

19-11

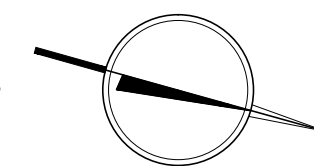
ROOF DECK  
DIMENSION  
PLANS

**A1.3D**

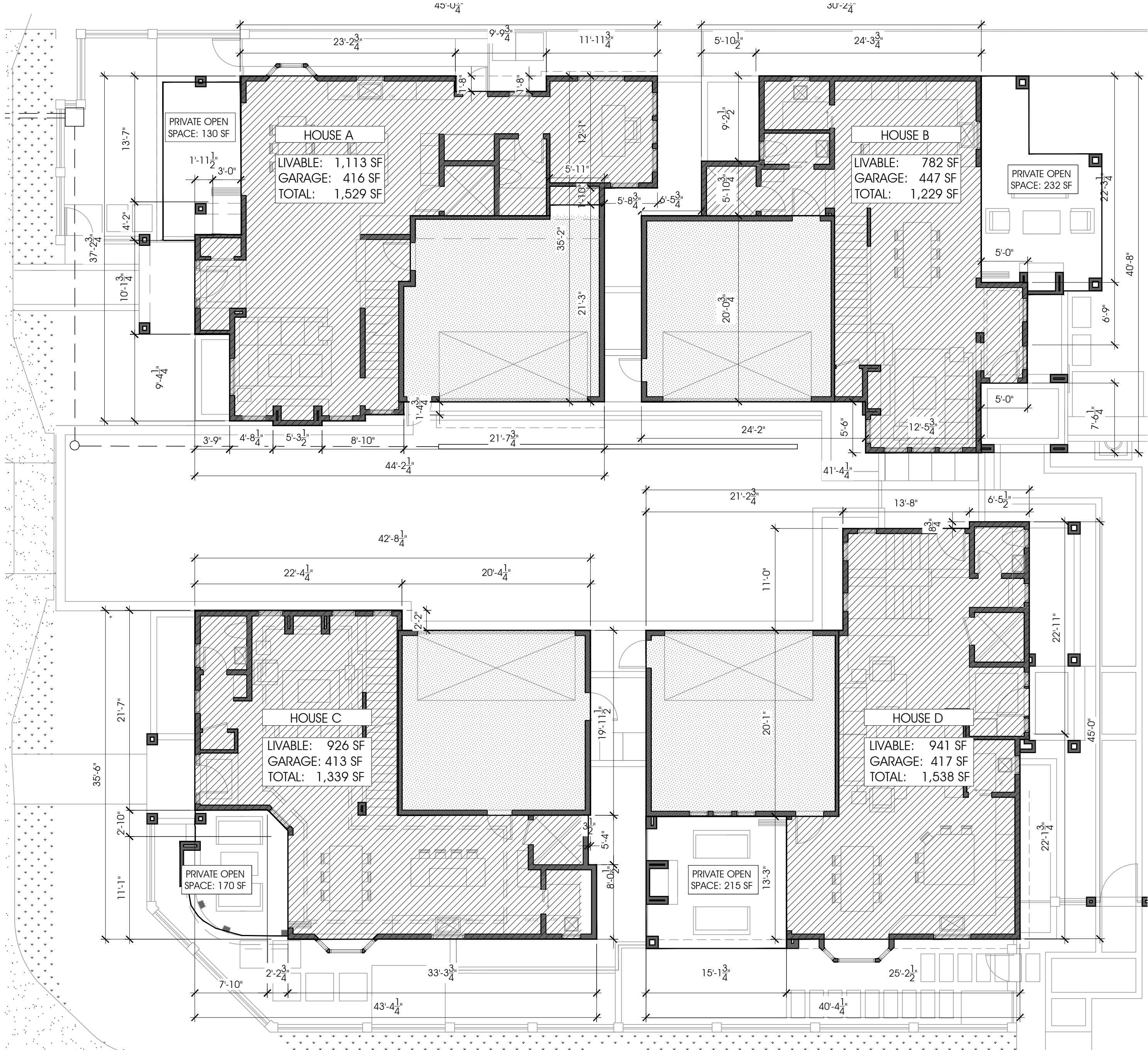


ROOF DECK DIMENSION PLAN

SCALE: 1/8" = 1'-0"



REVISIONS
2020.04.15 COMPLETENESS CHECK
2020.06.18 CDP/SP/ITM FIRST REVIEW
2020.08.21 PLAN REVISION
2020.09.18 CDP/SP/ITM 2ND REVIEW
2020.01.11 CDP/SP/ITM 3RD REVIEW



BASEMENT F.A.R. DIAGRAM

FIRST FLOOR F.A.R. DIAGRAM

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

**PROJECT INFORMATION**

**SCOPE OF WORK:** DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE. SUBDIVISION OF EXISTING 13,227 SF LOT INTO FOUR SINGLE LOTS AS A PART OF A SMALL LOT SUBDIVISION. CONSTRUCTION OF FOUR SINGLE FAMILY RESIDENCES AS FOLLOWS:  
 LOT A: NEW 4,120 SF TWO STORY SINGLE FAMILY RESIDENCE OVER A FULL BASEMENT, TWO CAR GARAGE, ASSOCIATED RETAINING WALLS, FENCING, LANDSCAPE AND HARDSCAPE.  
 LOT B: NEW 4,074 SF TWO STORY SINGLE FAMILY RESIDENCE OVER A FULL BASEMENT, TWO CAR GARAGE, ASSOCIATED RETAINING WALLS, FENCING, LANDSCAPE AND HARDSCAPE.  
 LOT C: NEW 3,814 SF TWO STORY SINGLE FAMILY RESIDENCE OVER A FULL BASEMENT, TWO CAR GARAGE, ASSOCIATED RETAINING WALLS, FENCING, LANDSCAPE AND HARDSCAPE.  
 LOT D: NEW 4,035 SF TWO STORY SINGLE FAMILY RESIDENCE OVER A FULL BASEMENT, TWO CAR GARAGE, ASSOCIATED RETAINING WALLS, FENCING, LANDSCAPE AND HARDSCAPE.

**LEGAL:** PARCEL A: ALL THAT PORTION OF LOTS 22 AND 24 IN BLOCK 6 OF FIRST ADDITION TO SOUTH LA JOLLA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 891, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 31, 1903, LYING EASTERLY OF A LINE THAT IS PARALLEL TO AND DISTANT 55 FEET EASTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOT 22; ALSO THAT PORTION OF THE NORTHERLY 10 FEET OF WESTBOURNE STREET ADJOINING SAID LOT ON THE SOUTH AS CLOSED TO PUBLIC USE.  
 PARCEL B: ALL THAT PORTION OF LOTS 22 AND 24 IN BLOCK 6 OF FIRST ADDITION TO SOUTH LA JOLLA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 891, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 31, 1903, LYING WESTERLY OF A LINE THAT IS PARALLEL TO AND DISTANT 55 FEET EASTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOT 22; ALSO THAT PORTION OF THE NORTHERLY 10 FEET OF WESTBOURNE STREET ADJOINING SAID LOT ON THE SOUTH AS CLOSED TO PUBLIC USE.

**A.P.N.:** PARCEL A - APN: 351-232-17-00  
 PARCEL B - APN: 351-232-18-00

**EXISTING USE:** SINGLE FAMILY RESIDENCE  
 YEAR BUILT: 1951

**PROPOSED USE:** (4) SINGLE FAMILY RESIDENCES

**ZONE:** RM-1-1

**ZONE OVERLAY:** TRANSITY AREA OVERLAY, RESIDENTIAL TANDEMPARFIN OVERLAY, TRANSIT PRIORITY, BEACH PARKING IMPACT AND COASTAL HEIGHT LIMIT

**OCCUPANCY:** R-3

**CONSTRUCTION TYPE:** VB-SPRINKLEREDBPER CFC SECTION 903.2.1.1. INSTALLED PER NFPA 13D

**GEO HAZARD:** CATEGORY 52

**PROPOSED GRADING:** PER CIVIL DRAWINGS

**GROSS LOT SIZE:** 13,227 SF EXISTING, TO BE SUBDIVIDED INTO FOUR LEGAL LOTS (3,000 SF MIN PER UNDERLYING BASE ZONE RM-1-1)  
 LOT A (SW LOT) - 3,486 SF  
 LOT B (NW LOT) - 3,230 SF  
 LOT C (SE LOT) - 3,278 SF  
 LOT D (NE LOT) - 3,233 SF  
 TOTAL PROJECT AREA: 13,227 X .75 = 9,920.25 SF MAX

**HEIGHT LIMIT:** 30'-0" / 30'-0" PROP'D HEIGHT LIMIT

**ALLOWABLE FAR:** 0.75 MAXIMUM, PER BASE ZONE RM-1-1  
 LOT A/ HOUSE A (SW LOT) - 3,486 SF LOT X .75 = 2,614.5 SF MAX  
 LOT B/ HOUSE B (NW LOT) - 3,230 SF LOT X .75 = 2,422.5 SF MAX  
 LOT C/ HOUSE C (SE LOT) - 3,278 SF LOT X .75 = 2,458.5 SF MAX  
 LOT D/ HOUSE D (NE LOT) - 3,233 SF LOT X .75 = 2,424.75 SF MAX  
 TOTAL PROJECT AREA: 13,227 X .75 = 9,920.25 SF MAX

**PROPOSED FAR:** LOT A/ HOUSE A (SW LOT) 2,613 SF  
 LOT B/ HOUSE B (NW LOT) 2,422 SF  
 LOT C/ HOUSE C (SE LOT) 2,458 SF  
 LOT D/ HOUSE D (NE LOT) 2,424 SF  
 TOTAL FAR: 9,917 SF

**GOVERNING CODES:** 2016 CA BUILDING STANDARD CODE  
 2016 CA RESIDENTIAL CODE  
 2016 CA GREEN BUILDING CODE  
 2016 CA ELECTRICAL CODE  
 2016 CA MECHANICAL CODE  
 2016 CA PLUMBING CODE

**AREA INFORMATION**

BUILDING AREA CALCULATION- LOT A/ HOUSE A (SW LOT)	
FIRST FLOOR - TOTAL	1,529 SF
LIVABLE	1,113 SF
TWO CAR GARAGE:	416 SF
SECOND FLOOR - LIVABLE	1,044 SF
ROOF DECK FLOOR - LIVABLE (ELEVATOR SHAFT)	40 SF
BASEMENT - TOTAL	1,507 SF
LIVABLE:	1,142 SF
STORAGE:	365 SF
TOTAL LIVABLE AREA	3,339 SF
TOTAL BUILDING AREA	4,120 SF
FAR EXEMPT (BASEMENT)	-1,507 SF
TOTAL BUILDING AREA INCLUDED IN FAR	2,613 SF

BUILDING AREA CALCULATION- LOT B/ HOUSE B (NW LOT)	
FIRST FLOOR - TOTAL	1,229 SF
LIVABLE:	782 SF
TWO CAR GARAGE:	447 SF
SECOND FLOOR - LIVABLE	1,153 SF
ROOF DECK FLOOR - LIVABLE (ELEVATOR SHAFT)	40 SF
BASEMENT - TOTAL	1,652 SF
LIVABLE:	1,244 SF
STORAGE:	408 SF
TOTAL LIVABLE AREA	3,219 SF
TOTAL BUILDING AREA	4,074 SF
FAR EXEMPT (BASEMENT)	-1,652 SF
TOTAL BUILDING AREA INCLUDED IN FAR	2,422 SF

BUILDING AREA CALCULATION- LOT C/ HOUSE C (SE LOT)	
FIRST FLOOR - TOTAL	1,339 SF
LIVABLE:	926 SF
TWO CAR GARAGE:	413 SF
SECOND FLOOR - LIVABLE	1,079 SF
ROOF DECK FLOOR - LIVABLE (ELEVATOR SHAFT)	40 SF
BASEMENT - TOTAL	1,356 SF
LIVABLE:	985 SF
STORAGE:	371 SF
TOTAL LIVABLE AREA	3,038 SF
TOTAL BUILDING AREA	3,814 SF
FAR EXEMPT (BASEMENT)	-1,356 SF
TOTAL BUILDING AREA INCLUDED IN FAR	2,458 SF

BUILDING AREA CALCULATION- LOT D/ HOUSE D (NE LOT)	
FIRST FLOOR - TOTAL	1,538 SF
LIVABLE:	941 SF
TWO CAR GARAGE:	417 SF
SECOND FLOOR - LIVABLE	1,026 SF
ROOF DECK FLOOR - LIVABLE (ELEVATOR SHAFT)	40 SF
BASEMENT - TOTAL	1,611 SF
LIVABLE:	1,358 SF
STORAGE:	253 SF
TOTAL LIVABLE AREA	3,365 SF
TOTAL BUILDING AREA	4,035 SF
FAR EXEMPT (BASEMENT)	-1,611 SF
TOTAL BUILDING AREA INCLUDED IN FAR	2,424 SF

**LEGEND**

- HATCH INDICATES PROPOSED LIVABLE AREA IN BASEMENT EXCLUDED FROM F.A.R.
  - HATCH INDICATES PROPOSED STORAGE IN BASEMENT EXCLUDED FROM F.A.R.
  - HATCH INDICATES PROPOSED LIVABLE AREA INCLUDED IN F.A.R.
  - HATCH INDICATES GARAGE AREA INCLUDED IN F.A.R.
- EXTERIOR OPEN SPACE PER SDMC 143.0365 (D) (1) MIN. 200 SF
- PRIVATE EXTERIOR SPACE PER SDMC 143.0365 (D) (2) AND SDMC 131.0455, MIN. 60SF
- HOUSE  
 A: 529 SF C: 375 SF  
 B: 542 SF D: 548 SF
- HOUSE  
 A: 568 SF C: 633 SF  
 B: 341 SF D: 321 SF

**NOTES**

ALL DIMENSIONS SHOWN ON THE FAR DIAGRAM ARE MEASURED TO THE EXTERIOR WALL SURFACES.

**PROJECT NUMBER**

#663879

**PHASE PLANNING DOCUMENTS**

DATE

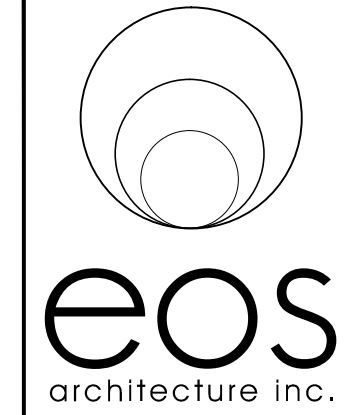
2020-03-11

**JOB NO.**

19-11

**F.A.R. DIAGRAM**

**A2.0**



7542 FAY AVENUE  
LA JOLLA, CA 92037  
PH: 858.459.0575  
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JENNIFER BOLYN  
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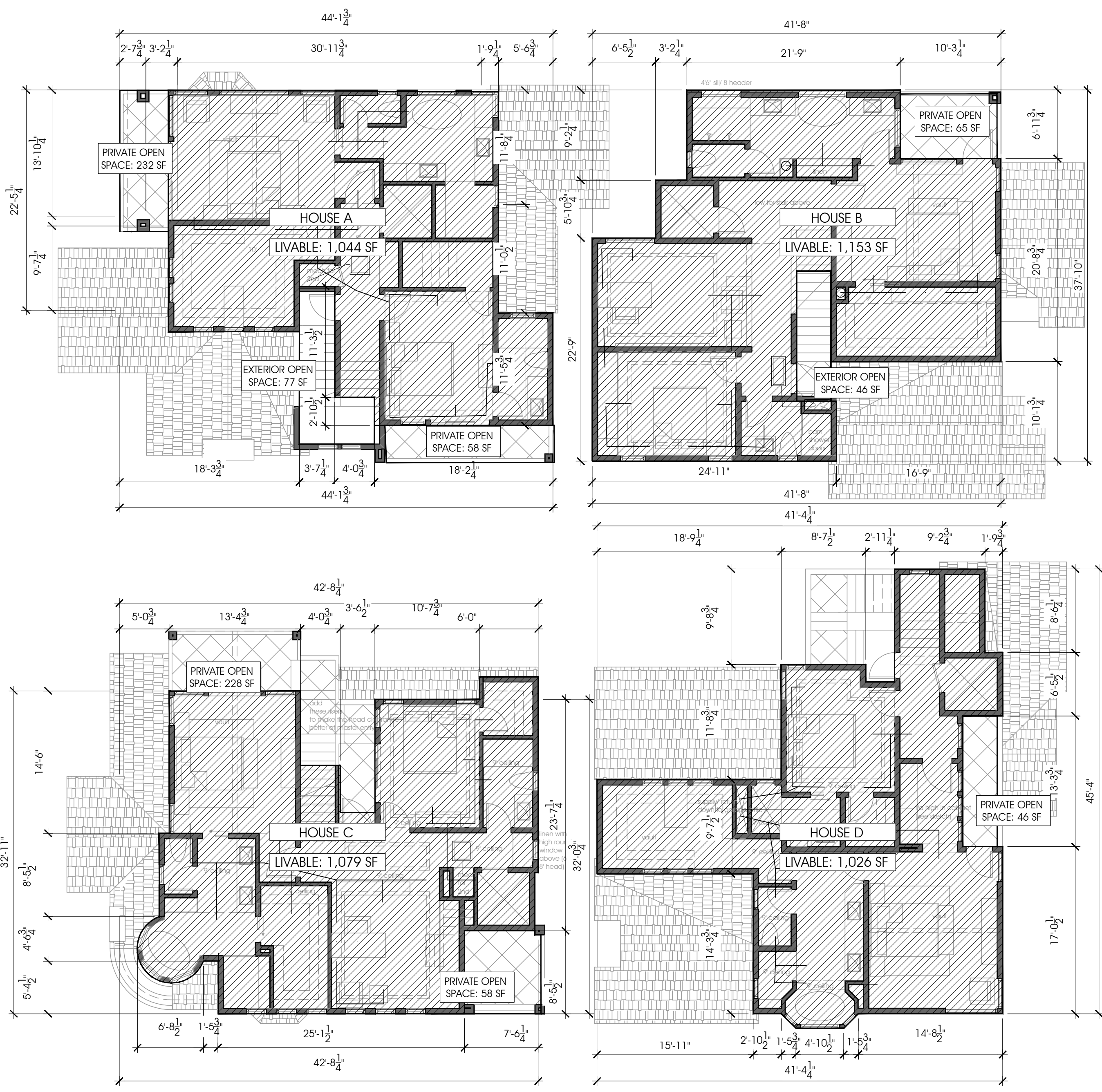
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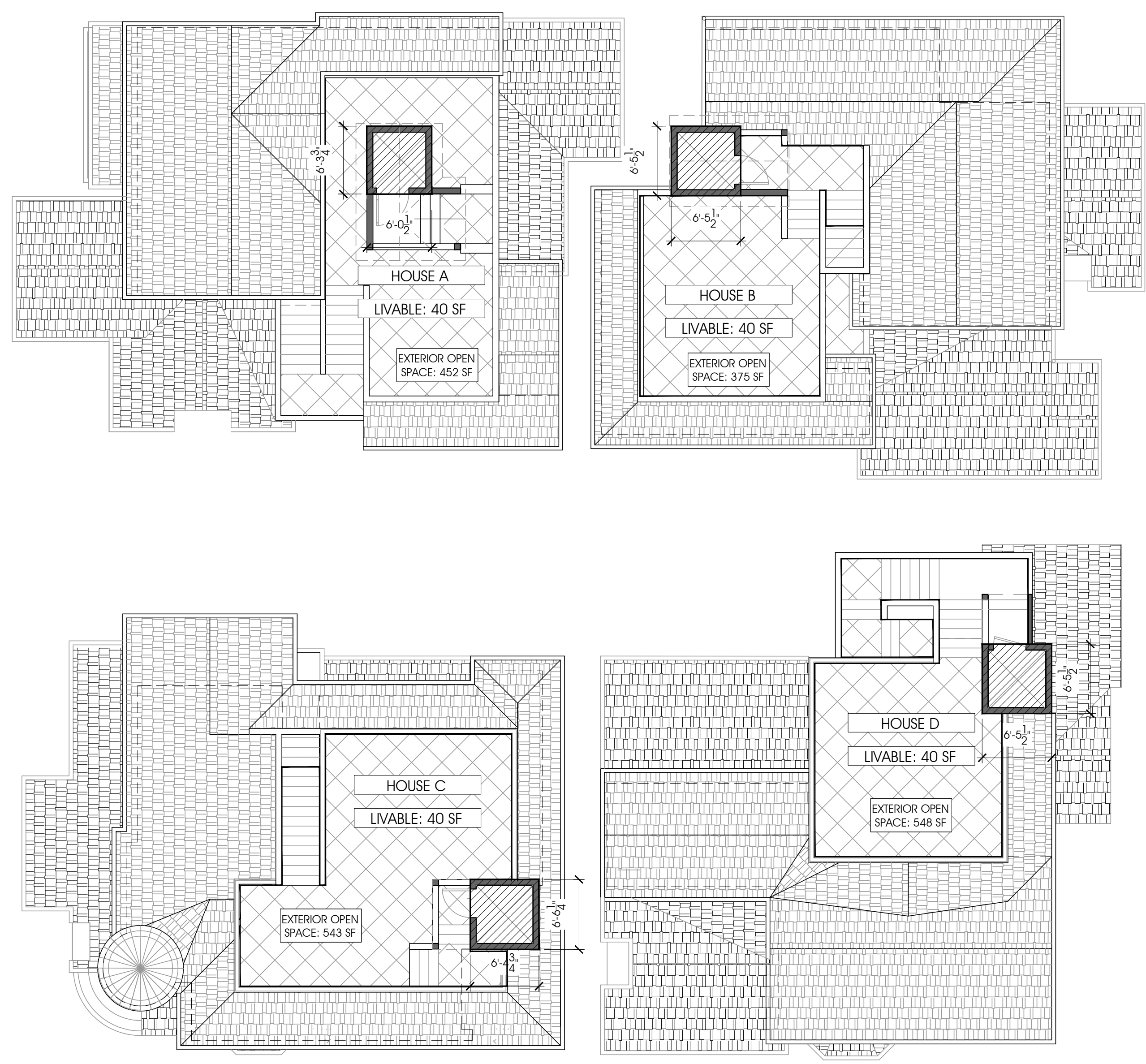
F.A.R.  
DIAGRAM

A2.1



SECOND FLOOR F.A.R. DIAGRAM

SCALE: 1/8" = 1'-0"



ROOF TOP F.A.R. DIAGRAM

SCALE: 1/8" = 1'-0"

PROJECT INFORMATION

**SCOPE OF WORK:** DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE. SUBDIVISION OF EXISTING 13,227 SF LOT INTO FOUR SINGLE LOTS AS A PART OF A SMALL LOT SUBDIVISION. CONSTRUCTION OF FOUR SINGLE FAMILY RESIDENCES AS FOLLOWS:  
 LOT A: NEW 4,120 SF TWO STORY SINGLE FAMILY RESIDENCE OVER A FULL BASEMENT, TWO CAR GARAGE, ASSOCIATED RETAINING WALLS, FENCING, LANDSCAPE AND HARDSCAPE.  
 LOT B: NEW 4,074 SF TWO STORY SINGLE FAMILY RESIDENCE OVER A FULL BASEMENT, TWO CAR GARAGE, ASSOCIATED RETAINING WALLS, FENCING, LANDSCAPE AND HARDSCAPE.  
 LOT C: NEW 3,814 SF TWO STORY SINGLE FAMILY RESIDENCE OVER A FULL BASEMENT, TWO CAR GARAGE, ASSOCIATED RETAINING WALLS, FENCING, LANDSCAPE AND HARDSCAPE.  
 LOT D: NEW 4,035 SF TWO STORY SINGLE FAMILY RESIDENCE OVER A FULL BASEMENT, TWO CAR GARAGE, ASSOCIATED RETAINING WALLS, FENCING, LANDSCAPE AND HARDSCAPE.

**LEGAL:** PARCEL A: ALL THAT PORTION OF LOTS 22 AND 24 IN BLOCK 6 OF FIRST ADDITION TO SOUTH LA JOLLA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 891, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 31, 1903, LYING EASTERLY OF A LINE THAT IS PARALLEL TO AND DISTANT 55 FEET EASTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOT 22; ALSO THAT PORTION OF THE NORTHERLY 10 FEET OF WESTBOURNE STREET ADJOINING SAID LOT ON THE SOUTH AS CLOSED TO PUBLIC USE.  
 PARCEL B: ALL THAT PORTION OF LOTS 22 AND 24 IN BLOCK 6 OF FIRST ADDITION TO SOUTH LA JOLLA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 891, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 31, 1903, LYING WESTERLY OF A LINE THAT IS PARALLEL TO AND DISTANT 55 FEET EASTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOT 22; ALSO THAT PORTION OF THE NORTHERLY 10 FEET OF WESTBOURNE STREET ADJOINING SAID LOT ON THE SOUTH AS CLOSED TO PUBLIC USE.

