



THE CITY OF SAN DIEGO

**M E M O R A N D U M**

DATE: August 6, 2024

TO: Planning Commission

FROM: Veronica Davison, Development Project Manager, Project Submittal & Management Division

SUBJECT: LOMA 21 – TENTATIVE MAP – PROJECT NO. PRJ-0694149

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The subject project's Exhibit "A" has been updated to include the following:

- Landscape plans.

Should you have any questions, please contact me at (619)446-5462 or email [hdavison@sandiego.gov](mailto:hdavison@sandiego.gov)

Thank you,

A handwritten signature in blue ink, appearing to read "Veronica Davison".

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Attachments:  
Revised Attachment 9 – Tentative Map Exhibit (Exhibit "A")

CC:  
File  
Hearing Officer Legislative Recorder  
Office of the City Attorney

# TENTATIVE MAP NO. 2571081

# LOMA 21

## PROJECT NO. 694149

CITY OF SAN DIEGO, CALIFORNIA

### DEVELOPMENT SUMMARY

### PROJECT SUMMARY

THIS PROJECT IS AN APPLICATION REQUEST FOR TENTATIVE MAP TO CONVERT AN EXISTING 21 UNIT APARTMENT COMPLEX TO CONDOMINIUM UNITS. THE PROJECT SITE IS LOCATED AT 2912-2996 WORDEN STREET, SAN DIEGO, CA 92110.

### GENERAL NOTES

- SITE AREA DATA:
  - GROSS SITE AREA: 54,236 SF/1.245 ACRES
  - TOTAL # OF LOTS: EXISTING: 1 PROPOSED: 1
- TOTAL # RESIDENTIAL UNITS: 21
- ZONING: RM-3-7
- OVERLAY ZONES:
  - AIRPORT APPROACH OVERLAY ZONE (AAOZ);
  - AIRPORT INFLUENCE AREA (SDIA REVIEW AREA 1);
  - FAA PART 77 NOTIFICATION AREA;
  - COASTAL HEIGHT LIMIT OVERLAY ZONE (CHLOZ);
  - PARK STANDARD TRANSIT PRIORITY AREA (PSTPA);
  - TRANSIT AREA OVERLAY ZONE (TAOZ);
  - TRANSIT PRIORITY AREA (TPA).
- APN NUMBER: 449-730-02
- LAMBERT COORDINATES: 214-1699 CCS3: 185-6259
- COMMUNITY PLAN: PENINSULA
- OVERALL DENSITY: 16.87 DU'S/AC (21 DU'S/1.245 AC)
- PARKING PROVIDED: 25 SPACES - PER ARCHITECTURE PLANS
- NO NEW STRUCTURES ARE PROPOSED
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: SAME
- NUMBER OF STORIES: 2
- RESIDENTIAL AREA SF: SEE "EXISTING UNIT SUMMARY" THIS PAGE

### LEGAL DESCRIPTION

LOT 8 OF LOMA PALISADES UNIT NO. 4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3837 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MARCH 14, 1958.

### MAPPING NOTE

A FINAL 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 FINAL MAP AND ALL PROPERTY CORNERS SHALL BE MARKED WITH DURABLE SURVEY MONUMENTS.

### CONDOMINIUM NOTE

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF RESIDENTIAL UNITS IS 21.

### GRADING NOTES

- TOTAL AMOUNT OF SITE TO BE GRADED: 0 ACRES, % OF TOTAL SITE: 0%
- AMOUNT OF SITE WITH 25 PERCENT SLOPES OR GREATER: 0 ACRES
- AMOUNT OF CUT: N/A
- AMOUNT OF FILL: N/A

### PUBLIC UTILITIES

WATER & SEWER ..... CITY OF SAN DIEGO  
 FIRE AND POLICE ..... CITY OF SAN DIEGO  
 GAS & ELECTRICITY ..... SDG&E  
 CABLE TV ..... TIME WARNER CABLE  
 TELEPHONE ..... SBC TELEPHONE  
 SCHOOL DISTRICT ..... SAN DIEGO UNIFIED SCHOOL DISTRICT

### OWNER/APPLICANT

LOMA PALISADES, A CALIFORNIA GENERAL PARTNERSHIP  
 C/O AMERICAN ASSETS TRUST  
 ATTN: JERRY GAMMARI  
 3420 CARMEL MOUNTAIN ROAD  
 SUITE 100  
 SAN DIEGO, CA 92121  
 (858) 350-2613

BY: LOMA PALISADES OF LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY  
 ITS: MANAGING PARTNER

BY: *Jerry Gammari*  
 JERRY GAMMARI  
 SVN OF CONSTRUCTION AND DEVELOPMENT



*Alisa S. Vialpando*  
 ALISA S. VIALPANDO R.C.E. 47945 5/14/24 DATE

PREPARED BY:	#	REVISIONS	DATE	BY	
 <b>HUNSAKER &amp; ASSOCIATES</b> SAN DIEGO, INC. PLANNING 10719 Huemekens St. ENGINEERING San Diego, CA 92121 SURVEYING PH658558-500 PH658558-414	1.	PRELIMINARY SUBMITTAL	6/18/2021	H&A	
	2.	FIRST SUBMITTAL	4/21/2022	H&A	
	3.	REVISED PER CITY ISSUES	5/30/2023	H&A	
	4.	REVISED PER CITY ISSUES	11/02/2023	H&A	
	5.	REV. PER CITY MAP CHECK COMMENTS	5/14/2024	H&A	
	6.				
	7.				
	8.				
	9.				
	10.				
	11.				
	12.				
	13.				
	14.				

