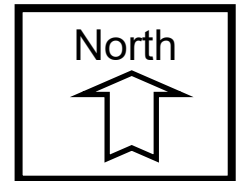
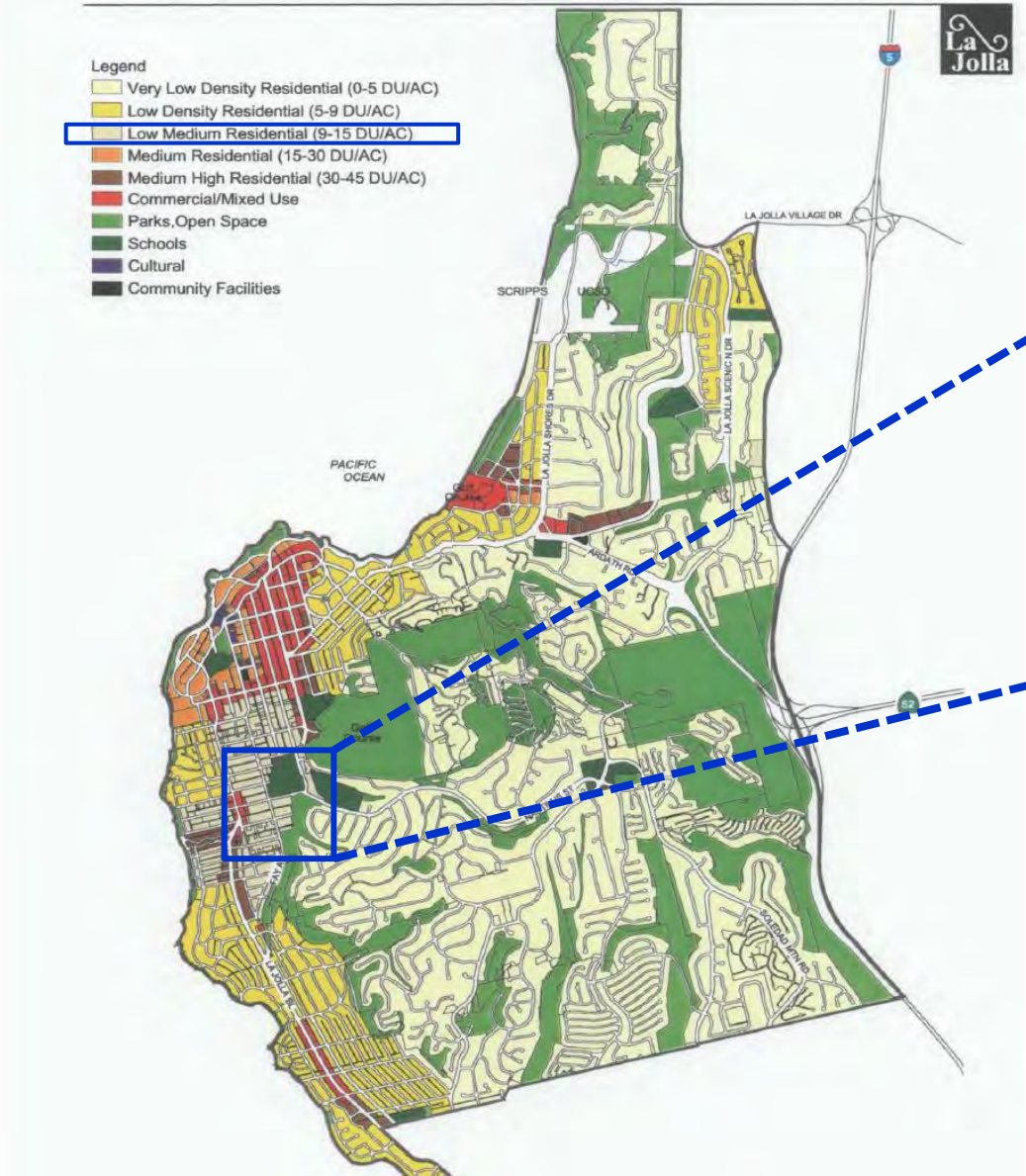


Project Location Map

Project No. 693284 – 735 Nautilus Street

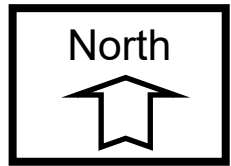




Project Site



Land Use Map
 Project No. 693284 – 735 Nautilus Street



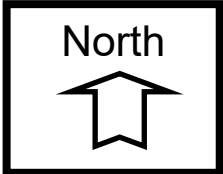


Project Site



Aerial Photograph

Project No. 693284 – 735 Nautilus Street



PROJECT DATA SHEET

PROJECT NAME:	735 Nautilus Street	
PROJECT DESCRIPTION:	Demolish an existing single-family residence and construct two new 3,121-square-foot single-family dwelling units with basements that will include a new 310-square-foot accessory dwelling unit within each unit and associated site improvements.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Low Medium Density Residential (9 to 15 dwelling units/acre)	
ZONING INFORMATION:		
<p style="text-align: center;">ZONE: RM-1-1 HEIGHT LIMIT: 30'-0" LOT SIZE: 0.15 FLOOR AREA RATIO: 4,735.4 s.f. (.75) allowed; 4,128.8 s.f. proposed (.65) FRONT SETBACK: 15'-0" / 20'-0" required; 15'-0" / 20'-0" proposed SIDE SETBACK: 5'-0" / 8'-0" required; 5'-0" to the East and 16'-2" to the West proposed STREETSIDE SETBACK: NA REAR SETBACK: 15'-0" required; 15'-0" proposed PARKING: 4 spaces provided</p>		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	RM-1-1	School
SOUTH:	RM-1-1	Residential
EAST:	RM-1-1	Residential
WEST:	RM-1-1	Residential
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On May 5, 2022, the La Jolla Community Planning Association voted 12-3-1 to deny the project citing that findings cannot be made.	



THE CITY OF SAN DIEGO

DATE OF NOTICE: APRIL 25, 2023

NOTICE OF DECISION

DEVELOPMENT SERVICES DEPARTMENT

PROJECT NO: 693284
PROJECT NAME: 735 NAUTILUS STREET
PROJECT TYPE: COASTAL DEVELOPMENT PERMIT, CEQA EXEMPTION, PROCESS TWO
APPLICANT: STOSH THOMAS ARCHITECTS
COMMUNITY PLAN AREA: LA JOLLA
COUNCIL DISTRICT: 1
CITY PROJECT MANAGER: Xavier Del Valle, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 557-7941 / xdevalle@sandiego.gov

On April 25, 2023, the Development Services Department approved an application for a Coastal Development Permit to demolish an existing single-family residence and construct two new 3,121 square-foot single-family dwelling units with basements that will include a 310 square-foot accessory dwelling unit within each unit, and associated site improvements. The 0.15-acre site is located at 735 Nautilus Street and is in the RM-1-1 Zone and Coastal (Non-Appealable Area) Overlay Zone within the La Jolla Community Plan area. This development is within the Coastal Overlay Zone and the application was filed on October 6, 2021.

If you have any questions about this project, the decision, or wish to receive a copy of the resolution approving the project, please contact the Development Project Manager listed above.

The decision of the Development Services Department can be appealed to the Planning Commission. Appeal procedures are described in [Information Bulletin 505](https://www.sandiego.gov/sites/default/files/dsdib505.pdf) (<https://www.sandiego.gov/sites/default/files/dsdib505.pdf>) and can be filed by email/mail or in person:

- 1) Appeals filed via email/mail: Send the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation in pdf format) via email to PlanningCommission@sandiego.gov by 4:00 p.m. on the last day of the appeal period. When received by the City, the appellant will be invoiced for payment of the required Appeal Fee. Timely payment of this invoice is required to complete processing of the appeal. Failure to pay the invoice within 5 business days of invoice issuance will invalidate the appeal application.
- 2) Appeals filed in person: Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the touchless Payment Drop-Off drop safe in the first-floor lobby of the Development Services Center, located at 1222 First Avenue in Downtown San Diego by 4 p.m. on the last day of the appeal period. The completed appeal package must be clearly marked on the outside as "Appeal" and must include the required appeal fee per this bulletin in the form of a check payable to the City Treasurer. This safe is checked daily, and payments are processed the following business day. All payments

Attachment 5

must be in the exact amount, drawn on US banks, and be made out to "City Treasurer." Please include in the memo of the check the invoice # or Project # or attach the invoice to the check. Cash payments are only accepted by appointment; email DSDCashiers@sandiego.gov to schedule an appointment.

The decision made by the Planning Commission is the final decision by the City.

The final decision by the City of San Diego is not appealable to the California Coastal Commission.

This project was determined to be categorically exempt from the California Environmental Quality Act on April 7, 2023 and the opportunity to appeal that determination ended April 21, 2023.

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

Internal Order No.: 11004543

cc: Harry Bubbins, La Community Planning Association



Development Services Department

Xavier Del Valle / Project No. 693284
1222 First Ave., MS 501
San Diego, California 92101-4140

RETURN SERVICE REQUESTED

FORM
DS-3031
November 2022

Development Permit/ Environmental Determination Appeal Application

In order to ensure your appeal application is successfully accepted and processed, you must read and understand Information Bulletin [\(IB\) 505, "Development Permits/Environmental Determination Appeal Procedure."](#)

1. Type of Appeal: Appeal of the Project
 Appeal of the Environmental Determination
2. Appellant: Please check one Applicant Officially recognized Planning Committee
 "Interested Person"
(Per San Diego Municipal Code (SDMC) § 113.0103)

Name: *HARRY BUBBINS*
(PRESIDENT, LJCPA)

E-mail: *info@lajollacpa.org*

Address: City: State: Zip Code: Telephone:

P.O. BOX 889, LA JOLLA, CA 92038

3. Project Name:
735 NAUTILUS STREET / 693284

4. Project Information:
693284 / PODESWIK
Permit/Environmental Information Determination and Permit/Document No:
APPROVED PERMIT APPLICATION 693284

Date of Decision/Determination: City Project Manager:
APRIL 25, 2023 *XAVIER DEL VALLE*

Decision (Describe the permit/approval decision):
Decision to approve a CDP to demolish existing single-family residence and construct two new 3,121 sqft single-family units

5. Ground for Appeal (Please check all that apply).
- Factual Error New Information
 Conflict with other Matters City-wide Significance (Process four decisions only)
 Findings Not Supported

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in the [SDMC § 112.0501](#). Attach additional sheets if necessary.)

6. Applicant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature: Harry Babinis Date: 5/9/23

Note: Faxed appeals are not accepted.

Reference Table

- [San Diego Municipal Code \(SDMC\)](#)
- [Development Permits/Environmental Determination Appeal Procedure \(iB-505\)](#)

Grounds For Appeal

Project Description: 735 Nautilus Street, La Jolla, CA 92037

Project No: 693284/Podeswik

Submitted by: La Jolla Community Planning Association, President Harry Bubbins

Date: May 9th, 2023

Per La Jolla Community Planning Association bylaws, including Section 6D:

"If the City makes a contrary decision on a project or proposal, the Trustees shall consider whether or not to appeal the contrary decision to the next higher body at the next LJCPA meeting. With an affirmative vote by a majority of the Trustees, the LJCPA President shall appeal that decision to the next higher decision making body."

As stated in the excerpt Minutes of the May 5 LJCPA meeting, a majority of LJCPA Trustees rejected the 735 Nautilus project for exceeding the maximum allowed plumb line height limit of 30 feet. [Trustee Meeting Minutes \(May 2022\)](#)

E. Local Project Reviews (Action items as noted)

9. 735 Nautilus (693284, Podeswik)

(Process 2) Coastal Development Permit to demolish existing single family residence and construct two new, two-story single family residences with basements that will include junior ADU's within each unit at 735 Nautilus Street. The 0.15-acre site is located in the RM-1-1 Base Zone and Coastal (Non-Appealable) Overlay and Coastal Height Limit Overlay, and Parking Impact Zones within the La Jolla Community Plan and Council District 1.
DPR 3/15: findings CAN be made, 3-2-1

Motion: (Will/Costello) Findings cannot be made this project does not comply with municipal code plumb line height measurement as pertains to the roof deck on the western edges of the structure nor does it apply to the angled set back at the eastern edge of the building.

Voice Vote: 12-3-1 Motion Carries

Yea: Ahern, Brady, Costello, Davidson, Fremdling, Hostomska, Rasmussen, Rudick, Shannon, Terry, Weissman, Will

Nay: Baracchini, Boyden, Jackson

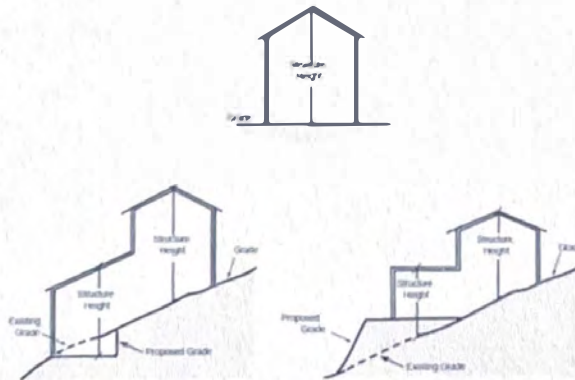
Abstain: Steck

As explained in the DSD's Cycle Issues Comments to the applicant and in SDMC Sec: 113.0270(a)(2)(A), structure height is measured from existing grade or proposed grade, whichever is lower. SDMC Sec: 113.0270(a)(2)(A) states:

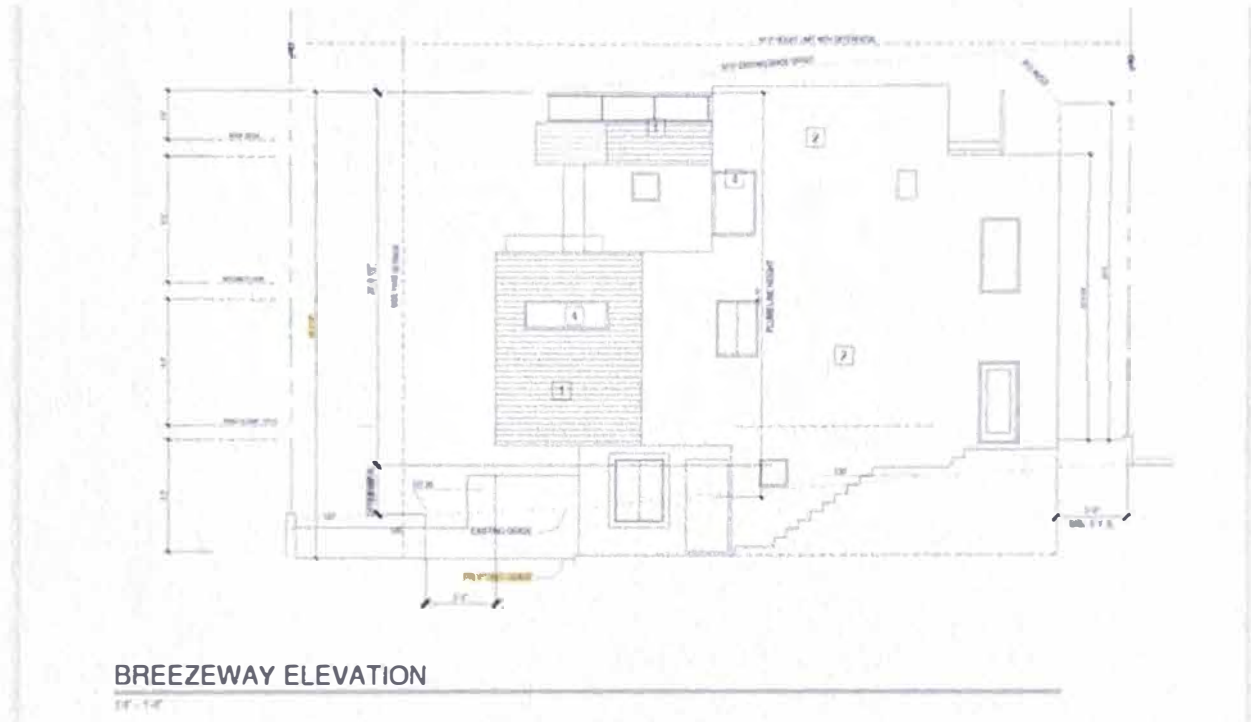
- (2) A two part calculation is required to measure *structure height* including:
- (A) **Plumb line measurement.** The *structure height* is measured from all points on top of a *structure* to *existing grade* or *proposed grade*, whichever is lower, directly below each point, except as described in Section 113.0270(a)(4). This measurement is taken vertically through the *structure* at each point where *structure height* is being measured, as shown in Diagram 113-2KK.

Diagram 113-02KK

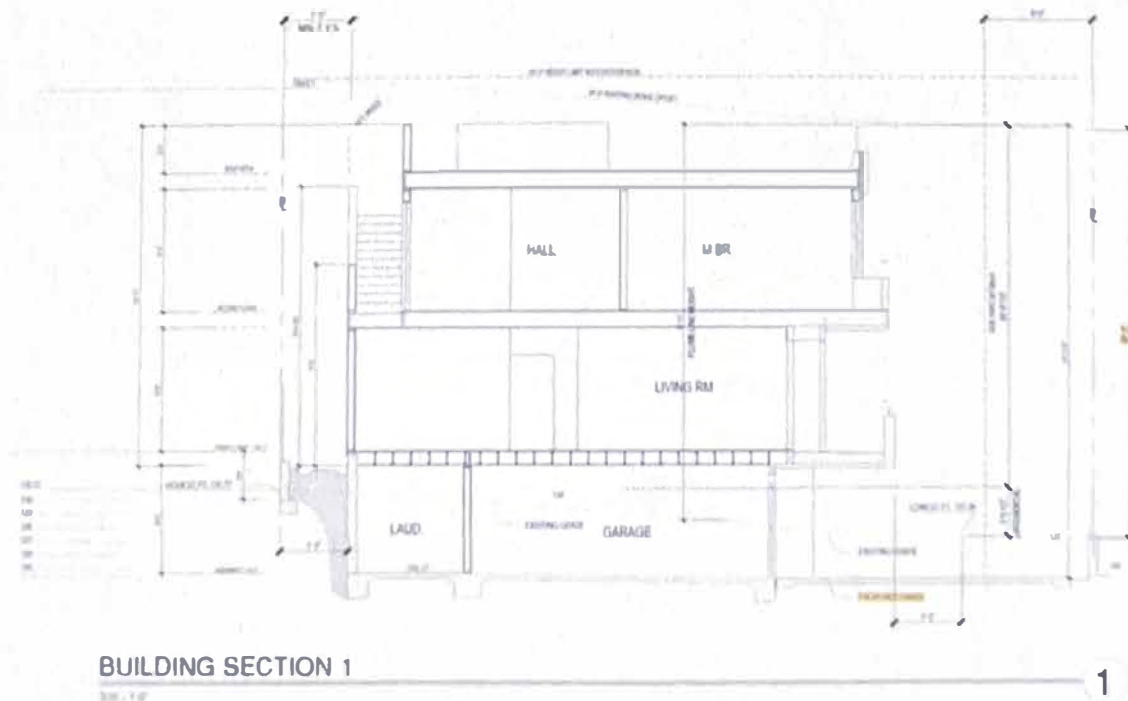
Measurement of Structure Height



The BREEZEWAY ELEVATION on Revised Sht. No. A3-2 (excerpt below) clearly shows the height of the top of the roof top deck guardrail being 33'- 2 1/2" directly above the proposed grade, which is lower than the existing grade. The plumb line structure height measurement exceeds the maximum allowed by 3'-2 1/2".