**A.P.N.:** PARCEL A - APN: 351-232-17-00  
 PARCEL B - APN: 351-232-18-00

**EXISTING USE:** SINGLE FAMILY RESIDENCE  
 YEAR BUILT: 1951

**PROPOSED USE:** (4) SINGLE FAMILY RESIDENCES

**ZONE:** RM-1-1

**ZONE OVERLAY:** TRANSIT AREA OVERLAY, RESIDENTIAL TANDEM/PARFAN OVERLAY, TRANSIT PRIORITY, BEACH PARKING IMPACT AND COASTAL HEIGHT LIMIT

**OCCUPANCY:** R-3

**CONSTRUCTION TYPE:** VB-SPRINKLEREDBPER CFC SECTION 903.2.1.1. INSTALLED PER NFPA 13D

**GEO HAZARD:** CATEGORY 52

**PROPOSED GRADING:** PER CIVIL DRAWINGS

**GROSS LOT SIZE:** 13,227 SF EXISTING, TO BE SUBDIVIDED INTO FOUR LEGAL LOTS (3,000 SF MIN PER UNDERLYING BASE ZONE RM-1-1)  
 LOT A (SW LOT) - 3,486 SF  
 LOT B (NW LOT) - 3,230 SF  
 LOT C (SE LOT) - 3,278 SF  
 LOT D (NE LOT) - 3,233 SF  
 TOTAL PROJECT AREA: 13,227 X .75 = 9,920.25 SF MAX

**HEIGHT LIMIT:** 30'-0"/30'-0" PROP 'D' HEIGHT LIMIT

**ALLOWABLE FAR:** 0.75 MAXIMUM, PER BASE ZONE RM-1-1  
 LOT A/ HOUSE A (SW LOT) - 3,486 SF LOT X .75 = 2,614.5 SF MAX  
 LOT B/ HOUSE B (NW LOT) - 3,230 SF LOT X .75 = 2,422.5 SF MAX  
 LOT C/ HOUSE C (SE LOT) - 3,278 SF LOT X .75 = 2,458.5 SF MAX  
 LOT D/ HOUSE D (NE LOT) - 3,233 SF LOT X .75 = 2,424.75 SF MAX  
 TOTAL PROJECT AREA: 13,227 X .75 = 9,920.25 SF MAX

**PROPOSED FAR:** LOT A/ HOUSE A (SW LOT) 2,613 SF  
 LOT B/ HOUSE B (NW LOT) 2,422 SF  
 LOT C/ HOUSE C (SE LOT) 2,458 SF  
 LOT D/ HOUSE D (NE LOT) 2,424 SF  
 TOTAL FAR: 9,917 SF

**GOVERNING CODES:** 2016 CA BUILDING STANDARD CODE  
 2016 CA RESIDENTIAL CODE  
 2016 CA GREEN BUILDING CODE  
 2016 CA ELECTRICAL CODE  
 2016 CA MECHANICAL CODE  
 2016 CA PLUMBING CODE

AREA INFORMATION

**BUILDING AREA CALCULATION- LOT A/ HOUSE A (SW LOT)**

FIRST FLOOR - TOTAL	1,529 SF
LIVABLE	1,113 SF
TWO CAR GARAGE	416 SF
SECOND FLOOR - LIVABLE	1,044 SF
ROOF DECK FLOOR - LIVABLE (ELEVATOR SHAFT)	40 SF
BASEMENT - TOTAL	1,507 SF
LIVABLE	1,142 SF
STORAGE	365 SF
TOTAL LIVABLE AREA	3,339 SF
TOTAL BUILDING AREA	4,120 SF
FAR EXEMPT (BASEMENT)	-1,507 SF
TOTAL BUILDING AREA INCLUDED IN FAR	2,613 SF

**BUILDING AREA CALCULATION- LOT B/ HOUSE B (NW LOT)**

FIRST FLOOR - TOTAL	1,229 SF
LIVABLE	782 SF
TWO CAR GARAGE	447 SF
SECOND FLOOR - LIVABLE	1,153 SF
ROOF DECK FLOOR - LIVABLE (ELEVATOR SHAFT)	40 SF
BASEMENT - TOTAL	1,652 SF
LIVABLE	1,244 SF
STORAGE	408 SF
TOTAL LIVABLE AREA	3,219 SF
TOTAL BUILDING AREA	4,074 SF
FAR EXEMPT (BASEMENT)	-1,652 SF
TOTAL BUILDING AREA INCLUDED IN FAR	2,422 SF

**BUILDING AREA CALCULATION- LOT C/ HOUSE C (SE LOT)**

FIRST FLOOR - TOTAL	1,339 SF
LIVABLE	926 SF
TWO CAR GARAGE	413 SF
SECOND FLOOR - LIVABLE	1,079 SF
ROOF DECK FLOOR - LIVABLE (ELEVATOR SHAFT)	40 SF
BASEMENT - TOTAL	1,356 SF
LIVABLE	985 SF
STORAGE	371 SF
TOTAL LIVABLE AREA	3,038 SF
TOTAL BUILDING AREA	3,814 SF
FAR EXEMPT (BASEMENT)	-1,356 SF
TOTAL BUILDING AREA INCLUDED IN FAR	2,458 SF

**BUILDING AREA CALCULATION- LOT D/ HOUSE D (NE LOT)**

FIRST FLOOR - TOTAL	1,538 SF
LIVABLE	941 SF
TWO CAR GARAGE	417 SF
SECOND FLOOR - LIVABLE	1,026 SF
ROOF DECK FLOOR - LIVABLE (ELEVATOR SHAFT)	40 SF
BASEMENT - TOTAL	1,611 SF
LIVABLE	1,358 SF
STORAGE	253 SF
TOTAL LIVABLE AREA	3,365 SF
TOTAL BUILDING AREA	4,035 SF
FAR EXEMPT (BASEMENT)	-1,611 SF
TOTAL BUILDING AREA INCLUDED IN FAR	2,424 SF

LEGEND

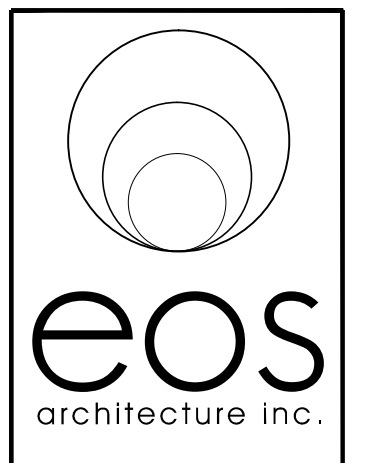
	HATCH INDICATES PROPOSED LIVABLE AREA IN BASEMENT EXCLUDED FROM F.A.R.
	HATCH INDICATES PROPOSED STORAGE IN BASEMENT EXCLUDED FROM F.A.R.
	HATCH INDICATES PROPOSED LIVABLE AREA INCLUDED IN F.A.R.
	HATCH INDICATES GARAGE AREA INCLUDED IN F.A.R.

EXTERIOR OPEN SPACE PER SDMC 143.0365 (D) (1) MIN. 200 SF	PRIVATE EXTERIOR SPACE PER SDMC 143.0365 (D) (2) MIN. 60SF
HOUSE A: 529 SF C: 375 SF B: 541 SF D: 548 SF	HOUSE A: 568 SF C: 633 SF B: 341 SF D: 321 SF

NOTES

ALL DIMENSIONS SHOWN ON THE FAR DIAGRAM ARE MEASURED TO THE EXTERIOR WALL SURFACES.

KEYNOTES	
1	EXISTING PROPERTY LINE, TYP.
2	PROPOSED PROPERTY LINE, TYP.
3	SETBACK LINE, TYP.
4	LINE OF BUILDING BELOW
5	CHIMNEY
6	DECK
7	SHINGLE ROOF
8	PARAPET WALL
9	42" HIGH GUARDRAIL
10	ROOF ENCROACHMENT PER SDMC 131.0461
11	4 1/2" HALF ROUND METAL GUTTER



7542 FAY AVENUE  
LA JOLLA, CA 92037  
PH: 858.459.0575  
EMAIL: eos@eosarc.com

JENNIFER BOLYN  
ARCHITECT

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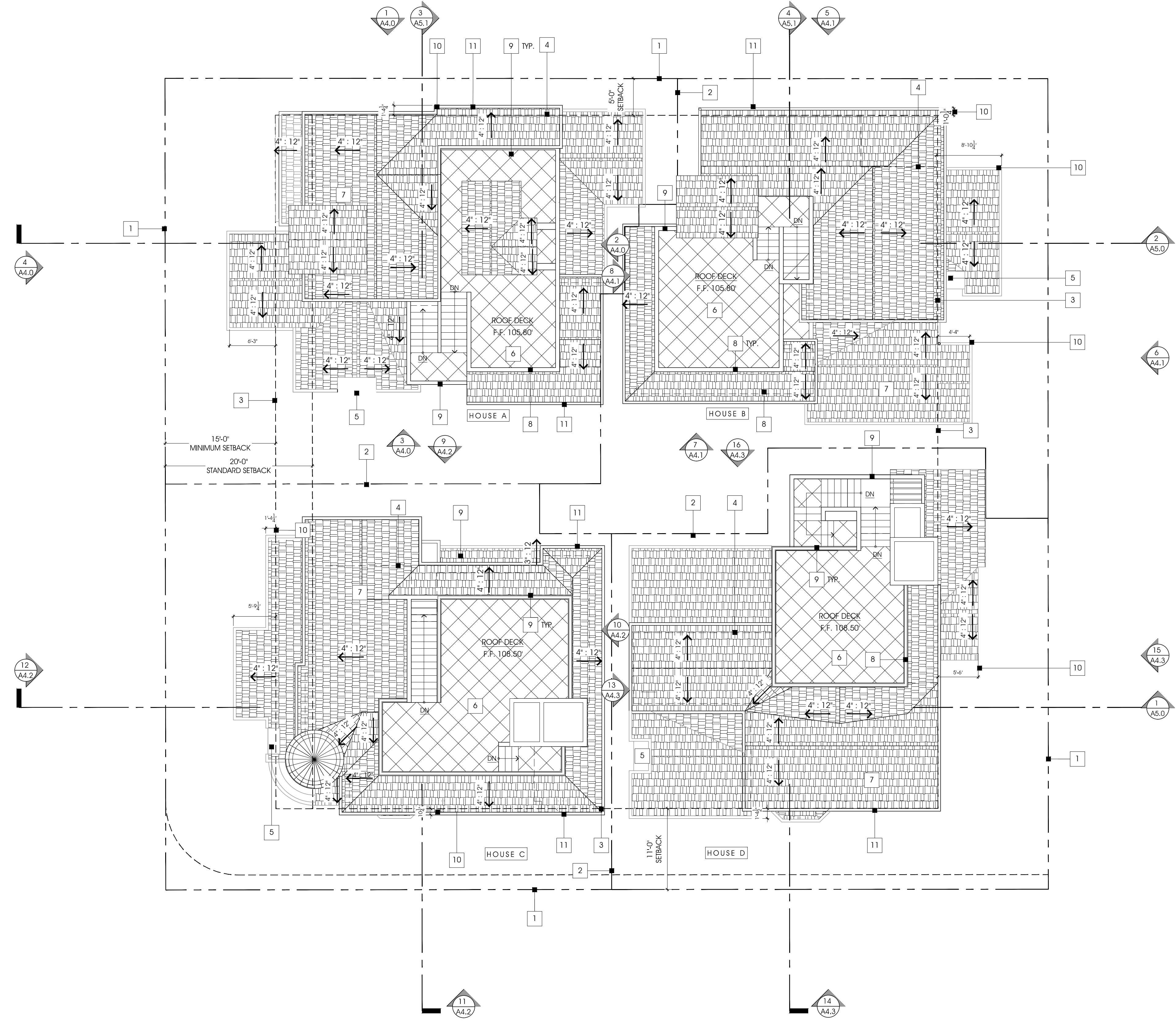
WESTBOURNE SMALL LOT SUBDIVISION  
460-462 WESTBOURNE ST  
LA JOLLA, CA 92037

REVISIONS
2020.04.15 COMPLETENESS CHECK
2020.06.18 CDPS/DP/TM FIRST REVIEW
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PHASE
PLANNING DOCUMENTS
DATE
2020-03-11
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19-11

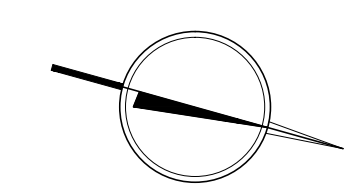
ROOF PLAN

A3.0



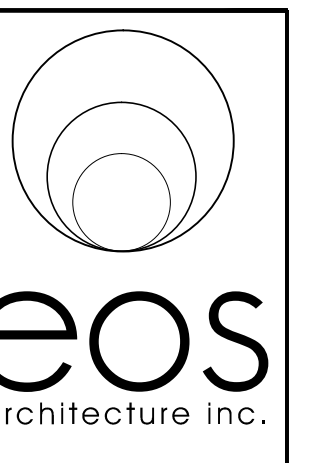
ROOF PLAN

SCALE: 1/8" = 1'-0"



### KEYNOTES

- 1 PROPERTY LINE, TYP.
- 2 SETBACK LINE, TYP.
- 3 30' PLUMB HEIGHT LIMIT FROM EXISTING/PROPOSED GRADE
- 4 45 DEGREE ANGLED BUILDING SETBACK
- 5 ALLOWABLE ROOF PROJECTION IN ANGLED BUILDING SETBACK
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DOCUMENTS

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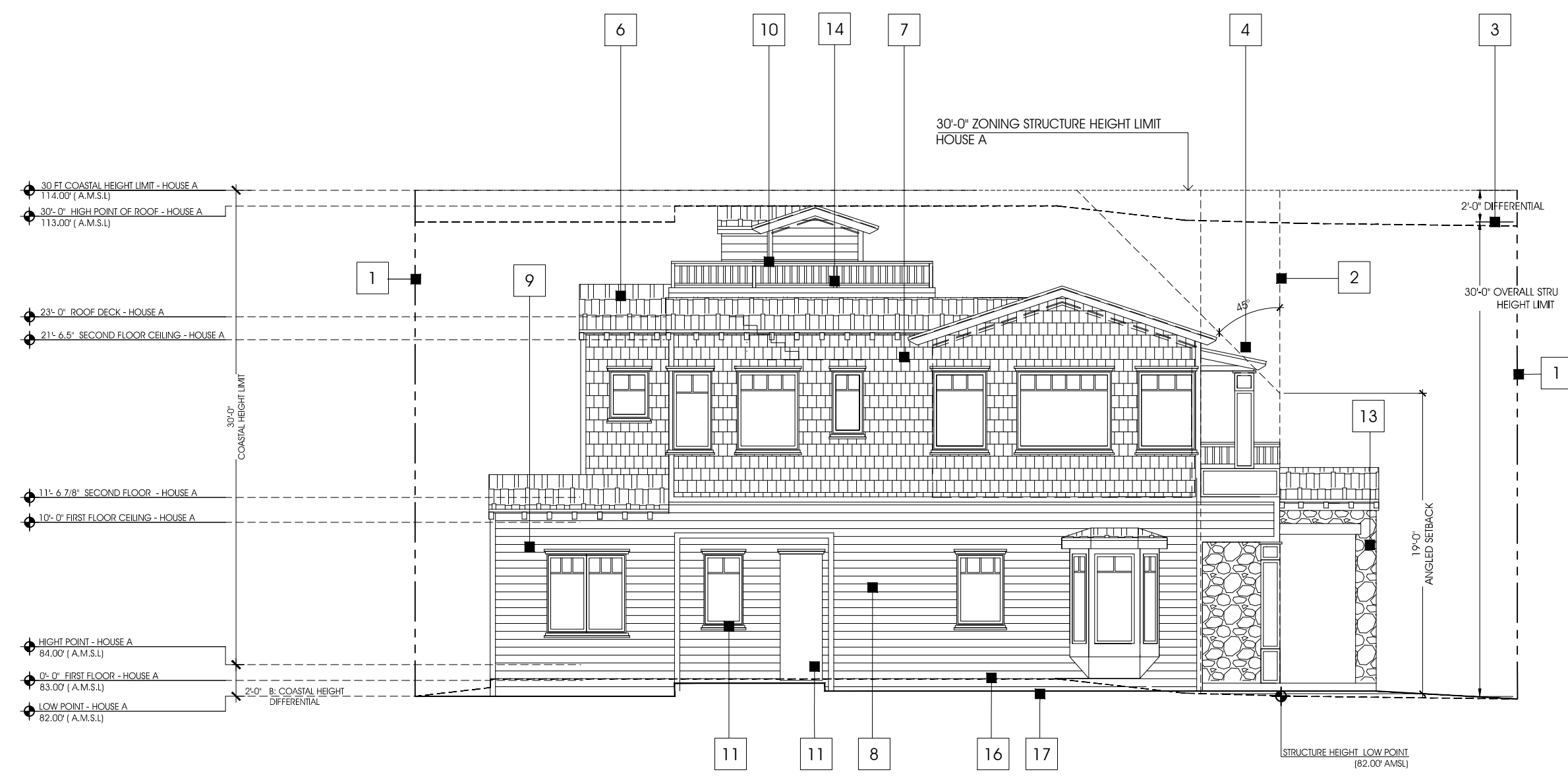
2020-03-11

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19-11

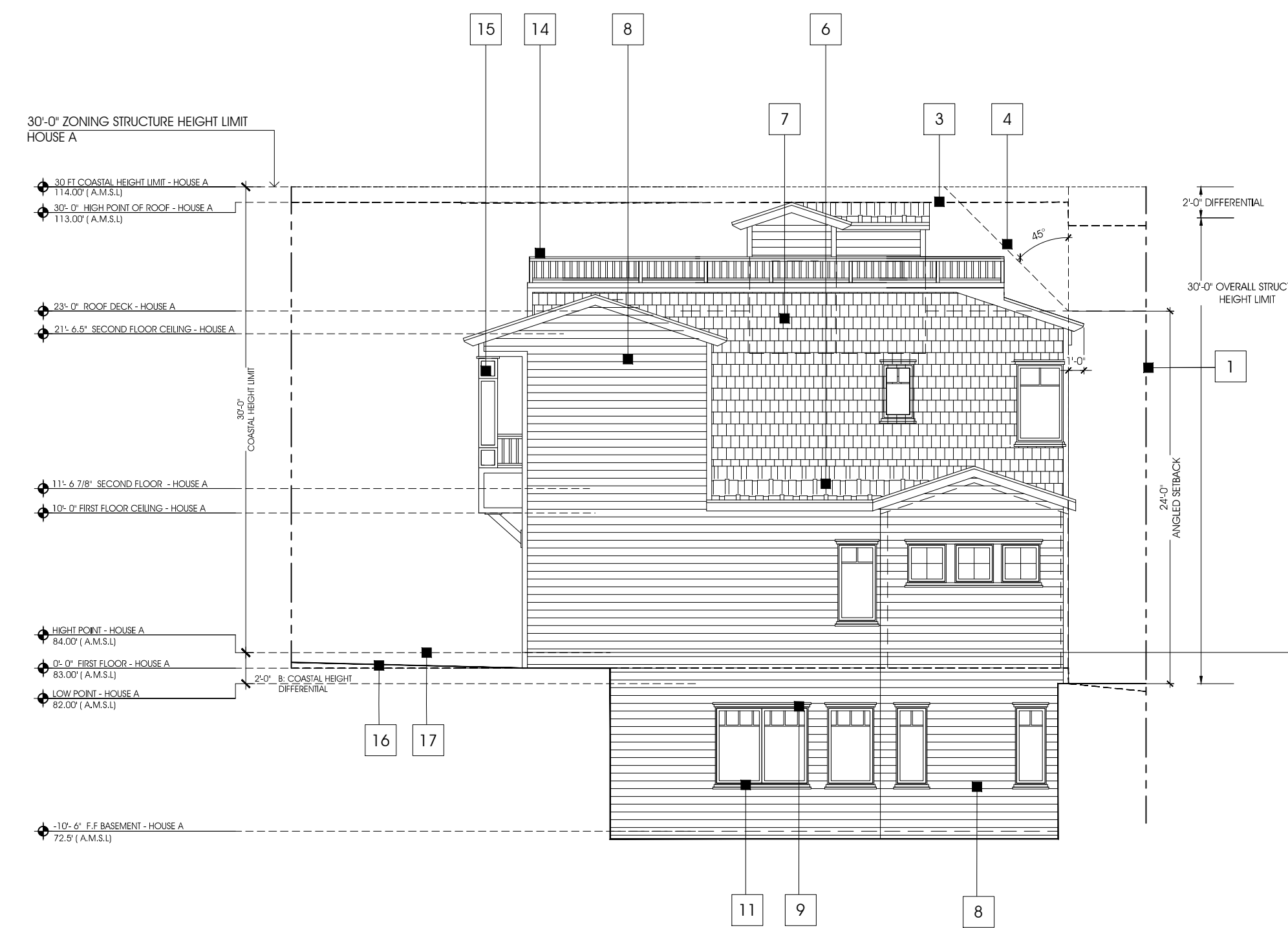
EXTERIOR  
ELEVATIONS  
HOUSE A

A4.0



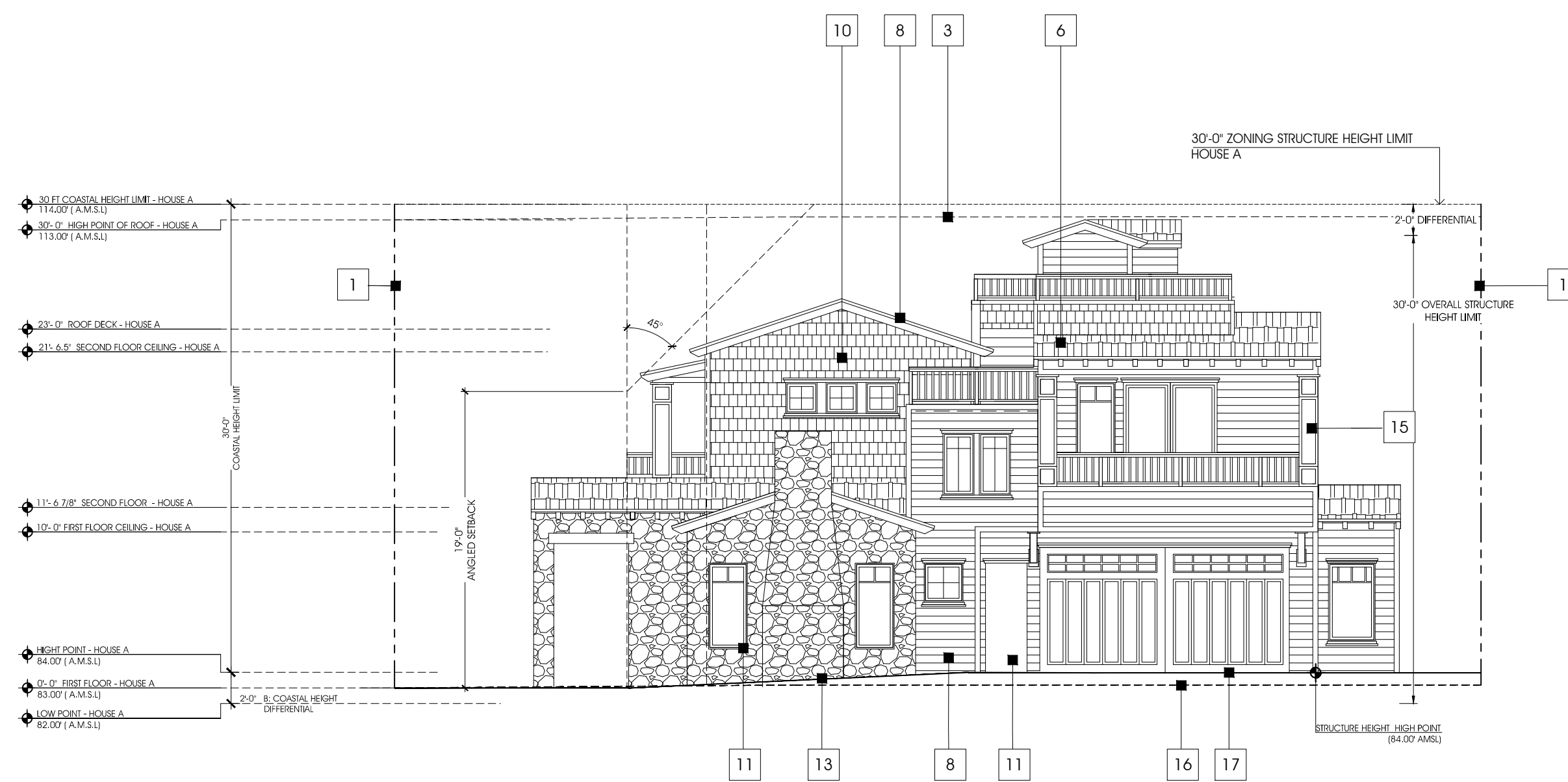
1 - HOUSE A - WEST ELEVATION

SCALE: 1/8" = 1'-0"



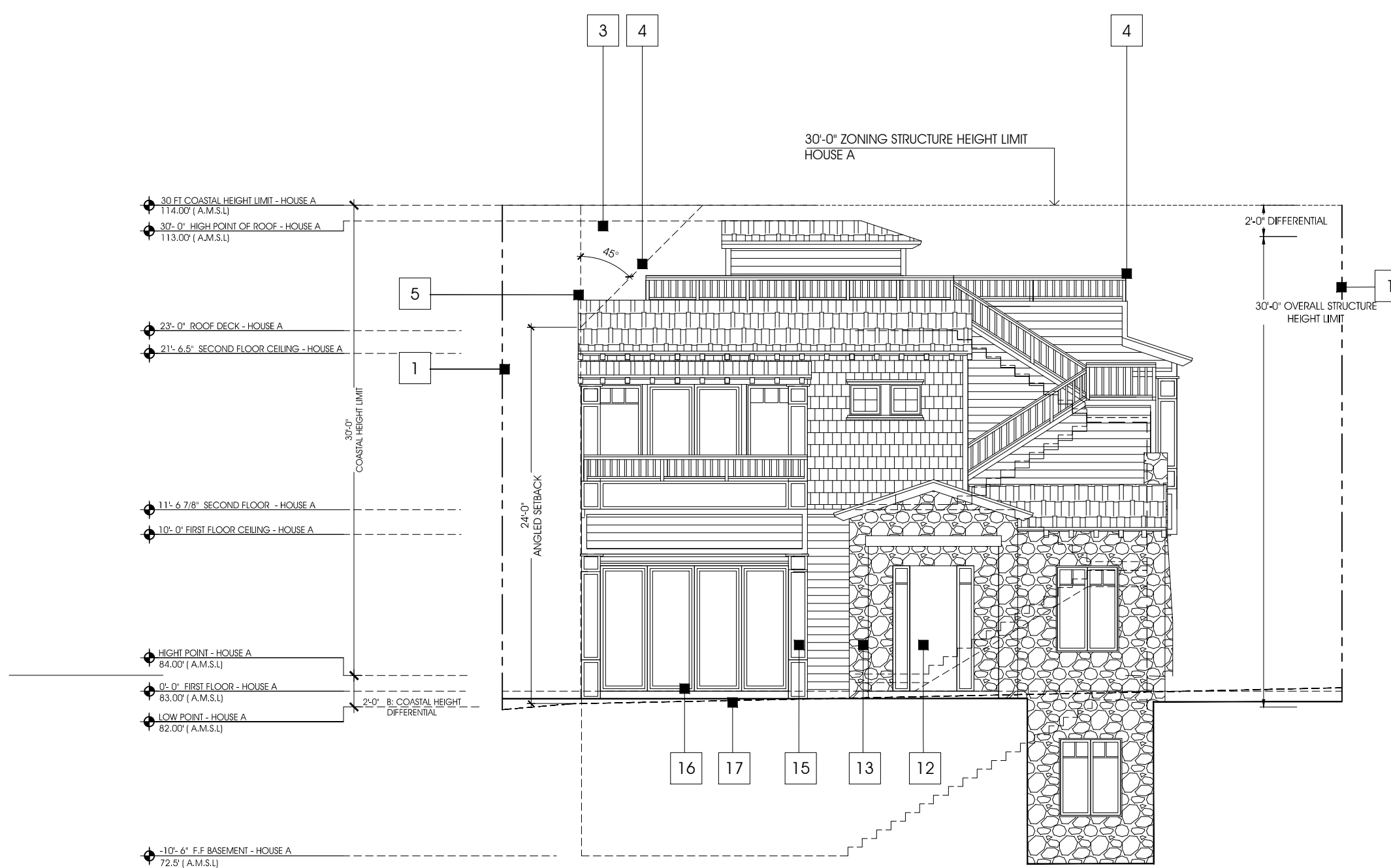
2 - HOUSE A - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



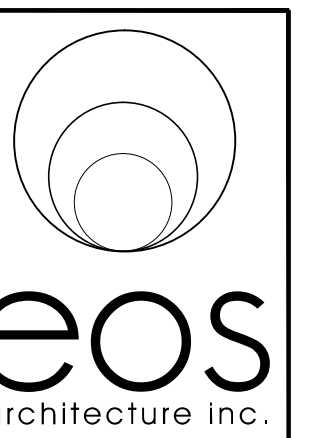
3 - HOUSE A - EAST ELEVATION

SCALE: 1/8" = 1'-0"



