

DATE ISSUED: January 14, 2004 REPORT NO. 04-004

ATTENTION: Honorable Mayor and City Council
Docket of January 20, 2004

SUBJECT: FAIRWAY VIEWS - TENTATIVE MAP, EASEMENT
ABANDONMENT, COASTAL DEVELOPMENT PERMITS, PROJECT
NO. 3188. COUNCIL DISTRICT 1, PROCESS 5.

REFERENCE: Waltz Residence, Coastal Development Permit NO. 99- 0501 (Attachment
14); Report to Planning Commission, No. P-03-231; Report to Planning
Commission, No. P-03-317.

OWNER/
APPLICANT: FAIRWAY VIEWS, L.L.C.

SUMMARY

Issue - Should the City Council approve a Tentative Map, Easement Abandonment, and three Coastal Development Permits, including an amendment to an existing Coastal Development Permit, to allow development of three single family homes on a vacant 2.7 acre site in the La Jolla Community Plan area?

Staff Recommendations -

1. CERTIFY Mitigated Negative Declaration No. 99-1357/PTS No. 3188, and ADOPT the associated Mitigation, Monitoring, and Reporting Program; and
2. APPROVE Tentative Parcel Map No. 8183, Easement Abandonment No. 22071, and Coastal Development Permit Nos. 8182, 11492 and 11493.

Planning Commission Recommendation - On October 16, 2003, the Planning Commission voted 5-0 to recommend approval of the project with the following

additional conditions:

1. that the previously disturbed areas be revegetated according to the original plan and that the potential for pedestrian access be looked at;
2. prior to recordation of the first final map, subdivider shall provide 55 feet of irrevocable offer of dedication for the missing segment of Fairway Road satisfactory to the City Engineer; and
3. open space easement will be placed over the area that is shown as Exhibit 16 on the applicant's presentation.

Community Planning Group Recommendation - The La Jolla Community Planning Group (LJCPG) did not comment on the revised project plans prior to the October 16, 2003 Planning Commission Hearing. However, on December 4, 2003, the LJCPG voted 10-3-1 in favor of a motion opposing the traffic revisions on Nautilus Street associated with the project between Muirlands and Via Valverde (re-striping to add a turn lane). In response, the applicant has agreed to eliminate the re-striping and staff have removed it as a project feature and condition.

The project heard by Planning Commission on September 11 proposed the development of five single family homes. On June 5, 2003, the La Jolla Community Planning Group approved a motion by a vote of 10-8-0 to direct the project to the Traffic and Transportation Committee for review. Since the applicant had met with the Permit Review Committee of the Planning Group on four previous occasions, the applicant elected not to take the project to the Traffic and Transportation Committee, and instead chose to proceed directly to a Planning Commission hearing (see Attachment 29).

Environmental Impact - Mitigated Negative Declaration No. 99-1357/PTS No. 3188 has been prepared for this project in accordance with the California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring, and Reporting Program (MMRP) has been prepared and will be implemented to reduce all potential impacts to below a level of significance. The MMRP addresses the issue areas of Biological Resources, Geology/Soils, and Water Quality.

Fiscal Impact - All cost associated with the processing of this project are paid from a deposit account maintained by the applicant.

Code Enforcement Impact - None.

Housing Impact Statement - The project proposes two units of market rate detached housing, in addition to a previously approved detached residence (Waltz Residence). According to the density permitted by the identified land use in the La Jolla Community Plan (Very-Low Density, 0-5 du/ac), up to 14 units would be permitted on the subject property. At this time, the project does not propose to include any affordable housing. However, this project is subject to the Inclusionary Housing Ordinance and will be required to pay in lieu fees at the time of building permit issuance.

Water Quality Impact Statement - The anticipated pollutants from the proposed single family development are sediments, nutrients, trash and debris, oxygen demanding substances, bacteria and pesticides. The project proposes to use site design landscape and fossil filters at the inlets to clean the storm water prior to retention at the retention basin in parcel 1. Individual home owners will be responsible for maintaining the fossil filters within each lot.

BACKGROUND

The project site is a 2.70 acre undeveloped property located in the La Jolla Community Plan area, north of Nautilus Street, east of the La Jolla Country Club golf course and south of Fairway Road (Attachments 1 & 2). The property is zoned R-1-10 (Single Family Residential, minimum 10,000 square foot lot size, which is identical to the RS-1-4 zone in the new Land Development Code) and is designated for very low density residential development (0-5 dwelling units per acre) in the La Jolla Community Plan. The entire site is within the non-appealable area of the Coastal Zone and is subject to the 30 foot coastal height limit.

