DEVELOPERS DESIGNERS ARCHITECTS BUILDERS INVESTORS LOCAL

> San Diego Address
400 S Sierra Ave, Ste 100
Solana Beach, CA 92075
(619) 535-0537

> Sacramento Address
1214 F St.
Sacramento, CA 95814
(916) 545-2512

DEVELOPMENT SUMMARY

PREPARED FOR	Michael Halligan
PROPERTY	4524 Nebo Dr, La Mesa, CA 91941 (APN 470-640-06-00)
DATE	October 19, 2026
AL PROJECT NO.	1-261710

This summary describes what can be built at 4524 Nebo Dr under the City of La Mesa zoning code, the practical development pathways available on this lot, and the site constraints that apply. It is a research summary based on public records, not a design proposal.

Basis and limitations: This summary is based on public records available as of October 19, 2026: City of La Mesa GIS zoning records, the La Mesa Municipal Code (Title 24, current through Res. 2026-062), CAL FIRE 2025 LRA Fire Hazard Severity Zone data, the Montgomery Field Airport Land Use Compatibility Plan, and San Diego County Assessor records. Site-specific conditions are not verified by field inspection.

1. SITE OVERVIEW

- Zoning: R1 (Urban Residential).
- General Plan: Urban Residential, 7 to 10 dwelling units per acre.
- Lot size: 0.162 acres, approximately 7,057 square feet, per County Assessor records (consistent with the City GIS polygon of about 7,061 square feet). Record owner: Halligan Michael 2006 Trust.
- Legal description: Tract 1141, Block 1, Lot 6, Block U.
- Existing condition: Single-family residential lot in the Fletcher Hills area of western La Mesa.
- Fire zone: Per the CAL FIRE map, the parcel is not in the Very High Fire Hazard Severity Zone.
- Airport: Montgomery Field Airport Influence Area, Review Area 2 (airspace protection and overflight notification only).
- Overlay zones: Downtown Village Specific Plan – Historic overlay zone (see below); no other overlay district per City GIS.

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- Downtown Village Specific Plan: The City parcel record flags this lot under the Downtown Village Specific Plan (adopted 1990, about 161 acres, currently being updated). The parcel is in the plan's Historic overlay zone (Historic land use cluster). The Historic designation does not change the R1 zoning, but all property in the plan area is subject to design review under the plan's Design Guidelines. The plan's 2025 Objective Design Standards cover only 3+ unit projects and do not apply to a single-family home. Per the City of La Mesa Planning Division (email 2026-10-19), the property is in the Date Avenue Historic District; two-unit residential development and urban lot splits are prohibited on this parcel under §24.05.032(E). The plan is currently being updated (process began spring 2024; only community workshops completed, no draft text or hearings scheduled; public input open through February 2026). No new restrictions are proposed in the published materials.
- Floodway / scenic: None flagged on this parcel per City GIS.

2. LAND USE, ZONING & DENSITY POTENTIAL

The lot is zoned R1 (Urban Residential) under La Mesa Municipal Code Chapter 24.05. The base permitted use is one one-family dwelling per lot (§24.05.020). The ADU / JADU path below is the available ministerial route to additional units on this parcel:

- Two-unit residential development (§24.05.032 / SB 9): PROHIBITED on this parcel. Per the City of La Mesa Planning Division (email 2026-10-19), the property is in the Date Avenue Historic District and is ineligible for two-unit residential development under LMMC §24.05.032(E).
- ADU / JADU (§24.05.020(D)(8)-(9)): One ADU (attached or detached, max 1,200 sq ft) plus one JADU (max 500 sq ft within the dwelling) per lot under §24.05.020(D)(8)-(9). This is the remaining ministerial path to more than one unit on this parcel. Ministerial approval. No impact fees for ADUs under 750 sq ft. No additional parking required. Rental terms over 30 days. The JADU requires a recorded owner-occupancy covenant. Note: the City's 2026 ADU matrix and state law (Gov. Code §§66323) may require the City to allow additional ADU combinations beyond the local one-ADU limit – confirm the maximum with Planning.
- SB 9 urban lot split: PROHIBITED on this parcel. Per the City of La Mesa Planning Division (email 2026-10-19), the property is in the Date Avenue Historic District and is ineligible for an urban lot split under LMMC §24.05.032(E).

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Note: The SB 9 two-unit and lot-split pathways described in earlier drafts do not apply here. The City has determined this parcel is in the Date Avenue Historic District, which disqualifies it under LMMC §24.05.032(E).

Density: The R1 zone carries a 7 dwelling unit per acre intent, and the General Plan Urban Residential designation allows 7 to 10 units per acre. On this 0.162-acre lot, that yields one dwelling unit by right. Additional units come only through the pathways above.