4 - HOUSE A - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



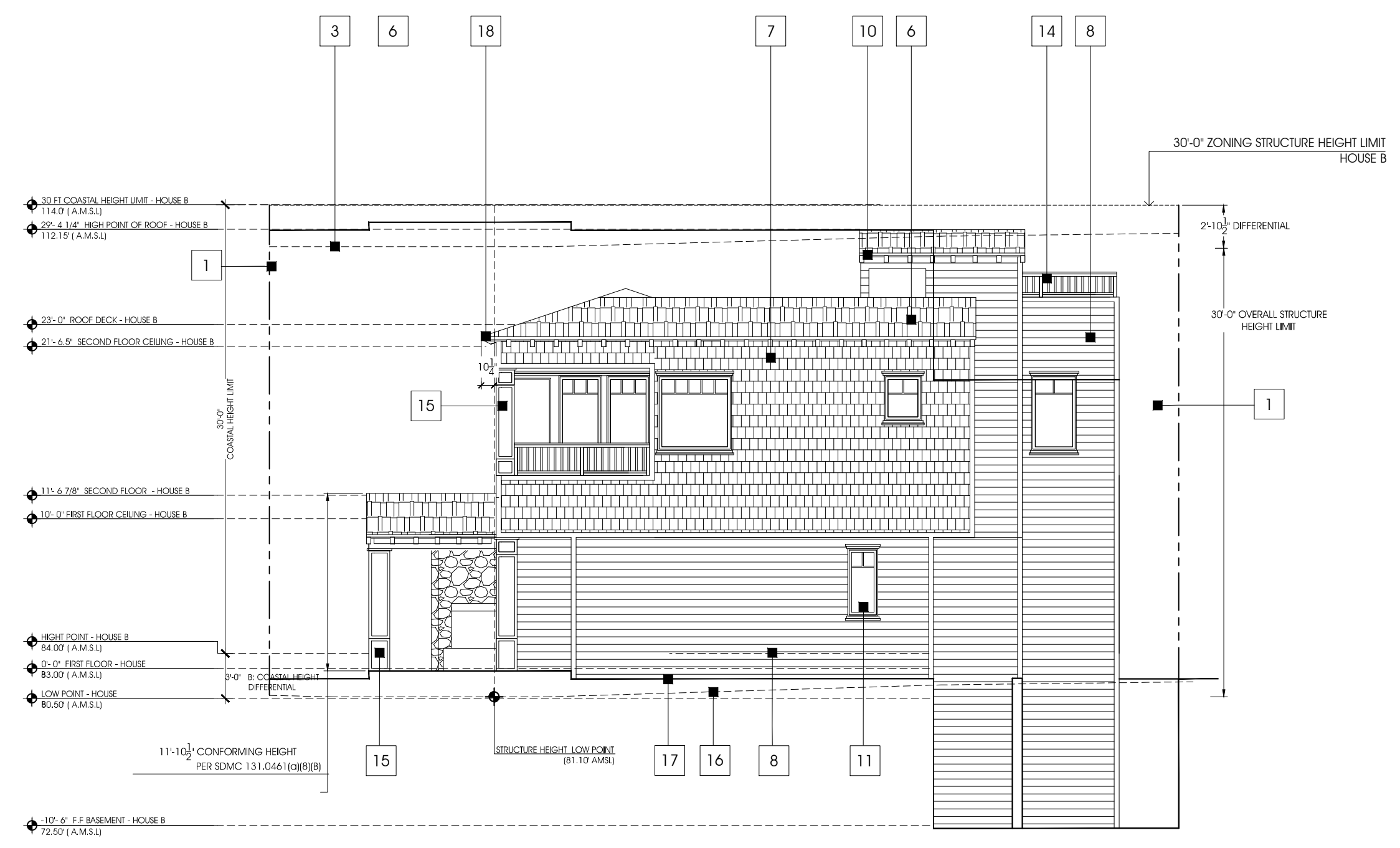
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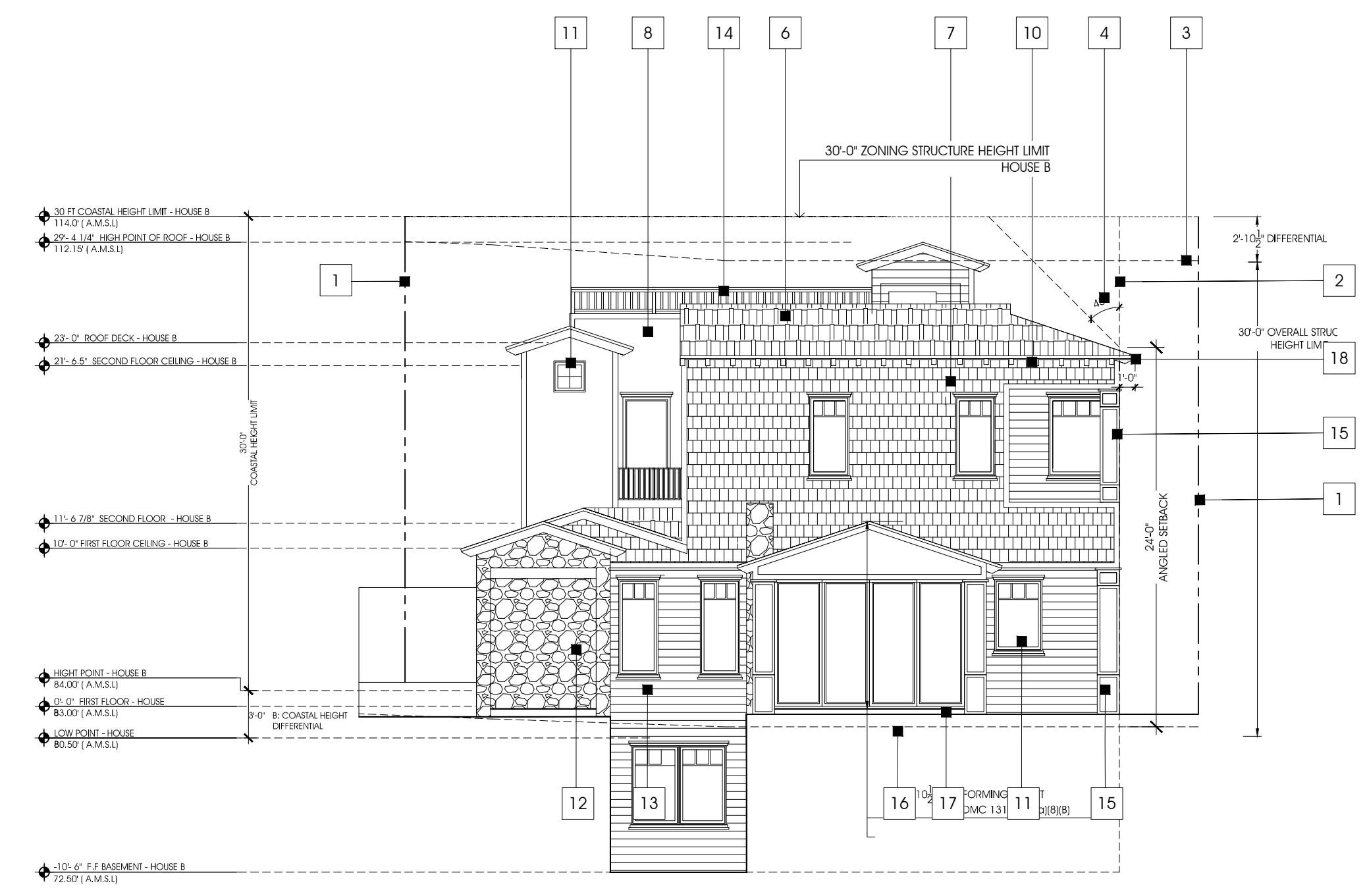
### KEYNOTES

- 1 PROPERTY LINE, TYP.
- 2 SETBACK LINE, TYP.
- 3 30' PLUMB HEIGHT LIMIT FROM EXISTING/PROPOSED GRADE
- 4 45 DEGREE ANGLED BUILDING SETBACK
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- 19 ARCHITECTURAL ENCROACHMENT PER SDMC 131.0461



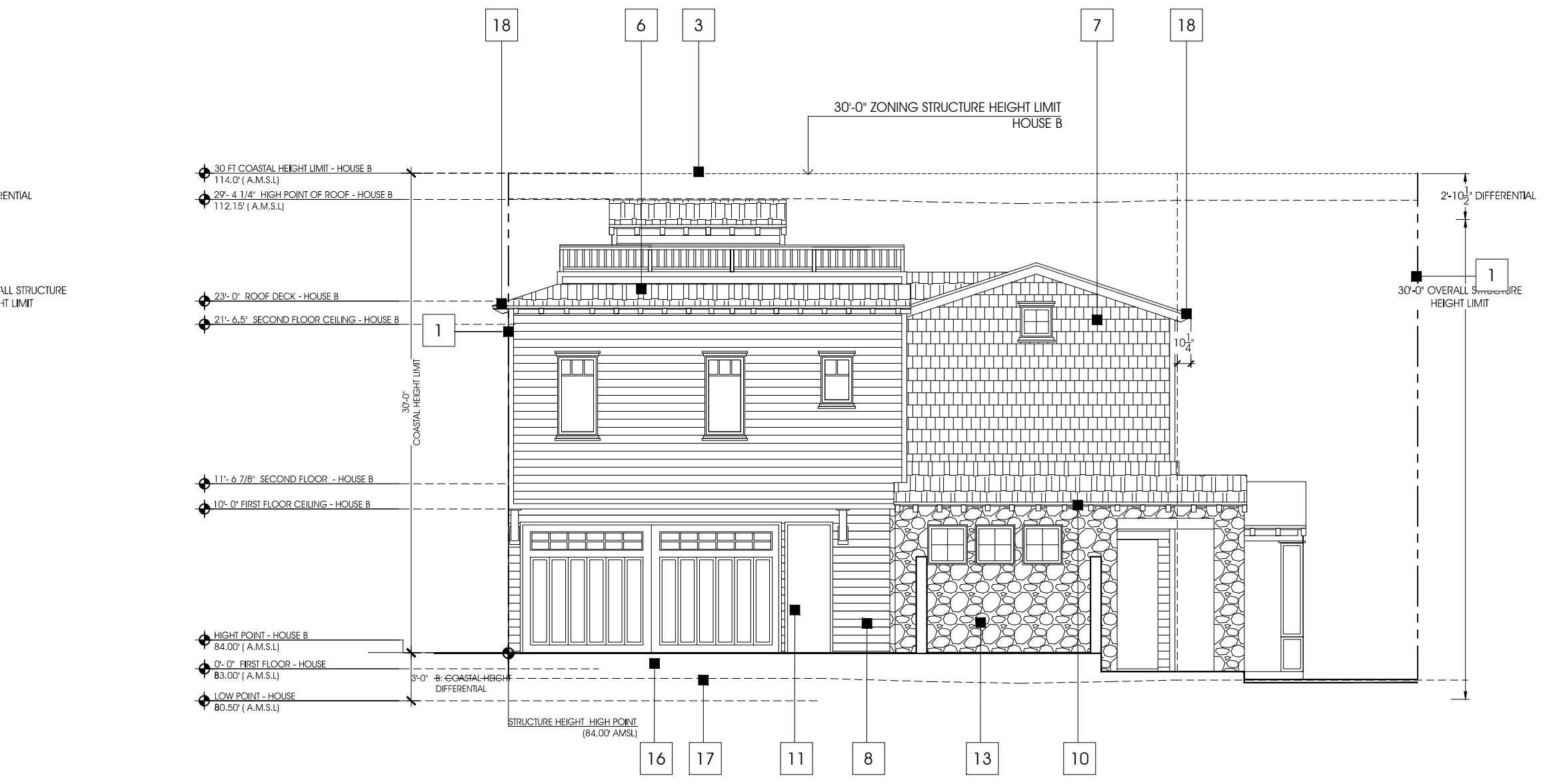
5 - HOUSE B - WEST ELEVATION

SCALE: 1/8" = 1'-0"



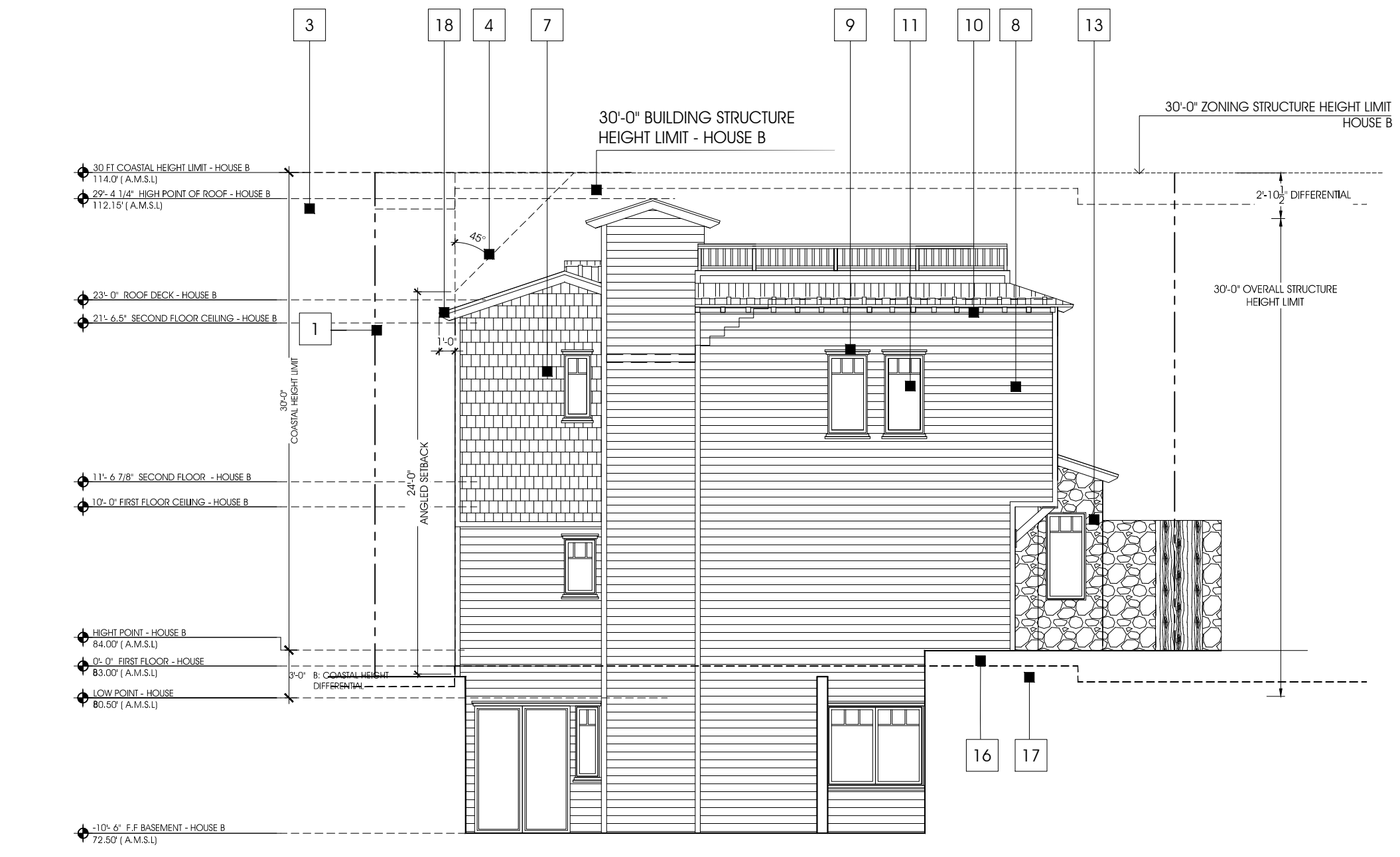
6 - HOUSE B - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



7 - HOUSE B - EAST ELEVATION

SCALE: 1/8" = 1'-0"



8 - HOUSE B - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

WESTBOURNE SMALL LOT SUBDIVISION  
460-462 WESTBOURNE ST  
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DOCUMENTS

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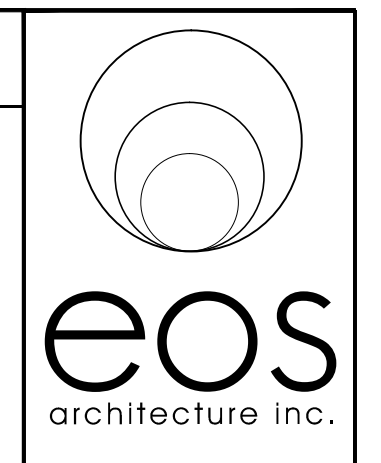
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EXTERIOR  
ELEVATIONS  
HOUSE B

A4.1



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PH: 858.459.0575  
EMAIL: eos@eosarc.com

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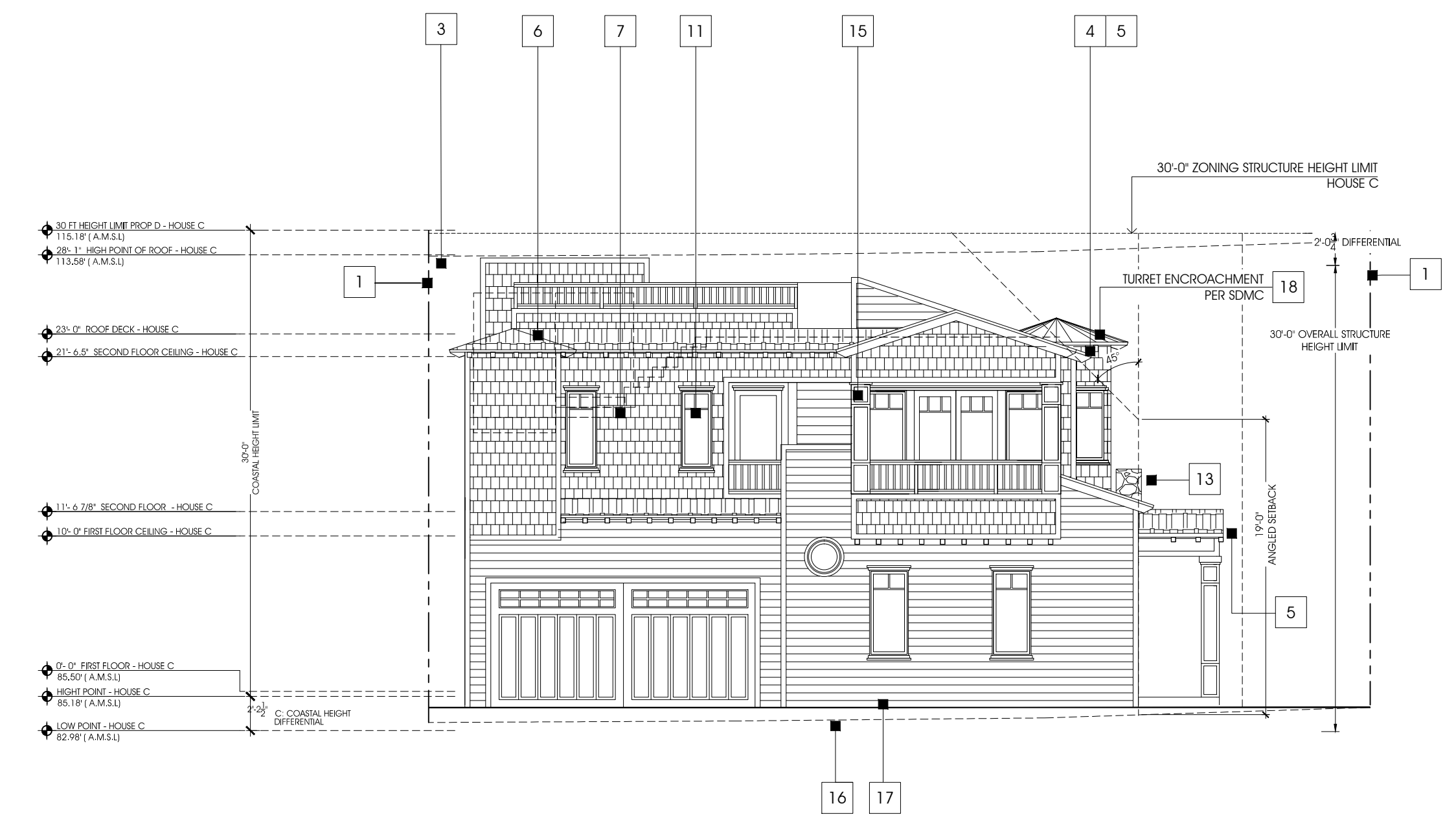
EXTERIOR  
ELEVATIONS  
HOUSE C

A4.2

SHEET 17 OF 31

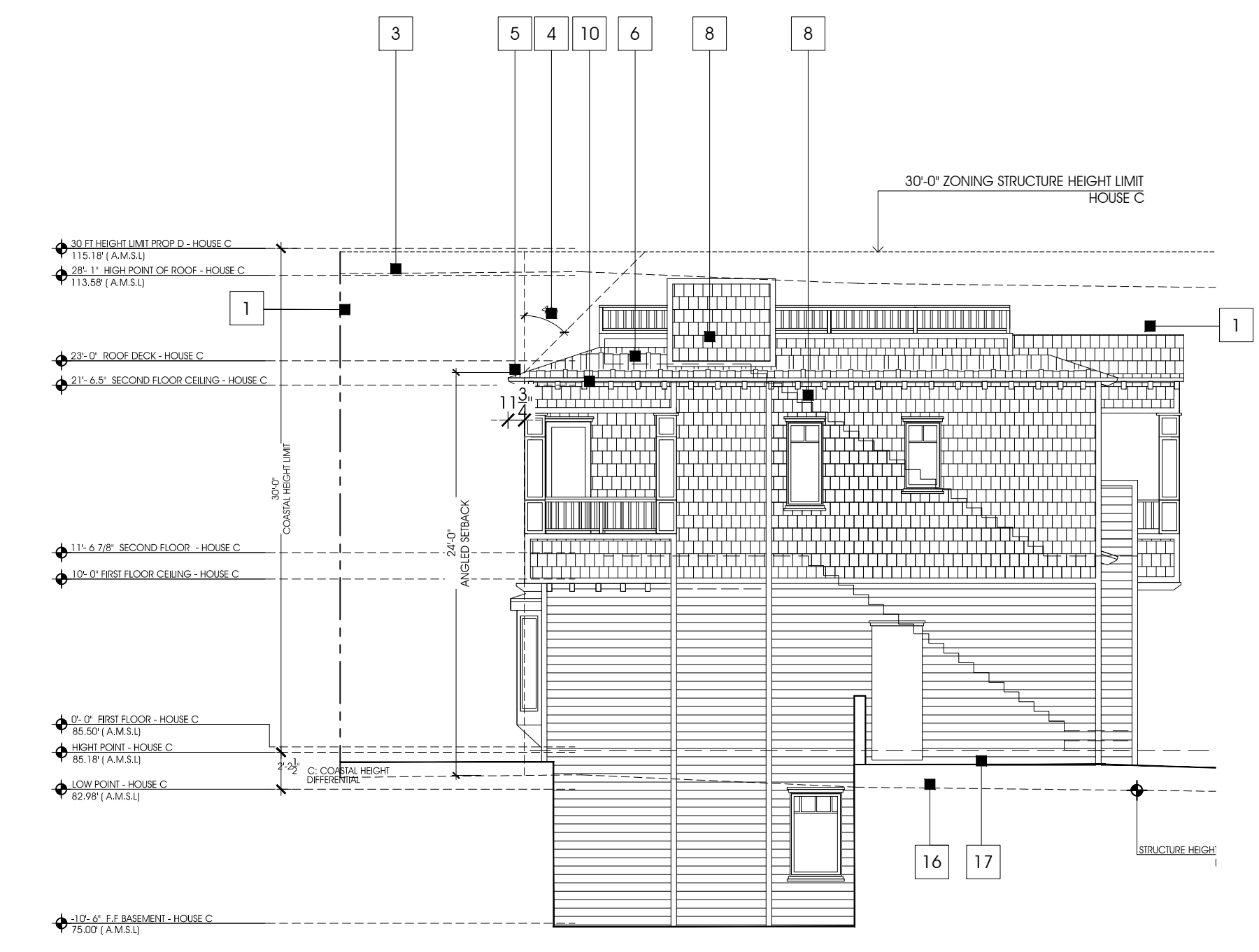
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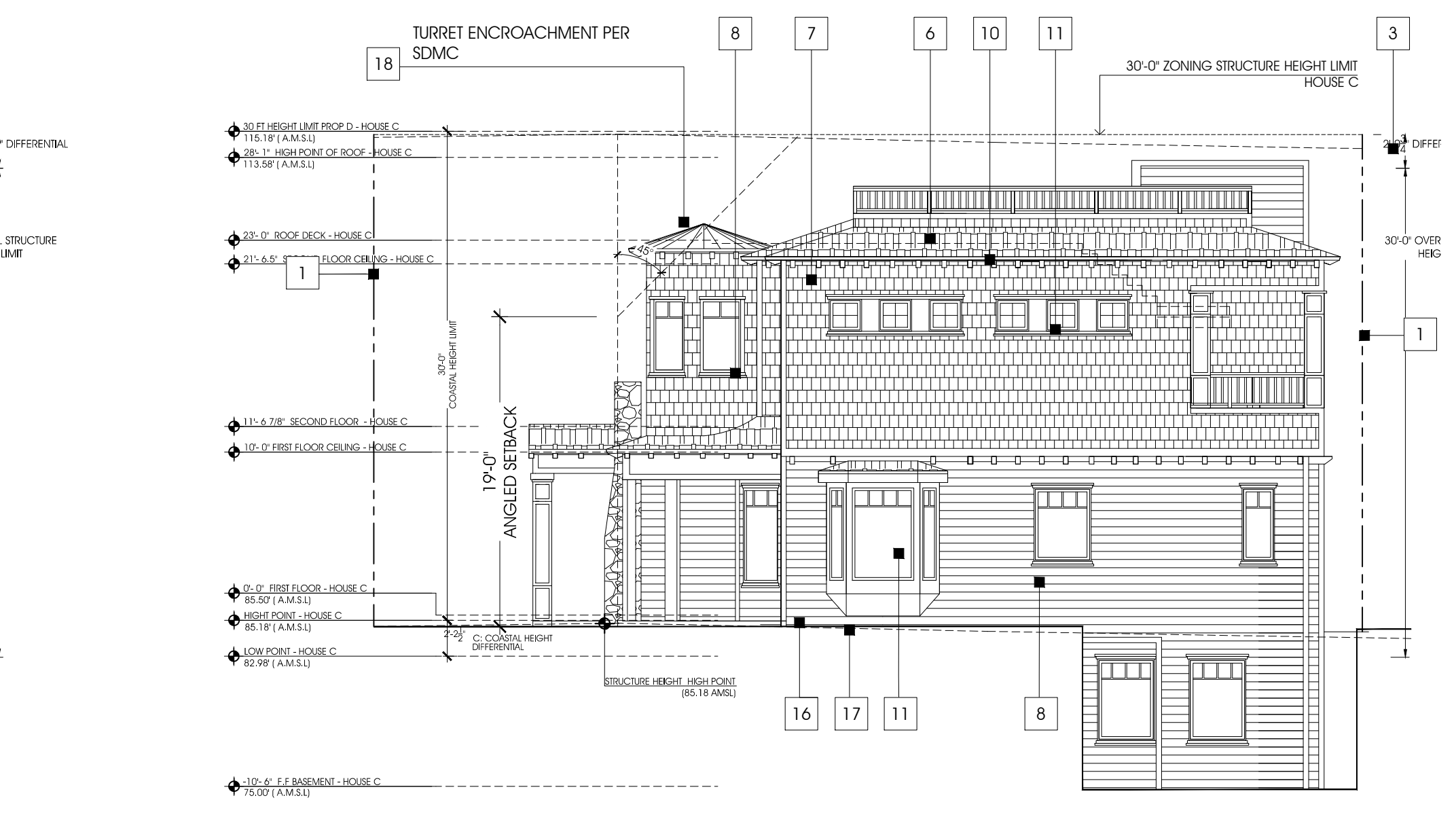
9 - HOUSE C - WEST ELEVATION

SCALE: 1/8" = 1'-0"