PROJECT ADDRESS:  
 2912-2996 WORDEN STREET  
 SAN DIEGO, CA 92110

DEP #: PROJECT NO.  
 PTS-0694149

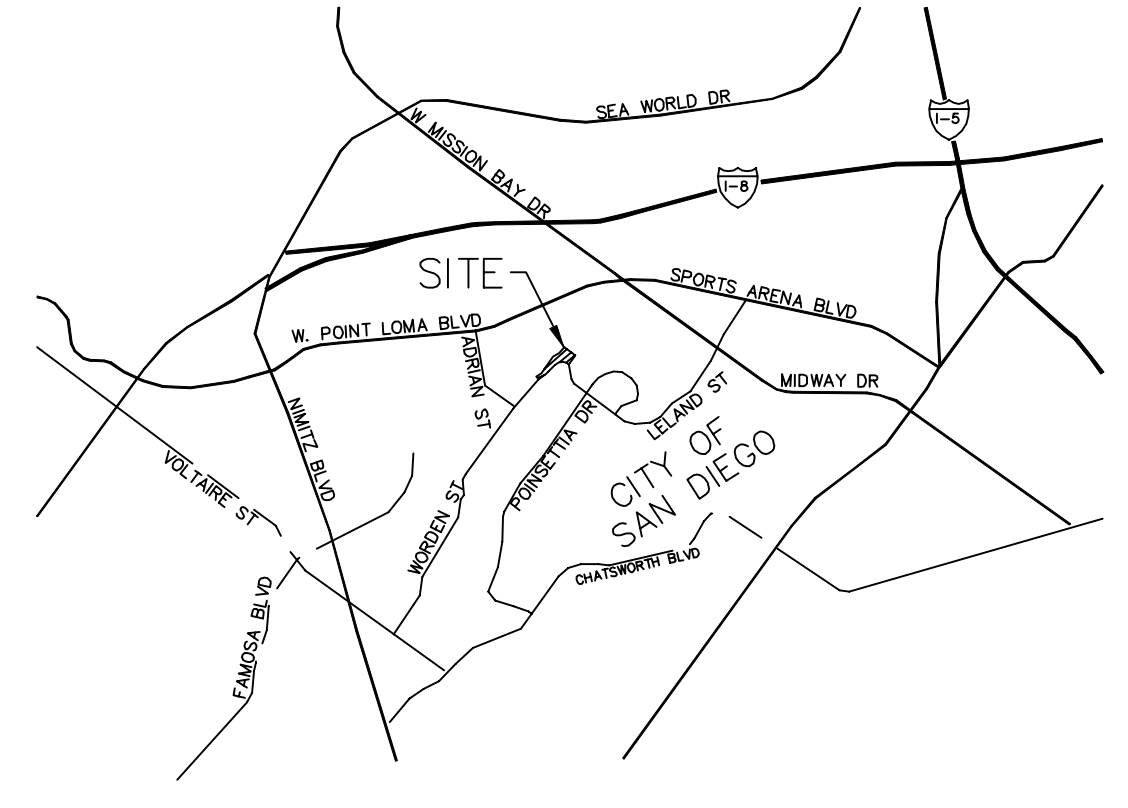
## TENTATIVE MAP NO. 2571081

# LOMA 21

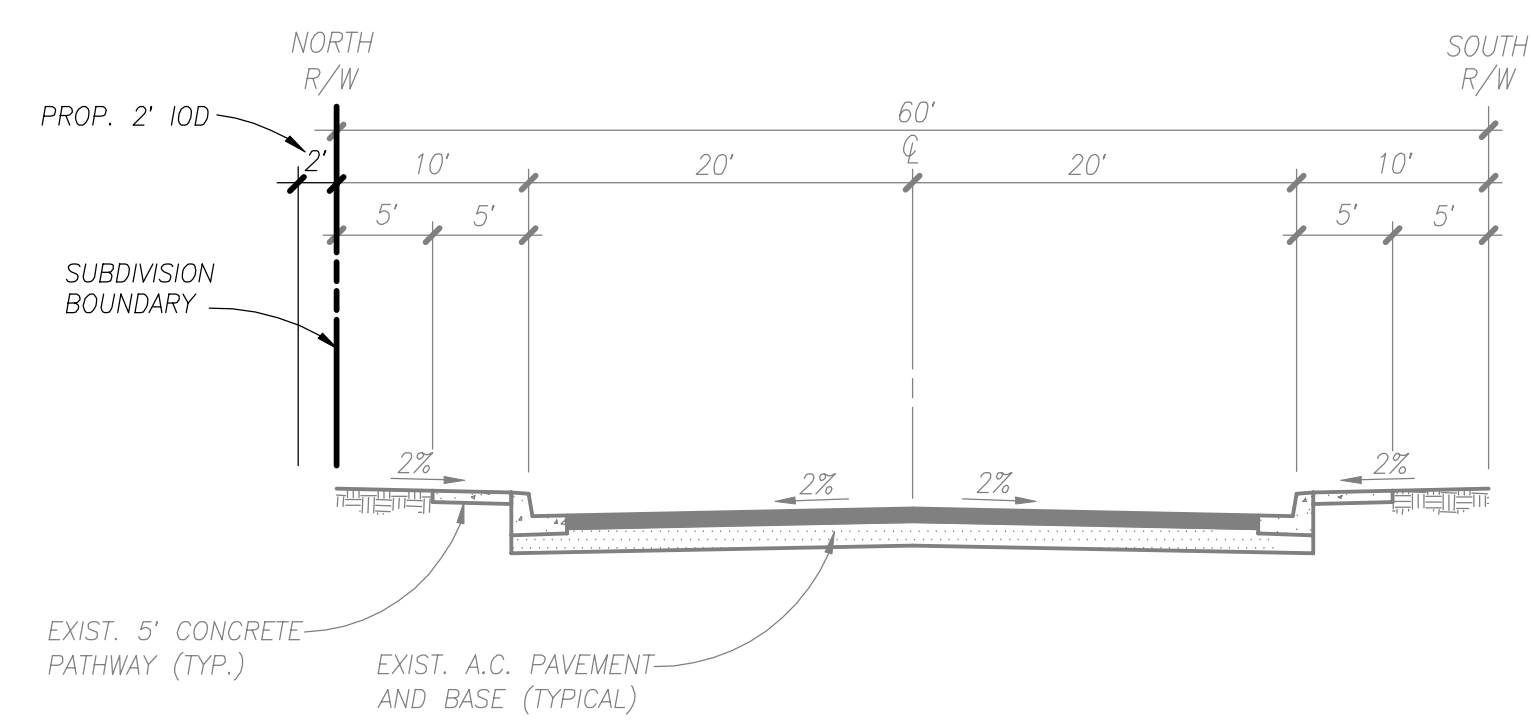
## PROJECT NO. 694149

CITY OF SAN DIEGO, CALIFORNIA

SHEET 1 OF 2



VICINITY MAP  
 NO SCALE



EXISTING WORDEN STREET  
 NOT TO SCALE

### LEGEND

- PROJECT BOUNDARY
- EXISTING CONTOUR
- BUILDING NO.
- FINISHED FLOOR ELEVATION
- STREET GRADE
- EXISTING WATER LINE (8" PVC\*)
- EXISTING SEWER LINE (8" PVC\*)
- EXISTING STORM DRAIN (RCP)
- EXISTING RETAINING WALL
- TOP OF WALL
- FINISHED SURFACE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- HOSE PULL LENGTH
- EXIST. EASEMENT
- \* UNLESS OTHERWISE SHOWN

### LAND SURVEYOR

PER SECTION 66424.5(A) OF THE SUBDIVISION MAP ACT, A TENTATIVE MAP NEED NOT BE BASED UPON AN ACCURATE OR DETAILED FINAL SURVEY OF THE PROPERTY. THE LINES AND INFORMATION REFERENCED HEREON DO NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROJECT. IT IS UNDERSTOOD THAT FURTHER APPROVED CONSTRUCTION PERMITTING BEYOND THE TENTATIVE MAP WILL BE NECESSARY. THE TOPOGRAPHIC INFORMATION AND GEODETIC REFERENCES REFLECTED HEREON WERE CONDUCTED UNDER MY SUPERVISION.

JIMMY J. ELMORE P.L.S. 8483 DATE 5-14-2024  
 HUNSAKER & ASSOCIATES SAN DIEGO, INC.

### EXISTING UTILITY TABLE

TYPE	LOCATION
SEWER	UNDERGROUND
GAS	UNDERGROUND
WATER	UNDERGROUND
ELECTRICAL LINE	OVERHEAD

### EXISTING UNIT SUMMARY

BUILDING TYPE	# OF UNITS	# OF BDRM/UNIT	TOTAL # OF BDRMS	BASEMENT SQUARE FEET	1ST FLOOR SQUARE FEET	2ND FLOOR SQUARE FEET	SQUARE FOOT TOTALS
BLDG. A-1	8	2	16	2,600	3,858	3,858	10,316
BLDG. A-2	8	2	16	2,600	3,858	3,858	10,316
BLDG. B	5	2	10	-	2,413	2,413	4,826
<b>TOTAL</b>	<b>21</b>		<b>42</b>				<b>25,458</b>

### EXISTING PARKING SUMMARY

BLDG. A-1	11 GARAGE SPACES
BLDG. A-2	9 GARAGE SPACES
SUBTOTAL	20 GARAGE SPACES
OPEN PARKING	5 SPACES
TOTAL	25 SPACES

### GENERAL DESIGN NOTES

- EXISTING GRADING SHOWN HEREON IS PER PREVIOUSLY APPROVED PLANS.
- EXISTING DRAINAGE FACILITIES ARE CONSTRUCTED PER CITY OF SAN DIEGO APPROVED PLANS.
- ALL LENGTHS, DISTANCES, LOT DIMENSIONS AND CURVE RADIUS ARE PER APPROVED FINAL MAP #3837.
- SOURCE OF TOPOGRAPHY: R. J. LUNG, FLOWN 3-24-2021  
 BENCHMARK: CITY OF SAN DIEGO EAST BRASS PLUG AT THE INTERSECTION OF LELAND STREET AND POINSETTIA STREET PER CITY OF SAN DIEGO BENCHMARK LIST. ELEV. 123.591 FEET
- DATUM: MSL
- WATER SERVICES ARE EXISTING AND ARE TO REMAIN.
- SEWER LATERALS ARE EXISTING AND ARE TO REMAIN.
- BUILDING ADDRESS NUMBERS ARE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (PER UFG 901.4.4.)
- FIRE ACCESS ROADWAY SIGNS OR RED CURBS ARE PROVIDED IN ACCORDANCE WITH BFLS POLICY A-96-1.
- ALL EXISTING LANDSCAPE AND IRRIGATION CONFORMS TO THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION AND MAINTENANCE.
- ALL OFF-SITE IMPROVEMENTS ARE EXISTING.
- NO BUS STOPS ARE PROPOSED WITH THIS PROJECT.
- ALL FIRE DEPARTMENT ROADWAYS OTHER THAN CONCRETE OR ASPHALT DOES COMPLY WITH BFLS POLICY A-96-9-MODIFIED ROADWAY SURFACE.
- ALL EXISTING ON-SITE SEWER AND WATER IMPROVEMENTS ARE PRIVATE AND ARE TO REMAIN. NO NEW IMPROVEMENTS PROPOSED.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH TRANSIT PRIORITY AREA MULTIFAMILY RESIDENTIAL PARKING STANDARDS.