Additionally, the architect's BUILDING SECTION 1 on revised Sht. No. A2.1 (excerpt below) clearly shows the top of the roof top deck guardrail being 30'-0" feet above existing grade, and substantially more than 30 feet above the lower proposed grade directly below.



The over the allowed structure height depicted in the BUILDING SECTION above, looking in a southerly direction, applies to both Unit 1 and Unit 2. Note how the upper two floors and the roof deck on the right (west) side of the building cantilevers over the exterior wall of the partial basement and garage.

Contrary to SDMC Sec. 113.0270(a)(2)(A) the western portion of the second floor roof, the roof deck and guardrail significantly exceeds the 30 ft. maximum plumb line structure height limit.

For the reasons explained above, the required Finding for a Coastal Development Permit that:

- (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.

Cannot be made.

In Summary:

The LJCPA does not object to the project per se, but objects to its' non-conformance with the LDC regarding plumb line height and we ask that the project complies with LDC Sec. 113.0270(a) prior to permit issuance.

PLANNING COMMISSION RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2566456
735 NAUTILUS STREET – PROJECT NO. 693284

WHEREAS, 735 NAUTILUS LLC, a California Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing single-family residence and construct two new 3,121-square-foot single-family dwelling units with basements that will include a 310-square-foot accessory dwelling unit within each unit and associated site improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2566456), on portions of a 0.15-acre site;

WHEREAS, the project site is located at 735 Nautilus Street and is in the RM-1-1 Zone, Coastal Overlay Zone (Non-Appealable Area), Coastal Height Limit Overlay Zone, and Transit Priority Area within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Parcel 3 of Parcel Map No. 4432, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, February 4, 1976, as File No. 76-034042 of Official Records;

WHEREAS, on April 7, 2023, 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 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on April 25, 2023, the Development Services Department issued a Notice of Decision approving Coastal Development Permit No. 2566456, pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, on May 9, 2023, Harry Bubbins, President of the La Jolla Community Planning Association filed an appeal to the Notice of Decision citing findings not supported; and

WHEREAS, on August 3, 2023, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 2566456, pursuant to the Land Development Code of the City of San Diego; and NOW THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2566456:

A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code Section (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 approximately one-half mile east from the Pacific Ocean within a developed area in the La Jolla community. There is no public view or coastal access from the project site, as identified in the Community Plan. The project complies with the community goals regarding public view preservation and enhancement since the project was designed to comply with the development regulations of the underlying RM-1-1 Zone, including building height (29 feet 11 inches) that does not exceed the 30-foot height limit, density, setbacks, and floor area ratio (.65) that is below the .75 maximum allowed. Therefore, the project 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 project 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.

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

The project site is developed and does not contain sensitive vegetation or biological resources. The project site is not within or adjacent to the City's Multiple Species Conservation Plan/Multiple Habitat Planning Area. Staff has reviewed and accepted a preliminary geotechnical report prepared for the site that concluded that the project adequately addresses the site's soil and geologic conditions, and drainage for the project complies with the City's drainage regulations and standards. The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). 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 project includes demolishing an existing single-family residence and constructing two new 3,121-square-foot single-family dwelling units with basements that will include a new 310-square-foot accessory dwelling unit within each unit, and associated site improvements. The existing structure is more than 45 years old, requiring City staff to evaluate the proposal for historic significance. Staff determined that the property does not meet the local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. The project was designed to comply with the development regulations of the underlying RM-1-1 Zone, including building height (29 feet 11 inches) that does not exceed the 30-foot height limit, density, setbacks, and floor area ratio (.65) that is below the .75 maximum allowed. No deviations or variances are required.

The Community Plan designates the site as Low Medium Density Residential (9 to 15 dwelling units/acre), and the project is consistent with the prescribed density. The Community Plan states that the character of La Jolla's residential areas shall be maintained by ensuring the preservation of existing streetscape themes and to allow a harmonious visual relationship to exist between the bulk and scale of new and older structures. The Community Plan also promotes the development of a variety of housing types and styles in La Jolla, including affordable housing to meet the housing needs of all income levels.

The project complies with the above-referenced Community Plan goals by providing a design that is compatible with the bulk and scale of the surrounding neighborhood. The project design provides visual relief by incorporating earth tone colors and materials, building articulation, and off-setting planes. The inclusion of an accessory dwelling unit within each unit also promotes the development of housing that meets the needs of all income levels.

The project site is located approximately one half mile east of the Pacific Ocean and there is no public view or coastal access from the project site, as identified in the Community Plan. Therefore, the proposed project is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

- 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 project site is not located between the nearest public road and the sea or the shoreline of any body of water. The project will be redeveloped entirely within private property and will not adversely impact public access or any public recreation opportunities. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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 Planning Commission, Coastal Development Permit No. 2566456 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2566456, a copy of which is attached hereto and made a part hereof.

Xavier Del Valle
Development Project Manager
Development Services

Adopted on: August 3, 2023

IO#: 11004543

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: 11004543

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2566456
735 NAUTILUS STREET - PROJECT NO. 693284
PLANNING COMMISSION

This Coastal Development Permit No. 2566456 is granted by the Planning Commission of the City of San Diego to 735 NAUTILUS LLC, a California Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.15-acre site is located at 735 Nautilus Street and is in the RM-1-1 Zone, Coastal Overlay Zone (Non-Appealable Area), Coastal Height Limit Overlay Zone, and Transit Priority Area within the La Jolla Community Plan area. The project site is legally described as: Parcel 3 of Parcel Map No. 4432, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, February 4, 1976 as File No. 76-034042 of official records.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single-family residence and construct two new single-family residences including an accessory dwelling unit within each unit as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 3, 2023, on file in the Development Services Department.

The project shall include:

- a. Demolishing an existing single-family residence and constructing two new 3,121-square-foot single-family dwelling units with basements that will include a 310-square-foot accessory dwelling unit within each unit; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 17, 2026.
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.

CLIMATE ACTION PLAN REQUIREMENTS:

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer for all private improvements (parkway and curb outlet/sidewalk underdrains) within the Nautilus Street public right-of-way (ROW).

13. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate into the construction plans or specifications any construction Best Management Practices (BMPs) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, satisfactory to the City Engineer.

14. 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 Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

15. Prior to issuance of any construction permits, the Owner/Permittee 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, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A," on file in the Development Services Department.

16. Prior to issuance of any construction permits, the Owner/Permittee shall submit to the Development Services Department for approval complete landscape construction documents for public ROW improvements. 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 to not prohibit the placement of street trees.

17. Prior to issuance of any construction permits, the Owner/Permittee shall submit to the Development Services Department for approval complete landscape and irrigation construction documents, which are consistent with the Landscape Standards. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC Section 142.0403(b)(6).

18. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements as shown on the approved plans, including in the public ROW, 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.

19. If any required landscaping (including existing or new plantings, hardscape, landscape features, etc.) as shown on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and in an equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or final inspection.

PLANNING/DESIGN REQUIREMENTS:

20. The accessory dwelling units shall not be used for a rental term of less than 31 consecutive days.
21. The accessory dwelling units shall not be sold or conveyed separately from the primary dwelling units.
22. 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 buildings 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.
23. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

24. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.
25. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of a new 20-foot-wide driveway per current City Standards adjacent to the site on Nautilus Street, as shown on Exhibit A, satisfactory to the City Engineer. Improvements shall be completed and operational prior to first occupancy.
26. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the construction of a non-contiguous sidewalk per current City Standards along the Nautilus Street frontage, as shown on Exhibit A, satisfactory to the City Engineer. Improvements shall be completed and operational prior to first occupancy.

WATER & SEWER DEVELOPMENT REQUIREMENTS:

27. Prior to the issuance of any construction permits, the Owner/Permittee shall assure by permit and bond the design and construction of any new water services outside of any driveway or drive aisle, including the abandonment of any existing unused water services within the public ROW adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.
28. The Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention devices (BFPDs), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. The BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the public ROW.

29. All proposed private water and sewer facilities shall be designed to comply with the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

30. 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 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 Planning Commission of the City of San Diego on August 3, 2023, and [Approved Resolution Number].

Coastal Development Permit No. 2566456
August 3, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Xavier Del Valle
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.

**735 NAUTILUS LLC,
Owner/Permittee**

By _____
NAME
TITLE

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



THE CITY OF SAN DIEGO

Date of Notice: April 7, 2023

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP No. 11004543

PROJECT NAME / NUMBER: 735 Nautilus Street / 693284

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 735 Nautilus St, La Jolla, CA, 92037

PROJECT DESCRIPTION: A Coastal Development Permit to demolish the existing single-family residence and construct two new 3,121-square foot (sf) Multiple dwelling Units (MDU)s with basements that will include 310-sf Accessory Dwelling Units (ADU)s within each unit at 735 Nautilus Street. In addition, associated site improvements would also be constructed including hardscape and landscape. The 0.15-acre site is designated Low-Medium Density Residential per the La Jolla Community Plan and is subject to the RM-1-1 Base Zone requirements. The project is also located within the Coastal (Non-Appealable) Overlay, Coastal Height Limit Overlay, Transit Priority Area, and Council District 1. **LEGAL DESCRIPTION:** Parcel 3, Map 4432, Block 6.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services Department

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303, New Construction or Conversion of Small Structures.

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 to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303, which consists of construction and location of limited numbers of new small facilities or structures. Since CEQA Section 15303 allows for the construction of up to three single-family residences and apartments, duplexes and similar structures designed for not more than six dwelling units in urbanized areas, utility extensions, of reasonable lengths to serve such construction, and accessory (appurtenant) structures, this exemption was deemed appropriate. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Xavier Del Valle

MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5375 / XDelValle@sandiego.gov

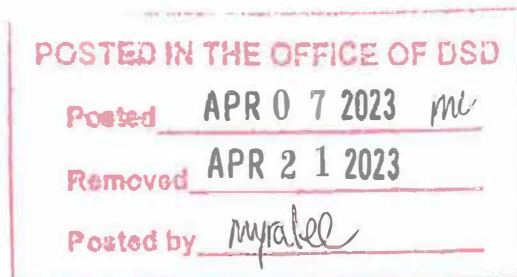
On April 7, 2023 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager 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 by 5:00pm within ten (10) business days from the date of the posting of this Notice (April 21, 2023). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) **Appeals filed via E-mail:** The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) **Appeals filed in person:** Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

The appeal application can also 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.



Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>
Project Name: 735 Nautilus Street		Project Number: 693284	
Community: La Jolla			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input type="checkbox"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input checked="" type="checkbox"/> Vote to Deny			Date of Vote: May 05, 2022
# of Members Yes 12	# of Members No 3	# of Members Abstain 1	
Conditions or Recommendations: Findings cannot be made this project does not comply with municipal code plumb line height measurement as pertains to the roof deck on the western edges of the structure nor does it apply to the angled set back at the eastern edge of the building.			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Suzanne Baracchini			
TITLE: LJCPA Trustee/Secretary		DATE: May 09, 2022	
<i>Attach additional pages if necessary (maximum 3 attachments).</i>			

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
-----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------	--------------------------------------------

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: NautilusUnits **Project No. For City Use Only:** _____
Project Address: 735 Nautilus St., La Jolla, CA 92037

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? _____ 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: 735 Nautilus LLC Owner Tenant/Lessee Successor Agency
 Street Address: 4875 Viewridge Avenue
 City: San Diego State: CA Zip: 92123
 Phone No.: (619) 347-1225 Fax No.: _____ Email: gabby@docprocesscenter.com
 Signature: *Amy McAweeney* Date: 5/24/2021
 Additional pages Attached: Yes No

Applicant
 Name of Individual: 735 Nautilus LLC Owner Tenant/Lessee Successor Agency
 Street Address: 4875 Viewridge Avenue
 City: San Diego State: CA Zip: 92123
 Phone No.: (619) 347-1225 Fax No.: _____ Email: gabby@docprocesscenter.com
 Signature: *Amy McAweeney* Date: 5/24/2021
 Additional pages Attached: Yes No

Other Financially Interested Persons
 Name of Individual: 735 Nautilus LLC Owner Tenant/Lessee Successor Agency
 Street Address: 4875 Viewridge Avenue
 City: San Diego State: CA Zip: 92123
 Phone No.: (619) 347-1225 Fax No.: _____ Email: gabby@docprocesscenter.com
 Signature: *Amy McAweeney* Date: 5/24/2021
 Additional pages Attached: Yes No

NAUTILUS STREET UNITS

735 NAUTILUS STREET, LA JOLLA, CA. 92107



ISSUE	DESCRIPTION	DATE
1	CDP SUBMITTAL SET	05.22.21
2	2ND CDP SUBMITTAL	06.02.22
3	3RD CDP SUBMITTAL	10.12.22
3	4TH CDP SUBMITTAL	01.18.23

NAUTILUS UNITS
735 NAUTILUS STREET
LA JOLLA, CA. 92037

PREPARED BY: STOSH THOMAS ARCHITECTS
 9130 FLETCHER DRIVE
 LA MESA, CALIFORNIA
 PHONE: 619.246.9044
 LOT NUMBER: 40
 APN: 351 - 370 - 40 - 00
 PROJECT NAME: NAUTILUS UNITS
 SHEET TITLE: ROOF PLAN
 SHEET COUNT: 1 OF 14
 REVISION 6:
 REVISION 5:
 REVISION 4:
 REVISION 3:
 REVISION 2:
 REVISION 1: 06 - 02 - 22
 ORIGINAL DATE: 05 - 22 - 21
 PROJECT NO. CDP - 693284



9130 FLETCHER DR.
LA MESA, CA. 91941
PH: (619) 246-9044
FAX: (619) 303-6023

DATE: 05-22-21
 SCALE:
 DRAWN: STP
 JOB: 2107
 SHEET

T-0

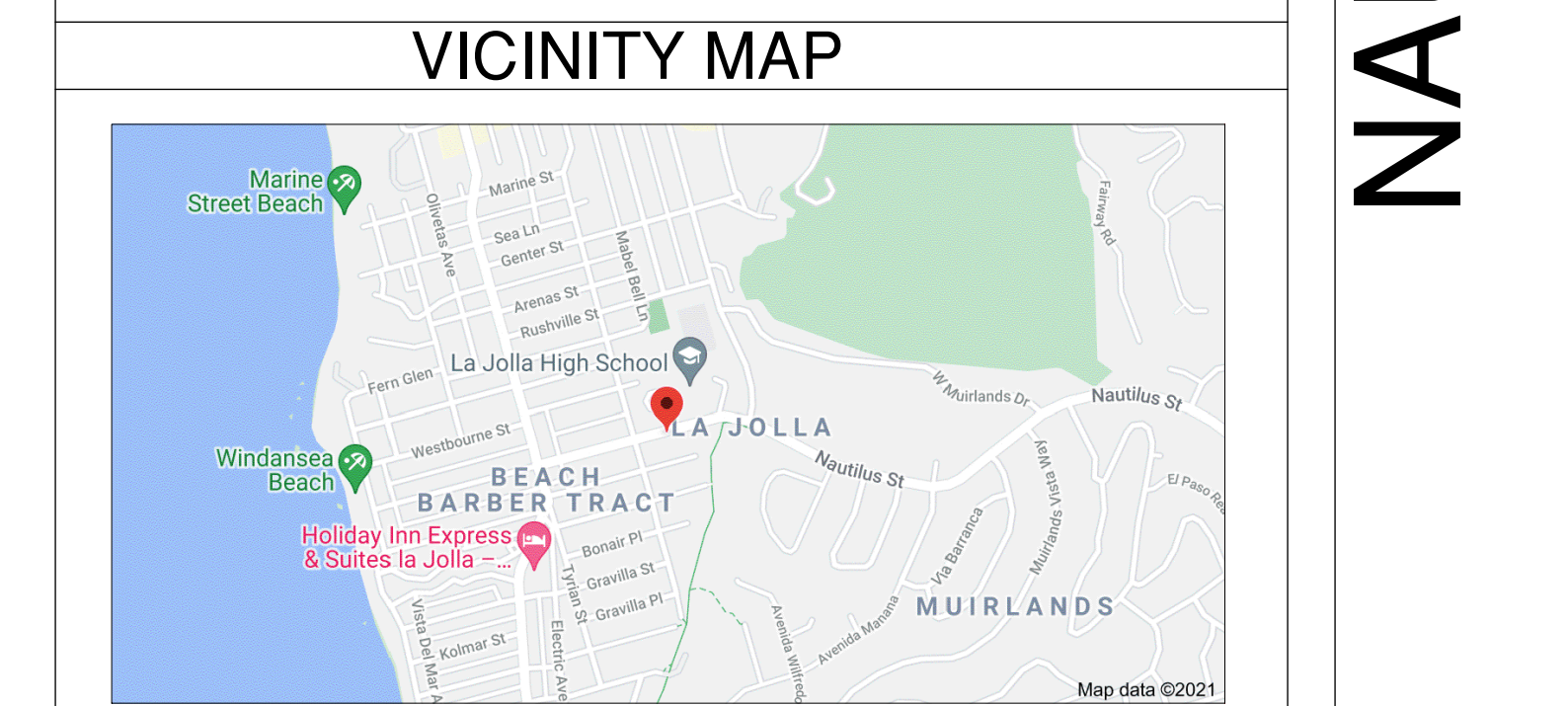
NAUTILUS STREET UNITS

735 NAUTILUS STREET, LA JOLLA, CA. 92037

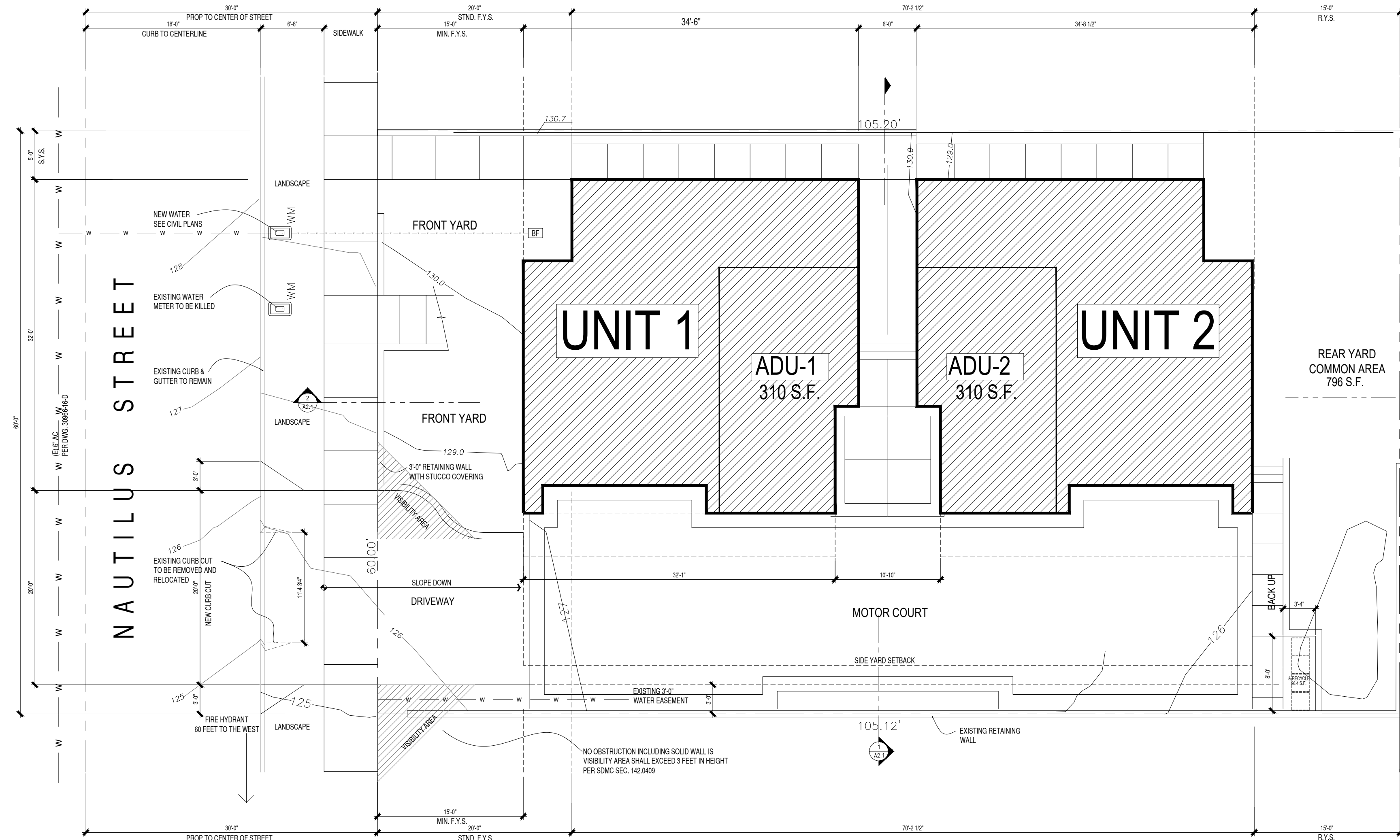
PROJECT DATA	
PROJECT ADDRESS:	735 NAUTILUS STREET LA JOLLA, CA. 92037
OWNER:	735 NAUTILUS LLC 4875 VIEWRIDGE AVE SAN DIEGO, CA. 92123 PH: 658-401-2292 40
LOT NUMBER:	351 - 370 - 40 - 00
LEGAL DESCRIPTION:	PARCEL 3, MAP 4432, BLOCK 6
GROSS LOT AREA:	6,312.58 S.F. (0.15 ACRES)
NET LOT AREA:	6,312.58 S.F. (0.15 ACRES)