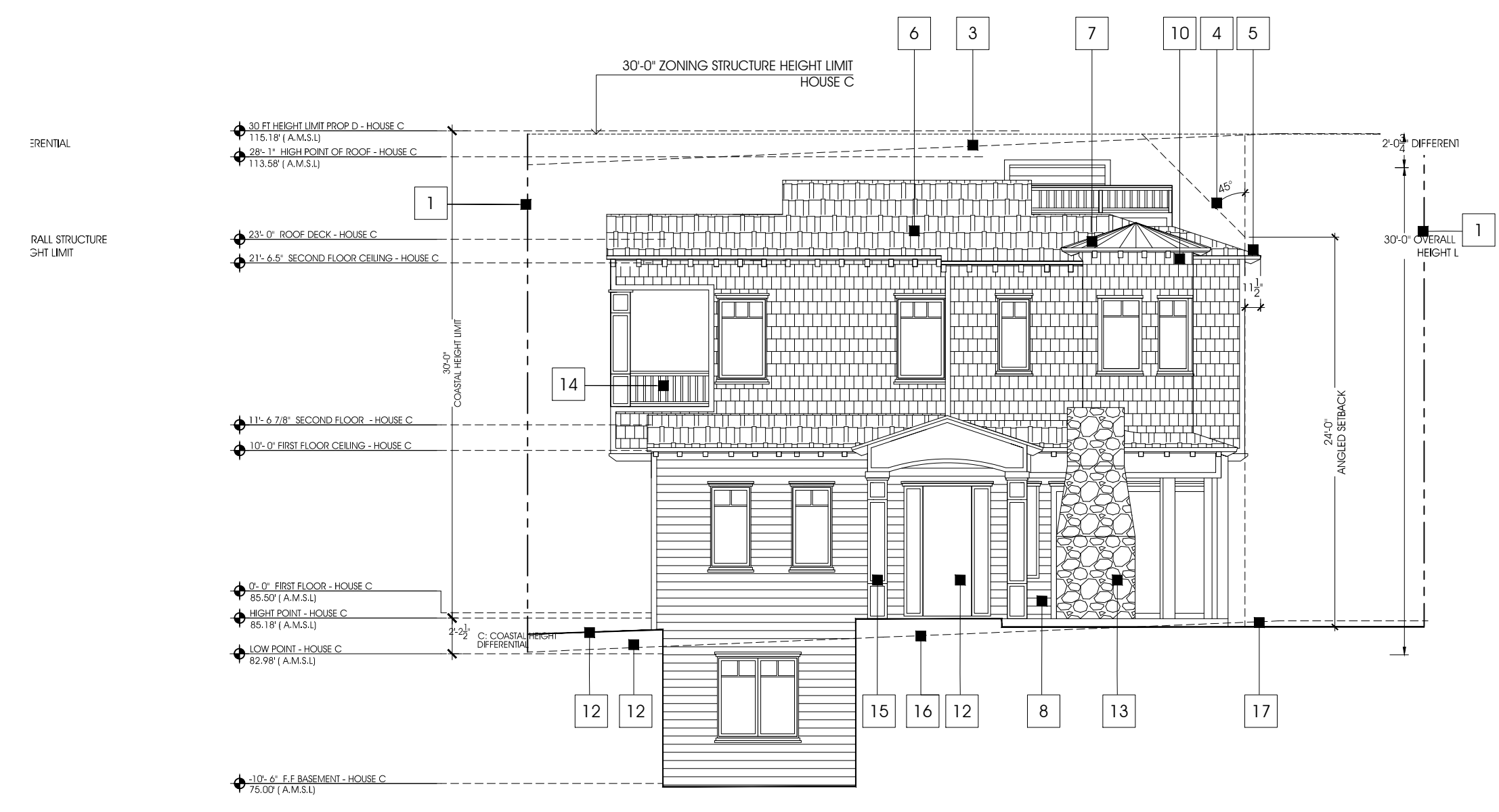
10 - HOUSE C - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



11 - HOUSE C - EAST ELEVATION

SCALE: 1/8" = 1'-0"

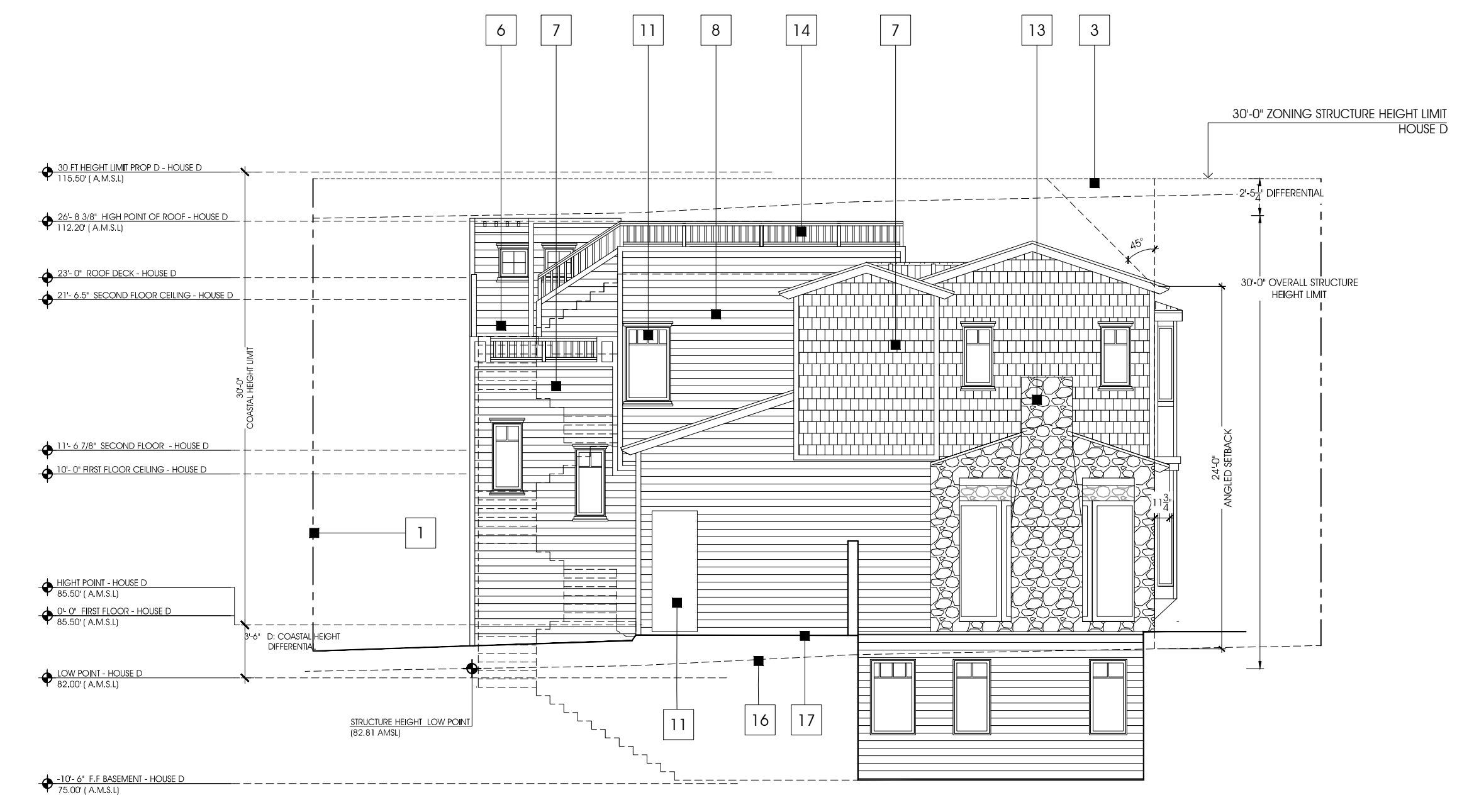


12 - HOUSE C - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

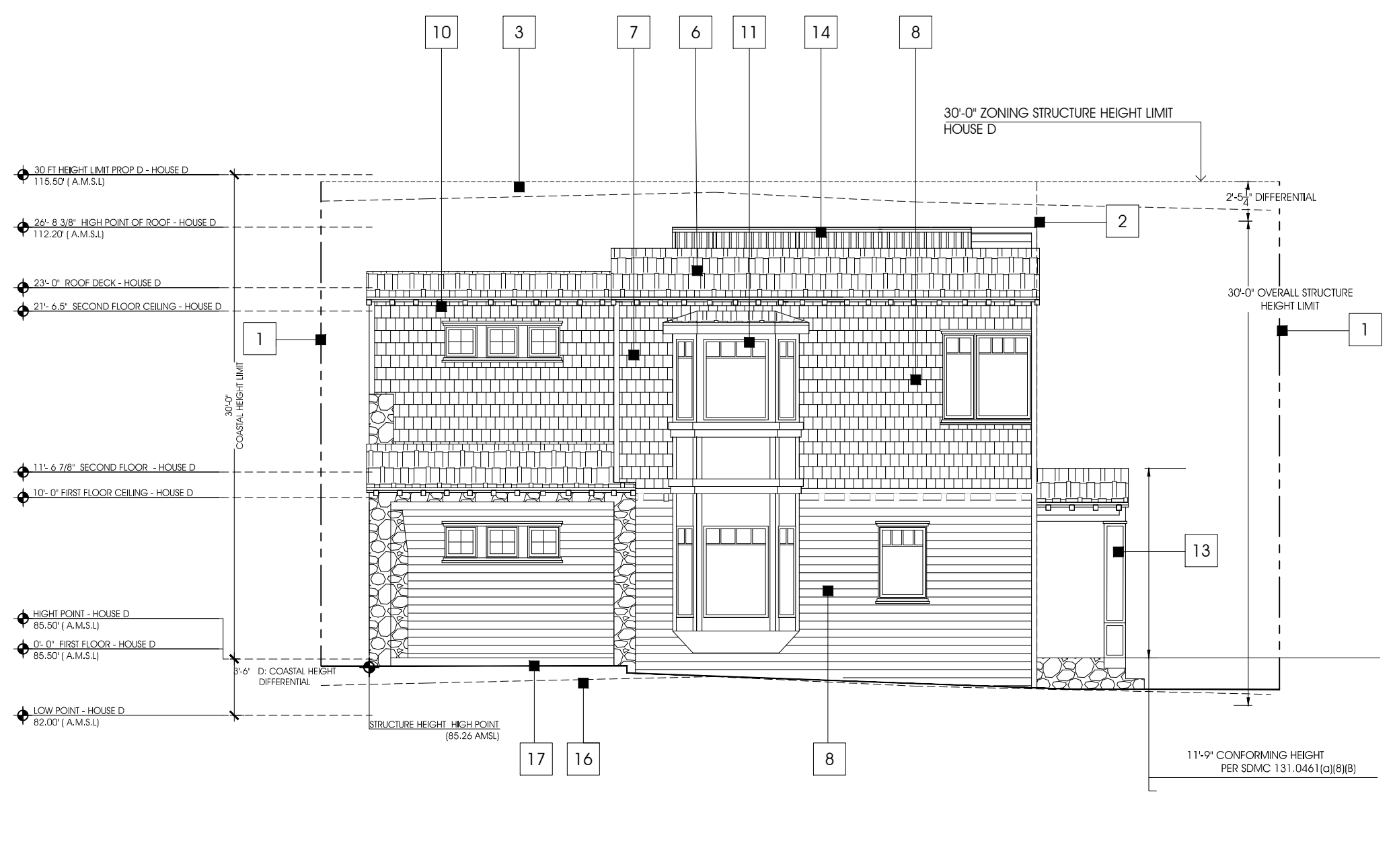
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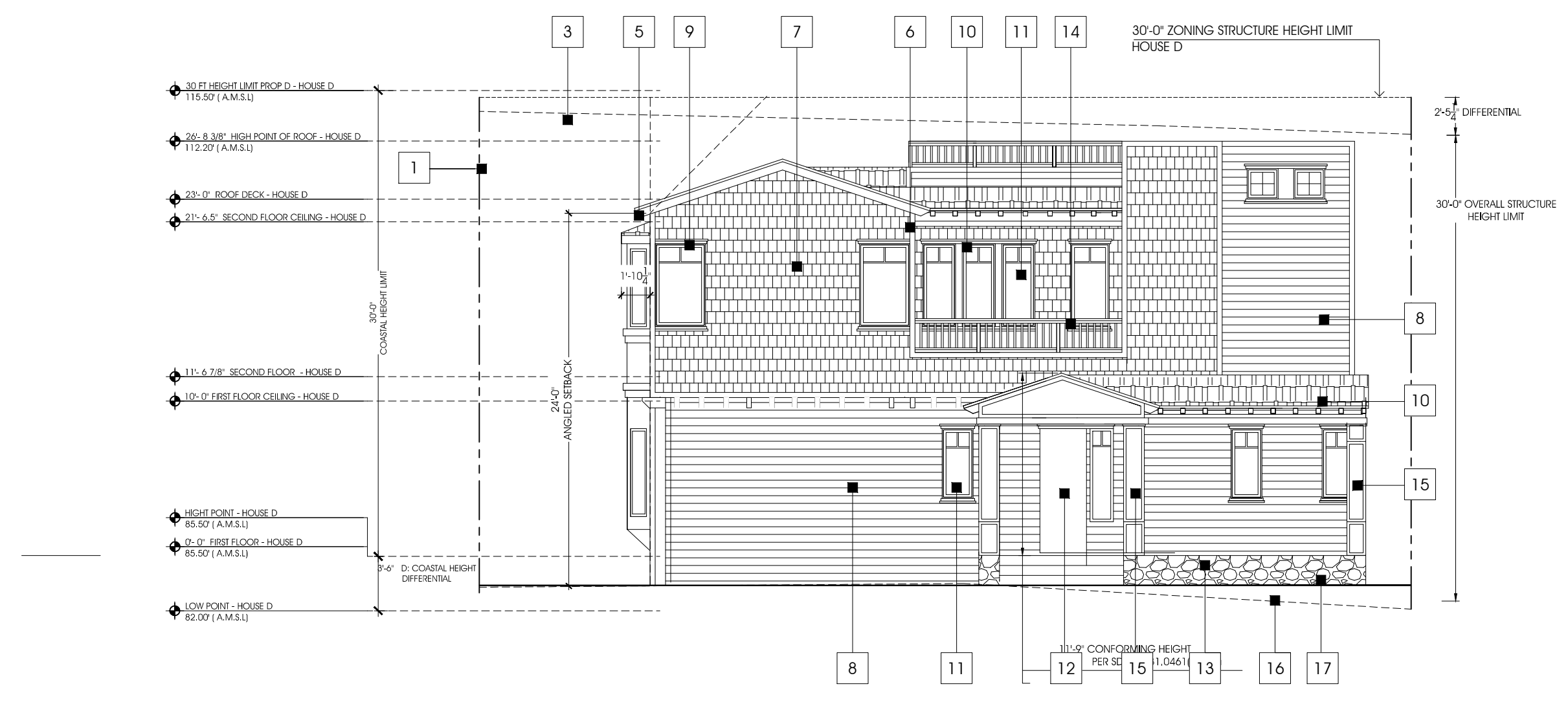
13 - HOUSE D - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



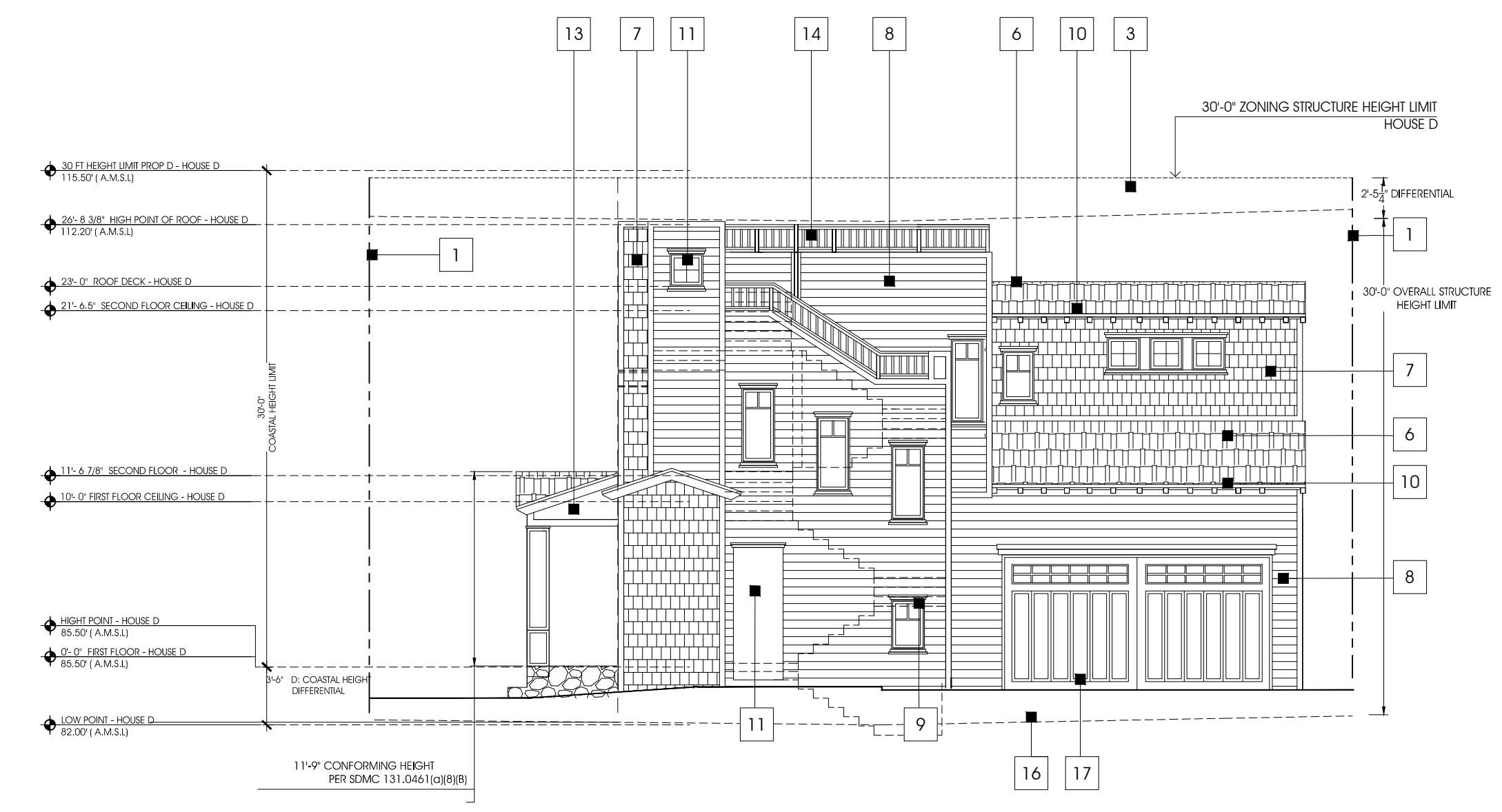
14 - HOUSE D - EAST ELEVATION

SCALE: 1/8" = 1'-0"



15 - HOUSE D - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



16 - HOUSE D - WEST ELEVATION

SCALE: 1/8" = 1'-0"

WESTBOURNE SMALL LOT SUBDIVISION  
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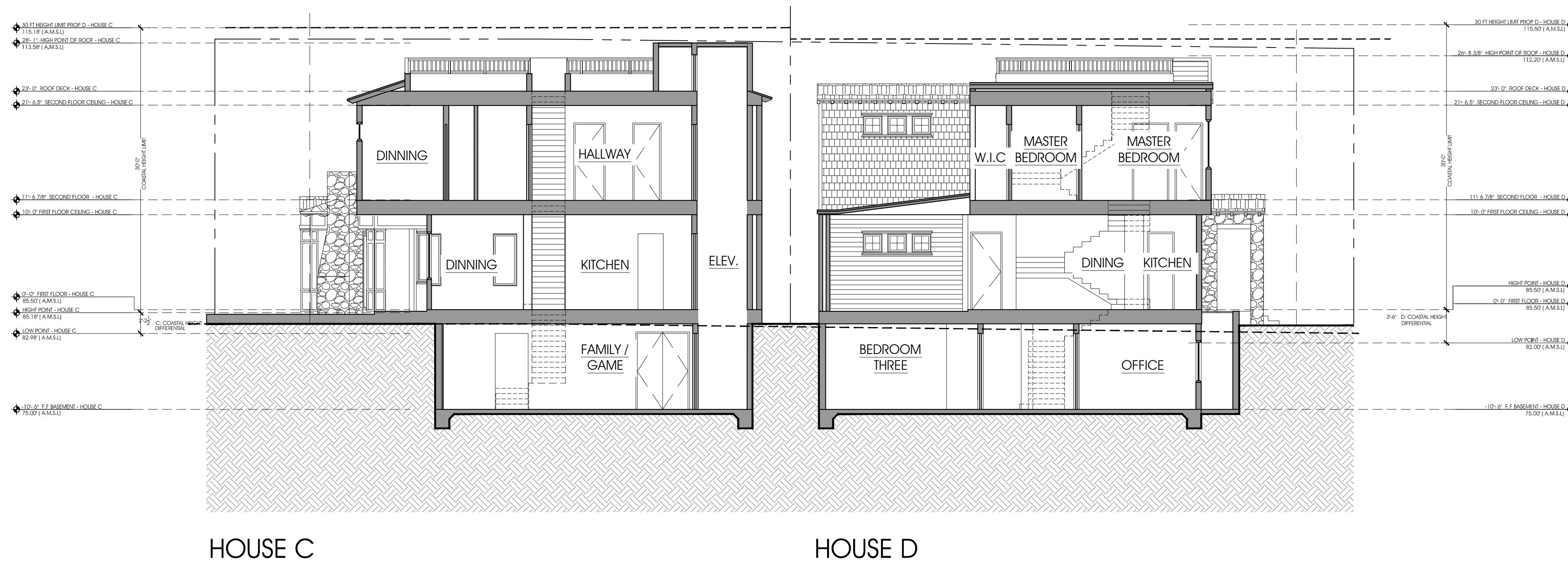
19-11

EXTERIOR  
ELEVATIONS  
HOUSE D

A4.3

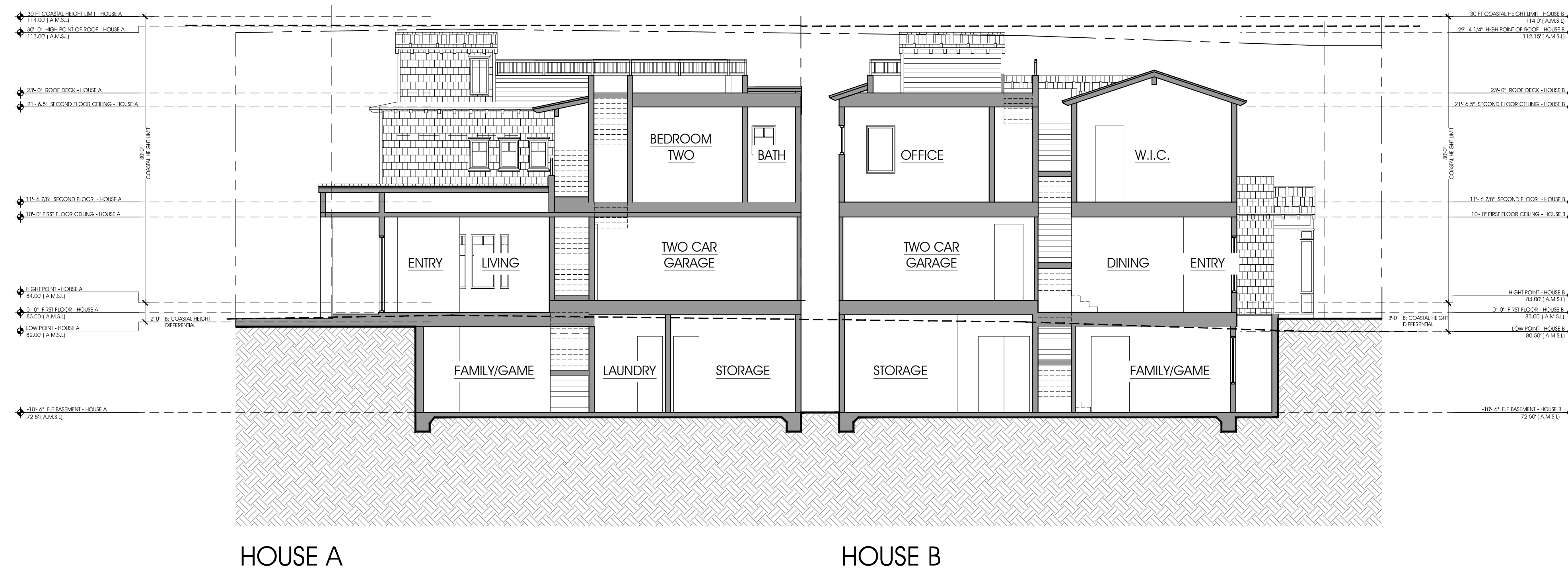
SHEET 18 OF 31





1 - BUILDING SECTION

SCALE: 1/8" = 1'-0"



2 - BUILDING SECTION

SCALE: 1/8" = 1'-0"

REVISIONS
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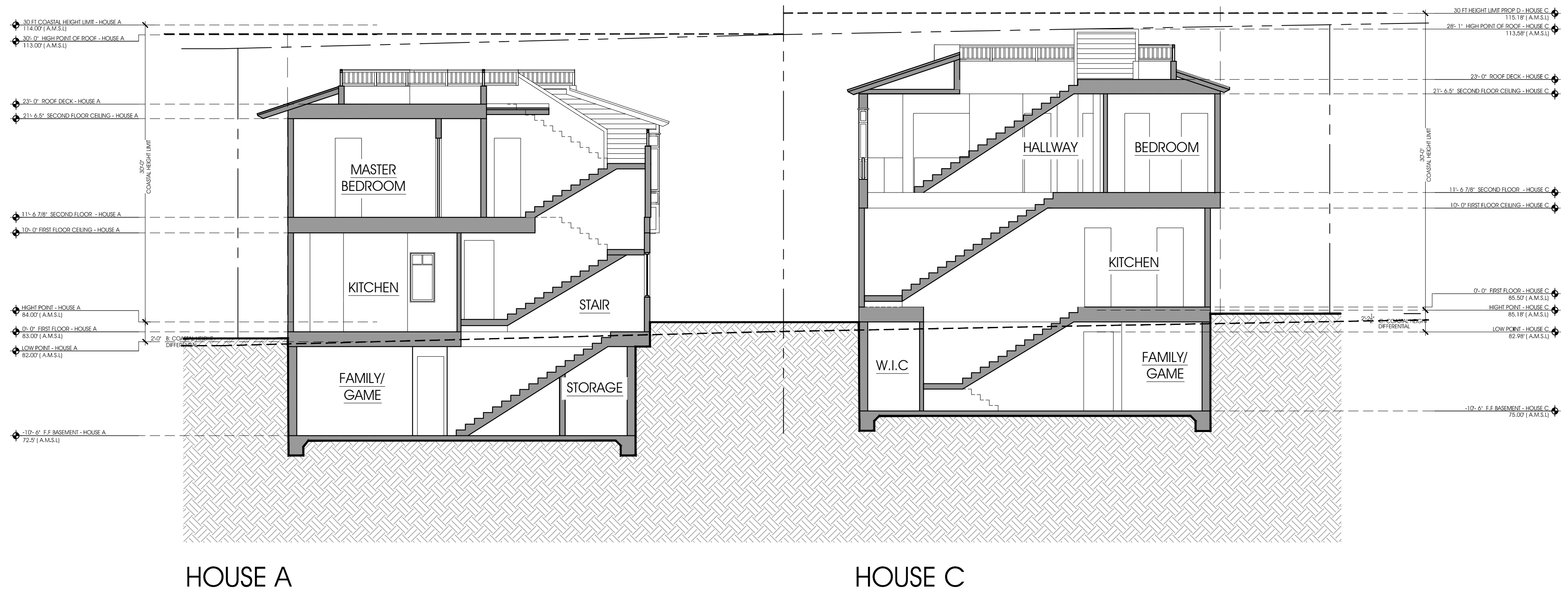
DATE

