



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: August 20, 2014 REPORT NO. HO 14-049

ATTENTION: Hearing Officer

SUBJECT: LA JOLLA BEACH TOWNHOMES TENTATIVE MAP  
PTS PROJECT NUMBER: 353968

LOCATION: 6633 La Jolla Boulevard

APPLICANT: Barry Fast, Chairmen of American Coastal Properties LLC, Property Owner; William Mack, Civil Engineer

### SUMMARY

Issue(s): Should the Hearing Officer approve the conversion of an four dwelling unit apartment building, currently under construction, to an four dwelling unit condominium and reduce the number of required off-street parking spaces from nine to eight on a 0.115-acre property within the La Jolla Community Plan area?

Staff Recommendation(s) – **APPROVE** Coastal Development Permit/Coastal Development Permit Amendment No. 1327453 and Tentative Map No. 1239678.

Community Planning Group Recommendation – On July 9, 2014, the La Jolla Community Planning Association voted 13-0-2 to recommend approval of this proposed project with a statement that the bedroom count is to be as indicated in the marked Tentative Parcel Map dated June 10, 2014.

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, 2014, and the opportunity to appeal that determination ended on July 2, 2014.

### BACKGROUND

The 5,009 square foot site is located at 6633 La Jolla Boulevard in the RM-3-7 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone and Transit 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 Parcel Map, by the Land Development Code (Section 125.0410), for the proposed division of the property into four residential condominium dwelling units.

The original project, Project No. 127201, was for a 4 dwelling unit, three story apartment building approved by the Development Services Department on October 30, 2009. An Extension of Time, Project No. 295001, was approved by the Development Services Department on February 25, 2013.

### DISCUSSION

The previously approved and under construction development is a three-story, four dwelling unit apartment building that was recently issued construction permits. The apartment building includes one, one-bedroom unit, approximately 1,720 square feet in floor area, one, two-bedroom unit, approximately 1,680 square feet, one, three-bedroom unit, approximately 1,609 square feet in floor area and one, four-bedroom unit approximately 2,225 square feet in floor area. The original development provided eight parking spaces, however, a ninth space was removed during construction along with the removal of one bedroom.

The project proposes to convert the existing residential apartment building, a total of four residential apartment dwelling units, into four residential condominium dwelling units. Utilities are located below ground, which meets the under grounding requirement. The project has a total of eight off-street parking spaces, which is one less than the previous Coastal Development Permit, due to the reduction of one bedroom, with vehicular access off of the adjacent alley. During the project's review, City Staff determined that the existing structure was in conformance with the development codes in effect at the time.

### CONCLUSION

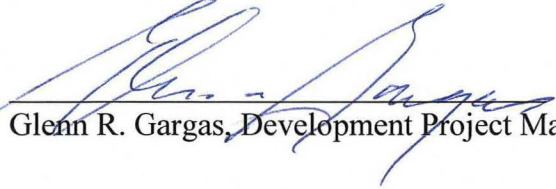
A Coastal Development Permit Amendment and Tentative Map for the proposed four dwelling unit condominium conversion may be approved if the decision maker finds that the proposed division of land complies with the requirements of the Subdivision Map Act and the San Diego Municipal Code. Staff has reviewed 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 Amendment No. 1327453 and Tentative Map No. 1239678, with modifications.

2. Deny Coastal Development Permit No. 1327453 and Tentative Map No. 1239678, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Glenn R. Gargas, Development Project Manager

Attachments:

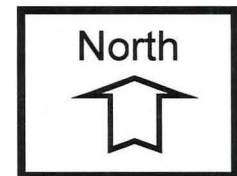
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Coastal Permit Resolution with Findings
6. Draft Coastal Permit with Conditions
7. Draft Tentative Map Resolution
8. Draft Tentative Map Conditions
9. Copy of Notice of Right to Appeal Environmental Determination
10. Project Site Plan - Map Exhibit-Tentative Map
11. Copy of Recorded Permit and EOT
12. Community Planning Group Recommendation
13. Ownership Disclosure Statement