ZONING INFO	
ZONING DESIGNATION:	R M - 1-1
OVERLAY ZONES:	COASTAL HIGHT LIMIT, PARKING IMPACT, TANDEM PARKING, TRANSIT ZONE.
LAND USE DESIGNATION:	MULTI-FAMILY
CONSTRUCTION TYPE:	TYPE VB - SPRINKLERED
OCCUPANCY GROUP:	R-3
NO. OF STORIES:	2 STORIES OVER BASEMENT
BUILDING HEIGHT:	29'-11" AT HIGHEST POINT
FRONT SETBACK REQ'D:	15'-0" & 20'-0"
SIDE SETBACK REQ'D:	5'-0" & 8'-0"
REAR SETBACK REQ'D:	15'-0"
CA. BUILDING CODE:	ALL WORK SHALL COMPLY WITH 2019 CCR TITLE 24 WHICH ADOPTS: 2019 CBC, FROM 2015 IBC 2019 CMC, FROM 2015 UMC 2019 CPC, FROM 2015 UPC 2019 CEC, FORM 2014 NEC 2019 CAL. ENERGY CODE 2019 CAL. GREEN BLDG. STANDARDS
EXISTING USE:	SINGLE FAMILY RESIDENCE - ESTIMATED CONSTRUCTION: 1937
PROPOSED USE:	2 NEW SINGLE FAMILY HOMES
GEOLOGICAL HAZARD:	52

PROPOSED:	
DENSITY ALLOWED :	(1 PER 3000 S.F.) 2.3 UNITS
DENSITY PROPOSED:	2 UNITS
F.A.R. ALLOWED :	(.75 x 6,312.58 = 4,735.4 S.F.) 4,735.4 S.F.
F.A.R. PROPOSED:	(.65) 4,128.8 S.F.
NOTE: BASEMENT FLOOR AREA IS EXEMPT FROM F.A.R.	
FLOOR AREA:	BASEMENT: 1ST FLOOR 2ND FLOOR TOTALS
UNIT - 1	1,057.5 S.F. 1,119.4 S.F. 945.0 S.F. 3,121.9 S.F.
UNIT - 1	1,057.5 S.F. 1,119.4 S.F. 945.0 S.F. 3,121.9 S.F.
TOTAL AREA - UNITS 1 & 2	6,243.8 S.F.
TOTAL AREA APPLICABLE TO F.A.R.:	4,128.8 S.F.
PARKING TABULATION:	
REQUIRED :	2 PER UNIT 4
PROPOSED :	4
TOTAL SPACES PROVIDED:	4 SPACES



SCOPE OF WORK
THE DEMOLITION OF AN EXISTING SINGLE FAMILY HOME AND THE CONSTRUCTION OF 2 NEW, 2-STORY OVER BASEMENT, SINGLE FAMILY HOMES THAT WILL INCLUDE AN ACCESSORY DWELLING UNIT WITHIN EACH UNIT.



NOTES

- NEAREST TRANSIT STOP IS LOCATED ON THE CORNER OF NAUTILUS AND LA JOLLA BOULEVARD. NO TRANSIT STOP ADJACENT TO PROPERTY - 971 FEET
- BUILDING ADDRESS SHALL BE PROVIDED, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTAGE FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.1.4.4)
- NO ROOF TOP MECHANICAL PROPOSED. NO SCREENING REQUIRED.
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 24, ARTICLE 2, DIV. 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS.
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

ARCHITECTURAL SITE PLAN

1/8" = 1'-0"

DEFERRED SUBMITTALS	SOILS INSPECTIONS	PROJECT TEAM	SHEET INDEX																																																												
<p>1. FIRE SPRINKLERS</p> <p>2. SOLAR</p> <p>DEFERRED SUBMITTALS NOTES</p> <p>PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS A MIN. OF 30 WORKING DAYS FOR INITIAL PLAN REVIEW. ALL COMMENTS RELATED TO THE DEFERRED SUBMITTAL ITEMS MUST BE ADDRESSED TO THE SATISFACTION OF THE BUILDING OFFICIAL PRIOR TO APPROVAL. OF ITEMS. INSPECTIONS OF DEFERRED SUBTITAL ITEMS WILL NOT BE PERFORMED UNTIL ITEM IS APPROVED.</p> <p>IT IS UNDERSTOOD THAT PLANS FOR THE PROJECT HAVE, AT THIS TIME, BEEN REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE STATE AND CITY REGULATIONS, AND THAT THE PROJECT AS A WHOLE HAS BEEN APPROVED BY THE CITY, WITH THE EXCEPTIONS OF THE DEFERRED ITEMS LISTED.</p> <p>I, WE UNDERSTAND THAT I, WE WILL NOT BE AUTHORIZED ANY INSPECTION OF THE DEFERRED ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF PLANS AND/OR CALCULATIONS FOR THOSE DEFERRED ITEMS</p>	<p>AFTER THE BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF CHANGES TO THE DESIGN OF THE FIRE SPRINKLER SYSTEM WHICH PRODUCE A HIGHER GPM AND A LARGER METER SIZE</p> <p>OWNER SIGNATURE: <i>Stosh Thomas</i></p> <p>BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF SUCH.</p> <p>1. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE CITY OFFICIAL</p>	<p>ARCHITECT: STOSH THOMAS ARCHITECTS PC 4892 NEBO DR. STE 200 LA MESA, CA 91941 CONTACT: STOSH THOMAS PHONE: (619) 246-9044</p> <p>SURVEYOR: ACCURATE LAND SURVEYS 2514 ALPINE BLVD. STE. 4 ALPINE, CA. 91901 CONTACT: ROB RUSSEL PHONE: 619-445-0110</p> <p>CIVIL ENGINEER: CIVIL LANDWORKS 3460 MARRON ROAD STE 103 OCEANSIDE, CA 92056 CONTACT: DAVID CARON 760-945-3081</p> <p>SOILS ENGINEER TITLE - 24 ALLIED EARTH TECHNOLOGY 7915 SILVERTON AVENUE, STE 317 SAN DIEGO, CA. 92126 CONTACT: ROBERT CHAN PHONE: 658-586-1665</p> <p>GEOLOGIST: MIKE W. HART GEOLOGIST P.O. BOX 26127 SAN DIEGO, CAL 92196 CONTACT: MIKE HART PHONE: 658-578-4672</p> <p>STRUCTURAL ENGINEER:</p> <p>NOTICE TO APPLICANT / OWNER / OWNER'S AGENT / ARCHITECT OR ENGINEER OF RECORD, CONTRACTORS, / INSTALLERS / SUB-CONTRACTORS / OWNER/BUILDER BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION / INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFFSITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS</p>	<table border="1"> <thead> <tr> <th>SHEET#</th> <th>SHEET TITLE</th> <th>SHEET#</th> <th>SHEET TITLE</th> </tr> </thead> <tbody> <tr> <td>T-0</td> <td>COVER SHEET</td> <td></td> <td></td> </tr> <tr> <td>T-1</td> <td>TITLE SHEET / SITE PLAN</td> <td></td> <td></td> </tr> <tr> <td>C-0</td> <td>TOPOGRAPHIC SURVEY</td> <td></td> <td></td> </tr> <tr> <td>C-1</td> <td>DRAINAGE / GRADING PLAN</td> <td></td> <td></td> </tr> <tr> <td>C-2</td> <td>DRAINAGE NOTES</td> <td></td> <td></td> </tr> <tr> <td>A0-1</td> <td>BASEMENT FLOOR / SITE PLAN</td> <td></td> <td></td> </tr> <tr> <td>A1-1</td> <td>BASEMENT FLOOR PLAN</td> <td></td> <td></td> </tr> <tr> <td>A1-2</td> <td>FIRST FLOOR PLAN</td> <td></td> <td></td> </tr> <tr> <td>A1-3</td> <td>SECOND FLOOR PLAN</td> <td></td> <td></td> </tr> <tr> <td>A1-4</td> <td>ROOF PLAN</td> <td></td> <td></td> </tr> <tr> <td>A2-1</td> <td>BUILDING SECTIONS</td> <td></td> <td></td> </tr> <tr> <td>A3-1</td> <td>EXTERIOR ELEVATIONS</td> <td></td> <td></td> </tr> <tr> <td>A3-2</td> <td>EXTERIOR ELEVATIONS</td> <td></td> <td></td> </tr> <tr> <td>L-1</td> <td>LANDSCAPE CONCEPT PLAN</td> <td></td> <td></td> </tr> </tbody> </table>	SHEET#	SHEET TITLE	SHEET#	SHEET TITLE	T-0	COVER SHEET			T-1	TITLE SHEET / SITE PLAN			C-0	TOPOGRAPHIC SURVEY			C-1	DRAINAGE / GRADING PLAN			C-2	DRAINAGE NOTES			A0-1	BASEMENT FLOOR / SITE PLAN			A1-1	BASEMENT FLOOR PLAN			A1-2	FIRST FLOOR PLAN			A1-3	SECOND FLOOR PLAN			A1-4	ROOF PLAN			A2-1	BUILDING SECTIONS			A3-1	EXTERIOR ELEVATIONS			A3-2	EXTERIOR ELEVATIONS			L-1	LANDSCAPE CONCEPT PLAN		
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NAUTILUS UNITS
735 NAUTILUS STREET
LA JOLLA, CA. 92037

StoSH THOMAS ARCHITECTS

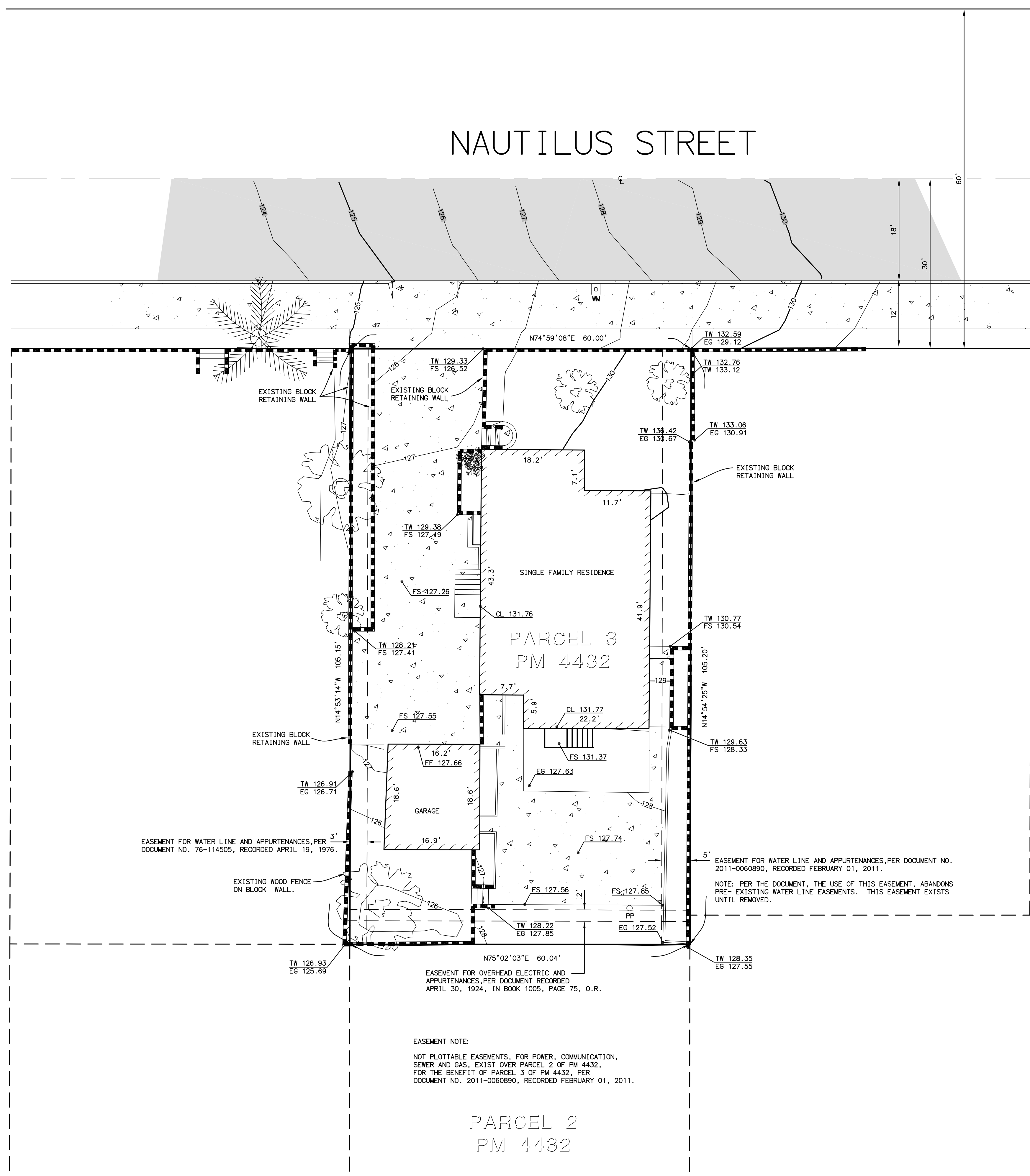
9130 FLETCHER DR.
LA MESA, CA. 91941
PH: (619) 246-9044
FAX: (619) 303-6023

DATE: 05-22-21

SCALE: STP

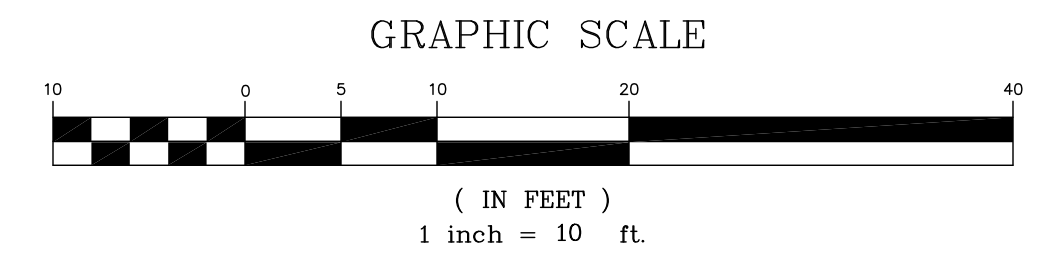
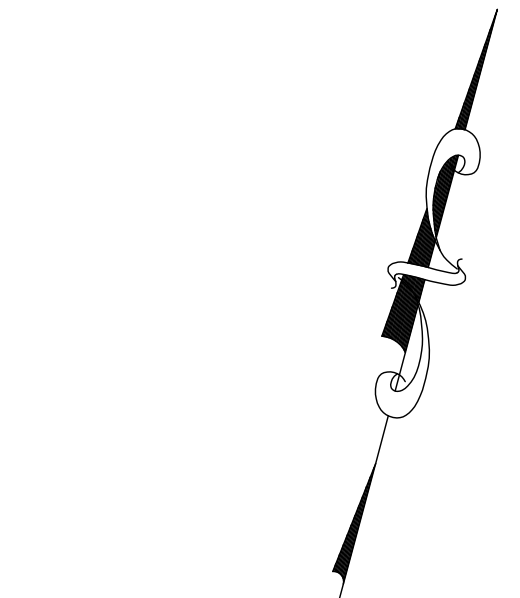
JOB: 2107

SHEET T-1



LEGEND

- AC --- ASPHALT CONCRETE
- BW --- BOTTOM OF WALL
- EG --- EXISTING GROUND
- EP --- EDGE OF PAVEMENT
- FF --- FINISH FLOOR
- FH --- FIRE HYDRANT
- FL --- FLOW LINE
- FS --- FINISH SURFACE
- GM --- GAS METER
- GV --- GAS VALVE
- OHU --- OVERHEAD UTILITY
- PP --- POWER POLE
- SMH --- SEWER MANHOLE
- TC --- TOP OF CURB
- TW --- TOP OF WALL
- WM --- WATER METER
- WV --- WATER VALVE
- EXISTING WALL



VICINITY MAP



VICINITY MAP

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT, A BRASS PLUG, IN TOP OF CURB, LOCATED AT THE SOUTHWEST CORNER OF BONAIR STREET AND DRAPER AVENUE
ELEVATION = 111.724' (NGVD '29)

SITE INFORMATION

735 NAUTILUS STREET

LEGAL DESCRIPTION

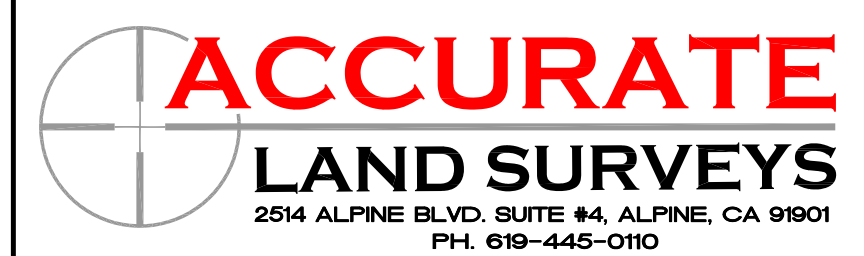
PARCEL 3 OF PARCEL MAP NO. 4432, IN BLOCK 6, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 4, 1976, BEING DESCRIBED IN DOCUMENT NO. 2021-0104061, RECORDED FEBRUARY 10, 2021.

APN: 351-370-40
GROSS AREA - 0.145 ACRES
6,312.52 SQ. FT.