2020-03-11

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19-11

BUILDING SECTIONS

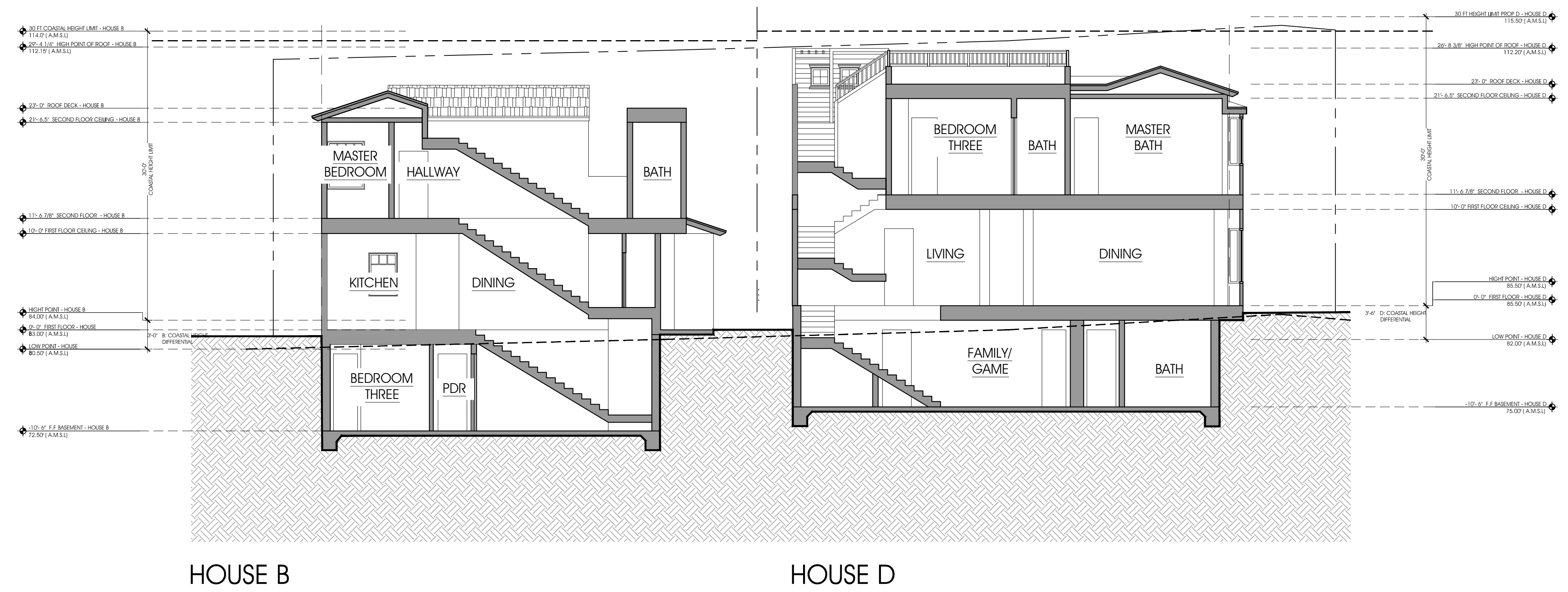


HOUSE A

HOUSE C

3 - BUILDING SECTION

SCALE: 1/8" = 1'-0"



HOUSE B

HOUSE D

4 - BUILDING SECTION

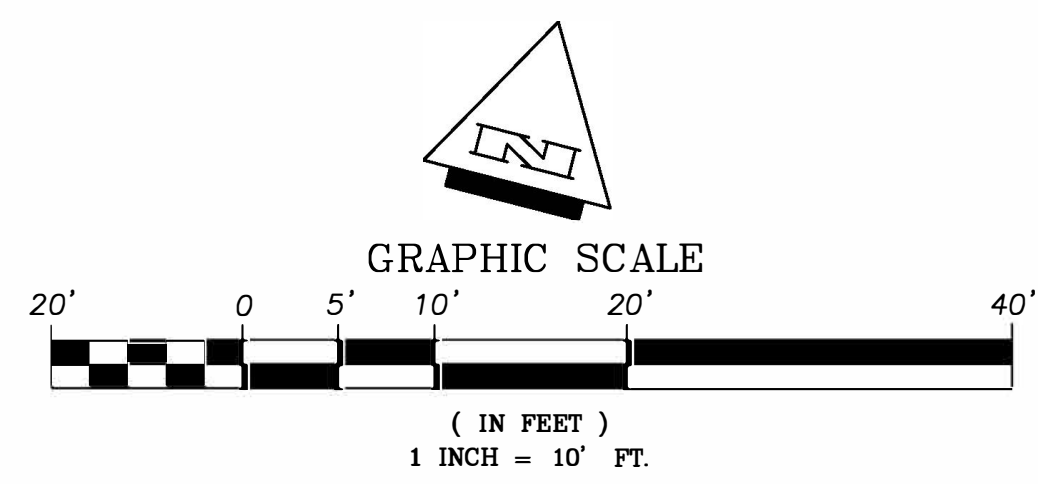
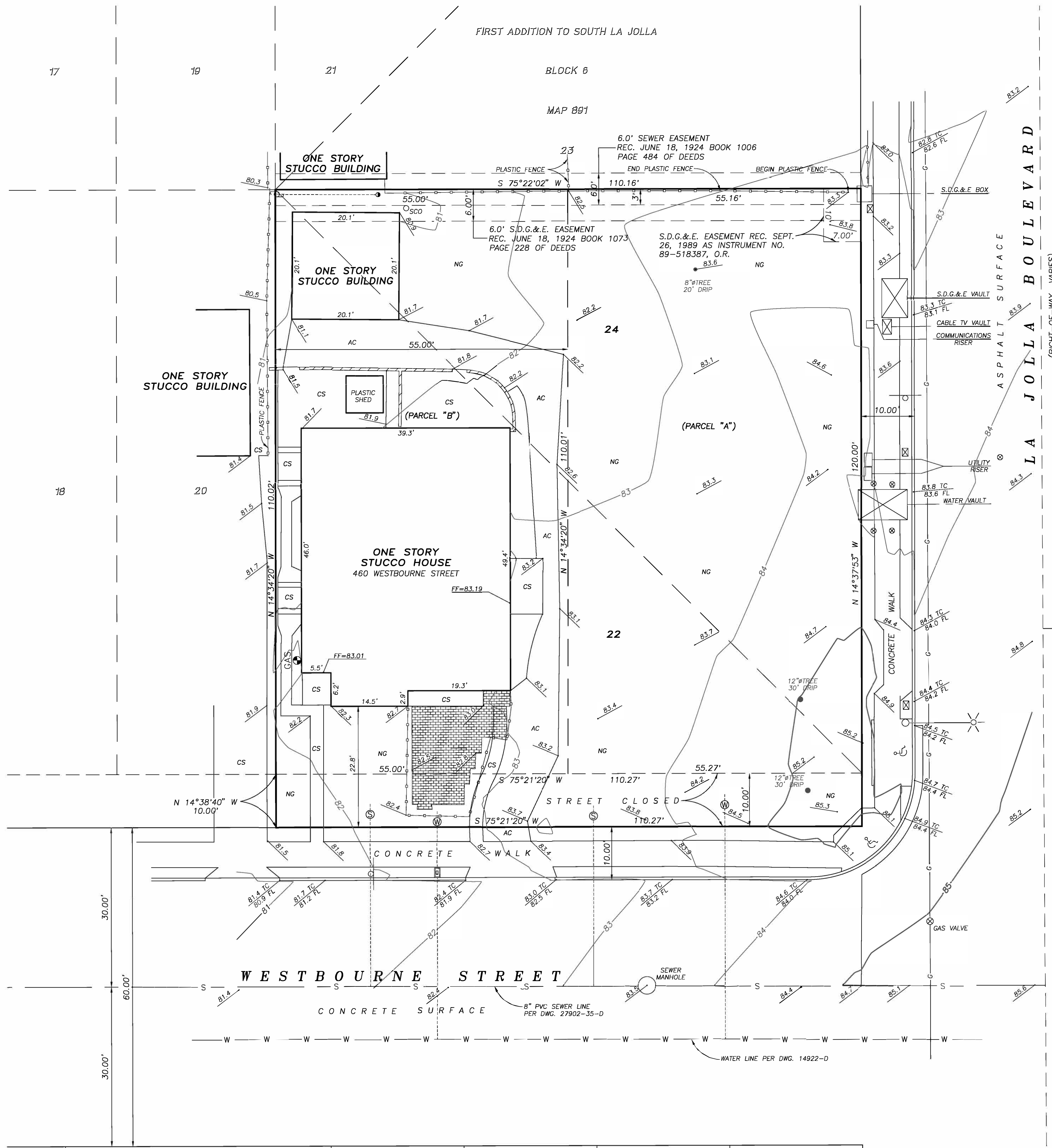
SCALE: 1/8" = 1'-0"

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BUILDING SECTIONS



SCRIPP'S ADDITION  
BLOCK 8  
MAP 897  
7

**LEGAL DESCRIPTION:**  
PARCEL A:  
ALL THAT PORTION OF LOTS 22 AND 24 IN BLOCK 6 OF FIRST ADDITION TO SOUTH LA JOLLA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 891, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 31, 1903, LYING EASTERLY OF A LINE THAT IS PARALLEL TO AND DISTANT 55 FEET EASTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOT 22; ALSO THAT PORTION OF THE NORTHERLY 10 FEET OF WESTBOURNE STREET ADJOINING SAID LOT ON THE SOUTH AS CLOSED TO PUBLIC USE.  
APN: 351-232-17-00

PARCEL B:  
ALL THAT PORTION OF LOTS 22 AND 24 IN BLOCK 6 OF FIRST ADDITION TO SOUTH LA JOLLA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 891, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 31, 1903, LYING WESTERLY OF A LINE THAT IS PARALLEL TO AND DISTANT 55 FEET EASTERLY AT RIGHT ANGLES FROM THE WESTERLY LINE OF SAID LOT 22; ALSO THAT PORTION OF THE NORTHERLY 10 FEET OF WESTBOURNE STREET ADJOINING SAID LOT ON THE SOUTH AS CLOSED TO PUBLIC USE.  
APN: 351-232-18-00

**BASIS OF ELEVATION:**  
SOUTHWEST BRASS PLUG  
LA JOLLA BOULEVARD AND BONAIR STREET  
ELEVATION = 78.238 M.S.L. N.G.V.D. 1929 FEET

- LEGEND:**
- ⊕ INDICATES WATER METER
  - ⊕ INDICATES GAS VALVE/METER
  - ⊗ INDICATES STREET LIGHT VAULT, EXCEPT AS NOTED
  - ⊗ INDICATES STREET LIGHT
  - ⊕ INDICATES WATER GATE VALVE, EXCEPT AS NOTED
  - INDICATES SIGN
  - ⊕ INDICATES PEDESTRIAN RAMP
  - FF INDICATES FINISHED FLOOR
  - TC INDICATES TOP OF CURB
  - FL INDICATES FLOW LINE
  - SCO INDICATES SEWER CLEAN OUT
  - CS INDICATES LANDSCAPE AREA
  - AC INDICATES ASPHALT SURFACE
  - NG INDICATES NATURAL GROUND
  - (S)--- INDICATES SEWER LATERAL
  - (W)--- INDICATES WATER SERVICE
  - S --- S --- INDICATES SEWER LINE
  - W --- W --- INDICATES WATER LINE
  - (X)— INDICATES WOOD FENCE, EXCEPT AS NOTED
  - (W)— INDICATES WIRE FENCE
  - (I)— INDICATES WROUGHT IRON FENCE
  - ▒ INDICATES BRICK SURFACE
  - ▒▒ INDICATES WALL
  - (P)— INDICATES PROPERTY LINE

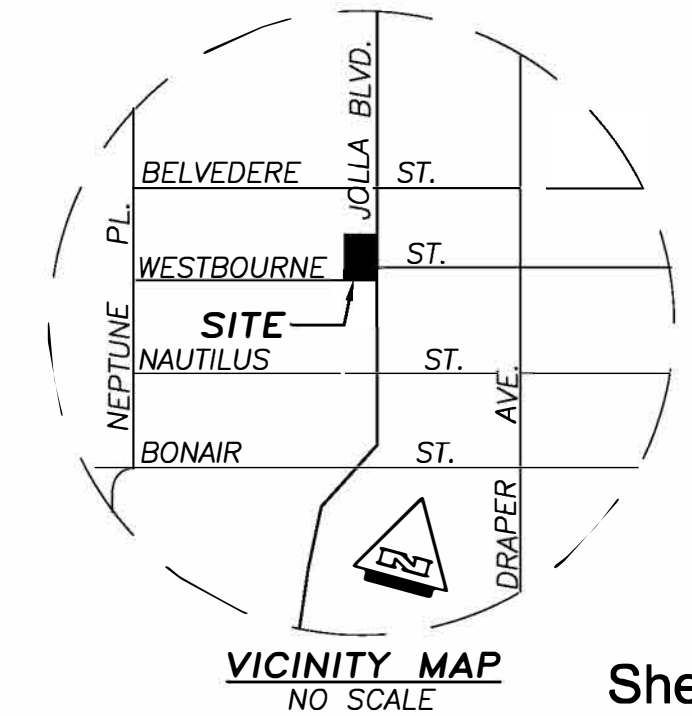
WESTBOURNE STREET

STARKEY'S PROSPECT PARK

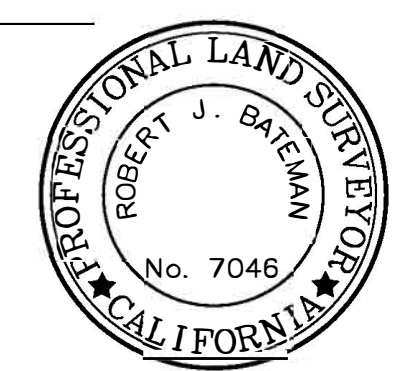
BLOCK 'B'

MAP 1729

10



Sheet 21 of 31



**TOPOGRAPHICAL SURVEY**  
For the exclusive use of:  
**KLS WESTBOURNE LLC**  
3867 MISSION BOULEVARD  
SAN DIEGO, CALIFORNIA 92109

**San Diego Land Surveying & Engineering, Inc.**  
9665 Chesapeake Drive, Suite 445, San Diego, California 92123-1354  
Phone: (858) 565-8362 Fax: (858) 565-4354

Date: 1/21/2020	Revised:	Revised:
Scale: 1"=10'	Drawn by: R.J.B.	Sheet 1 of 1 Sheet
Drawing: Westbourne St 460Topo2020		A.P.N. 351-232-17,18

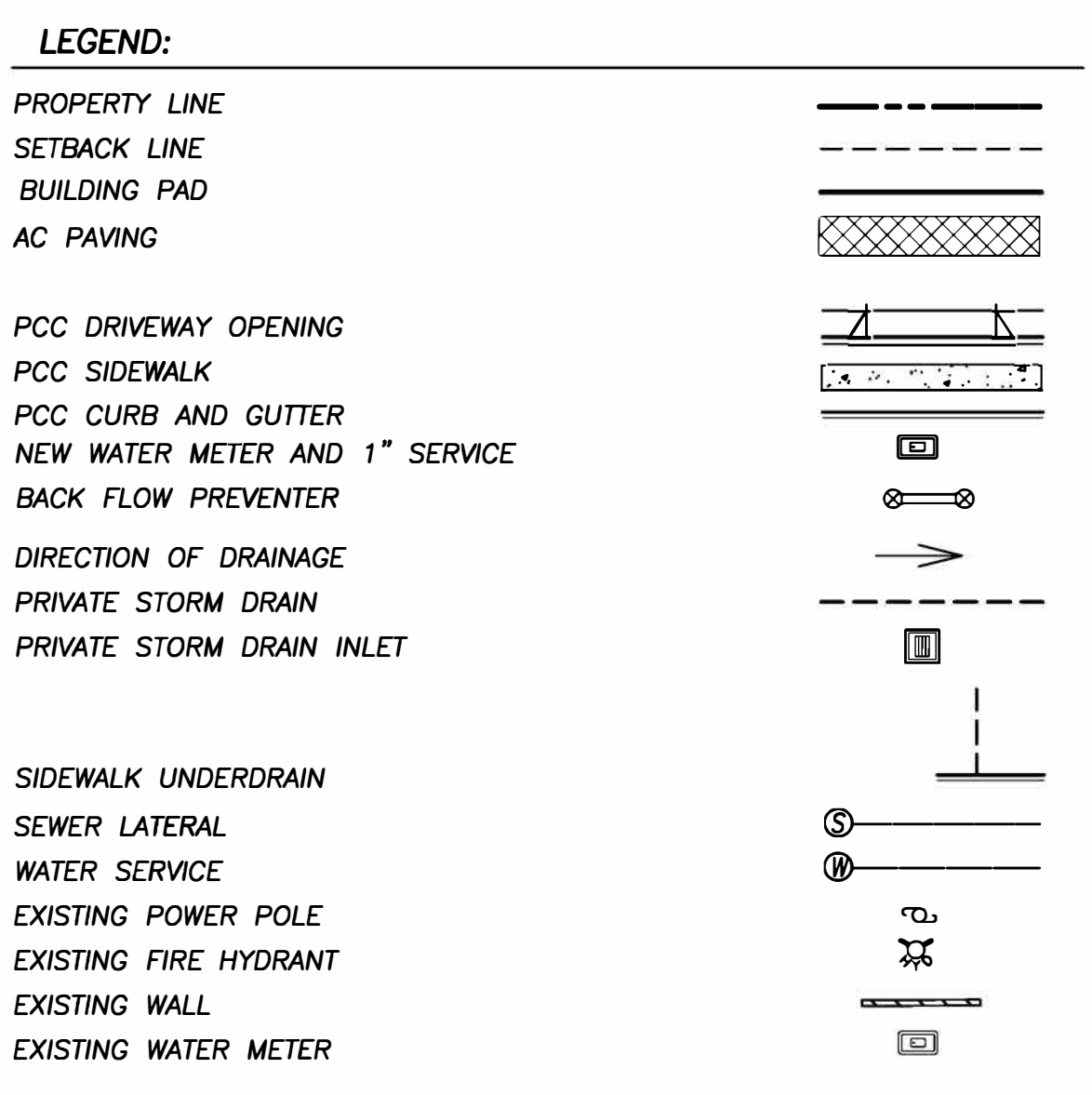
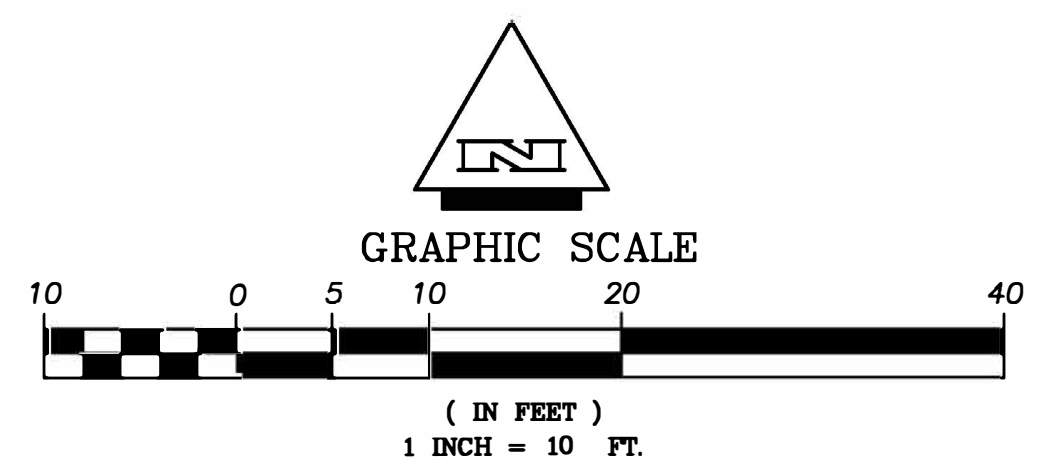
Robert J. Bateman  
ROBERT J. BATEMAN, P.L.S. 7046

PARCEL 1 PARCEL MAP 20479	41	SOUTH LA JOLLA BLOCK '1'	MAP 887 43	44
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# 460 WESTBOURNE STREET

## CONCEPTUAL GRADING PLAN

**STORM WATER NOTE:**  
 ALL STORM WATER THAT FALLS ON THIS SITE WILL FLOW INTO LANDSCAPED AREAS OR BRICK PAVERS FOR TREATMENT BEFORE DISCHARGING TO THE PUBLIC STREET OR ADJACENT PROPERTY.

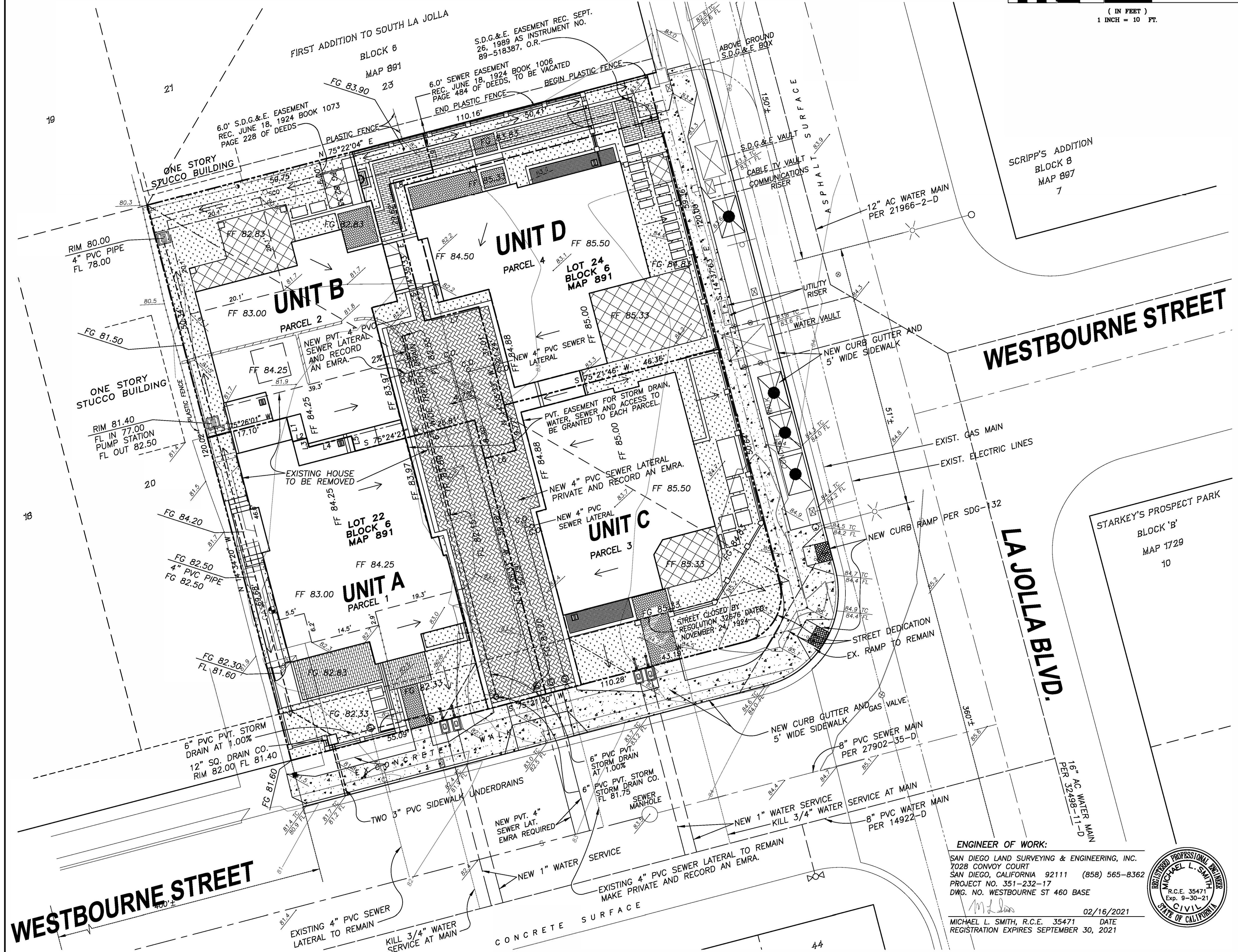


**DISTURBED AREA:** 15,585 SF (0.3578 AC.)

**GRADING TABULATION:** TOTAL SITE AREA 13,228 SF (0.3037 AC.)

ITEM	AREA	%
TOTAL AMOUNT OF SITE TO BE GRADED	13,228 SF	100.0%
AMOUNT OF SITE WITH 25 PERCENT SLOPE OR >	0 SF	0.0%
AMOUNT OF SITE WITH SLOPES SUBJECT TO ESL	0 SF	0.0%
AMOUNT OF FILL	0 CY	AMOUNT OF CUT = 2,209 CY
DEPTH REMOVE AND REPLACE	3 FT	MAX. DEPTH OF CUT 9.83 FT
MAX. HEIGHT OF FILL SLOPE	0 FT	MAX. HEIGHT OF CUT SLOPE 0 FT
EXPORT SOIL = 2,209 CY	RETAINING WALLS	LENGTH 0'
		MAX HEIGHT 0'

- NOTE:**
- NO PROPOSED OR EXISTING BUS/TRANSIT STOPS ARE ADJACENT TO THIS SITE.
  - PRIVATE IMPROVEMENTS CONSIST OF THE CONSTRUCTION OF 4 DETACHED HOMES WITH GARAGES.
  - PUBLIC IMPROVEMENTS CONSIST OF NEW CURB, GUTTER AND SIDEWALK, TWO SIDEWALK UNDERDRAINS, TWO CURB RAMPS AND NEW DRIVEWAY.
  - DRAINAGE SYSTEM PROPOSED FOR THIS SITE: ROOF DRAINS WILL DISCHARGE TO THE BRICK PAVEMENT DRIVEWAY. DRIVEWAY SURFACE FLOW TO BE DRAINED BY A TRENCH DRAIN AND DISCHARGED TO THE PUBLIC STREET.
  - LIGHT WELL DRAINS ARE PUMPED TO THE ONSITE STORM SYSTEM.



Prepared By:  
 SAN DIEGO LAND SURVEYING & ENGINEERING, INC  
 7028 CONVOY COURT  
 SAN DIEGO, CA 92111  
 858-565-8362

Consultants:  
 Architect:  
 EOS ARCHITECTURE  
 7542 FAY AVENUE  
 LA JOLLA, CA 92037  
 858-459-0575  
 Landscape Architect:  
 LINEAR LANDSCAPE ARCHITECTURE  
 3571 INGRAMM STREET  
 SAN DIEGO, CA 92109  
 888-203-6628  
 Soils Engineer:  
 EAST COUNTY SOIL CONSULTATION  
 10925 HARTLEY ROAD, SUITE "I"  
 SANTEE, CA 92071  
 619-258-7901

Benchmark:  
 CITY OF SAN DIEGO BENCH MARK. BRASS PLUG  
 LOCATED AT THE SOUTHWEST CORNER OF BONAIR  
 STREET AND LA JOLLA BLVD. ELEV. = 78.238 M.L.S.

Project Legal Description:  
 PORTIONS OF LOTS 22 AND 24, IN BLOCK 6 OF FIRST  
 ADDITION TO SOUTH LA JOLLA, IN THE CITY OF SAN  
 DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,  
 ACCORDING TO MAP THEREOF NO 891 FILED IN THE  
 OFFICE OF THE COUNTY RECORDER OF SAN DIEGO  
 COUNTY, MARCH 31, 1903.

