



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: July 22, 2015 REPORT NO. HO 15-094  
ATTENTION: Hearing Officer  
SUBJECT: NAUTILUS CDP / TM  
PTS PROJECT NUMBER: 395761  
LOCATION: 401 - 405 Nautilus Street  
APPLICANT: Shawn Styles and Molly Bowman-Styles, Property Owners; Robert Bateman, Land Surveyor

### SUMMARY

Issue(s): Should the Hearing Officer approve the conversion of a three dwelling unit apartment building, currently being remodeled / re-constructed, to a three dwelling unit condominium on a 6,499 square foot property within the La Jolla Community Plan area?

### Staff Recommendation(s) –

- 1. APPROVE** Coastal Development Permit No. 1390857, an amendment to Coastal Development Permit No. 844496.
- 2. APPROVE** Tentative Map No. 1390856 with a requested waiver of the requirement to underground overhead utilities.

Community Planning Group Recommendation – On June 4, 2015, the La Jolla Community Planning Association voted 12-0-1 to recommend approval of this proposed project with no conditions.

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15305 (Minor Alterations in Land Use Limitations). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 18, 2015, and the opportunity to appeal that determination ended on July 2, 2015.

## BACKGROUND

The 6,499 square foot site is located at 401 to 405 Nautilus Street in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable) and Coastal Height Overlay Zone. The development is located on one lot and designated Multi-Family Residential by, and located within, the La Jolla Community Plan area (Attachment 2). The surrounding area is developed with multi-family and single family development. The proposed subdivision constitutes, by definition, Coastal Development, which pursuant to the Land Development Code (Section 126.0702) requires a Coastal Development Permit. The proposed subdivision requires a Tentative Map, by the Land Development Code (Section 125.0410), for the proposed division of the property into three residential condominium dwelling units.

The original project, Project No. 83683, a Coastal Development Permit and Neighborhood Development Permit for a 3 dwelling unit, two story, duplex and single dwelling unit approved by the City Manager on October 26, 2006. An Extension of Time to both the Coastal Development Permit and Neighborhood Development Permit, Project No. 222330, was approved by the Development Services Department on August 10, 2011, granting an additional three years. Construction permits for the re-construction/remodel of the property was issued in July of 2014. The construction permit brings the site into compliance with the Municipal Code by reducing the total number of dwelling units on-site from four to three, which addressed a Code Violation Case.

## DISCUSSION

The previously approved and under re-construction/remodel is a two-story, duplex and single dwelling unit apartment building that was issued construction permits in July of 2014. The apartment building includes one, one-bedroom unit, approximately 1,046 square feet in floor area, two, two-bedroom units, approximately 1,644 square feet for one and 2,044 square feet for the other. The original development provided six off-street parking spaces.

The project proposes to convert the existing residential apartment building, a total of three residential apartment dwelling units, into three residential condominium dwelling units. The project has a total of six off-street parking spaces, with vehicular access off of Nautilus Street for two spaces and the adjacent alley in the rear of the project site for the other four spaces. During the project's review, City Staff determined that the existing structure was in conformance with the development codes in effect at the time.

The project site is located in Block 1E of the City's Undergrounding Master Plan and is not yet scheduled for undergrounding until 2031 (Attachment 11). San Diego Municipal Code Section 144.0242C, allows the subdivider to apply for a waiver of the requirement to underground the existing overhead utilities within the boundary of the subdivision, or within the abutting public rights-of-way. City staff has determined the undergrounding waiver request qualifies, Undergrounding Conversion of Utility Lines at the Developers Expense, in that it involves a short span of less than a full block long; and would not represent a logical extension to an undergrounding facility. The applicant would be required to underground any new service run to

any new or proposed structures within the subdivision and all onsite utilities serving the subdivision will be undergrounded as a condition of the Tentative Map. If the requested waiver of the undergrounding is not approved, the applicant would leave one existing power pole, at the south east corner of the property, south of the project site.

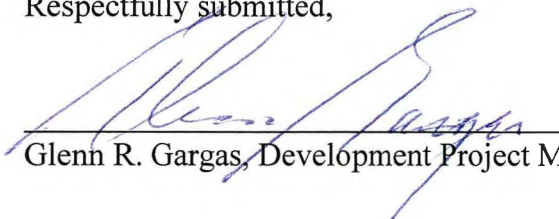
### CONCLUSION

A Coastal Development Permit and Tentative Map for the proposed three dwelling unit condominium conversion may be approved if the decision maker finds that the proposed division of land complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed the proposed condominium conversion and found it to be in conformance with the applicable sections of the San Diego Municipal Code regulating Coastal Development, Tentative Map and land use policies. Staff has determined that the required findings can be made and recommends approval of the project as proposed.

### ALTERNATIVE

1. Approve Coastal Development Permit No. 1390857 and Tentative Map No. 1390856, with modifications.
2. Deny Coastal Development Permit No. 1390857 and Tentative Map No. 1390856, if the findings required to approve the project cannot be affirmed.