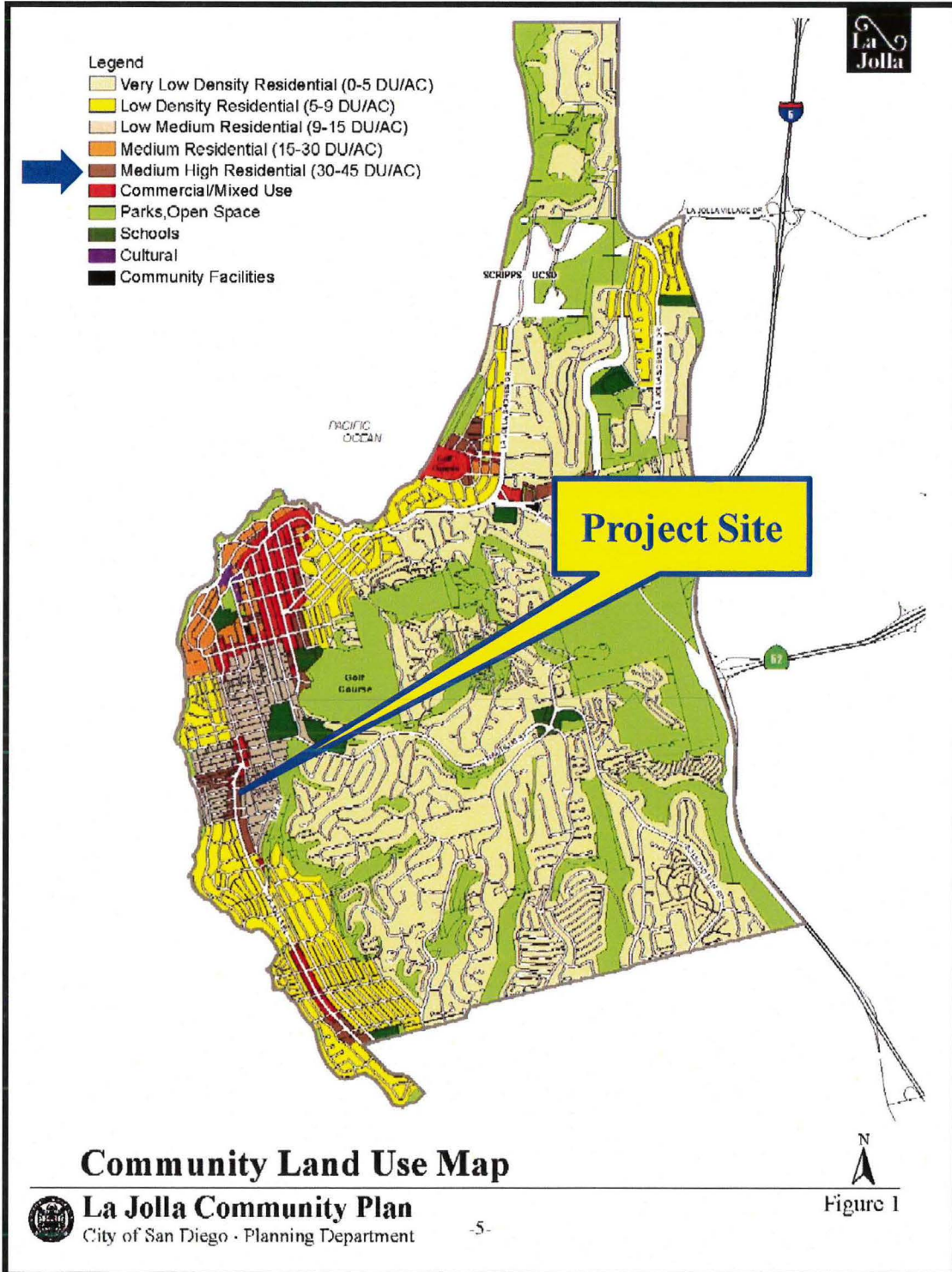


## Aerial Photo

LA JOLLA BEACH TOWNHOMES – 6633 LA JOLLA BOULEVARD  
PROJECT NO. 353968







## Land Use Map

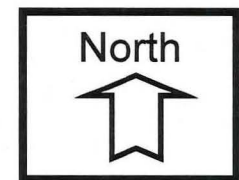
**LA JOLLA BEACH TOWNHOMES TM – 6633 LA JOLLA BOULEVARD**  
PROJECT NO. 353968 La Jolla





## Project Location Map

**LA JOLLA BEACH TOWNHOMES – 6633 LA JOLLA BOULEVARD**  
**PROJECT NO. 353968**



## PROJECT DATA SHEET

|   |   |
|---|---|
| <b>PROJECT NAME:</b>                        | La Jolla Beach Townhomes TM – Project No. 353968  |
| <b>PROJECT DESCRIPTION:</b>                 | CDP Amendment and TM to convert a four dwelling unit, apartment building, currently under construction into condominiums on a 5,009 square-foot property. |
| <b>COMMUNITY PLAN AREA:</b>                 | La Jolla  |
| <b>DISCRETIONARY ACTIONS:</b>               | Coastal Development Permit Amendment and Tentative Map.   |
| <b>COMMUNITY PLAN LAND USE DESIGNATION:</b> | Medium High Density Residential (30-45 DUs per acre)  |

### ZONING INFORMATION:

**ZONE:** RM-3-7 Zone

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

**LOT SIZE:** 7,000 square-foot minimum lot size – existing lot  
5,009 sq. ft.

**FLOOR AREA RATIO:** 1.8 maximum – 1.67 existing

**FRONT SETBACK:** 10 foot minimum, 20 foot standard – 18.5 ft. existing

**SIDE SETBACK:** 0 and 5 feet – 0 and 5 feet existing

**STREETSIDE SETBACK:** NA

**REAR SETBACK:** min. 5 feet – 10 feet existing

**PARKING:** 8 parking spaces required – 8 spaces existing/proposed.

| <b><u>ADJACENT PROPERTIES:</u></b> | <b>LAND USE DESIGNATION &amp; ZONE</b>       | <b>EXISTING LAND USE</b> |
|------------------------------------|--|--------------------------|
| <b>NORTH:</b>                      | Medium High Density Residential; RM-3-7 Zone | Multi-Family Residence   |
| <b>SOUTH:</b>                      | Medium High Density Residential; RM-3-7 Zone | Multi-Family Residence   |
| <b>EAST:</b>                       | Low Medium Density Residential; RM-1-1 Zone  | Multi-Family Residence   |
| <b>WEST:</b>                       | Medium High Density                          | Multi-Family Residence   |

**ATTACHMENT 4**

|   |  |  |
|---|--|--|
|   | Residential; RM-3-7<br>Zone  |  |
| <b>DEVIATIONS OR<br/>VARIANCES REQUESTED:</b>           | None.  |  |
| <b>COMMUNITY PLANNING<br/>GROUP<br/>RECOMMENDATION:</b> | The La Jolla Community Planning Association voted to approve the project by a vote of 13-0-2 at their meeting on July 9, 2014. |  |



**HEARING OFFICER RESOLUTION NO. \_\_\_\_\_**  
**COASTAL DEVELOPMENT PERMIT NO. 1327453**  
**AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 437105**  
**LA JOLLA BEACH TOWNHOMES TM - PROJECT NO. 353968**

WHEREAS, American Coastal Properties, LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to convert (subdivide) an apartment building, currently under construction, into condominium ownership and amend the previous Coastal Development Permit, by reducing the number of required off-street parking spaces from nine to eight spaces, due to the reduction of one bedroom (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1327453), on portions of a 0.115-acre property;

WHEREAS, the project site is located at 6633 La Jolla Boulevard, in the RM-3-7 Zone, Coastal (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 9 and 10, Block 7, La Jolla Strand, Map No. 1216;

WHEREAS, on August 20, 2014, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1327453, pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on June 18, 2014, 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 August 20, 2014.

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 0.115-acre project site is currently developed with an 4 dwelling unit apartment building, currently under construction. The development proposes to divide the four dwelling units into residential condominiums and is located approximately two blocks from the coastline. The

proposed development does not involve any further physical change to the apartment building and is contained within the existing legal lot area, which will not encroach upon any existing or proposed physical access to the coast. The project site is not located on or adjacent to an identified visual access corridor as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project site is situated along La Jolla Boulevard, within a developed multi-family and single family residential neighborhood. The proposed division into condominiums is to a new construction which meets 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.