# TENTATIVE MAP NO. 2571081 LOMA 21

### ENCUMBRANCES

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2024-2025, A LIEN NOT YET DUE OR PAYABLE.
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023-2024.  
FIRST INSTALLMENT: \$51,807.70, PAID  
PENALTY: \$0.00  
SECOND INSTALLMENT: \$51,807.70, OPEN  
PENALTY: \$0.00  
TAX RATE AREA: 08001  
A. P. NO.: 449-730-02-00
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED MARCH 14, 1958 AS MAP NO. 3837 OF TRACT MAPS FOR UNDISCLOSED EASEMENT, STREET, SEWER, WATER, DRAINAGE, PUBLIC UTILITIES AND INCIDENTAL PURPOSES.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 28, 1960 AS INSTRUMENT NO. 131214 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "BROADBAND ACCESS AGREEMENT" RECORDED APRIL 09, 1998 AS INSTRUMENT NO. 1998-0199491 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF A TELECOMMUNICATION SERVICE ACCESS AND MARKETING AGREEMENT" RECORDED JANUARY 23, 2002 AS INSTRUMENT NO. 2002-0052239 OF OFFICIAL RECORDS.  
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 28, 2005 AS INSTRUMENT NO. 2005-0837634 OF OFFICIAL RECORDS.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT" RECORDED JULY 12, 2017 AS INSTRUMENT NO. 2017-0314136 OF OFFICIAL RECORDS.
- AN EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES, RECORDED JULY 26, 2022 AS INSTRUMENT NO. 2022-0305909 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY, A LOCAL GOVERNMENTAL ENTITY OF REGIONAL GOVERNMENT AFFECTS: AS DESCRIBED THEREIN  
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INTERESTS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- AN ALTA/NSPS SURVEY OF RECENT DATE WHICH COMPLIES WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
- RIGHTS OF PARTIES IN POSSESSION.

### TITLE REFERENCE

THIS SURVEY IS BASED ON THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NHSC-1214080-SD, DATED MARCH 25, 2024.

### LEGAL DESCRIPTION

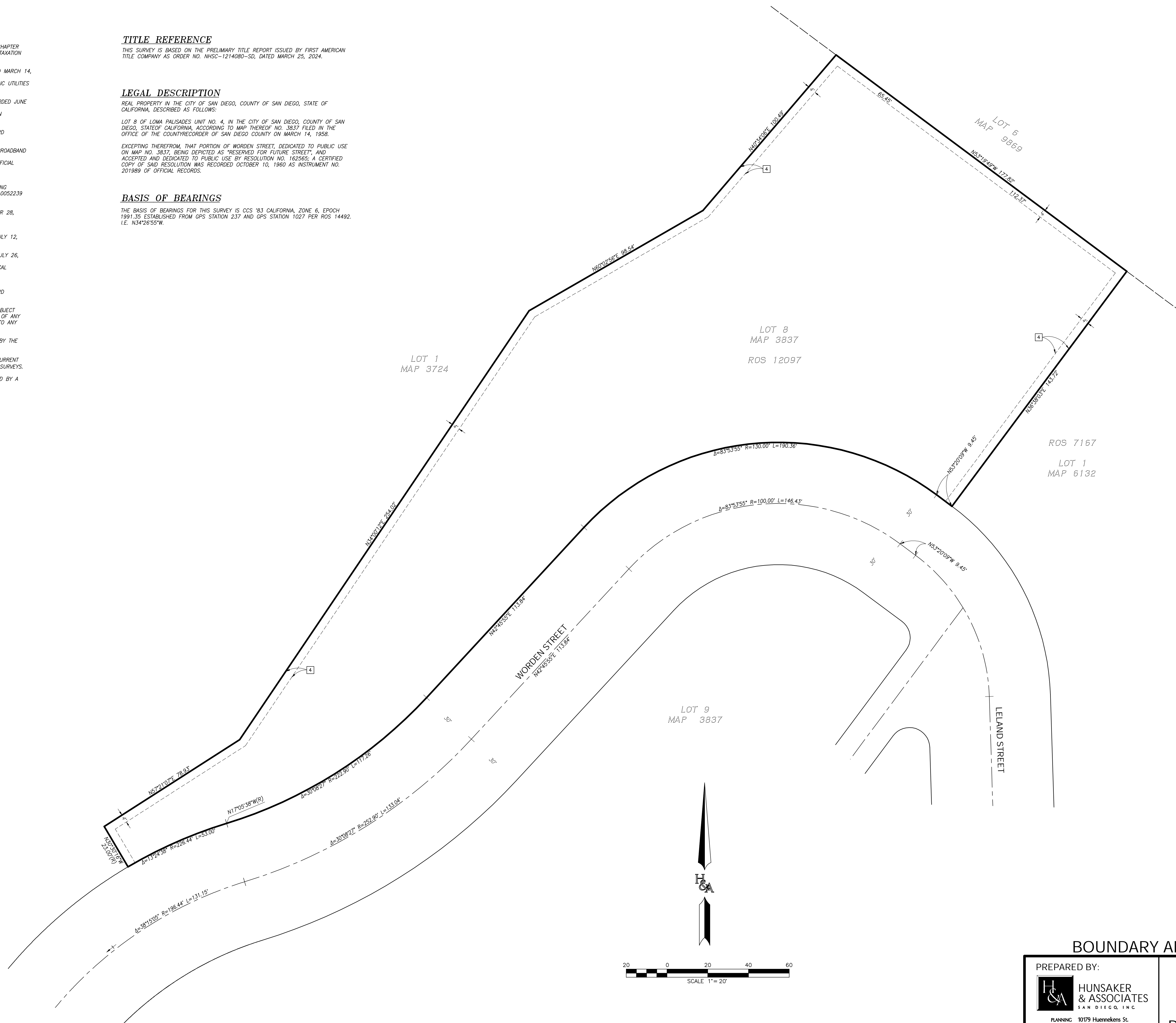
REAL PROPERTY IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 8 OF LOMA PALISADES UNIT NO. 4, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3837 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MARCH 14, 1958.

EXCEPTING THEREFROM, THAT PORTION OF WORDEN STREET, DEDICATED TO PUBLIC USE ON MAP NO. 3837, BEING DEPICTED AS "RESERVED FOR FUTURE STREET" AND ACCEPTED AND DEDICATED TO PUBLIC USE BY RESOLUTION NO. 182565; A CERTIFIED COPY OF SAID RESOLUTION WAS RECORDED OCTOBER 10, 1960 AS INSTRUMENT NO. 201989 OF OFFICIAL RECORDS.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS CCS '83 CALIFORNIA, ZONE 6, EPOCH 1991.35 ESTABLISHED FROM GPS STATION 237 AND GPS STATION 1027 PER ROS 14492. I.E. N34°26'55"W.



### BOUNDARY AND ENCUMBRANCES

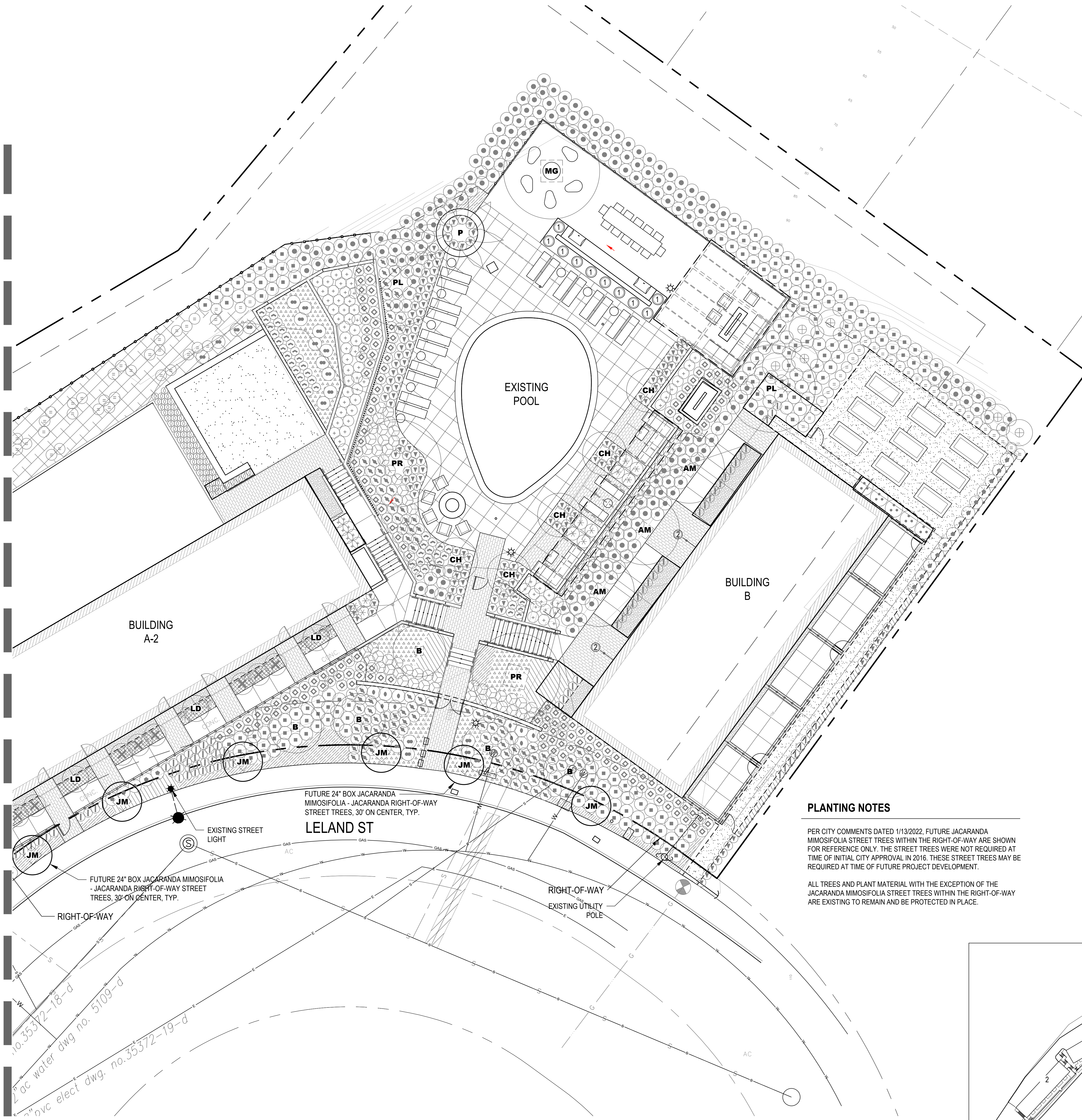
PREPARED BY:  
 HUNSAKER & ASSOCIATES  
 SAN DIEGO, INC.  
 PLANNING: 10779 Huerfano St.  
 ENGINEERING: San Diego, CA 92121  
 SURVEYING: PH: 619-558-4500 FAX: 619-558-1414