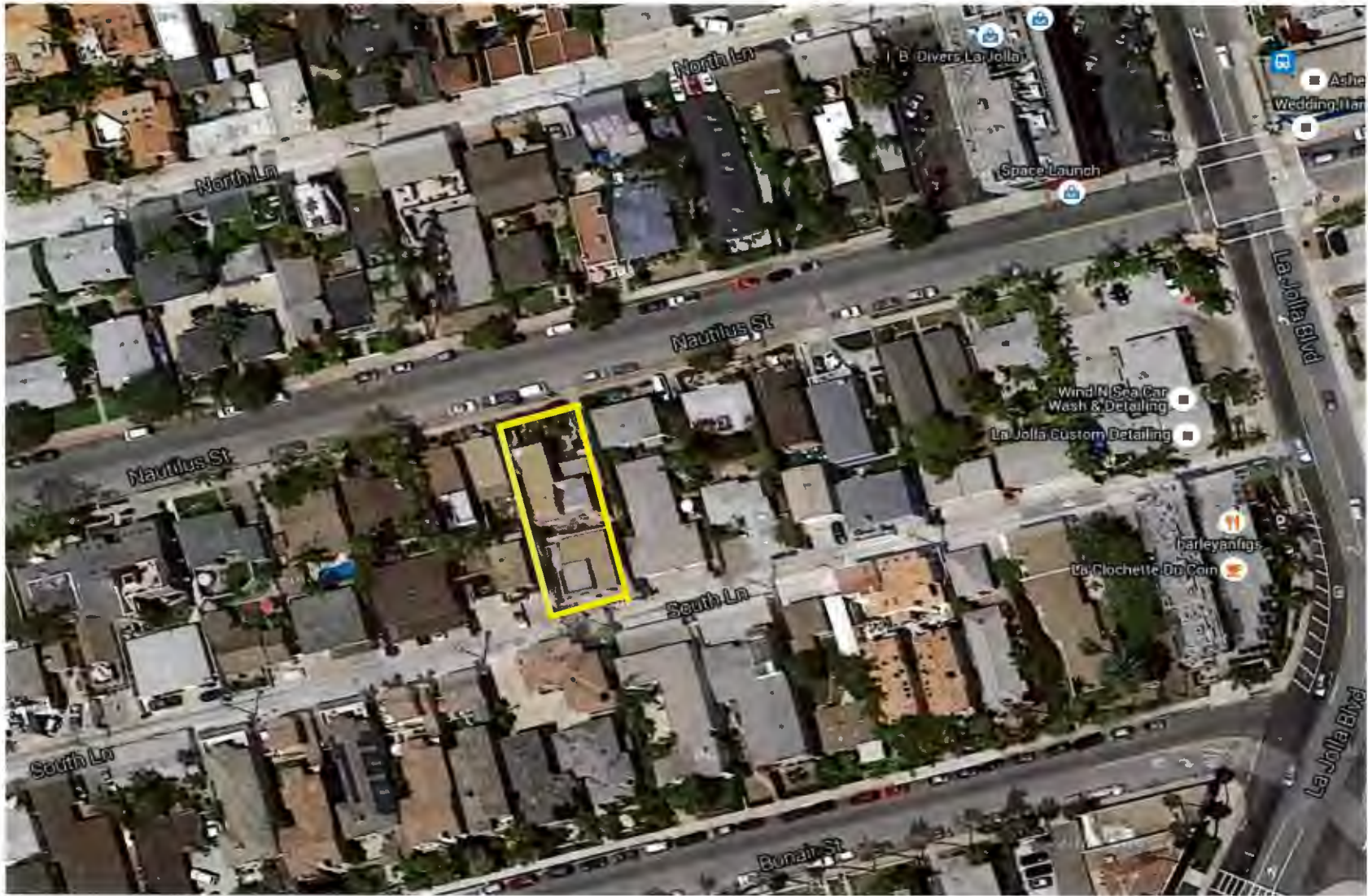
Respectfully submitted,



Glenn R. Gargas, Development Project Manager

### Attachments:

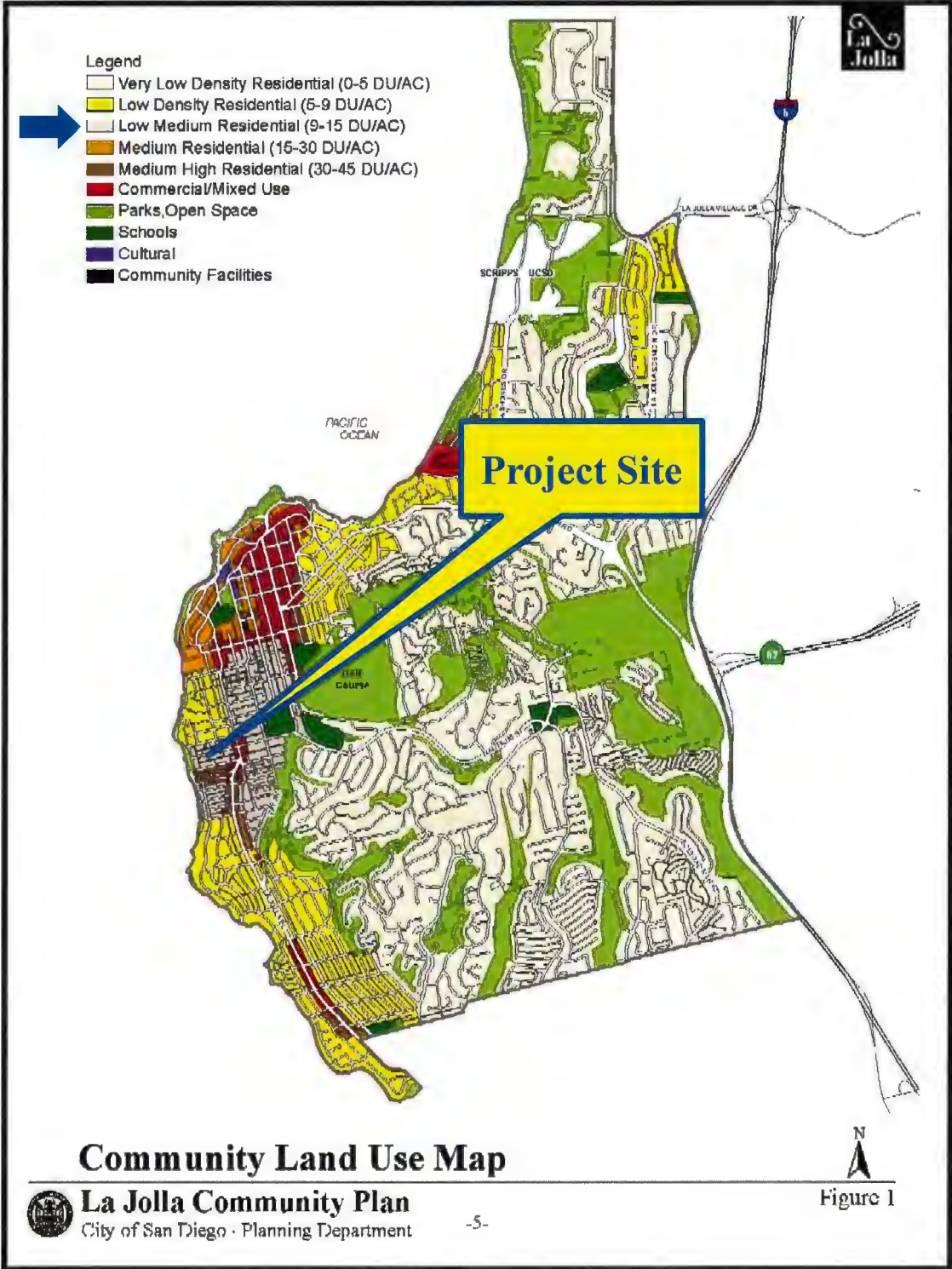
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Coastal Permit Resolution with Findings
6. Draft Coastal Permit with Conditions
7. Draft Tentative Map Resolution
8. Copy of Notice of Environmental Exemption
9. Project Site Plan - Map Exhibit-Tentative Map
10. Copy of Recorded Permit and EOT
11. City's Undergrounding Master Plan for Block 1E
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement



## Aerial Photo

NAUTILUS CDP / TM 401 – 405 NAUTILUS STREET  
PROJECT NO. 395761





**Land Use Map**

**NAUTILUS CDP / TM – 401 – 405 NAUTILUS STREET**  
**PROJECT NO. 395761 La Jolla**





## Project Location Map

**NAUTILUS CDP / TM - 401 - 405 NAUTILUS STREET**  
**PROJECT NO. 395761**



## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Nautilus CDP / TM – Project No. 395761
<b>PROJECT DESCRIPTION:</b>	CDP & TM to convert an existing duplex and single dwelling unit, totaling 4,734 square feet of floor area, into condominium ownership on a 6,499 square foot property.
<b>COMMUNITY PLAN AREA:</b>	La Jolla
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit & Tentative Map
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Low Medium Residential (9 -15 DUs per acre)

### ZONING INFORMATION:

**ZONE:** RM-1-1 Zone

**HEIGHT LIMIT:** 30/24-Foot maximum height limit.

**LOT SIZE:** Approx. 6,000 square-foot minimum lot size – existing two lots 6,499 sq. ft.

**FLOOR AREA RATIO:** 0.75 maximum – 0.73 proposed/existing

**FRONT SETBACK:** 15/20 feet required – 24 ft. proposed/existing

**SIDE SETBACK:** 5 / 8 feet required – 7 ft. 4 inches and zero proposed/existing

**STREETSIDE SETBACK:** NA

**REAR SETBACK:** 15 feet required – 5 ft. min. with alley – 2.5 ft. proposed/existing

**PARKING:** 6 parking spaces required – 6 existing.

<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
<b>NORTH:</b>	Low Medium Residential; RM-1-1 Zone	Multi-Family Residential
<b>SOUTH:</b>	Low Medium Residential; RM-1-1 Zone	Multi-Family Residential
<b>EAST:</b>	Low Medium Residential; RM-1-1 Zone	Multi-Family Residential

**ATTACHMENT 4**

<b>WEST:</b>	Low Medium Residential; RM-1-1 Zone	Multi-Family Residential
<b>DEVIATIONS OR VARIANCES REQUESTED:</b>	None	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	The La Jolla Community Planning Association voted 12-0-1 to recommended approval the project at their June 4, 2015 meeting	



**HEARING OFFICER RESOLUTION NO. \_\_\_\_\_**  
**COASTAL DEVELOPMENT PERMIT NO. 1390857**  
**AMENDMENT TO CDP NO. 844496**  
**NAUTILUS CDP TM - PROJECT NO. 395761**

WHEREAS, Shawn Styles and Molly Bowman-Styles, Owner/Permittee, filed an application with the City of San Diego for a permit to convert (subdivide) an apartment building, currently under re-construction/remodel, into condominium ownership (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1390857), on portions of a 0.149-acre property;

WHEREAS, the project site is located at 401 to 405 Nautilus Street, in the RM-1-1 Zone, Coastal (non-appealable), Coastal Height Limitation, Beach Parking Impact Overlay Zones of the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lots 28 and 29, Block D, South La Jolla, Map No. 887;

WHEREAS, on July 22, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1390857, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on June 18, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15305 (Minor Alterations in Land Use Limitations) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated July 22, 2015.

