



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 26, 2018 REPORT NO. HO-18-089

HEARING DATE: October 3, 2018

SUBJECT: Nautilus CDP MW for Condos. Process Three Decision

PROJECT NUMBER: [595298](#)

OWNER/APPLICANT: Marengo Coastal Development, Inc., Owner/Robert Bateman, Applicant

SUMMARY

Issue: Should the Hearing Officer approve the conversion of four dwelling units into four residential condominium units located at 313-319 Nautilus within the La Jolla Community Plan area?

Staff Recommendations:

1. Approve Coastal Development Permit No. 2120752; and
2. Approve Tentative Map Wavier No. 2095942.

Community Planning Group Recommendation: On August 2, 2018, the La Jolla Community Planning Association voted 13-0-1 to recommend approval of the proposed project without conditions/recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301(k) (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on June 27, 2018, and the opportunity to appeal that determination ended July 12, 2018.

BACKGROUND

The 0.149-acre project site is located at 313-319 Nautilus Street, in the RM-1-1 Zone, Parking Impact Overlay (Beach/Coastal), Residential Tandem Parking Overlay Zone (Tandem), Transit Priority Area (Transit), Coastal Height Limitation Overlay Zone and the Coastal Overlay Zone (Non-appealable). The La Jolla Community Plan designates the site as Low-Medium Density Residential (9-15 dwelling units per acre or du/ac). The site is located mid-block within a fully developed, single- and multi-family residential neighborhood.

The project site contains two duplexes, originally constructed in 1951 and remodeled in March 2017, under Building Permit Project No. 585298. Each one-story duplex contains two, 580-square-foot, one-bedroom dwelling units. Parking is accessed from the alley into four, tandem-parking spaces (eight total), consistent with the Tandem/Transit area requirements. Historic staff reviewed the project due to structure age and determined the project to be potentially historic.

DISCUSSION

Project Approvals

The project proposes to subdivide the project site containing four residential units into four condominium interests. Subdivision of land within the Coastal Zone requires a Coastal Development Permit (CDP) pursuant to [SDMC 126.0707\(a\)](#). This condominium conversion will be accomplished through a Tentative Map Waiver (TMW) pursuant to SDMC [125.0120\(b\)\(2\)\(A\)](#).

Community Plan Analysis

The four units on the property were allowed by the original building permit and the proposed conversion does not affect the previously approved dwelling units. The La Jolla Community Plan (the Plan) designates the site for Low-Medium Density Residential development at 9-15 du/ac. The subdivision conforms to the use designation by continuing to provide residential units. While the existing number of units exceeds the recommended density, the proposed conversion would not increase the number of dwelling units. Therefore, the development maintains rights to the intensity.

The Plan recommends the development of a variety of housing types and styles in La Jolla, and recommends providing opportunities for affordable and balanced housing, supporting or maintaining higher densities along transit corridors and adjacent to pockets of service sector employment. The Plan also recommends maintaining community character by preserving existing streetscape themes and ensuring residential developments comply with the landscape and streetscape guidelines. The proposed conversion supports these Plan recommendations by maintaining a higher density of housing near public transit and a wide range of nearby commercial/retail service establishments. The proposed conversion to residential condominiums contributes to providing more variety and affordable home ownership opportunities in the area, by providing smaller, more efficient dwellings where mostly larger single-family dwellings exist. Finally, the proposed improvements to the parkway will restore and preserve the streetscape theme of the neighborhood; the project proposes the planting of two Queen Palm street trees and the restoration of the parkway.

Condominium Conversion Regulations

Residential condominium conversions are subject to [Chapter 14, Article 4, Division 5](#) of the SDMC (Condominium Conversion Regulations). These regulations require the Subdivider to provide a Building Conditions Report, provide noticing to existing tenants and prospective buyers, and to upgrade landscaping, building features, and other site amenities. As conditions of the proposed Tentative Map Waiver, public improvements include the landscape restoration of the parkway, a new curb and gutter, street trees, and reconstruction of the full-width alley (including 2.5 feet of property dedication). A Building Conditions Report was submitted to determine the remaining life of major building components and to outline building upgrades prior to the recordation of the map.

Because of the potentially historic status of structures onsite, proposed upgrades and any future changes require review and approval by Historic staff for consistency with the U.S. Secretary of the Interior's Standards for historic resources.

Undergrounding Waiver

SDMC section [144.0240](#) et. seq. requires Tentative Map Waiver projects to underground existing, privately-owned utilities serving a subdivision. However, a waiver of this requirement can be considered by the decision maker concurrently with a Tentative Map Waiver approval. The applicant has requested a waiver of the requirement to underground existing public utilities within the right-of-way per SDMC [144.0242\(c\)\(1\)\(B\)](#). Staff supports granting the waiver because 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.

Conclusion

Staff supports a determination that the proposed conversion is consistent with the requirements of the Condominium Conversion Regulations, the recommended land use, and development standards in effect for this site pursuant to the La Jolla Community Plan and the San Diego Municipal Code. Staff has prepared draft findings and draft conditions of approval, and recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2120752 and Tentative Map Waiver No. 2095942 (including a waiver of the requirement to underground existing utilities) with modifications.
2. Deny Coastal Development Permit No. 2120752 and Tentative Map Waiver No. 2095942 (including a waiver of the requirement to underground existing utilities), if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