TENTATIVE MAP  
 NO. 2571081  
**LOMA 21**  
 PROJECT NO. 694149  
 CITY OF SAN DIEGO, CALIFORNIA

SHEET  
 2  
 OF  
 2  
 M.C. #1121-002

LC: 214-1699 CCS 83: 1854-6259

MATCHLINE, SEE SHEET 2



**PLANT MATERIAL LEGEND**

TREES		
SYMBOL	SIZE	BOTANICAL NAME
AM	36" BOX	ARBUTUS 'MARINA'
B	24" BOX	BISMARCKIA NOBILIS
CH	36" BOX	CHAMAEROPS HUMULIS
LD	24" BOX	LEPTOSPERMUM 'DARK SHADOWS'
LC	36" BOX	LOPHOSTEMON CONFERTUS
MG	60" BOX	MAGNOLIA GRANDIFOLIA
P	48" BOX	PHOENIX RECLINATA
PL	36" BOX	PLATANUS RACEMOSA
PR	48" BOX	PLATANUS RACEMOSA

SHRUBS, SUCCULENTS, & ORNAMENTAL GRASSES		
SYMBOL	SIZE	BOTANICAL NAME
⊙	5 GAL.	AGAVE ATTENUATA 'VARIEGATA'
⊙	5 GAL.	AGAVE 'BLUE FLAME'
⊙	1 GAL.	ALOE 'ROOKAPPIE'
⊙	5 GAL.	BAMBUSA MULTIPLEX 'ALPHONSE KARR'
⊙	1 GAL.	BULBINE FRUTESCENS 'HALLMARK'
⊙	5 GAL.	CALLISTEMON 'LITTLE JOHN'
⊙	5 GAL.	CHONDRPETALUM TECTORUM
⊙	5 GAL.	DIANELLA 'CLARITY BLUE'
⊙	15 GAL.	CRINUM AUGUSTUM 'QUEEN EMMA'
⊙	5 GAL.	DIETES GRANDIFLORA 'VARIEGATA'
⊙	-	EUPHORBIA INGENS
⊙	15 GAL.	GREVILLEA 'LONG JOHN'
⊙	5 GAL.	KALANCHOE ORGYALIS
⊙	1 GAL.	LANTANA X HYBRIDA 'NEW GOLD'
⊙	1 GAL.	PORTULACARIA AFRA 'VARIEGATA'
⊙	5 GAL.	PUYA COERULEA VAR. COERULEA
⊙	5 GAL.	RHAPHIOLEPIS UMBELLATA 'MINOR'
⊙	5 GAL.	RUSSELLIA EUISETIFORMIS
⊙	1 GAL.	WESTRINGIA FRUTICOSA 'BLUE GEM'
⊙	5 GAL.	WESTRINGIA FRUTICOSA 'MUNDI'

GROUNDCOVERS & GRASSES		
SYMBOL	SIZE	BOTANICAL NAME
▨	TRAYS	DYMONDIA MARGARETAE
▨	SOD	NATIVE MOW FREE SOD (S&S SEED)
▨	1 GAL.	SENCIO MANDRALISCAE

PLANTING NOTES	
NUMBER	DESCRIPTION
①	TREES ARE STANDARD FORM UNLESS NOTED OTHERWISE.
②	DOUBLE STAKE TREES, UNLESS NOTED OTHERWISE.
③	TOP DRESS PLANTING AREA WITH 3" OF SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
④	ALL TREES WITHIN 5' OF PAVING EDGE OR CURB TO RECEIVE ROOTBARRIERS. INSTALL PER DETAIL 9/LP201
⑤	WHERE PLANTS ARE SHOWN ADJACENT TO A CURB OR WALKWAY EDGE, HOLD CENTER OF FIRST ROW AWAY FROM EDGE. SEE PLANTING LEGEND, THIS PAGE, FOR PLANTING DISTANCES FROM EDGES.

POT LEGEND		
TAG	MFR	STYLE
1	ARCHITECTURAL POTTERY	FIESTA POT WITH FLAME DESIGN - SOUTH AMERICA COLLECTION
2	ARCHITECTURAL POTTERY	LEGACY ROUND POT

POT PLANTING SCHEDULE (PLANTS PER POT)			
TAG	PLANT QTY.	PLANT SIZE	BOTANICAL NAME
1	(1)	15 GAL.	AGAVE 'BLUE GLOW'
	(3)	1 GAL.	AEONIUM 'KIWI'
	(3)	1 GAL.	SEDUM MORGANIANUM
2	(1)	15 GAL.	PITTOSPORIUM 'GOLF BALL'

- POT NOTES**
- ① ALL PLANT MATERIAL FOR POTS TO BE RETAIL GRADE STOCK.
  - ② UNLESS NOTED OTHERWISE, ALL POTS SHALL RECEIVE A 3" LAYER OF SHREDDED BARK MULCH.
  - ③ FOR BOTTOM DRAINAGE, ALL POTS SHALL RECEIVE A 6" LAYER OF 3/4" CRUSHED LAVA ROCK WITH FILTER FABRIC AND TOP COVER (WRAP UP SIDES 6") IN BOTTOM OF POTS.

- MINIMUM TREE SEPARATION DISTANCES**
- A. TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
  - B. UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
  - C. ABOVE GROUND UTILITY STRUCTURES - 10 FEET
  - D. DRIVEWAY (ENTRIES) - 10 FEET\*
  - E. INTERSECTIONS (INTERSECTION CURB LINES OF TWO STREETS - 25 FEET
- \*5 FEET ON RESIDENTIAL STREETS RATED AT 25 MPH OR LOWER

**NOTES**

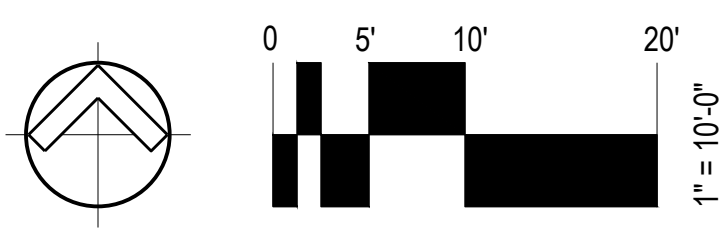
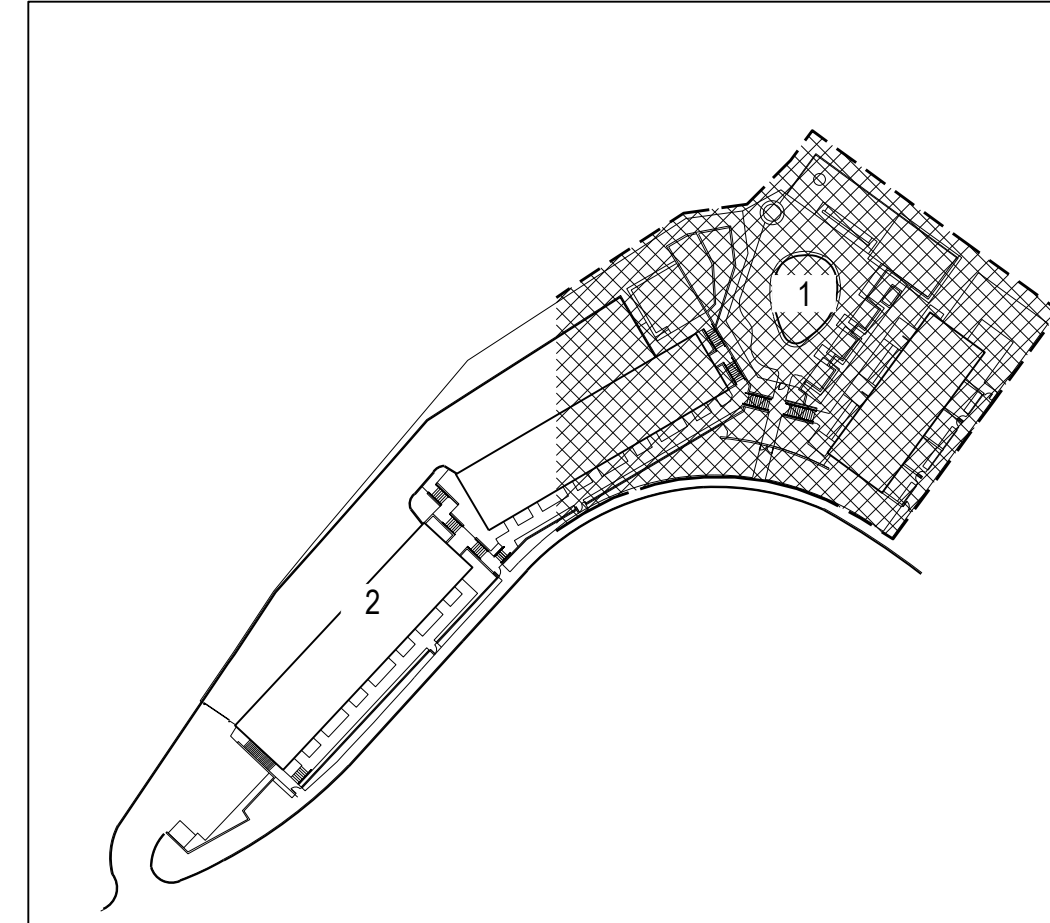
TREE MAINTENANCE NOTE:  
ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED.