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED FROM A FIELD SURVEY OF SURFACE FEATURES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.

THE PROPERTY LINES, BEARINGS AND DIMENSIONS, SHOWN HEREON, ARE ESTABLISHED FROM AVAILABLE RECORD INFORMATION AND ARE SUBJECT TO VERIFICATION BY A COMPLETE FIELD BOUNDARY RETRACEMENT SURVEY.

PLAN PREPARED BY



SEAL



Robert J. Russell

SHEET TITLE

TOPOGRAPHIC MAP

DATE

03/29/2021

SHEET NUMBER

SHEET 1 OF 1

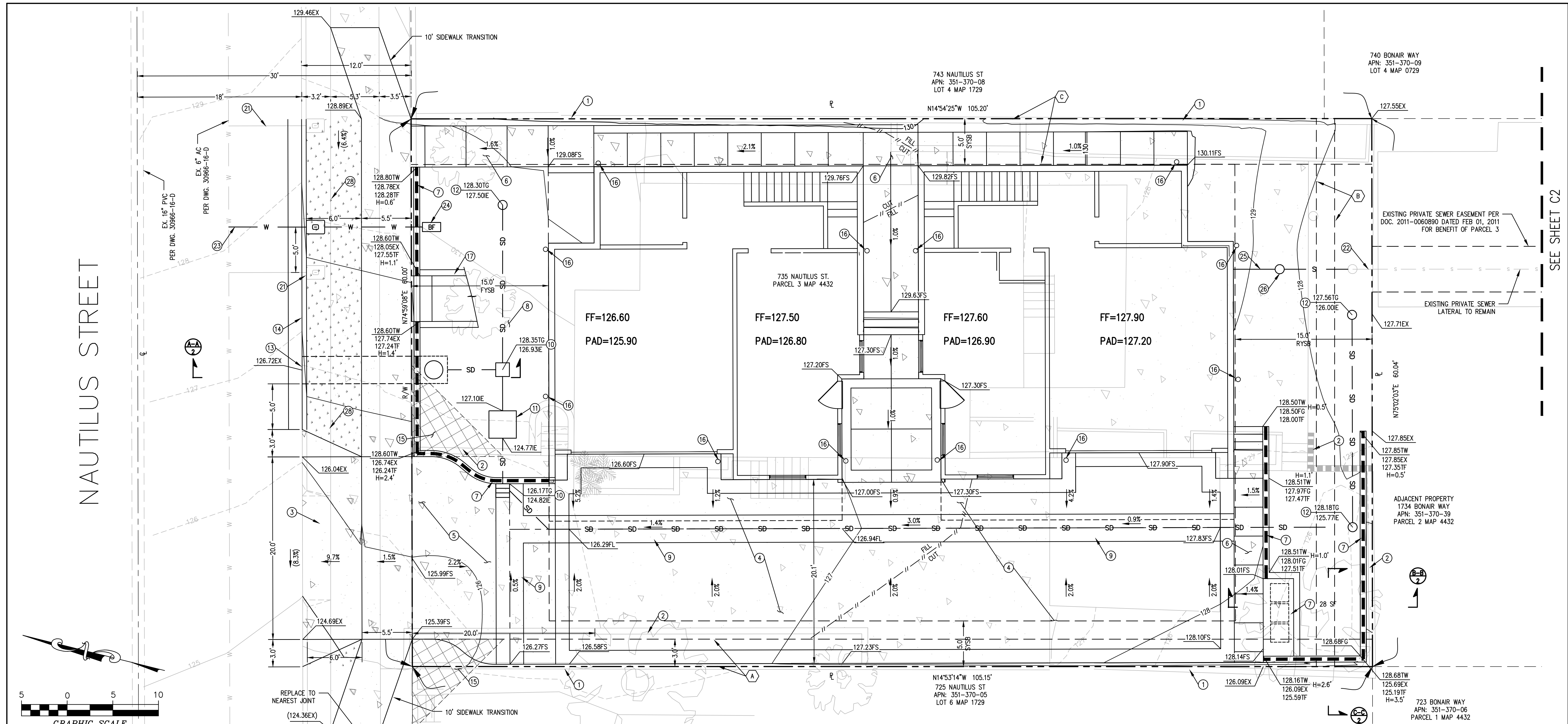
EASEMENT NOTE:
NOT PLOTTABLE EASEMENTS, FOR POWER, COMMUNICATION, SEWER AND GAS, EXIST OVER PARCEL 2 OF PM 4432, FOR THE BENEFIT OF PARCEL 3 OF PM 4432, PER DOCUMENT NO. 2011-0060890, RECORDED FEBRUARY 01, 2011.

EASEMENT FOR WATER LINE AND APPURTENANCES, PER DOCUMENT NO. 76-114505, RECORDED APRIL 19, 1976.

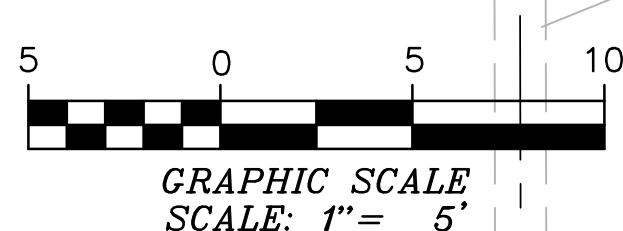
EASEMENT FOR WATER LINE AND APPURTENANCES, PER DOCUMENT NO. 2011-0060890, RECORDED FEBRUARY 01, 2011.

NOTE: PER THE DOCUMENT, THE USE OF THIS EASEMENT, ABANDONS PRE-EXISTING WATER LINE EASEMENTS. THIS EASEMENT EXISTS UNTIL REMOVED.

EASEMENT FOR OVERHEAD ELECTRIC AND APPURTENANCES, PER DOCUMENT RECORDED APRIL 30, 1924, IN BOOK 1005, PAGE 75, O.R.



NAUTILUS STREET



OWNER:
BRIAN RUCKER
7920 ARJONS DR. SUITE A
SAN DIEGO, CA 92126

SITE ADDRESS:
735 NAUTILUS ST
LA JOLLA, CA 92037

APN:
351-370-40

BENCHMARK:
THE BENCHMARK FOR THIS SURVEY IS A CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT, A BRASS PLUG, IN TOP OF CURB, LOCATED AT THE SOUTHWEST CORNER OF BONAIR STREET AND DRAPER AVENUE.

ELEVATION: 111.724 FT (NGVD '29)

LEGAL DESCRIPTION:
PARCEL 3 OF PARCEL MAP NO. 4432, IN BLOCK 6, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 4, 1976, BEING DESCRIBED IN DOCUMENT NO. 2021-0104061, RECORDED FEBRUARY 10, 2021.

TOPOGRAPHY:
THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED FROM A FIELD SURVEY OF SURFACE FEATURE. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.

THE PROPERTY LINES, BEARINGS AND DIMENSIONS, SHOWN HEREON, ARE ESTABLISHED FROM A FIELD BOUNDARY RETRACEMENT SURVEY.

NOTE:

1. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
2. ALL PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION WILL BE REPLACE PER CURRENT CITY STANDARDS.
3. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409(b)(2). PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.
5. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
6. EMRA WILL BE REQUIRED FOR ALL PRIVATE IMPROVEMENTS (PARKWAY AND CURB OUTLET/SIDEWALK UNDERDRAINS) IN THE PUBLIC RIGHT-OF-WAY

EARTHWORK DATA:
CUT = 70 C.Y. FILL = 140 C.Y.
EXPORT = 70 C.Y.

TOTAL LOT AREA = 6,312 S.F.
TOTAL DISTURBED AREA = 6,312 S.F.
DEPTH OF CUT = 3.4 FEET
DEPTH OF FILL = 2.4 FEET

*DEPTH OF CUT AND FILL DO NOT INCLUDE GEOTECHNICAL REMEDIATION RECOMMENDATIONS

THESE QUANTITIES DO NOT INCLUDE ANY LOSSES DUE TO SHRINKAGE, SUBSIDENCE, OVEREXCAVATION, OR ANY SPECIAL REQUIREMENTS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT. THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.

SITE DATA:
SITE AREAS: 6,312 SF
EXISTING IMPERVIOUS: 4,109 SF
EXISTING PERVIOUS: 2,203 SF
PROPOSED IMPERVIOUS: 4,621 SF
PROPOSED PERVIOUS: 1,691 SF

CONSTRUCTION NOTES:

1. EXISTING RETAINING WALL TO REMAIN
2. DEMO EXISTING RETAINING WALL
3. CONSTRUCT DRIVEWAY PER SDG-159
4. CONSTRUCT IMPERVIOUS PAVEMENT MOTOR COURT PER ARCHITECTURAL PLAN
5. CONSTRUCT CONCRETE PAVEMENT
6. CONSTRUCT CONCRETE WALKWAY
7. CONSTRUCT RETAINING WALL PER SDRSD C-1
8. CONSTRUCT LANDSCAPING PER ARCHITECTURAL PLAN
9. CONSTRUCT 3' WIDE RIBBON GUTTER
10. CONSTRUCT 18"x18" NDS BASIN INLET OR EQUIVALENT
11. CONSTRUCT PUMP AND WET WELL
12. CONSTRUCT 8" AREA DRAIN PER DETAIL HEREON
13. CONSTRUCT CURB OUTLET PER SDRSD D-25
14. REMOVE EXISTING CURB AND REPLACE WITH CURB AND GUTTER PER SDG-151
15. VISIBILITY TRIANGLE
16. DOWNSPOUTS TO DRAIN TO VEGETATED AREAS
17. STAIRS PER ARCHITECTURAL PLAN
18. EXISTING SIDEWALK TO BE REMOVED AND REPLACED PER SDG-155 NON-COITIGUOUS AND PER STREET DESIGN MANUAL

UTILITY NOTES:

21. EX. WATER SERVICE TO BE KILLED AT MAIN
22. EX. PRIVATE SEWER LATERAL TO REMAIN
23. CONSTRUCT 1" WATER SERVICE (PER SEPARATE PERMIT)
24. CONSTRUCT 1" BACKFLOW PREVENTER. APOLLO RPLF4A
25. CONSTRUCT PRIVATE 4" SEWER LATERAL (PER SEPARATE PERMIT)
26. CONSTRUCT PRIVATE SEWER CLEANOUT
27. TRENCH RESURFACING PER SDW-107 (PER SEPARATE PERMIT)

EASEMENTS:

(A) PRIVATE 3" WATER EASEMENT PER DOC. NO. 114505 DATED 04/19/1976. PUBLIC UTILITIES, INGRESS AND EGRESS PER BOOK 1005 PAGE 75 DATED 4/30/1924. NOT PLOTTABLE

(B) PRIVATE EASEMENT FOR OVERHEAD ELECTRIC AND APPURTENANCES, PER DOCUMENT RECORDED APRIL 30, 1924, IN BOOK 1005, PAGE 75, O.R.

(C) PRIVATE EASEMENT FOR WATER LINE AND APPURTENANCES, PER DOCUMENT NO. 2011-0060890, RECORDED FEBRUARY 01, 2011.

NOTE: PER THE DOCUMENT, THE USE OF THIS EASEMENT, ABANDONS PRE-EXISTING WATER LINE EASEMENTS. THIS EASEMENT EXISTS UNTIL REMOVED.

LEGEND:

PROPERTY LINE
RIGHT OF WAY
CENTERLINE
EXISTING CONTOUR (MAJOR)
EXISTING CONTOUR (MINOR)
PROPOSED CONTOUR (MAJOR)
PROPOSED CONTOUR (MINOR)
DIRECTION OF DRAINAGE
PR. STORM DRAIN LINE
PR. STORM INLET
RETAINING WALL
PUMP AND WET WELL
YARD INLET

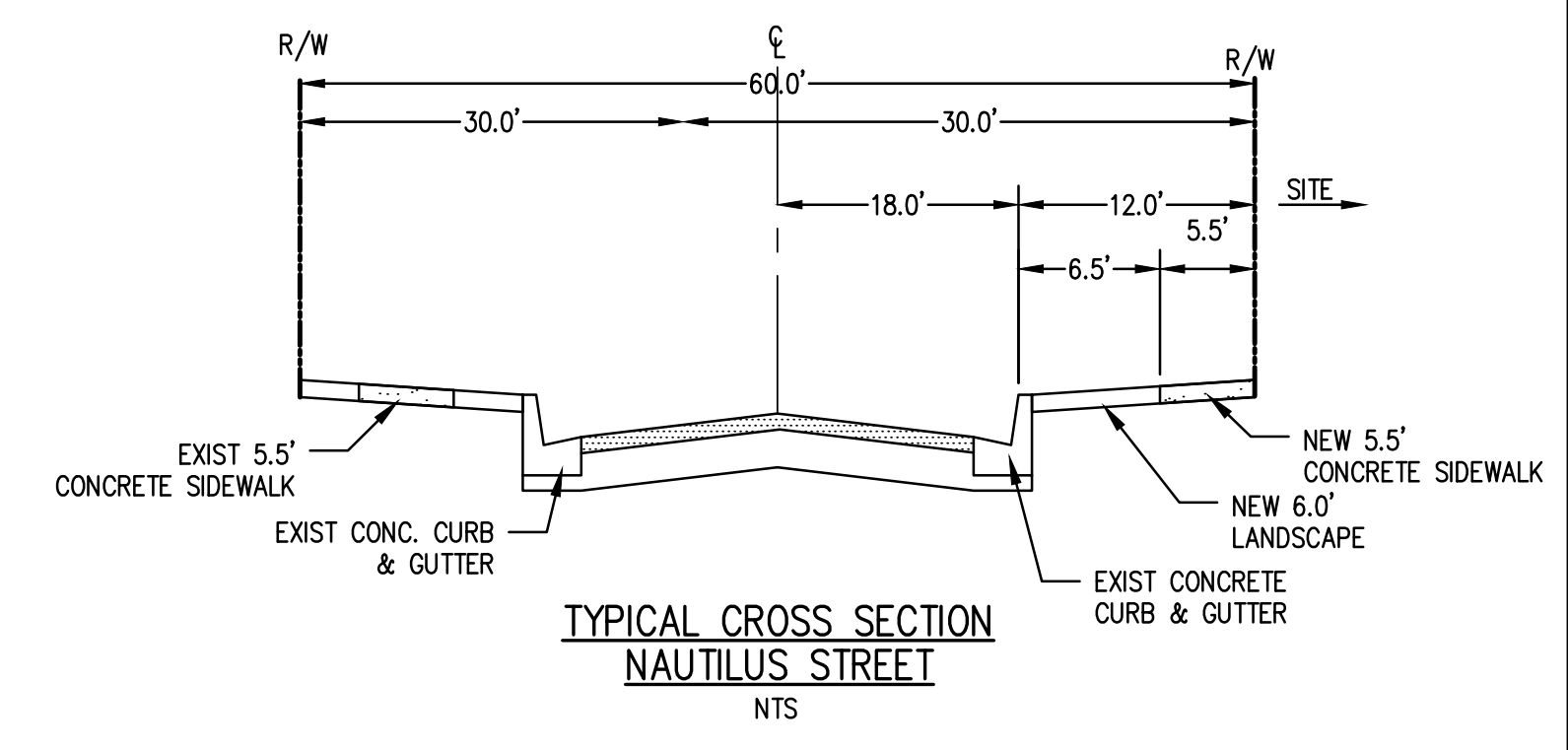
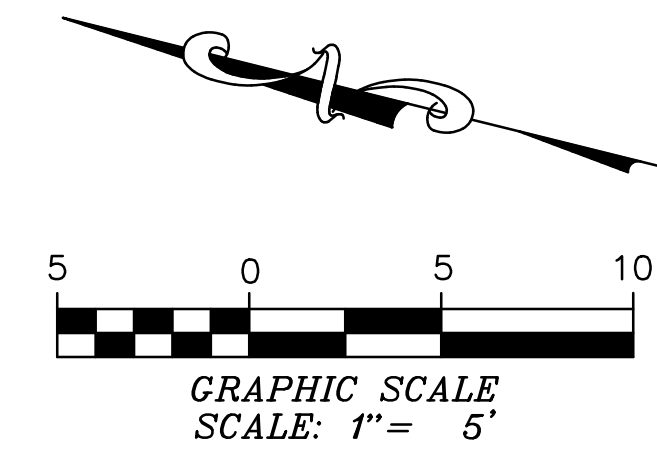
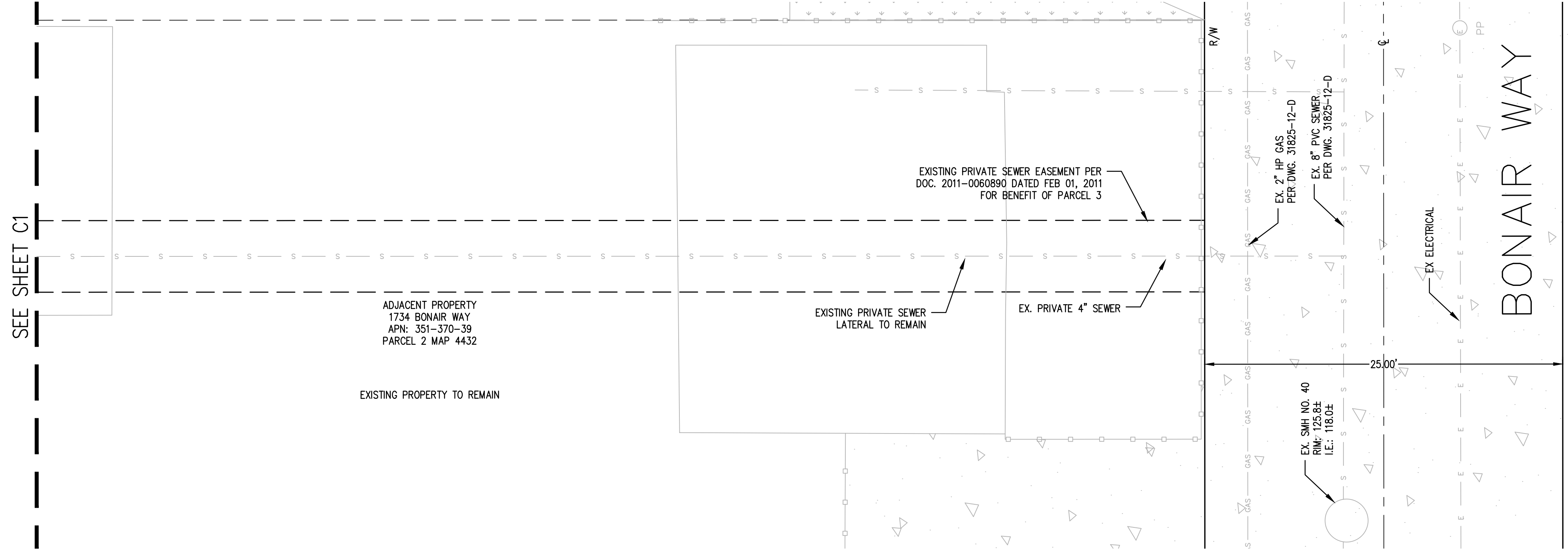
Civil Landworks

110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058
PH: 760-908-8745 • info@civillandworks.com