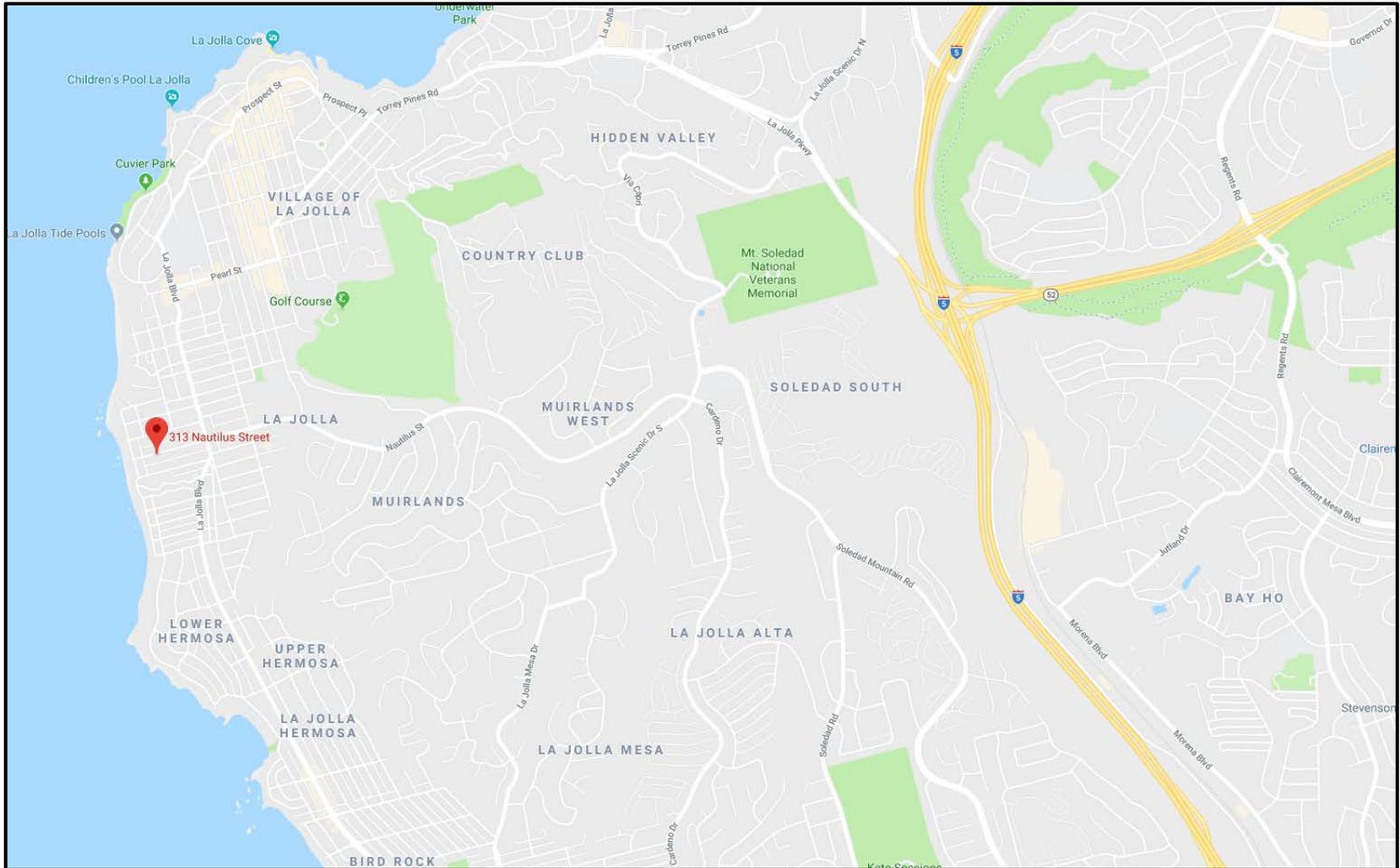


Francisco Mendoza
Development Project Manager

Attachments:

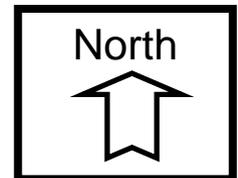
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Map Resolution
5. Draft Map Conditions
6. Draft Resolution with Findings

7. Draft Permit with Conditions
8. Environmental Exemption
9. Community Planning Group Recommendation
10. Ownership Disclosure
11. Map Exhibit-Tentative Map Waiver



Project Location Map

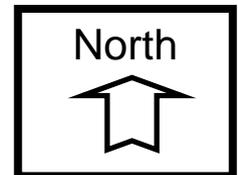
Nautilus CDP/MW for Condos
Project No. 595298 - 313-319 Nautilus Street





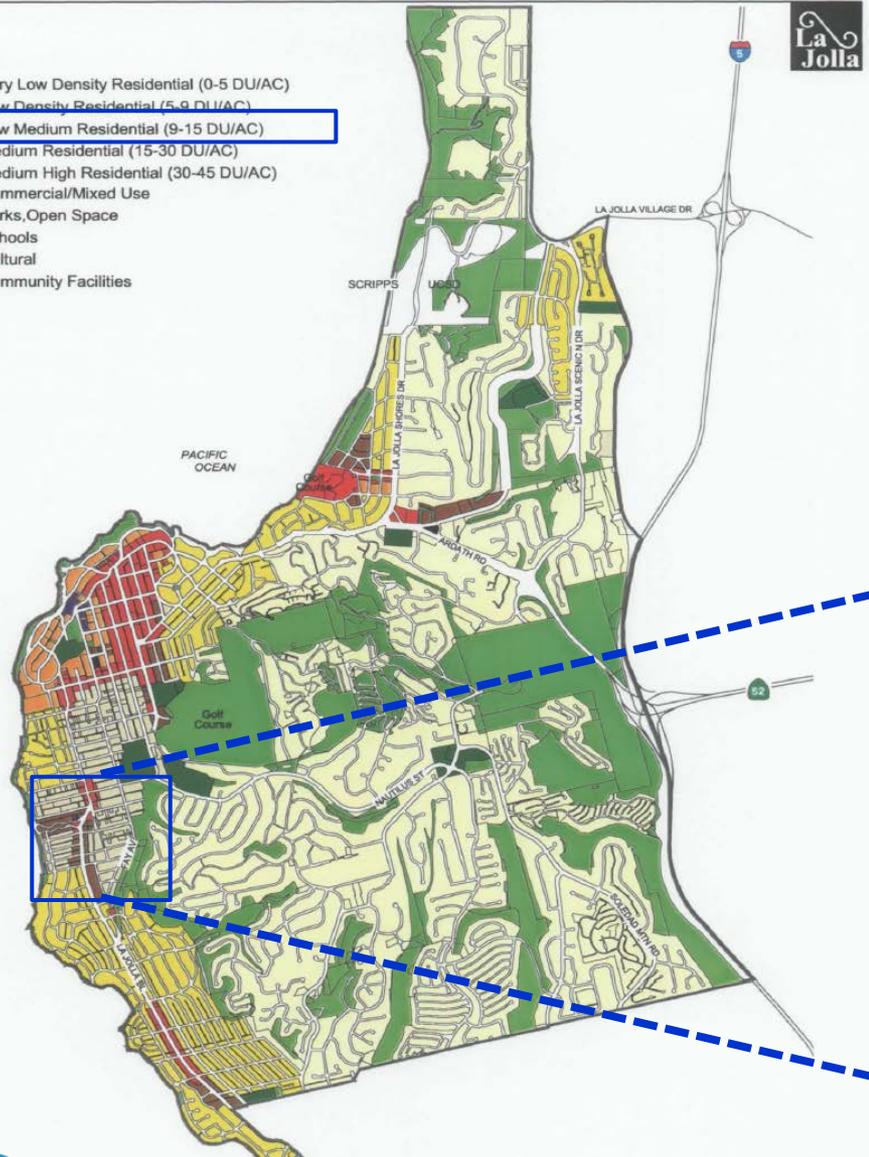
Aerial Photograph

Nautilus CDP/MW for Condos
Project No. 595298 - 313-319 Nautilus Street

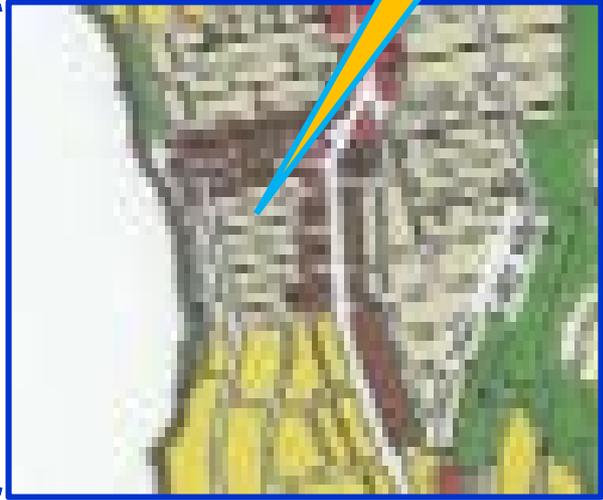


Legend

- Very Low Density Residential (0-5 DU/AC)
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential (9-15 DU/AC)
- Medium Residential (15-30 DU/AC)
- Medium High Residential (30-45 DU/AC)
- Commercial/Mixed Use
- Parks, Open Space
- Schools
- Cultural
- Community Facilities