IRRIGATION NOTE:  
AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) 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.\* ALSO, INDICATE THE TYPE(S) OF IRRIGATION SYSTEM(S) PROPOSED; I.E. SPRAY, DRIP, ETC.

**PLANTING NOTES**

PER CITY COMMENTS DATED 1/13/2022, FUTURE JACARANDA MIMOSIFOLIA STREET TREES WITHIN THE RIGHT-OF-WAY ARE SHOWN FOR REFERENCE ONLY. THE STREET TREES WERE NOT REQUIRED AT TIME OF INITIAL CITY APPROVAL IN 2016, THESE STREET TREES MAY BE REQUIRED AT TIME OF FUTURE PROJECT DEVELOPMENT.

ALL TREES AND PLANT MATERIAL WITH THE EXCEPTION OF THE JACARANDA MIMOSIFOLIA STREET TREES WITHIN THE RIGHT-OF-WAY ARE EXISTING TO REMAIN AND BE PROTECTED IN PLACE.



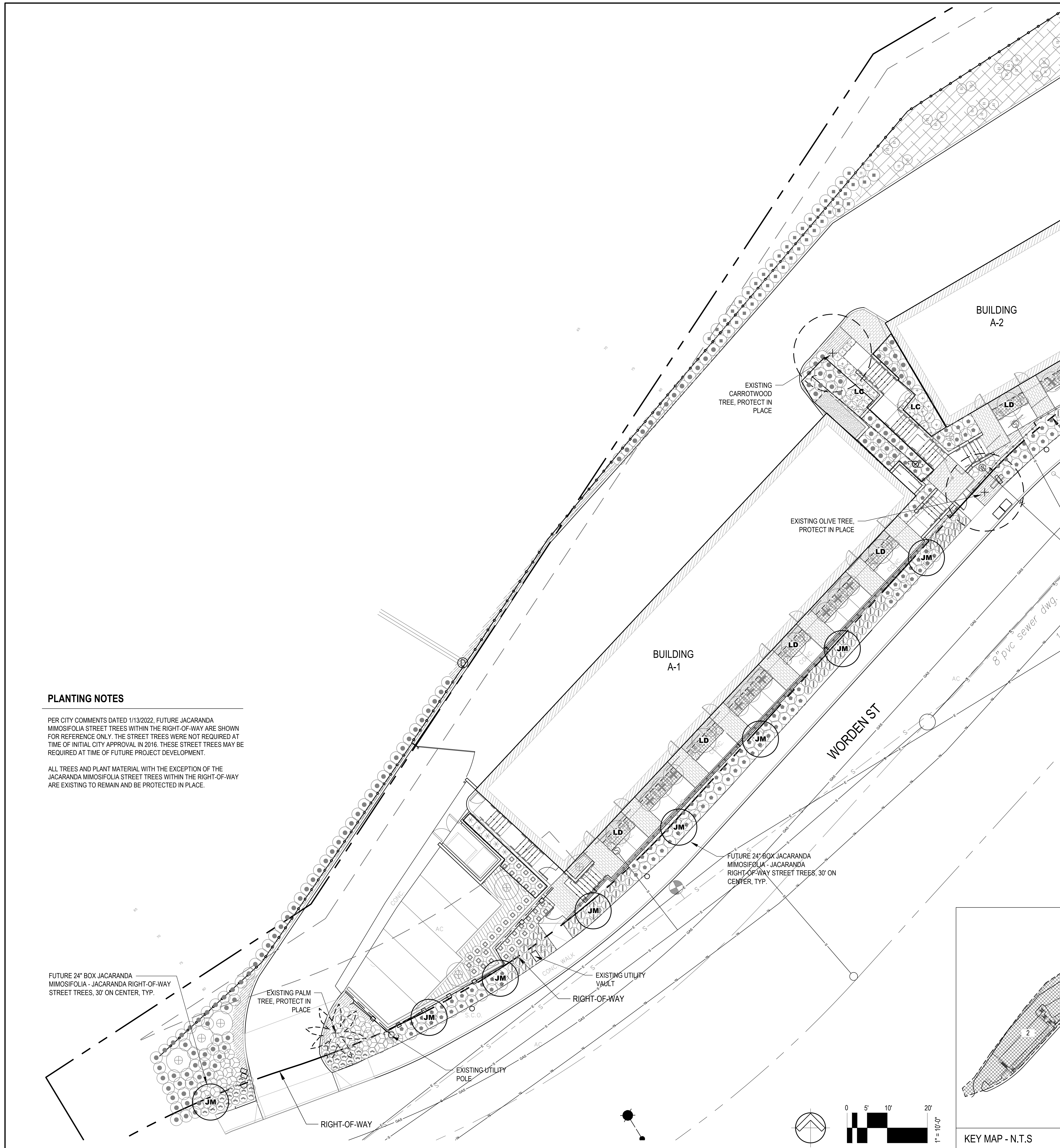
PREPARED BY:  
**GROUNDLEVEL**  
LANDSCAPE ARCHITECTURE  
2605 State Street, Suite B  
San Diego, CA 92103  
619.325.1990  
GroundlevelSD.com G. # 22042

LANDSCAPE PLANTING PLAN

LANDSCAPE PLAN  
**LOMA 21**  
PROJECT NO. 694149  
CITY OF SAN DIEGO, CALIFORNIA

SHEET  
1  
OF  
4

M.O. #3125-0002



**PLANT MATERIAL LEGEND**

TREES		
SYMBOL	SIZE	BOTANICAL NAME
AM	36" BOX	ARBUTUS 'MARINA'
B	24" BOX	BISMARCKIA NOBILIS
CH	36" BOX	CHAMAEROPS HUMULIS
LD	24" BOX	LEPTOSPERMUM 'DARK SHADOWS'
LC	36" BOX	LOPHOSTEMON CONFERTUS
MG	60" BOX	MAGNOLIA GRANDIFOLIA
P	48" BOX	PHOENIX RECLINATA
PL	36" BOX	PLATANUS RACEMOSA
PR	48" BOX	PLATANUS RACEMOSA

**SHRUBS, SUCCULENTS, & ORNAMENTAL GRASSES**

SYMBOL	SIZE	BOTANICAL NAME
⊕	5 GAL.	AGAVE ATTENUATA 'VARIEGATA'
⊕	5 GAL.	AGAVE 'BLUE FLAME'
⊕	1 GAL.	ALOE 'ROOKAPPIE'
⊕	5 GAL.	BAMBUSA MULTIPLEX 'ALPHONSE KARR'
⊕	1 GAL.	BULBINE FRUTESCENS 'HALLMARK'
⊕	5 GAL.	CALLISTEMON 'LITTLE JOHN'
⊕	5 GAL.	CHONDRPETALUM TECTORUM
⊕	5 GAL.	DIANELLA 'CLARITY BLUE'
⊕	15 GAL.	CRINUM AUGUSTUM 'QUEEN EMMA'
⊕	5 GAL.	DIETES GRANDIFLORA 'VARIEGATA'
⊕	-	EUPHORBIA INGENS
⊕	15 GAL.	GREVILLEA 'LONG JOHN'
⊕	5 GAL.	KALANCHOE ORGYALIS
⊕	1 GAL.	LANTANA X HYBRIDA 'NEW GOLD'
⊕	1 GAL.	PORTULACARIA AFRA 'VARIEGATA'
⊕	5 GAL.	PUYA COERULEA VAR. COERULEA
⊕	5 GAL.	RHAPHIOLEPIS UMBELLATA 'MINOR'
⊕	5 GAL.	RUSSELLIA EUISETIFORMIS
⊕	1 GAL.	WESTRINGIA FRUTICOSA 'BLUE GEM'
⊕	5 GAL.	WESTRINGIA FRUTICOSA 'MUNDI'