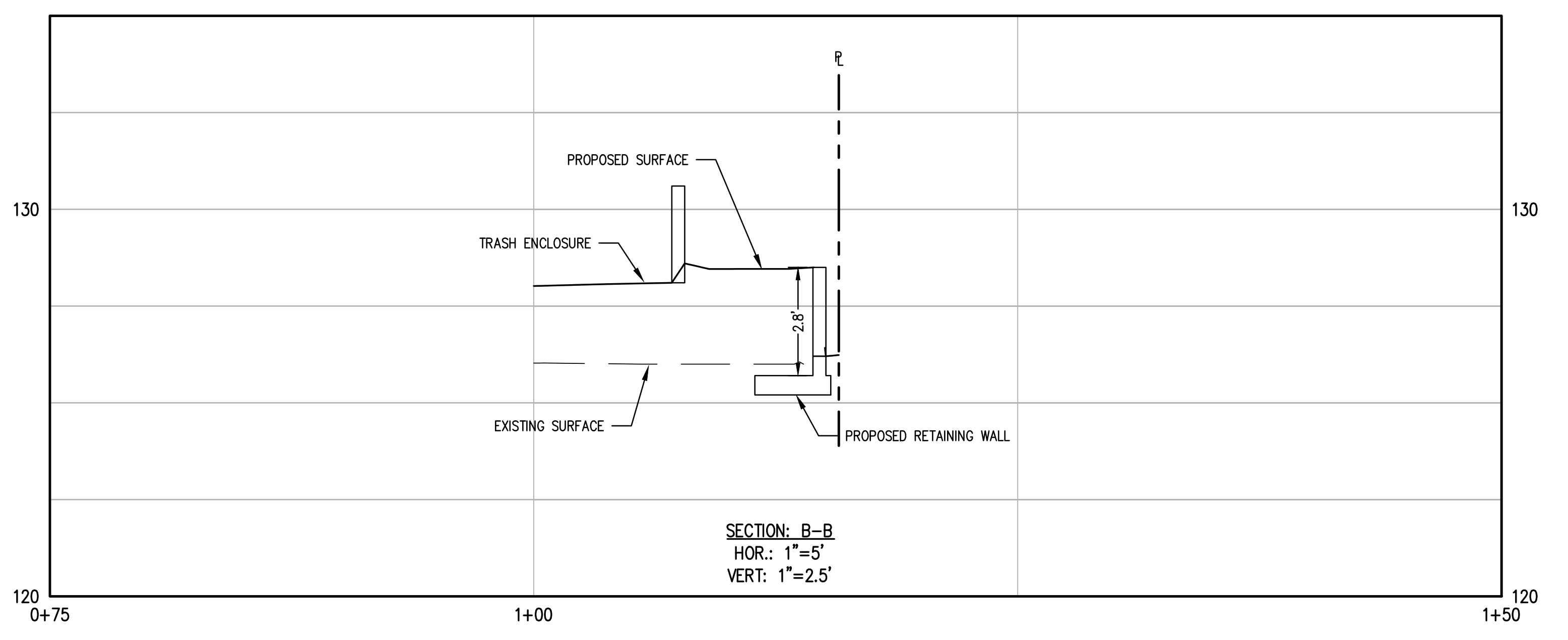
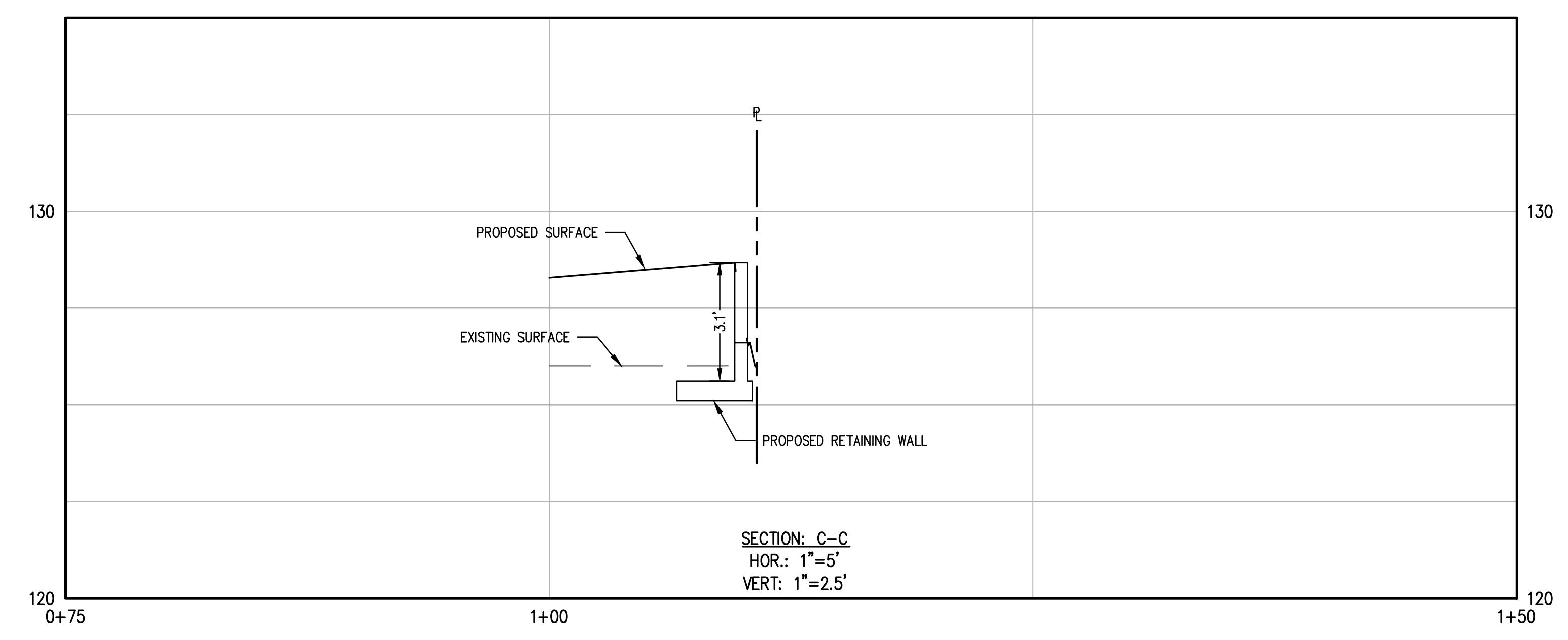
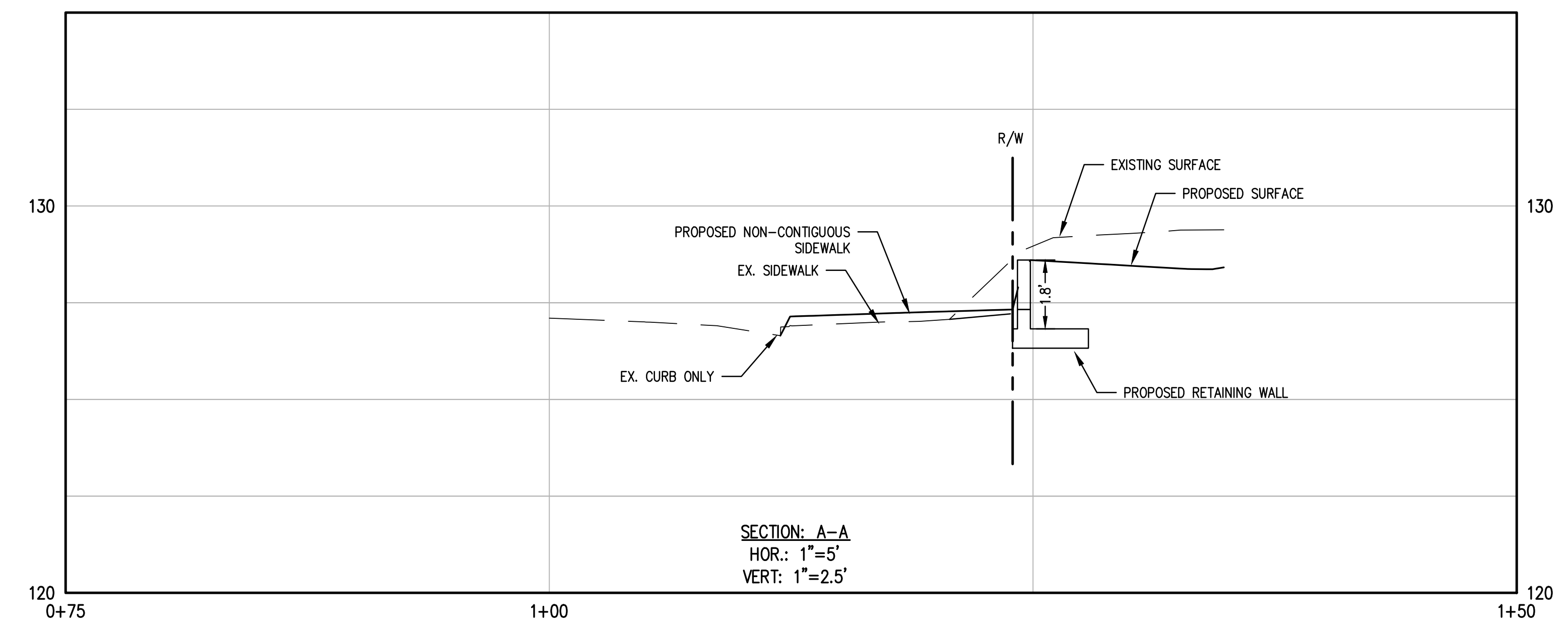
REGISTERED PROFESSIONAL ENGINEER
No. C070066
EXP. 09/30/24
CIVIL
STATE OF CALIFORNIA

DAVID V. CARON, R.C.E. 70066
DATE 2-22-23

GRADING PLAN



Civil Landworks
110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058
PH: 760-908-8745 • info@civillandworks.com



2/22/23

C2

ISSUE	DESCRIPTION	DATE
1	CDP SUBMITTAL SET	05.22.21
2	2ND CDP SUBMITTAL	06.02.22
3	3RD CDP SUBMITTAL	10.12.22
3	4TH CDP SUBMITTAL	01.18.23

NAUTILUS UNITS

735 NAUTILUS STREET
LA JOLLA, CA. 92037



9130 FLETCHER DR.
LA MESA, CA. 91941
PH: (619) 246-9044
FAX: (619) 303-6023

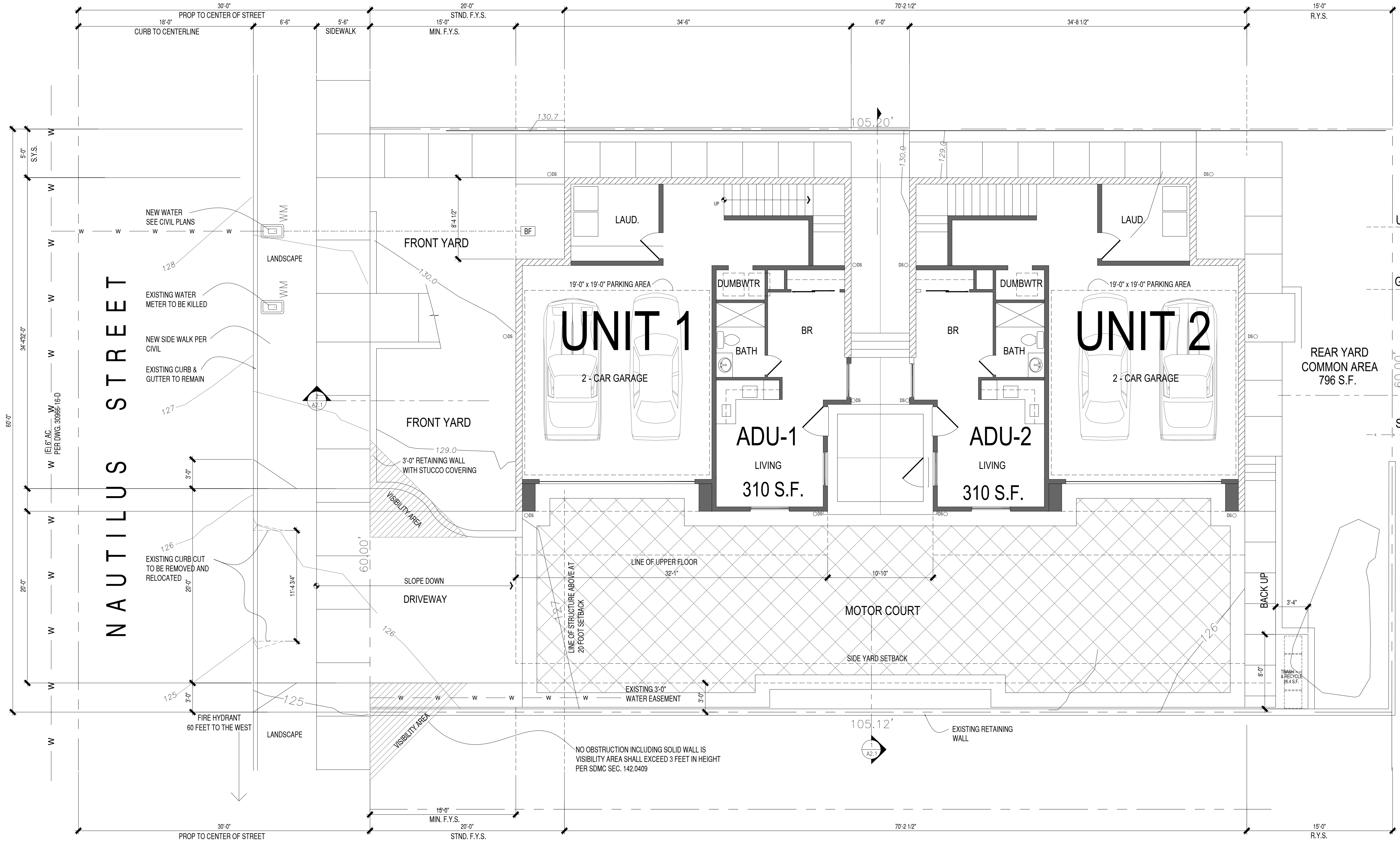
DATE: 05-22-21

DRAWN: STP

JOB: 2107

SHEET

A0-1



ARCHITECTURAL SITE PLAN

3/16" = 1'-0"

ENGINEERING NOTES

EARTH WORK DATA

CUT = 70 C.Y. EXPORT = 70 C.Y.
TOTAL LOT AREA = 6,312 S.F.
TOTAL DISTURBED AREA = 6,312 S.F.
DEPTH OF CUT = 3.4 FEET
DEPTH OF FILL = 2.4 FEET

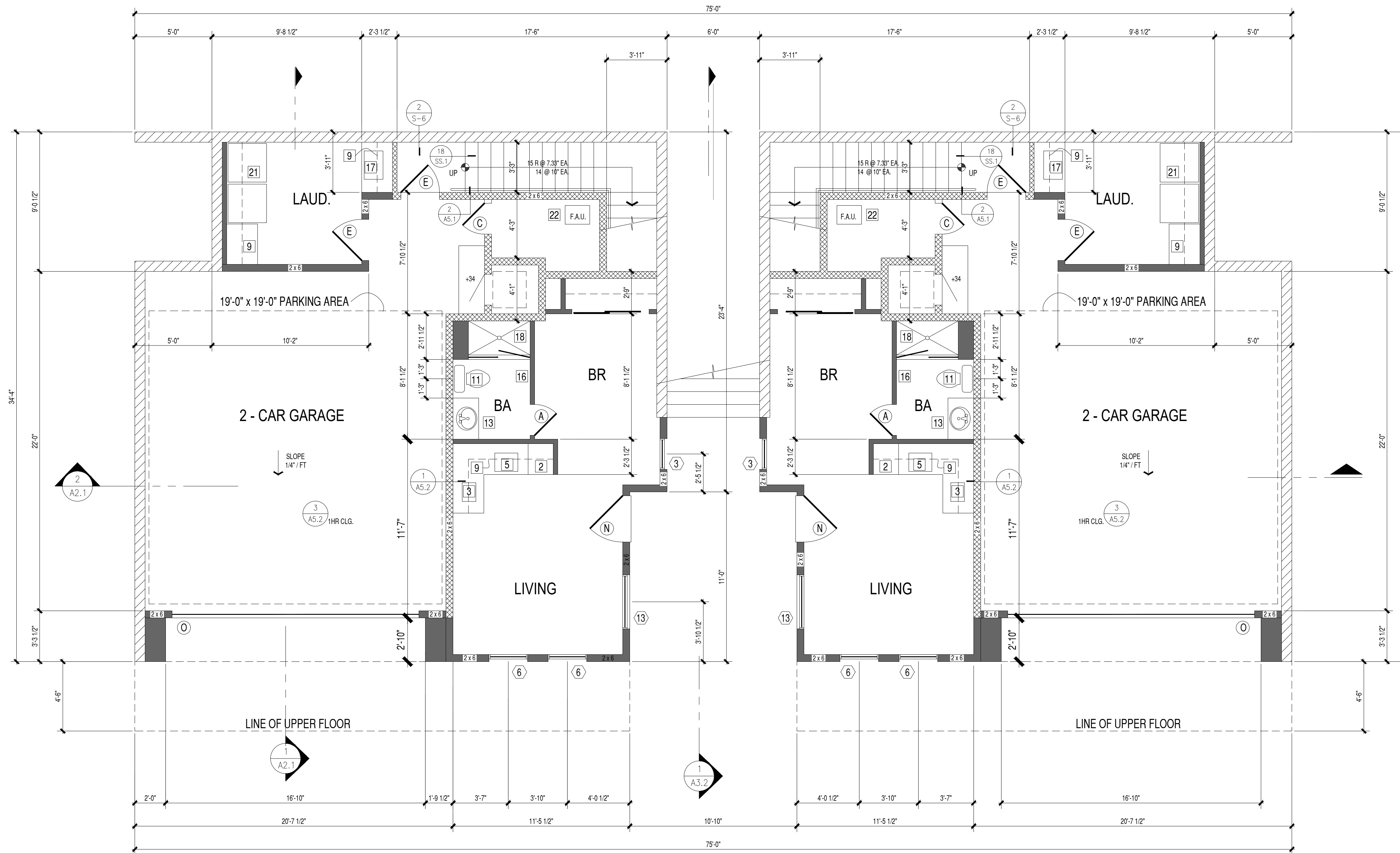
IMPERVIOUS SURFACES:

SITE AREA: 6,312 S.F.
EXISTING IMPERVIOUS: 4,109 S.F.
EXISTING IMPERVIOUS: 2,203 S.F.
PROPOSED IMPERVIOUS: 4,621 S.F.
PROPOSED PERVIOUS: 1,691 S.F.

SEE CIVIL PLANS, SHEETS C-1 TO C-4 FOR ADDITIONAL INFORMATION.

THE PROJECT PROPOSES TO EXPORT 70 C.Y. OF MATERIAL FROM SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A CONDITIONAL USE PERMIT.