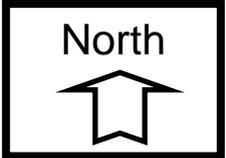


Project Site



Land Use Map

Nautilus CDP/MW for Condos
Project No. 595298 - 313-319 Nautilus Street



HEARING OFFICER RESOLUTION NO. HO-_____
TENTATIVE MAP WAIVER NO. 2095942
NAUTILUS CDP/MW FOR CONDOS - PROJECT NO. 595298

WHEREAS, MARENGO COASTAL DEVELOPMENT, INC., a California Corporation, Subdivider, and Robert Bateman, Surveyor, submitted an application to the City of San Diego for a Tentative Map Waiver No. 2095942 for the conversion of four (4) residential units into four (4) residential condominium units; and

WHEREAS, the project site is located at 313–319 Nautilus Street in the RM-1-1 Zone, Parking Impact Overlay Zone (Beach/Coastal), Residential Tandem Parking Overlay Zone, Transit Priority Area, Coastal Overlay (Non-Appealable) Zone, and Coastal Height Limitation Overlay Zone in the La Jolla Community Plan and Local Coastal Program Land Use Plan; and

WHEREAS, the project site is legally described as: Lots 10 and 11 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; and

WHEREAS, the map proposes the subdivision of a 0.149-acre site into one (1) lot for four (4) residential condominium units; and

WHEREAS, on June 27, 2018, 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 Guidelines section 15301(k) (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

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WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); 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 four; and

WHEREAS, the project applicant has requested a waiver of the requirement to underground the existing overhead utilities pursuant to San Diego Municipal Code section 144.0242(c) because 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 October 3, 2018, the Hearing Officer of the City of San Diego considered Tentative Map No. 2095942, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code sections 125.0440, 125.0444, and 144.0240 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 Map Waiver No. 2095942:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The La Jolla Community Plan (the Plan) designates the site for Low-Medium Density Residential development at 9-15 du/ac. The subdivision conforms to the use designation by continuing to provide residential units. While the existing number of units exceeds the

recommended density, the proposed conversion would not increase the number of dwelling units. Therefore, the development maintains rights to the intensity.

The Plan recommends the development of a variety of housing types and styles in La Jolla, and recommends providing opportunities for affordable and balanced housing, supporting or maintaining higher densities along transit corridors and adjacent to pockets of service sector employment. The plan also recommends maintaining community character by preserving existing streetscape themes and ensuring residential development comply with the landscape and streetscape guidelines. The proposed conversion supports these recommendations of the Plan by maintaining a higher density of housing near a Transit area, with public transit and a wide range of commercial/retail service establishments within walking distance. The proposed conversion to residential condominiums contributes to providing more variety and affordable home ownership opportunities in the area, by providing smaller, more efficient dwellings where mostly larger single-family dwellings exist. Finally, the proposed improvements to the parkway will restore and preserve the streetscape theme of the neighborhood. Therefore, the proposed subdivision and its design or improvement are 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 project site is located in the RM-1-1 zone, which allows multiple-dwelling unit development. Four dwelling units currently exist on the parcel and the subdivision to convert the four units to condominiums is consistent with the RM-1-1 zone's allowed uses. The subdivision complies with all development regulations including lot size, lot width and no deviations are proposed. The subdivision is eligible for a waiver of the requirement to underground existing public utilities because 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. Therefore, 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.

The project site is developed with four dwelling units within two duplexes on a previously graded, generally flat site. The site is located in a developed, urban neighborhood with similarly subdivided lots containing similar types of development. While the existing number of units exceeds the recommended density, the physical size of each unit is smaller than surrounding properties and are suitably sized for the site. The property is served by existing public utilities and there are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site. Therefore, the site is physically suitable for the type and density of 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.

The project site is located in a developed, urban neighborhood. There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or

ATTACHMENT 4

adjacent to the site. The design of the subdivision includes conditions and corresponding exhibits of approvals to achieve compliance with the regulations of the San Diego Municipal Code, which control pollution or runoff from the site during construction. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife on their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The project includes conditions and corresponding exhibits of approvals to achieve compliance with the regulations of the San Diego Municipal Code. To improve public safety, a sidewalk, curb and gutter will be constructed along the project frontage and the alley will be restored and improved at the rear (with an additional 2.5 feet property dedication). Therefore, the design of the subdivision or the type of improvements will 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.

The project site does not contain easements on site, and the proposed subdivision does not propose any new easements for the development. The site is previously graded. Public access along the frontage will be maintained or improved. Therefore, the design of the subdivision and proposed 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.

The site is developed with two duplexes containing four units. The proposed subdivision of four residential condominium units will not impede or inhibit any future passive or natural heating and cooling opportunities. Future development in accordance with the applicable zone will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide for future passive or natural heating and cooling opportunities to the extent feasible.

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.

The subdivision creates four residential condominium units from an existing residential development. Public services in the nearby area include parks, bike paths, beaches, nearby transit, commercial centers, and community resources. Therefore, the effects of the proposed subdivision are balanced with the needs of public services and available fiscal and environmental resources, consistent with the housing needs anticipated for the La Jolla Community Planning area.

9. The notices required by San Diego Municipal Code section 125.0431 have been given in the manner required.

A 60-Day Notice of Intent to Convert to Condominiums and Notice of Tenant Rights have been provided to all project site tenants as required per SDMC section 125.0431. Therefore, all applicable notices required by the San Diego Municipal Code section 125.0431 have been provided in the manner required.

10. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing.

The proposed project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low-income housing. Therefore, this finding does not apply.

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.

The proposed project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low-income housing. Therefore, this finding does not apply.

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 Waiver No. 2095942, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to MARENGO COASTAL DEVELOPMENT, INC., subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Francisco Mendoza
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Waiver Conditions

Internal Order No. flat-fee

Revised: 5/19/2014 by WJZ

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP WAIVER NO. 2095942
NAUTILUS CDP/MW - PROJECT NO. 595298

ADOPTED BY RESOLUTION NO. HO-_____ ON OCTOBER 3, 2018

GENERAL

1. This Tentative Map Waiver will expire October 17, 2021.
2. Compliance with all 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 expiration of the approved Tentative Map Waiver, a Parcel Map subdividing the property into four (4) residential condominium units 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 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.
5. The Subdivision shall conform to the provisions of Coastal Development Permit No. 2120752.
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.

CONDOMINIUM CONVERSION

7. The Subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:
 - a. For existing tenants, within 10 days of the project application for the condominium conversion being deemed complete; or
 - b. For prospective tenants, upon application for the rental of a unit in the proposed condominium conversion.