**GROUNDCOVERS & GRASSES**

SYMBOL	SIZE	BOTANICAL NAME
⊕	TRAYS	DYMONDIA MARGARETAE
⊕	SOD	NATIVE MOW FREE SOD (S&S SEED)
⊕	1 GAL.	SENCIO MANDRALISCAE

**PLANTING NOTES**

- | NUMBER | DESCRIPTION  |
|--------|--|
| ①      | TREES ARE STANDARD FORM UNLESS NOTED OTHERWISE.  |
| ②      | DOUBLE STAKE TREES, UNLESS NOTED OTHERWISE.  |
| ③      | TOP DRESS PLANTING AREA WITH 3" OF SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.   |
| ④      | ALL TREES WITHIN 5' OF PAVING EDGE OR CURB TO RECEIVE ROOTBARRIERS. INSTALL PER DETAIL 9LP201  |
| ⑤      | WHERE PLANTS ARE SHOWN ADJACENT TO A CURB OR WALKWAY EDGE, HOLD CENTER OF FIRST ROW AWAY FROM EDGE. SEE PLANTING LEGEND, THIS PAGE, FOR PLANTING DISTANCES FROM EDGES. |

**POT LEGEND**

TAG	MFR	STYLE
1	ARCHITECTURAL POTTERY	FIESTA POT WITH FLAME DESIGN - SOUTH AMERICA COLLECTION
2	ARCHITECTURAL POTTERY	LEGACY ROUND POT

**POT PLANTING SCHEDULE** (PLANTS PER POT)

TAG	PLANT QTY.	PLANT SIZE	BOTANICAL NAME
1	(1)	15 GAL.	AGAVE 'BLUE GLOW'
	(3)	1 GAL.	AEONIUM 'KIWI'
	(3)	1 GAL.	SEDUM MORGANIANUM
2	(1)	15 GAL.	PITTOSPORUM 'GOLF BALL'

**POT NOTES**

- ALL PLANT MATERIAL FOR POTS TO BE RETAIL GRADE STOCK.
- UNLESS NOTED OTHERWISE, ALL POTS SHALL RECEIVE A 3" LAYER OF SHREDDED BARK MULCH.
- FOR BOTTOM DRAINAGE, ALL POTS SHALL RECEIVE A 6" LAYER OF 3/4" CRUSHED LAVA ROCK WITH FILTER FABRIC AND TOP COVER (WRAP UP SIDES 6") IN BOTTOM OF POTS.

**MINIMUM TREE SEPARATION DISTANCES**

- TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
  - UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
  - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
  - DRIVEWAY (ENTRIES) - 10 FEET\*
  - INTERSECTIONS (INTERSECTION CURB LINES OF TWO STREETS - 25 FEET
- \*5 FEET ON RESIDENTIAL STREETS RATED AT 25 MPH OR LOWER

**NOTES**

**TREE MAINTENANCE NOTE:**  
ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED.

**IRRIGATION NOTE:**  
AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) 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.\* ALSO, INDICATE THE TYPE(S) OF IRRIGATION SYSTEM(S) PROPOSED; I.E. SPRAY, DRIP, ETC.

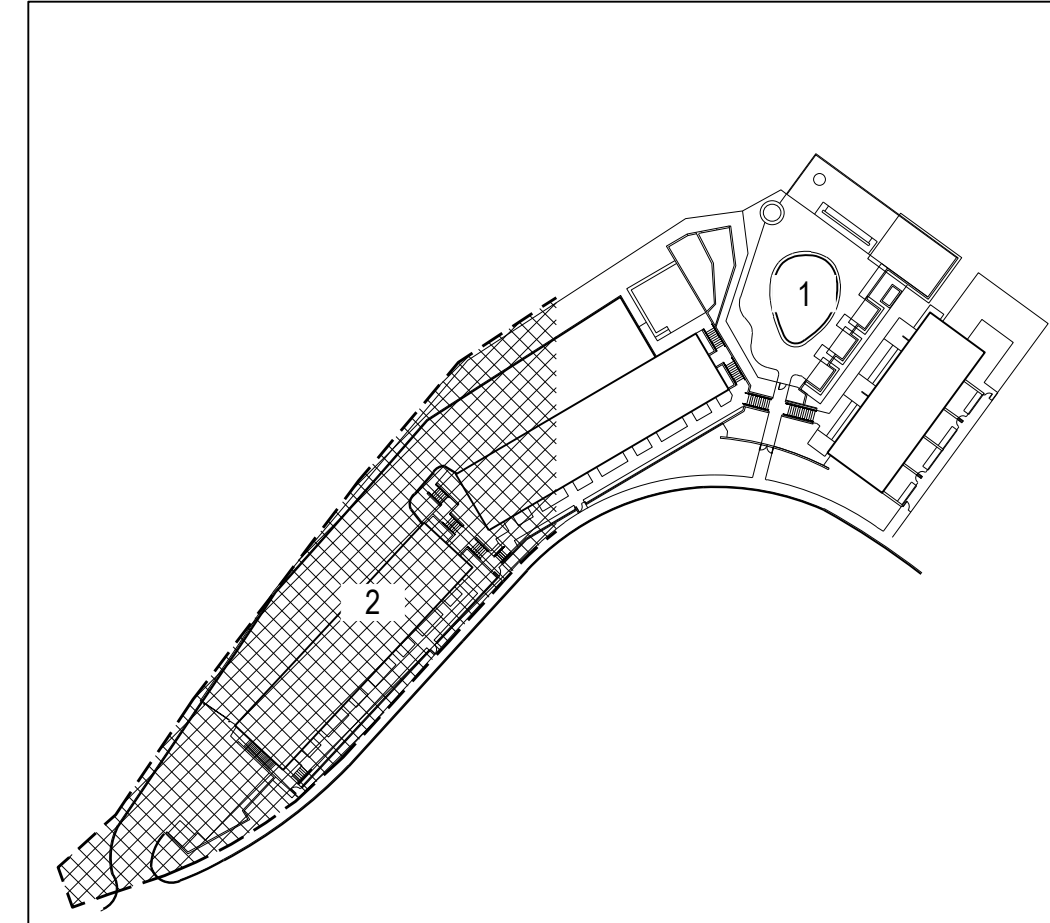
**PLANTING NOTES**

PER CITY COMMENTS DATED 1/13/2022, FUTURE JACARANDA MIMOSIFOLIA STREET TREES WITHIN THE RIGHT-OF-WAY ARE SHOWN FOR REFERENCE ONLY. THE STREET TREES WERE NOT REQUIRED AT TIME OF INITIAL CITY APPROVAL IN 2016. THESE STREET TREES MAY BE REQUIRED AT TIME OF FUTURE PROJECT DEVELOPMENT.

ALL TREES AND PLANT MATERIAL WITH THE EXCEPTION OF THE JACARANDA MIMOSIFOLIA STREET TREES WITHIN THE RIGHT-OF-WAY ARE EXISTING TO REMAIN AND BE PROTECTED IN PLACE.

FUTURE 24" BOX JACARANDA MIMOSIFOLIA - JACARANDA RIGHT-OF-WAY STREET TREES, 30' ON CENTER, TYP.

FUTURE 24" BOX JACARANDA MIMOSIFOLIA - JACARANDA RIGHT-OF-WAY STREET TREES, 30' ON CENTER, TYP.