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

The 0.115-acre project site is currently under construction with a four dwelling unit apartment 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 does 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 under construction with four dwelling units into condominium units is located on a site which has a Multi-Family Residential 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 0.115-acre site, currently under construction with an apartment building that includes four dwelling units, is located within a well developed multi-family and single family residential neighborhood. The project site 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 and public recreation area on or adjacent to the project site, however, this previously approved apartment building 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 alley, with all eight off street parking spaces with access off the rear 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. 1327453, 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. 1327453, 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: August 20, 2014

Job Order No. 24004325



**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: 24004325

**COASTAL DEVELOPMENT PERMIT NO. 1327453**  
**LA JOLLA BEACH TOWNHOMES TM - PROJECT NO. 353968**  
**AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 437105**  
**HEARING OFFICER**

This Coastal Development Permit No. 1327453, Amendment to Coastal Development Permit No. 437105 is granted by the Hearing Officer of the City of San Diego to American Coastal Properties, LLC, a California Limited Liability Corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.702. The 0.115-acre site is located at 6633 La Jolla Boulevard, in the RM-3-7 zone, Coastal Overlay Zone (non-appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Parking and Transit Overlay Zones within the La Jolla Community Plan area. The project site is legally described as: Lots 9 and 10, Block 7, La Jolla Strand, Map No. 1216.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to convert a four dwelling unit apartment building into four residential condominiums described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 20, 2014, on file in the Development Services Department.

The project shall include:

- a. Conversion of four residential dwelling unit apartment building under construction into four residential condominium units on a 0.115 acre property;
- b. Existing landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Site walls, fences and patios; and

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

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by September 3, 2017.
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.).

**PLANNING/DESIGN REQUIREMENTS:**



12. 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.

### **TRANSPORTATION REQUIREMENTS**

13. The four dwelling units shall provide the following dwelling unit bedroom count (as shown in Exhibit "A"):

- 3 - two-bedroom dwelling units
- 1 - three-bedroom dwelling unit

14. No fewer than 8 off-street parking spaces (with 8 off-street parking spaces provided) as well as 2 bicycle spaces shall be permanently maintained on the property within the approximate location shown on the project's Exhibit "A". Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City's SDMC, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department Director.

15. All parking space dimensions, drive aisle widths & gradients, access location, widths, and design, as well as proposed parking layouts and turnaround areas shall be provided/constructed per the appropriate SDMC and Region Standard Drawing specifications as shown in the projects Exhibit "A", satisfactory to the City Engineer.

### **PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

16. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

17. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

14. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

### **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 August 20, 2014, by Resolution No. \_\_\_\_\_.

HEARING OFFICER - RESOLUTION NUMBER R-\_\_\_\_\_

TENTATIVE PARCEL MAP NO. 1239678 , LA JOLLA  
BEACH TOWNHOMES TM - PROJECT NO. 353968.

WHEREAS, American Coastal Properties LLC, Subdivider, and William Mack, Engineer, submitted an application to the City of San Diego for a tentative parcel map Tentative Parcel Map No. 1239678 for the La Jolla Beach Townhomes TM. The project site is located on the east side of La Jolla Boulevard, near the intersection of Kolmar Street and La Jolla Boulevard, at 6633 La Jolla Boulevard. The property is legally described as Lots 9 and 10, Block 7, La Jolla Strand, Map No. 1216; and

WHEREAS, the Map proposes the Subdivision of a 0.115 acre-site into four residential condominium units; and

WHEREAS, on June 18, 2014, 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; and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; 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 1351 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is four (4); and



WHEREAS, on August 20, 2014, the Hearing Officer of the City of San Diego considered Tentative Parcel Map No.1239678, and pursuant to San Diego Municipal Code section(s) 125.0440, 125.0444, 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; 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 Parcel Map No. 1239678:

**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 one lot, four dwelling unit condominium subdivision of a 0.115-acre property that contains a four unit apartment building, currently under construction, originally approved under a Coastal Development Permit, Project No. 127201. This tentative map does not include additional development of the property. The project site is located in the RM-3-7 zone and is designated Medium-High Residential Density 30 to 45 DU's per acre by the La Jolla Community Plan. The proposed subdivision, is simply to convert the existing (under construction) apartment building into condominiums and remains consistent with the previously approved Coastal Development, Project No. 127201, except for the Coastal Development Permit Amendment to reduce the minimum required off-street parking from 9 to 8 spaces, which were found consistent the policies, goals, and objectives of the applicable land use plan (San Diego Municipal Code § 125.0440(a) and Subdivision Map Act §§ 66473.5, 66474(a), and 66474(b)). 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 (San Diego Municipal Code 125.0440 (b)).**

The proposed one lot, four dwelling unit condominium conversion subdivision complies with the development regulations of the underlying RM-3-7 zone and all of the applicable development regulations of the Land Development Code. There is no further development proposed within the scope of this Tentative Map. The proposed subdivision,

is simply to convert the existing (under construction) apartment building into condominiums and remains consistent with the previously approved Coastal Development, Project No. 127201 and Extension of Time Project No. 295001, which were found to comply with the applicable zoning and development regulations of the Land Development Code (San Diego Municipal Code § 125.0440(b)). During the review of the proposed Tentative Map, Development Services Department Staff determined proposal to also be consistent with the development regulations, purpose and intent of the RM-3-7 zone, contained in 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 one lot, four dwelling unit condominium conversion subdivision of a 0.115-acre property that contains an four unit apartment building approved under Coastal Development Permit, Project No. 127201, which is currently under construction. This tentative map does not include any additional development of the property. The project site is located in the RM-3-7 zone and is designated Medium High Residential Density by the La Jolla Community Plan. The proposed subdivision is simply to convert the existing (under construction) apartment building into condominiums and remains consistent with the previously approved Coastal Development, Project No. 127201 and Extension of Time Project No. 295001, which were found 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)). Therefore, this project will not affect the existing and future surrounding land uses and the site is physically suitable for the type and density under the proposed tentative map project.