Project Permits Required:  
 Coastal Development Permit  
 Neighborhood Development Permit  
 Site Development Permit  
 Tentative Map

Project Data:  
 Construction Type: 5  
 Number of Stories: 2 over basement  
 Proposed use: Single Family Res.  
 Existing use: Single Family Res.  
 Zone Designation: RM-1-1  
 Occupancy Classification: R-3  
 Building Height: 30'

Lambert Coordinates: 242-1683  
 California Coordinate System: 1882-6243

Project Name:  
**460 WESTBOURNE STREET**

Project Address:  
 460 WESTBOURNE ST.  
 SAN DIEGO, CA 92109  
 A.P.N. 351-232-17

Project Owner:  
 KLS WESTBOURNE LLC  
 3867 MISSION BLVD.  
 SAN DIEGO, CA 92109

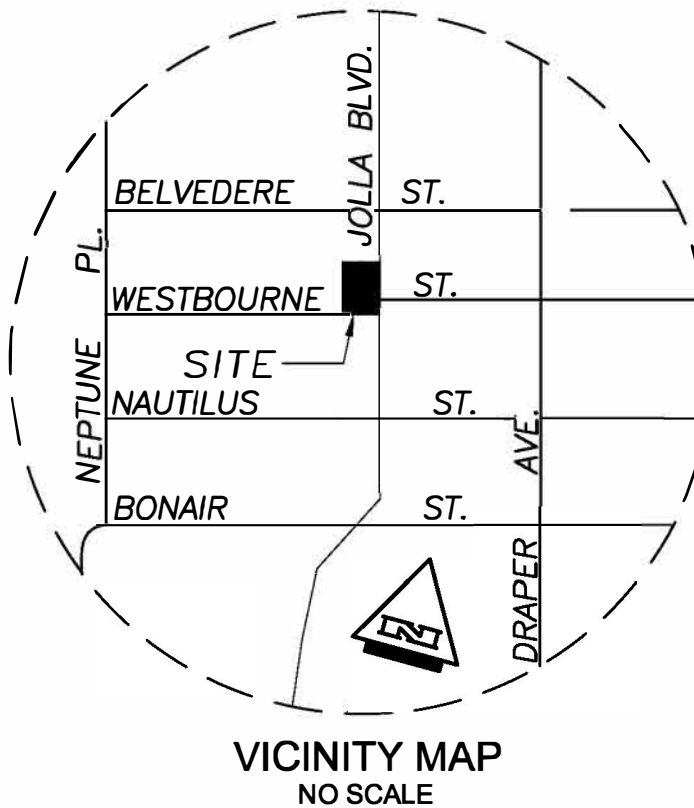
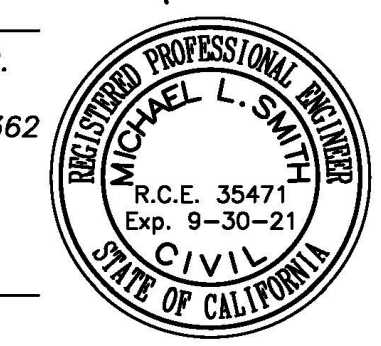
Sheet Title:  
**CONCEPTUAL GRADING PLAN**

Scale:  
 1" = 10'  
 Original Date: JUNE 25, 2020  
 Revised: Sept. 25, 2020  
 Revised: Jan. 8, 2021

Sheet 24 of 31

**ENGINEER OF WORK:**  
 SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
 7028 CONVOY COURT  
 SAN DIEGO, CALIFORNIA 92111 (858) 565-8362  
 PROJECT NO. 351-232-17  
 DWG. NO. WESTBOURNE ST 460 BASE

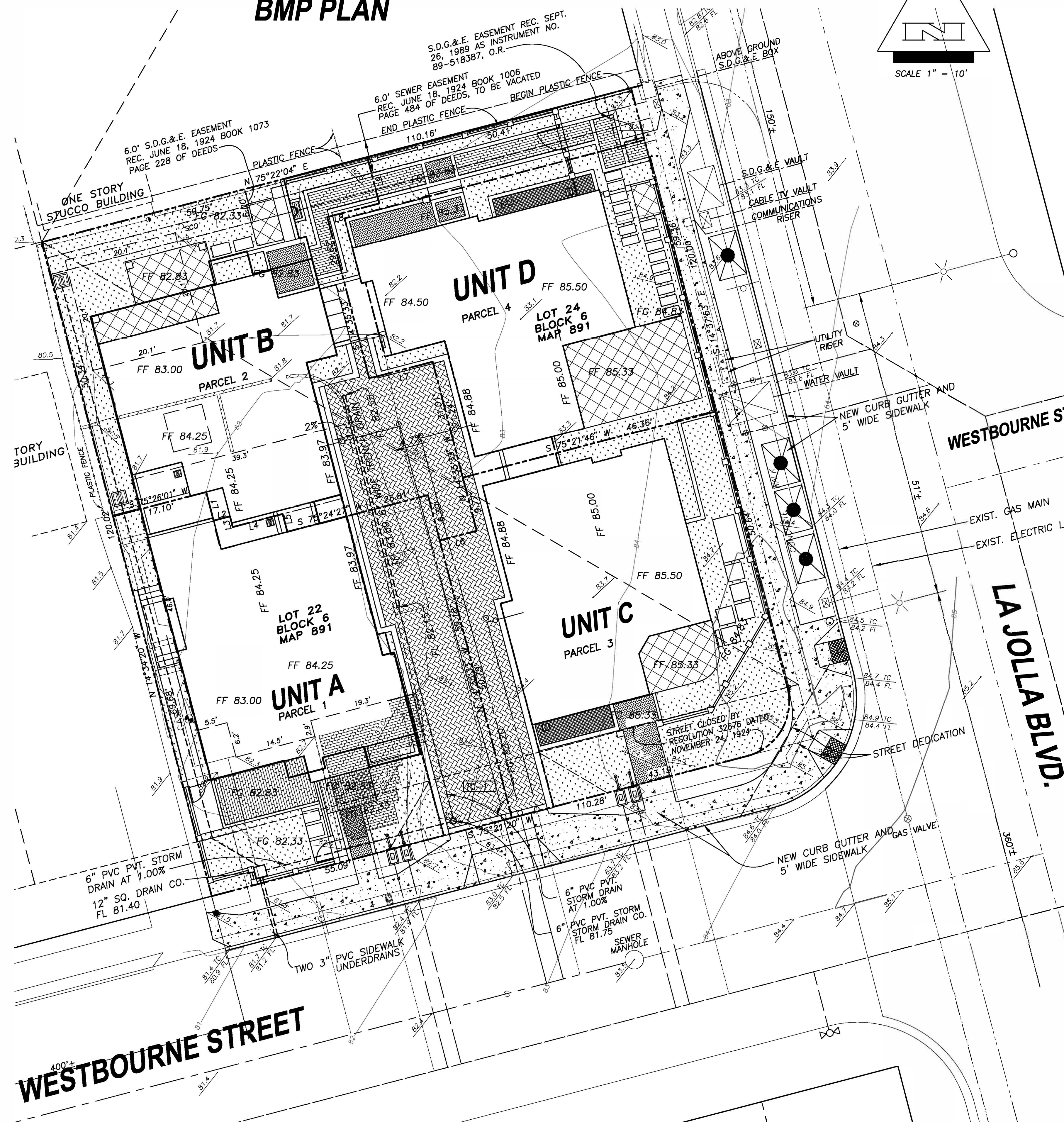
Michael L. Smith, R.C.E. 35471  
 DATE 02/16/2021  
 REGISTRATION EXPIRES SEPTEMBER 30, 2021



**C3**

# 460 WESTBOURNE STREET

## BMP PLAN



**LEGEND:**

PROPERTY LINE	---
SETBACK LINE	- - - -
BUILDING PAD	[Hatched Pattern]
AC PAVING	[Cross-hatched Pattern]
PCC DRIVEWAY OPENING	[Trapezoidal Symbol]
PCC SIDEWALK	[Dotted Pattern]
PCC CURB AND GUTTER	[Hatched Pattern]
DIRECTION OF DRAINAGE	[Arrow]
PRIVATE STORM DRAIN	[Line with Tee]
PRIVATE STORM DRAIN INLET	[Square with Tee]
SIDEWALK UNDERDRAIN	[Line with Tee]
SEWER LATERAL	[Line with Tee]
WATER SERVICE	[Line with Tee]
EXISTING POWER POLE	[Circle with Cross]
EXISTING FIRE HYDRANT	[Circle with Cross]
EXISTING WALL	[Line with Tee]
EXISTING WATER METER	[Square with Tee]
LANDSCAPED AREA	[Dotted Pattern]
CONCRETE PAVING	[Dotted Pattern]
BRICK ENTRYWAY PAVERS	[Cross-hatched Pattern]
BRICK PATIO PAVERS	[Cross-hatched Pattern]
PERVIOUS BRICK DRIVEWAY PAVERS	[Cross-hatched Pattern]

TC = TOP OF CURB    NG = NATURAL GRADE    GUT = GUTTER ELEVATION  
 TP = TOP OF PAVING    FF = FINISH FLOOR    GRT = GRATE ELEVATION  
 TW = TOP OF WALL    FG = FINISH GRADE    SCO = SEWER CLEAN OUT  
 BW = BOTTOM OF WALL    FL = FLOW LINE    SMH = SEWER MANHOLE

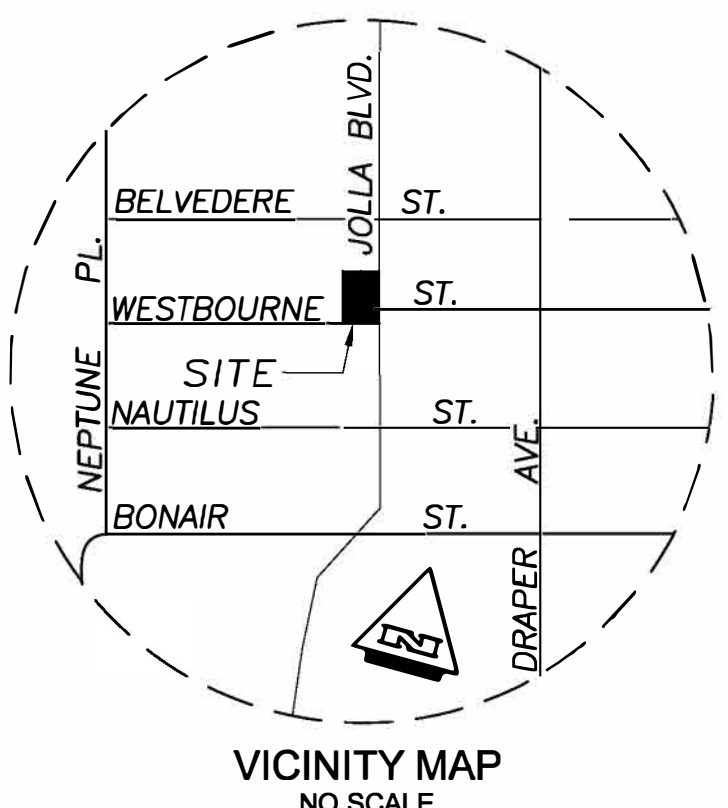
**ENGINEER OF WORK:**  
 SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
 7028 CONVOY COURT  
 SAN DIEGO, CALIFORNIA 92111 (858) 565-8362  
 PROJECT NO. 351-232-17  
 DWG. NO. WESTBOURNE ST 460 BASE  
 02/16/2021  
 MICHAEL L. SMITH, R.C.E. 35471 DATE  
 REGISTRATION EXPIRES SEPTEMBER 30, 2021



Prepared By:  
 SAN DIEGO LAND SURVEYING & ENGINEERING, INC  
 7028 CONVOY COURT  
 SAN DIEGO, CA 92111  
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 Architect:  
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 858-459-0575  
 Landscape Architect:  
 LINEAR LANDSCAPE ARCHITECTURE  
 3571 INGRAHAM STREET  
 SAN DIEGO, CA 92109  
 888-203-6628

Soils Engineer:  
 EAST COUNTY SOIL CONSULTATION  
 10925 HARTLEY ROAD, SUITE "I"  
 SANTEE, CA 92071  
 619-258-7901



Benchmark:  
 CITY OF SAN DIEGO BENCH MARK. BRASS PLUG  
 LOCATED AT THE SOUTHWEST CORNER OF BONAIR  
 STREET AND LA JOLLA BLVD. ELEV. = 78.238 M.L.S.

Project Soil Condition: Existing developed site.  
 Source of Topography:  
 A field survey by San Diego Land Survey on 01-10-2020

Project Legal Description:  
 PORTIONS OF LOTS 22 AND 24, IN BLOCK 6 OF FIRST  
 ADDITION TO SOUTH LA JOLLA, IN THE CITY OF SAN  
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Project Permits Required:  
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Project Owner:  
 KLS WESTBOURNE LLC  
 3867 MISSION BLVD.  
 SAN DIEGO, CA 92109

Sheet Title:  
 BMP PLAN

Scale: 1" = 10'  
 Original Date: JUNE 25, 2020  
 Revised: Sept. 25, 2020  
 Revised: Jan. 8, 2021

Sheet 25 of 31

**MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN**

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

1. STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILED.
2. STRUCTURAL PRACTICES: DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.
3. OPERATION AND MAINTENANCE, FUNDING: POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS. AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

**PERMANENT POST-CONSTRUCTION BMP NOTES**

1. OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWMDCMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.
2. ANY MODIFICATION(S) TO THE PERMANENT POST CONSTRUCTION BMP DEVICES/STRUCTURES SHOWN ON PLAN REQUIRES A CONSTRUCTION CHANGE TO BE PROCESSED AND APPROVED THROUGH DEVELOPMENT SERVICES DEPARTMENT BY THE ENGINEER OF WORK. APPROVAL OF THE CONSTRUCTION CHANGE IS REQUIRED PRIOR TO CONSTRUCTION OF THE PERMANENT BMP.

**STORM WATER REQUIREMENTS**

1. THIS PROJECT IS SUBJECT TO MUNICIPAL CODE SECTION 4303 AND ORDER NO. R9-2013-0001 AS AMENDED BY R9-2015-0001 AND R9-2015-0100
2. ALL WORK RELATED TO POST-CONSTRUCTION STORMWATER QUALITY SHALL BE IN ACCORDANCE WITH THE STORM WATER QUALITY MANAGEMENT PLAN ENTITLED, PROJECT NAME AND NUMBER, PROJECT APPLICANT PROJECT ADDRESS, PREPARED BY (COMPANY NAME), REPORT DATE.
3. POST-CONSTRUCTION BMP'S ARE REQUIRED, SEE BELOW.




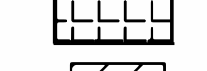





LOW IMPACT DEVELOPMENT BMPs	
CONSERVATION OF NATURAL DRAINAGE, WELL DRAINED SOILS AND SIGNIFICANT VEGETATION	LID 2.2.1 <a href="#">LID 2.2.1</a>
MINIMIZE DISTURBANCES TO NATURAL DRAINAGE	LID 2.2.2 <a href="#">LID 2.2.2</a>
MINIMIZE DISCONNECT IMPERVIOUS SURFACES	LID 2.2.3 <a href="#">LID 2.2.3</a>
MINIMIZE SOIL COMPACTION IN LANDSCAPED AREAS	LID 2.2.4 <a href="#">LID 2.2.4</a>
DRAIN RUNOFF FROM IMPERVIOUS SURFACES TO PERVIOUS AREAS	LID 2.2.5 <a href="#">LID 2.2.5</a>
HYDROLOGIC DESIGN	
PERMEABLE PAVEMENT DESIGN	LID 3.1 <a href="#">LID 3.1</a>
ROAD DESIGN FOR DEVELOPMENTS	LID 3.2 <a href="#">LID 3.2</a>
PARKING LOT DESIGN FOR COMMERCIAL PROJECTS	LID 3.3 <a href="#">LID 3.3</a>
DRIVEWAY, SIDEWALK AND BIKE PATH DESIGN	LID 3.4 <a href="#">LID 3.4</a>
BUILDING DESIGN	LID 3.5 <a href="#">LID 3.5</a>
LANDSCAPING DESIGN	LID 3.6 <a href="#">LID 3.6</a>
LID 3.7 <a href="#">LID 3.7</a>	
PERMANENT BMPs	
PROTECTION OF CHANNEL BANKS MANUFACTURED SLOPES AND FLAT PAD AREA COVERAGE	SD-10
IMPLEMENTATION OF EFFICIENT IRRIGATION SYSTEMS	SD-12
STORM DRAIN STENCILING AND POSTING OF SIGNAGE	SD-13
PROPER DESIGN OF TRASH STORAGE AREAS	SD-32
PROPER DESIGN OF OUTDOOR MATERIAL STORAGE AREAS	SD-34
STORM DRAIN OUTLET PROTECTION	EC-10
UNDERGROUND INFILTRATION TRENCH	TC-10

SOURCE CONTROL BMP CHECKLIST FOR STANDARD PROJECTS		FORM I-4
ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SITE DESIGN BMP'S SD-1 THROUGH SD-8. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMP'S SHOWN IN THIS CHECKLIST		
NOTE: ALL SELECTED BMP'S MUST BE SHOWN ON THE CONSTRUCTION PLANS		
SOURCE CONTROL REQUIREMENT	APPLIED?	
SC-1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> N/A
SC-2 STORM DRAIN STENCILING OR SIGNAGE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> N/A
SC-3 PROTECT OUTDOOR MATERIALS STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
SC-4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
SC-5 PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> N/A
SC-6 BMP'S BASED ON POTENTIAL SOURCES OF RUNOFF POLLUTANTS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> N/A
ON-SITE STORM DRAIN INLETS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> N/A
INTERIOR FLOOR DRAINS AND ELEVATOR SHAFT SUMP PUMPS	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
INTERIOR PARKING GARAGES	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
LANDSCAPE/OUTDOOR PESTICIDE USE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> N/A
POOLS, SPAS, PONDS, DECORATIVE FOUNTAINS, AND OTHER WATER FEATURES	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
FOOD SERVICE	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
REFUSE AREAS	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
INDUSTRIAL PROCESSES	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
VEHICLE/EQUIPMENT REPAIR AND MAINTENANCE	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
FUEL DISPENSING AREA	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
LOADING DOCKS	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
FIRE SPRINKLER TEST WATER	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> N/A
MISCELLANEOUS DRAIN OR WASH WATER	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> N/A
PLAZAS, SIDEWALKS, AND PARKING LOTS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> N/A
SC-6A: LARGE TRASH GENERATING FACILITIES	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
SC-6B: ANIMAL FACILITIES	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
SC-6C: PLANT NURSERIES AND GARDEN CENTERS	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
SC-6D: AUTOMOTIVE-RELATED USES	<input type="checkbox"/> YES	<input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A
DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:		

SITE DESIGN BMP CHECKLIST FOR STANDARD PROJECTS		FORM I-5
ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SITE DESIGN BMP'S SD-1 THROUGH SD-8. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMP'S SHOWN IN THIS CHECKLIST		
NOTE: ALL SELECTED BMP'S MUST BE SHOWN ON THE CONSTRUCTION PLANS		
SITE DESIGN REQUIREMENT	APPLIED?	
SD-1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A
SD-2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A
SD-3 MINIMIZE IMPERVIOUS AREA	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> N/A
SD-4 MINIMIZE SOIL COMPACTION	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> N/A
SD-5 IMPERVIOUS AREA DISPERSION	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> N/A
SD-6 RUNOFF COLLECTION	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> N/A
SD-7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO <input type="checkbox"/> N/A
SD-8 HARVESTING AND USING PRECIPITATION	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A
DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:		
SD-1 MOST STORM WATER WILL FLOW TO THE STREET.		
SD-2 NO NATURAL AREAS OR VEGETATION ON THIS PREVIOUSLY DEVELOPED SITE.		
SD-8 HARVESTING NOT ECONOMICAL FOR THE SIX INDIVIDUAL HOMES WITH COMMON AREA.		

DISTURBED AREA: 15,585 SF (0.3578 AC.)

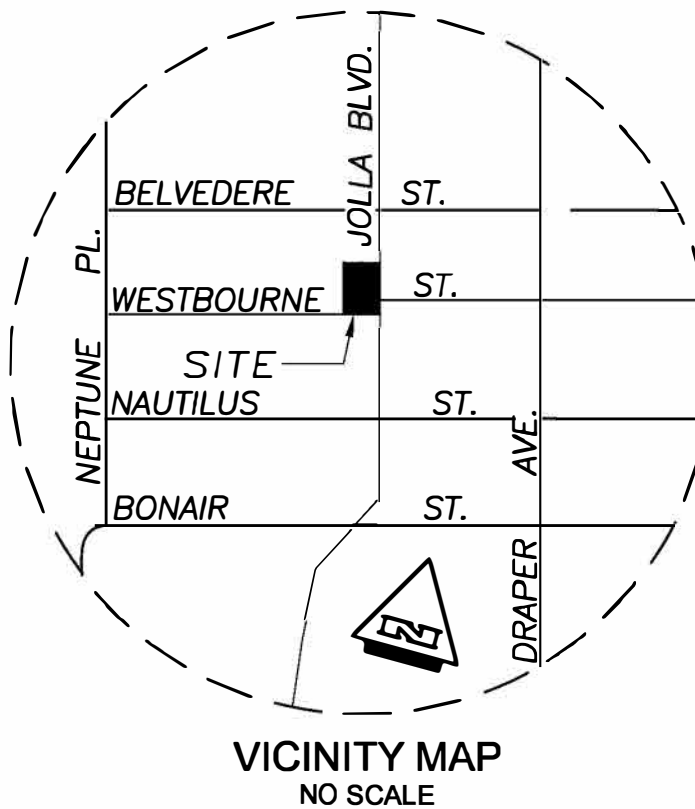
**LEGEND**

- PROPERTY LINE 
- PROPOSED BUILDING 
- INLET DESILTING BASIN 
- GRAVEL BAGS 
- CONCRETE WASHOUT AREA 
- STABILIZED CONSTRUCTION ENTRANCE 
- LANDSCAPED AREA 
- CONCRETE PAVING 
- BRICK ENTRYWAY PAVERS 

**ENGINEER OF WORK:**

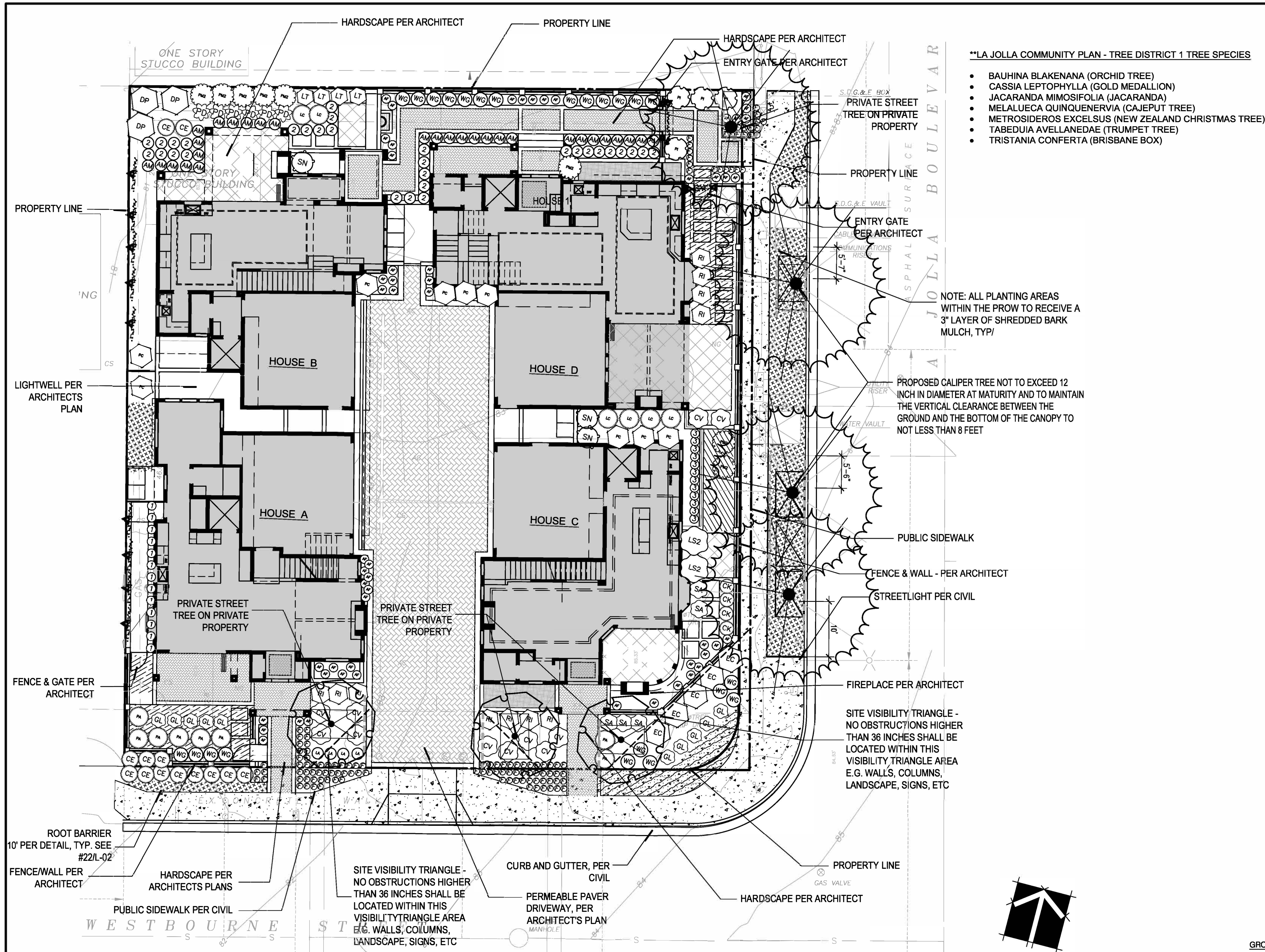
SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
 7028 CONVOY COURT  
 SAN DIEGO, CALIFORNIA 92111 (858) 565-8362  
 PROJECT NO. 351-232-17  
 DWG. NO. WESTBOURNE ST 460 BASE  
 1/8/2021  
 MICHAEL L. SMITH, R.C.E. 35471 DATE  
 REGISTRATION EXPIRES SEPTEMBER 30, 2021



Prepared By: SAN DIEGO LAND SURVEYING & ENGINEERING, INC 7028 CONVOY COURT SAN DIEGO, CA 92111 858-565-8362	 <p>VICINITY MAP NO SCALE</p>
Consultants: Architect: EOS ARCHITECTURE 7542 FAY AVENUE LA JOLLA, CA. 92037 858-459-0575 Landscape Architect: LINEAR LANDSCAPE ARCHITECTURE 3571 INGRAHAM STREET SAN DIEGO, CA 92109 888-203-6628 Soils Engineer: EAST COUNTY SOIL CONSULTATION 10925 HARTLEY ROAD, SUITE "T" SANTEE, CA 92071 619-258-7901	
Benchmark: CITY OF SAN DIEGO BENCH MARK. BRASS PLUG LOCATED AT THE SOUTHWEST CORNER OF BONAIR STREET AND LA JOLLA BLVD. ELEV. = 78.238 M.L.S.	Project Soil Condition: Existing developed site.
Project Legal Description: PORTIONS OF LOTS 22 AND 24, IN BLOCK 6 OF FIRST ADDITION TO SOUTH LA JOLLA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO 891 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 31, 1903.	Source of Topography: A field survey by San Diego Land Survey on 01-10-2020
Lambert Coordinates: 242-1683 California Coordinate System: 1882-6243	Project Permits Required: Coastal Development Permit Neighborhood Development Permit Site Development Permit Tentative Map <b>C5</b> Project Data: Construction Type: 5 Number of Stories: 2 over basement Proposed use: Single Family Res. Existing use: Single Family Res. Zone Designation: RM-1-1 Occupancy Classification: R-3 Building Height: 30'
Project Name: 460 WESTBOURNE STREET	Project Address: 460 WESTBOURNE ST. SAN DIEGO, CA 92109 A.P.N. 351-232-17
Project Owner: KLS WESTBOURNE LLC 3867 MISSION BLVD. SAN DIEGO, CA 92109	
Sheet Title: <b>BMP PLAN NOTES</b>	Scale: 1" = 10' Original Date: JUNE 25, 2020 Revised: Sept. 25, 2020 Revised: Jan. 8, 2021 Sheet 26 of 31



PRELIMINARY PLANS - NOT FOR CONSTRUCTION



- \*\*LA JOLLA COMMUNITY PLAN - TREE DISTRICT 1 TREE SPECIES**
- BAUHINA BLAKENANA (ORCHID TREE)
  - CASSIA LEPTOPHYLLA (GOLD MEDALLION)
  - JACARANDA MIMOSIFOLIA (JACARANDA)
  - MELALUECA QUINQUENARIA (CAJAPUT TREE)
  - METROSIDEROS EXCELSUS (NEW ZEALAND CHRISTMAS TREE)
  - TABEDUIA AVELLANEDAE (TRUMPET TREE)
  - TRISTANIA CONFERTA (BRISBANE BOX)