Surrounding land uses to the north, south, and east consist of one and two story single-family residences. The La Jolla Country Club golf course is immediately adjacent to the project site on the west. The project site slopes moderately to steeply to the south and southwest to a canyon bottom which extends westerly through the site to a storm drainage structure at the adjacent golf course. The overall differential in elevation on the south-facing slope is approximately 110 feet. The site contains native vegetation, including approximately 1.29 acres of a moderate quality stand of Diegan Coastal Sage Scrub plant community. Non-native habitat occupies the remainder of the site, which primarily consists of ice plant on the slope below Nautilus Street. No narrow endemic, rare, or endangered species have been observed on site, nor has any portion of the site been identified as a wetland. The site has been disturbed by pedestrian footpaths and unpaved access roadways. Nautilus Street forms the southern boundary of the site. The southern portion of the site consists of a steep manufactured fill slope, resulting from the construction of Nautilus Street in the early 1960's.

On November 3, 1999, Coastal Development Permit (CDP) No. 99-0501 was approved by the Hearing Officer for the development of 4,990 square foot, two-story single family residence (Waltz Residence) on the project site (Attachments 13 & 14). The area of the project site at the time of that permit issuance was 2.39 acres. A subsequent lot line adjustment (ministerial action), coupled with another lot line adjustment currently pending (approval anticipated November 2003) results in the Fairway Views project site area of 2.7 acres. A building permit for the Waltz Residence has not yet been issued. Since the CDP was due to expire on November 3, 2002, an application for an Extension of Time (EOT) for CDP No. 99-0501 was submitted on October 9, 2002 in accordance with Municipal Code Section 111.1122. The EOT for the existing CDP is a Process 3 (Hearing Officer). The EOT was distributed for staff review and is currently on hold pending the outcome of the Fairway Views project. The Fairway Views project was submitted in December 1999 and is therefore subject to the Municipal Code that was in effect prior to January 1, 2000 ("old code").

The Fairway Views project was scheduled for Planning Commission on four different dates, as described in the following:

August 7, 2003 Planning Commission Hearing:

The Fairway Views project was first scheduled for Planning Commission on August 7, 2003, but was continued to August 14 when it was discovered that the Tentative Map Resolution mistakenly used the new Land Development Code rather than the applicable "old code" (See Attachment 4, memo dated August 8 with revised TM Resolution). The project at that time proposed to create a five lot subdivision (four parcels and a remainder parcel) for the development of five single family homes. Proposed lot sizes ranged from 14,536 square feet to 37,289 square feet, which was consistent with the requirements of the R-1-10 zone. Four of the proposed residences were to be located on the southern edge of the site along Nautilus Street, with access from Nautilus Street. The fifth home, which was previously approved for development by CDP No. 99-0501(Waltz Residence), would be located on the northern part of the property with access from Fairway Road. The Fairway Views project proposed to amend CDP No. 99-0501 to reflect the new parcel configuration and to make it consistent with the requirements of the Tentative Parcel Map. At the August 7 hearing, Chairman Lettieri asked staff to respond in writing to a letter dated July 30 from the La Jolla Town Council (Ms. Sherri Lightner) for the August 14 hearing (see Attachments 5 and 6).

August 14, 2003 Planning Commission Hearing:

The five-parcel Fairway Views project was heard by Planning Commission on August 14. After the close of public testimony and significant discussion of the project, a motion was approved to continue the hearing to September 11 and for staff and the applicant to address the following issues (quoting from the minutes): "to look at the issue of encroachment into the natural slopes and the limitation of the fill that is moving into the previously non-disturbed portions of the site; what the deed restriction includes; and clarification of the view findings". A memo addressing these three issues was prepared and distributed to Planning Commission in advance of the September 11 hearing, and is attached to this report for reference (Attachment 7, September 5 memo to PC).

September 11, 2003 Planning Commission Hearing:

On September 11, the alternate project design as detailed in the memo dated September 5 was presented to the Commission. Staff also responded to a letter received by the Commission from Ms. Paige Koopman regarding the project (Attachment 8). The letter from Ms. Koopman raises 4 issues:

- a. Requirement for a variance
- b. Steep Slope issue - compliance with MC Section 102.0402.1
- c. Community Plan conformance
- d. Existing CDP/Reasonable use of land.