FINDINGS:

**Coastal Development Permit - Section 126.0708**

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

The 0.149-acre project site is currently developed with a three dwelling unit apartment (duplex and single unit) building, currently being remodeled / re-constructed. The development proposes to divide the three dwelling units into residential condominiums and is located approximately one block from the coastline. The proposed development does not involve any physical change to the buildings, is contained within the existing legal lot area, and will not encroach upon any existing

or proposed physical access to the coast. The project site is located on or adjacent to an identified visual access corridor, a public view down the centerline of Nautilus Street, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan, however, the project was designed to enhance and protect the identified public views. The project site is situated along Nautilus Street, within a developed multi-family and single family residential neighborhood. The existing buildings meet the development setbacks and height limit required at the time of building permit issuance and the proposed structure will protect and enhance the identified public views to and along the ocean.

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

The 0.149-acre project site is currently undergoing remodel/re-construction of a three dwelling unit apartment (duplex and single dwelling unit) building and the site does not contain environmentally sensitive lands. The environmental review, determined that the project would not have a significant environmental effect on environmentally sensitive lands and was found to be exempt from environmental review under CEQA Guidelines. The project is only to subdivide the property into condominium ownership and does not propose any grading or physical change on any portion of the property and will not adversely affect environmentally sensitive lands.

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

The proposed division of the apartment building, currently undergoing a remodel /re-construction of a three dwelling units into condominium units is located on a site which has a Low Medium Residential (9 to 15 DU's per acre) land use designation. This proposal is only for the subdivision of the property into condominium ownership. There is not physical change to the property with this proposal. During environmental review, it was determined that the project was exempt under the CEQA Guidelines. The project design was also determined to be in compliance with all of the applicable development regulations at the time building permits were obtained. Due to these factors the proposed condominium conversion was found to be in compliance with the City of San Diego adopted La Jolla Community Plan and Local Coastal Land Use Plan.

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

The 0.149-acre site, currently undergoing a remodel / re-construction of a three unit apartment (duplex and a single dwelling unit), is located within a well developed multi-family and single family residential neighborhood. The project site is located east of Neptune Place, the First Public Roadway and is not located between the first public road and the sea or coastline. Development of the project will be fully within the private property. The project site is approximately two blocks from the Pacific Ocean. There is no identified public access or public recreation area on or adjacent to the project site. This previously approved apartment building (duplex and single dwelling unit) is contained within the legal lot area and these stated resources will not be impaired by the development or subdivision of this property. The proposed condominium

conversion project is designed to take access off the existing public street and public alley, with two off-street parking spaces off of Nautilus Street and four off street parking spaces off of the existing public alley. The existing character and pedestrian design of the street will remain unaltered. The project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1390857, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1390857, a copy of which is attached hereto and made a part hereof.

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Glenn R. Gargas  
Development Project Manager  
Development Services

Adopted on: July 22, 2015

Job Order No. 24005270

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005270

**COASTAL DEVELOPMENT PERMIT NO. 1390857**  
**NAUTILUS TM CDP - PROJECT NO. 395761**  
**AMENDMENT TO CDP NO. 844496**  
**HEARING OFFICER**

This Coastal Development Permit No. 1390857, an amendment to Coastal Development No. 844496 is granted by the Hearing Officer of the City of San Diego to Shawn Styles and Molly Bowman-Styles, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0400. The 6,499 square-foot site is located at 401 to 405 Nautilus Street, in the RM-1-1 Zone, Coastal (non-appealable) Overlay Zone, Coastal Height Overlay Zone within the La Jolla Community Planning Area. The project site is legally described as: Lots 28 and 29, Block D, South La Jolla, Map No. 887.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to convert three apartment dwelling units into three condominium ownership dwelling units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 22, 2015, on file in the Development Services Department.

The project shall include:

- a. Convert three apartment dwelling units, totaling 4,734 square feet, into three condominium dwelling units on a 6,499 square foot property;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;

- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 5, 2018.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

**AFFORDABLE HOUSING REQUIREMENTS:**

11. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

**ENGINEERING REQUIREMENTS:**

12. The Coastal Development Permit shall comply with all Conditions of the Parcel Map for the Tentative Map No. 1390856.

**PLANNING/DESIGN REQUIREMENTS:**

13. Owner/Permittee shall maintain a minimum of six (6) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

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

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

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on July 22, 2015, by Resolution No. \_\_\_\_\_.

Permit Type/PTS Approval No.: CDP No. 1390857  
Date of Approval: July 22, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Glenn R. Gargas  
Development Project Manager

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

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

Owner/Permittee

By \_\_\_\_\_  
Shawn Styles

Owner/Permittee

By \_\_\_\_\_  
Molly Bowman-Styles,

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



HEARING OFFICER RESOLUTION NUMBER R- \_\_\_\_\_  
TENTATIVE MAP NO. 1390856,  
NAUTILUS CDP & TM - PROJECT NO. 395761.

WHEREAS, Shawn Styles and Molly Bowman-Styles, Husband and Wife, Subdivider, and San Diego Land Surveying & Engineering, Robert J. Bateman, Land Surveyor, submitted an application to the City of San Diego for a tentative map, Tentative Parcel Map No. 1390856 for the subdivision of the property into a three dwelling unit condominium residential development and to waive the requirement to underground existing offsite overhead utilities, Nautilus CDP & TM. The project site is located at 401 to 405 Nautilus Street, west of La Jolla Boulevard, south of Westbourne Street and north of Bonair Street. The property is legally described as Lots 28 and 29, Block D, South La Jolla, Map No. 887; and

WHEREAS, the Map proposes the Subdivision of a 0.149-acre-site into a three dwelling unit condominium; and

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

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is (3) three; and

WHEREAS, the request to waive the requirement to underground existing offsite overhead utilities, qualifies under San Diego Municipal Code Section 144.0242 ( c ) in that the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on July 22, 2015, the Hearing Officer of the City of San Diego considered Tentative Map No. 1390856, and pursuant to San Diego Municipal Code section(s) 125.0440, and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same, acknowledgement of the CEQA Exemption; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1390856:

**1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Action §§ 66473.5, 66474(a), and 66474(b)).**

The proposed development to subdivide a 0.149-acre property with an existing duplex and single dwelling unit into three condominium dwelling units is located on a site which has a Low Medium Residential land use designation, 9 to 15 DU's per acre, by the La Jolla Community Plan. The proposed development does not involve any further physical change to the buildings and is contained within the existing legal lot area. The proposed creation of three condominium dwelling units would add to and continue to provide for a balanced community and equitable development within the community through the provision of housing that provides varying levels of architectural styles, size and affordability through residential development. The proposed subdivision is consistent with the recommended residential land use and density prescribed in the La Jolla Community Plan. Therefore, the proposed subdivision and its design or improvement would be consistent with the policies, goals, and objectives of the applicable land use plan.

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

The proposed subdivision to create three condominium dwelling units would comply with the development regulations of the underlying RM-1-1 zone, the Coastal Development Regulations and all of the applicable development regulations of the Land Development Code. The proposed development does not involve any further physical change to the buildings and is contained within the existing legal lot area. There are no

proposed deviations with this project. This project design was reviewed and found to be consistent with the development regulations of the underlying RM-1-1 zone, including building setbacks, building height, floor area ratio and off street parking. Thus, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

**3. The site is physically suitable for the type and density of development (San Diego Municipal Code § 125.0440(c) and Subdivision Map Act §§ 66474(c) and 66474(d)).**

The proposed subdivision of a 0.149-acre property to create three condominium dwelling units from an existing three unit apartment project is physically suitable for the site. The proposed development does not involve any further physical change to the buildings and is contained within the existing legal lot area. The three residential condominium subdivision is designed to be consistent with the land use designation and density range of the La Jolla Community Plan and Local Coastal Land Use Plan. This project design was reviewed and found to be consistent with the development regulations of the underlying RM-1-1 zone, including building setbacks, building height, floor area ratio and off street parking. Therefore, the bulk, scale and siting of the proposed development would be compatible with the existing and future surrounding land uses and the site is physically suitable for the type and density of the proposed development.