PREPARED BY:	STOSH THOMAS ARCHITECTS 9130 FLETCHER DRIVE LA MESA, CALIFORNIA PHONE: 619.246.9044	REVISION 6:	
LOT NUMBER:	40	REVISION 5:	
APN:	351-370-40-00	REVISION 4:	
PROJECT NAME:	NAUTILUS UNITS	REVISION 3:	
SHEET TITLE:	ARCHITECTURAL SITE PLAN	REVISION 2:	
SHEET COUNT:	6 OF 14	REVISION 1:	06-02-22
		ORIGINAL DATE:	05-22-21
		PROJECT NO.:	CDP-693284



ISSUE	DESCRIPTION	DATE
1	CDP SUBMITTAL SET	05.22.21
2	2ND CDP SUBMITTAL	06.02.22
3	3RD CDP SUBMITTAL	10.12.22
3	4TH CDP SUBMITTAL	01.18.23

NAUTILUS UNITS
 735 NAUTILUS STREET
 LA JOLLA, CA. 92037



9130 FLETCHER DR.
 LA MESA, CA. 91941
 PH: (619) 246-9044
 FAX: (619) 303-6023

DATE: 05-22-21

SCALE:

DRAWN: STP

JOB: 2107

SHEET

A1.1

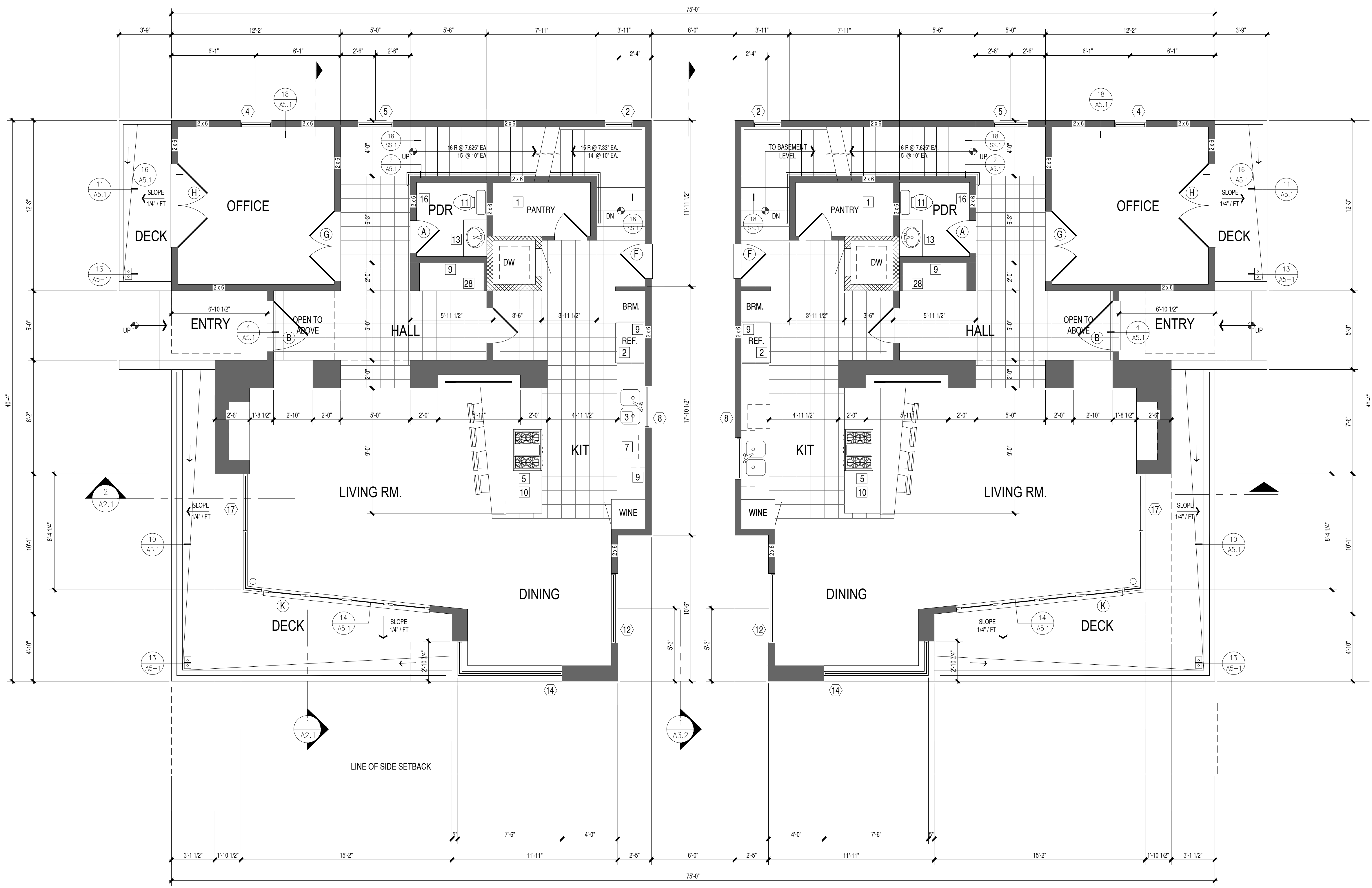
BASEMENT FLOOR PLAN

3/16" = 1'-0"

PREPARED BY:	STOSH THOMAS ARCHITECTS 9130 FLETCHER DRIVE LA MESA, CALIFORNIA PHONE: 619.246.9044	REVISION 6:	
LOT NUMBER:	40	REVISION 5:	
APN:	351-370-40-00	REVISION 4:	
PROJECT NAME:	NAUTILUS UNITS	REVISION 3:	
SHEET TITLE:	BASEMENT PLAN	REVISION 2:	
SHEET COUNT:	7 OF 14	REVISION 1:	06-02-22
		ORIGINAL DATE:	05-22-21
		PROJECT NO.	CDP-693284

ISSUE	DESCRIPTION	DATE
1	CDP SUBMITTAL SET	05.22.21
2	2ND CDP SUBMITTAL	06.02.22
3	3RD CDP SUBMITTAL	10.12.22
3	4TH CDP SUBMITTAL	01.18.23

NAUTILUS UNITS
735 NAUTILUS STREET
LA JOLLA, CA. 92037



FIRST FLOOR PLAN

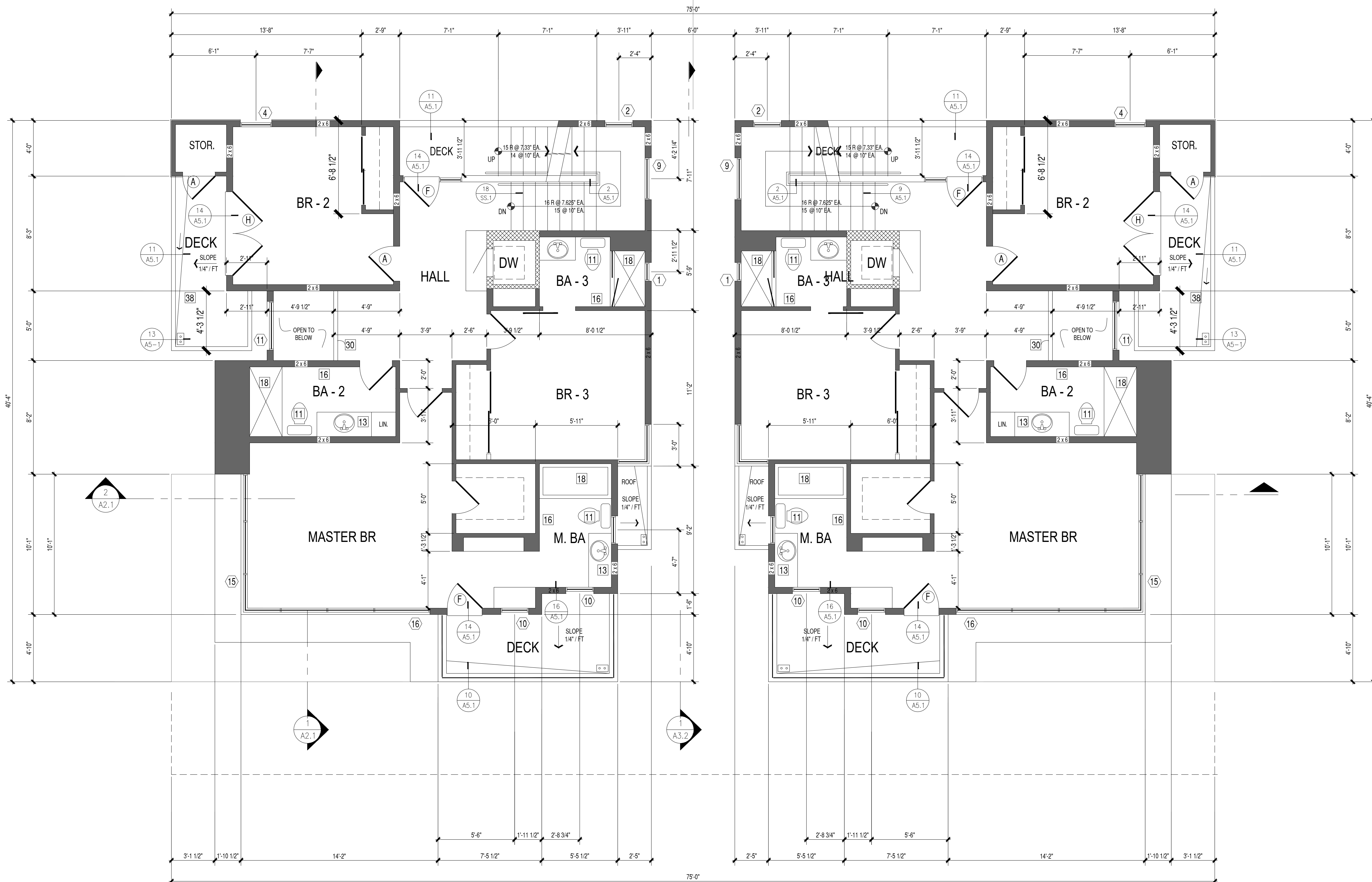
3/16" = 1'-0"

PREPARED BY:	STOSH THOMAS ARCHITECTS 9130 FLETCHER DRIVE LA MESA, CALIFORNIA PHONE: 619.246.9044	REVISION 6:	
LOT NUMBER:	40	REVISION 5:	
APN:	351-370-40-00	REVISION 4:	
PROJECT NAME:	NAUTILUS UNITS	REVISION 3:	
SHEET TITLE:	FIRST FLOOR PLAN	REVISION 2:	
SHEET COUNT:	8 OF 14	REVISION 1:	06-02-22
		ORIGINAL DATE:	05-22-21

StöSH THOMAS ARCHITECTS
9130 FLETCHER DR.
LA MESA, CA. 91941
PH: (619) 246-9044
FAX: (619) 303-6023

DATE: 05-22-21
SCALE:
DRAWN: STP
JOB: 2107
SHEET
A1.2

ISSUE	DESCRIPTION	DATE
1	CDP SUBMITTAL SET	05.22.21
2	2ND CDP SUBMITTAL	06.02.22
3	3RD CDP SUBMITTAL	10.12.22
3	4TH CDP SUBMITTAL	01.18.23



SECOND FLOOR PLAN

1/4" = 1'-0"

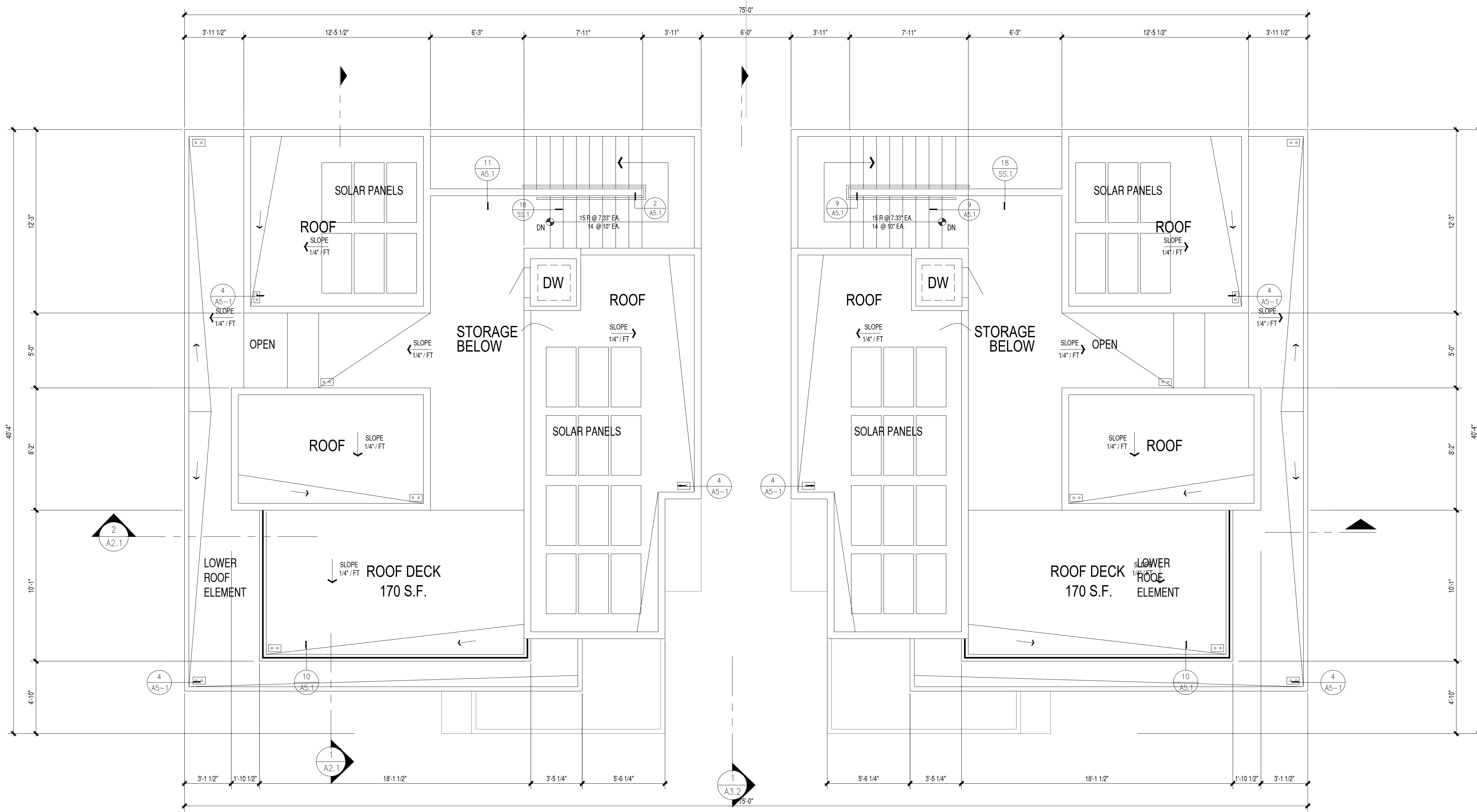
PREPARED BY:	STOSH THOMAS ARCHITECTS 9130 FLETCHER DRIVE LA MESA, CALIFORNIA PHONE: 619.246.9044	REVISION 6:	
LOT NUMBER:	40	REVISION 5:	
APN:	351-370-40-00	REVISION 4:	
PROJECT NAME:	NAUTILUS UNITS	REVISION 3:	
SHEET TITLE:	SECOND FLOOR PLAN	REVISION 2:	
SHEET COUNT:	9 OF 14	REVISION 1:	06-22-22
		ORIGINAL DATE:	05-22-21

NAUTILUS UNITS
735 NAUTILUS STREET
LA JOLLA, CA. 92037

StöSH THOMAS ARCHITECTS
9130 FLETCHER DR.
LA MESA, CA. 91941
PH: (619) 246-9044
FAX: (619) 303-6023

DATE: 05-22-21
SCALE:
DRAWN: STP
JOB: 2107
SHEET
A1.3

ISSUE	DESCRIPTION	DATE
1	CDP SUBMITTAL SET	05.22.21
2	2ND CDP SUBMITTAL	06.02.22
3	3RD CDP SUBMITTAL	10.12.22
3	4TH CDP SUBMITTAL	01.18.23



ROOF PLAN

1/4" = 1'-0"

PREPARED BY:	STOSH THOMAS ARCHITECTS 9130 FLETCHER DRIVE LA MESA, CALIFORNIA PHONE: 619.246.9044	REVISION 6:	
LOT NUMBER:	40	REVISION 5:	
APN:	351-370-40-00	REVISION 4:	
PROJECT NAME:	NAUTILUS UNITS	REVISION 3:	
SHEET TITLE:	ROOF PLAN	REVISION 2:	
SHEET COUNT:	10 OF 14	REVISION 1:	06-02-22
		ORIGINAL DATE:	05-22-21

NAUTILUS UNITS
735 NAUTILUS STREET
LA JOLLA, CA. 92037

StöSH THOMAS ARCHITECTS
9130 FLETCHER DR.
LA MESA, CA. 91941
PH: (619) 246-9044
FAX: (619) 303-6023

DATE: 05-22-21
SCALE:
DRAWN: STP
JOB: 2107
SHEET
A1.4

ISSUE	DESCRIPTION	DATE
1	CDP SUBMITTAL SET	05.22.21
2	2ND CDP SUBMITTAL	06.02.22
3	3RD CDP SUBMITTAL	10.12.22
3	4TH CDP SUBMITTAL	01.18.23

NAUTILUS UNITS
735 NAUTILUS STREET
LA JOLLA, CA. 92037

Stösh
THOMAS
ARCHITECTS

9130 FLETCHER DR.
LA MESA, CA. 91941
PH: (619) 246-9044
FAX: (619) 303-6023

DATE: 05-22-21

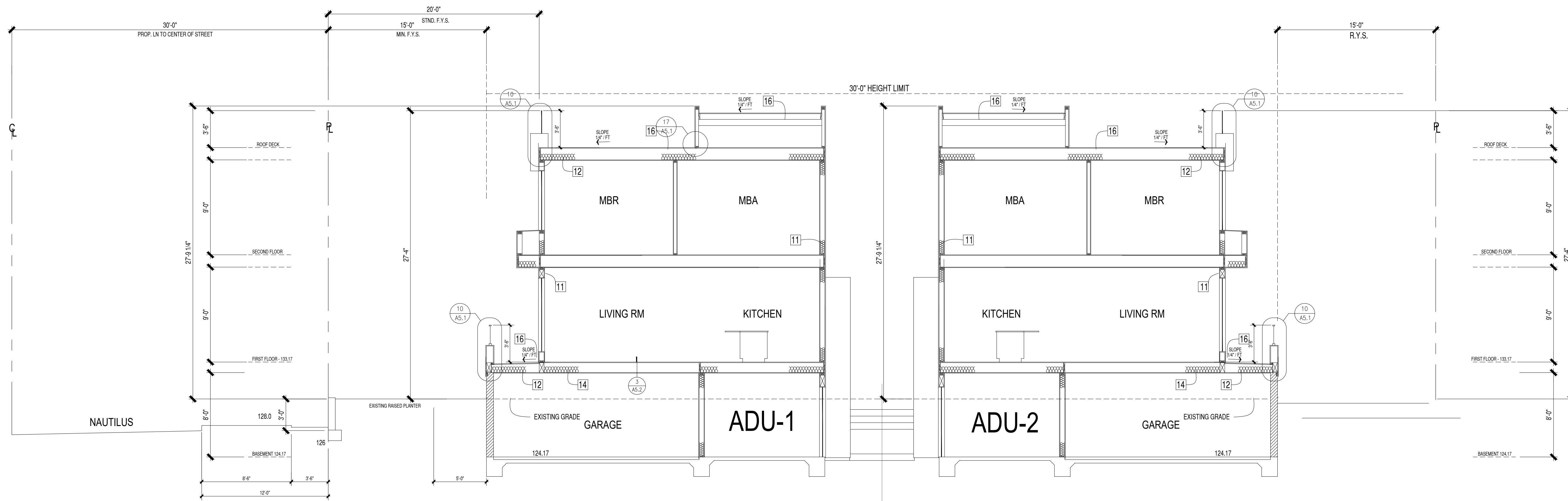
SCALE:

DRAWN: STP

JOB: 2107

SHEET

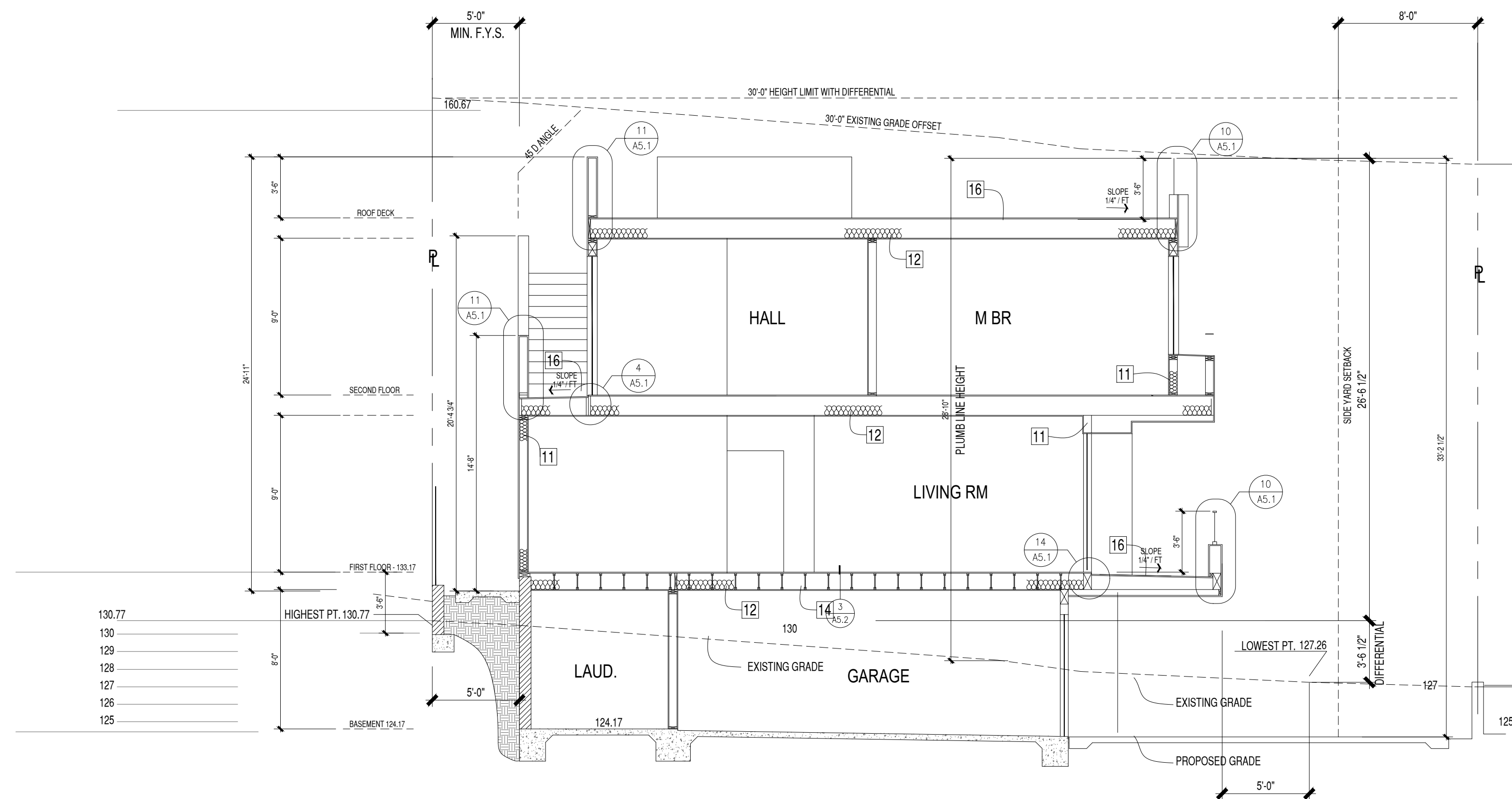
A2.1



BUILDING SECTION 2

3/16" = 1'-0"

2



BUILDING SECTION 1

3/16" = 1'-0"

1

KEYNOTES

- 1 PLYWOOD ROOF SHEATHING PER STRUCTURAL
- 2 ROOF TRUSSES PER STRUCTURAL
- 3 CONCRETE SLAB & FOUNDATION PER STRUCTURAL
- 4 TJI FLOOR FRAMING PER STRUCTURAL
- 5 5/8" TYPE 'X' GYP. BD. OVER METAL CHANNELS @ BLOCK WALLS
- 6 CONCRETE BLOCK WALL PER STRUCTURAL
- 7 STUCCO OVER MTL. LATH OVER 15# BLDG. PAPER
- 9 R-13 BATT INSULATION
- 10 R-15 BATT INSULATION
- 11 R-19 BATT INSULATION
- 12 R-30 BATT INSULATION
- 13 5/8" GYPSUM BOARD
- 14 5/8" TYPE 'X' GYPSUM BOARD OVER RESILIENT CHANNEL SEE DETAIL 2/ AS.1 FOR MORE INFO
- 15 VERT. CERAMIC SIDING. SEE ELEVATIONS FOR MORE INFO
- 16 DEX - O - TEX DECK COATING. FLATEX 500 IOCC-ES REPORT ESR-1757. APPLY ALL FLASHING AND MATERIAL TO MFR. SPECIFICATIONS

PREPARED BY: STOSH THOMAS ARCHITECTS
9130 FLETCHER DRIVE
LA MESA, CALIFORNIA
PHONE: 619.246.9044

REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1: 06 - 02 - 22
ORIGINAL DATE: 05 - 22 - 21

LOT NUMBER: 40

APN: 351 - 370 - 40 - 00

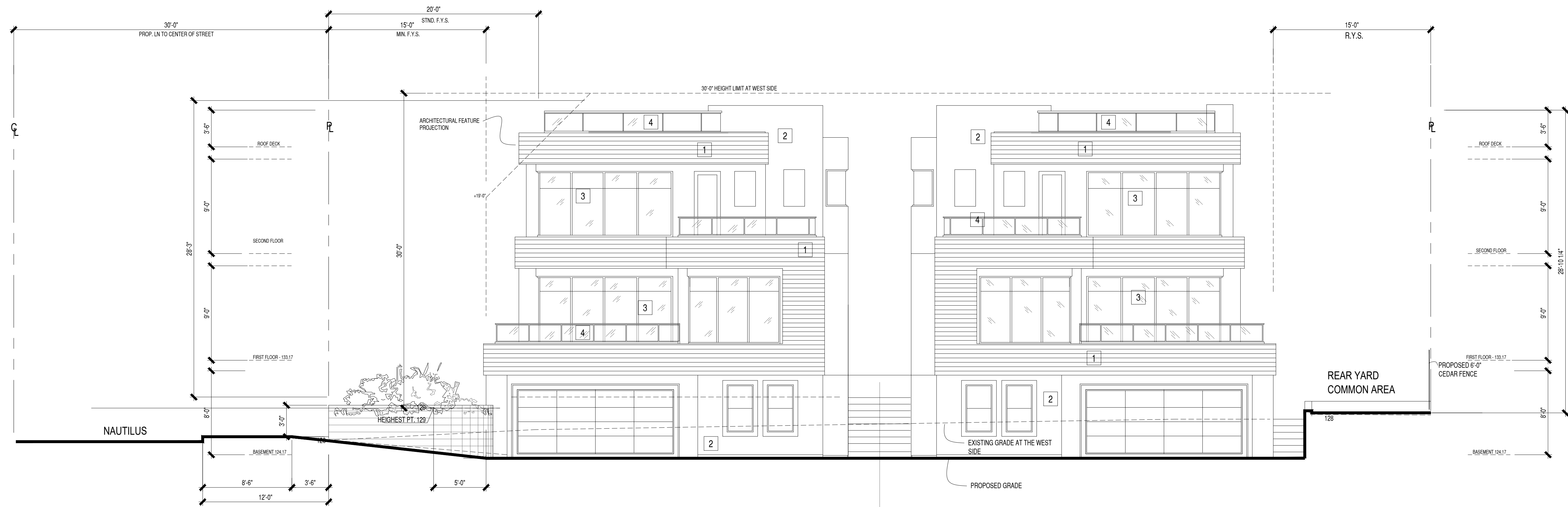
PROJECT NAME: NAUTILUS UNITS

SHEET TITLE: BUILDING SECTIONS

SHEET COUNT: 11 OF 14

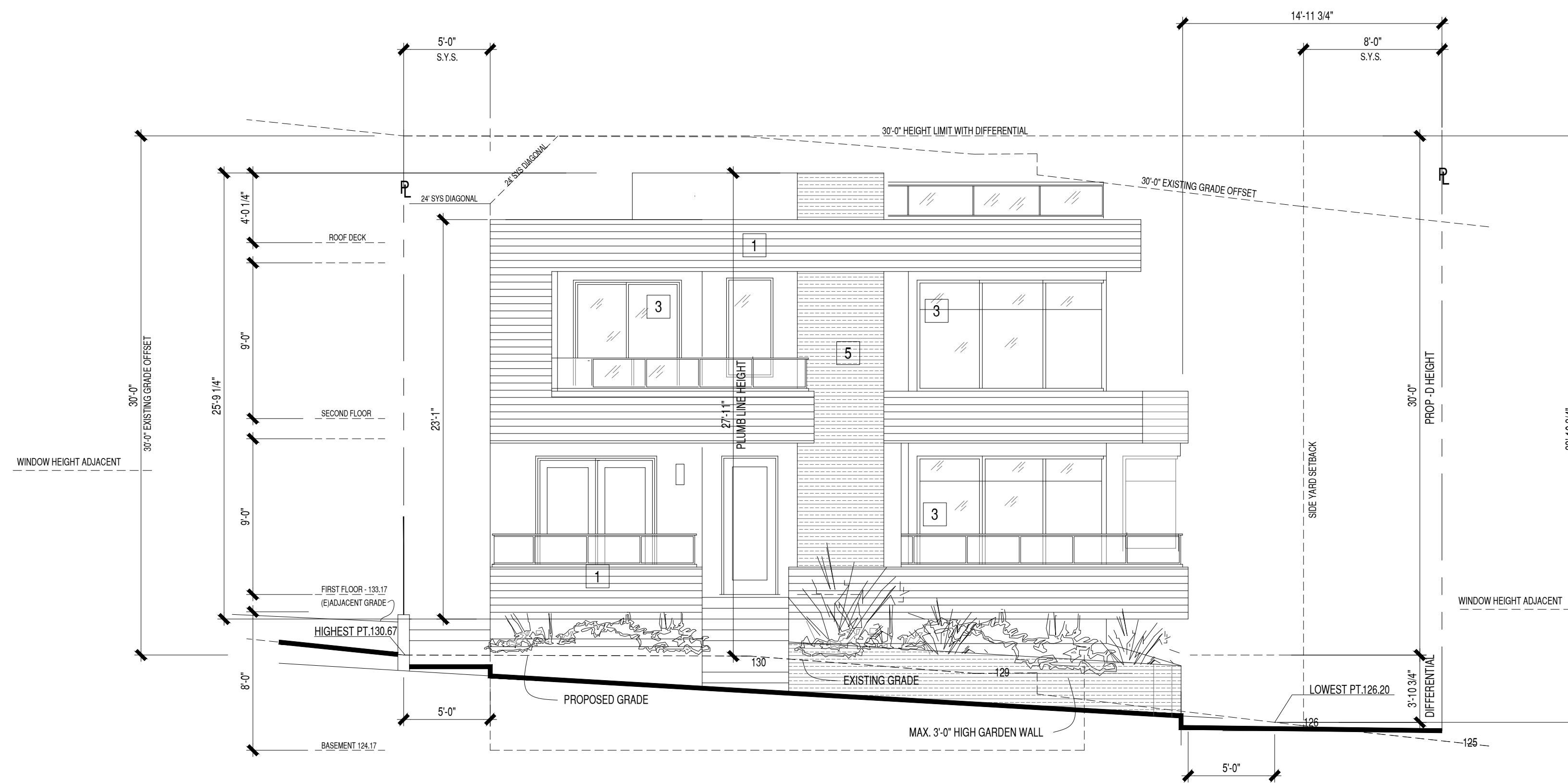
PROJECT NO. CDP - 693284

ISSUE	DESCRIPTION	DATE
1	CDP SUBMITTAL SET	05.22.21
2	2ND CDP SUBMITTAL	06.02.22
3	3RD CDP SUBMITTAL	10.12.22
3	4TH CDP SUBMITTAL	01.18.23



WEST ELEVATION

3/16" = 1'-0"



FRONT ELEVATION - NORTH

3/16" = 1'-0"

EXT. FINISH NOTES

- 1 CERAMIC WOOD SIDING, DARK WALNUT
- 2 EXTERIOR STUCCO: LAMABRA (FASTWALL) SYSTEM, RATED NON-COMBUSTIBLE PER ASTM E 136, 1 HR FIRE RATED PER (ICC-ES REPORT ESR-2554)
- 3 ALUMINUM WINDOW FRAMES, SEMI-GLOSS - BLACK
- 4 GLASS RAILING WITH ALUMINUM TOP RAILS
- 5 ROUGH-CUT MASONRY BLOCK
- 6
- 7

PREPARED BY:	STOSH THOMAS ARCHITECTS 9130 FLETCHER DRIVE LA MESA, CALIFORNIA PHONE: 619.246.9044	REVISION 6:	
LOT NUMBER:	40	REVISION 5:	
APN:	351-370-40-00	REVISION 4:	
PROJECT NAME:	NAUTILUS UNITS	REVISION 3:	
SHEET TITLE:	EXTERIOR ELEVATIONS	REVISION 2:	
SHEET COUNT:	12 OF 14	REVISION 1:	06-02-22
		ORIGINAL DATE:	05-22-21
		PROJECT NO.	CDP-693284

NAUTILUS UNITS
735 NAUTILUS STREET
LA JOLLA, CA. 92037

STOSH
THOMAS
ARCHITECTS

9130 FLETCHER DR.
LA MESA, CA. 91941
PH: (619) 246-9044
FAX: (619) 303-6023

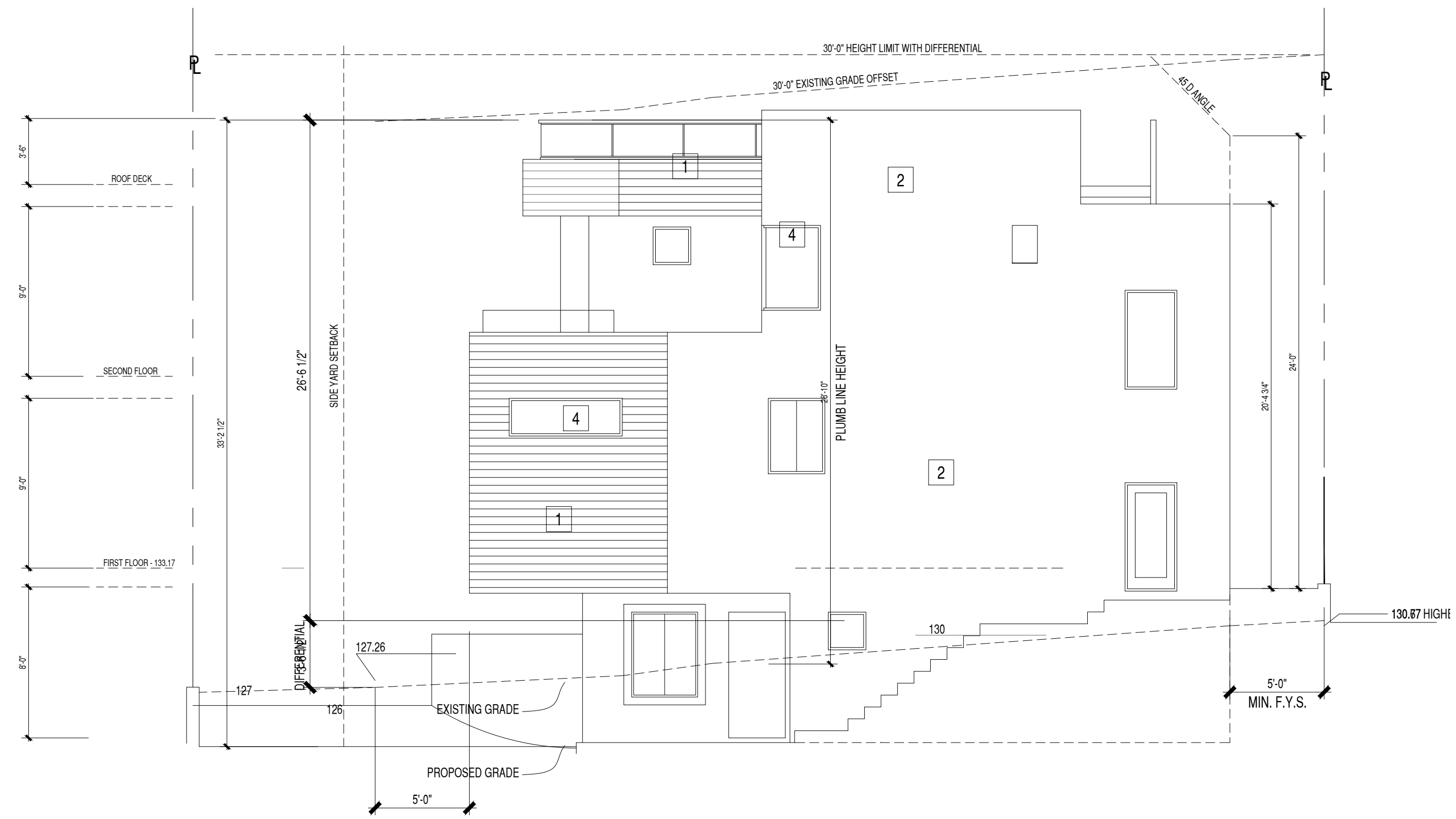
DATE: 05-22-21
SCALE:
DRAWN: STP
JOB: 2107
SHEET

A3-1

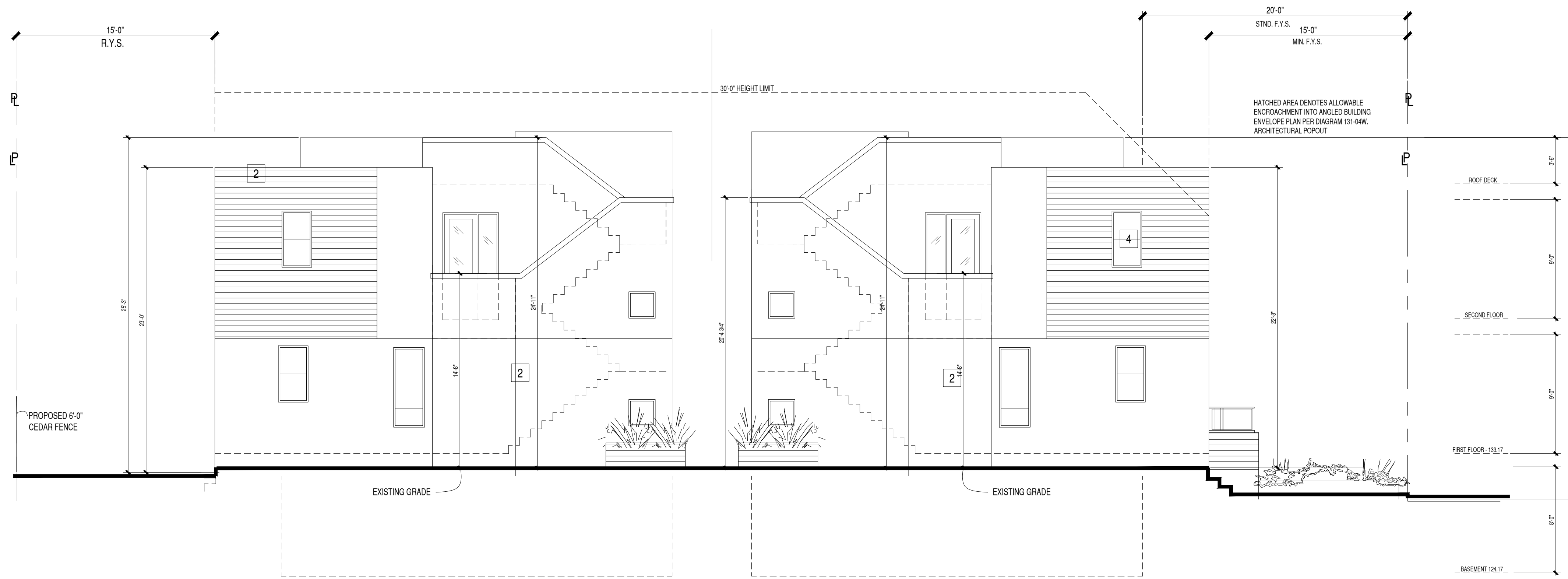
ISSUE	DESCRIPTION	DATE
1	CDP SUBMITTAL SET	05.22.21
2	2ND CDP SUBMITTAL	06.02.22
3	3RD CDP SUBMITTAL	10.12.22
3	4TH CDP SUBMITTAL	01.18.23