Chairman Lettieri requested staff specifically address the first two issues. With respect to the

need for a variance for the front yard setback, it was determined that Ms. Koopman is correct. The old code requires a front yard setback of 20 feet in the R1-10 zone, whereas the new code allows a 6 foot setback. Since the Fairway Views project is an old code project, it must comply with the old code requirements, or request a variance. In light of this information, the applicant proposed to pull back the garages on parcels 1-4 to comply with the 20 foot front yard setback. No variance would therefore be required.

With respect to the steep slope issue, staff maintained that the existing manufactured slope does not constitute a steep slope. Taken in totality with all of the policies in the Plan and the Local Coastal Program (LCP) regarding steep hillsides, staff reaffirmed that the majority of the impact on this project is focused on manufactured slopes and the project is therefore in compliance with the applicable code and regulations. However, neither staff nor the applicant could convincingly demonstrate how the 5 parcel subdivision complied specifically with Municipal Code Section 102.0402.1 (Lot Design - Coastal Zone Hillside Areas). The section reads in part: .."Within that portion of the Coastal zone located westerly of Interstate Freeway 5 no tentative map or preliminary map which proposes a division of a lot, , located within a Residential zone, shall be approved unless a portion, as specified herein, of each lot to be created contains an area with a slope gradient of less than 25% at the time of submission of the map. The portion of each lot which must contain a slope gradient of less than 25% shall be an area the size of which is not less than the product obtained from multiplying the minimum lot area requirement of the applicable zone by either the basic floor area ratio of such zone or .75, whichever is less....". Planning Commission members explained that they view MC Section 102.0402.1 as a threshold or test to determine whether or not a subdivision is possible, whereas staff indicated that it has not been viewed by staff that way in the past. For the Fairway Views project, which has a minimum lot area requirement of 10,000 square feet based on the R-1-10 zone, and an FAR of .60, each lot would need to contain at least 6000 square feet of area with slope gradient less than 25%. The proposed 5 parcel configuration did not comply with this criteria.

After considerable discussion, a motion was passed to continue the hearing to October 16, 2003 in order to look at the feasibility of the Planned Residential Development Process for this site, as well as the other applicable issues raised at the hearing, i.e., height, encroachment, FAR and that those be addressed in the staff report for the next hearing.

Subsequent to the Planning Commission hearing, staff met with the applicant to discuss options and alternatives. The applicant decided not to pursue a Planned Residential Development for a five parcel subdivision and instead elected to reduce the number of proposed parcels from five to three so that the project could meet the strict interpretation of MC 102.0402.1 with respect to slopes. The requested discretionary actions for the project would therefore remain unchanged, and it was determined that an additional Notice of Public Hearing was not required.

October 16, 2003 Planning Commission Hearing:

The reduced project (described in detail in the next section) was presented to Planning Commission. Planning Commission voted 5-0 to recommend approval of the project as proposed, with the following additional conditions:

1. that the previously disturbed areas be revegetated according to the original plan and that the potential for pedestrian access be looked at;
2. prior to recordation of the first final map, subdivider shall provide 55 feet of irrevocable offer of dedication for the missing segment of Fairway Road satisfactory to the City Engineer; and
3. open space easement will be placed over the area that is shown as Exhibit 16 on the applicant's presentation.

The above listed conditions have been added to the draft Permit and the draft Tentative Map Resolution (Attachments 17, 18, 20 and 22). With respect to the issue of pedestrian access across the site (# 1 above), it has been noted that people have been trespassing across the Fairway Views property for years. At the Planning Commission hearing, a citizen stated that school children routinely trespass across the site on their way to and from school. There is no requirement that public access be provided across the site, nor is there any provision in the adopted community plan. Due to liability issues, the applicant does not wish to allow nor encourage pedestrian traffic across the site without there being a dedicated public pathway. The applicant has agreed to provide 55 feet of irrevocable offer of dedication for the missing segment of Fairway Road, which could be used for development of a public pedestrian pathway if the City so chooses. Although that segment of Fairway Road is shown in the Circulation Element of the adopted 1975 La Jolla Community Plan, it has been determined that this was due to an error in the graphic (see Attachment 27). There is no plan to extend the roadway.