**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, four dwelling unit condominium conversion subdivision of a 0.115-acre property is to an four unit apartment building, currently under 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. 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 one lot, four dwelling unit condominium conversion subdivision of a 0.115-acre property is to an four unit apartment building, currently under construction. This tentative map proposes no further change or any additional development of the property. This project was determined to be categorically exempt under the California Environmental Quality Act. This environmental review did include the review of the project's potential impact on public health, safety, and welfare. Therefore, the design of the subdivision or the proposed improvements 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, four dwelling unit condominium conversion subdivision of a 0.115-acre property is to an four unit apartment building, currently under 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, La Jolla Boulevard, adjacent alley and general utility easements. 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 0.115-acre property with an four unit apartment building, currently under construction, into condominium ownership does not include any additional development of the property, will provide, to the extent feasible, for any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into account the best use of the land to minimize grading and preserving environmentally sensitive lands. The potential and opportunity exists to implement sustainable building techniques that utilize photovoltaic systems (solar panels) to generate a certain percentage of the project's energy needs. The new four unit building is prewired 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, four dwelling unit condominium conversion subdivision of a 0.115-acre property is to an existing four 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, four dwelling unit condominium conversion subdivision of a 0.115-acre property is to an four unit apartment building, currently under construction. This proposed Tentative Map, condo conversion, is for a new apartment building that has not been occupied yet, 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, four dwelling unit condominium conversion subdivision of a 0.115-acre property is to an four unit apartment building, currently under 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, four dwelling unit condominium conversion subdivision of a 0.115-acre property is to an four unit apartment building, currently under 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 Parcel Map No. 1239678, hereby granted to American Coastal Properties LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By \_\_\_\_\_  
Glenn R. Gargas  
Development Project Manager  
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24004325



HEARING OFFICER  
CONDITIONS FOR TENTATIVE PARCEL MAP NO. 1239678, LA JOLLA BEACH  
TOWNHOMES TM - PROJECT NO. 353968

ADOPTED BY RESOLUTION NO. R-\_\_\_\_\_ ON AUGUST 20, 2014

**GENERAL**

1. This Tentative Parcel Map will expire September 3, 2017.
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. 1327453.
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. 353968  
TM No. 1239678

**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) 437105.
10. The subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
11. The subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
12. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
13. 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.
14. 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.

Project No. 353968  
 TM No. 1239678

**MAPPING**

15. "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].
16. "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."
17. 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.
18. 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.
19. 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 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.

**WATER & WASTEWATER**

20. Prior to parcel map recordation, 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 Director of Public Utilities 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-

Project No. 353968  
 TM No. 1239678

way. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

21. Prior to parcel map recordation, the Subdivider shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.
22. Prior to parcel map recordation, the Subdivider shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.
23. Prior to parcel map recordation, the Subdivider shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.
24. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
25. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.
26. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

**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.

Project No. 353968  
TM No. 1239678

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

Internal Order No. 24004325

Project No. 353968  
TM No. 1239678





THE CITY OF SAN DIEGO

Date of Notice: June 18, 2014

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004325

**PROJECT NAME/NUMBER:** LA JOLLA BEACH TOWNHOMES TENTATIVE MAP / 353968

**COMMUNITY PLAN AREA:** La Jolla

**COUNCIL DISTRICT:** 1

**LOCATION:** 6633 La Jolla Boulevard, City and County of San Diego

**PROJECT DESCRIPTION:** A TENTATIVE MAP and a COASTAL DEVELOPMENT PERMIT to amend Coastal Development Permit No. 437105 to create four residential condominiums. The 0.115-acre project site is located at 6633 La Jolla Boulevard. The land use designation for the project site is Medium High Residential per the community plan. Furthermore the project site is located within the RM-3-7 zone, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (non appealable 2 area), the Parking Impact Overlay Zone (Beach and Coastal Impact Areas), the Residential Tandem Parking Overlay Zone, the Transit Overlay Zone, and the La Jolla Community Plan and Local Coastal Program area. (LEGAL DESCRIPTION: Lots 9 & 10 in Block 7 of La Jolla Strand, Map No. 1216).

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15305 (Minor Alterations in Land Use Limitations).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15305 which allows for minor alterations in land use limitations which do not result in any changes in land use or density.