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER
	4	Pinus pinea	Italian Stone Pine	24" BOX
	3	Street Tree** (per LJCP Tree District 1) Final species selection to be determined See note		24" BOX
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER
	55	Anigozanthos flavidus 'Big Red'	Red Kangaroo Paw	5 gal
	29	Asparagus meyeri	Foxtail Fern	5 gal
	4	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 GAL
	11	Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	5 GAL
	13	Chondropetalum tectorum 'El Campo'	Cape Rush	5 gal
	13	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	1 GAL
	30	Dianella tasmanica 'Variegata'	Flax Lily	1 GAL
	3	Dodonaea viscosa 'Purpurea'	Purple Leafed Hopseed Bush	15 GAL
	5	Escallonia x 'Compacta'	Compact Escallonia	5 gal
	117	Festuca glauca	Blue Fescue	1 GAL
	10	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies Gaura	1 GAL
	4	Jasminum polyanthum	Pink Jasmine Trellis	15 GAL
	4	Lavandula angustifolia 'Munstead'	Munstead English Lavender	1 GAL
	2	Leucadendron x 'Safari Sunshine'	Conebush	5 gal
	6	Leymus condensatus 'Canyon Prince'	Native Blue Rye	5 GAL
	4	Ligustrum texanum	Texas Privet	5 GAL
	8	Pennisetum advena 'Rubrum'	Fountain Grass	1 GAL
	6	Phormium x 'Dark Delight'	Purple Flax	5 gal
	8	Pittosporum tenuifolium 'Marjorie Channon'	Tawhiwhi	5 gal
	4	Podocarpus x 'Icee Blue'	Icee Blue Podocarpus	5 gal
	9	Prunus caroliniana 'Bright 'N Tight' TM	Bright 'N Tight Carolina Laurel	15 GAL
	11	Rosa floribunda 'Iceberg'	Iceberg Rose	5 gal
	5	Salvia x 'Amistad'	Amistad Sage	1 GAL
	12	Sansevieria trifasciata 'Black Gold'	Black Gold Sansevieria	1 gal.
	3	Strelitzia nicotai	Giant Bird of Paradise	15 gal.
	9	Trachelospermum jasminoides	Star Jasmine Trellis	5 GAL
	23	Westringia X grey box	Grey Box Westringia	5 GAL

NOTE: ALL PLANTING AREAS WITHIN THE PROW TO RECEIVE A 3" LAYER OF SHREDDED BARK MULCH, TYP/

PROPOSED CALIPER TREE NOT TO EXCEED 12 INCH IN DIAMETER AT MATURITY AND TO MAINTAIN THE VERTICAL CLEARANCE BETWEEN THE GROUND AND THE BOTTOM OF THE CANOPY TO NOT LESS THAN 8 FEET

SITE VISIBILITY TRIANGLE - NO OBSTRUCTIONS HIGHER THAN 36 INCHES SHALL BE LOCATED WITHIN THIS VISIBILITY TRIANGLE AREA E.G. WALLS, COLUMNS, LANDSCAPE, SIGNS, ETC

SITE VISIBILITY TRIANGLE - NO OBSTRUCTIONS HIGHER THAN 36 INCHES SHALL BE LOCATED WITHIN THIS VISIBILITY TRIANGLE AREA E.G. WALLS, COLUMNS, LANDSCAPE, SIGNS, ETC

SCALE: 1" = 10'

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING
	627 sf	Carex tumulicola	Berkeley Sedge	1 GAL	18" o.c.
	374 sf	Dymondia margaretae	Dymondia	flat	8" o.c.
	147 sf	Lantana montevidensis 'Purple'	Purple Lantana	1 GAL	30" o.c.
	92 sf	Trachelospermum jasminoides	Star Jasmine Trellis	flat	36" o.c.
			40 SF TREE ROOT ZONE (5'X8')		

**LANDSCAPE DESIGN STATEMENT:**

THESE SINGLE-FAMILY LOTS WILL BE IMMERSSED IN A LANDSCAPE THAT RESPECTS THE INTIMATE CHARACTER OF THIS LA JOLLA NEIGHBORHOOD. DROUGHT TOLERANT, CALIFORNIA ADAPTABLE PLANTS WILL BE EMPLOYED TO FRAME THE EXISTING HOUSE AND GIVE IT MORE CURB APPEAL, WHILE PRESERVING VIEWS AND CREATING PRIVACY. PRIVATE YARDS WILL BE DEFINED WITH FENCING, LOW, LAYERED LANDSCAPING IN THE FRONT YARD WILL MAINTAIN VIEWS. THE RESULTING LANDSCAPING WILL BEAUTIFY THE HOMES, PRESERVE VIEWS, AND CONFORM TO THE CITY OF SAN DIEGO GENERAL PLAN.

**STREET TREE VERTICAL CLEARANCE**

TREES REQUIRED BY THIS DIVISION SHALL BE SELF-SUPPORTING, WOODY PLANTS WITH AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET. TREES REQUIRED BY THIS DIVISION SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND SO THAT ALL BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY.

**MIN. TREE SEP. DISTANCE:**

UNDERGROUND UTILITY LINES: 5 FT.  
ABV. GND. UTILITY STRUCT.: 10 FT.  
DRIVEWAYS (ENTRIES): 10 FT.  
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS): 25 FT.  
SEWER LINE: 10 FT.  
TRAFFIC SIGNALS/STOP SIGNS 20 FT.

**IRRIGATION NOTE**

AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(g) 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 LANDSCAPE AREAS TO RECEIVE SUB-GRADE INLINE DRIP IRRIGATION, WITH THE EXCEPTION OF TURF AREAS, WHICH SHOULD BE PROVIDED WITH HIGH EFFICIENCY LOW FLOW ROTATOR SPRAYS. ALL TREE SHALL BE PROVIDED WITH (2) DEEP ROOT BUBBLERS.

**MAINTENANCE NOTE**

ALL LANDSCAPE AND IRRIGATION AREAS, INDICATED ON THE PLAN AS HOA MAINTAINED WHICH INCLUDES PUBLIC RIGHT OF WAY, SHALL BE MAINTAINED BY AN HOA, TO BE DETERMINED BY DEVELOPER. ALL REQUIRED LANDSCAPE & IRRIGATION AREAS IN EACH PARCEL, NOT INCLUDING THE HOA MAINTAINED AREAS, SHALL BE MAINTAINED BY THE INDIVIDUAL OWNER. SEE MAINTENANCE MAP ON SHT L-4. 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 PER THE CONDITIONS OF THE PERMIT.

**GENERAL NOTE**

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS

**TREE REQUIREMENT**

TREE REQUIREMENT: (1) 24" BOX TREE FOR EVERY 30LF OF STREET FRONTAGE, EXCLUDING CURB CUTS AND REQUIRED CLEARANCES FOR DESIGNATED BUS STOPS

WESTBOURNE:  
98 LF STREET FRONTAGE (MINUS CURB CUTS)  
98 LF / 30 = 3.26 REQUIRED STREET TREES  
TOTAL TREES PROVIDED = 3

LA JOLLA BLVD:  
124 LF STREET FRONTAGE (MINUS CURB CUTS)  
124 LF / 30 = 4.13 REQUIRED STREET TREES  
TOTAL TREES PROVIDED = 4

**NET TREE GAIN**

ON-SITE NET TREE GAIN QTY:  
EXISTING CANOPY TREES - 0  
REMOVED CANOPY TREES - 0  
PROPOSED CANOPY TREES - 4

NOTE: DRAINAGE AND GRADING PER CIVIL ENGINEER PLANS, SHT 24

NOTE: FOR LANDSCAPE AREAS SEE SHEET L-4. FOR IRRIGATION WATER BUDGET, SEE SHEET L-5

NOTE: A MINIMUM ROOT ZONE OF 40sf IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5)

PREPARED FOR  
KELLY KRAMER

PREPARED BY

LINEAR LANDSCAPE ARCHITECTURE  
JOE DODD, ASLA  
3571 INGRAHAM ST.  
SAN DIEGO, CA 92109

P | 888.203.6628  
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**L-01**

PLANTING NOTES

1. A. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED.
  - B. QUANTITIES SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
  - C. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
2. LANDSCAPE CONTRACTOR SHALL APPLY A CONTACT HERBICIDE, WHERE WEEDS ARE PRESENT, PER MANUFACTURER'S SPECIFICATIONS A MINIMUM OF TEN (10) DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS SHALL BE ALLOWED TO COMPLETELY DIE BACK, INCLUDING THE ROOTS BEFORE PROCEEDING WITH WORK.
3. AN AGRONOMIC SOILS TEST WILL BE REQUIRED PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL SUBMIT A SOIL ANALYSIS REPORT FROM AN AUTHORIZED TESTING AGENCY TO THE LANDSCAPE ARCHITECT BEFORE BEGINNING WORK.
4. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE THOROUGHLY SOAKED.
5. ALL AREAS TO BE PLANTED, WHICH HAVE A SLOPE OF LESS THAN 10%, SHALL BE CROSS-RIPPED TO A DEPTH OF SIX (6") INCHES AND THE FOLLOWING AMENDMENTS SPREAD EVENLY AND THOROUGHLY BLENDED IN PER 1,000 SQUARE FEET (QUANTITIES SUBJECT TO CHANGE PER SOIL ANALYSIS):
  - A. 4 CUBIC YARDS COMPOST
  - B. 100 POUNDS AGRICULTURAL GYPSUM
  - C. 15 POUNDS IRON SULPHATE
  - D. 25 POUNDS 16-6-8 SLOW RELEASE FERTILIZER
6. EACH PLANT SHALL RECEIVE "AGRIFORM" (OR EQUAL) PLANT TABLETS AS FOLLOWS:
  - A. ROOTED CUTTING/4" POT - (1) 5 GRAM
  - B. 1 GAL. CONTAINER - (1) 21 GRAM
  - C. 5 GAL. CONTAINER - (3) 21 GRAM
  - D. 15 GAL. CONTAINER - (5) 21 GRAM
  - E. BOX TREE - (1) 21 GRAM PER 3" BOX SIZE
7. PLANT BACK FILL SHALL BE 50% SITE SOIL, AND 50% NITROGEN FORTIFIED REDWOOD SHAVINGS BY VOLUME.
8. PLANT PITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINER.
9. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF TWO YEARS.
10. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
11. STAKE ALL TREES PER DETAIL.
12. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT FENCES WITH GALV. NAILS AND GREEN NURSERY TAPE.
13. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK. MAINTAIN SIDE GROWTH ON ALL TREES.
14. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (24") INCHES OF SPRINKLER HEADS.
15. SHRUBS SHOWN IN PLANT AREAS SHALL BE UNDER-PLANTED WITH GROUND COVER SHOWN BY ADJACENT SYMBOL, TO WITHIN 12" OF MAIN PLANT STEM.
16. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER.
17. FINISHED GRADES SHALL BE ONE (1) INCH BELOW THE TOP OF CURBS, SILLS, AND WALKWAYS IN ALL AREAS. WHERE SOD IS LAID NEXT TO THESE IMPROVEMENTS-FINISH GRADE BEFORE LAYING SOD SHALL BE 1-1/2" BELOW THE TOP.
18. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.
19. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
20. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS, MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER, AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.
21. ALL TREES TO BE PLANTED IN ACCORDANCE WITH THE MINIMUM TREE SEPARATION DISTANCE. SEE NOTE ON PLANTING SHEET
22. ALL TREES PLANTED WITHIN 5' FROM ANY HARDSCAPE PAVEMENT, OR CURBS SHALL RECEIVE A LB24-2 'DEEP ROOT' TREE ROOT BARRIER INSTALLED IN A 10' LINEAR APPLICATION, OR AS SHOWN ON PLANTING PLAN. ROOT BARRIER SHALL NOT ENIRCLE THE ROOT BALL. SEE ROOT BARRIER DETAIL AND NOTE ON PLANTING PLAN.
23. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE

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25. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MIN. DEPTH (SDMC 142.0413(b)).

26. ALL TREES PLANTED WITHIN 5' FROM ANY HARDSCAPE PAVEMENT, OR CURBS SHALL RECEIVE A LB24-2 'DEEP ROOT' TREE ROOT BARRIER INSTALLED IN A 10' LINEAR APPLICATION, OR AS SHOWN ON PLANTING PLAN. ROOT BARRIER SHALL NOT ENIRCLE THE ROOT BALL. SEE ROOT BARRIER DETAIL.

27. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.

28. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.

29. THE MAINTENANCE PERIOD SHALL INCLUDE THE FOLLOWING SCOPE OF WORK:

- A. DAILY WATERING OF ALL PLANT MATERIAL.
- B. WEEKLY MOWING OF ALL TURF AREAS.
- C. WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AREAS.
- D. REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS, OR GROUND COVERS.
- E. FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.
- F. ADJUSTING OF SPRINKLER HEAD HEIGHT AND WATERING SYSTEM.
- G. FILLING AND RECOMPACTION OF ERODED AREAS.
- H. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS, AND ALL FOREIGN DEBRIS.
- I. AT 120 DAYS AFTER PLANTING AND PRIOR TO THE END OF THE MAINTENANCE PERIOD, ORGANIC FERTILIZER SHALL BE APPLIED TO PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS.
- J. AT 60 DAYS ORGANIC FERTILIZER SHALL BE APPLIED TO TURF AREAS AS PER MANUFACTURER'S RECOMMENDATIONS.

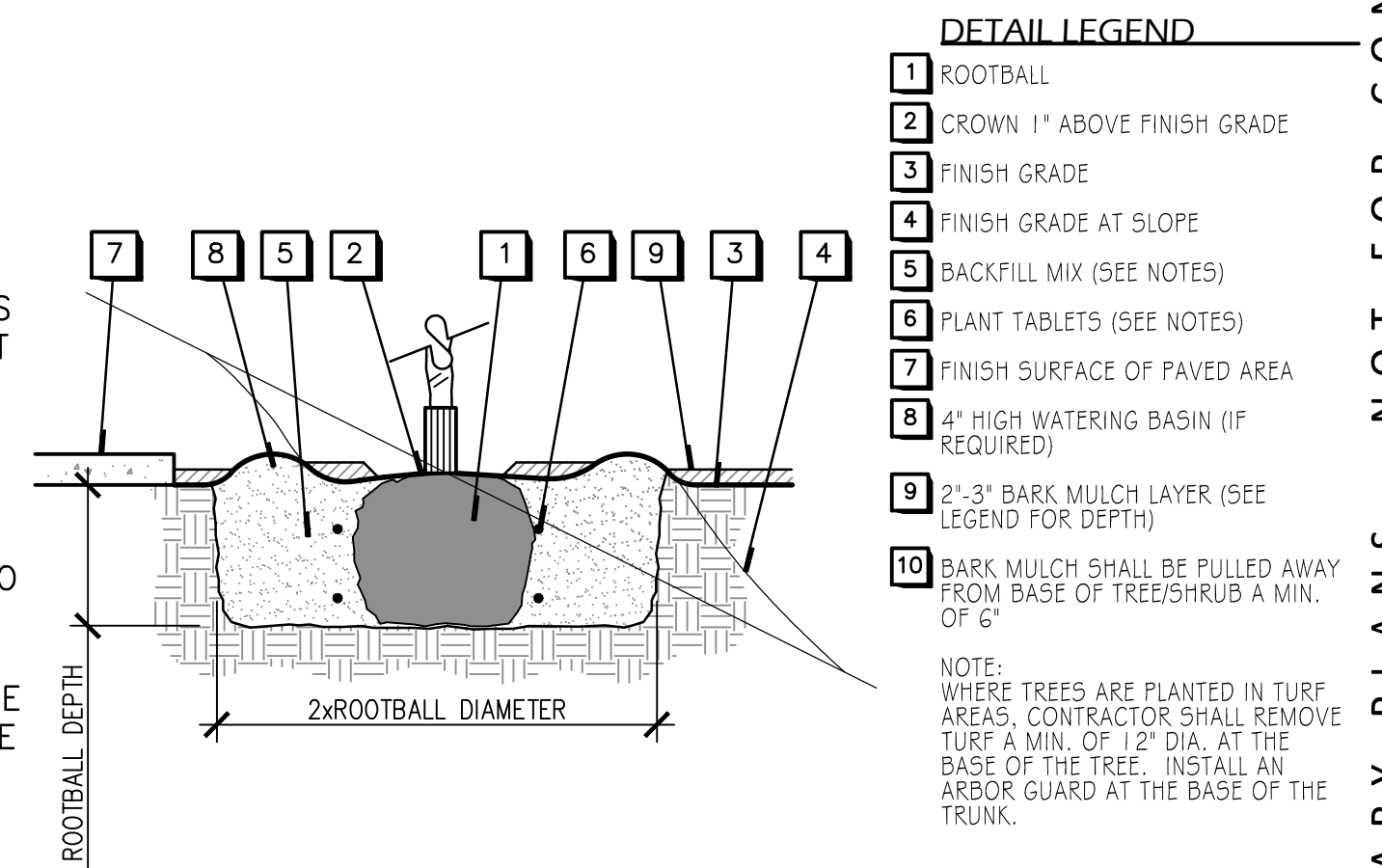
30. PRIOR TO END OF MAINTENANCE PERIOD, LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A FINAL WALK THROUGH. OWNER MUST ACCEPT ALL MAINTAINED AREAS IN WRITING PRIOR TO END OF MAINTENANCE PERIOD.

31. ALL GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY (60) DAYS AFTER THE COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF NINETY (90) DAYS AFTER COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.

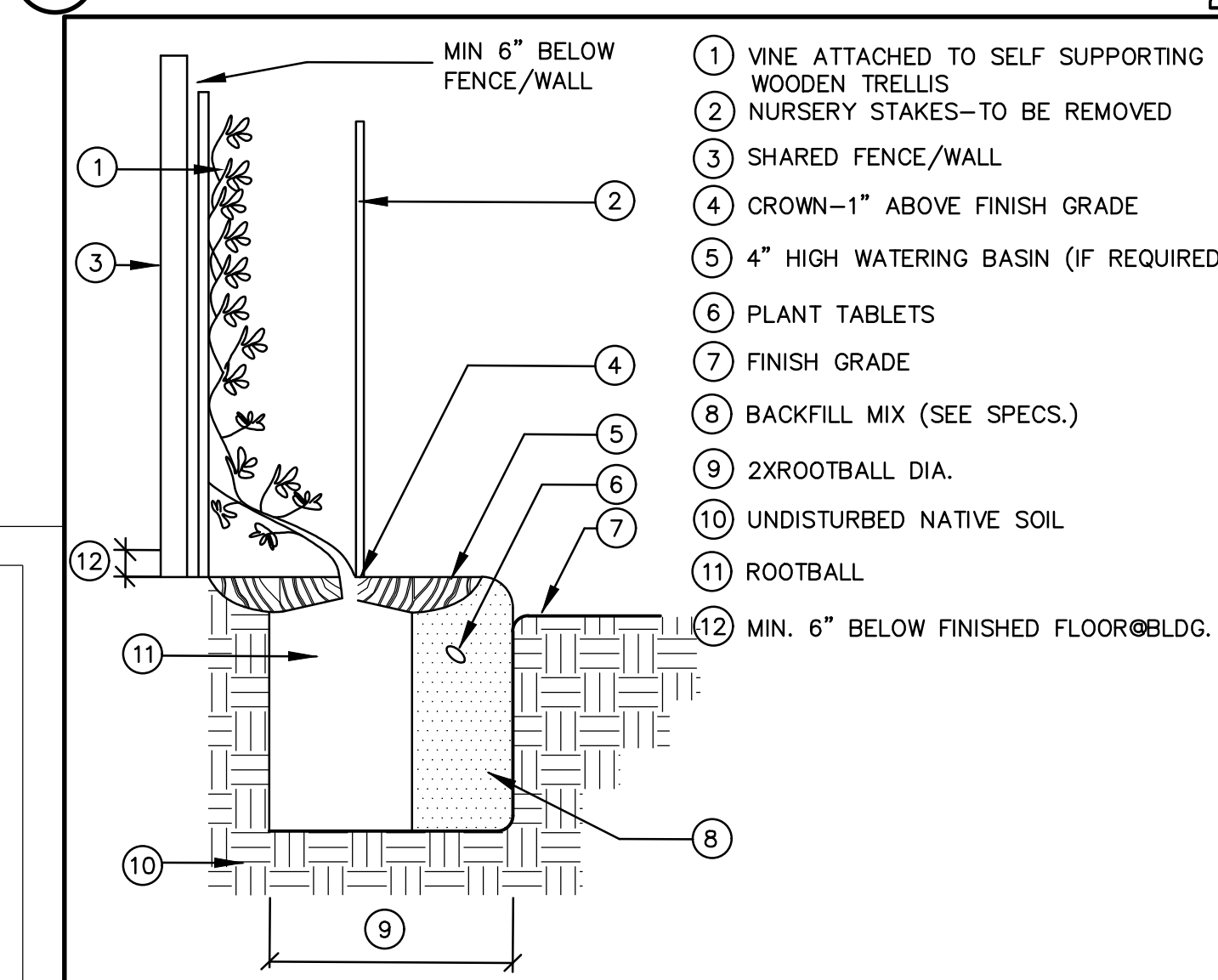
32. THE CONTRACTOR, WITHIN FIFTEEN (15) DAYS OF WRITTEN NOTIFICATION BY THE LANDSCAPE ARCHITECT, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS, WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIAL GUARANTEE.

33. ALL MECHANICAL EQUIPMENT AND UTILITIES SHALL BE SCREENED BY PLANTING. IF NOT ALREADY INDICATED ON THE PLAN, ALLOW EIGHT 5-GALLON SHRUBS PER UTILITY TO BE PLACED DURING PLANT INSTALLATION AS NEEDED TO PROVIDE REQUIRED SCREENING.

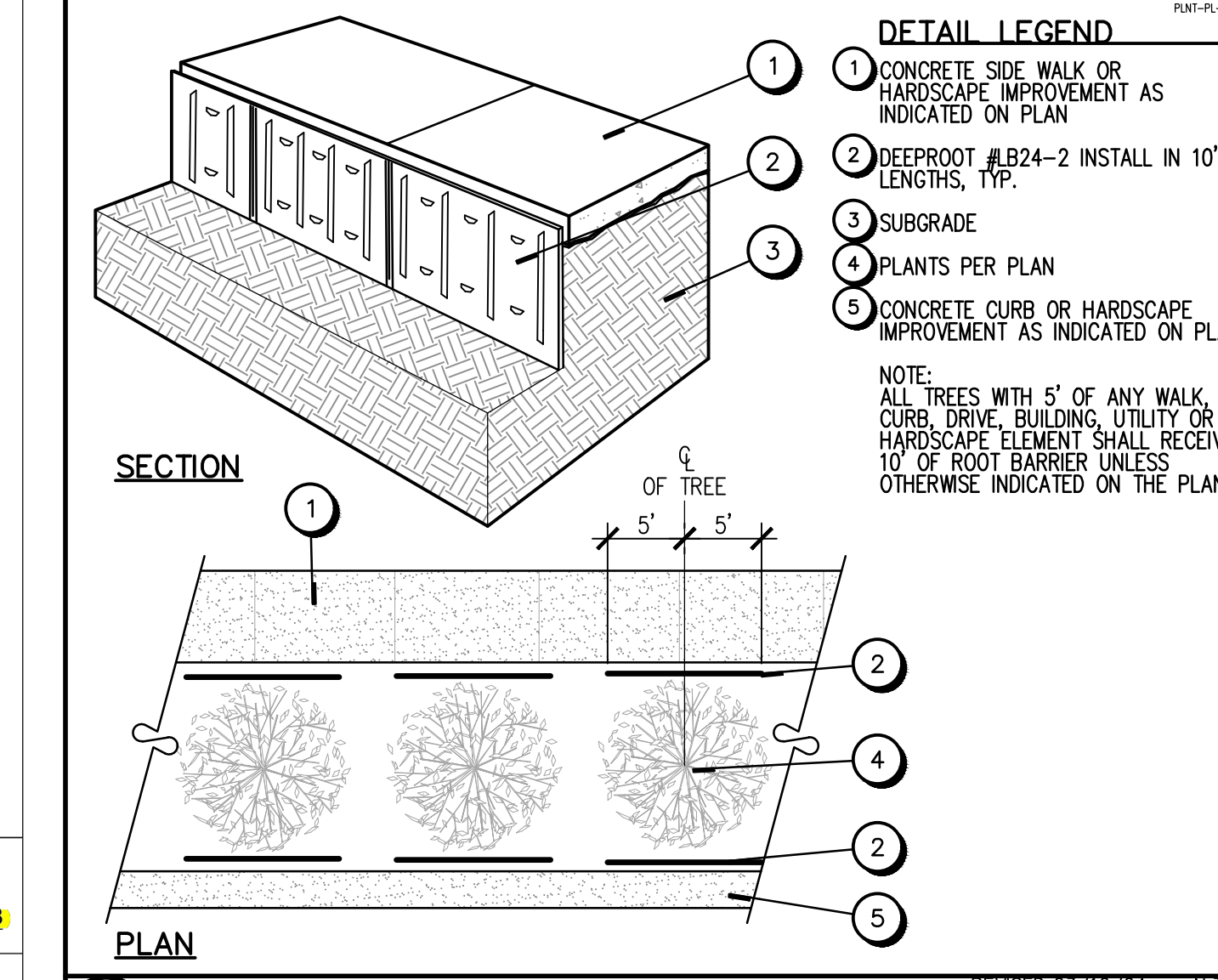
34. A CERTIFICATE OF COMPLETION, USING THE CITY'S FORM AND SIGNED BY THE LICENSED PROFESSIONAL WHO PREPARED THE PLANS, WILL BE REQUIRED AT TIME OF COMPLETION OF INSTALLATION.