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8. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the Subdivision Map Act.
9. The Subdivider shall provide each of the tenants of the proposed condominiums written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Subdivision Map Act section 66427.1(a)(2)(E). The provisions of this condition shall neither alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by Civil Code sections 1941, 1941.1 and 1941.2.
10. The Subdivider shall provide the tenants of the proposed condominiums with written notification within 10 days after approval of a Parcel Map for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
11. The Subdivider shall give each tenant a notice of termination of tenancy 60 days prior to being required to vacate the property. (San Diego Municipal Code § 125.0431(a)(4)).
12. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Subdivision Map Act section 66427.1(a)(2)(F) and San Diego Municipal Code section 125.0431(a)(5). The right shall commence on the date the subdivision public report is issued, as provided in section 11018.2 of the Business and Professions Code and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right. (San Diego Municipal Code § 125.0431(a)(5)).
13. The Subdivider shall provide a copy of the Building Conditions Report to a prospective purchaser prior to the opening of an escrow account (San Diego Municipal Code section 144.0504(c)).
14. Prior to the recordation of the Parcel Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code section 144.0507), to the satisfaction of the City Engineer.

AFFORDABLE HOUSING

15. Prior to the approval of the Condominium Conversion the applicant shall demonstrate compliance with the provisions of the Condominium Conversion Regulations of Chapter 14, Article 4, Division 5 of the San Diego Municipal Code. The Owner/Permittee shall either show evidence that relocation assistance has been paid to eligible tenants or enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable relocation benefit conditions consistent with the San Diego Municipal Code.
16. The Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code (“Inclusionary Affordable Housing Regulations”) by paying the Condominium Conversion Inclusionary Affordable Housing Fee in one of the following, manners:
 - a. Deferring payment of the Condominium Conversion Inclusionary Affordable Housing Fee until the close of escrow of the first condominium sold at the development by entering into a written agreement with the San Diego Housing Commission securing payment of the Condominium Conversion Inclusionary Affordable Housing Fee, which shall be recorded against the development and secured by a recorded deed of trust in favor of the San Diego Housing Commission. If Owner/Permittee elects future payment of the Condominium Conversion Inclusionary Affordable Housing, the fee shall be calculated using the rate in effect at the close of escrow of the first condominium unit sold at the development; or
 - b. Pre-paying the Condominium Conversion Inclusionary Affordable Housing Fee to the City based upon the aggregate square footage of all residential units in the project. If Owner/Permittee pre-pays the Condominium Conversion Inclusionary Affordable Housing, the fee shall be calculated using the rate in effect on the date of pre-payment.

ENGINEERING

17. 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.
18. The Subdivider shall reconstruct the existing curb with current City Standard curb and gutter, adjacent to the site on Nautilus Street, satisfactory to the City Engineer.
19. The Subdivider shall restore the existing Alley with current city standard Full width concrete alley, satisfactory to the City Engineer.
20. The Subdivider shall dedicate and improve an additional 2.5 feet of the adjacent alley, satisfactory to the City Engineer.

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21. 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.
22. The Subdivider shall remove the encroaching stone pavers/non-standard parkway and restore parkway to original condition, in the Nautilus Street Right-of-Way, satisfactory to the City Engineer.
23. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement for the proposed Palm Trees in the Nautilus Street Right-of-Way.
24. 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.
25. 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 Waiver 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.

LANDSCAPE

26. Prior to the issuance of any grading permit, the Subdivider shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
27. Prior to the issuance of any public improvement permit, the Subdivider shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
28. The Subdivider shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

29. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Subdivider shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

MAPPING

30. "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].
31. "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."
32. The Parcel Map shall:
- a. Use the California Coordinate System for its "Basis of Bearing" 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 distances shall be shown on the map.

INFORMATION:

- The approval of this Tentative Map Waiver 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.

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- Subsequent applications related to this Tentative Map Waiver 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 Waiver, may protest the imposition within ninety days of the approval of this Tentative Map Waiver 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. 24006933

HEARING OFFICER RESOLUTION NO. HO-_____
COASTAL DEVELOPMENT PERMIT NO. 2120752
NAUTILUS CDP/MW FOR CONDOS - PROJECT NO. 595298

WHEREAS, MARENGO COASTAL DEVELOPMENT, INC., a California Corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to convert four (4) residential units into four (4) residential condominium units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2120752), on portions of a 0.149-acre site; and

WHEREAS, the project site is located at 313-319 Nautilus Street in the RM-1-1 Zone, Parking Impact Overlay Zone (Beach/Coastal), Residential Tandem Parking Overlay Zone, Transit Priority Area, Coastal Overlay (Non-Appealable) Zone, and the Coastal Height Limitation Overlay Zone in the La Jolla Community Plan and Local Coastal Program Land Use Plan; and

WHEREAS, the project site is legally described as: Lots 10 and 11 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; and

WHEREAS, on June 27, 2018, 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 Guidelines section 15301(k) (Existing Facilities) 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, on October 3, 2018, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2120752 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2120752:

A. COASTAL DEVELOPMENT PERMIT [SDMC section 126.0708]:

1. Findings for all Coastal Development Permits

- a. The proposed coastal development will not encroach upon any existing physical accessway 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.**

The project site is located at 313–319 Nautilus Street in the RM-1-1 zone of the La Jolla Community Plan and Local Coastal Program Land Use Plan (the Plan). The four residential dwelling units proposed for subdivision through conversion to condominium units exist on the site, and no physical development is proposed other than public improvements within established public rights-of-way. The site is not located between the first public roadway and the Pacific Ocean or San Diego Bay, and the Plan does not specify physical accessways or view corridors across the property. There are public views identified in the Plan along Nautilus Street, however, the existing development will remain in place and will not affect the corridor. Therefore, the proposed coastal development will not have any impact to existing or proposed public accessways, nor will it impact public views to and along the ocean or other scenic coastal area identified in the Plan.

- b. The proposed coastal development will not adversely affect environmentally sensitive lands.**

No physical development is proposed with the subdivision other than public improvements within established public rights-of-way. Environmentally Sensitive Lands (ESL) are not located on the site. The site is not located within or adjacent to the Multi-Habitat Planning Area (MHPA). Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

- c. 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.**

The subdivision conforms to the adopted Local Coastal Program land use plan's Residential Low-Medium Density land use designation but exceeds the density range of 9-12 dwelling units per acre (du/ac). The existing 26.8 du/ac was established by the original building permit issued in 1951, and the development maintains rights to the intensity. The Plan recommends the development of a variety of housing types and styles in La Jolla, and recommends providing opportunities for affordable and

balanced housing, supporting or maintaining higher densities along transit corridors and adjacent to pockets of service sector employment. The plan also recommends maintaining community character by preserving existing streetscape themes and ensuring residential development comply with the landscape and streetscape guidelines. The proposed conversion supports these recommendations of the Plan by maintaining a higher density of housing near a Transit area, with public transit and a wide range of commercial/retail service establishments within walking distance. The proposed conversion to residential condominiums contributes to providing more variety and affordable home ownership opportunities in the area, by providing smaller, more efficient dwellings where mostly larger single-family dwellings exist. Finally, the proposed improvements to the parkway will restore and preserve the streetscape theme of the neighborhood. Therefore, the project conforms to the certified Local Coastal Program land use plan.