**LANDSCAPE PLANTING PLAN**

PREPARED BY:  
**GROUNDLEVEL**  
LANDSCAPE ARCHITECTURE  
2605 State Street, Suite B  
San Diego, CA 92103  
619.325.1990  
GroundLevelSD.com G. # 22042

**LANDSCAPE PLAN**  
**LOMA 21**  
**PROJECT NO. 694149**  
CITY OF SAN DIEGO, CALIFORNIA

SHEET  
2  
OF  
4

**PLANT MATERIAL LEGEND**

TREES							
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	WUCOLS	REMARKS
<b>AM</b>	36" BOX	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	-	-	L	-
<b>B</b>	24" BOX	BISMARCKIA NOBILIS	BISMARCK PALM	-	-	-	5FT OVERALL HEIGHT MIN.
<b>CH</b>	36" BOX	CHAMAEROPS HUMULIS	MEDITERRANEAN FAN PALM	-	-	L	-
<b>LD</b>	24" BOX	LEPTOSPERMUM 'DARK SHADOWS'	TEA TREE	-	-	-	-
<b>LC</b>	36" BOX	LOPHOSTEMON CONFERTUS	BRISBANE BOX TREE	-	-	M	-
<b>MG</b>	60" BOX	MAGNOLIA GRANDIFOLIA	SOUTHERN MAGNOLIA	-	-	M	-
<b>P</b>	48" BOX	PHOENIX RECLINATA	SENEGAL DATE PALM	-	-	M	-
<b>PL</b>	36" BOX	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	-	-	M	-
<b>PR</b>	48" BOX	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	-	-	M	-

SHRUBS, SUCCULENTS, & ORNAMENTAL GRASSES							
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS	DIST. FROM WALK	REMARKS
	5 GAL.	AGAVE ATTENUATA 'VARIEGATA'	FOXTAIL AGAVE	30"	L		
	5 GAL.	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	36"	L		INFORMAL SPACING
	1 GAL.	ALOE 'ROOKAPPIE'	ROOKAPPIE ALOE	18"	L		
	5 GAL.	BAMBUSA MULTIPLEX 'ALPHONSE KARR'	ALPHONSE KARR BAMBOO	48"	M		
	1 GAL.	BULBINE FRUTESCENS 'HALLMARK'	SNAKE FLOWER	24"	L		
	5 GAL.	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	36"	L		
	5 GAL.	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	30"	L		
	5 GAL.	DIANELLA 'CLARITY BLUE'	CLARITY BLUE DIANELLA	24"	L		
	15 GAL.	CRINUM AUGUSTUM 'QUEEN EMMA'	QUEEN EMMA CRINUM	36"	M		
	5 GAL.	DIETES GRANDIFLORA 'VARIEGATA'	STRIPED FORTNIGHT LILY	24"	L		
	-	EUPHORBIA INGENS	CANDELABRA TREE	60"	L		SINGLES AND DOUBLES ONLY; MIN. HEIGHT 5FT EACH, NO CONTAINER SIZE
	15 GAL.	GREVILLEA 'LONG JOHN'	LONG JOHN GREVILLEA	72"	L		
	5 GAL.	KALANCHOE ORGYALIS	COPPER SPOONS	30"	L		
	1 GAL.	LANTANA X HYBRIDA 'NEW GOLD'	NEW GOLD LANTANA	36"	VL		PLANT NO CLOSER THAN 30" TO PAVING / CURB
	1 GAL.	PORTULACARIA AFRA 'VARIEGATA'	RAINBOW BUSH	36"	VL		TRAILING
	5 GAL.	PUYA COERULEA VAR. COERULEA	SLIVER PUYA	36"	L		SAN MARCOS GROWERS NURSERY
	5 GAL.	RHIPHILEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	18"	L		-
	5 GAL.	RUSSELLIA EQUISETIFORMIS	FIRECRACKER PLANT	30"	M		
	1 GAL.	WESTRINGIA FRUTICOSA 'BLUE GEM'	BLUE GEM COAST ROSEMARY	30"	L		
	5 GAL.	WESTRINGIA FRUTICOSA 'MUNDI'	NATIVE ROSEMARY	42"	L		

GROUNDCOVERS & GRASSES							
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS	DIST. FROM WALK	REMARKS
	TRAYS	DYMONDIA MARGARETAE	SLIVER CARPET	6"	L		
	SOD	NATIVE MOOV FREE SOD (S&S SEED)			L		
	1 GAL.	SENECIO MANDRALISCAE	BLUE CHALK SPICES	18"	L		

**PLANTING NOTES**

NUMBER	DESCRIPTION
①	TREES ARE STANDARD FORM UNLESS NOTED OTHERWISE.
②	DOUBLE STAKE TREES, UNLESS NOTED OTHERWISE.
③	TOP DRESS PLANTING AREA WITH 3" OF SHREDDED BARK MULCH UNLESS NOTED OTHERWISE.
④	ALL TREES WITHIN 5' OF PAVING EDGE OR CURB TO RECEIVE ROOTBARRIERS. INSTALL PER DETAIL 9/LP201
⑤	WHERE PLANTS ARE SHOWN ADJACENT TO A CURB OR WALKWAY EDGE, HOLD CENTER OF FIRST ROW AWAY FROM EDGE. SEE PLANTING LEGEND, THIS PAGE, FOR PLANTING DISTANCES FROM EDGES.

**DESIGN STATEMENT**

THIS PROJECT IS A RENOVATION TO AN EXISTING APARTMENT COMPLEX AND CONSISTS OF NEW PEDESTRIAN CIRCULATION PATHS, UNIT ACCESS, AND RENOVATIONS TO THE EXISTING COMMUNITY POOL AREA, NEW HARDSCAPE, A RENOVATED POOL DECK, AND A NEW PEDESTRIAN AMENITY SPACE WILL BRING A SENSE OF COMMUNITY BACK TO THIS PROJECT. A DROUGHT TOLERANT PLANT PALETTE HAS BEEN ENVELOPED AND A NEW LANDSCAPE DESIGN ALONG WORDEN STREET, THE AMENITY SPACE, AND THE ADJACENT CANYON TO THE NORTHWEST WILL PROVIDE A NEEDED UPDATE TO THE EXISTING CONDITIONS. A FULLY AUTOMATED, DRIP IRRIGATION SYSTEM WILL ALSO BE PROVIDED TO AID IN THE OVERALL SUSTAINABLE DESIGN APPROACH OF THE PROJECT.

**POT LEGEND**

TAG	MFR	STYLE	MODEL	COLOR/FINISH
1	ARCHITECTURAL POTTERY	FIESTA POT WITH FLAME DESIGN - SOUTH AMERICA COLLECTION	FGFLAME34, 30" DIA X 34" H	BEHR M05-62, BEHR PPU3-03
2	ARCHITECTURAL POTTERY	LEGACY ROUND POT	FGLEGACY, 24" DIA X 36" H	BEHR PPU3-03

**POT PLANTING SCHEDULE** (PLANTS PER POT)

TAG	PLANT QTY.	PLANT SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
1	(1)	15 GAL.	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	-
	(3)	1 GAL.	AEONIUM 'KIWI'	KIWI AEONIUM	-
	(3)	1 GAL.	SEDUM MORGANIANUM	DONKEY TAIL	-
2	(1)	15 GAL.	PITTSOPORUM 'GOLF BALL'	GOLF BALL KOHUHU	-

**POT NOTES**

- ① ALL PLANT MATERIAL FOR POTS TO BE RETAIL GRADE STOCK.
- ② UNLESS NOTED OTHERWISE, ALL POTS SHALL RECEIVE A 3" LAYER OF SHREDDED BARK MULCH.
- ③ FOR BOTTOM DRAINAGE, ALL POTS SHALL RECEIVE A 6" LAYER OF ¾" CRUSHED LAVA ROCK WITH FILTER FABRIC AND TOP COVER (WRAP UP SIDES 6") IN BOTTOM OF POTS.

**MINIMUM TREE SEPARATION DISTANCES**

- A. TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
- B. UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
- C. ABOVE GROUND UTILITY STRUCTURES - 10 FEET
- D. DRIVEWAY (ENTRIES) - 10 FEET\*
- E. INTERSECTIONS (INTERSECTION CURB LINES OF TWO STREETS) - 25 FEET

\*5 FEET ON RESIDENTIAL STREETS RATED AT 25 MPH OR LOWER

**CITY OF SAN DIEGO STANDARD PLANTING NOTES**

1. 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.
2. PROVIDE THE FOLLOWING MINIMUM TREE SEPARATION DISTANCES:
  - TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
  - UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
  - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
  - DRIVEWAY (ENTRIES) - 10 FEET
  - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
3. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
4. A MINIMUM ROOT ZONE OF 40 SF IN AREAS SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSIONS FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5).
5. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
  - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
  - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
  - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
  - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
6. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 10 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
7. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