**4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (San Diego Municipal Code § 125.0440(d) and Subdivision Map Act § 66474(e)).**

The proposed one lot, three dwelling unit condominium conversion subdivision of a 0.149-acre property is to an three unit apartment building, currently undergoing a remodel / re-construction. This tentative map does not include any physical development or changes to the environment that are likely to cause environmental damage of any kind. The project site has been fully developed within a fully urbanized area of La Jolla and does not contain any form of Environmentally Sensitive Lands on-site or adjacent. This project was determined to be categorically exempt under the California Environmental Quality Act. Therefore, since there is no further change to the property with this proposal, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

**5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare (San Diego Municipal Code § 125.0440(e) and Subdivision Map Act § 66474(f)).**

The proposed subdivision to create three condominium dwelling units would comply with the development regulations of the underlying RM-1-1 zone, the Coastal

Development Regulations and all of the applicable development regulations of the Land Development Code. The proposed development does not involve any further physical change to the apartment building and is contained within the existing legal lot area. The proposed subdivision and improvements have been designed to comply with all applicable Federal, State and local land use policies including the California Subdivision Map Act and the City of San Diego Land Development Code. Further, the proposed subdivision and improvements would be permitted, constructed and inspected in accordance with the California Building Code. Therefore, the design of the subdivision for condominium ownership for three dwelling units would not be detrimental to the public health, safety, and welfare.

**6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (San Diego Municipal Code § 125.0440(f) and Subdivision Map Act § 66474(g)).**

The proposed one lot, three dwelling unit condominium conversion subdivision of a 0.149-acre property is to an three unit apartment building (duplex and single dwelling unit), currently undergoing a remodel / re-construction. This tentative map does not include any additional development of the property. The proposed subdivision is located fully within the private property and would maintain the existing public rights-of-ways, Nautilus Street, adjacent alley and general utility easements. There are no other access easements required with this proposal. Therefore, the design of the subdivision and the associated improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

**7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (San Diego Municipal Code § 125.0440(g) and Subdivision Map Act § 66473.1).**

The proposed subdivision of a 0.149-acre property with an three unit apartment building (duplex and single dwelling unit), currently undergoing a remodel / re-construction, into condominium ownership does not include any physical change or additional development of the property. The existing duplex and single dwelling unit design will not impede or inhibit any future passive or natural heating and cooling opportunities. With the existing design of the proposed subdivision the existing structures will have the opportunity through building materials, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities. The three unit building due to its existing site orientation has the opportunity to facilitate for solar panels in the future. The cross ventilation air flow will provide natural cooling of all units. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

**8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (San Diego Municipal Code § 125.0440(h) and Subdivision Map Act § 66412.3).**

The proposed one lot, three dwelling unit condominium conversion subdivision of a 0.149-acre property is to an existing three unit apartment building. This tentative map does not include any additional development of the property. The decision maker has reviewed the administrative record including the project plans, environmental documentation and public testimony to determine the effects of the proposed subdivision on the housing needs of the region. Those regional needs were balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed tentative map would not negatively impact the housing needs of the La Jolla Community Plan area.

**9. The notices required by San Diego Municipal Code section 125.0431 have been given in the manner required (San Diego Municipal Code § 125.0444(a) and Subdivision Map Act §§ 66452.17; 66427.1).**

The proposed one lot, three dwelling unit condominium conversion subdivision of a 0.149-acre property is to an three unit apartment building, currently under re-construction. This proposed Tentative Map, condo conversion, is for a vacant remodeled apartment building that has not been occupied for over eight months, and therefore the tenant notice provisions of San Diego Municipal Code Section 125.0444(a) are not applicable.

**10. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing (San Diego Municipal Code § 125.0444(b)).**

The proposed one lot, three dwelling unit condominium conversion subdivision of a 0.149-acre property is to an three unit apartment building, currently under re-construction. This project is privately financed and no funds obtained from governmental agency to provide for elderly, disabled, or low income housing would be used in this development.

**11. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed (San Diego Municipal Code § 125.0444(c)).**

The proposed one lot, three dwelling unit condominium conversion subdivision of a 0.149-acre property is to an three unit apartment building, currently undergoing a remodel / re-construction. This project is market-rate housing and was not developed to provide housing for the elderly, disabled, or to provide low income housing

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 1390856, hereby granted to Shawn Styles and Molly Bowman-Styles subject to the attached conditions which are made a part of this resolution by this reference.

By

\_\_\_\_\_  
Glenn R. Gargas, AICP  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24005270

Revised: May 19, 2014 by WJZ

HEARING OFFICER  
CONDITIONS FOR TENTATIVE MAP NO. 1390856, NAUTILUS CDP & TM -  
PROJECT NO. 395761

ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON JULY 22, 2015

**GENERAL**

1. This Tentative Parcel Map will expire August 5, 2018.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the Tentative Parcel Map expiration date, a Parcel Map to consolidate the existing lots into one lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Tentative Parcel Map shall conform to the provisions of Coastal Development Permit No. 1390857.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

Project No. 395761  
TM No. 1390856

**AFFORDABLE HOUSING**

7. Prior to recordation of the Parcel Map, the Subdivider shall enter into a written agreement with the San Diego Housing Commission to pay the condominium conversion inclusionary affordable housing fee pursuant to the City's Inclusionary Affordable Housing Regulations (San Diego Municipal Code §§ 142.1301 et seq.).
8. Prior to the recordation of the Parcel Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for Coastal Overlay Zone Affordable Housing Replacement Regulations (San Diego Municipal Code §§ 143.0810 et seq.), to the satisfaction of the Development Services Department and the San Diego Housing Commission.

**ENGINEERING**

9. The Parcel Map shall comply with the provisions of Coastal Development Permit (CDP) 1390857.
10. The Subdivider shall ensure that all onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
11. Per the City of San Diego Street Design Manual-Street Light Standards, and Council Policy 200-18, the Subdivider will be required to install a new street light adjacent to the site on Nautilus Street.
12. The Subdivider shall construct a current City Standard concrete driveway, reconstruct the sidewalk, maintaining the existing sidewalk scoring pattern and preserving any contractor's stamp, and construct a full-width concrete alley adjacent to the site on Nautilus Street per PTS 380813 and approved Right-of-Way Construction Plan.
13. The Subdivider shall Subdivider shall dedicate and improve an additional 2.5 feet of the adjacent alley per PTS 380813, Right-of-Way Dedication Plan 38324-B and approved Right-of-Way Construction Plan.
14. The Subdivider shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

Project No. 395761  
TM No. 1390856



15. The Subdivider shall provide a letter, agreeing to prepare CC&Rs for the operation and maintenance of all private water and sewer facilities that serve or traverse more than a single condominium unit or lot.
16. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
17. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

### **MAPPING**

18. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
19. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
20. Prior to the recordation of the Parcel Map taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder must be provided to satisfy this condition.
21. All subdivision maps in the City of San Diego are required to be tied to the California Coordinate System of 1983 (CCS83), Zone 6 pursuant to section 8801 through 8819 of the California Public Resources Code.
22. The Tentative Parcel Map shall:
  - a. Use the California Coordinate System for its "Basis of Bearings" and express all measured and calculated bearing values in terms of said system. The angle of grid

Project No. 395761  
TM No. 1390856

divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of FIRST ORDER accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground shall be shown on the map.

23. A Parcel Map is required to consolidate the existing lots into one lot and to subdivide the ownership interest as a condition of the tentative map.

**INFORMATION:**

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or

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TM No. 1390856

replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607.

Internal Order No. 24005270

Project No. 395761  
TM No. 1390856

NOTICE OF EXEMPTION

(Check one or both)

TO: X RECORDER/COUNTY CLERK
P.O. Box 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

PROJECT TITLE/ No.: NAUTILUS CDP & TPM / 395761

PROJECT LOCATION-SPECIFIC: 401, 403, and 405 Nautilus Street, La Jolla, California 92037

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A TENTATIVE MAP and COASTAL DEVELOPMENT PERMIT to consolidate the parcel map from two lots to one lot and create three condominiums on the project site. The project site is currently developed with a residential duplex, and a single dwelling residence that is under construction. The structures on the site, both existing and under construction, were previously approved under PTS No. 83683, Coastal Development Permit No. 263494 and Neighborhood Development Permit No. 285546, with an Extension of Time conducted under PTS No. 222330. No further development is proposed as part of this project. (LEGAL DESCRIPTION: Lots 28 and 29, in Block D of South La Jolla, Map No. 887.)