- d. 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 proposed project is not located between the first public roadway and the sea. Therefore, this finding does not apply.

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

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2120752 is hereby GRANTED by the Hearing Officer to MARENGO COASTAL DEVELOPMENT, INC., in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2120752, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza
Development Project Manager
Development Services

Adopted on: October 3, 2018

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

INTERNAL ORDER NUMBER: FLAT-FEE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2120752
NAUTILUS CDP/MW - PROJECT NO. 595298
HEARING OFFICER

This Coastal Development Permit No. 2120752 (Permit) is granted by the Hearing Officer of the City of San Diego, to MARENGO COASTAL DEVELOPMENT, INC., a California corporation, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.149-acre site is located at 313–319 Nautilus Street in the RM-1-1 Zone, Coastal Overlay (Non-Appealable) Zone, and the Coastal Height Limitation Overlay Zone in the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project site is legally described as: Lots 10 and 11 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.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to convert four (4) existing residential units into four (4) residential condominium units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 3, 2018, on file in the Development Services Department.

The project shall include:

- a. The conversion of four (4) residential units into four (4) condominium units;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- 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 October 17, 2021.
2. 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.
3. 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.
4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
5. 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.).
6. The Owner/Permittee shall secure all necessary building and/or other ministerial 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.
7. 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.
8. 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.

9. 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 or other ministerial 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. The Owner/Permittee shall maintain the 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.

13. 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 permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary 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 October 3, 2018, and Resolution No. HO-_____.

ATTACHMENT 7

Coastal Development Permit No. 2120752
Date of Approval: October 3, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
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.

MARENGO COASTAL DEVELOPMENT, INC,
a California corporation
Owner/Permittee

By _____
Claude-Anthony Marengo
Member

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



THE CITY OF SAN DIEGO

Date of Notice: June 27, 2018

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 12002049

PROJECT NAME / NUMBER: Nautilus - CDP/MW / 595298
COMMUNITY PLAN AREA: La Jolla
COUNCIL DISTRICT: 1
LOCATION: 313-319 Nautilus Street, San Diego, CA 92037

PROJECT DESCRIPTION:

Coastal Development Permit and Map Wavier for condominium conversion for four existing units in two, one-story buildings totaling 2,320-square-feet in floor area at 313-319 Nautilus Street. The 0.15-acre site is in the RM-1-1 zone, Low-Medium Residential Community Plan Land Use Designation (9 to 15 Units an Acre), Coastal Overlay (Non-Appealable), Coastal Height Limit Overlay Zone, Residential Tandem Parking Overlay Zone, Parking Impact Overlay Zone (Coastal and Beach) the La Jolla Community Plan and Local Coastal Program, Outdoor Lighting Zone 3, Penasquitos Watershed, Scripps Sub-Area Watershed, and in Council District 1. (LEGAL DESCRIPTION: Lots 10 and 11 in Block "D" of the South La Jolla Subdivision, 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).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301(k) (Existing facilities) - Division of existing multi-family residences into a common-interest ownership.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review which determined that the project meets the criteria set forth in State CEQA Guidelines Section 15301(k), Categorical Exemption, which addresses existing facilities for the division of existing multi-family residential site into common interest ownership. The proposed Coastal Development Permit and Map Waiver 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 proposed Coastal Development Permit and Map Waiver proposes no construction. No construction would occur with this Coastal Development Permit and Map Waiver, and therefore, no environmental affects would occur. Therefore, the activity meets the criteria set forth in sections 15301(k) existing facilities

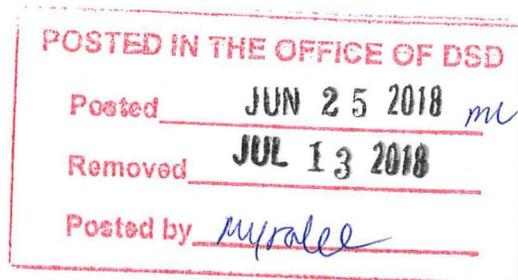
division of existing single-family into common interest ownership; and the exceptions listed in CEQA section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Francisco Mendoza
MAILING ADDRESS: 1222 First Avenue, MS 301, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5433 / FMendoza@sandiego.gov

On June 27, 2018 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 12, 2018). 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.





La Jolla Community Planning Association

August 20, 2018

To: *Pancho Mendoza*

Cc: *Robert Bateman*

RE: 313 Nautilus (Project # 595298)

On August 2, 2018 at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed *313 Nautilus (project # 595298)* as an Action item on the Consent Agenda.

10.3 Coastal Development Permit and Map Waiver for condominium conversions for 4 existing units in 2 one-story buildings totaling 2,320 square feet at 313 Nautilus Street. The 0.15 acre site is in the RM-1-1 zone and the Coastal Non-Appealable overlay zone within the La Jolla Community Plan area in Council District 1.

DPR Motion: Findings can be made for the CDP/MW for this project. Approved (7-0-1)

The LJCPA voted on consent (13-0-1) to accept the recommendation of the DPR.

Sincerely,

Robert Steck
President, LJCPA

	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	<p>FORM DS-318</p> <p>October 2017</p>
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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: Nautilus St Conversion **Project No. For City Use Only:** _____
Project Address: 313 Nautilus Street

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? CA Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. 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.

Property Owner
Name of Individual: Marengo Coastal Development, Inc. Owner Tenant/Lessee Successor Agency
Street Address: 7724 Girard Avenue, 2nd Floor
City: La Jolla State: CA Zip: 92037
Phone No.: 858-459-3769 Fax No.: 858-459-3768 Email: cmarengo@san.rr.com
Signature: *Debrah Marengo* Date: 1/9/18
Additional pages Attached: Yes No

Applicant
Name of Individual: Marengo Coastal Development, Inc. Owner Tenant/Lessee Successor Agency
Street Address: 7724 Girard Avenue, 2nd Floor
City: La Jolla State: CA Zip: 92037
Phone No.: 858-459-3769 Fax No.: 858-459-3768 Email: cmarengo@san.rr.com
Signature: *Debrah Marengo* Date: 1/9/18
Additional pages Attached: Yes No

Other Financially Interested Persons
Name of Individual: Claude-Anthony Marengo / Igor Ivanov Owner Tenant/Lessee Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: Yes No