**DEVELOPMENT PROJECT MANAGER:** Glenn Gargas

**MAILING ADDRESS:** 1222 First Avenue, MS401, San Diego, CA 92101

**PHONE NUMBER:** 619.446.5142

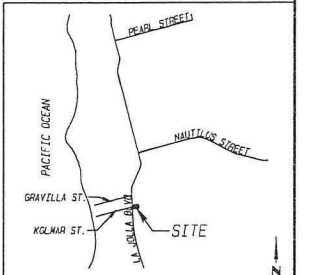
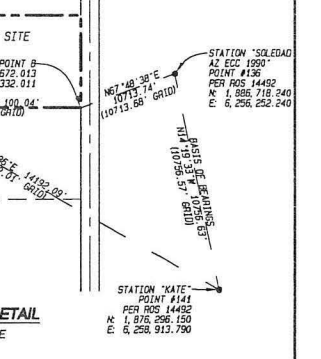
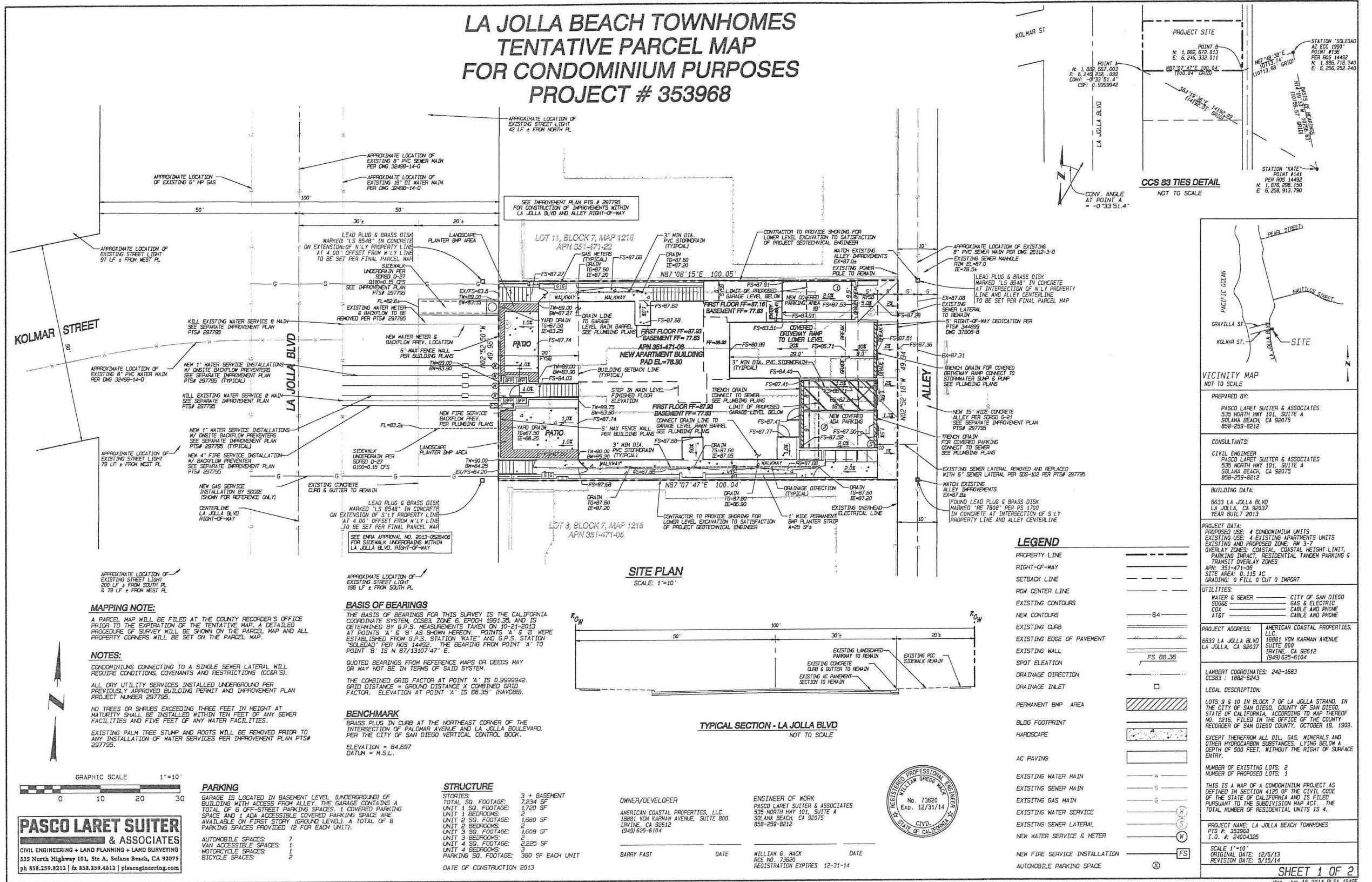
On June 18, 2014 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (July 2, 2014). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

|                             |                              |
|-----------------------------|------------------------------|
| POSTED IN THE OFFICE OF DSD |                              |
| Posted                      | <u>JUN 17 2014</u> <i>me</i> |
| Removed                     | <u>JUL 07 2014</u>           |
| Posted by                   | <u><i>my calder</i></u>      |

# LA JOLLA BEACH TOWNHOMES TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES PROJECT # 353968



**LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY
- SETBACK LINE
- ROW CENTER LINE
- EXISTING CONTOURS
- NEW CONTOURS
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING WALL
- SPOT ELEVATION
- DRAINAGE DIRECTION
- DRAINAGE INLET
- PERMANENT BNP AREA
- BLDG FOOTPRINT
- HARDSCAPE
- AC PAVING
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING WATER SERVICE
- EXISTING SEWER LATERAL
- NEW WATER SERVICE & METER
- NEW FIRE SERVICE INSTALLATION
- AUTOMOBILE PARKING SPACE

**PROJECT DATA:**  
 PROPOSED USE: 4 CONDOMINIUM UNITS  
 EXISTING USE: 4 EXISTING APARTMENTS UNITS  
 OVERLAY ZONES: COASTAL, COASTAL HEIGHT LIMIT, PARKING IMPACT, RESIDENTIAL TANDEN PARKING & TRANSIT OVERLAY ZONES  
 APN: 351-471-05  
 SITE AREA: 0.115 AC  
 GRADING: 0 FILL 0 CUT 0 IMPORT

**UTILITIES:**  
 WATER & SEWER: CITY OF SAN DIEGO  
 GAS & ELECTRIC: SDGES  
 COX: CABLE AND PHONE  
 AT&T: CABLE AND PHONE

**PROJECT ADDRESS:** AMERICAN COASTAL PROPERTIES, LLC  
 6633 LA JOLLA BLVD, SUITE 800  
 LA JOLLA, CA 92037  
 18891 VON KARMAN AVENUE  
 IRVINE, CA 92612  
 (949) 525-6104

**LAMBERT COORDINATES:** 242-1683  
 CCS83 : 1882-6243

**LEGAL DESCRIPTION:**  
 LOTS 9 & 10 IN BLOCK 7 OF LA JOLLA STRAND, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1216, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 18, 1909.

**EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 550 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY.**

**NUMBER OF EXISTING LOTS: 2**  
**NUMBER OF PROPOSED LOTS: 1**

**THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF RESIDENTIAL UNITS IS 4.**

**PROJECT NAME:** LA JOLLA BEACH TOWNHOMES  
**P.T.S. #:** 352959  
**I.O. #:** 24004325

**SCALE 1"=10'**  
**ORIGINAL DATE:** 12/6/13  
**REVISION DATE:** 5/15/14

**SHEET 1 OF 2**  
 Mon, Jun 16, 2014 1:54:14 PM

**MAPPING NOTE:**  
 A PARCEL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE PARCEL MAP.

**NOTES:**  
 CONDOMINIUMS CONNECTING TO A SINGLE SEWER LATERAL WILL REQUIRE CONDITIONS, COVENANTS AND RESTRICTIONS (CCRS).  
 ALL DRY UTILITY SERVICES INSTALLED UNDERGROUND PER PREVIOUSLY APPROVED BUILDING PERMIT AND IMPROVEMENT PLAN PROJECT NUMBER 297795.  
 NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.  
 EXISTING PALM TREE STRAP AND ROOTS WILL BE REMOVED PRIOR TO ANY INSTALLATION OF WATER SERVICES PER IMPROVEMENT PLAN P.T.S. 297795.