3. R1 DEVELOPMENT STANDARDS (LMMC §24.05.030)

Item	R1 Standard
Minimum lot width/depth / area	60 ft / 70 ft / 6,000 sq ft
Density	7 du/acre (General Plan Urban Residential: 7-10 du/acre); one unit by right on this 0.162-acre lot
Front setback	15 ft (20 ft for garage if the driveway would be less than 20 ft)
Side setback	5 ft
Rear setback	15 ft
Maximum structure height	20 ft
Maximum lot coverage	40% (all buildings including accessory structures)
Lot coverage	40% (about 2,823 sq ft); 45% (about 3,176 sq ft) with ADUs on this lot per §24.05.020(D)(8)(a)(iii)
Floor area ratio	None in R1. Bulk is controlled by the coverage cap: about 5,646 sq ft over two levels at 40%, or about 6,352 sq ft at 45% with ADUs (0.8-0.9 effective FAR)
Detached accessory structure	Maximum 1 story / 15 ft
Parking	One-family: 2 garage spaces per unit with street frontage (§24.04.050). Two-unit development (§24.05.032): 1 space per unit, surface allowed; waived on this lot — MTS Route 1 on El Cajon Blvd (0.32 mi, 15-min headways) is a high-quality transit corridor. No parking required for ADUs/JADUs

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Lot coverage notes (LMMC §24.01.100): coverage is the proportion of the lot covered by principal and accessory structures, measured as the horizontal area within outside walls. Cornices, eaves, and similar projections are expressly excluded, as are covered but unenclosed patios.

Coverage bonus for ADUs: an additional 5% of lot coverage above the base 40% is allowed for accessory dwelling units on lots of 10,000 sq ft or less with an existing single-family residence (§24.05.020(D)(8)(a)(iii)). On this lot, that takes the cap to 45%, about 3,176 sq ft, with the extra 5% available for ADU coverage only.

4. EXHIBITS



Exhibit A – City of La Mesa zoning map: subject lot zoned R1, surrounded by R1 with R3-D to the east.

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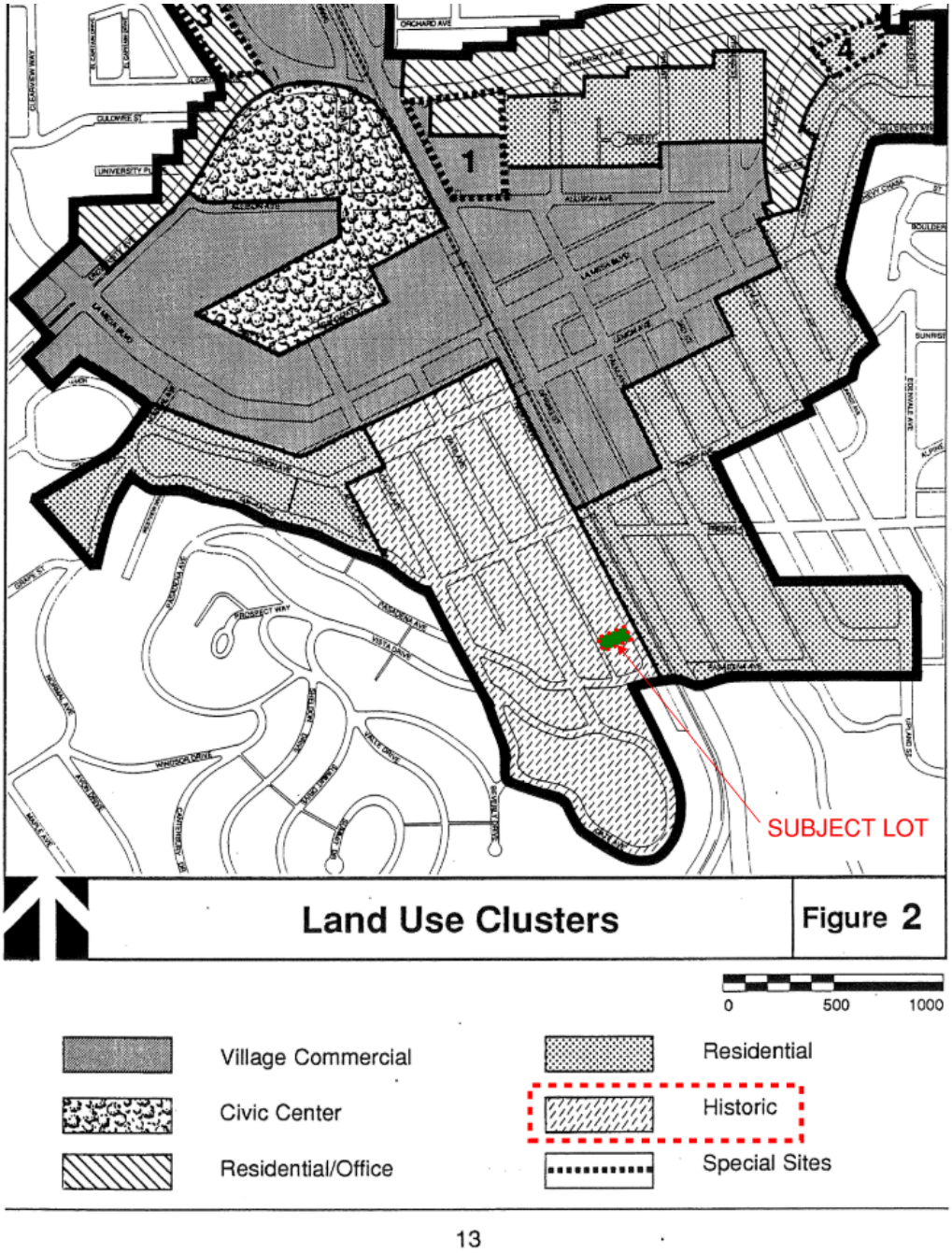


Exhibit B – Downtown Village Specific Plan, Land Use Clusters (Figure 2): subject lot in the Historic cluster.