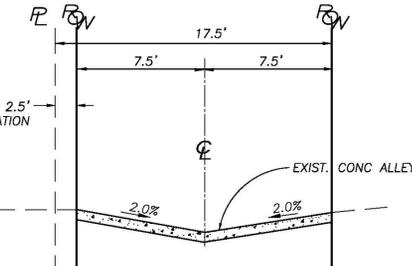
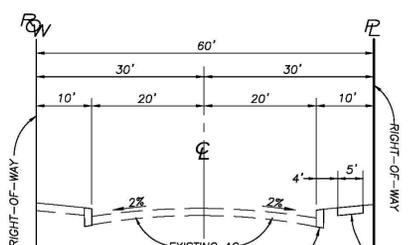
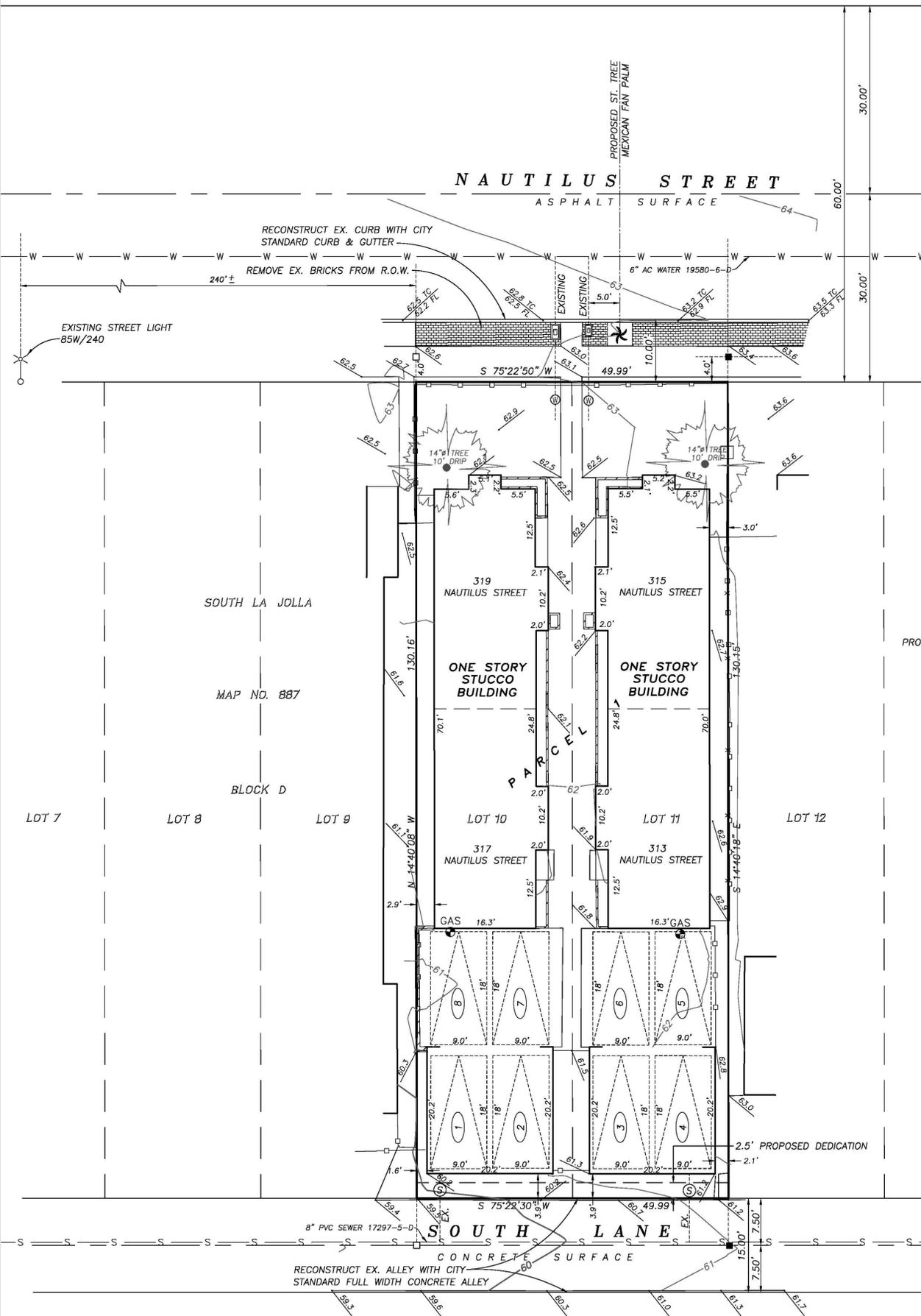
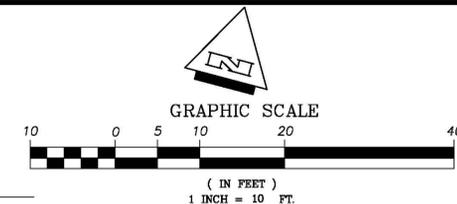
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.

313-319 NAUTILUS STREET

TENTATIVE MAP WAIVER No. 2095942

CDP No. 2120752

Project No. 595298



ZONING INFORMATION

EXISTING AND PROPOSED ZONE: RM-1-1
 COMMUNITY PLAN NAME: LA JOLLA
 COASTAL HEIGHT LIMIT
 OVERLAY ZONES: COASTAL (NOW-APPEALABLE)
 PARKING IMPACT
 RESIDENTIAL TANDEM PARKING
 TRANSIT AREA

UNIT AREAS LIVING SPACE

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT	TOTAL PER TYPE
1 BR UNIT	4	580	2,320
TOTAL	4	-	2,320

UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV	X	
ELECTRIC	X	
GAS		X
TELEPHONE	X	

THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUNDED WITH THE APPROPRIATE PERMITS.

MONUMENTATION & MAPPING

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

EXISTING & PROPOSED EASEMENTS:

EXISTING EASEMENT - NONE
 PROPOSED EASEMENT - NONE

EXISTING IMPROVEMENTS

SEWER DRAWING NO. 17297-5-D
 WATER DRAWING NO. 19580-6-D

CITY OF SAN DIEGO

DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST:
TENTATIVE MAP WAIVER TO CONVERT 4 RESIDENTIAL CONDOMINIUM UNITS
- STREET ADDRESS: 313 NAUTILUS STREET BETWEEN NEPTUNE PLACE AND LA JOLLA BOULEVARD
- SITE AREA:
TOTAL SITE AREA: (6506.54 SF) (0.149 AC.)
NET SITE AREA: (6506.54 SF) (0.149 AC.)
- DENSITY: (RESIDENTIAL)
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 4
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 0
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 4
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 4
- YARD/SETBACK MINIMUM
FRONT: 15'
STREET SIDE YARD: 10'
INTERIOR SIDE YARD: 5'
REAR YARD: 7.6'
- 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	4	2.0	8
TOTAL REQUIRED BY ZONE			8
TOTAL PROVIDED ON-SITE			8

PROFESSIONAL LAND SURVEYOR:
 SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
 9665 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CALIFORNIA 92123 (858) 565-8362
 PROJECT NO. 351-262-13 MW 313 Nautilus St.dwg
 ROBERT J. BATEMAN, P.L.S. 7046
 05-17-2018 DATE

LEGEND:

- INDICATES PROPOSED LEAD & DISC STAMPED "L.S. 7046"
- INDICATES FOUND LEAD & DISC STAMPED "L.S. 2717"
- INDICATES WATER METER
- INDICATES GAS METER
- INDICATES STREET LIGHT
- INDICATES PARKING SPACE
- FF INDICATES FINISHED FLOOR
- TC INDICATES TOP OF CURB
- FL INDICATES FLOW LINE
- DI INDICATES DRAIN INLET
- INDICATES WOOD FENCE
- INDICATES SEWER LATERAL
- INDICATES WATER SERVICE
- W — W INDICATES WATER LINE
- S — S INDICATES SEWER LINE
- E — E INDICATES OVERHEAD ELECTRIC LINE
- INDICATES WALL
- INDICATES PROPERTY LINE/TMW BOUNDARY

DEVELOPMENT NOTES:

- 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. TOTAL NUMBER OF RESIDENTIAL CONDOMINIUM UNITS IS 4.
- NUMBER OF EXISTING LOTS = 2
NUMBER OF PROPOSED LOTS = 1
- THE OVERHEAD ELECTRIC LINES ARE LOCATED IN THE ALLEY, NOT ALONG THE FRONTAGE.
- THIS MAP WAIVER IS WAIVING THE TENTATIVE MAP ONLY.
- EXISTING WATER SERVICES AND SEWER LATERALS WILL REMAIN.
- SUBDIVIDER SHALL DEDICATE AND IMPROVE AN ADDITIONAL 2.5 FEET OF THE ADJACENT ALLEY.

