LA MESA DESIGN REVIEW BOARD
AGENDA

A Regular Meeting

Date: **Monday, September 9, 2024, 12:30 p.m.**

Location: **City Council Chambers, 8130 Allison Avenue**
La Mesa, California

Board Members: Vice Chair Maria Ruiz-Ostmeyer
Board Member Christopher Langdon
Board Member Alison Morita
Director of Community Development Lynnette Santos

The public may view the meeting in-person or live using the following remote options:

Teleconference Meeting Webinar

https://us06web.zoom.us/j/87018636632

Telephone (Audio only)

(669) 900-6833 or (253) 215-8782 Webinar ID: 870 1863 6632

Copy and paste the webinar link into your internet browser if the webinar link does not work directly from the agenda.

PUBLIC COMMENTS

- **In-Person comments during the meeting:** Join us for the Board meeting at the time and location specified on this agenda to make your comments. Comments will be limited to three (3) minutes.

- **How to submit eComments:** eComments are available once an agenda is published. Locate the meeting in "upcoming meetings" and click the comment bubble icon. Click on the item you wish to comment on. eComments can be submitted when the agenda is published and until **24 hours prior** to the meeting. eComments are limited to 3700 characters (approximately 500 words). eComments may be viewed by the Board and members of the public following the close of the eComment submission period (24 hours

prior to the meeting). Email your comment to planning@cityoflamesa.us if you have difficulty submitting an eComment. eComments will not be read aloud as a regular meeting item; however any member of the Board or member of the public may do so during their respective comment time.

PLEASE NOTE: Public Comment will be limited to 3 minutes per item. The timer begins when the participant begins speaking. Time cannot by combined or yielded to another speaker.

Citizens who wish to make an audio/visual presentation pertaining to an item on the agenda, or during Public Comments, should contact the Community Development Department at 619.667.1176, no later than 12:00 p.m., the business day prior to the meeting day. Advance notification will ensure compatibility with City equipment and allow Board meeting presentations to progress smoothly and in a consistent and equitable manner. Please note that all presentations/digital materials are considered part of the maximum time limit provided to speakers.

Agenda reports for items on this agenda are available for public review at the Community Development Department, 8130 Allison Avenue, during normal business hours.

Materials related to an item on this agenda submitted to the Board after distribution of the agenda packet are available for public inspection at the Community Development Department, 8130 Allison Avenue, during normal business hours.

ACCESSIBILITY: The City of La Mesa encourages the participation of disabled individuals in the services, activities and programs provided by the City. Individuals with disabilities, who require reasonable accommodation in order to participate in the Board meetings, should contact the Administrative Services Department 48 hours prior to the meeting at 619.667.1175, fax 619.667.1163, or GSpaniol@cityoflamesa.us.

Hearing assisted devices are available for the hearing impaired. A City staff member is available to provide these devices upon entry to City Council meetings, commission meetings or public hearings held in the City Council Chambers. A photo i.d. or signature will be required to secure a device for the meeting.

Pages

1. CALL TO ORDER
   - 1.1 PLEDGE OF ALLEGIANCE
2. ADDITIONS AND/OR DELETIONS TO THE AGENDA
3. PRESENTATION

4. PUBLIC COMMENTS – (TOTAL TIME – 15 MINUTES)

NOTE: In accordance with state law, an item not scheduled on the agenda may be brought forward by the general public for comment; however, the Design Review Board will not be able to discuss or take any action on the item at this meeting. If appropriate, the item will be referred to Staff or placed on a future agenda.

5. CONFLICT DISCLOSURES

6. CONSENT CALENDAR

7. CURRENT BUSINESS

7.1 EV CHARGING STATION MASTER PLAN

CONSIDERATION OF DESIGN REVIEW FOR AN 18-UNIT APARTMENT DEVELOPMENT AT 7285 UNIVERSITY AVENUE, APN 474-181-17-00, 474-181-18-00, AND 474-181-19-00 IN THE C-F-D-MU (GENERAL COMMERCIAL/FLOODWAY OVERLAY/URBAN DESIGN OVERLAY/MIXED USE OVERLAY) ZONE

Recommended Motion:

Staff recommends that the Design Review Board approve the project, with conditions, subject to City Council ratification.

8. STAFF AND BOARD MEMBER ANNOUNCEMENTS

9. ADJOURNMENT

La Mesa Design Review Board

Minutes of a Regular Meeting

Date:	June 10, 2024, 12:30 p.m.
Location:	City Council Chambers, 8130 Allison Avenue La Mesa, California
Present:	____ Vice Chair Maria Ruiz-Ostmeyer ____ Board Member Christopher Langdon ____ Board Member Alison Morita ____ Director of Community Development Lynnette Santos
Staff:	____ Associate Planner Allyson Kinnard ____ Associate Planner Laura Traffenstedt ____ Administrative Coordinator Noemi Becerra ____ Administrative Coordinator Julia Carrillo

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1. CALL TO ORDER

__ called the meeting to order at TIME.

1.1 PLEDGE OF ALLEGIANCE

1.2 ROLL CALL

2. ADDITIONS AND/OR DELETIONS TO THE AGENDA

3. PRESENTATION

4. PUBLIC COMMENTS – (TOTAL TIME – 15 MINUTES)

NOTE: In accordance with state law, an item not scheduled on the agenda may be brought forward by the general public for comment; however, the Design Review Board will not be able to discuss or take any action on the item at this meeting. If appropriate, the item will be referred to Staff or placed on a future agenda.

5. CONFLICT DISCLOSURES

6. CONSENT CALENDAR

6.1 APPROVAL OF THE MEETING MINUTES OF THE REGULAR DESIGN REVIEW BOARD MEETING ON MAY 13, 2024

7. CURRENT BUSINESS

7.1 PROJECT 2024-0197 (CCRT PROPERTIES)

DESIGN REVIEW CONSIDERATION FOR A PROPOSED TWO-STORY FINANCIAL INSTITUITON BUILDING AT 8301 FLETCHER PARKWAY, APN 490-200-49-00 IN THE C-G-D (GENERAL COMMERCIAL/GROSSMONT OVERLAY/URBAN DESIGN OVERLAY) ZONE.

Moved by _____
Seconded by _____

Staff recommends that the Design Review Board approve the project, subject to City Council ratification.

Vice Chair Ruiz-Ostmeyer: Yes / No / Abstain / Conflict; Board Member Langdon: Yes / No / Abstain / Conflict; Board Member Morita: Yes / No / Abstain / Conflict; Director of Community Development Santos: Yes / No / Abstain / Conflict

Approved / Tied / Failed / Passed / Adopted / Ratified / Received and Filed

8. STAFF AND BOARD MEMBER ANNOUNCEMENTS

9. ADJOURNMENT

__ adjourned the meeting at TIME.

CITY OF LA MESA
JEWEL of the HILLS

STAFF REPORT

REPORT to the LA MESA DESIGN REVIEW BOARD

DATE:	September 9, 2024
SUBJECT:	2023-2716 (CROSBY PROPERTIES LLC)
DESCRIPTION:	CONSIDERATION OF DESIGN REVIEW FOR AN 18-UNIT APARTMENT DEVELOPMENT AT 7285 UNIVERSITY AVENUE, APN 474-181-17-00, 474-181-18-00, AND 474-181-19-00 IN THE C-F-D-MU (GENERAL COMMERCIAL/FLOODWAY OVERLAY/URBAN DESIGN OVERLAY/MIXED USE OVERLAY) ZONE
ISSUING DEPARTMENT:	Community Development

SUMMARY:

Issue:

Does the proposed design meet the intent of the Urban Design Program policies and the Design Guidelines for Properties in the Mixed Use Overlay Zone?

Recommendation:

Staff recommends that the Design Review Board approve the project, with conditions, subject to City Council ratification.

BACKGROUND:

The 15,000-square-foot project site is comprised of three parcels situated on the south side of University Avenue between Massachusetts Avenue and Yale Avenue. It is square in shape and nearly level. Existing improvements dating to the 1950s-60s include two single-story commercial buildings and one two-story commercial building. Also present are a billboard sign, paved parking, and an open-channel storm drain within an easement across the rear. The west half of the site is currently fenced with the neighboring property to the west.

Surrounding development includes older commercial retail and service uses to the east and west, lower-density residential housing transitioning to commercial along the north side of University Avenue, and a single-family residential neighborhood uphill to the south. An Assessor Parcel Map sheet is provided as **Attachment A**, and photos of the project site are provided in **Attachment B**. A vicinity map is provided below.

University Avenue along the project frontage is classified as an Arterial street in the General Plan Circulation Element and functions as a major circulation corridor. Existing right-of-way improvements include sidewalk, curb and gutter, Class 2 bike lanes, and below-ground utilities. Two driveway curb openings are also present. Covered bus stops are located near the intersection of Yale Avenue approximately 150 feet to the east.

The project site is located in the Mixed Use (MU) and Urban Design (D) Overlay zones. In the MU Overlay, pedestrian-friendly residential and mixed-use development is prescribed, such as row housing, loft-type dwellings, and flats arranged either around courtyards or linearly, all situated close to the street. New development is required to include pedestrian realm improvements along project frontages on collector streets to activate the streetscape.

Design Review by the Design Review Board (DRB) is required for all development projects within the MU and D Overlay zones to ensure that projects are consistent with the City's Urban Design Program and with the Design Guidelines for Properties within the Mixed Use Overlay Zone (**Attachment C**). DRB decisions are ratified by the City Council. The entitlement process for this project also includes site development plan review approved by the Director of Community Development and Planning Commission approval of a tentative tract map.

DISCUSSION:

The property owner proposes to demolish existing on-site improvements to construct a three-story condominium building comprised of 18 residential units over covered parking as shown on the project plans provided as **Attachment D**.

Of the 18 proposed units, five will be deed-restricted affordable to low income residents. As a qualifying affordable housing project under Government Code Section 65915 and the City's Affordable Homes Bonus Program, the development is eligible for incentives and waivers of development standards and reduced parking ratios. The applicant will be requesting one waiver for reduced open space and is utilizing affordable housing parking ratios.

Pedestrian Orientation Along Street Frontage / Setbacks
The project will provide non-contiguous sidewalk along the entirety of the frontage, partially in the right-of-way and partially within a public easement to be granted on the subdivision map. The parkway strip between the curb and sidewalk is proposed to be planted with four 36-inch box Canary Island Pine trees, which are on the City's list of approved street trees. A Eucalyptus Citriodora tree is proposed in a five-foot-wide planter area along the front wall of the building. As this type of eucalyptus can grow very tall, and may not be suitable in this location, staff recommends that a different type of tree be considered.

The design guidelines, as well as the development standards in the zoning ordinance, require at least 50 percent of the ground floor building frontage facing the public realm to have windows with clear, un-tinted glass. The project provides a floor-to-ceiling aluminum storefront system across the entirety of the lobby area to meet this standard and to provide architectural character at street level as described below.

Ground Floor Use and Design
Consistent with the design guidelines, no ground floor residential is proposed, with the entirety of the ground floor area to consist of an entry lobby and stairwell, leasing office, and parking. Siting the lobby at the sidewalk will add to the pedestrian feel of the street.

Building Height
At three stories, the proposed building is a full story under the height limit. While there is a single-family residential neighborhood abutting the project site to the rear, the rear yards of neighboring residences sit approximately 35 feet above the project site and approximately 100 feet away. The rear of the proposed building is approximately 37 feet high, inclusive of a six-foot parapet. Staff discussed with the applicant the need for a 6 foot parapet feature along the south elevation as this elevation faces the single-family uses to the south. The applicant stated that the proposed parapet featureis intended to screen the four foot rooftop mechanical equipment however, if the DRB would like, the applicant is willing to further discuss the treatment of the parapet elevation .

Adjacent Single-Family Residential Zone
As a privacy measure, all windows facing surrounding single-family residences, are proposed to sit at a lower elevation and would be at least 100 feet away from existing single-family residences.

Access and Parking

The subject site is located mid-block with no alley access. Proposed vehicular access and circulation are oriented towards University Avenue and therefore should not impact the single-family residential neighborhood located to the south. Three individual lots will be consolidated, resulting in a single driveway entrance from University Avenue, which will further benefit pedestrian and bicycle circulation along this corridor. The applicant has sited the adjacent street trees in consideration of vehicular sight distance. For design sensitivity, the ground level parking area is proposed within the building footprint and screened from view of the street through the use of walls and a security gate.

Open Space
Open space will be provided through private balconies and within two common patio areas on the second story. The common areas are centrally located with landscaping, including shade trees. Recreational furnishings will be provided.

Ultilities and Mechanical Equipment
The applicant has verified that below grade utilities are located beneath the street and therefore will not pose any conflicts along the sidewalk. Mechanical equipment will be roof-mounted and screened behind parapet walls.

Architectural Character and Massing
Visual interest is proposed through street level full-height, transparent, aluminum storefront windows topped by a metal awning and tall, narrow, evenly-spaced openings in the front wall of the parking area. The proposed finish materials, which include khaki brown fiber cement shiplap siding, white and dark grey stucco, and black cable railing, are proposed to unify the building appearance and fit into the pedestrian realm context. The materials board includes a dark gray paint sample that would be applied to a significant portion of the building wall. Given the color's deep saturation, staff recommends use of a slightly lighter, medium gray tone that will contrast with the dark address numbers proposed on the front elevation.

Compatibility with Surrounding Development and Between Uses on the Site
Privacy between residential units and neighboring properties is proposed by limiting windows to the front and rear building elevations. The lobby entrance is recessed slightly from the sidewalk to provide area for a landscape planter to enhance the pedestrian realm. Upper-story private balconies facing the street are proposed to provide architectural relief to further complement the pedestrian realm.

Building Entries and Service Areas
The residential lobby will be accessed directly from the public sidewalk to promote pedestrian activity along the street. Service areas, including trash enclosure and meters,

will be located at the rear of the parking area.

Consolidation

The lot consolidation of three adjacent parcels will provide more space along the pedestrian realm for street trees, pedestrian amenities, and on-street parking. The proposed building respects the surrounding community fabric through the use of building indentations, varied materials, and architectural relief.

Overall, the proposed project appears to achieve the design priorities and architectural vision expressed by the Design Guidelines for Projects in the Mixed Use Overlay Zone and the Urban Design Program.

CONCLUSION:

Approve Project 2023-2716, with conditions, based on a finding that the project is consistent with the Urban Design Program, subject to City Council ratification.

Respectfully submitted by:

Allyson Kinnard
Associate Planner

Reviewed by:

Lynnette Santos

Lynnette Santos
Director of Community Development

Attachments:

A. Assessor Parcel Map Sheet
B. Site Photographs
C. Design Guidelines for Properties in the Mixed Use Overlay Zone
D. Project plans

05

474-181-182

474-18

1" = 100

N

3-25-91 TLM

CHANGES				
BLK	OLD	NEW	YR	CUT
181	1-4	44	85	2349
181	5-7	45	91	2398

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 474 PAGE 18

MAP 2440 - VISTA LA MESA VILLAS

View of project site from University Avenue looking southeast.

View of project site from University Avenue looking southwest.

View of project site looking south.

Perspective view of project site relative to adjacent residential neighborhood.

Current aerial view of project site.

DESIGN GUIDELINES FOR PROPERTIES IN THE MIXED-USE OVERLAY ZONE

Projects located in the Mixed-Use Overlay Zone (MU) are subject to Urban Design Review by the City's Design Review Board. The City's Urban Design Program report describes the City's Design Review Process and provides design guidelines. The following design guidelines include three sections. Section I of this document is the vision. Section II includes the design guidelines to be utilized by the City's Design Review Board in addition to the guidelines in the current Urban Design Program. Section III includes conceptual plans and massing studies for several specific sites. If a guideline is already part of the Urban Design Program, it is not repeated here.

SECTION I - OVERALL VISION

The City of La Mesa General Plan designates three older commercial corridors, El Cajon Boulevard, University Avenue, and La Mesa Boulevard, as "Mixed-Use Urban." In order to implement this General Plan designation, and to prepare zoning development standards and guidelines for the properties designated as Mixed-Use Urban, a vision for the corridors must be defined first.

Mixed Use means a mixture of both commercial and residential, combined to create a vital and attractive environment for residents, employees, and visitors along each corridor.

The boulevards are envisioned to be transformed by a mixture of uses including retail, office, residential, open space, and public uses connected to each other and to transit by a walkable environment along the street.

Today, El Cajon Boulevard, University Avenue, and La Mesa Boulevard are wide streets giving the adjacent private development an auto-oriented character. The City has undergrounded the utilities and added landscaped medians to corridors making the streets more attractive.