**PASCO LARET SUITER & ASSOCIATES**  
 CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING  
 535 North Highway 101, Ste A, Solana Beach, CA 92075  
 ph 958.259.8212 | fx 958.259.4812 | plaeengineering.com

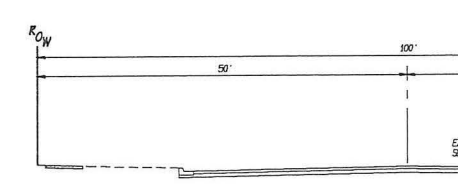
**BASE OF BEARINGS**  
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35, AND IS DETERMINED BY G.P.S. MEASUREMENTS TAKEN ON 10-21-2013 AT POINTS 'A' & 'B' AS SHOWN HEREON. POINTS 'A' & 'B' WERE ESTABLISHED FROM G.P.S. STATION "KATE" AND G.P.S. STATION "SOLEDAO" PER POS 14492. THE BEARING FROM POINT 'A' TO POINT 'B' IS N 87°13'10.74" E.

**BENCHMARK**  
 BRASS PLUG IN CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF PALMARD AVENUE AND LA JOLLA BOULEVARD, PER THE CITY OF SAN DIEGO VERTICAL CONTROL BOOK.  
 ELEVATION = 84.697  
 DATUM = M.S.L.

**STRUCTURE**

|                      |                  |
|----------------------|------------------|
| STORIES:             | 3 + BASEMENT     |
| TOTAL SQ. FOOTAGE:   | 7,234 SF         |
| UNIT 1 SQ. FOOTAGE:  | 1,720 SF         |
| UNIT 1 BEDROOMS:     | 2                |
| UNIT 2 SQ. FOOTAGE:  | 1,680 SF         |
| UNIT 2 BEDROOMS:     | 2                |
| UNIT 3 SQ. FOOTAGE:  | 1,609 SF         |
| UNIT 3 BEDROOMS:     | 2                |
| UNIT 4 SQ. FOOTAGE:  | 2,225 SF         |
| UNIT 4 BEDROOMS:     | 3                |
| PARKING SQ. FOOTAGE: | 360 SF EACH UNIT |

DATE OF CONSTRUCTION 2013



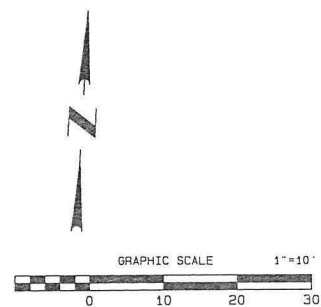
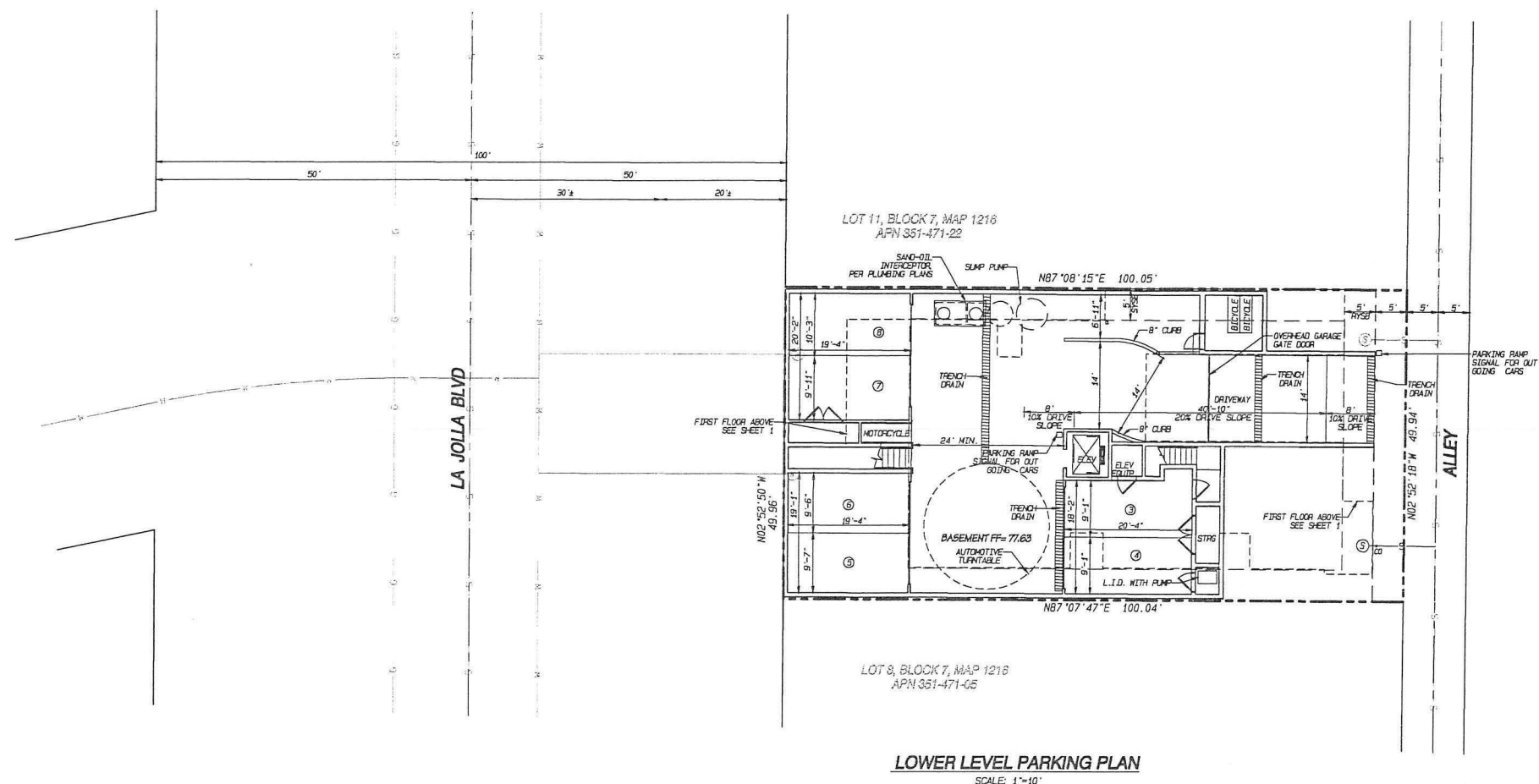
**OWNER/DEVELOPER**  
 AMERICAN COASTAL PROPERTIES, LLC  
 18891 VON KARMAN AVENUE, SUITE 800  
 IRVINE, CA 92612  
 (949) 525-6104