PROJECT DESCRIPTION/DISCUSSION

The Fairway Views project now proposes to create a three lot subdivision for the development of three single family homes on the 2.7 acre undeveloped site. Proposed lot sizes range from 31,353 square feet to 44,732 square feet, which is consistent with the requirement of the R-1-10 zone (10,000 square foot minimum lot). The project is also in compliance with MC Section 102.0402.1: each of the three proposed parcels has at least 6,000 square feet of area with slope gradient less than 25%. Parcel 1, with total area of approximately 44,732 square feet has 6,888 sq.ft. of area with less than 25% slope; Parcel 2, with a total area of approximately 43,077 sq. ft., has 6,070 sq. ft. of area with less than 25% slope; and Parcel 3, with a total area of 31,353 sq. ft., has 6,120 sq. ft. of area with less than 25% slope.

Requested discretionary actions include a Tentative Parcel Map, Easement Abandonments, and Coastal Development Permits for three single family residences. Portions of three easements are proposed to be abandoned with this project. The first would vacate an earth excavation or embankment, slope, and drain easement that runs across the southern part of the property along Nautilus Street. A new storm drain easement is proposed to accommodate the existing storm drain on the southwestern corner of the property. The second and third easement abandonments would vacate portions of an existing water easement along the eastern border of the site.

Two of the proposed residences are located on the southern edge of the site along Nautilus Street and would take access off of Nautilus Street via a shared 25 foot driveway. On-site turn around

areas are provided for both of the residences so that cars would be able to head out onto Nautilus, rather than having to back out. The Fairway Views project heard by Planning Commission on October 16, 2003 included as a project feature the re-striping of Nautilus Street between Muirlands and Via Valverde. The re-striping would have created a center turn lane to be used by driveways on both side of Nautilus Street (Attachment 16, re-striping plan). In response to the motion passed by the La Jolla Community Planning Group on December 4 opposing the re-striping (Attachment 30, Draft Minutes), the applicant now proposes to eliminate this feature. Since the re-striping was not required by the codes and regulations enforced by the City, staff can support its elimination from the Fairway Views project.

The third home, which was previously approved for development by CDP No. 99-0501 (Waltz Residence), would be located on the northern part of the property with access from Fairway Road. The Fairway Views project would amend CDP No. 99-0501 to reflect the new parcel configuration and to make it consistent with the requirements of the Tentative Parcel Map. An increase in square footage from 4,990 with attached 927 square foot 3-car garage to 8,500 square feet, is also proposed, as indicated in the project site plans (Attachment 9).

The project includes a building restricted easement on the southwestern corner of the project site, primarily due to geotechnical issues. With the reconfiguration of the size and number of parcels, the size of this building restricted easement has increased to 9,300 square feet. In addition to this building restricted easement, the Planning Commission recommended that an open space easement be placed over the area that is shown conceptual in exhibit 16 of the applicant's presentation, which is Attachment 28 of this report. The project as proposed now includes this open space easement area, which consists of approximately one acre.

The three homes proposed with this project range in size from 8,500 square feet (Waltz Residence) to 10,400 square feet, including attached 3 car garages. The color scheme for the proposed residential units is earth tones. The architecture of the homes on Parcels 1 and 3 can be described as Mediterranean, with earth tone stucco, wood trim, wrought iron railings, and clay tile roofs, while the residence proposed on Parcel 2 is a contemporary style with a flat roof. Although the two homes proposed along Nautilus Street would be three and four stories, they would appear single-story from the street, with the lower levels following the contour of the slope. All homes are in compliance with the 30 foot height limit. All of the proposed residences are compatible with the surrounding residential development, and are in compliance with all requirements of the underlying R-1-10 zone, including requirements for Floor Area Ratio (FAR), setbacks, height, and parking (Attachment 3, Project Data Sheet). The FAR of the 3 homes ranges from .21 to .27, where a maximum of .60 is allowed by the zone. The earlier version of the project, which observed a 6 foot front yard setback along Nautilus, was revised to meet the 20 foot front yard setback as required by the underlying zone. No variances or deviations are proposed.

The draft Permit conditions for the residences on Parcels 1 and 2 are identical, while the Waltz Residence has a few additional conditions (See attachments 18, 20, & 22). Specifically, the Waltz Residence on Parcel 3 is required by the Fire Plans Officer to be sprinklered due to the inaccessibility of the home to Fire trucks as a result of the steepness of the proposed driveway.

There are also additional engineering requirements (conditions # 19 & 20) pertaining to required improvements to the driveway, sidewalk and right-of-way of Fairway Road, as required by CDP No. 99-0501. Lastly, with the proposed development of two additional residences on the site, the previous requirement for brush management for the Waltz Residences would be eliminated.