However, to create places for people to live, work and stroll along the boulevards, the overall environment will need to change at the edges of the street adjacent to private properties. These street edges, the pedestrian realm, will need to become walkable and lively places with more

street trees, wider sidewalk, fewer curb cuts, special bus shelters, street furniture, decorative pedestrian crossings, public gathering spaces, and visual interest at the ground floor of buildings.

Changing the character of the boulevard with new uses, a new pedestrian realm along the street and pedestrian improvements along the cross streets will enhance the quality of life in the neighborhoods adjoining the corridors.

Mixed use may be “horizontal mixed use” or “vertical mixed use.” “Horizontal mixed use” means that residential and commercial uses are adjacent to each other. “Vertical mixed use” means that residential and commercial uses are stacked over each other. Typically, residential uses are placed over ground-floor retail, office and/or restaurant uses. Not all projects along the corridor must be mixed use to achieve the goals of the plan. For example, a new residential-only project sensitively designed and located adjacent to an older existing commercial building may help to stimulate renovation and reuse. The commercial building could be adaptively reused as a restaurant with outdoor seating serving the new residents as well as existing nearby residents. Successful infill development keeps a sense of history of each boulevard and enriches the life of the community.

The following are features of the overall vision for the corridors:

- Attractive, walkable environments along the streets include:
  - Wider sidewalks with landscaping, street furniture and other amenities.
  - Buildings instead of parking lots along the street
  - Visual interest incorporated at the ground level including frequent windows, awnings, indentations, outdoor dining, etc.

- New uses that enhance the walkable environment such as:
  - Infill residential and new retail spaces that are less auto dependent
  - Limitations on uses that are incompatible with residential

- Two- to four-story townhouses / condominiums / apartments designed to be pedestrian friendly and compatible with adjacent neighborhoods

- Design considerations of privacy, noise, light, and traffic intrusion when adjacent to existing neighborhoods

- Incentives for consolidating parcels

- Flexibility in requirements to respond to varied site conditions

- Places for transit stops designed as part of new development

- High-quality design with appropriate detail and articulation

Where appropriate, create a sense of history along each corridor by incorporating existing buildings and uses in a project.

SECTION II - DESIGN GUIDELINES

The following are design guidelines to be utilized by the City's Design Review Board in addition to the guidelines in the Urban Design Program.

A. Pedestrian Orientation Along Street Frontage / Setbacks

The pedestrian realm should include the following:

1. 36-inch box street trees should be planted approximately 30 to 35 feet apart in a 5-foot street furnishing area adjacent to the curb in the public right-of-way, if underground utilities permit. If the City's Department of Public Works determines that below grade utilities limit street trees at the curb, trees in planters with irrigation should be located at the curb or additional width may be added to the pedestrian realm to allow street trees to be planted between the sidewalk area and the adjacent building.

2. Street trees along El Cajon Boulevard, University Avenue and La Mesa Boulevard should be planted in tree wells with metal or concrete grates or that are landscaped, as approved by the City.

3. Street trees and ground cover may be planted in the 5-foot wide landscaped parkway adjacent to the curb along La Mesa Boulevard.

4. A concrete sidewalk should be provided with a clear pedestrian passage at least 5 feet wide, free of encroachment by landscape features, street furniture, or similar obstructions.

5. Appropriate pedestrian amenities should be provided such as outdoor seating, bus waiting areas, trash receptacles, public art, and plants in pots.

6. Plant materials specified for the pedestrian realm and the public open space areas are subject to City approval.

7. Residential on the ground-floor fronting the pedestrian realm should be located a minimum of 2 feet and a maximum of 3 feet above the sidewalk level or provide some other similar solution to provide privacy.

8. At least 50 percent of the ground floor façade of a commercial building should be devoted to transparent windows and/or doors.

9. For projects located at intersections, the design treatment provided for the pedestrian realm should be continued around the corner and an appropriate transition to between the project improvements and the adjacent public and private improvements should be provided.

B. Ground-Floor Use and Design

1. Although ground-floor retail, restaurant and other pedestrian-friendly neighborhood serving uses are preferable along the pedestrian realm, residential is permitted on the ground floor with the following guidelines:

   a. Residential located on the ground floor facing the pedestrian realm should be designed with articulated facades, including features such as awnings, elevated steps and entrances, recessed windows, doors and patios, windows treated for privacy and pedestrian interest, and drought-tolerant planting.

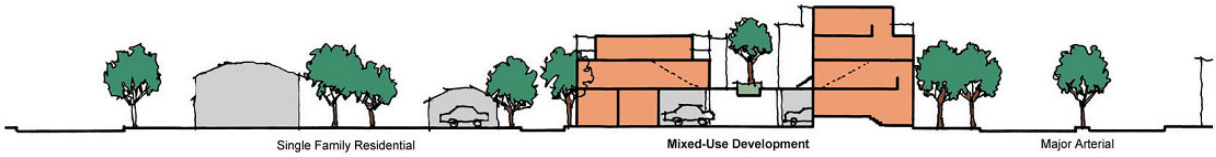
   b. The more public areas of the residential units, such as lobbies, exercise rooms, living rooms, or dining areas, should face the street while more private areas, such as bedrooms, should be located in the rear of the building or on upper floors.

2. New development located at signalized intersections of major streets should include pedestrian-oriented community-serving commercial uses.

3. For development on sites over 30,000 square feet, it is encouraged that at least 30 percent of the linear street frontage on a major arterial excluding driveways and pedestrian connections be designed to accommodate pedestrian-oriented neighborhood serving uses including retail, restaurant, office or other community serving uses. The minimum depth of these uses should be 25 feet.

C. Building Height

1. Building height should transition from the maximum building height to a lower height when directly adjacent to a single-family residential zone. However, when the adjacent single-family residential zone is at a much higher elevation than the mixed-use development, the building height may not need to transition to a lower height.

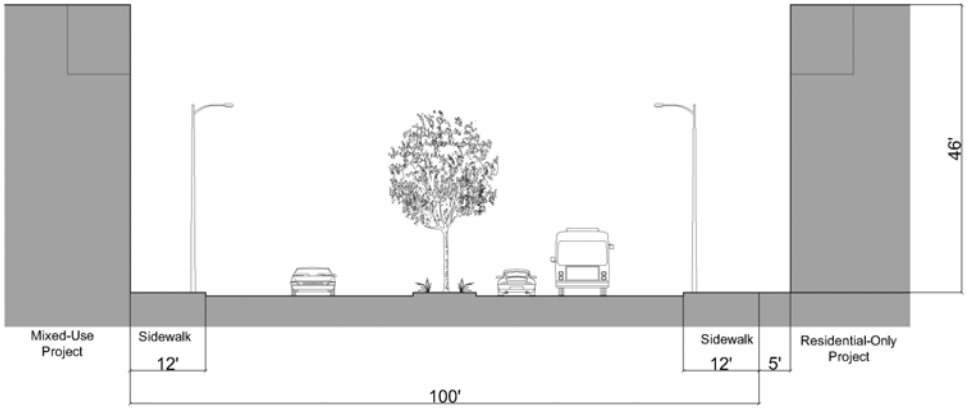


2. To accommodate the extra floor-to-floor ceiling heights of commercial uses, new mixed-use development with retail or restaurant uses on the ground floor may exceed the 46-foot building height limit up to 4 feet as long as the building does not exceed 4 stories, upon approval by the Planning Commission of a Special Permit, Section 24.02.050.

3. Heights greater than 46' (up to 6 stories) may be considered under Section 24.02.050 – Special Permits for any mixed-use development that includes

underground parking, more public open space adjacent to the street than is required, and is sensitively designed to be compatible with adjoining properties.

4. Forty-six feet (46') is the maximum height limit. However, variations in building height and massing as well as articulated facades contribute to community image, provide human scale and improve the pedestrian experience along the mixed-use corridors.



D. Treatment Adjacent Single-Family Residential Zone

1. To provide privacy for adjacent single-family, windows in mixed-use projects directly facing single-family zones within 15 feet of the property line, should be designed either as translucent, louvered, offset from existing single-family windows, located at least five feet above the floor of each level or another solution achieving this intent.

2. Mixed-use projects should be designed to minimize motor vehicle circulation through local single-family neighborhood streets.

3. Guest parking areas should be located and designed to be convenient in order to minimize parking in residential neighborhoods.

4. Façades and garages that face existing single-family should be designed to be comparable with the setbacks and scale of the existing development.

E. Access

1. To minimize the number of curb cuts thereby making the streetscape more walkable and attractive for new mixed-use projects, consolidation of building sites should be encouraged to reduce the number of access drives from the major arterials. Shared driveway access between lots is permitted to further reduce driveways cuts from the arterials.

2. Vehicular access should be provided from the side streets, adjacent alleys, and parallel streets, if available and traffic calming techniques should be provided to minimize intrusion of traffic into adjacent neighborhoods. Where side streets, alleys, or parallel streets are not available, driveways access should be limited to no more than one 20-foot wide driveway per 200 feet of building frontage.

3. Improvements in the public right-of-way and pedestrian realm should be consistent with City plans for streetscape improvements such as median landscaping. Pedestrian crossings at arterials should include items such as curb extensions at intersections, decorative crosswalk paving, shortened turning radii for cars, complementary plant materials, pedestrian lighting and bus shelters. For details, refer to the Master Plan for University Avenue and Design Guidelines and Recommendations for the Revitalization of El Cajon Boulevard.

F. Parking

1. Parking should be conveniently located near non-residential uses but visibly minimized from arterial streets and public spaces.

2. Centralized parking decks/courts within the mixed-use development or below-grade parking should be provided for projects that include over 30 dwelling units per acre.

3. Parking access may be taken directly from an alley.

G. Open Space

1. Common recreational areas should be centrally located and preferably be designed as courtyards or outdoor rooms. Outdoor recreational furnishings, community amenities, public gathering places, trees, shrubs and trellises for shade should be provided, where appropriate.

2. On sites over 30,000 square feet, a usable open space or public gathering place accessible to the community such as a pocket park or an expanded waiting area adjacent to a bus stop may be provided.

H. Architectural Character and Massing

1. The form of mixed-use and "residential use only" buildings and architectural details should be designed to create visual interest at the street level using techniques such as staggering the frontage of the building, recessing doors and windows, providing varied display windows, providing awnings and canopies for weather protection and scale, and visually extending interior spaces outside through paving and glazing.

2. Building plans and facades should vary from building to building and from project to project to create interest along the street.

3. Materials and colors should be selected to unify the building appearance and fit into the pedestrian realm context.

4. Security features and equipment should be permitted if completely concealed and mounted inside of the structure.



I. Compatibility with Surrounding Development and Between Uses on the Site

1. The design of the structures should address privacy between residential units and other non-residential uses on the site and on adjacent properties.

2. The design of the structures should compliment the street pedestrian realm with plazas, pocket parks, public gathering spaces, street furniture and landscaping.

3. The design should provide visual and physical cues that demark the public space from the private space.


4. To integrate new buildings with the surrounding area, new buildings are encouraged to provide passageways through new buildings that allow for light and air to adjacent buildings.

J. Building Entries and Service Access

1. To promote active, pedestrian-friendly streets, each individual tenant or business establishment and residential lobbies should be oriented to and accessible from the major street frontage and directly from the public sidewalk.

2. Where possible, services area should be located at the rear of the building unless these areas can be concealed within the interior of the building design.

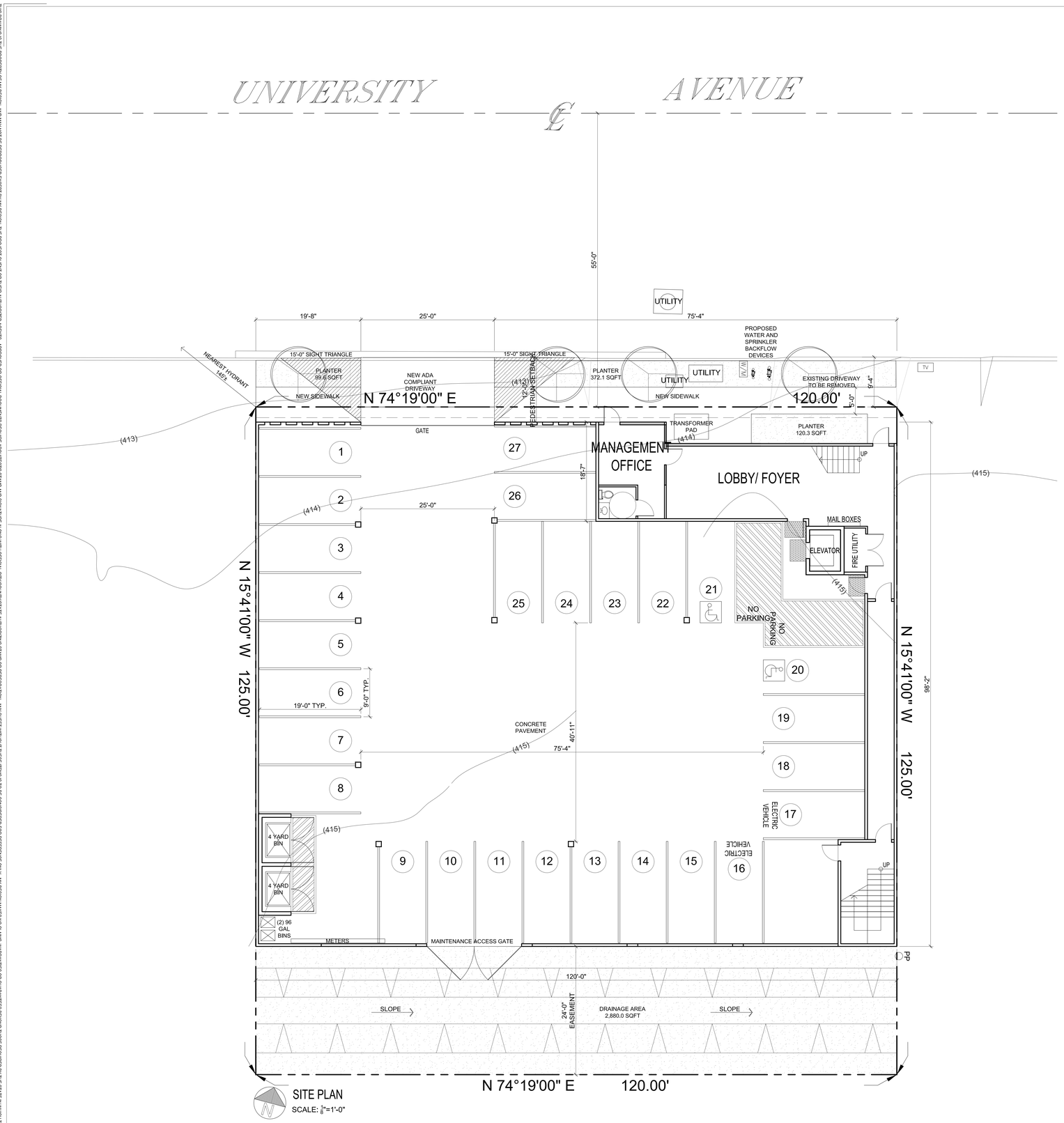
K. Consolidations

1. As many of the lots are smaller than 10,000 square feet, lot consolidation is encouraged along the corridors to leave more space along the pedestrian realm for streets trees, other pedestrian amenities and on-street parking, as well as providing more efficient private development sites.

2. When consolidating lots, new development should respect the existing fabric of the community by reflecting historic development patterns through the use of building indentations, breaks in buildings for open space, changes in color, or other methods.

TYPICAL EXISTING BLOCK

CONSOLIDATION OF A TYPICAL BLOCK



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

GENERAL INFORMATION

PROPERTY OWNER/ APPLICANT:
FARID MAJIDI
7285 UNIVERSITY AVE.
LA MESA, CA 91942
TEL: 858/997-6655
EMAIL: afaridmajidi@gmail.com

REPRESENTATIVES / DESIGNERS:
MK DESIGN
KANG & IAN MARR
535 W. ALLEN AVE., UNIT 23
SAN DIMAS, CA 91773
TEL: KEN: 626-374-3834
Email:kangdesign@hotmail.com
TEL: IAN:619-913-2751
Email: iamarr@hotmail.com

SITE-ASSESSOR'S PARCEL NUMBERS INVOLVED:
APN: 474-181-17
APN: 474-181-18
APN: 474-181-19

PROJECT SITE ADDRESS:
7283, 7285, & 7287 UNIVERSITY AVE.
LA MESA, CA 91942

EXIST. TOTAL LOT AREA:
APN: 474-181-17
3,750 SQFT/ 0.086 ACRES

APN: 474-181-18
3,750 SQFT/ 0.086 ACRES

APN: 474-181-19
7,500 SQFT/ 0.172 ACRES

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 3, 4, 5, AND 6 IN BLOCK 1 OF VISTA LA MESA VILLAS, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2440, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 4, 1947.