OWNER/DEVELOPER:

MARENGO COASTAL DEVELOPMENT, INC.
 7724 GIRARD AVENUE, 2ND FLOOR
 LA JOLLA, CA 92037

DEBORAH MARENGO, PRESIDENT

Prepared By:
 SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.
 9665 CHESAPEAKE DRIVE, SUITE 445
 SAN DIEGO, CA 92123-1354
 PHONE: 858-565-8362
 FAX: 858-565-4354 EMAIL: rbateman@sdlse.com

Consultants:

Basis of Bearings:
 THE CENTERLINE OF BONAIR STREET AS SHOWN ON PARCEL MAP NO. 19441. I.E. N 75°22'08" E

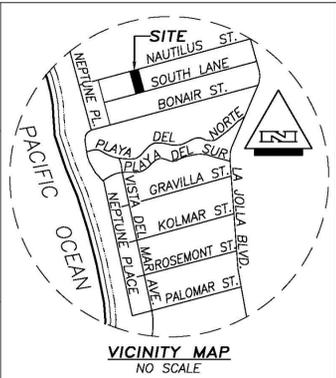
Benchmark:
 SOUTHWEST BRASS PLUG
 BONAIR STREET AND LA JOLLA BOULEVARD
 ELEVATION= 78.238 M.S.L.

Project Legal Description:
 LOTS 10 AND 11 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.

LAMBERT COORDINATES:
 NAD 27 = 242-1683 NAD 83 = 1,882-6,243
 A.P.N. 351-262-13

Project Name:
 313-319 Nautilus Street

Sheet Title:
 TENTATIVE MAP WAIVER NO. 2095942
 Project No. 595298



Project Soil Condition: Existing developed site.

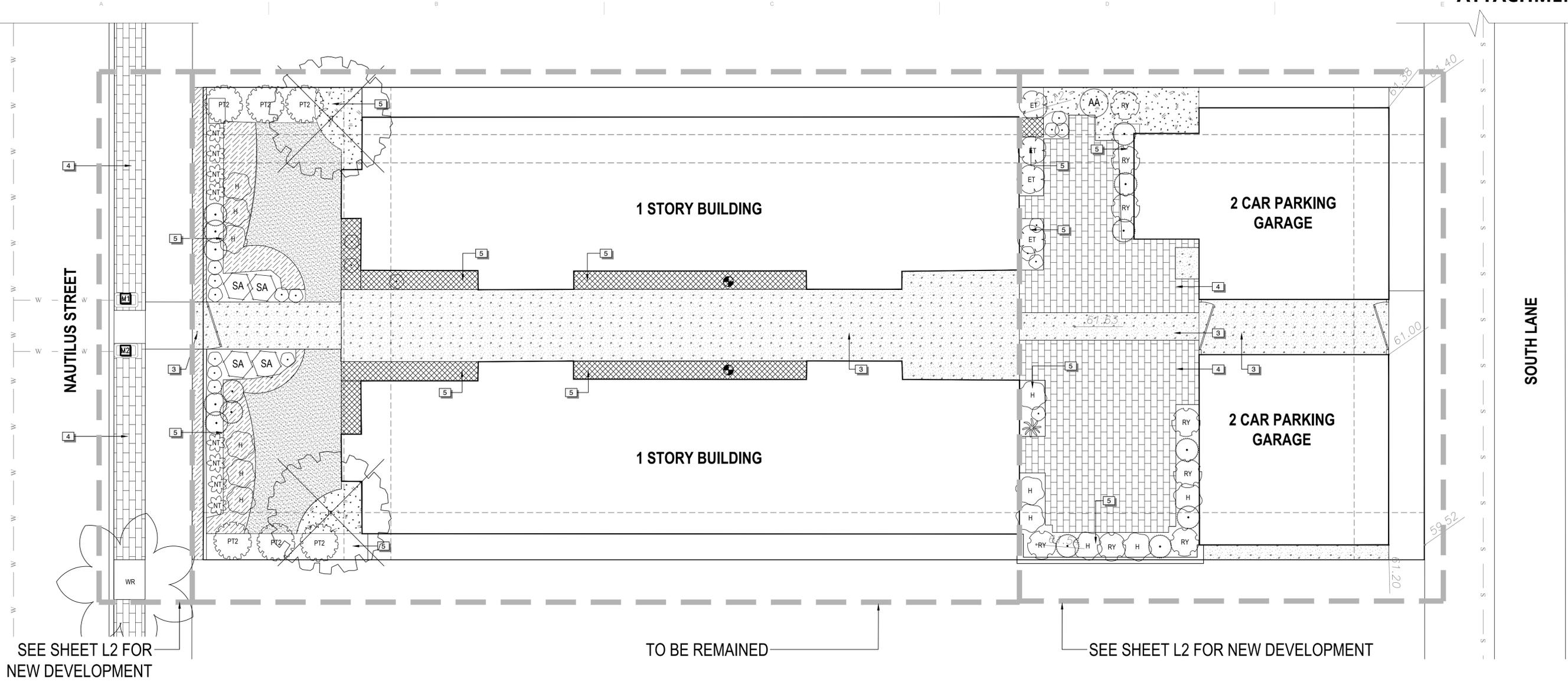
Source of Topography: Field survey by San Diego Land Surveying on 8-25-2017

Project Permits Required:
 TENTATIVE MAP WAIVER
 Coastal Development Permit

Project Data:
 Number of Stories: 1
 Proposed use: Residential
 Existing use: Residential
 Zone Designation: RM-1-1
 La Jolla Planned District,
 Year of Construction: 1951

Project Address: 313-319 Nautilus Street La Jolla, CA 92037
Project Owner: MARENGO COASTAL DEVELOPMENT INC. 7724 GIRARD AVENUE LA JOLLA, CA 92037

Scale: 1" = 10'
 Original Date: January 22, 2018
 Revised: May 17, 2018



SEE SHEET L2 FOR NEW DEVELOPMENT

TO BE REMAINED

SEE SHEET L2 FOR NEW DEVELOPMENT

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	EX. DECOMPOSED GRANITE
	EX. MULCH
	EX. CONCRETE PAVING
	EX. BRICK PAVERS
	ALL PLANTING AREAS IRRIGATED WITH DRIP IRRIGATION