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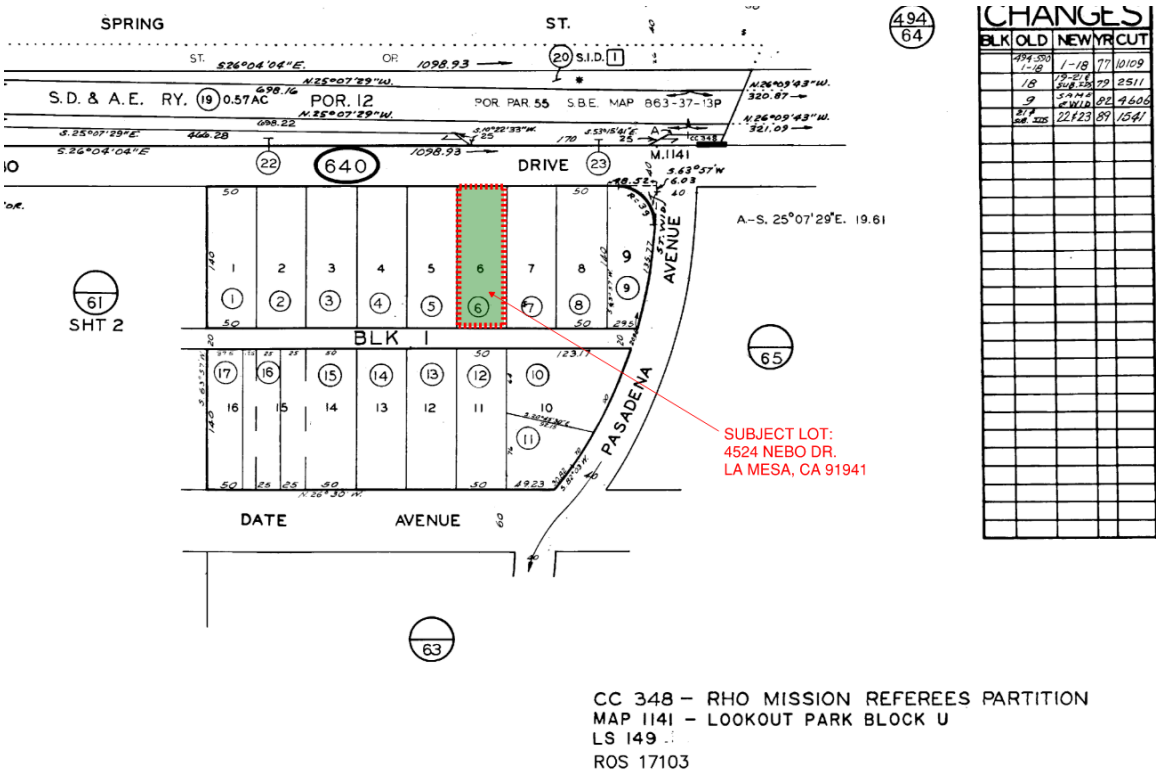


Exhibit C – Assessor's parcel map: Lot 6, Block 1, Tract 1141 (subject lot highlighted).

LOCAL

Aaron Borja <aaronb@architectslocal.com>

4524 Nebo Dr, La Mesa (APN 470-640-06-00)

Allyson E. Kinnard <Akinnard@cityoflamesa.gov> Mon, Oct 19, 2026 at 9:42 AM
To: "aaronb@architectslocal.com" <aaronb@architectslocal.com>

Hi Aaron,

Thanks for reaching out. 4524 Nebo Dr. is located in the Date Avenue Historic District, and as per LMMC 24.05.032(E) is ineligible for two-unit residential development or an urban lot split.

Regards,

Allyson

CITY OF LA MESA
JEWEL of the HILLS

Allyson Kinnard
Associate Planner | Community Development
8130 Allison Avenue | La Mesa, CA 91942
619.667.1196 | akinnard@cityoflamesa.gov | cityoflamesa.gov

City Hall is closed alternate Fridays. Stay updated using the calendar.

Exhibit D – City of La Mesa Planning Division determination email (October 19, 2026).

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City determination (2026-10-19): the City of La Mesa Planning Division confirms this property is in the Date Avenue Historic District. Two-unit residential development and urban lot splits are prohibited on this parcel under LMMC §24.05.032(E). The ADU / JADU path above is unaffected by this determination.

Disclaimer: This summary is based on public records and the municipal code as of the date above. It is a planning-level assessment, not a substitute for a land survey, geotechnical investigation, title report, or legal advice. Zoning provisions and City interpretations may change; confirm all requirements with the City of La Mesa before relying on this summary for design or investment decisions.