APN: 474-181-17-00, 474-181-18-00 & 474-181-19-0

PROJECT SITE NEW TOTAL LOT AREA:
APN: 474-181-17, 474-181-18, & 474-181-19
15,000 SQFT/ 0.344 ACRES

ZONING: C-F-D-MU (GENERAL COMMERCIAL/ FLOODWAY OVERLAY/ URBAN DESIGN OVERLAY/ MIXED USE OVERLAY)

LANDUSE:
(COMMERCIAL)

TOTAL PROJECT LOT AREA:
15,000 SQ. FT. /
0.344 ACRES

BUILDING CODE USED:
2022 C.B.C.

TYPE OF CONSTRUCTION:
Type VA

OCCUPANCY TYPE:
M (RETAIL)
R-2 (MULTI-FAMILY UNITS)
S-2 (PARKING STRUCTURE)

PROPOSED:
JOIN PARCELS APN: 474-181-17, 474-181-18, & 474-181-19 INTO SINGLE PARCEL. CONSTRUCT 18 2-BEDROOM MULTI-FAMILY UNITS ABOVE PARKING GARAGE AND RETAIL (657 SQFT).

REQUIRED / ALLOWED:

REQUIRED YARDS/SETBACKS:
FRONT STREET: 12' PEDESTRIAN (FROM STREET CURB)
SIDE: 0'
REAR: 0'

EASEMENTS:
REAR DRAINAGE EASEMENT: 24'

BUILDING HEIGHT & STORIES:
HEIGHT : 46 FEET

ALLOWED DENSITY:
40 UNITS PER ACRE
0.34 @ 40 = 13.6 = 14 UNITS
REQUESTED DENSITY BONUS
50% = 21 UNITS

PROPOSED UNITS: 18 UNITS

OPEN SPACE REQUIREMENT:
200 SQFT PER UNIT
18 @ 200 = 3,600 SQFT

PARKING REQUIRED:
MULTI-FAMILY
18 UNITS @ 1.5 PER UNIT = 27 STALLS

TOTAL STALLS REQUIRED: 27 STALLS

PROPOSED:

LOT COVERAGE AND AREA:

AREA:		
1ST FLOOR		11,245 SQFT
	PARKING GARAGE	10,588 SQFT
	LOBBY/ MANAGEMENT	
	OFFICE	964 SQFT
2ND FLOOR		10,492 SQFT
	LIVING - 9 UNITS	7,200 SQFT
	BALCONIES	1,260 SQFT
	WALKWAYS	870 SQFT
	OPEN PARKWAY	1,162 SQFT
3RD FLOOR		9,300 SQFT
	LIVING - 9 UNITS	7,200 SQFT
	BALCONIES	1,260 SQFT
	WALKWAYS	840 SQFT
TOTAL LIVING		14,400 SQFT
TOTAL LOBBY/ MANAGEMENT		
	OFFICE	964 SQFT

*DOES NOT INCLUDE STAIR STACKS

PROPOSED HEIGHT:
PROPOSED NUMBER OF STORIES: 3

HEIGHT: 40'-4"

TOTAL PROPOSED NUMBER OF UNITS:	18
(ACCESSIBLE UNITS:	1)
PROPOSED OPEN SPACE:	
BALCONIES:	2,520 SQFT
COMMON SPACE:	1,162 SQFT
PARKING PROVIDED:	3,682 SQFT
* STANDARD PARKING STALL (9' X 19'):	23
* EV CAPABLE STALLS (9' X 19'):	2
* ACCESSIBLE PARKING STALLS:	2
PARKING STALLS:	27
TOTAL STALLS PROVIDED:	27 STALLS

LANDSCAPE:

* PLANTER AREA:	225 SQFT
* PLANTED DRAINAGE AREA:	2,880 SQFT
* OPEN PARKWAY (INCLUDING EDGE PLANTERS):	1,281 SQFT
TOTAL:	4,386 SQFT
PERCENTAGE OF LOT:	29.24%

STRUCTURE TO BE FIRE SPRINKLERED

GENERAL NOTES

1. SITE PAVING PER CIVIL PLANS.
2. NEW OR EXISTING DRIVEWAYS TO COMPLY WITH CITY OF LA MESA.
3. ALL NEW UTILITY SERVICES SHALL BE UNDERGROUND.
4. ALL DRIVEWAY AND STAGING AREAS MUST BE ABLE TO SUSTAIN A MINIMUM GROSS WEIGHT OF 60,000 LBS. PER VEHICLE.
5. ALL STAGING AREAS ARE TO BE ONSITE. NO STREET STAGING IS PERMITTED.
6. VISUAL CLEARANCE TO HAVE 7.5' TRIANGULAR CLEARANCE ON BOTH END OF DRIVEWAYS & AT INTERSECTIONS, IT IS 15' TRIANGULAR CLEARANCE WITH VERTICAL CLEARANCE OF OBSTRUCTIONS NO HIGHER THAN 3 FEET.
7. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A SEPARATE PUBLIC WORKS/ ENGINEERING DEPARTMENT ENCROACHMENT PERMIT.
8. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR MAINTAINING AND ENFORCING SAFETY STANDARDS, CONDITIONS AND EQUIPMENT AS REQUIRED BY OSHA.
9. ALL PLANTER AREAS SHALL HAVE A MINIMUM OF 3/4" ROCK.

SHEET INDEX

BUILDING CODE

2022 CALIFORNIA BUILDING CODE, TITLE 24, PART 2
2022 CALIFORNIA ELECTRICAL CODE, TITLE 24, PART 3
2022 CALIFORNIA MECHANICAL CODE, TITLE 24, PART 4
2022 CALIFORNIA PLUMBING CODE, TITLE 24, PART 5
2022 CALIFORNIA ENERGY CODE, TITLE 24, PART 6
2022 CALIFORNIA FIRE CODE, TITLE 24, PART 9
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11
LA MESA MUNICIPAL CODE

DEFERRED SUBMITTALS

- FIRE SPRINKLERS
- FIRE ALARM SYSTEM
- UNDERGROUND FIRE SERVICE
- EMERGENCY RESPONDER RADIO COMMUNICATIONS SYSTEM

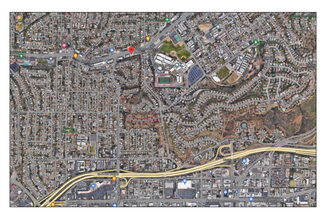
LEGEND

PEDESTRIAN WALKWAY (PAINT STRIPING COLOR THAT CONTRAST THE PAVED SURFACE MATERIAL)

PLANTED AREA

VICINITY MAP

NOT TO SCALE



1

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LICENSED ARCHITECT
IAN M. MARR
No. C-30259
EXP. 08-31-25
STATE OF CALIFORNIA

Date 7/11/2024
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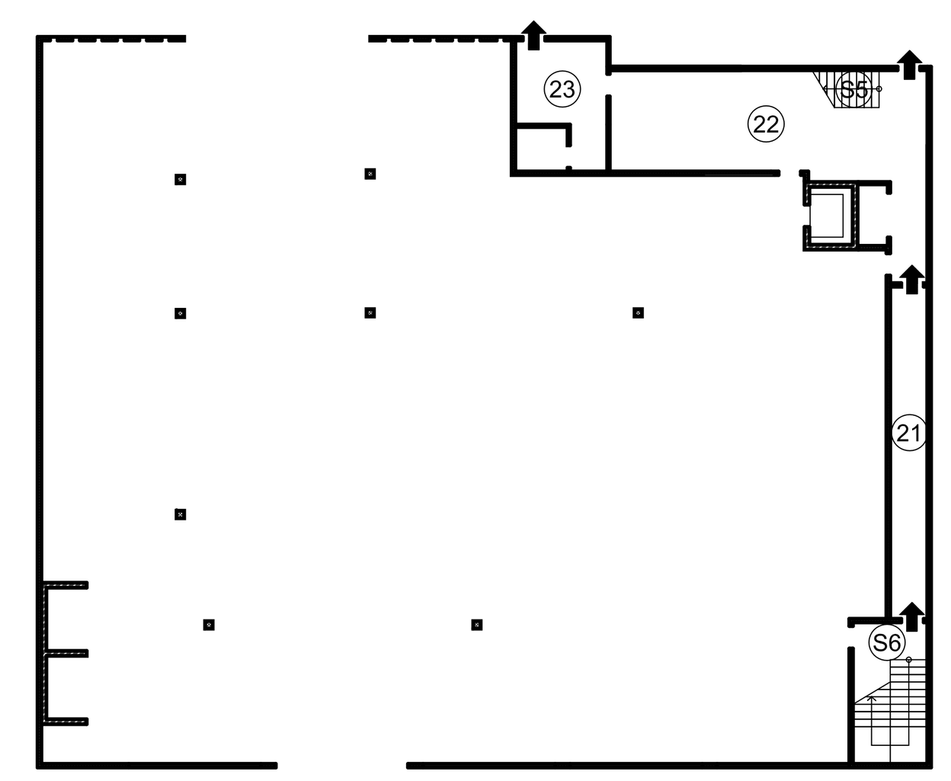
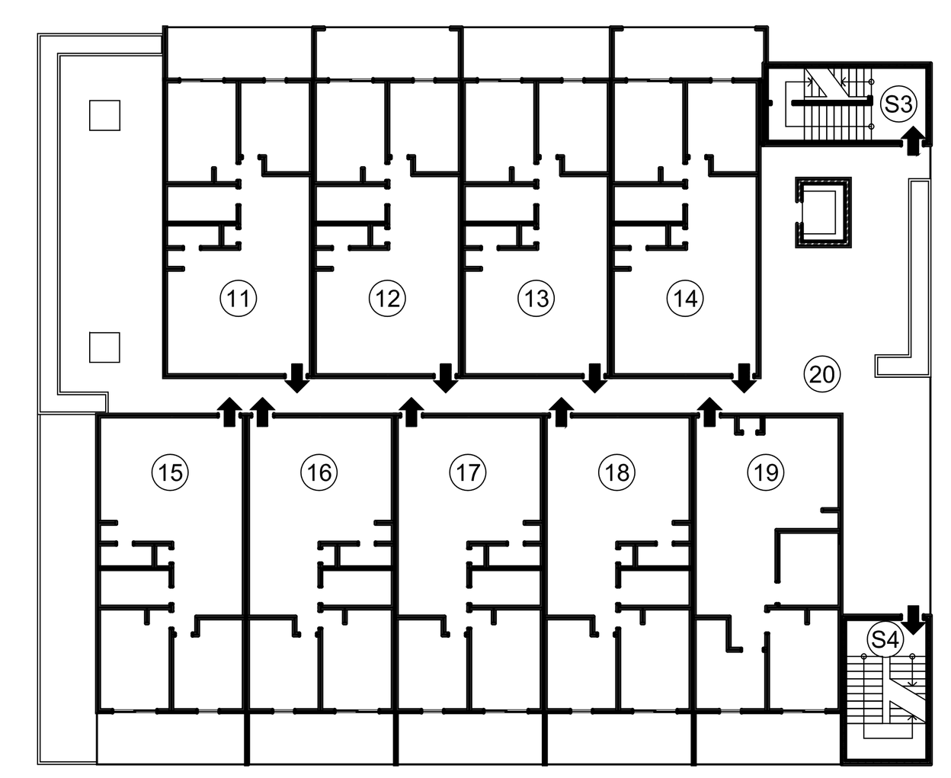


1ST FLOOR



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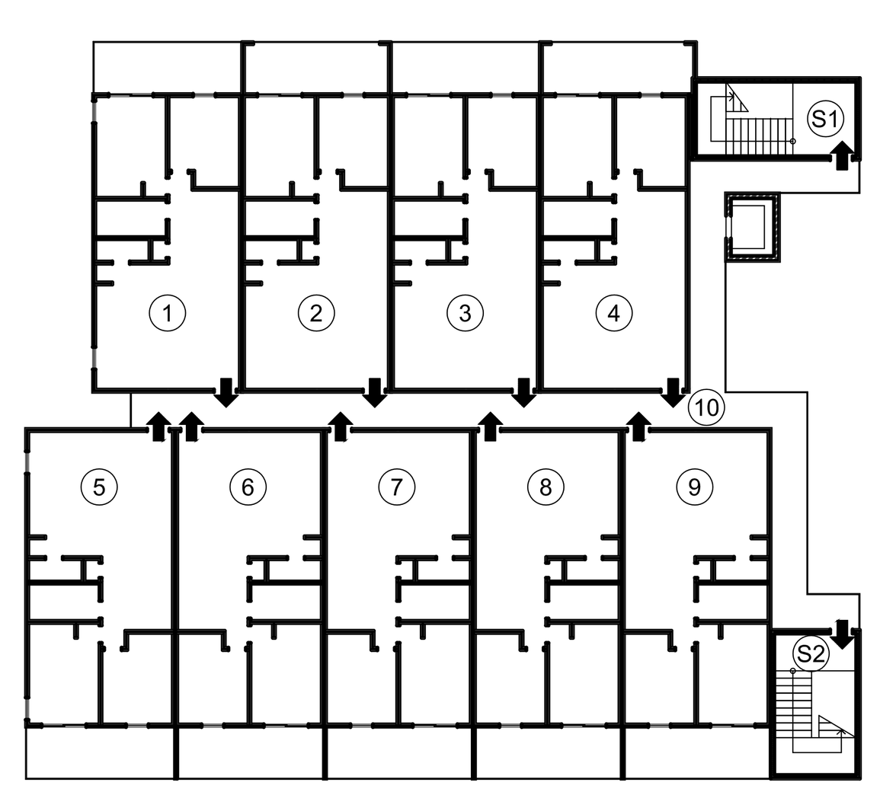


3RD FLOOR

EGRESS DISCHARGE CALCULATION:

3RD FLOOR

AREA	OL	EI	ED	CE	RE	PE	DISCHARGE TO
1	2	0	2	0.6"	36"	36"	10
2	2	0	2	0.6"	36"	36"	10
3	2	0	2	0.6"	36"	36"	10
4	2	0	2	0.6"	36"	36"	10
5	2	0	2	0.6"	36"	36"	11
6	2	0	2	0.6"	36"	36"	10
7	2	0	2	0.6"	36"	36"	10
8	2	0	2	0.6"	36"	36"	10
9	2	0	2	0.6"	36"	36"	10
10	0	18	18	5.4"	36"	36"	S1(9), S2(9)
S1	0	9	9	2.7"	36"	36"	S3
S2	0	9	9	2.7"	36"	36"	S4