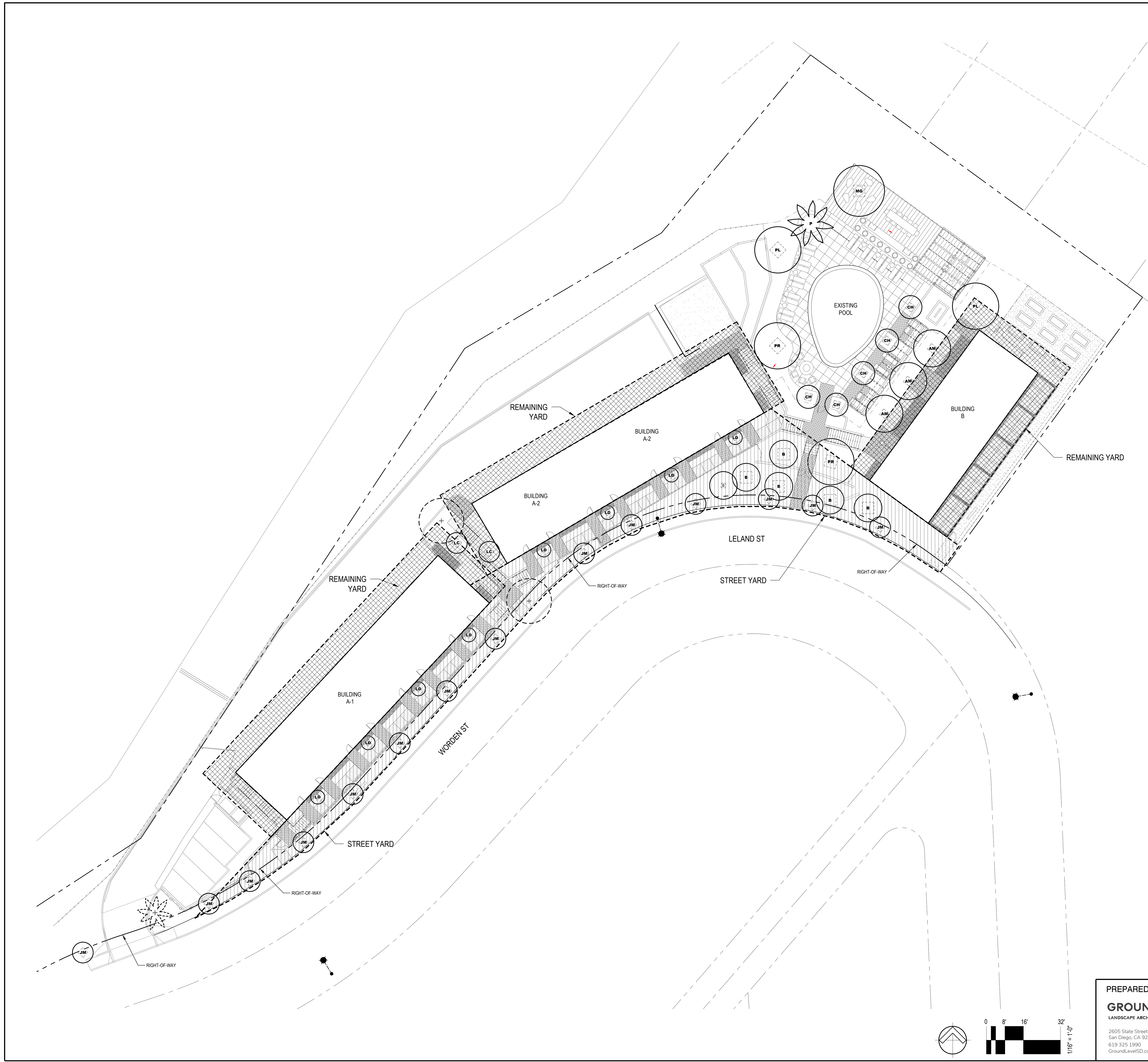
**NOTES**

TREE MAINTENANCE NOTE:  
ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED.

IRRIGATION NOTE:  
AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) 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.\* ALSO, INDICATE THE TYPE(S) OF IRRIGATION SYSTEM(S) PROPOSED, I.E. SPRAY, DRIP, ETC.

**LANDSCAPE LEGEND & NOTES**

<p>PREPARED BY: <b>GROUNDLEVEL</b> LANDSCAPE ARCHITECTURE</p> <p>2605 State Street, Suite B San Diego, CA 92103 619.325.1990 GroundLevelSD.com G. # 22042</p>	<p>LANDSCAPE PLAN</p> <h1>LOMA 21</h1> <p>PROJECT NO. 694149</p> <p>CITY OF SAN DIEGO, CALIFORNIA</p>	<p>SHEET</p> <p><b>3</b></p> <p>OF</p> <p><b>4</b></p>
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**LANDSCAPE CALCULATIONS DIAGRAM LEGEND**

SYMBOL	SYMBOL
	STREET YARD AREA
	REMAINING YARD AREA

**SD** City of San Diego  
Development Services  
1222 First Ave., MS-501  
San Diego, CA 92101

**Landscape Calculations Worksheet**  
Multiple Dwelling Unit Residential & Residential Components of Mixed-Use Development

**FORM DS-6**  
August 2020

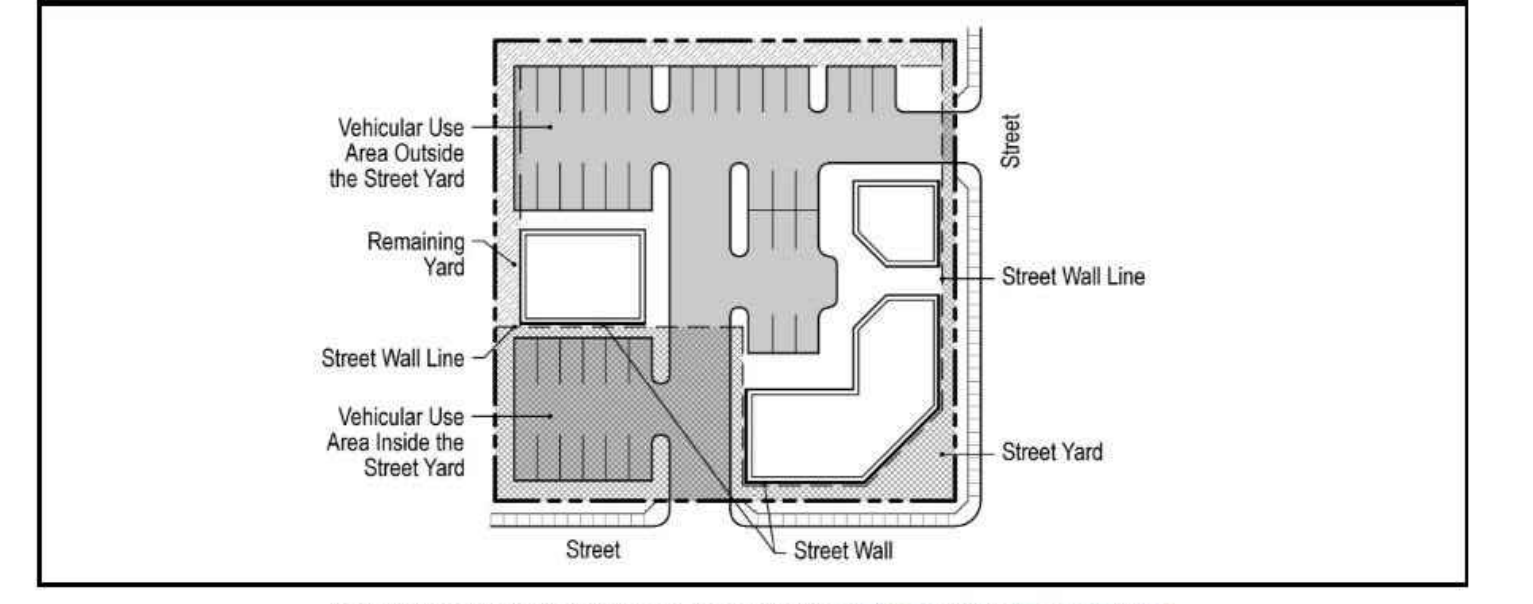
Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

**STREET YARD [§142.0404 - §142.0405] - All Multiple Dwelling Unit Residential Development**

• Planting area in the public right-of-way is not counted towards fulfillment of the required street yard planting area.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area $7,518$ sq. ft. x 50% = $3,759$ sq. ft.	$4,253$ sq. ft.	$494$ sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area $7,518$ sq. ft. x 0.05 = $376$ points	$1,342$ points	$966$ points
Plant Points Achieved with Trees (50%)		$750$ points



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**REMAINING YARD [§142.0404 - §142.0405] - 5 Dwelling Units or More**

Option 1:  
A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area $6,301$ sq. ft. x 30% = $1,890$ sq. ft.	$1,115$ sq. ft.	$28$ sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area $6,301$ sq. ft. x 0.05 = $315$ points	$530$ points	$215$ points
Plant Points Achieved with Trees (50%)		$300$ points

Option 2:  
Where common open space areas are provided in the form of plazas, paseos, or courtyard (including decks), 20 percent of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area. The required 20 percent of each open space area is to be calculated individually.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area $6,301$ sq. ft. x 20% = $1,260$ sq. ft.	$1,115$ sq. ft.	$28$ sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area $6,301$ sq. ft. x 0.05 = $315$ points	$530$ points	$215$ points
Plant Points Achieved with Trees (50%)		$300$ points

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PREPARED BY: <b>GROUNDLEVEL</b> LANDSCAPE ARCHITECTURE 2605 State Street, Suite B San Diego, CA 92103 619.325.1990 GroundLevelSD.com G. # 22042	<b>LANDSCAPE PLAN</b> <b>LOMA 21</b> <b>PROJECT NO. 694149</b> CITY OF SAN DIEGO, CALIFORNIA	SHEET 4 OF 4
	<b>LANDSCAPE CALCULATIONS</b>	