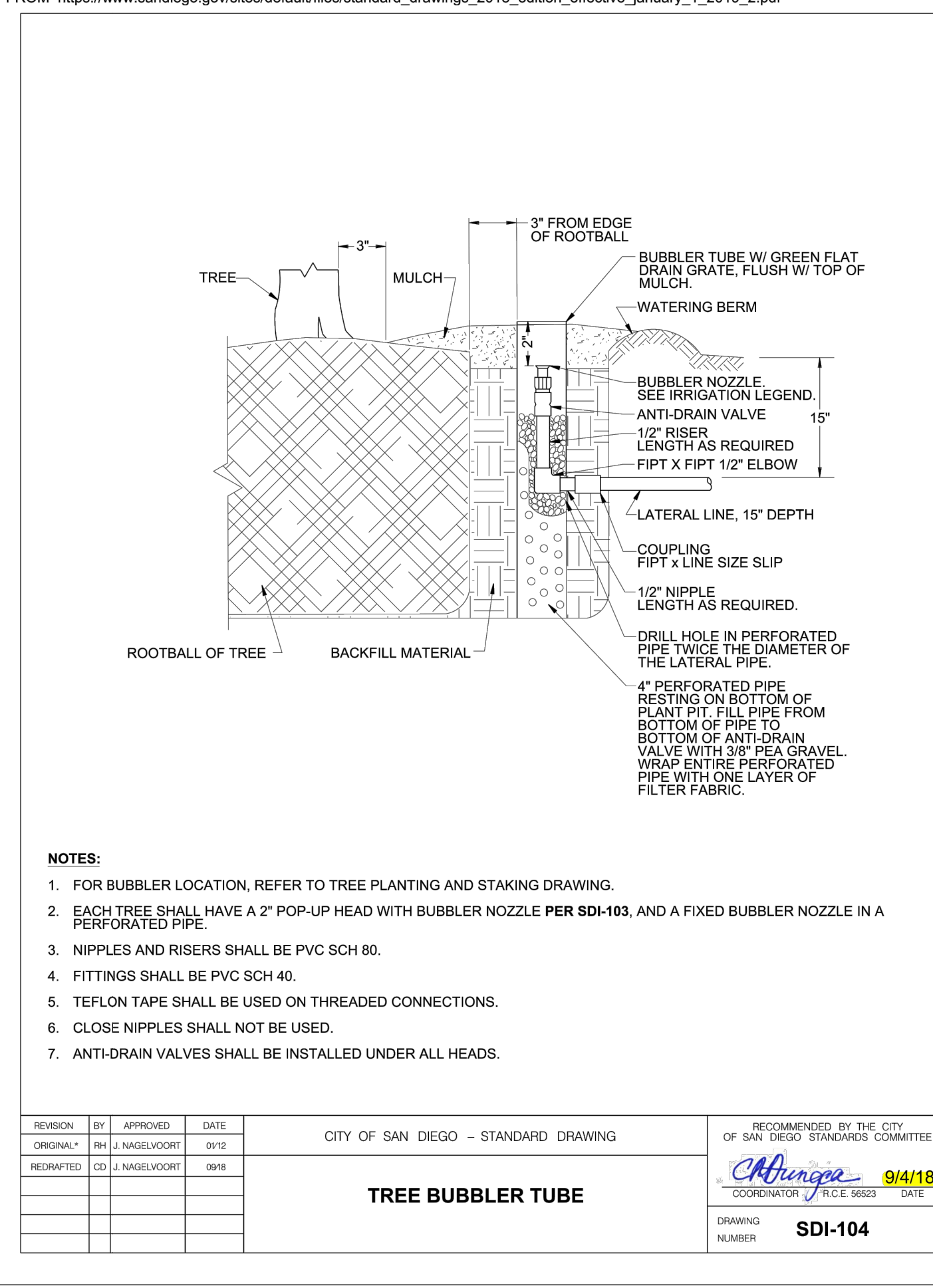
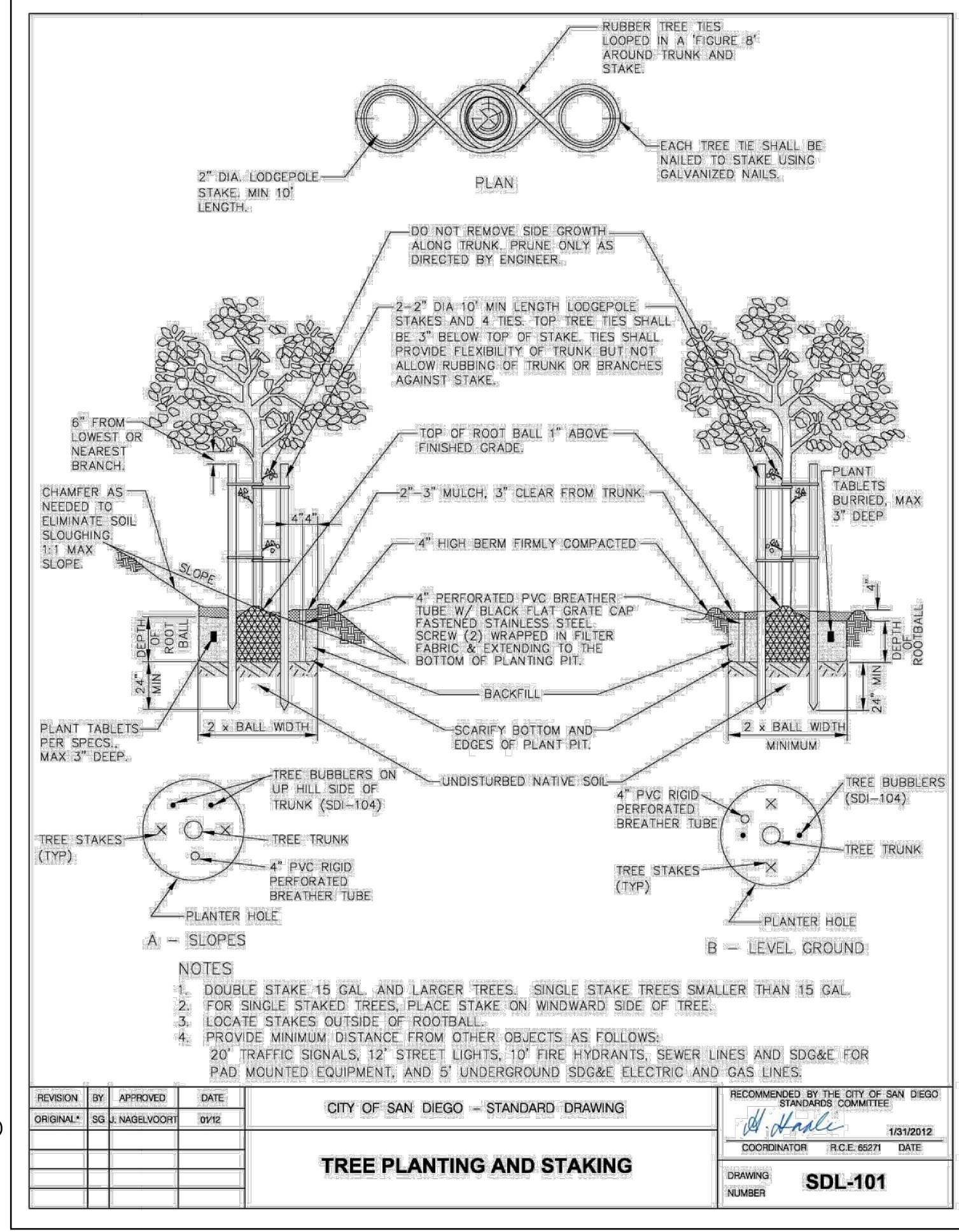
A TREE AND SHRUB PLANTING



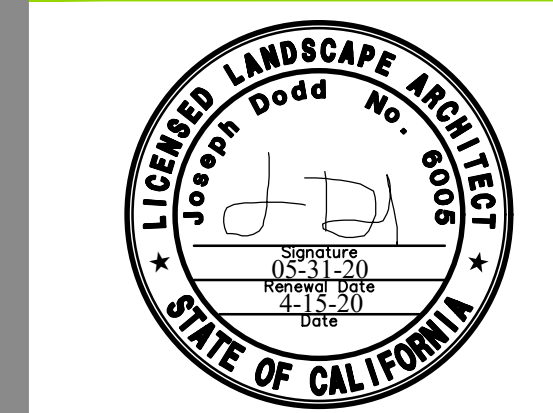
B VINE PLANTING DETAIL



C ROOT BARRIER



**LINEAR**  
LANDSCAPE ARCHITECTURE  
IRRIGATION DESIGN + CONSULTING  
3571 INGRAHAM STREET  
SAN DIEGO, CA 92109  
WWW.LINEARLANDARCH.COM



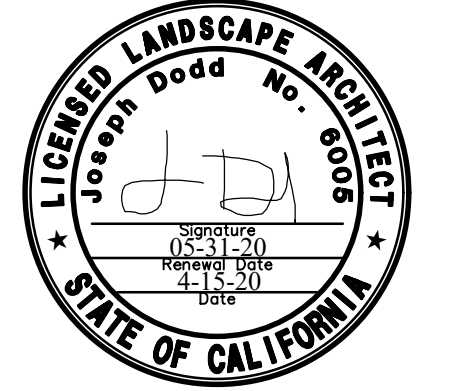
WESTBOURNE  
SMALL LOT SUBDIVISION  
460 WESTBOURNE ST  
LA JOLLA, CA 92037  
PLANTING NOTES & DETAILS

PREPARED FOR  
KELLY KRAMER  
PREPARED BY  
LINEAR LANDSCAPE ARCHITECTURE  
JOE DODD, ASLA  
3571 INGRAHAM ST.  
SAN DIEGO, CA 92109  
P | 888.203.6628  
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SHT  
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**WESTBOURNE  
SMALL LOT SUBDIVISION**  
460 WESTBOURNE ST  
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**PLANTING CALCULATIONS &  
MAINTENANCE MAP**

PREPARED FOR  
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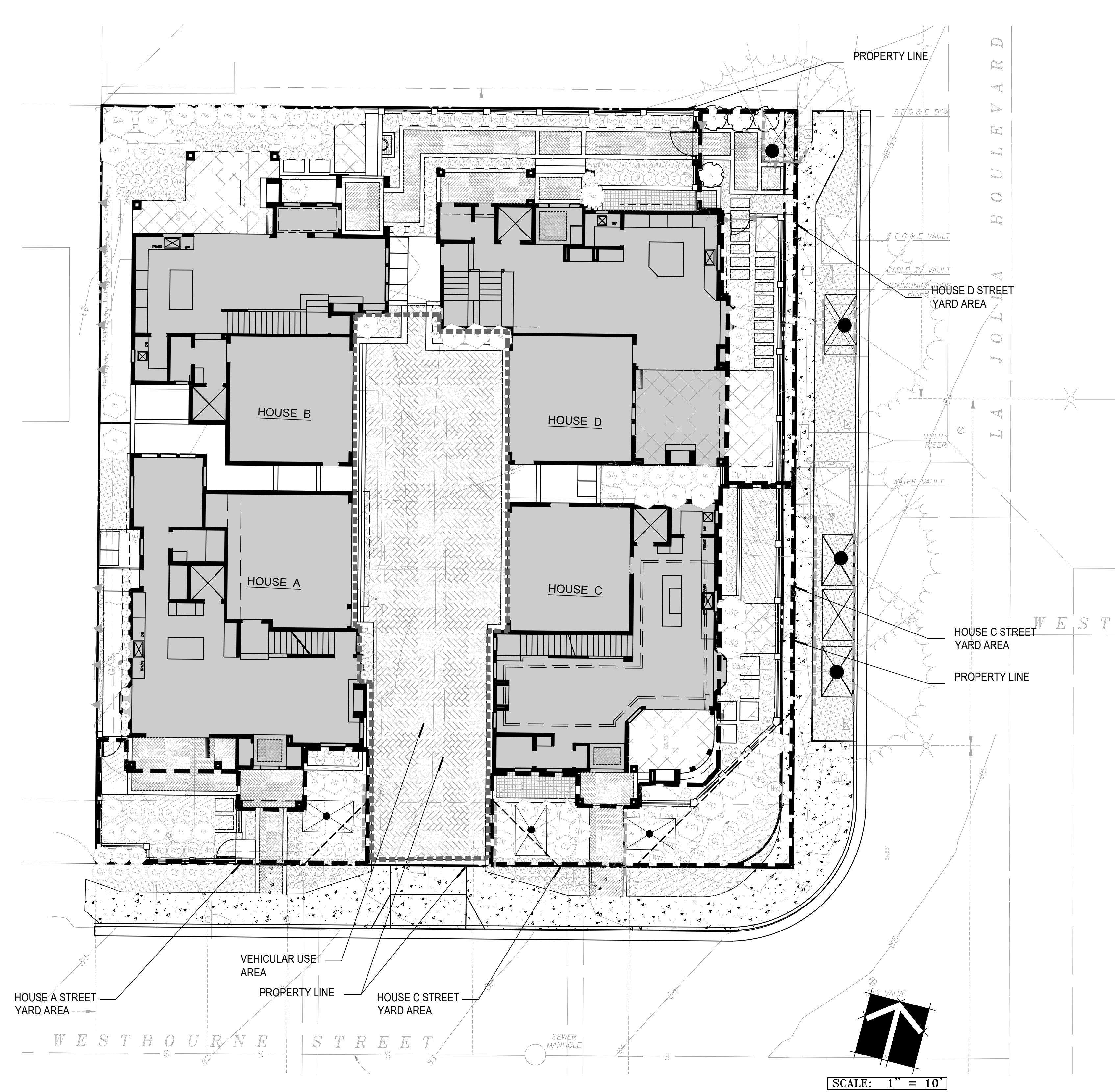
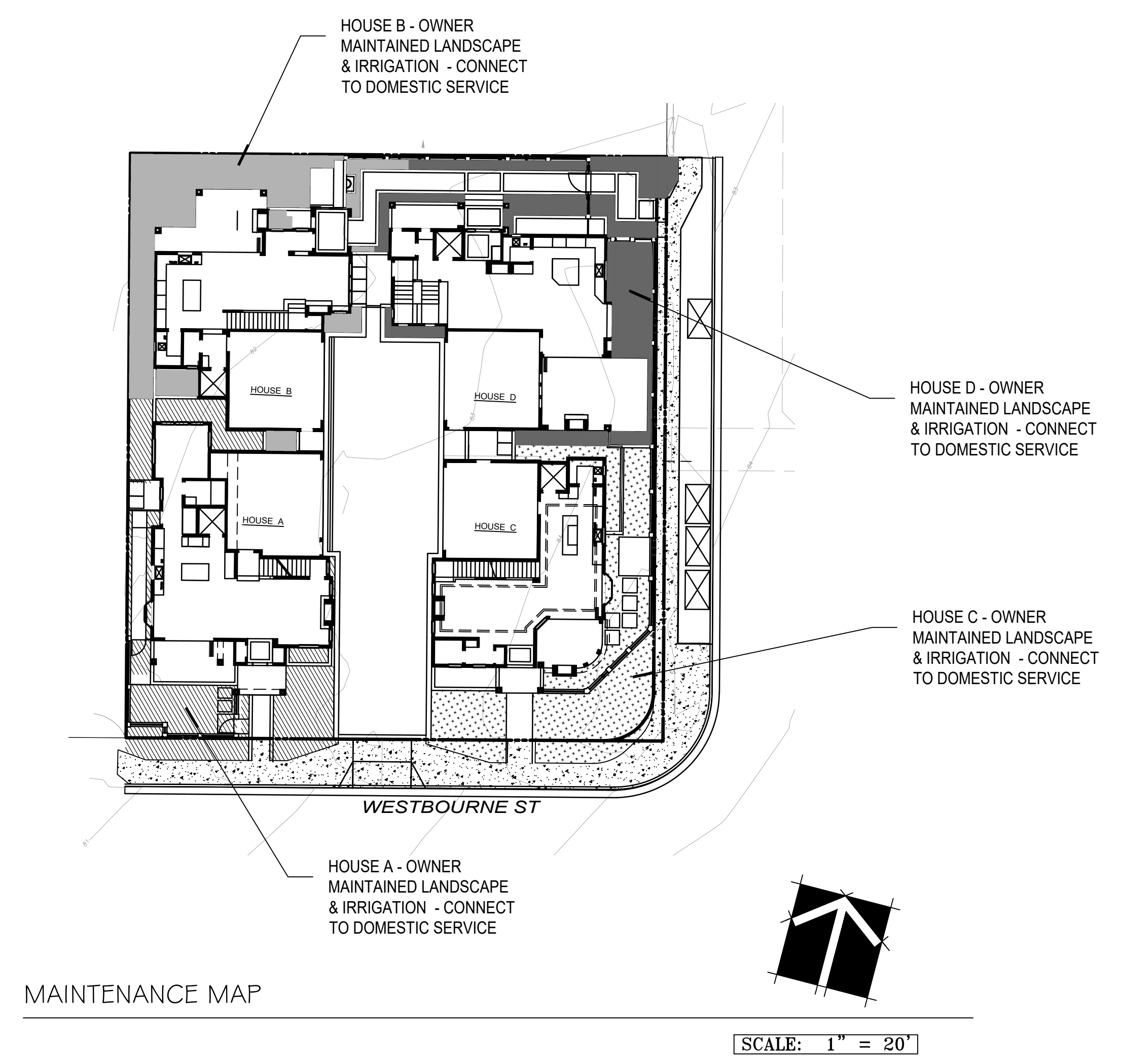
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3571 INGRAHAM ST.  
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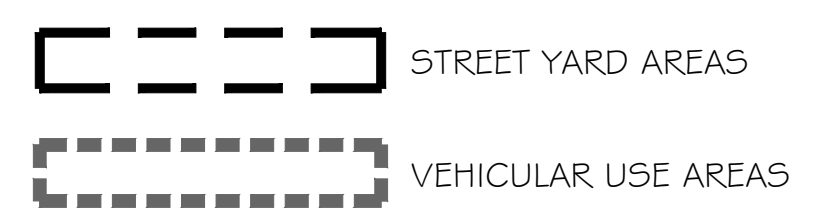
L-04

PRELIMINARY PLANS - NOT FOR CONSTRUCTION

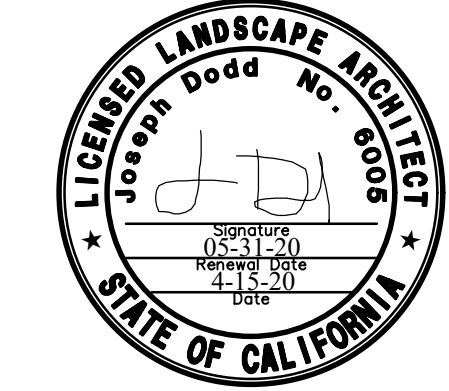


**LANDSCAPE CALCULATIONS  
FOR SMALL LOT SUBDIVISION:**

HOUSE A	HOUSE C	HOUSE D	VEHICULAR USE AREA (<6,000SF)
TOTAL STREET YARD AREA: 608 SF	TOTAL STREET YARD AREA: 1142 SF	TOTAL STREET YARD AREA: 707 SF	PLANT POINTS REQUIRED:
PLANTING AREA REQUIRED:	PLANTING AREA REQUIRED:	PLANTING AREA REQUIRED:	TOTAL VUA: 1,865 SF X .05 = 93 POINTS
TOTAL AREA: 608 SF X 50% = 304 SF	TOTAL AREA: 1142 SF X 50% = 571 SF	TOTAL AREA: 707 SF X 50% = 353.5 SF	PLANTING POINTS PROVIDED: 94
PLANTING AREA PROVIDED: 464 SF	PLANTING AREA PROVIDED: 786 SF	PLANTING AREA PROVIDED: 449 SF	EXCESS POINTS PROVIDED: 1
EXCESS AREA PROVIDED: 160 SF	EXCESS AREA PROVIDED: 225 SF	EXCESS AREA PROVIDED: 95.5 SF	POINTS ACHIEVED THROUGH TREES: 40 POINTS
PLANTING POINTS REQUIRED:	PLANTING POINTS REQUIRED:	PLANTING POINTS REQUIRED:	
TOTAL AREA: 608 SF X .05 = 30.4 POINTS	TOTAL AREA: 1142 SF X .05 = 57.1 POINTS	TOTAL AREA: 707 SF X .05 = 35.35 POINTS	
PLANT POINTS PROVIDED: 104 POINTS	PLANT POINTS PROVIDED: 149 POINTS	PLANT POINTS PROVIDED: 79 POINTS	
EXCESS POINTS PROVIDED: 73.6	EXCESS POINTS PROVIDED: 91.9	EXCESS POINTS PROVIDED: 43.5	
POINTS ACHIEVED WITH 1 GAL: 34	POINTS ACHIEVED WITH 1 GAL: 35	POINTS ACHIEVED WITH 1 GAL: 21	
POINTS ACHIEVED WITH 5 GAL: 50	POINTS ACHIEVED WITH 5 GAL: 74	POINTS ACHIEVED WITH 5 GAL: 38	
POINTS ACHIEVED WITH TREES: 20	POINTS ACHIEVED WITH TREES: 40	POINTS ACHIEVED WITH TREES: 20	



THIS SHEET IS TO SCALE ABOVE WHEN PRINTED AT 30%.



**WESTBOURNE  
SMALL LOT SUBDIVISION**  
460 WESTBOURNE ST  
LA JOLLA, CA 92037  
**WATER USE CALCULATIONS**

PREPARED FOR

KELLY KRAMER

PREPARED BY

LINEAR LANDSCAPE  
ARCHITECTURE

JOE DODD, ASLA  
3571 INGRAHAM ST.  
SAN DIEGO, CA 92109

P | 888.203.6628

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PRELIMINARY PLANS - NOT FOR CONSTRUCTION

**WATER EFFICIENT LANDSCAPE WORKSHEET**  
Irrigation Point of Connection (P.O.C.) HOUSE A

Hydro zone #	Planting Description	Plant Factor (average) (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>REGULAR LANDSCAPE AREAS</b>								
1	MEDIUM WATER	0.50	DRIP	0.90	0.56	400	222.22	5649
1	LOW WATER	0.30	DRIP	0.90	0.33	56	18.67	475
<b>TOTAL</b>							456	240.89
<b>SPECIAL LANDSCAPE AREAS</b>								
<b>TOTAL</b>							0	0
<b>ETWU TOTAL</b>								6123
<b>MAXIMUM WATER ALLOWANCE (MAWA)</b>								6375
<b>IRRIGATION EFFICIENCY (IE) AVERAGE</b>								73.1

**WATER EFFICIENT LANDSCAPE WORKSHEET**  
Irrigation Point of Connection (P.O.C.) HOUSE B

Hydro zone #	Planting Description	Plant Factor (average) (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>REGULAR LANDSCAPE AREAS</b>								
1	MEDIUM WATER	0.50	DRIP	0.90	0.56	653	362.78	9222
1	LOW WATER	0.30	DRIP	0.90	0.33	100	33.33	847
<b>TOTAL</b>							753	396.11
<b>SPECIAL LANDSCAPE AREAS</b>								
<b>TOTAL</b>							0	0
<b>ETWU TOTAL</b>								10069
<b>MAXIMUM WATER ALLOWANCE (MAWA)</b>								10528
<b>IRRIGATION EFFICIENCY (IE) AVERAGE</b>								73.1

**WATER EFFICIENT LANDSCAPE WORKSHEET**  
Irrigation Point of Connection (P.O.C.) HOUSE C

Hydro zone #	Planting Description	Plant Factor (average) (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>REGULAR LANDSCAPE AREAS</b>								
1	MEDIUM WATER	0.50	DRIP	0.90	0.56	400	222.22	5649
1	LOW WATER	0.30	DRIP	0.90	0.33	21	7.00	178
<b>TOTAL</b>							421	229.22
<b>SPECIAL LANDSCAPE AREAS</b>								
<b>TOTAL</b>							0	0
<b>ETWU TOTAL</b>								5827
<b>MAXIMUM WATER ALLOWANCE (MAWA)</b>								5886
<b>IRRIGATION EFFICIENCY (IE) AVERAGE</b>								73.1

**WATER EFFICIENT LANDSCAPE WORKSHEET**  
Irrigation Point of Connection (P.O.C.) HOUSE D

Hydro zone #	Planting Description	Plant Factor (average) (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>REGULAR LANDSCAPE AREAS</b>								
1	MEDIUM WATER	0.50	DRIP	0.90	0.56	550	305.56	7767
1	LOW WATER	0.30	DRIP	0.90	0.33	50	16.67	424
<b>TOTAL</b>							600	322.22
<b>SPECIAL LANDSCAPE AREAS</b>								
<b>TOTAL</b>							0	0
<b>ETWU TOTAL</b>								8191
<b>MAXIMUM WATER ALLOWANCE (MAWA)</b>								8389
<b>IRRIGATION EFFICIENCY (IE) AVERAGE</b>								73.1

**WATER EFFICIENT LANDSCAPE WORKSHEET**  
Irrigation Point of Connection (P.O.C.) HOA MAINTAINED

Hydro zone #	Planting Description	Plant Factor (average) (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>REGULAR LANDSCAPE AREAS</b>								
1	MEDIUM WATER	0.50	DRIP	0.90	0.56	1600	898.89	22596
1	LOW WATER	0.30	DRIP	0.90	0.33	100	33.33	847
<b>TOTAL</b>							1700	922.22
<b>SPECIAL LANDSCAPE AREAS</b>								
<b>TOTAL</b>							0	0
<b>ETWU TOTAL</b>								23443
<b>MAXIMUM WATER ALLOWANCE (MAWA)</b>								23768
<b>IRRIGATION EFFICIENCY (IE) AVERAGE</b>								73.1

**MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**

ET o = 41 in/yr RESIDENTIAL 0.55  
 LA = 456 sq ft NON RESIDENTIAL 0.44  
 SLA = 0 sq ft  
 ETAF = 0.56

MAWA =  $(ETo)(0.62)(ETAF \times LA) + (1 - ETAF) \times SLA$   
 $(ETo)(0.62)((0.55 \times LA) + (1 - 0.55) \times SLA)$

MAWA = 41 (0.62)(0.55x 456 + 0.45 X 0)

**MAXIMUM APPLIED WATER ALLOWANCE= 6375.34 gal. per year**

REGULAR LANDSCAPE AREAS	TOTAL ETAF x AREA	TOTAL AREA	AVERAGE ETAF	SITEWIDE ETAF
REGULAR LANDSCAPE AREAS	240.89	456	0.53	
ALL LANDSCAPE AREAS	240.89	456	n/a	0.53

ETAF Residential 0.55 or below  
Non-residential 0.45 or below

**MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**

ET o = 41 in/yr RESIDENTIAL 0.55  
 LA = 753 sq ft NON RESIDENTIAL 0.44  
 SLA = 0 sq ft  
 ETAF = 0.56

MAWA =  $(ETo)(0.62)(ETAF \times LA) + (1 - ETAF) \times SLA$   
 $(ETo)(0.62)((0.55 \times LA) + (1 - 0.55) \times SLA)$

MAWA = 41 (0.62)(0.55x 753 + 0.45 X 0)

**MAXIMUM APPLIED WATER ALLOWANCE= 10527.7 gal. per year**

REGULAR LANDSCAPE AREAS	TOTAL ETAF x AREA	TOTAL AREA	AVERAGE ETAF	SITEWIDE ETAF
REGULAR LANDSCAPE AREAS	396.11	753	0.53	
ALL LANDSCAPE AREAS	396.11	753	n/a	0.53

ETAF Residential 0.55 or below  
Non-residential 0.45 or below

**MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**

ET o = 41 in/yr RESIDENTIAL 0.55  
 LA = 421 sq ft NON RESIDENTIAL 0.44  
 SLA = 0 sq ft  
 ETAF = 0.56

MAWA =  $(ETo)(0.62)(ETAF \times LA) + (1 - ETAF) \times SLA$   
 $(ETo)(0.62)((0.55 \times LA) + (1 - 0.55) \times SLA)$

MAWA = 41 (0.62)(0.55x 421 + 0.45 X 0)

**MAXIMUM APPLIED WATER ALLOWANCE= 5886 gal. per year**

REGULAR LANDSCAPE AREAS	TOTAL ETAF x AREA	TOTAL AREA	AVERAGE ETAF	SITEWIDE ETAF
REGULAR LANDSCAPE AREAS	229.22	421	0.54	
ALL LANDSCAPE AREAS	229.22	421	n/a	0.54

ETAF Residential 0.55 or below  
Non-residential 0.45 or below

**MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**

ET o = 41 in/yr RESIDENTIAL 0.55  
 LA = 600 sq ft NON RESIDENTIAL 0.44  
 SLA = 0 sq ft  
 ETAF = 0.56

MAWA =  $(ETo)(0.62)(ETAF \times LA) + (1 - ETAF) \times SLA$   
 $(ETo)(0.62)((0.55 \times LA) + (1 - 0.55) \times SLA)$

MAWA = 41 (0.62)(0.55x 600 + 0.45 X 0)

**MAXIMUM APPLIED WATER ALLOWANCE= 8388.6 gal. per year**

REGULAR LANDSCAPE AREAS	TOTAL ETAF x AREA	TOTAL AREA	AVERAGE ETAF	SITEWIDE ETAF
REGULAR LANDSCAPE AREAS	322.22	600	0.54	
ALL LANDSCAPE AREAS	322.22	600	n/a	0.54

ETAF Residential 0.55 or below  
Non-residential 0.45 or below

**MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**

ET o = 41 in/yr RESIDENTIAL 0.55  
 LA = 1700 sq ft NON RESIDENTIAL 0.44  
 SLA = 0 sq ft  
 ETAF = 0.56

MAWA =  $(ETo)(0.62)(ETAF \times LA) + (1 - ETAF) \times SLA$   
 $(ETo)(0.62)((0.55 \times LA) + (1 - 0.55) \times SLA)$

MAWA = 41 (0.62)(0.55x 1700 + 0.45 X 0)

**MAXIMUM APPLIED WATER ALLOWANCE= 23767.7 gal. per year**

REGULAR LANDSCAPE AREAS	TOTAL ETAF x AREA	TOTAL AREA	AVERAGE ETAF	SITEWIDE ETAF
REGULAR LANDSCAPE AREAS	922.22	1700	0.54	
ALL LANDSCAPE AREAS	922.22	1700	n/a	0.54

ETAF Residential 0.55 or below  
Non-residential 0.45 or below