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Shawn Styles, 405 Nautilus Street, La Jolla, California 92037, (858) 472-4397

EXEMPT STATUS: (CHECK ONE)

- ( ) MINISTERIAL (SEC. 21080(b)(1); 15268)
( ) DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a))
( ) EMERGENCY PROJECT (SEC. 21080(b)( 4); 15269 (b)(c))
(X) CATEGORICAL EXEMPTION: 15305 (Minor Alterations in Land Use Limitations)
( ) STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15305 which consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. Furthermore, the exceptions listed in 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: ELIZABETH SHEARER-NGUYEN

TELEPHONE: 619-446-5369

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
( ) YES ( ) NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.

[Signature]
SIGNATURE/TITLE

June 18, 2015
DATE

CHECK ONE:

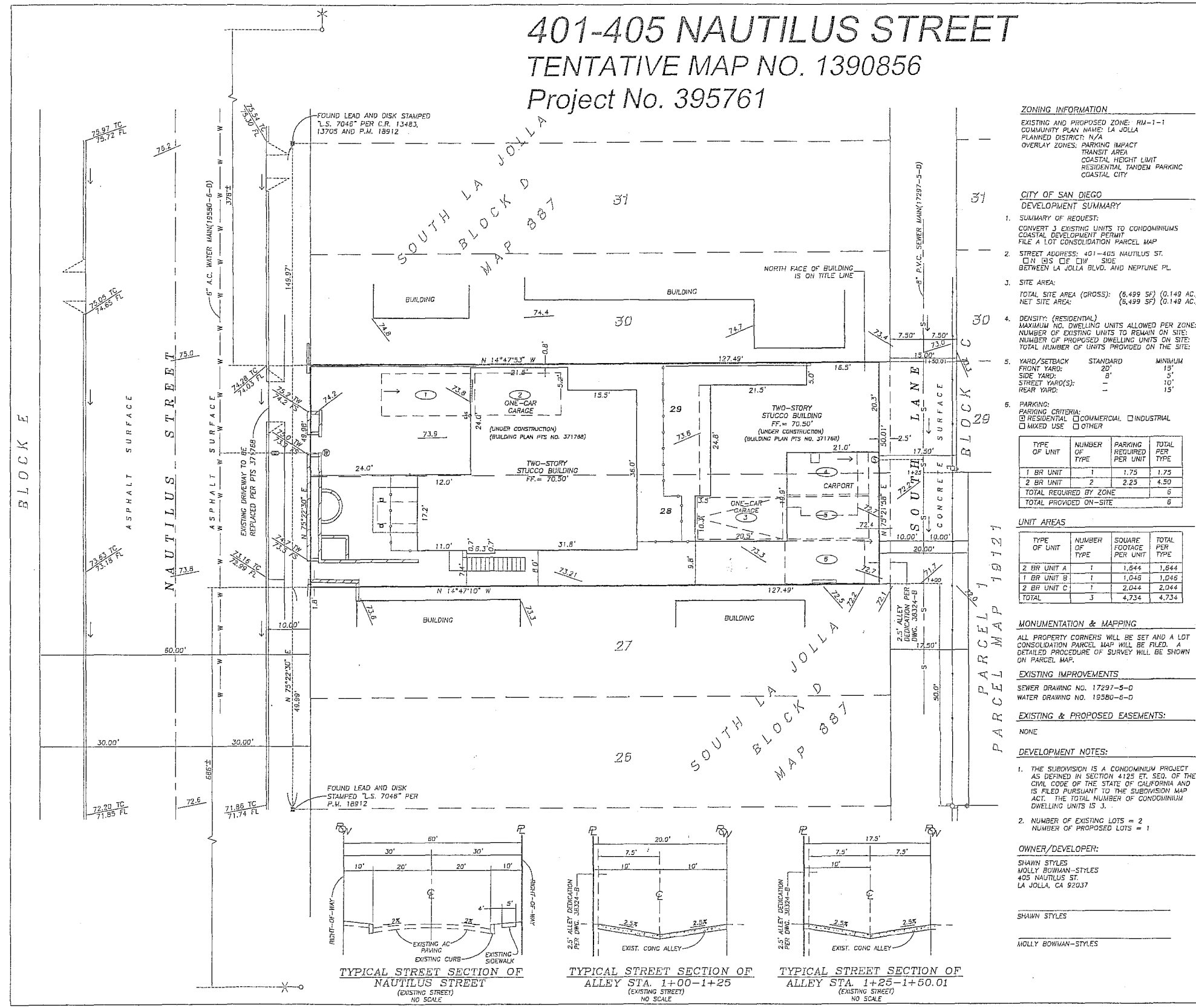
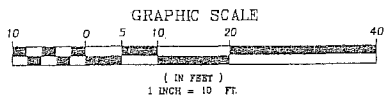
- (X) SIGNED BY LEAD AGENCY
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

# 401-405 NAUTILUS STREET

## TENTATIVE MAP NO. 1390856

### Project No. 395761



**ZONING INFORMATION**  
 EXISTING AND PROPOSED ZONE: RM-1-1  
 COMMUNITY PLAN NAME: LA JOLLA  
 PLANNED DISTRICT: N/A  
 OVERLAY ZONES: PARKING IMPACT TRANSIT AREA  
 COASTAL HEIGHT LIMIT  
 RESIDENTIAL TANDEM PARKING  
 COASTAL CITY

**CITY OF SAN DIEGO**  
**DEVELOPMENT SUMMARY**

- SUMMARY OF REQUEST:  
 CONVERT 3 EXISTING UNITS TO CONDOMINIUMS  
 COASTAL DEVELOPMENT PERMIT  
 FILE A LOT CONSOLIDATION PARCEL MAP
- STREET ADDRESS: 401-405 NAUTILUS ST.  
 ON THE S.W. SIDE  
 BETWEEN LA JOLLA BLVD. AND NEPTUNE PL.
- SITE AREA:  
 TOTAL SITE AREA (GROSS): (6,499 SF) (0.149 AC.)  
 NET SITE AREA: (6,499 SF) (0.149 AC.)
- DENSITY: (RESIDENTIAL)  
 MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 2  
 NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 3  
 NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0  
 TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 3
- YARD/SETBACK STANDARD MINIMUM  
 FRONT YARD: 20'  
 SIDE YARD: 5'  
 STREET YARD(S): 10'  
 REAR YARD: 15'
- PARKING: PARKING CRITERIA:  
 RESIDENTIAL  COMMERCIAL  INDUSTRIAL  
 MIXED USE  OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
1 BR UNIT	1	1.75	1.75
2 BR UNIT	2	2.25	4.50
TOTAL REQUIRED BY ZONE		6	6
TOTAL PROVIDED ON-SITE		6	6

**UNIT AREAS**

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
2 BR UNIT A	1	1,644	1,644
1 BR UNIT B	1	1,046	1,046
2 BR UNIT C	1	2,044	2,044
TOTAL	3	4,734	4,734

**MONUMENTATION & MAPPING**  
 ALL PROPERTY CORNERS WILL BE SET AND A LOT CONSOLIDATION PARCEL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON PARCEL MAP.

**EXISTING IMPROVEMENTS**  
 SEWER DRAWING NO. 17297-5-D  
 WATER DRAWING NO. 19280-6-D

**EXISTING & PROPOSED EASEMENTS:**  
 NONE

**DEVELOPMENT NOTES:**

- THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 3.
- NUMBER OF EXISTING LOTS = 2  
 NUMBER OF PROPOSED LOTS = 1

**OWNER/DEVELOPER:**  
 SHAWN STYLES  
 MOLLY BOWMAN-STYLES  
 405 NAUTILUS ST.  
 LA JOLLA, CA 92037

**SHAWN STYLES**  
 MOLLY BOWMAN-STYLES

**UTILITY TABLE:**

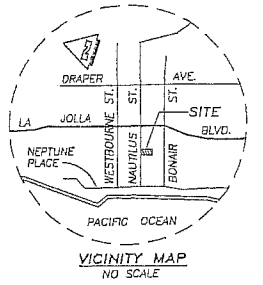
UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	

- LEGEND:**
- INDICATES FOUND LEAD AND DISK AS NOTED
  - INDICATES WATER METER
  - INDICATES POWER POLE
  - INDICATES STREET LIGHT
  - INDICATES TOP OF WALL
  - INDICATES FINISHED SURFACE
  - INDICATES FINISHED FLOOR
  - INDICATES DRAIN INLET
  - INDICATES BLOCK WALL
  - INDICATES DIRECTION OF DRAINAGE
  - INDICATES SEWER LATERAL
  - INDICATES WATER SERVICE
  - INDICATES PROPERTY LINE/TENTATIVE MAP BOUNDARY
  - INDICATES CITY STANDARD PARKING SPACE