2ND FLOOR

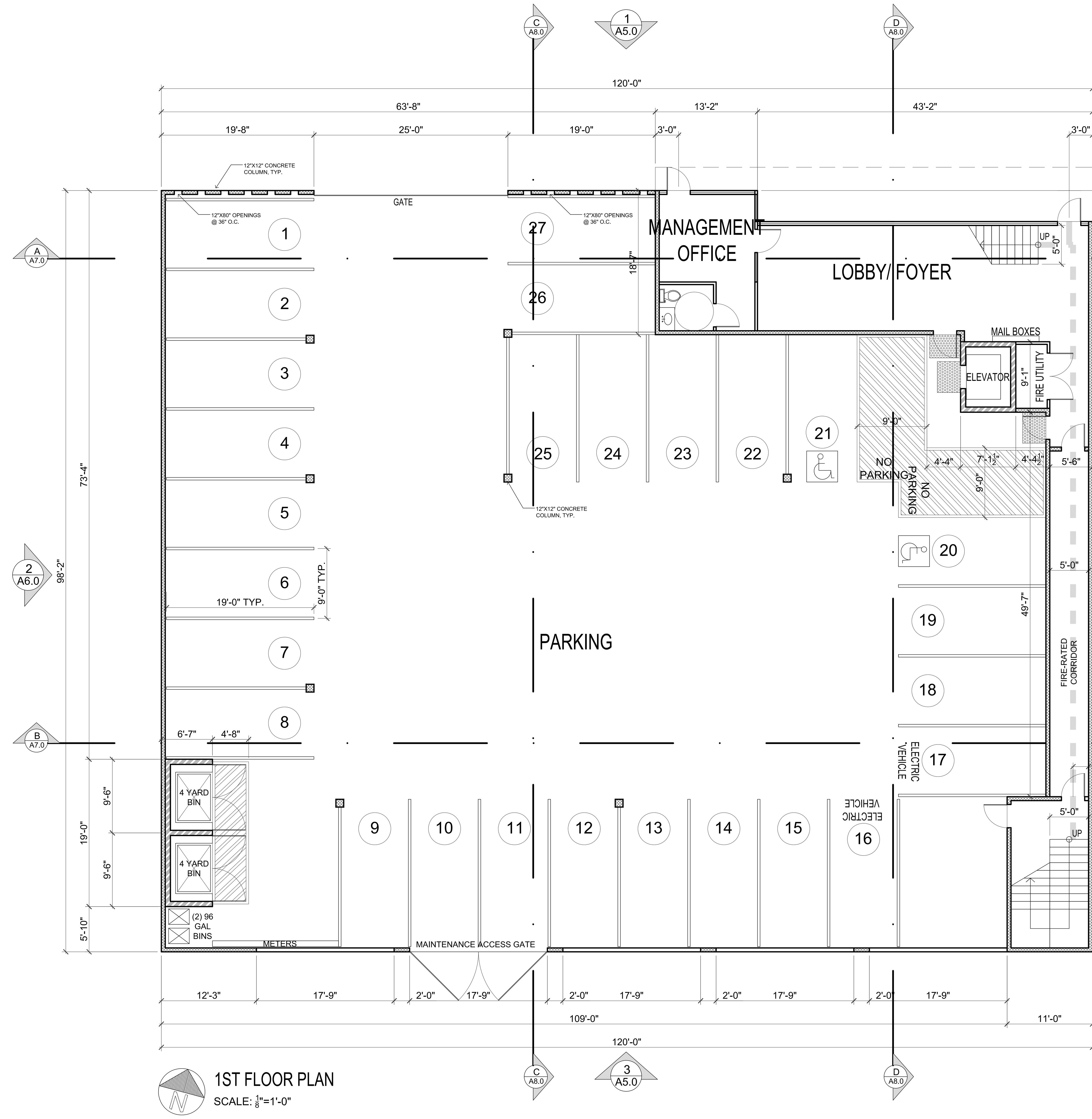
AREA	OL	EI	ED	CE	RE	PE	DISCHARGE TO
11	2	0	2	0.6"	36"	36"	20
12	2	0	2	0.6"	36"	36"	20
13	2	0	2	0.6"	36"	36"	20
14	2	0	2	0.6"	36"	36"	20
15	2	0	2	0.6"	36"	36"	20
16	2	0	2	0.6"	36"	36"	20
17	2	0	2	0.6"	36"	36"	20
18	2	0	2	0.6"	36"	36"	20
19	2	0	2	0.6"	36"	36"	20
20	0	18	18	5.4"	36"	36"	S3(9), S4(9)
S3	0	18	18	5.4"	36"	36"	S5
S4	0	18	18	5.4"	36"	36"	S6

1ST FLOOR

AREA	OL	EI	ED	CE	RE	PE	DISCHARGE TO
21	1	0	1	0.3"	36"	36"	OUTSIDE
22	0	36	36	10.8"	36"	36"	OUTSIDE
23	0	18	18	5.4"	36"	36"	22
S5	0	18	18	5.4"	36"	36"	22
S6	0	18	18	5.4"	36"	36"	23

OL - OCCUPANCY LOAD
EI - EGRESS INLET
ED - EGRESS DISCHARGE
CE - CALCULATED EGRESS WIDTH
RE - REQUIRED EGRESS WIDTH
PE- PROVIDED EGRESS WIDTH

REQUIRED CORRIDOR/EXIT WIDTH: EGRESS DISCHARGE X 0.3
REQUIRED STAIR WIDTH: EGRESS DISCHARGE X 0.2



1ST FLOOR PLAN

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

WALKWAYS NOTES

1. ALL DECKS AND WALKWAYS TO USE A DECK COATING MATERIAL.
2. APPROVED DECK COATING MATERIALS:
   DEX-O-TEX - DEX-FLEX
   ICC#: ESR-1714
3. DECK FINISH TO BE BROOM OR BACKROLL FINISH.
4. COLOR: 402 DRAK GRAY

WALL LEGEND

- 2X4 STUD WALL
- 2X6 STUD WALL
- 6" CONCRETE OR CMU WALL
- 8" CMU WALL
- EGRESS PATH

FLOOR PLAN NOTES

1. WALL DIMENSION ARE TO FACE OF STUD, OR CMU.
2. POST A SIGN ADJACENT TO THE MAIN EXIT DOOR WITH 1" LETTERING STATING: "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."
3. ALL DOORS SHALL HAVE A FLOOR OR LANDING THAT IS NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY.
4. A 30"X30" DEDICATED FLOOR SPACE FOR THE ROOF ACCESS MUST NOT BE INTRUDED UPON BY STORAGE OR OTHER EQUIPMENT.
5. ELECTRICAL PANELS REQUIRE A CLEAR FLOOR SPACE AT LEAST AS WIDE AS THE EQUIPMENT AND EXTENDING AT LEAST 30" AWAY FROM THE EQUIPMENT. THIS SPACE MUST NOT BE USED FOR STORAGE OR OTHER EQUIPMENT.
6. WALL HUNG EQUIPMENT, SHELVES, FIXTURES AND/OR STORAGE THAT WEIGHS OR IS EXPECTED TO SUPPORT 20 OR MORE POUNDS REQUIRE BACKING FRAMING FOR ADDITIONAL SUPPORT.
7. ALL NON DIMENSIONED DOORS ARE TO BE LOCATED NO MORE THAN 6 INCHES FROM THE WALL CORNER.
8. FLOORS OR LANDINGS ON EACH SIDE OF DOORS TO HAVE THE SAME ELEVATION. LANDINGS SHALL BE LEVEL EXCEPT OF EXTERIOR LANDINGS (2% MAX. SLOPE).
9. IN BUILDINGS AND FACILITIES, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS.
10. GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES, INCLUDING FLOORS, WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, AND SLIP-RESISTANT.
11. CHANGES IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50 PERCENT SLOPE).
12. A MINIMUM OF 50% OF NON-HAZARDOUS CONSTRUCTION WASTE MUST BE RECYCLE THROUGH A LOCALLY APPROVED VENDOR.
13. STAIRS AND ELEVATORS ARE SUBJECT TO FINAL SIZING.
14. TRASH ENCLOSURE IS SIZED FOR 4 CU. YD. DUMPSTERS.
15. GARAGE SECURITY GATE TO BE KEYPAD AND REMOTELY CONTROLLED.
16. GARAGE MUST MAINTAIN A 8'-2" MINIMUM VERTICAL CLEARANCE ALONG ANY ACCESSIBLE ROUTE.

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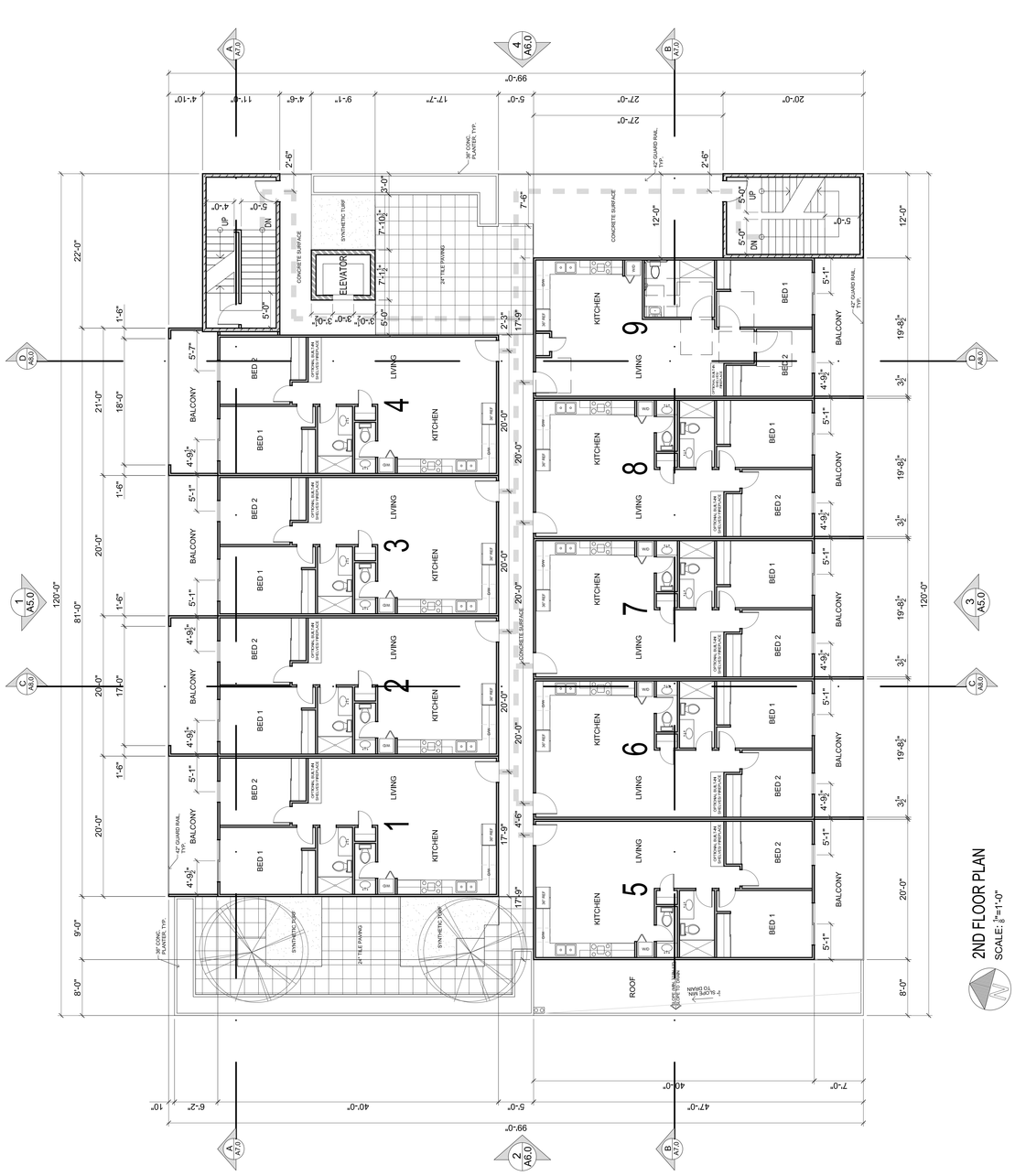

2ND FLOOR PLAN

SCALE: $\frac{1}{8}$"=1'-0"

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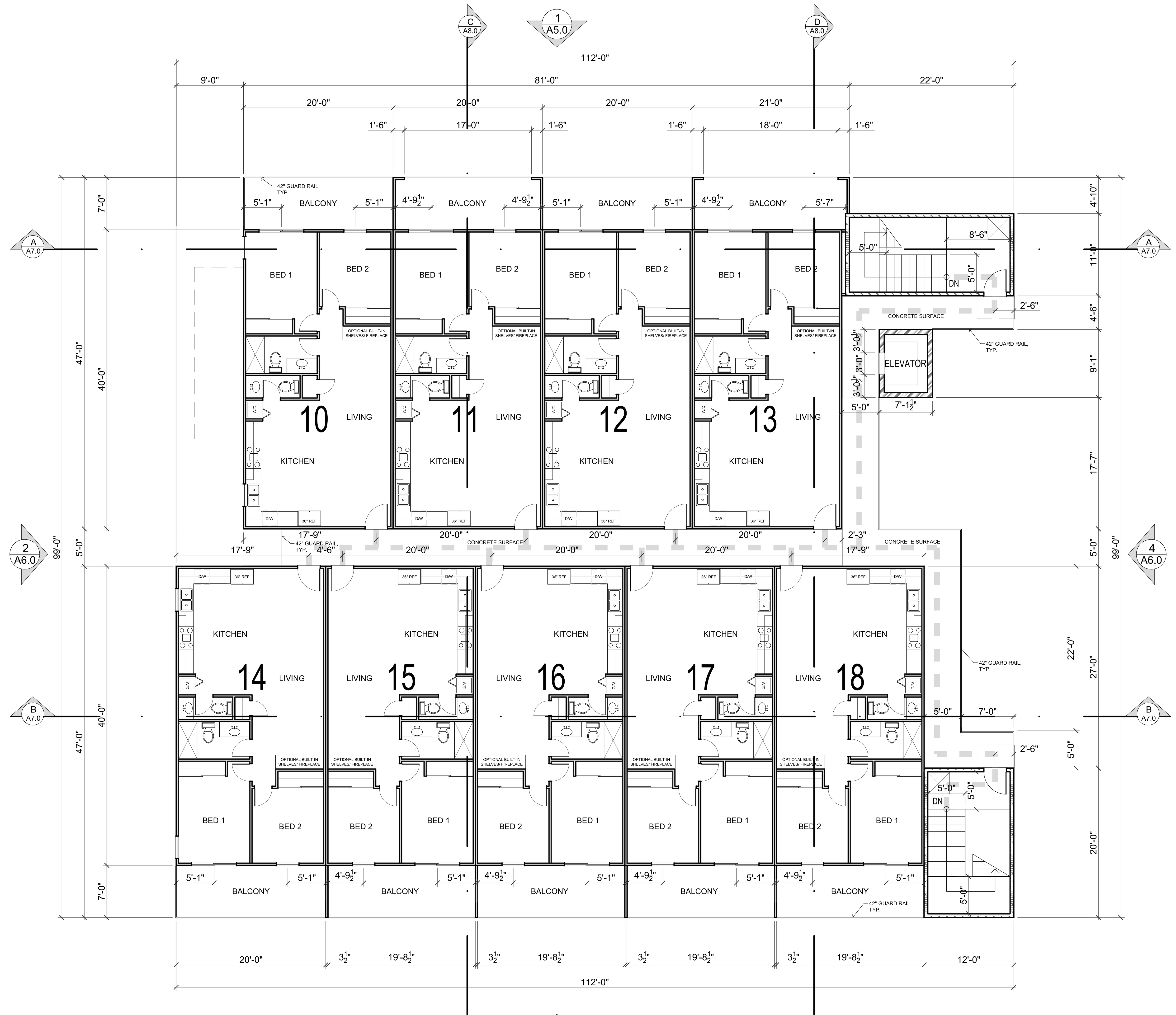

3RD FLOOR PLAN

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

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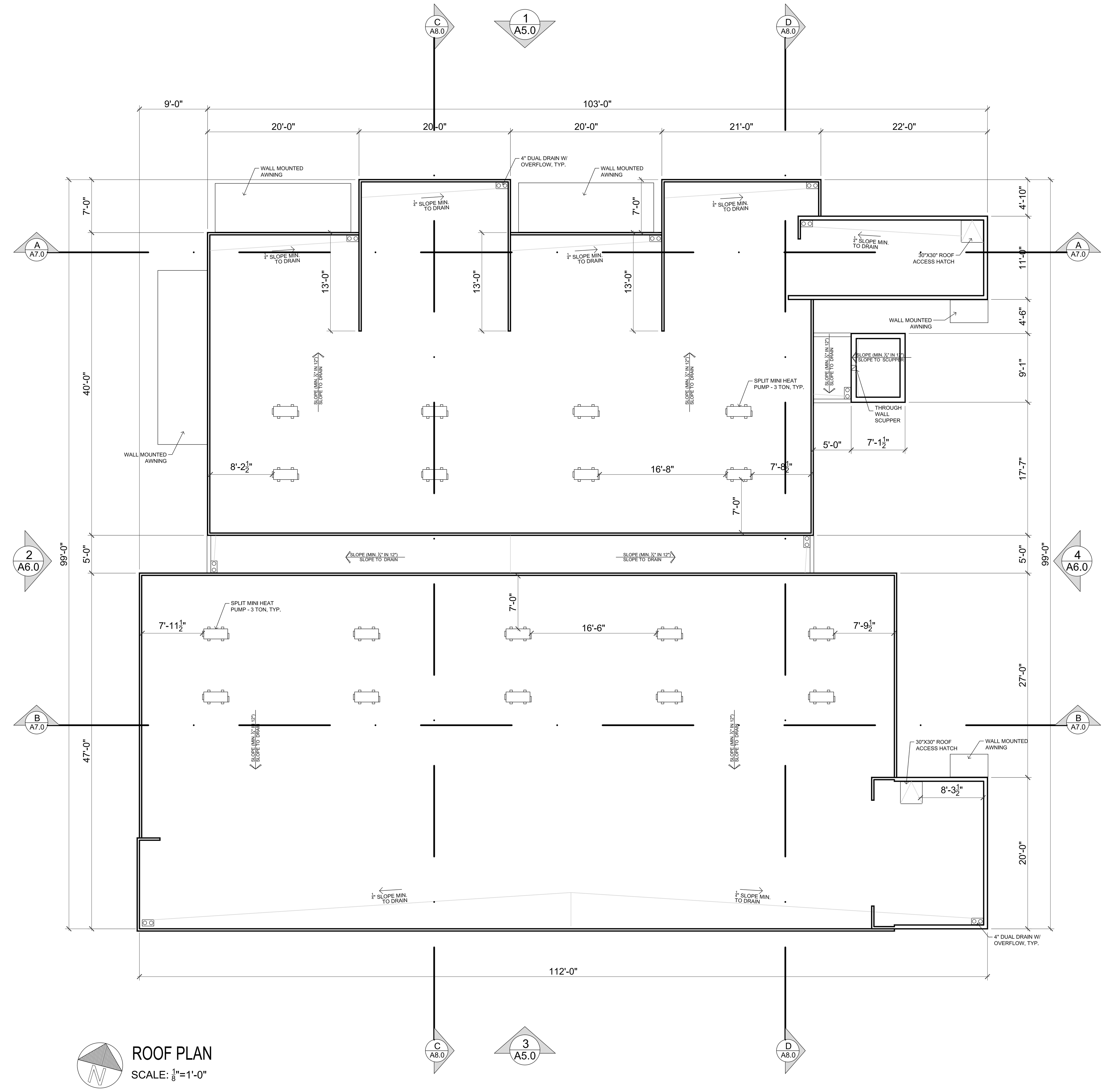