**ENGINEER OF WORK**  
 PASCO LARET SUITER & ASSOCIATES  
 535 NORTH HWY 101, SUITE A  
 SOLANA BEACH, CA 92075  
 958-259-8212

**REGISTERED PROFESSIONAL ENGINEER**  
 WILLIAM G. MACK  
 No. 73620  
 Exp. 12/31/14  
 CIVIL  
 STATE OF CALIFORNIA

**DATE** BARRY FAST **DATE** WILLIAM G. MACK  
 RCE NO. 73620  
 REGISTRATION EXPIRES 12-31-14

# LA JOLLA BEACH TOWNHOMES TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES PROJECT # 353968



**PASCO LARET SUITER & ASSOCIATES**  
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING  
535 North Highway 101, Ste A, Solana Beach, CA 92075  
ph 858.259.8212 | fx 858.259.4812 | pascoengineering.com

OWNER/DEVELOPER  
AMERICAN COASTAL PROPERTIES, LLC.  
18881 VON KARMAN AVENUE, SUITE 800  
IRVINE, CA 92612  
(949) 628-6104

ENGINEER OF WORK  
PASCO LARET SUITER & ASSOCIATES  
535 NORTH HWY 101, SUITE A  
SOLANA BEACH, CA 92075  
858-259-8212



|            |                               |
|------------|-------------------------------|
| DATE       | DATE                          |
| BARRY FAST | WILLIAM G. MACK               |
|            | REG. NO. 73620                |
|            | REGISTRATION EXPIRES 12-31-14 |

PROJECT NAME: LA JOLLA BEACH TOWNHOMES  
PTS # 353968  
I.O. # 24004325  
SCALE 1"=10'  
ORIGINAL DATE: 12/5/13  
REVISION DATE: 5/15/14

THE ORIGINAL OF THIS DOCUMENT  
WAS RECORDED ON AUG 13, 2010  
DOCUMENT NUMBER: 2010-0419002  
DAVID L. BUTLER, COUNTY RECORDER  
SAN DIEGO COUNTY RECORDER'S OFFICE  
TIME: 8:34 AM

**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

JOB ORDER NUMBER: 42-7662

**COASTAL DEVELOPMENT PERMIT NO. 437105**  
**SHAW PROPERTIES – PROJECT NO. 127201 [MMRP]**  
**DEVELOPMENT SERVICES DEPARTMENT**

This Coastal Development Permit (CDP) No. 437105 is granted by the Development Services Department of the City of San Diego to SHAW PACIFIC PARTNERS, LLC, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0701. The 0.13-acre site is located at 6633 La Jolla Boulevard in the RM-3-7 Zone, the Coastal Overlay Zone (Non-appealable area 2), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, and the Transit Overlay Zone within the La Jolla Community Plan. The project site is legally described as Lots 9 and 10 in Block 7 of La Jolla Strand in the City of San Diego, Country of San Diego, State of California according to Map thereof No. 1216 filed in the Office of the County Recorder of San Diego County, October 18, 1909.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing building and construct 4 residential for rent units, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 30, 2009, on file in the Development Services Department.

The project proposes to include:

- a. Demolition of an existing 4,268 square foot office complex and construction of four apartments totaling approximately 8,367 square feet in a two-story structure over a garage/basement on a 5,760 square foot site;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;



- d. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the proposed project's projected energy consumption, as established by Council Policy 900-14; and
- e. Accessory improvements determined by the Development Services Department 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. 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 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.
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. 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 Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/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 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 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. Construction plans shall be in substantial conformity to Exhibit "A." 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.

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

11. Mitigation requirements are tied to the environmental document, specifically the Mitigation, Monitoring, and Reporting Program (MMRP). These MMRP conditions are incorporated into the permit by reference or authorization for the project
12. The mitigation measures specified in the Mitigation Monitoring and Reporting Program, and outlined in Mitigated Negative Declaration No. 127201 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL/MITIGATION REQUIREMENTS.
13. The Owner/Permittee shall comply with the Mitigation, Monitoring, and Reporting Program (MMRP) as specified in Mitigated Negative Declaration No. 127201 satisfactory to the Development Services Department and the City Engineer. Prior to issuance of the first building permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue area: Historical Resources (Archaeology).
14. Prior to issuance of any construction permit, the Owner/Permittee shall pay the Long Term Monitoring Fee in accordance with the Development Services Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

**ENGINEERING REQUIREMENTS:**

15. Prior to the issuance of the Certificate of Occupancy, the Owner/Permittee shall dedicate and improve an additional 5 feet of the adjacent alley, satisfactory to the City Engineer.
16. Whenever street rights-of-way are required to be dedicated, it is the responsibility of the Owner/Permittee 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.
17. Prior to the issuance of any construction permits, the Owner/Permittee 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.
18. The drainage system proposed for this development is private and subject to approval by the City Engineer.
19. Prior to building occupancy, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for pavers in the public right-of-way.
20. The export of any material from the project site shall be discharged into a legal disposal site. The approval of this project does not allow the onsite processing and sale of the export material unless the underlying zone allows a construction and demolition debris recycling facility with an approved Neighborhood Use Permit or Conditional Use Permit per LDC Section 141.0620(i).

21. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is in accordance with the approved plans.
22. Prior to the building occupancy, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
23. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.

#### **LANDSCAPE REQUIREMENTS:**

24. Prior to issuance of any construction permits for buildings; the Permittee or Subsequent Owner shall submit complete landscape and irrigation construction documents consistent with the Land Development Manual, Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Office of the Development Services Department.
25. Prior to Final Inspection, it shall be the responsibility of the Permittee or Subsequent Owner to install all required landscape. A "No Fee" Street Tree Permit, if applicable, shall be obtained for the installation, establishment, and on-going maintenance of all street trees.
26. The Permittee or Subsequent Owner shall maintain all landscape in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.
27. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual; Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.
28. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Permittee or Subsequent Owner is responsible to repair and/or replace any landscape in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or prior to the performance of a Final Landscape Inspection.

#### **PLANNING/DESIGN REQUIREMENTS:**

29. 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.

30. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the proposed project's projected energy consumption, as established by Council Policy 900-14.

31. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

32. 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.