IRRIGATION SCHEDULE

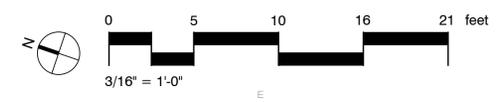
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PGV-ASV EXISTING PLASTIC ELECTRIC REMOTE CONTROL VALVE
	WATER METER 1" EX. WATER METER 1
	WATER METER 1" EX. WATER METER 2
	Valve Callout
	Valve Number
	Valve Flow
	Valve Size

PLANT SCHEDULE

TREES	BOTANICAL NAME	CONT	CAL	MATURE H X S	QTY
	JUNIPERUS CHINENSIS 'TORULOSA' HOLLYWOOD JUNIPER EXISTING TO BE REMOVED	EXISTING	9" CAL		2
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM EXISTING TO REMAIN	EXISTING	14" CAL		1
SHRUBS	BOTANICAL NAME	CONT	SPACING	HXS	QTY
	AEONIUM ARBOREUM TREE AEONIUM EXISTING TO REMAIN	EXISTING		2' X 3'	1
	AGAVE ATTENUATA AGAVE EXISTING TO REMAIN	EXISTING		1' X 1'	1
	EUPHORBIA TIRUCALLI PENCIL TREE EXISTING TO REMAIN	EXISTING		3' X 3'	4
	HEBE X 'AMY' HEBE EXISTING TO REMAIN	EXISTING		2' X 3'	12
	KALANCHOE TOMENTOSA PUSSY'S EARS EXISTING TO REMAIN	EXISTING		1' X 1'	19
	NASSELLA TENUISSIMA TEXAS NEEDLE GRASS EXISTING TO REMAIN	EXISTING		1' X 1'	8
	PHORMIUM TENAX NEW ZEALAND FLAX	EXISTING		2' X 2'	14

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	CONT	SPACING	HXS	QTY	
	PITTOSPORUM TOBIRA MOCK ORANGE EXISTING TO REMAIN	EXISTING		3' X 4'	6	
	RHAPHIOLEPIS UMBELLATA YEDDA HAWTHORN EXISTING TO REMAIN	EXISTING		3' X 3'	8	
	SALVIA X 'ALLEN CHICKERING' SAGE EXISTING TO REMAIN	EXISTING		2' X 2'	4	
SHRUB AREAS	BOTANICAL NAME	CONT	SPACING	HXS	SPACING	QTY
	AEONIUM ARBOREUM TREE AEONIUM EXISTING TO REMAIN	4" POT			18" o.c.	89
GROUND COVERS	BOTANICAL NAME	CONT	SPACING	HXS	SPACING	QTY
	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' CALIFORNIA LILAC EXISTING TO REMAIN	FLATS			24" o.c.	50



NAUTILUS STREET

SOUTH LANE

NEW DEVELOPMENT

EXISTING TO REMAIN

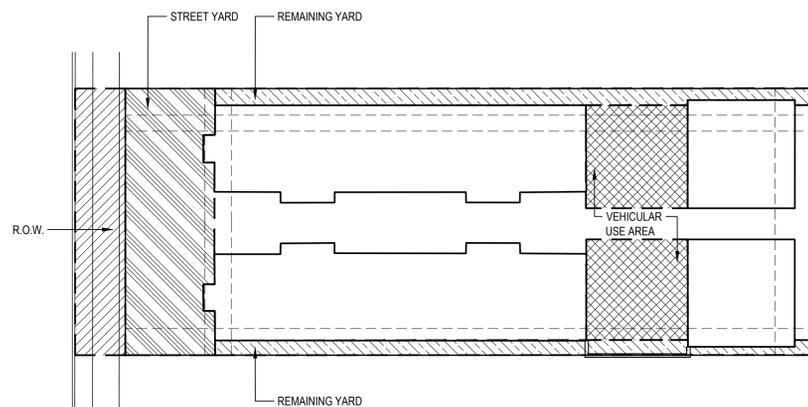
NEW DEVELOPMENT

PLANT SCHEDULE NEW

TREES	BOTANICAL NAME	CONT	CAL	MATURE H X S	QTY
	ARCHONTOPHOENIX CUNNINGHAMIANA	10' BTH		4	
	KING PALM				
	ARECASTRUM ROMANZOFFIANUM				
	QUEEN PALM				
	PITIOSPORUM TENUIFOLIUM 'SILVER SHEEN'	15 GAL	AS SHOWN	8' X 4'	8
	TAWHIHIHI				
	PODOCARPUS ELONGATUS ICEE BLUE				
	ICEE BLUE PODOCARPUS				
	LAURUS NOBILIS 'MONRIK'				
	CAREX TESTACEA	1 GAL	18"-24"	3' X 2'	45
	DIANELLA CLARITY BLUE				
	SALVIA CLEVELANDII 'WINIFRED GILMAN'				
	ROMARIANUS O. 'ROMAN BEAUTY'				
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	36" BOX	AS SHOWN	15' X 10'	2
	ARBUTUS 'MARINA'				
	ACACIA STENOPHYLLA				

HARDSCAPE SCHEDULE NEW:

	PERMEABLE PAVING
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LANDSCAPE CALCULATIONS [142.0404 - 142.0406]

STREET YARD TOTAL AREA	PLANTING AREA PROVIDED	EXCESS AREA PROVIDED
752 SF x 50% = 362 SF	389 SF	27 SF
PLANTING POINTS REQUIRED	PLANTING POINTS PROVIDED	EXCESS POINTS PROVIDED
751 SF x 0.05 = 38 POINTS	899 POINTS	861 POINTS
POINTS ACHIEVED WITH TREES (MIN. 50%)	250 POINTS	212 POINTS
POINTS USED TO REDUCE LANDSCAPE AREA (MAX. 25%)	0 POINTS	0 POINTS
PLANTING AREA PROVIDED AFTER 142.0405(A)(3)	899 POINTS	
REMAINING YARD [142.0405(B)(2)]		
PLANTING POINTS REQUIRED	PLANT POINTS PROVIDED	EXCESS POINTS PROVIDED
60	128	68

STREET TREE CALCULATIONS [142.0409]

NAUTILUS ST		
LENGTH OF STREET FRONTAGE	50 FEET	
STREET TREES REQUIRED ((1) 24" BOX PER 30 LF)	1	
STREET TREES PROVIDED	1	

VEHICULAR USE AREA (LESS THAN 6,000 SF) [142-0406]

PLANTING POINTS REQUIRED	PLANTING POINTS PROVIDED	EXCESS POINTS PROVIDED
792 SF x 0.05 = 40 POINTS	128 POINTS	88 POINTS
POINTS ACHIEVED WITH TREES (MIN. 50%)	48 POINTS	0 POINTS
PLANTING AREA REQUIRED	PLANTING AREA REQUIRED	PLANTING AREA PROVIDED
40 SF PER TREE	80 SF	120 SF
TREE DISTRIBUTION REQUIREMENT	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED
1 TREE WITHIN 30' OF EA. PARKING SPACE	2	2

LANDSCAPE NOTES:

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- MINIMUM TREE SEPARATION DISTANCE:
TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTION CURB LINES OF TWO STREETS) - 25 FEET
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PLANTING AREA AREAS IRRIGATED WITH DRIP IRRIGATION SYSTEM.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREA SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