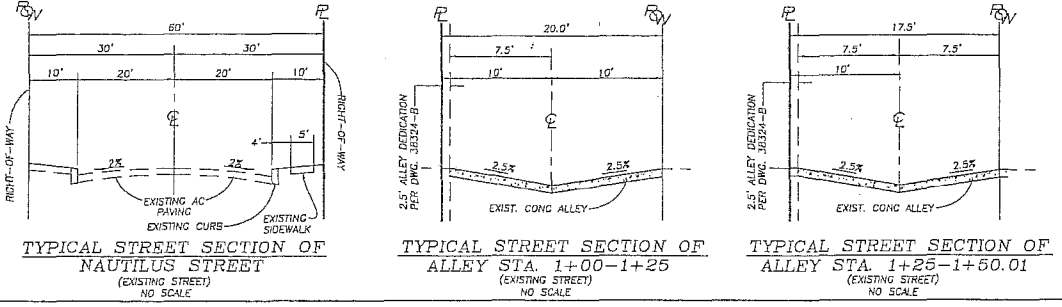
**PROFESSIONAL LAND SURVEYOR:**  
 SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
 9695 CHESAPEAKE DRIVE, SUITE 445  
 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362  
 DRAWING NO. Nautilus401TM.dwg



Prepared By:  
 SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.  
 9695 CHESAPEAKE DRIVE, SUITE 445  
 SAN DIEGO, CA 92123-1354  
 PHONE: 858-565-8362  
 FAX: 858-565-0354 EMAIL: rbateman@sdso.com



Project Soil Condition: Existing developed site.	
Source of Topography: Field survey by San Diego Land Surveying on 12-3-00	Project Permits Required: TENTATIVE MAP COASTAL DEVELOPMENT PERMIT LOT CONSOLIDATION PARCEL MAP
Project Legal Description: LOTS 25 AND 29, IN BLOCK D OF SOUTH LA JOLLA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 887, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 9, 1902.	Project Date: Number of Stories: 2 Proposed Use: Residential Existing Use: Residential Zone Designation: RM-1-1 Year of Construction (exist. structure): 1935
LAMBERT COORDINATES: NAD 27 = 242-1883 NAD 83 = 1882-6243	Project Address: 401-405 NAUTILUS STREET CONDOMINIUM CONVERSION Project Owner: Shawn Styles, Molly Bowman-Styles, 405 Nautilus St., La Jolla, CA 92037
A.P.N. 351-350-05	Sheet Title: Tentative Map No. 1390856 PTS No. 395761
Scale: 1" = 10' Original Date: October 28, 2014 Revised: February 20, 2015 Revised: May 15, 2015	Revised: July 13, 2015 Sheet 1 of 1



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JAN 18, 2007 10:32 AM

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: 35.00  
PAGES: 10



2007-0036146

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

WHEN RECORDED MAIL TO

PROJECT MANAGEMENT  
PERMIT CLERK  
MAIL STATION 501

FB  
TOP  
ICON

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 42-5240

COASTAL DEVELOPMENT PERMIT NO. 263494 AND  
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 285546  
STYLES RESIDENCE - PTS 83683  
CITY MANAGER

This Coastal Development Permit No. 263494 and Neighborhood Development Permit No. 285546, is granted by the CITY MANAGER of the City of San Diego to SHAWN STYLES AND MOLLY BOWMAN-STYLES, HUSBAND AND WIFE AS JOINT TENANTS, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708 and 126.0404. The 6,500 square foot site is located at 401-405 Nautilus Street in the RM-1-1 Zone, the Coastal Overlay Zone (non-appealable), the Coastal Height Limit Overlay Zone, the Beach Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, and the Transit Overlay Zone, in the La Jolla Community Plan. The project site is legally described as Lots 28 and 29, Block D, South La Jolla, Map No. 887.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to partially demolish, remodel, reconfigure and add square footage to three existing dwelling units, with previously conforming rights for density. The square footage for the three units will total 4,734 square feet, described and identified by size, dimension, quantity, type, and location on the approved exhibits, dated October 26, 2006, on file in the Development Services Department.

The project or facility shall include:

- a. Partial demolition, remodel, reconfiguration and additions to three existing, previously conforming, single family residences to total 4,734 square feet on a 6,500 square foot lot.

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- b. Units A (1,644 square feet) and Unit B (1,046 square feet), are within a two-story building with an attached garage. Unit C is a two-story, 2,044 square foot residence with an attached garage.
- c. Off-street parking facilities;
- d. Maintenance of existing landscaping (planting, irrigation and landscape related improvements) and;
- d. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

**STANDARD REQUIREMENTS:**

1. Construction or demolition must commence and be pursued in a diligent manner within thirty-six months after the effective date of final approval by the City, following all appeals. Failure to utilize the permit within thirty-six months will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all the SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the City Manager.
4. This Permit is a covenant running with the subject property and shall be binding upon the Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The utilization and continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not

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limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The applicant is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. Before issuance of any building permits, working drawings shall be submitted to the City Manager for approval. Plans shall be in substantial conformity to Exhibit "A," on file in the Development Services Department. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

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

#### ENGINEERING REQUIREMENTS:

10. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate, and assure by permit and bond, the improvement of an additional two feet, six inches (2.5) of the adjacent alley, satisfactory to the City Engineer.

11. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the subdivider to provide the right-of-way free and clear of all encumbrances and prior easements. The subdivider must secure "subordination agreements" for minor distribution facilities and/or "joint-use agreements" for major transmission facilities.

12. No grading is proposed for this project therefore no grading is approved for this project. Spoil dirt shall be hauled away to an approved disposal site. If grading is proposed at a later date an additional Discretionary Review will be required.

13. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.

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14. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
15. Prior to the issuance of any construction permit the Applicant shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
16. The Owner/Permittee shall assure, by permit and bond, the construction of a new twelve foot (12) driveway per current City Standards, adjacent to the site on Nautilus Street.
17. The Owner/Permittee shall assure, by permit and bond, the construction of a City Standard sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Nautilus Street.
18. Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within 90 days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code 66020.

**PLANNING/DESIGN REQUIREMENTS:**

19. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict between a condition (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) of this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.
20. The heights(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this Permit.
21. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
22. Any future requested amendment to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

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23. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.
24. The use of textured or enhanced paving shall meet applicable City standards as to location, noise and friction values.
25. The subject property and associated common areas on site shall be maintained in a neat and orderly fashion at all times.
26. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, mechanical ventilator, or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.
27. Prior to the issuance of building permits, construction documents shall fully illustrate compliance with the Citywide Storage Standards for Trash and Recyclable Materials (SDMC) to the satisfaction of the City Manager. All exterior storage enclosures for trash and recyclable materials shall be located in a manner that is convenient and accessible to all occupants of and service providers to the project, in substantial conformance with the conceptual site plan marked Exhibit "A," on file in the Development Services Department.

**TRANSPORTATION REQUIREMENTS:**

28. The Owner/Permittee shall provide a minimum of five (5) parking spaces on site at all time, satisfactory to the City Engineer.
29. The Owner/Permittee shall construct a new twelve foot (12) wide driveway on Nautilus Street, satisfactory to the City Engineer.
30. The Owner/Permittee shall dedicate and improve an additional two feet, six inches (2.5) along the project's frontage of the alley, satisfactory to the City Engineer.
31. This project shall comply with all current street lighting standards according to the City of San Diego Street Design Manual (Document No. 297376, filed November 25, 2002) and the amendment to Council Policy 200-18 approved by City Council on February 26, 2002 (Resolution R-296141) satisfactory to the City Engineer. This may require (but not be limited to) installation of new street light(s), upgrading light from low pressure to high pressure sodium vapor and/or upgrading wattage.
32. The Owner/Permittee shall apply for Encroachment Maintenance and Removal Agreement for the non-conforming location of the proposed twelve foot (12) wide driveway along Nautilus Street.