EXT. FINISH NOTES

- 1 CERAMIC WOOD SIDING, DARK WALNUT
- 2 EXTERIOR STUCCO; LAMABRA (FASTWALL) SYSTEM, RATED NON-COMBUSTIBLE PER ASTM E 136, 1 HR FIRE RATED PER (ICC-ES REPORT ESR-2564)
- 3 ALUMINIUM WINDOW FRAMES, SEMI-GLOSS - BLACK
- 4 GLASS RAILING WITH ALUMINIUM TOP RAILS
- 5 ROUGH - CUT MASONRY BLOCK
- 6



BREEZEWAY ELEVATION
1/4" = 1'-0"



EAST ELEVATION
3/16" = 1'-0"

PREPARED BY:	STOSH THOMAS ARCHITECTS 9130 FLETCHER DRIVE LA MESA, CALIFORNIA PHONE: 619.246.9044	REVISION 6:	
LOT NUMBER:	40	REVISION 5:	
APN:	351 - 370 - 40 - 00	REVISION 4:	
PROJECT NAME:	NAUTILUS UNITS	REVISION 3:	
SHEET TITLE:	EXTERIOR ELEVATIONS	REVISION 2:	
SHEET COUNT:	13 OF 14	REVISION 1:	06 - 02 - 22
		ORIGINAL DATE:	05 - 22 - 21
		PROJECT NO.	CDP - 693284

NAUTILUS UNITS
 735 NAUTILUS STREET
 LA JOLLA, CA. 92037

STOSH THOMAS ARCHITECTS

9130 FLETCHER DR.
LA MESA, CA. 91941
PH: (619) 246-9044
FAX: (619) 303-6023

DATE: 05-22-21
SCALE:
DRAWN: STP
JOB: 2107
SHEET

A3-2



S.R. CLARKE LANDSCAPE ARCHITECTURE & DEVELOPMENT
 #10 COPPERWOOD WAY # F
 OCEANSIDE CA 92058
 #760-716-3100 LLA#5299

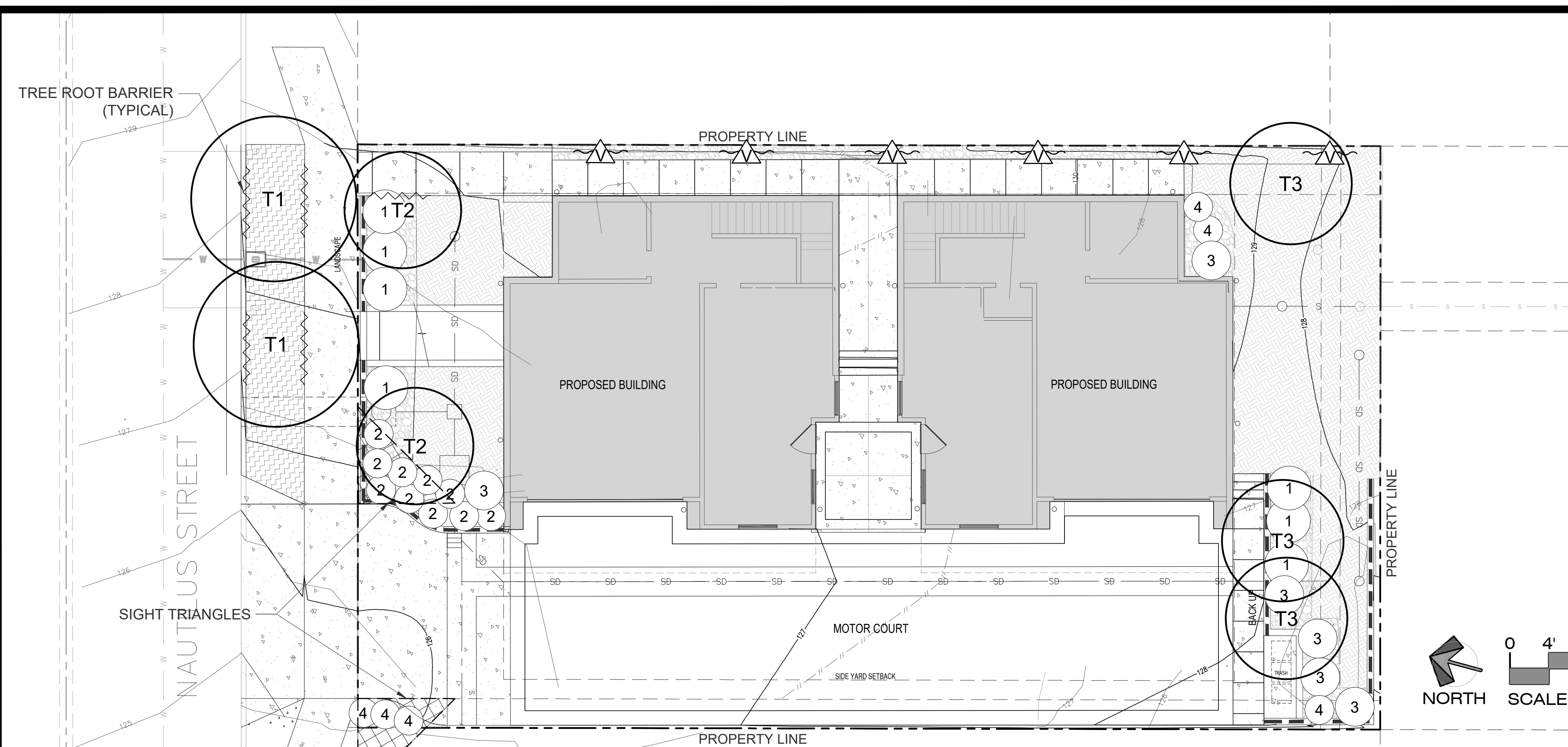


SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN

PROJECT: NAUTILUS UNITS
735 NAUTILUS ST.
LA JOLLA, CA. 92037

PLOT DATE: 2-23-23

REVISIONS
 DRAWN: JA
 APPROVED: SC
 JOB NO: SRC21171
 DATE: 02-23-23
 SCALE: AS SHOWN
 SHEET: L1



PLANT LEGEND						
TREES						
SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WU-COLS	
T1	OLEA EUROPAEA 'WILLSONII'	WILSON FRUITLESS OLIVE (STD)	24" BOX	2	LOW	
T2	CERCIS OCCIDENTALIS	WESTERN RED BUD	24" BOX	2	LOW	
T3	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	20" BTH	3	MOD.	
SHRUBS						
SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WU-COLS	
1	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	7	LOW	
2	BACCHARIS P. 'TWIN PEAKS'	DWARF COYOTE BUSH	5 GAL.	10	LOW	
3	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	15 GAL.	5	LOW	
4	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL.	6	LOW	
VINES						
SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WU-COLS	
1	TRACHELOSPERMIN JASMINOIDES	STAR JASMINE	15 GAL.	6	LOW	
GROUND COVERS						
SYM	BOTANICAL NAME	COMMON NAME	SIZE	SQFT	WU-COLS	
1	FESTUCA MAEREI	ATLAS FESCUE	1 GAL. 24" O.C.	212	LOW	
2	MULCH - 3" LAYER			936		
3	3-6" RIVER ROCK			370		

- LANDSCAPE GENERAL NOTES:**
- ALL LANDSCAPE SHALL CONFORM TO THE STANDARD'S OF THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND THE COUNTY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER RELATED CITY AND REGIONAL STANDARDS.
 - MAINTENANCE:** ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER. 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.
 - IRRIGATION:** AN EFFICIENT, AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED 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. THE PROPOSED IRRIGATION SYSTEM SHALL BE A COMBINATION OF POP-UP SPRAY HEAD AND DRIP LINE.
 - ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY RE-VEGETATED AND IRRIGATED.
 - ARCHITECTURAL ELEVATIONS AND FEATURES SHALL BE CONSIDERED AND ENHANCED WITH PLANTINGS OF SIMILAR DESIGN CHARACTER.
 - LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE.
 - A SOIL TEST BY A QUALIFIED AGRONOMIST SHALL FURTHER INFLUENCE PLANT MATERIALS AND INSTALLATION TECHNIQUES.
 - ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
 - ALL PROPOSED PLANTING AREAS SHALL BE TREATED WITH SOIL CONDITIONERS TO INCREASE AND RETAIN SOIL MOISTURE.
 - MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
 - ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
 - NON-BIODIGRADABLE ROOT BARRIERS SHALL BE INSTALLED WERE TREES ARE PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOT BALL.

STREET YARD PLANT POINT SCHEDULE

PROPOSED PLANT MATERIAL	PLANT POINTS ACHIEVED PER PLANT	TOTAL POINTS
PROP. SHRUB	1 GAL. 1.0	4.0
	5 GAL. 2.0	26.0
	15 GAL. 10.0	10.0
PROP. TREE	15 GAL. 10.0	0.0
	24" BOX 20.0	40.0
	36" BOX 50.0	0.0
	48" BOX 100.0	0.0
PROP. PALM TREE	PER FOOT OF BROWN TRUNK HEIGHT UP TO 20 FEET IN HEIGHT. 1.5	0.0
TOTAL POINTS ACHIEVED ON PLAN		80.0
REQUIRED POINTS		48.5

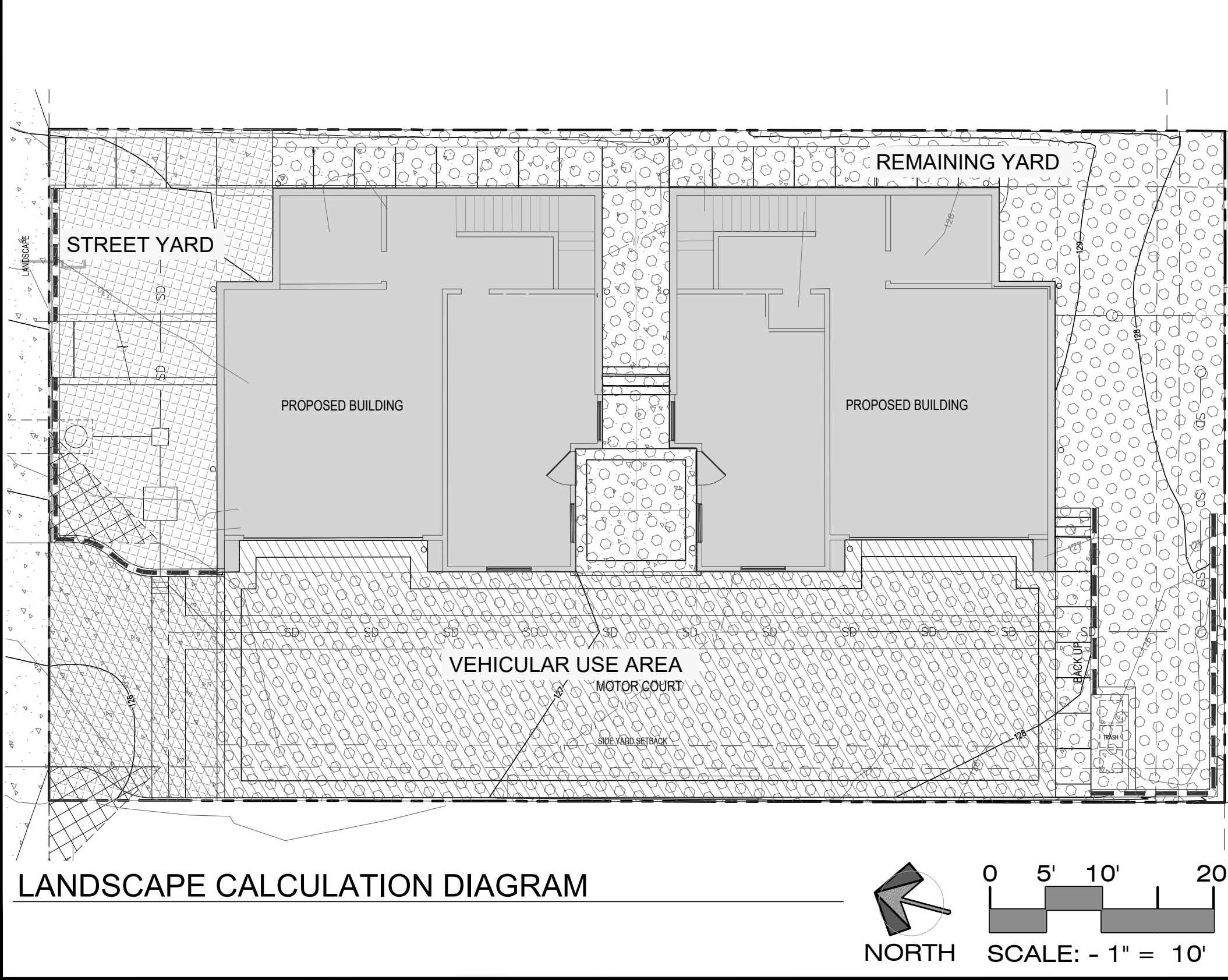
REMAINING YARD PLANT POINT SCHEDULE

PROPOSED PLANT MATERIAL	PLANT POINTS ACHIEVED PER PLANT	TOTAL POINTS
PROP. SHRUB	1 GAL. 1.0	0.0
	5 GAL. 2.0	6.0
	15 GAL. 10.0	50.0
PROP. TREE	15 GAL. 10.0	0.0
	24" BOX 20.0	0.0
	36" BOX 50.0	0.0
	48" BOX 100.0	0.0
PROP. PALM TREE	PER FOOT OF BROWN TRUNK HEIGHT UP TO 20 FEET IN HEIGHT. 1.5	0.0
	EACH PALM TREE OVER 20 FEET IN HEIGHT 30.0	90.0
TOTAL POINTS ACHIEVED ON PLAN		146
REQUIRED POINTS		120

VEHICULAR USE AREA PLANT POINT SCHEDULE

PROPOSED PLANT MATERIAL	PLANT POINTS ACHIEVED PER PLANT	TOTAL POINTS
PROP. SHRUB	1 GAL. 1.0	1.0
	5 GAL. 2.0	24.0
	15 GAL. 10.0	20.0
PROP. TREE	15 GAL. 10.0	0.0
	24" BOX 20.0	0.0
	36" BOX 50.0	0.0
	48" BOX 100.0	0.0
PROP. PALM TREE	PER FOOT OF BROWN TRUNK HEIGHT UP TO 20 FEET IN HEIGHT. 1.5	0.0
	EACH PALM TREE OVER 20 FEET IN HEIGHT 30.0	60.0
TOTAL POINTS ACHIEVED ON PLAN		105
REQUIRED POINTS		95.4

- LANDSCAPE NOTES CONTINUED:**
- MINIMUM TREE SEPARATION DISTANCE TRAFFIC SIGNALS / SIGNALS SIGNS - 20 FEET UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER) ABOVE GROUND UTILITY STRUCTURES - 10 FEET DRIVEWAY (ENTRIES) - 10 FEET INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
 - A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(5).
 - TREE MAINTENANCE:** ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED.*



City of San Diego Development Services FORM DS-5 Landscape Calculations Worksheet

Vehicle Use Area (VUA) August 2020

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

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

VEHICULAR USE AREA (<6,000 sf) [§142.0406 - §142.0407]

Planting Area Required	40 sq. ft. per tree.		
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area 1,906.7 sq. ft. x 0.05 = 95.4 points	105 points	9.6 points	
Plant Points Achieved with Trees (50%)		60 points	

VEHICULAR USE AREA (>6,000 sf) [§142.0406 - §142.0407]

VUA Inside Street Yard	sq. ft. x 0.05 = sq. ft.	sq. ft.	sq. ft.
VUA outside Street Yard	sq. ft. x 0.03 = sq. ft.	sq. ft.	sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided	
VUA Inside Street Yard	sq. ft. x 0.05 = points	points	points
Plant Points Achieved with Trees (50%)		points	
VUA outside Street Yard	sq. ft. x 0.03 = sq. ft.	points	points
Plant Points Achieved with Trees (50%)		points	

TEMPORARY VEHICULAR USE AREA [§142.0408]
(a specified time limit of less than 5 years from the date of construction permit issuance.)

Planting Area Required	Plant Area Provided	Excess Area Provided
Length of Public ROW adjacent to VUA	ft. x 3 ft. = sq. ft.	sq. ft.

City of San Diego Development Services FORM DS-6 Landscape Calculations Worksheet

Multiple Dwelling Unit Residential & Residential Components of Mixed-Use Development August 2020

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

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

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

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

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area 969 sq. ft. x 50% = 484.5 sq. ft.	451.6 sq. ft.	-32.9 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area 969 sq. ft. x 0.05 = 48.5 points	69 points	20.5 points
Plant Points Achieved with Trees (50%)		40 points

ADDITIONAL YARD PLANTING AND PLANT POINT REQUIREMENTS - IF APPLICABLE

Planting Area Reduction [§142.0405(a)(3)]	Minimum Planting Area with Allowed Reduction	Excess Points Required
Planting Area Required 60 sq. ft. x 25% = 15 sq. ft.	sq. ft.	points
Planting Area allowable as Hardscape [§142.0405(b)(1)(A)]	Hardscape Provided	
Planting Area Required 60 sq. ft. x 10% = 6 sq. ft.	sq. ft.	

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REMAINING YARD [§142.0404 - §142.0405] - 4 Dwelling Units or Less
A minimum of 60 points per residential structure. Planting shall be distributed within a 10-foot offset from the structural envelope or within the remaining yard.

Plant Points Required	Plant Points Provided	Excess Points Provided
60 points x 120.0 # of residential structures	146 sq. ft.	26 sq. ft.
Plant Points Achieved with Trees (50%)		90 points

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

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

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area sq. ft. x 30% = sq. ft.	sq. ft.	sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area sq. ft. x 0.05 = sq. ft.	points	points
Plant Points Achieved with Trees (50%)		points

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

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area sq. ft. x 20% = sq. ft.	sq. ft.	sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area sq. ft. x 0.05 = sq. ft.	points	points
Plant Points Achieved with Trees (50%)		points