ROOF PLAN
SCALE: 1/8"=1'-0"

ROOF NOTES

1. NEW ROOF (FLAT ROOF): TPO (THERMOPLASTIC-POLYOLEFIN) SINGLE MEMBRANE ROOF - ICC#: ESR-1463
   RECOMMENDED MANUFACTURER: CARLISLE SYNTEC
   MINIMUM THICKNESS: 60 MIL
   MINIMUM ROOF CLASS: CLASS B ROOF
   REQUIRED ATTACHMENT METHOD: FULLY ADHERED OR MECHANICALLY ADHERED
   COOL ROOF: YES
2. NEW ROOFING MEMBRANE PENETRATIONS MUST USE PRE-FABRICATED BOOTS, FITTED COVERINGS, AND/OR OTHER ACCESSORIES AS REQUIRED BY ROOFING SYSTEM MANUFACTURER.
3. VERIFY THAT ALL ROOF AREAS HAVE ¼"/FT. MIN. SLOPE, INCLUDING CRICKETS.
4. ALL ROOF TOP EQUIPMENT SHALL BE SCREENED FROM VIEW
5. ROOF ACCESS MUST HAVE A LOCKING MECHANISM THAT IS OPERABLE FROM THE INSIDE WITHOUT THE NEED OF A KEY.
6. ROOFING SURFACE MUST EXTEND UP THE REAR FACE OF PARAPET WALLS OR BE PROVIDED WITH ROOF-WALL FLASHING.
7. PROVIDE 3" MIN. CANT STRIPS AT ALL ROOF PARAPET/WALL TRANSITIONS UNLESS NOTED OTHERWISE BY ROOF FINISH MANUFACTURER.
8. SURROUNDING TREES TO BE TRIMMED BACK AS TO NOT SHED LEAVES AND DEBRIS ONTO ROOF.
9. DRAINS, ROOFTOP EQUIPMENT, EDGE CONDITIONS ARE TO BE CONSTRUCTED AS DIRECTED BY THE ROOFING SYSTEM MANUFACTURER.
10. GENERAL CONTRACTOR MUST CONFIRM FINAL CURB SIZES FROM EQUIPMENT MANUFACTURERS PRIOR TO CURB CONSTRUCTION.

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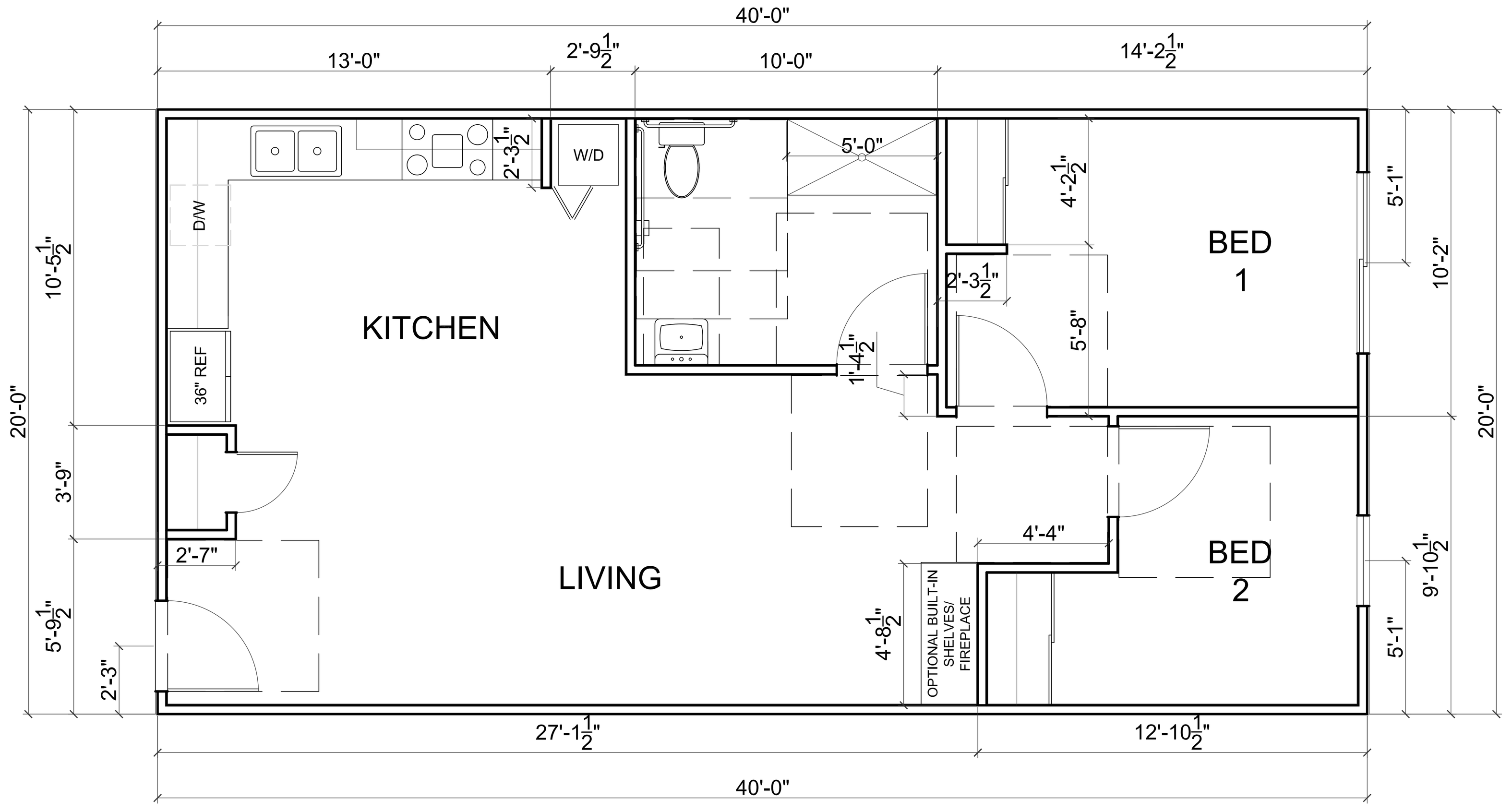
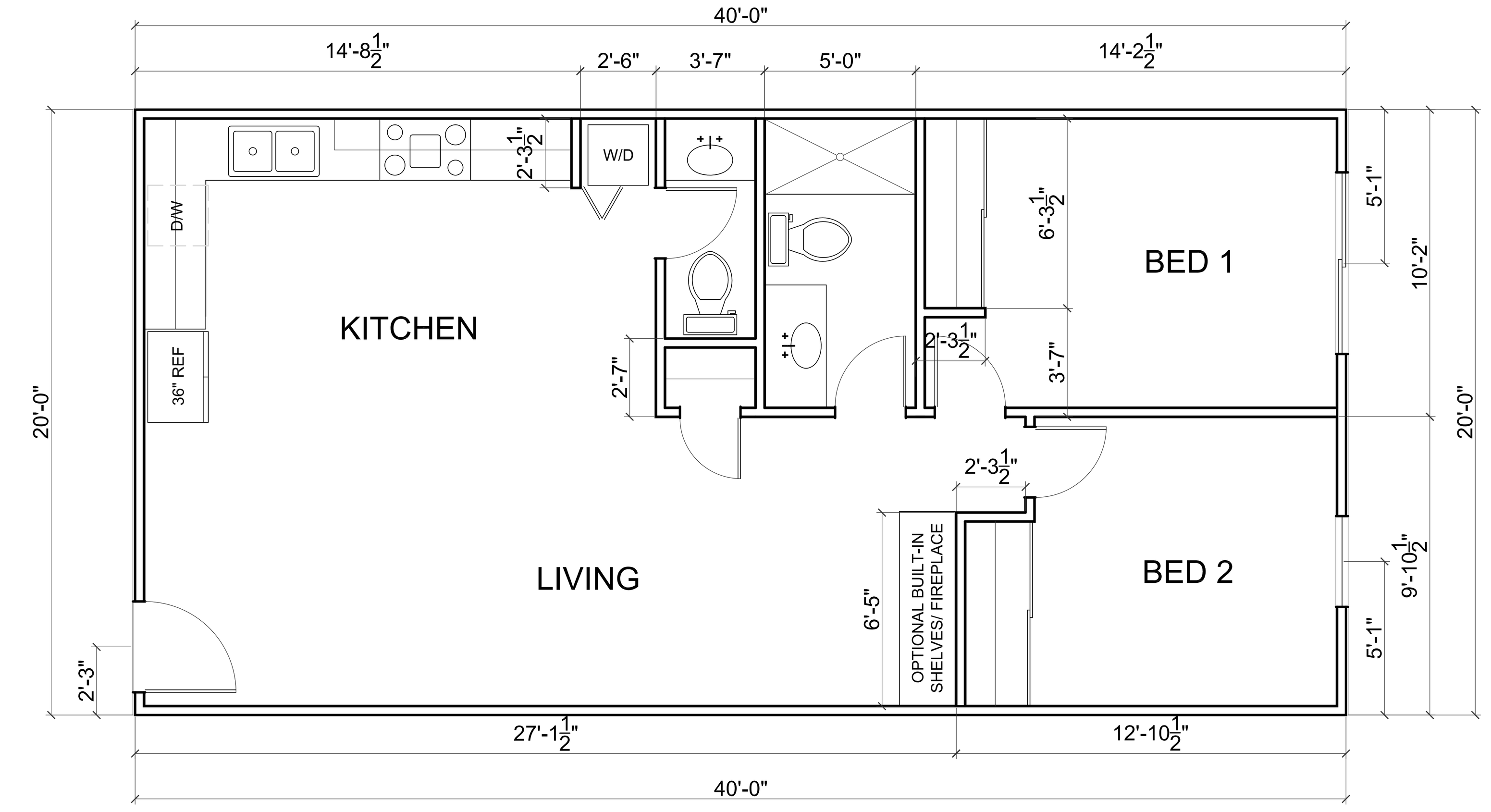


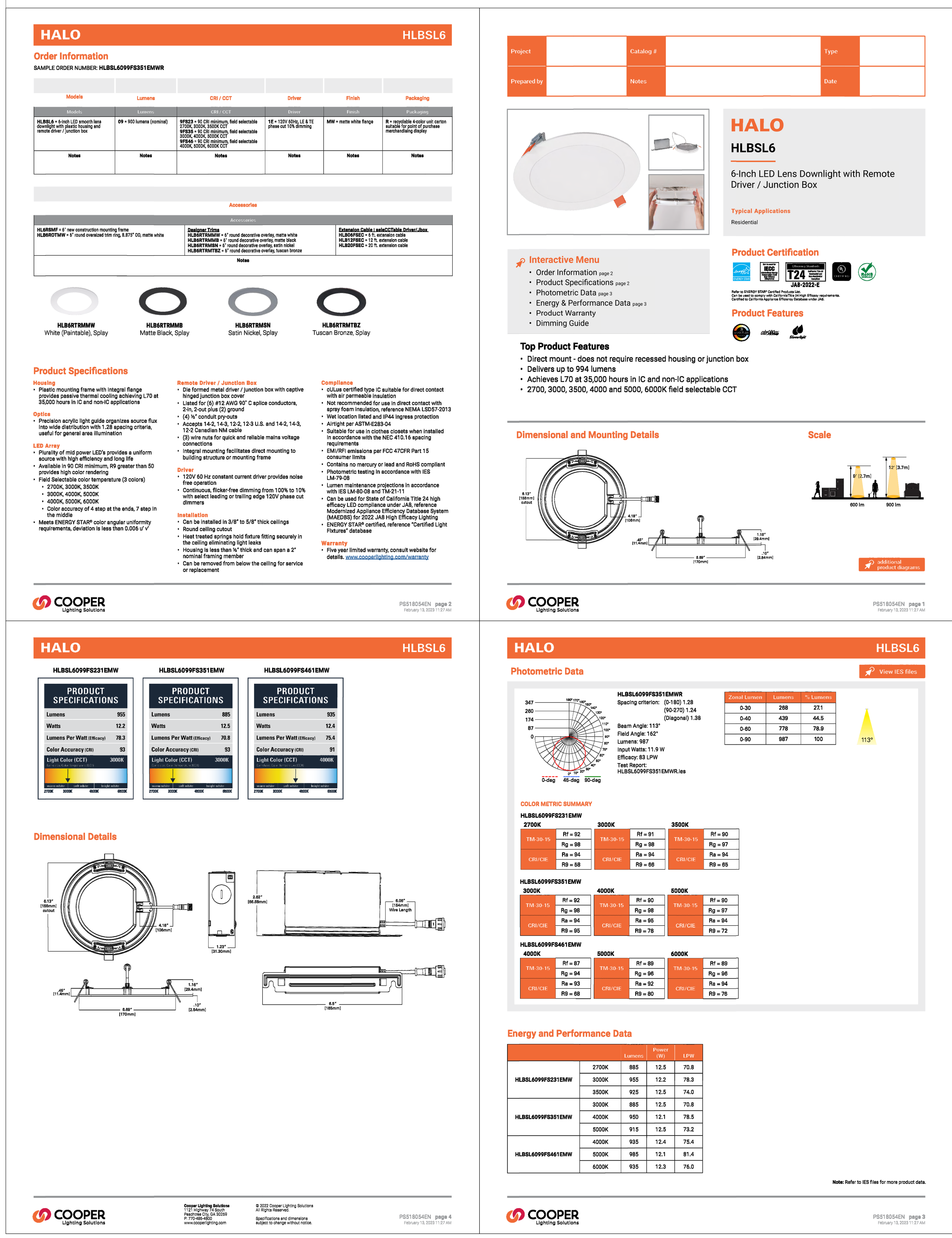
ACCESSIBLE 2 BEDROOM/ 1.5 BATH UNIT (800 SQFT)