**WATER REQUIREMENTS:**

33. Prior to the issuance of any building permits the Owner/Permittee shall assure, by permit and bond, the design and construction of new water services as needed, outside of any driveway or drive

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aisle, and the removal of any existing unused water services within the right-of-way adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer.

34. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services and meters, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.

35. All on-site water facilities shall be private including domestic, fire and irrigation systems..

36. The Owner/Permittee agree to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities as shown on the approved plans shall be modified at final engineering to comply with standards.

**INFORMATION ONLY:**

Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code section 66020.

APPROVED by the CITY MANAGER of the City of San Diego on October 26, 2006, Resolution No. CM-5585.

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
 \* PERMIT CLERK  
 MAIL STATION 501

THE ORIGINAL OF THIS DOCUMENT  
 WAS RECORDED ON JUL 10, 2013  
 DOCUMENT NUMBER 2013-0431375  
 Ernest J. Dronenburg, Jr., COUNTY RECORDER  
 SAN DIEGO COUNTY RECORDER'S OFFICE  
 TIME: 9:10 AM

INTERNAL ORDER NUMBER: 24001220

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COASTAL DEVELOPMENT PERMIT NO. 844496 AND  
 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 844500  
 EXTENSION OF TIME TO COASTAL DEVELOPMENT PERMIT NO. 263494 AND  
 NEIGHBORHOOD DEVELOPMENT PERMIT NO. 285546  
 STYLES RESIDENCE EOT – PROJECT NO. 222330  
 DEVELOPMENT SERVICES DEPARTMENT**

This is a three-year Extension of Time to previously approved, and is hereby granted by the Development Services Department of the City of San Diego to Shawn Styles and Molly Bowman-Styles, husband and wife, Owners/Permittees, pursuant to San Diego Municipal Code Section 126.0111. The 0.14 acre site is located at 401, 403 and 405 Nautilus Street, in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limitation, Transit Area, Residential Tandem Parking Overlay Zones, within the La Jolla Community Planning area. The property is legally described as Lots 28 and 29, Block D, South La Jolla, Map No. 887.

Subject to the terms and conditions set forth in this Permit, and previously approved Coastal Development Permit No. 263494 and Neighborhood Development Permit No. 285546, permission is granted to Shawn Styles and Molly Bowman-Styles, husband and wife, Owners/Permittees to remodel and make additions to three existing dwelling units, described and identified by size, dimension, quantity, type, and location on the previously approved exhibits [Exhibit "A"] and conditions on file in the Development Services Department. The original project Development Permit No. 263494 and Neighborhood Development Permit No. 285546 approved by the Development Services Department on October 26, 2006, is hereby extended as indicated within this permit until August 10, 2014.

The project shall include:

- a. A three year extension of time for the previously approved Coastal Development Permit No. 263494 and Neighborhood Development Permit No. 285546, Project No. 83683.

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**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. No further Extension of Time may be granted pursuant to SDMC Section 126.0111(a).
4. Construction plans shall be in substantial conformity to Exhibit "A," per the previously approved Exhibits and conditions on file with Development Services for Coastal Development Permit No. 263494 and Neighborhood Development Permit No. 285546, Project No. 83683, Recorded with the County of San Diego Recorder on January 18, 2007, Document No. 2007-0036146, with the exception of the expiration dates. No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.
5. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee].

**NEIGHBORHOOD CODE COMPLIANCE REQUIREMENTS:**

To remove the unpermitted addition on the rear detached unit addressed 403 and repair wall, remove the existing stairs located in the required side yard leading to the existing second story unit addressed 401 and construct new exterior stairs that observe the required yards.

6. The Owner/Permittee shall obtain a ministerial combination building permit to abate a portion of the previous code violation(s) as stated in the Notice of Violation Letter dated May 9, 2001, within 6 months of the effective date of Extension of Time to the satisfaction of the Neighborhood Code Compliance Department.

7. The Owner/Permittee shall obtain all final inspections and approvals of the ministerial combination building permit, abating a portion of the code violation(s) within 1 calendar year of the ministerial combination permit being issued, to the satisfaction of Neighborhood Code Compliance Department.

The remaining violation of unpermitted carport lanai converted to an unpermitted dwelling unit will not be utilized as habitable space.

This area will be abated as part of the discretionary permit process.

If this discretionary permit expires and the remaining violations have not been corrected, a ministerial permit to remove the remaining code violation must be obtained within 30 days of the permit expiration. Final inspection and approval to be obtain in 60 days.

**INFORMATION ONLY:**

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

APPROVED by the Development Services Department of the City of San Diego on August 10, 2011, by Resolution No. CM-6191.

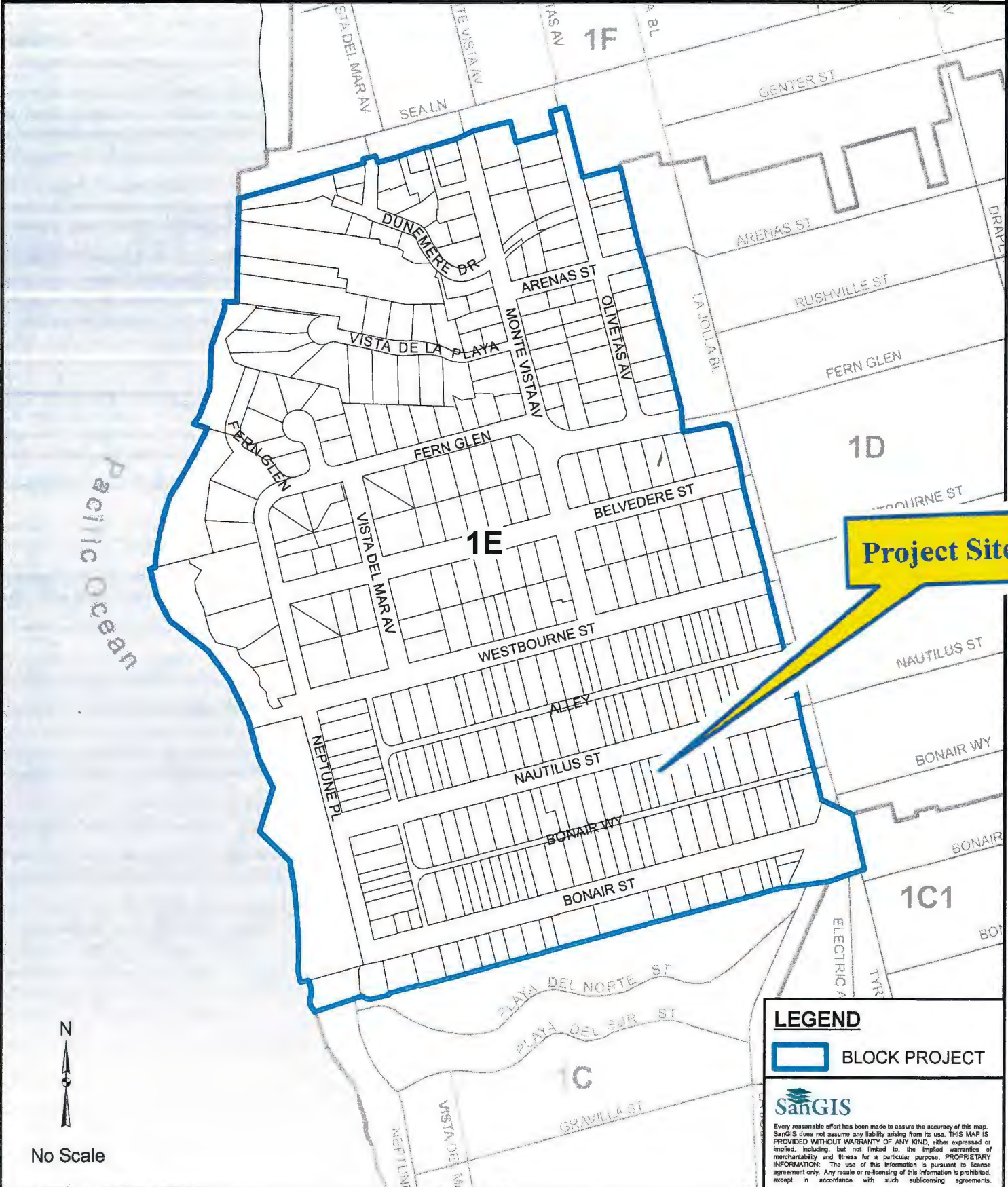


THE CITY OF SAN DIEGO

# Utilities Undergrounding Program

## Residential Project Block 1E

A CLEAR VIEW OF SAN DIEGO



**Project Site**

### LEGEND

 BLOCK PROJECT



Every reasonable effort has been made to assure the accuracy of this map. SanGIS does not assume any liability arising from its use. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. PROPRIETARY INFORMATION: The use of this information is pursuant to license agreement only. Any resale or re-licensing of this information is prohibited, except in accordance with such subcontracting agreements.