33. Prior to building permit issuance, submit construction documents that provide transparency on the project's west elevation by including fenestration on the 2nd floor level in both the north and south portions of the west elevation along the western wall of the dining rooms in Units 1 and 2, and on the 3rd floor in the north portion of the elevation at the top of the stairs in Unit 4, as shown on Exhibit "A." The fenestration shall provide a transparent element above any visible roofline for each of the two floors as described above. If the windows in the three areas described above change from what was already approved in the Exhibit "A" then it should be shown that the proposed change in fenestration equals 50 percent of each individual area.

#### **TRANSPORTATION REQUIREMENTS:**

34. No fewer than nine (9) off-street parking spaces shall be maintained 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 Development Services Department.

#### **WASTEWATER REQUIREMENTS:**

35. The Owner/Permittee shall design and construct any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

36. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Plumbing Code and shall be reviewed as part of the building permit plan check.

37. No permanent structures, substructures, curbs, trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any public sewer facilities.

#### **WATER REQUIREMENTS:**


38. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of a new water service if needed, outside of any driveway





Coastal Development Permit No.: 437105  
Date of Approval: October 29, 2009

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

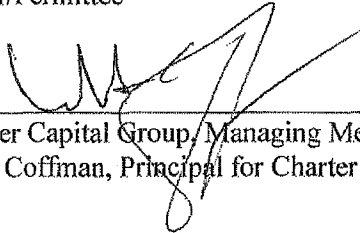
  
Jeffrey A. Peterson  
Development Project Manager

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

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

SHAW PACIFIC PARTNERS, LLC  
Owner/Permittee



By   
Charter Capital Group, Managing Member  
Mark Coffman, Principal for Charter Capital Group

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

THE ORIGINAL OF THIS DOCUMENT  
WAS RECORDED ON APR 10, 2013  
DOCUMENT NUMBER 2013-0223827  
Ernest J. Dronenburg, Jr., COUNTY RECORDER  
SAN DIEGO COUNTY RECORDER'S OFFICE  
TIME: 8:42 AM

**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**

JOB ORDER NUMBER: 24003233

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**EXTENSION OF TIME NO. 1033929**  
**EXTENSION OF TIME TO COASTAL DEVELOPMENT PERMIT NO. 437105**  
**LA JOLLA BEACH TOWNHOMES EOT - PROJECT NO. 295001**  
**DEVELOPMENT SERVICES DEPARTMENT**

This Extension of Time No. 1033929 is a 36-month Extension of Time to previously approved to previously approved Coastal Development Permit No. 437105, and is hereby granted by the Development Services Department of the City of San Diego to La Jolla Beach Townhomes, LLC, Owners/Permittees, pursuant to San Diego Municipal Code Section 126.0111. The 0.13-acre site is located at 6633 La Jolla Boulevard, in the RM-3-7 zone, within the La Jolla Community Plan area. The property is legally described as Lots 9 and 10 in Block 7 of La Jolla Strand, Map No. 1216, filed October 18, 1909.

Subject to the terms and conditions set forth in this Permit, and previously approved Coastal Development Permit No. 437105, permission is granted to La Jolla Beach Townhomes, LLC, Owners/Permittees to demolish an existing building and construct four residential rental 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 Coastal Development Permit No. 437105, Project No. 127201, approved by the Development Services Department on October 30, 2009, is hereby extended as indicated within this permit until November 17, 2015.

The project shall include:

- a. A three year extension of time for the previously approved Coastal Development Permit No. 437105.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized prior to November 17, 2015, which does not exceed thirty-six (36) months from the expiration date of the original permit. 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. 437105, Project No. 127201, Recorded with the County of San Diego Recorder on August 13, 2010, Document No. 2010-0419008, 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.

**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 February 25, 2013, Resolution No. CM-6309.

EXTENSION OF TIME NO. 1033929  
EXTENSION OF TIME TO COASTAL DEVELOPMENT PERMIT NO. 437105  
APPROVED FEBRUARY 25, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

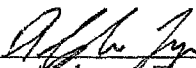


Paul Godwin  
Development Services Department

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

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

**La Jolla Beach Townhomes, LLC**  
Owner/Permittee

By   
Alphonse Tangsoc  
Member

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



P.O. BOX 889  
• LA JOLLA •  
CALIFORNIA 92038

TAC 12

12

LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 Ph 858.456.7900  
<http://www.LaJollaCPA.org> Email: [Info@LaJollaCPA.org](mailto:Info@LaJollaCPA.org)

**Special Meeting – 9 July 2014**

**Attention:** Glenn Gargas, PM, City of San Diego

**Project:** La Jolla Beach Townhomes TM  
6633 La Jolla Blvd  
PN: 353968

**Motion:** To accept the recommendation of the DPR Committee: Findings can be made for a Coastal Development Permit and Tentative Parcel Map to convert 4 residential dwelling units to condominium ownership consisting of one 3-bedroom unit and three 2-bedroom units under construction into condominiums on a 0.115 acre property at 6633 La Jolla Boulevard. The bedroom count is to be as indicated in the marked Tentative Parcel Map dated June 10, 2014 and included in the Condominium Association bylaws. **Vote: 13-0-2**

Submitted by:

*Joseph LaCava*

Joe LaCava, President  
La Jolla CPA

9 July 2014

Date



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

TAC 13  
**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** **Project No. For City Use Only**  
 La Jolla Beach Townhomes 353968  
**Project Address:**  
 6633 La Jolla Blvd

**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): \_\_\_\_\_  
 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: \_\_\_\_\_

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: \_\_\_\_\_



Project Title: La Jolla Beach Townhomes

Project No. (For City Use Only)  
353968

**Part II - To be completed when property is held by a corporation or partnership**

Legal Status (please check):

TAC 13

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

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 names, titles 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 corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. **Additional pages attached**  Yes  No

Corporate/Partnership Name (type or print):  
American Coastal Properties, LLC

Owner  Tenant/Lessee

Street Address:  
18881 Von Karman Ave., Suite 800

City/State/Zip:  
Irvine CA 92612

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_  
( 949) 625-6104

Name of Corporate Officer/Partner (type or print):  
Barry Fast

Title (type or print):  
Chairman

Signature : *Barry Fast* Date: 12/5/13

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

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

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

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

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

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

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

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

Corporate/Partnership Name (type or print):

Owner  Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Name of Corporate Officer/Partner (type or print):

Title (type or print):

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