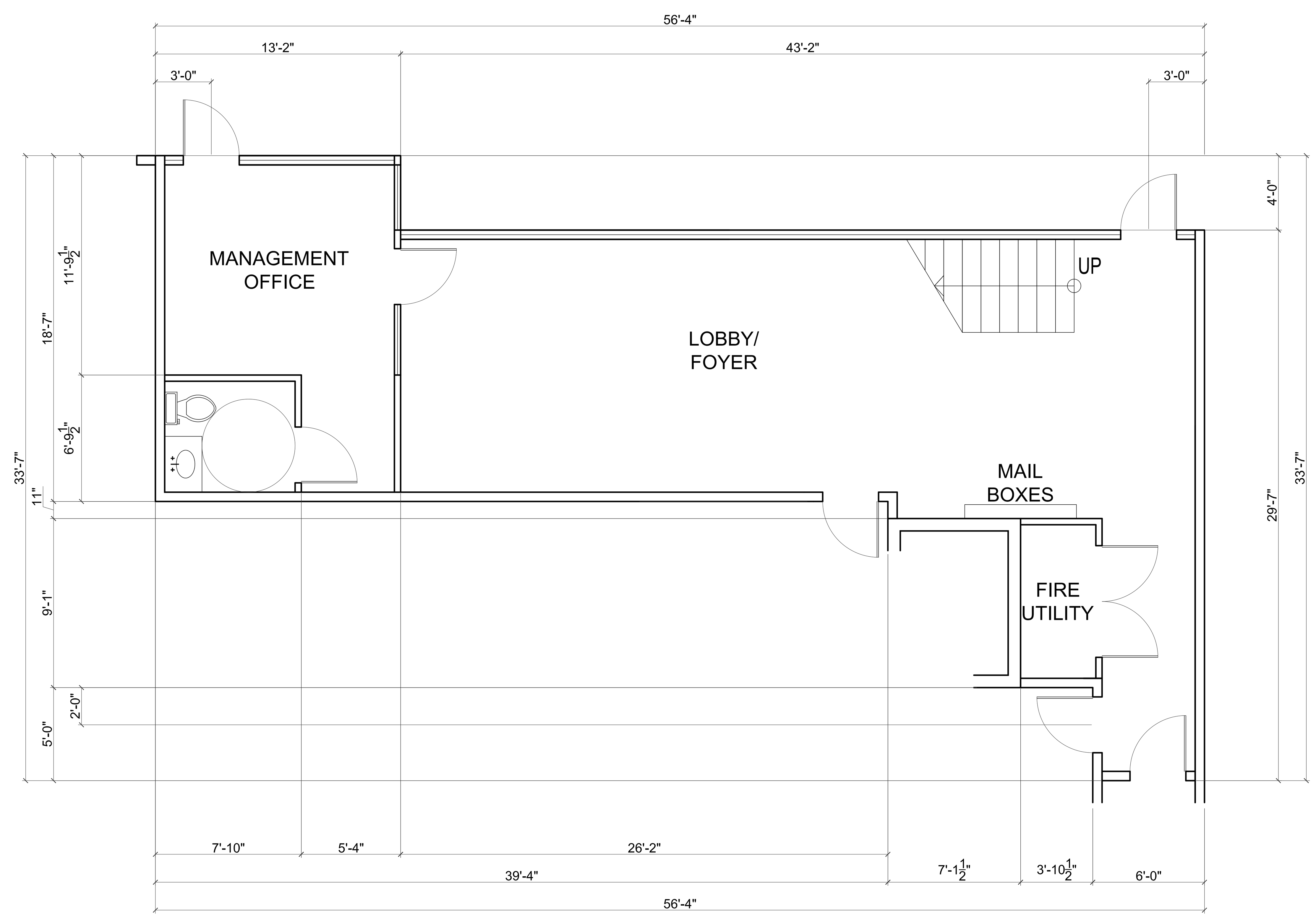
SCALE: ¼"=1'-0"



TYPICAL 2 BEDROOM/ 1.5 BATH UNIT (800 SQFT)

SCALE: ¼"=1'-0"





LOBBY W/ MANAGEMENT OFFICE (964 SQFT)

SCALE: ¼"=1'-0"

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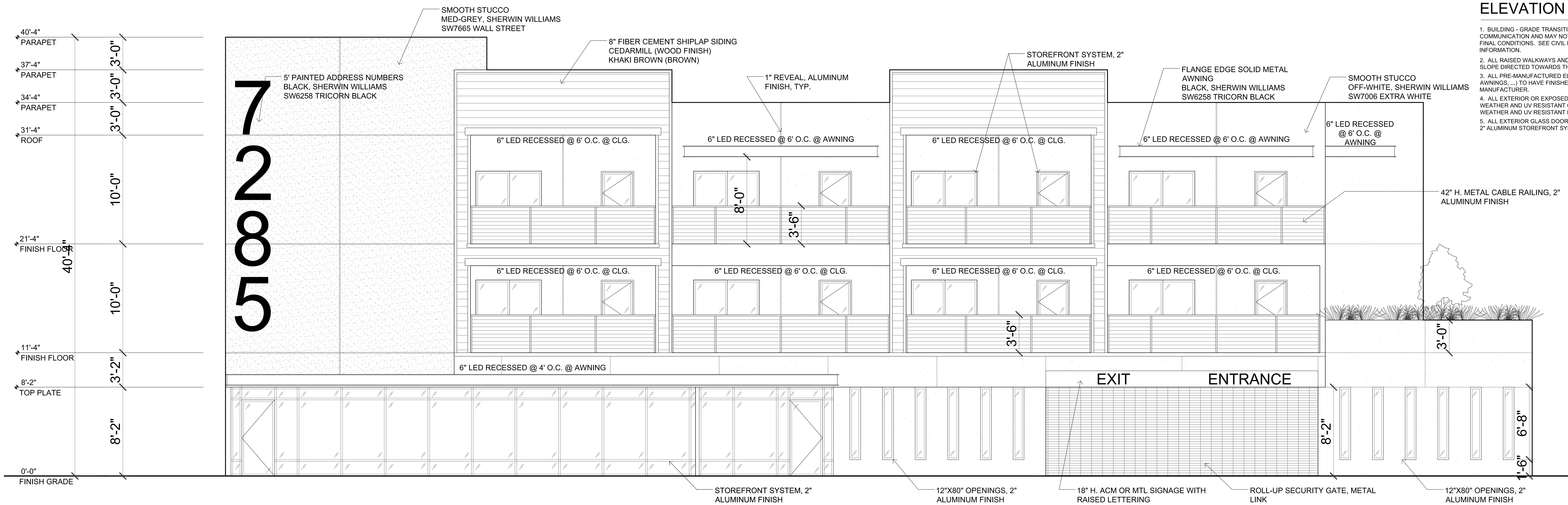

1 SOUTH ELEVATION (STREET ELEVATION)

56.1% GLASS FRONTAGE

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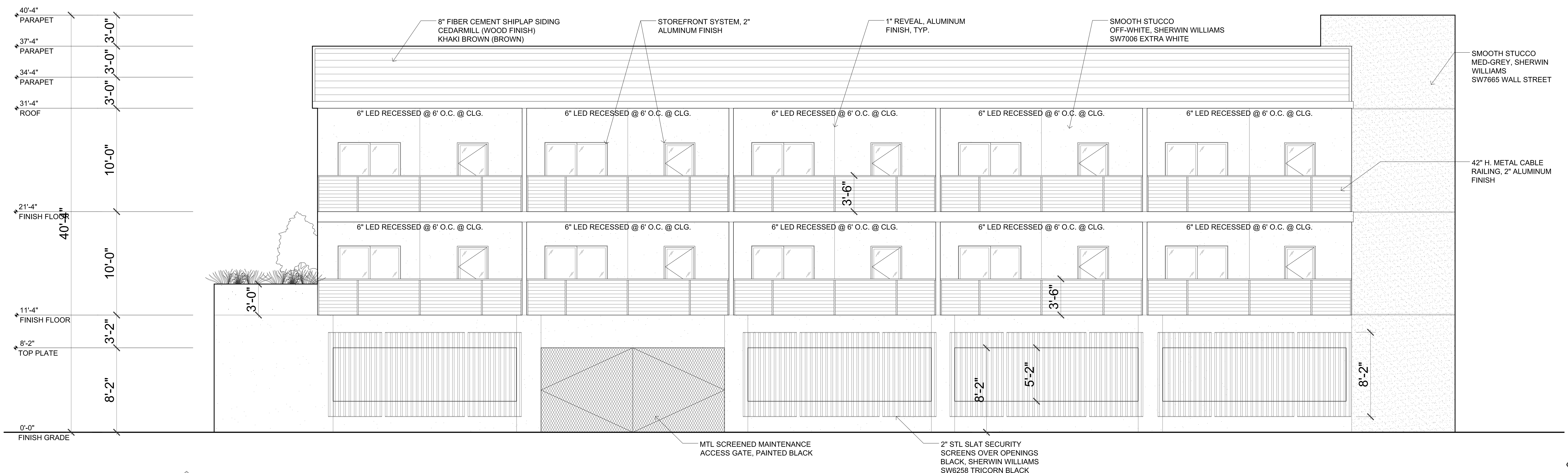

3 NORTH ELEVATION (REAR ELEVATION)

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

ELEVATION NOTES

1. BUILDING - GRADE TRANSITION IS SHOWN FOR EASE OF COMMUNICATION AND MAY NOT EXACTLY SHOWN THE FINAL CONDITIONS. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
2. ALL RAISED WALKWAYS AND BALCONIES TO HAVE A 1/4" SLOPE DIRECTED TOWARDS THE OUTER EDGE.
3. ALL PRE-MANUFACTURED ELEMENTS (RAILINGS, AWNINGS, ...) TO HAVE FINISHED COATINGS BY MANUFACTURER.
4. ALL EXTERIOR OR EXPOSED SURFACES MUST BE WEATHER AND UV RESISTANT OR BE FINISHED WITH WEATHER AND UV RESISTANT FINISHES.
5. ALL EXTERIOR GLASS DOORS AND ALL WINDOWS TO BE 2" ALUMINUM STOREFRONT SYSTEMS.

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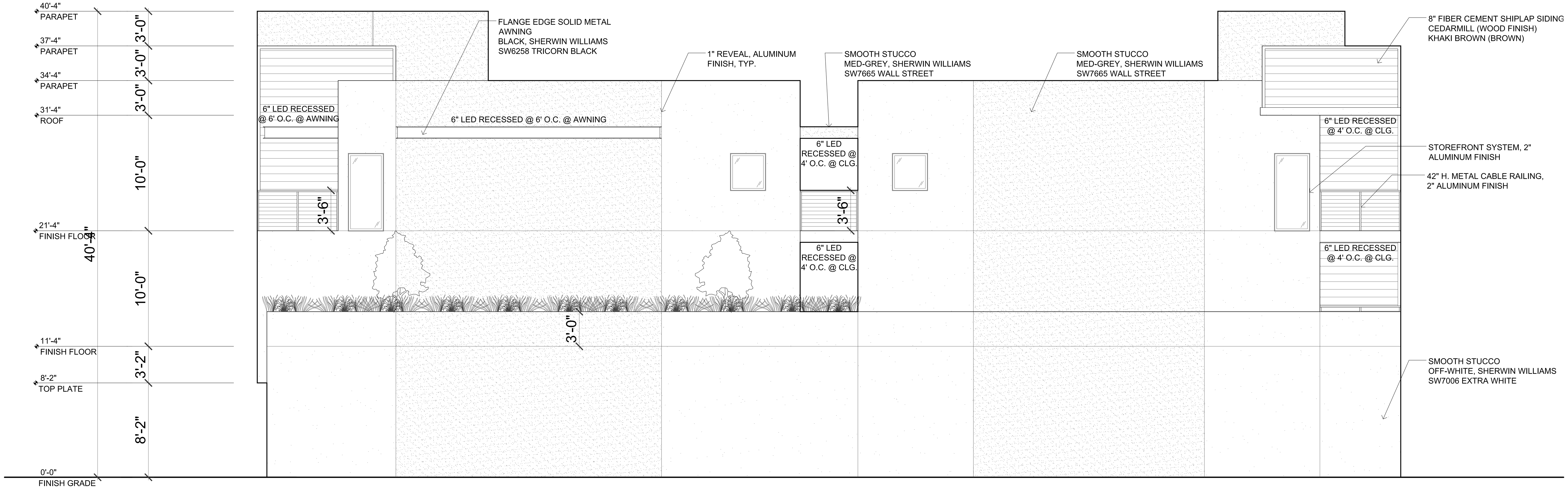

2 WEST ELEVATION (RIGHT ELEVATION)

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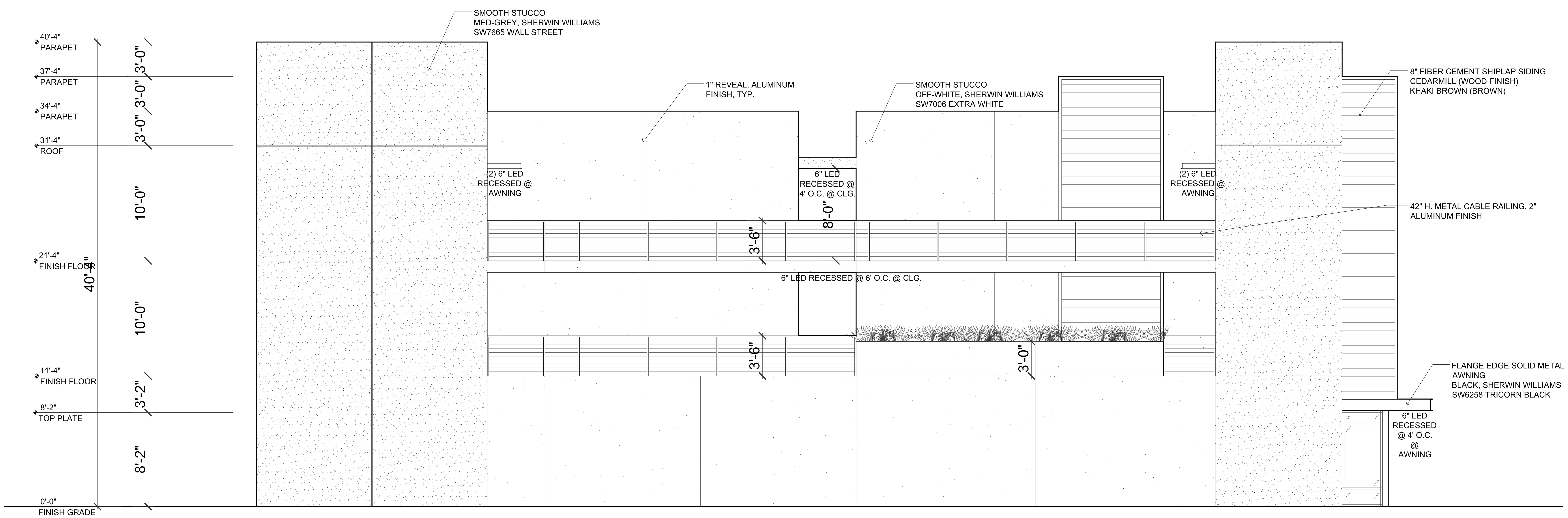

4 EAST ELEVATION (LEFT ELEVATION)

SCALE: ¼"=1'-0"

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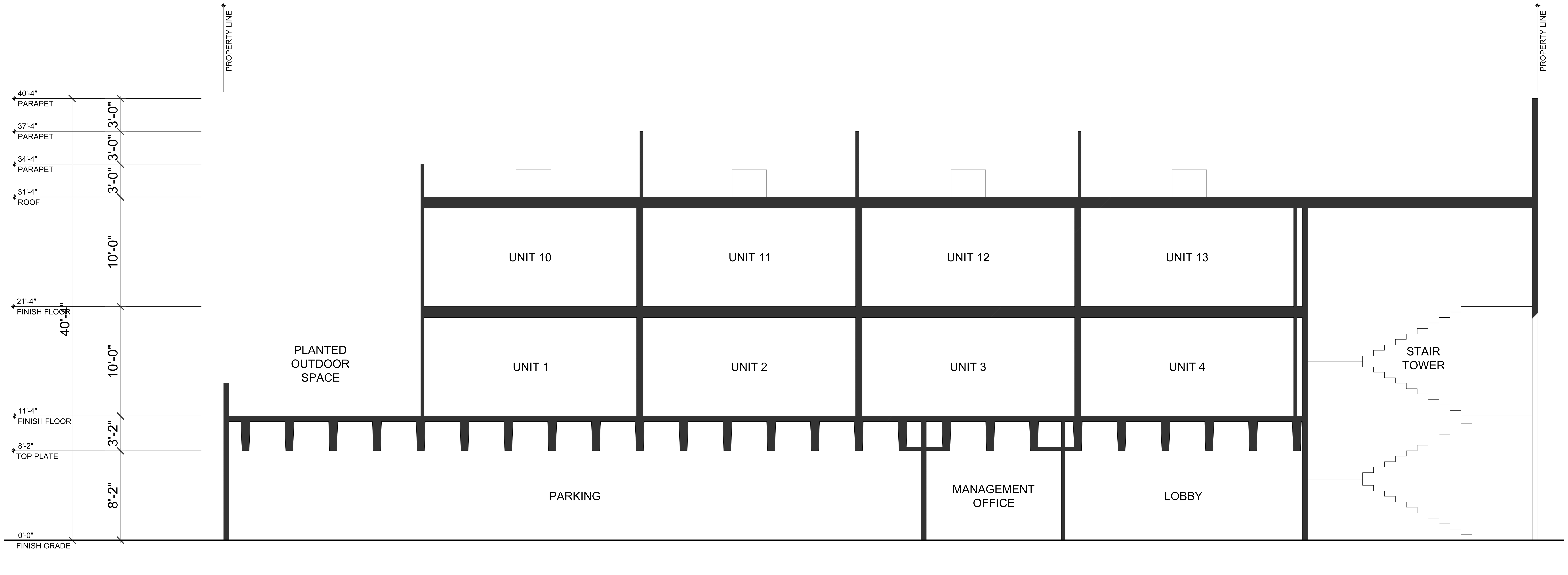