No Scale



# Utilities Undergrounding Program Master Plan 2009

## Residential Project Block 1E

**Council District:** .....1  
**Project Status:** ..... unallocated  
**Allocation Year:** .....2031  
**Estimated Start of Construction:** ..... June 2033  
**Estimated End of Construction:** ..... June 2035  
**Estimated Trench Length:** ..... 10,798'  
**Estimated Number of Customers:** .....325  
**Estimated Project Cost:** .....\$5,561,516



Contact : Underground Utility Program Info. Line  
 Phone : (619) 533-3841  
 Email : [undergrounding@sandiego.gov](mailto:undergrounding@sandiego.gov)  
 Website : [www.sandiego.gov/undergrounding](http://www.sandiego.gov/undergrounding)







# La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

## Contact Us

Mail: PO Box 889, La Jolla, CA 92038

Web: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: [info@LaJollaCPA.org](mailto:info@LaJollaCPA.org)

President: Joe LaCava

Vice President: Cindy Greatrex

2<sup>nd</sup> Vice President: Bob Steck

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

## DRAFT MINUTES

### Regular Meeting | Thursday, 4 June 2015, 6:00 pm

Trustees present: Patrick Ahern, Helen Boyden, Tom Brady, Mike Costello, Janie Emerson, Jim Fitzgerald, Cindy Greatrex, Joe LaCava, Jim Ragsdale, Glen Rasmussen, Bob Steck, Ray Weiss, Fran Zimmerman

Trustees absent: Bob Collins, Dolores Donovan, David Little, Alex Outwater, Brian Will

**1.0 Welcome and Call to Order by Joe LaCava, President**, who asked those present to silence their mobile devices and that the meeting was being recorded: in audio by the LICPA and in video by a person who does not wish to identify himself.

### 2.0 Adopt the Agenda

**Approved Motion: To adopt the agenda as posted with the exception that Item 13.0 has been deferred to the LICPA meeting of July 2, 2015. (Steck, Greatrex: 10-0-1)**

In favor: Ahern, Boyden, Brady, Costello, Fitzgerald, Greatrex, Ragsdale, Rasmussen, Steck, Weiss

Abstain: LaCava (Chair)

### 3.0 Meeting Minutes Review and Approval: 7 May 2015

**Approved Motion: To approve the minutes of 7 May 2015 as corrected. (Greatrex, Fitzgerald: 9-0-2)**

In favor: Ahern, Boyden, Brady, Costello, Fitzgerald, Greatrex, Ragsdale, Rasmussen, Steck

Abstain: LaCava (Chair), Weiss (absent)

### 4.0 Elected Officials – Information Only

#### 4.1 Council District 1 – Council President Sherri Lightner

Rep: Justin Garver, 619-236-6611, [JGarver@sandiego.gov](mailto:JGarver@sandiego.gov) reported that the La Jolla Shores sewer and water replacement project has stopped, but road repair work will continue through the next week. The adoption of the Mayor's revised budget is on the Monday, June 8 City Council agenda. He distributed city- issued fact sheets about 1) the revised water use reduction protocol which took effect on June 1; and 2) how City departments are responding. Information can be found at <[wastenowater.org](http://wastenowater.org)>

#### 4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: Francis Barraza, 619-533-6397, [FBarraza@sandiego.gov](mailto:FBarraza@sandiego.gov) was not present.

#### 4.3 39<sup>th</sup> Senate District – State Senator Marty Block

Rep: Sarah Fields, 619-645-3133, [Sarah.Fields@sen.ca.gov](mailto:Sarah.Fields@sen.ca.gov) introduced herself as Senator Block's new representative, She stated that all bills introduced in the current session had to clear their house of origin by June 6 or expire. She cited the Senator's bills SB 15 and SB 369. Passage of the State budget is due by June 15.

#### 4.4 78<sup>th</sup> Assembly District – Speaker of the Assembly Toni Atkins

Rep: Toni Duran, 619-645-3090, [Toni.Duran@asm.ca.gov](mailto:Toni.Duran@asm.ca.gov) was not present.

### 5.0 President's Report – Information only unless otherwise noted.

**5.1 Bylaw Amendment – Status of City Approval.** The LICPA bylaws adopted by the membership on March 6 to conform with the revised policy 600-24 will need approval by the City Council as the City update raised the standard for bylaws amendments approval to 2/3 of the voting body. Most CPGs bylaws amendments are approved by the trustees, but the LICPA's require a majority of the membership voting at a meeting where 20% is

9.1 **Community Planners Committee** <http://www.sandiego.gov/planning/community/cpc/index.shtml>  
recommended that naming rights to trolley stations not be sold but that names should reflect the community or neighborhood.

9.2 **Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html> No report.

#### 10.0 Consent Agenda – Action Item

The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Interim Chair Phil Merten, 4th Tues, 4:00 pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4:00 pm

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

→ See Committee minutes and/or agenda for description of projects, deliberations, and vote.

→ Anyone may request a consent item be pulled for full discussion by the LJCPA.

→ Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.

T&T – No meeting in May

#### 10.1 Jooste Wines, 5621 La Jolla Boulevard

PDO Recommendation: Project meets PDO requirements. 6-0-0.

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#### 10.2 401-403-405 Nautilus TM, 401, 403, and 405 Nautilus Street

DPR Recommendation: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Tentative Parcel Map Waiver and Coastal Development Permit, an Amendment to Coastal Development Permit No. 263494 to convert an existing duplex and an under construction residence located at 401, 403, and 405 Nautilus Street to condominium ownership. 4-1-3.

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#### 10.3 Hudson Residence, 6435 Camino De La Costa

DPR Recommendation: Finding CAN be made that the proposed project conforms to the La Jolla Community Plan and that approval is recommended of the Coastal Development permit to demolish an existing residence and construct a new 5,606 sq ft residence and pool located at 6435 Camino De La Costas. 4-1-1.

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#### 10.4 Cottages at 8010, 8010 La Jolla Shores Drive

PRC Recommendation: Findings can be made for a CDP and SDP to demolish 3 dwelling units with detached garages and construct 6 total residential units with garages (two 1,633 sq. ft. units, two 1,569 sq. ft units, and two 1,417 sq. ft. units) on a 12,107 sq. ft. lot located in the MF-1 zone of the La Jolla Shores Planned District, at 8010 La Jolla Shores Drive. 6-0-0.

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#### 10.5 Colony Hill Emergency Slope Repair, 7525 Caminito Avola

PRC Recommendation: Findings can be made for a CDP and SDP for emergency repair of 0.03 acres of failed slope on a vacant HOA lot. 5-1-0.

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#### 10.6 8389 El Paseo Grande CDP/SDP (Pulled by Peggy Davis)

PRC Recommendation: Findings can be made for a CDP and SDP to demolish an existing residence, and construct a new 5,499 sq. ft. two-story single family residence with attached garage on an 8,613 sq. ft. property in the Single Family Residence Zone of the La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone, Coastal Height Limit, *with the proviso that the street trees must conform to the public view corridor requirement.* 6-0-1.





City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5000

# Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment •  Other \_\_\_\_\_

Project Title: Styles TM  
 Project No. For City Use Only: 395761

Project Address:  
 401, 403 & 405 Nautilus Street

**Part I - To be completed when property is held by Individual(s)**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached  Yes  No

Name of Individual (type or print):  
 Shawn Styles  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 405 Nautilus Street  
 City/State/Zip:  
 La Jolla, CA 92037  
 Phone No: 858-472-4397 Fax No: 858-495-7557  
 Signature: *Shawn Styles* Date: 10/24/14

Name of Individual (type or print):  
 Molly Bowman-Styles  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 405 Nautilus Street  
 City/State/Zip:  
 La Jolla, CA 92037  
 Phone No: 858-472-4397 Fax No: 858-495-7557  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_