A SECTION A

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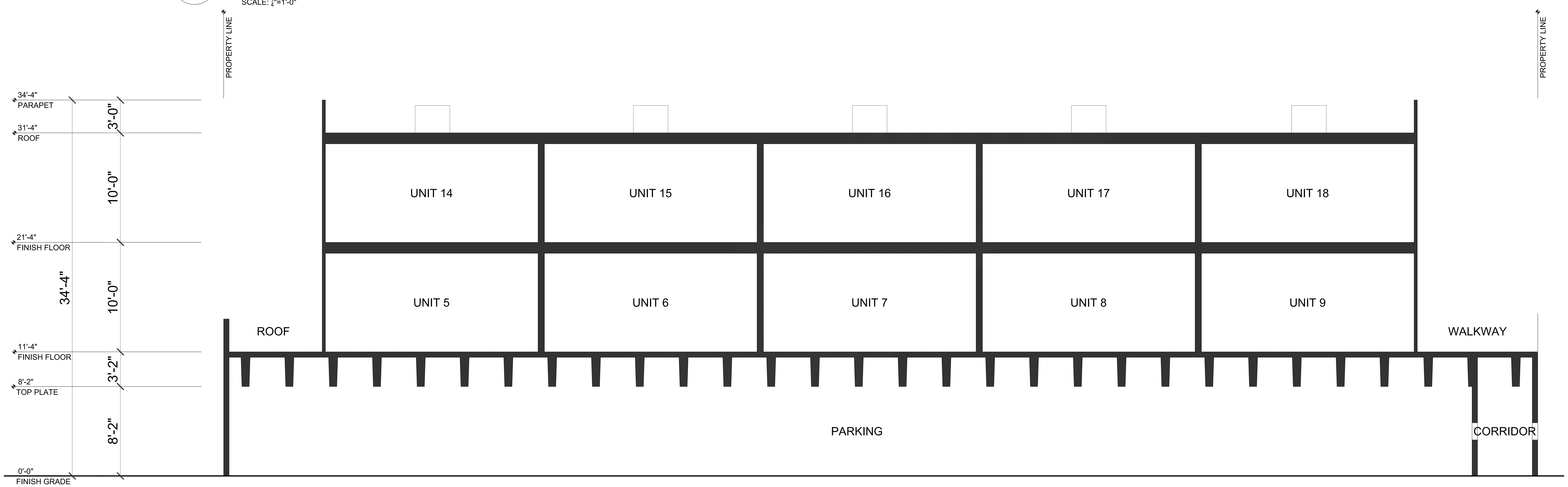

B SECTION B

SCALE: 1/4"=1'-0"

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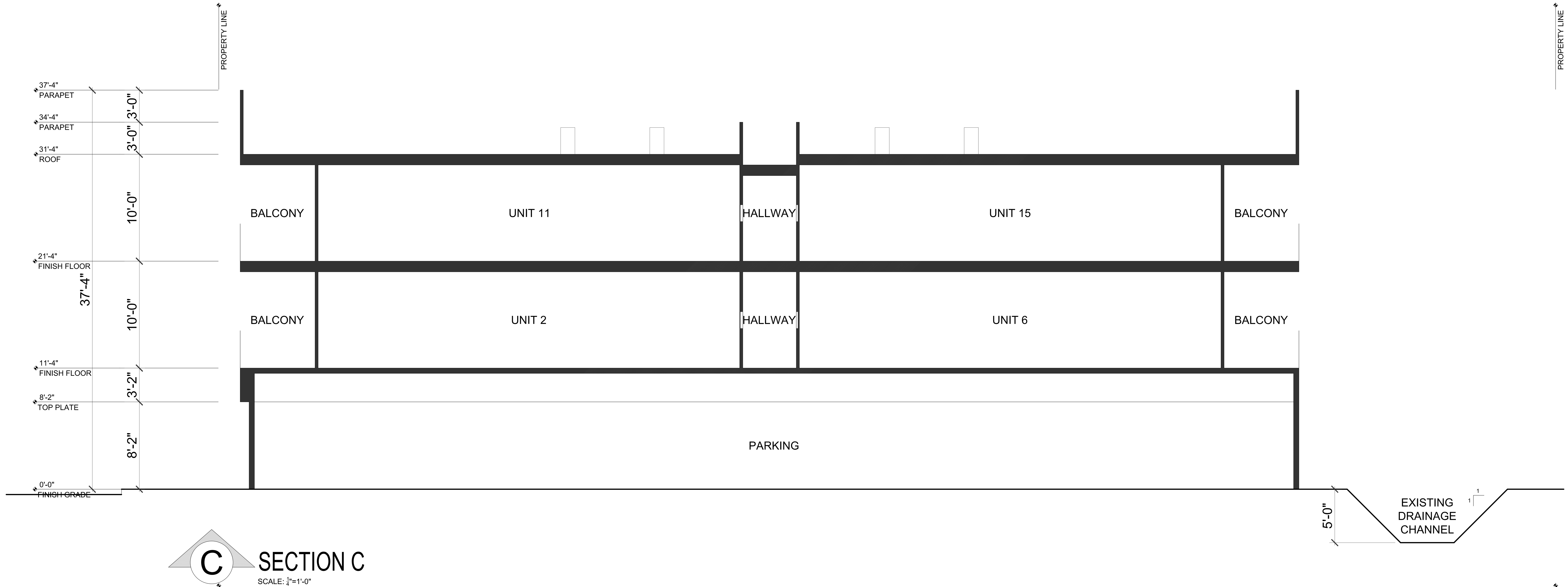

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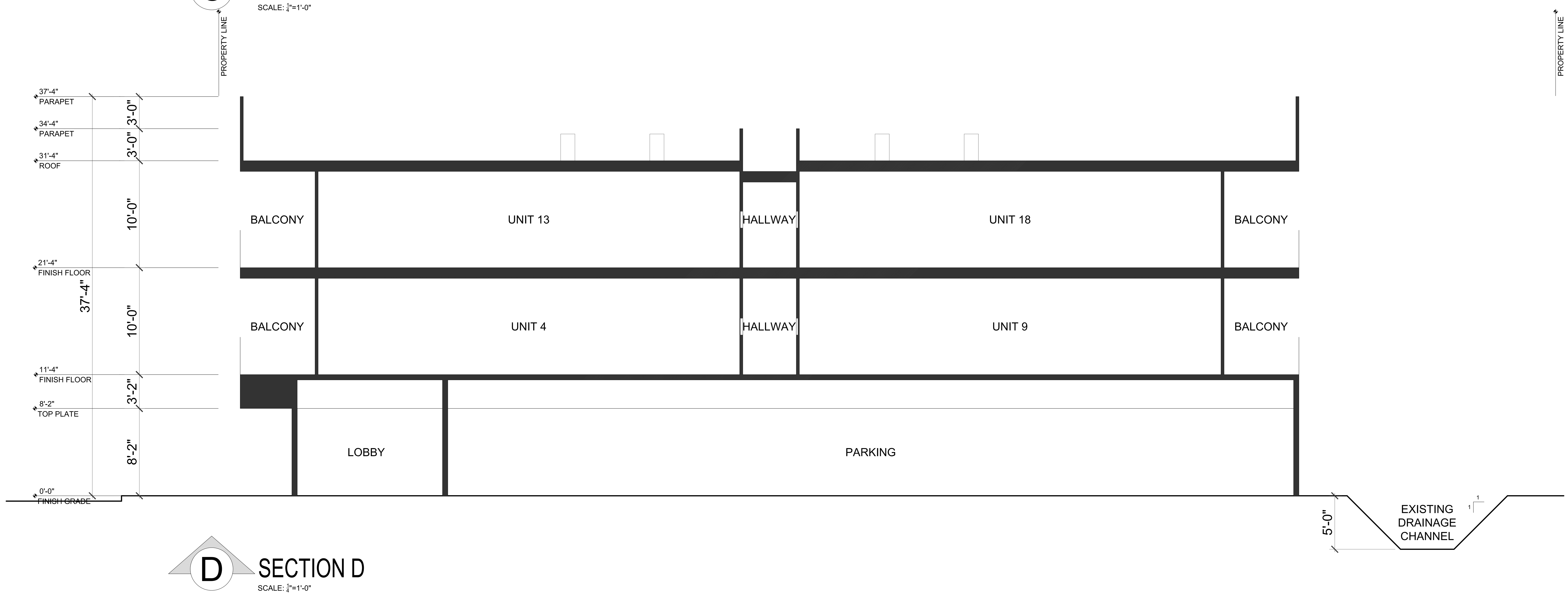

SECTION D
SCALE: 1/8"=1'-0"

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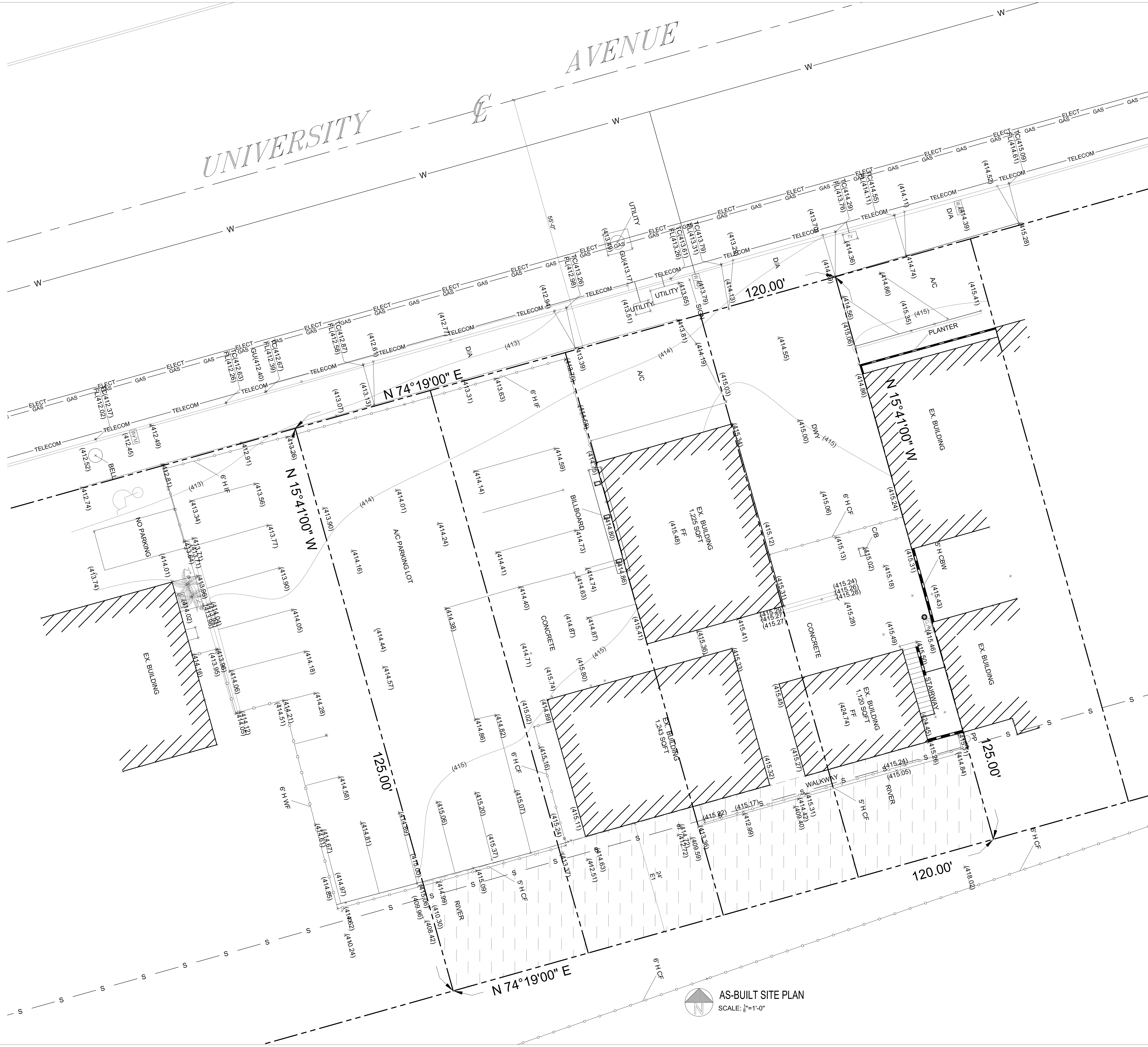

AS-BUILT SITE PLAN
SCALE: 1/8"=1'-0"

AS-BUILT NOTES

1. EXISTING SITE DRAWINGS ARE A GOOD FAITH REPRESENTATION OF EXISTING SITE CONDITIONS.
2. AS-BUILT DRAWINGS WHERE MADE FROM EXISTING DOCUMENTS PROVIDED FOR THE PROPOSED SITE.
3. EXISTING DRAWINGS DO NOT MAKE ANY ATTEMPT TO SHOW EXISTING COMPLIANCE WITH CURRENT CODES.

DEMOLITION NOTES

1. ALL EXISTING STRUCTURES ARE TO BE DEMOLISHED AND/OR REMOVED FROM THE SITE.
2. ALL DRIVEWAYS AND SIDEWALKS TO BE REPAIRED OR ALTERED SO AS TO BE BE IN CONFORMANCE WITH PROPOSED PLANS AND APPLICABLE CODES.

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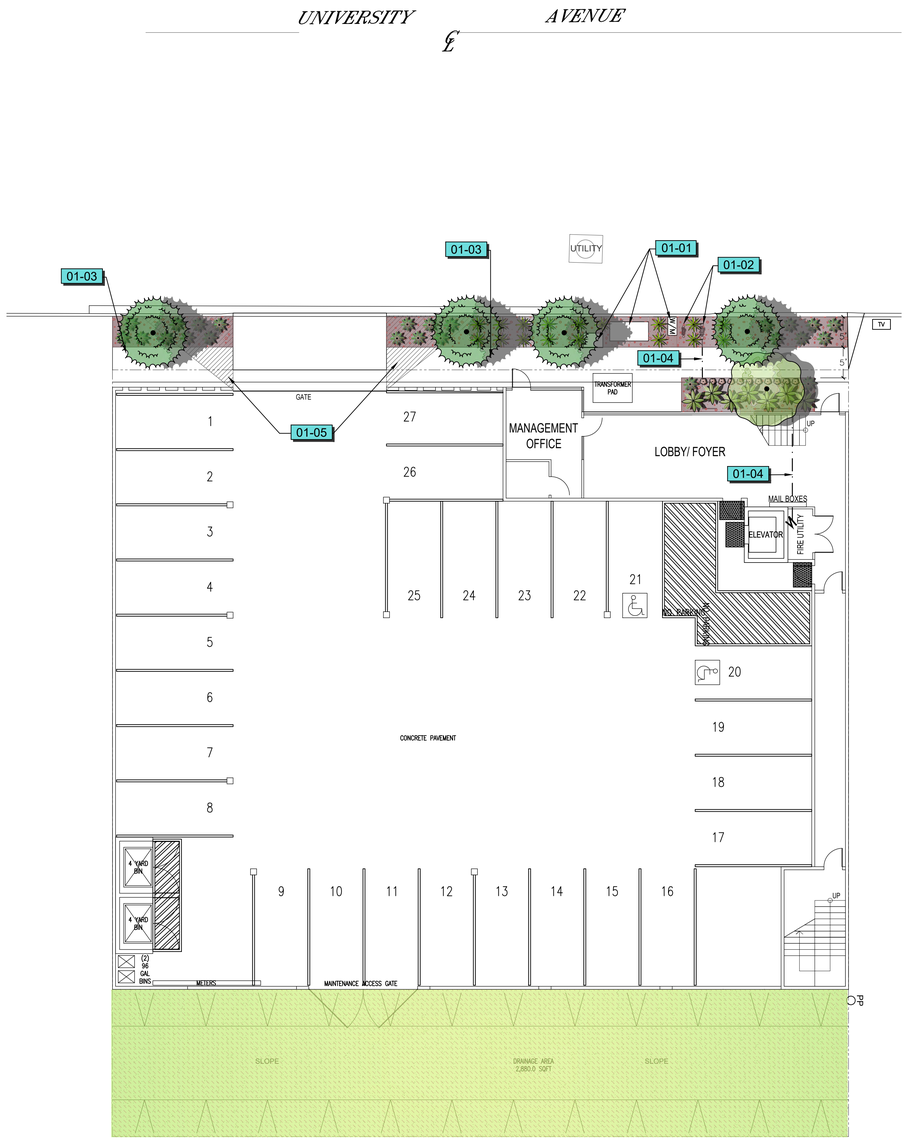
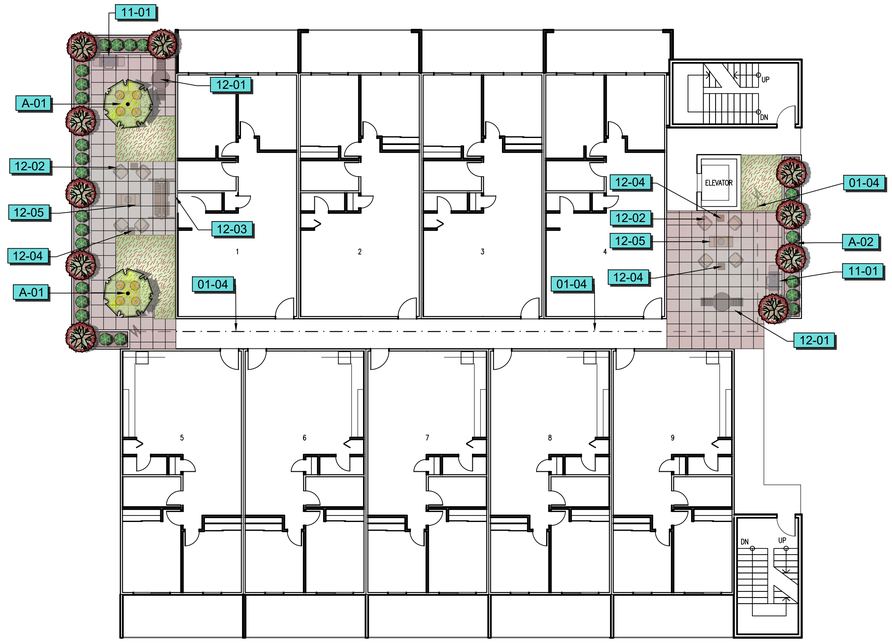
535 W. ALLEN AVE., UNIT 23
SAN DIMAS, CA 91773
626/374-3834 & 619/913-2751
WWW.MKDESIGNARCHITECTS.COM

LICENSED ARCHITECT IAN MARR No. C-37239 EXP. 3-31-25 STATE OF CALIFORNIA

Date	7/11/2024
Scale	1/8"=1'-0"
Drawn	IM
Checked	IM
Sheet	AB1.0



GROUND FLOOR



2ND FLOOR

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
TREES					
	10	CITRUS JAPONICA 'MEIWA' PATIO TREE FORM	MEIWA KUMQUAT	15 GAL	MOD
	1	EUCALYPTUS CITRIODORA	LEMON SCENTED GUM	15 GAL	LOW
		PINUS CANARIENSIS STREET TREE	CANARY ISLAND PINE	36" BOX	MOD
	2	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN TAWHIWHI	36" BOX	LOW
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WULCOS
SHRUBS					
	11	CRASSULA CAPITELLA 'CAMPFIRE' PLANT AT 18" O.C. FROM 4" POTS	CAMPFIRE CRASSULA	4"	LOW
GRASSES					
	17	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	5 GAL.	LOW
PERENNIALS					
	40	PELARGONIUM PELTATUM MIXED COLORS–ALLOW TO DRAPE OVER WALLS	IVY GERANIUM	1 GAL.	LOW
SUCCULENTS					
	7	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL.	LOW
	24	ALOE RUDIKOPPE 'LITTLE GEM'	LITTLE GEM ALOE	5 GAL.	LOW
	23	SANSEVIERIA TRIFASCIATA 'LAURENTII'	SANSEVIERIA	5 GAL.	LOW
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
GROUND COVERS					
	2,880 SF	EXISTING VEGETATED FLOOD CHANNEL PROTECT IN PLACE		EXISTING	LOW
	635 SF	STONE MULCH–BLACK LAVA 1/2" SIZE OR LESS 3" DEEP		---	
	235 SF	SYNTHETIC TURF OVER COOLING PAD		---	

REFERENCE NOTES SCHEDULE

SYMBOL	01 GENERAL DESCRIPTION
01-01	EXISTING UTILITY–PROTECT IN PLACE
01-02	PROPOSED WATER AND SPRINKLER BACKFLOW DEVICES
01-03	NEW SIDEWALK PER ARCHITECT
01-04	CONCEPTUAL IRRIGATION MAINLINE LAYOUT. FINAL INSTALLATION SHALL BE PER DETERMINED IN WORKING DRAWINGS BY COORDINATION BETWEEN ARCHITECT AND LANDSCAPE ARCHITECT.
01-05	SIGHT LINE TRIANGLE PER CIVIL
SYMBOL	11 EQUIPMENT DESCRIPTION
11-01	BBQ UNIT WITH SIDE TABLES
SYMBOL	12 FURNISHINGS DESCRIPTION
12-01	36IN. DIAMETER TABLE WITH 2 SEATS.
12-02	LOUNGE CHAIR
12-03	SWINGING CHAIR
12-04	SIDE TABLE
12-05	FIRE TABLE
SYMBOL	CONSTRUCTION NOTES DESCRIPTION
A-01	RAISED TREE PLANTER–4' SQ X 3.5' HIGH–TIED INTO ROOF DRAINS
A-02	30" WIDE X 42" HIGH RAISED PLANTER/SAFETY BARRIER
SYMBOL	CONCRETE DESCRIPTION
	24" SQ. TILE PAVERS

LANDSCAPE CONCEPT STATEMENT:

ALL PROPOSED PLANTING IS DROUGHT TOLERANT, CLIMATE ZONED APPROPRIATE AND GEARED TOWARD LOW MAINTENANCE AND LONGEVITY.

THE PROPOSED LANDSCAPE WILL CREATE AN INVITING AND WELCOMED RELIEF TO THE CURRENT HARSH CONCRETE AND ASPHALT ENVIRONMENT. THE PROPOSED STREET TREES AT, ±30' FEET ON CENTER, WILL PROVIDE MUCH NEEDED SHADE, WHILE THE UNDERSTORY OF ORNAMENTAL GRASSES, AGAVE, ALOES AND CRESSULA WILL ADD TEXTURE AND COLOR WHILE SOFTENING THE MAIN PEDESTRIAN WAY ALONG UNIVERSITY AVENUE.

ONCE INSIDE THE NEW TENENTS WILL BE ABLE TO ACCESS, RELAX AND ENJOY 2 PRIVATE ROOFTOP GARDENS. THESE INTIMATE GARDENS WILL PROVDE A PLACE TO GET AWAY AND SOCIALIZE WITH NEIGHBORS AND FRIENDS WHILE ENJOYING FRESH AIR, SUNSHINE OR THE NIGHT'S BREEZE.

EXISTING FLOOD CHANNEL LANDSCAPE:

ALL LANDSCAPE AND IRRIGATION WITHIN THE FLOOD CHANNEL IS TO BE PROTECTED IN PLACE. IF ANY AREA IS DISTURBED OR DAMAGED DURING PROJECT CONSTRUCTION, SAID AREAS IRRIGATION AND LANDSCAPE WILL BE REPAIRED OR REPLACED AS NEEDED TO A LIKE NEW CONDITION WITH LIKE IRRIGATION EQUIPMENT AND PLANTING AT NO COST TO THE OWNER AND TO THE OWNER'S SATISFACTION.

WATER CONSERVATION & IRRIGATION CONCEPT STATEMENT:

FINAL LANDSCAPE PLANS MEET ALL WATER CONSERVATION REQUIREMENTS SET FORTH IN BOTH THE CITY AND STATE ORDINANCES. THE FINAL PLANS WILL ACHIEVE THESE GOALS THROUGH THE USE OF HIGHLY EFFICIENT DRIPLINES AND/ OR EMITTERS AND TREE BUBBLERS TO ALL PLANTED AREAS, COMBINED WITH A "SMART" E.T. BASED CONTROLLER AND RAIN SHUT–OFF DEVICE. THE CONTROLLER WILL RECEIVE E.T. INFORMATION THAT WILL ALLOW THE CONTROLLER TO UP–DATE R.C.V. RUN TIMES ON A DAILY BASIS THEREBY REDUCING THE NEED FOR MANUALLY ADJUSTING THE CONTROLLER FOR WEEKLY OR SEASONAL WEATHER CHANGES

MAWA AND ETWU CALCULATIONS

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o) 42.9 — Project Type: Residential — 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
TREES/SHRUBS	0.4	Drip	0.81	0.49	635	314	8341
SYNTHETIC LAWN	0	Drip	0.81	0.00	235	0	0
		Drip	0.81	0.00	0	0	0
		Drip	0.75	0.00	0	0	0
		Drip	0.81	0.00	0	0	0
				Totals	870	314	8341
Special Landscape Areas							
				1		0	0
				Totals	0	0	0
						ETWU Total	8341
					Maximum Allowed Water Allowance (MAWA)[e]		12727

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	314
Total Area	870
Average ETAF	0.36

All Landscape Areas

Total ETAF x Area	314
Total Area	870
Average ETAF	0.36

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

PRELIMINARY-NOT FOR CONSTRUCTION

North

10 0 10 20 30

Scale 1" = 10'

UNDERGROUND SERVICE ALERT
CALL: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

REGISTERED LANDSCAPE ARCHITECT SHAWN T. BURGIN 10/24 6/26/24 2725 STATE OF CALIFORNIA

15 SOUTH 5TH STREET
REDLANDS, CA 92373
PH (909) 798.7900 FAX (909) 307.8205
CA LIC. NO. 2725 NV LIC. NO. 466
LANDSCAPE ARCHITECTURE IRRIGATION CONSULTANTS WATER FEATURE DESIGNS LOW VOLTAGE LIGHTING
STB LANDSCAPE ARCHITECTS, INC

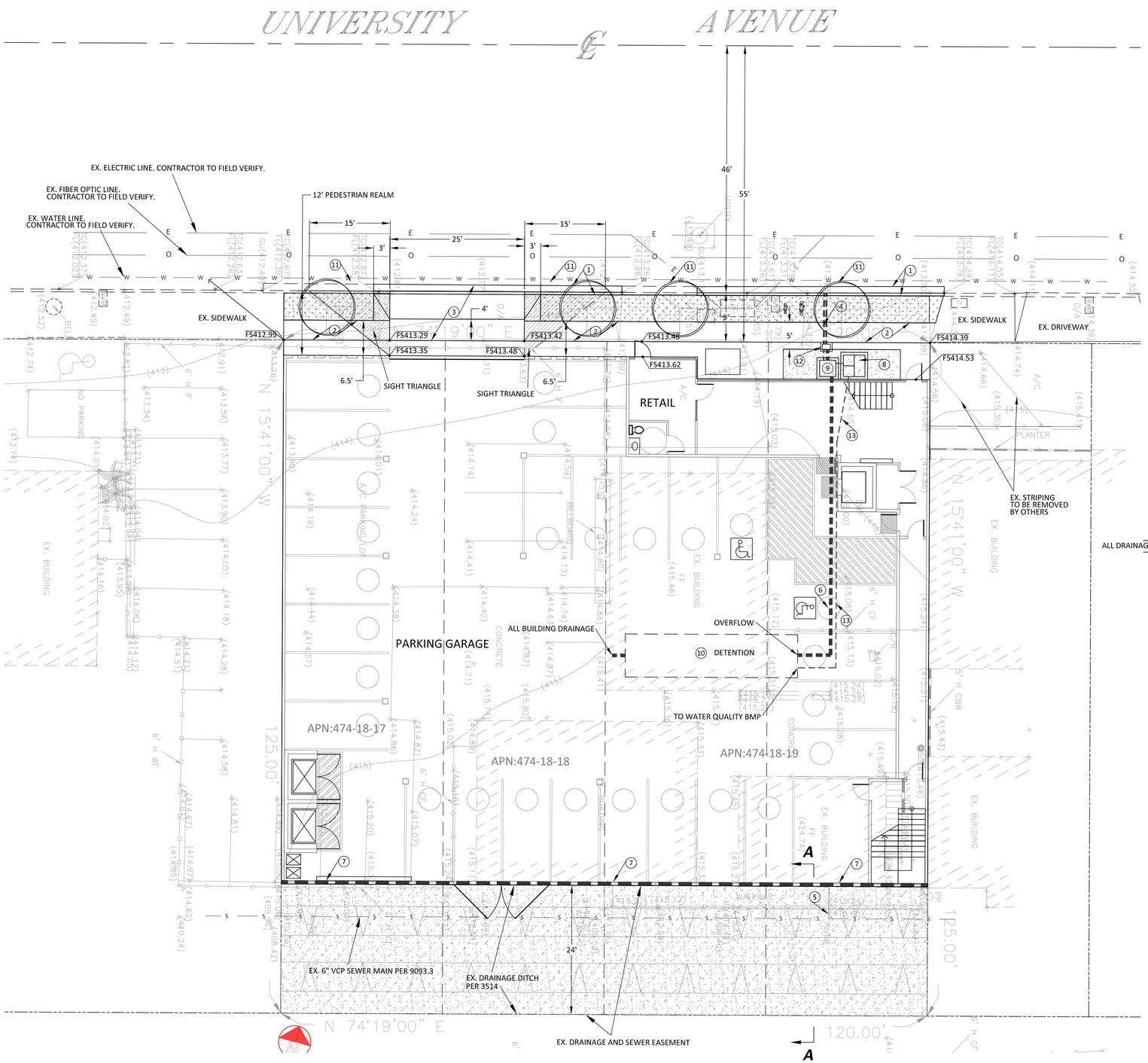
CONCEPTUAL LANDSCAPE PLAN

MULTI-FAMILY PROJECT
7285 UNIVERSITY AVENUE
LA MESA, CALIFORNIA
OWNER: FARID MAJIDI

REVISIONS

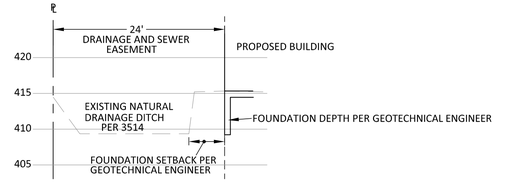
DRAWN BY: CAD
DESIGNED BY: STB
CHECKED BY: CR
DATE: 6/26/24
JOB NO.: 23–44
SCALE: 1"=10'
SHEET: LP-1
OF 1 SHEETS

CONCEPTUAL GRADING PLAN

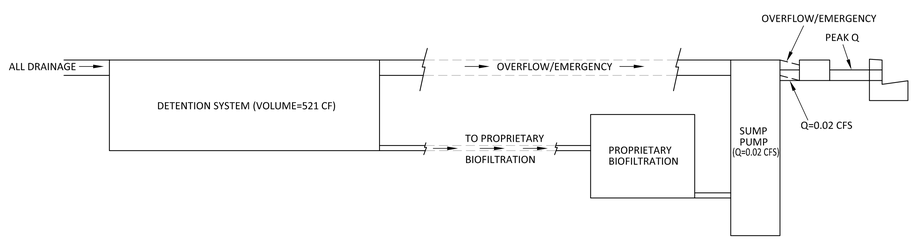


NOTES

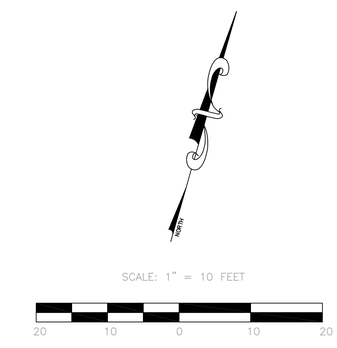
1. PROPOSED CURB AND GUTTER - COMBINED, PER SDRSD G-02
2. PROPOSED SIDEWALK PER SDRSD G-07
3. PROPOSED CONCRETE DRIVEWAY PER SDRSD G-14-B
4. PROPOSED SIDEWALK UNDERDRAIN PIPES PER SDRSD D-27
5. PROTECT-IN-PLACE EXISTING 6" SEWER LATERAL. EXISTING CONDITION TO BE VERIFIED.
6. PROPOSED DRAINAGE PIPE.
7. PROPOSED FOOTING PER STRUCTURAL PLANS AND GEOTECHNICAL RECOMMENDATIONS
8. PROPOSED PROPRIETARY BIOTREATMENT (STORM WATER POLLUTANT CONTROL BMP)
9. PROPOSED SUMP PUMP (MAX Q = 0.02 CFS)
10. PROPOSED DETENTION SYSTEM (VOLUME - 521 CUBIC FEET)
11. PROPOSED STREET TREE
12. PROPOSED CONCRETE CATCH BASIN
13. PROPOSED 2" DRAINAGE PIPE



SECTION A-A



DRAINAGE DIAGRAM



REGISTERED PROFESSIONAL ENGINEER
JACK C. S. LEE
40870
Exp. 3-31-25
CIVIL
STATE OF CALIFORNIA

7-11-2024

REFERENCE PLANS
CITY OF LA MESA DRAWING. NO'S

CITY OF LA MESA
JEWEL of the HILLS

SITE PLAN FOR:
MULTI-FAMILY PROJECT
7285 UNIVERSITY AVENUE
CITY OF LA MESA, CALIFORNIA - PUBLIC WORKS/ENGINEERING DIVISION
SHEET 1 OF 1 SHEETS