Grading proposed with the revised project now includes 1,700 cubic yards of cut and 7,500 cubic yards of fill. The maximum depth of cut would be 5 feet, and the maximum depth of fill would be 20 feet. In comparison, the earlier version of the project, which proposed to develop four homes along Nautilus Street, would have required the same amount of cut, but 10,450 cubic yards of fill. The area of encroachment into natural slope has also been reduced with the revised plan (Attachment 26). The current project proposes to stabilize the development area through excavation of approximately 1,000 cubic yards of sediments from the site and placement of approximately 7,500 cubic yards of fill along the toe of the slope supporting Nautilus Street, along with the placement of foundation piers, shear pins, and retaining walls. Each proposed residence will be structurally supported on a deep pier and grade beam foundation system. In addition, adequate slope stability for the Waltz residence (Parcel 3) and driveway will require the use of drilled, cast-in-place shear pins (reinforced concrete caissons).

The revised project has been reviewed by staff and it has been determined that it complies with all applicable regulations of the Municipal Code that was in effect prior to January 1, 2000. No deviations or variances are required for the project as currently proposed.

Community Plan Analysis and Local Coastal Program Analysis

The proposed Fairway Views project is consistent with the adopted 1975 La Jolla Community Plan (LJCP), as well as the 1985 La Jolla/La Jolla Shores Local Coastal Program (LCP). The subject property lies within an area identified as Very-Low Density (0-5 du/ac) Residential in the adopted 1975 La Jolla Community Plan, and the proposed project conforms with the identified land use and density. The project was also reviewed for conformance with a number of specific policies of the LJCP and the LCP. One of the major recommendations of the LJCP emphasizes the importance of preserving steep slopes in their natural state. The LCP includes specific hillside development criteria intended to guide implementation of this recommendation on a project-specific basis.

One of these hillside development criteria requires that lot divisions be configured so that a portion of each created lot includes an area in natural slopes of less than twenty-five (25) percent, similar to the requirements of MC Section 102.0402.1 cited previously in this report. The criteria further states that the size of this area shall be equal to or greater than the area represented by the Floor Area Ratio (FAR) for the base zone of the property. Each of the three proposed parcels includes sufficient area (over 6,000 square feet) in natural slopes of less than twenty-five (25) percent to meet the identified criteria. The project also meets the intent of the LJCP and the LCP to preserve natural steep hillsides by siting the development area and associated disturbance of Parcels 1 and 2 along the manufactured slope adjacent to Nautilus Street. In addition, the development of the previously approved Waltz Residence on Parcel 3 is focused on the flatter portions of the natural hillside area. This configuration therefore preserves

much of the natural steep hillside area along the central and northern portions of the property.

Both the LJCP and the LCP also stress the importance of preserving the “low-scale” visual character of the community and maintaining views of the ocean, hillsides, and other natural scenic amenities. While the LJCP does not identify any view corridors from Nautilus Street, the proposed Fairway Views project is designed to preserve existing scenic vistas to the degree possible. While the proposed residences on Parcels 1 and 2 are multi-story, the levels of the residences terrace down the manufactured slope, with a “street scene” along Nautilus Street of single-story dwellings with low rooflines. In addition, the spacing between these residences and the proposed building-restricted easement (located at the southwest corner of the property) would preserve intermittent scenic vistas over and between the proposed residences along Nautilus Street.

Environmental Analysis

An Environmental Initial Study was completed for the five-parcel Fairway Views project and determined that the project could have a significant environmental impact on Geology/Soils, Traffic Circulation/Transportation, Biological Resources, and Water Quality. A Mitigated Negative Declaration (MND) was prepared for the project, including a Mitigation, Monitoring, and Reporting Program (MMRP). The MMRP addressed the issue areas of Geology/Soils, Traffic Circulation/Transportation, Biological Resources, and Water Quality.

The revised Fairway Views project (3-parcel project) has been reviewed by environmental staff. No new impacts have been identified as a result of reducing the number of parcels from five to three. Grading quantities have been reduced, and the area of disturbance has also been reduced (see Attachment 26). Potential impacts to Traffic Circulation/Transportation have been eliminated by the revisions to the project since there is now only one driveway off of Nautilus and adequate sight distance is provided. The MND has been revised to reflect the new project description and the MMRP has been revised to eliminate the requirement to re-stripe Nautilus Road. Following is a summary of the sections of the revised MMRP:

Geology/Soils: An as-graded geotechnical report must be prepared prior to recordation of the Final Parcel Map and that it must demonstrate that each parcel has a factor-of-safety of 1.5 or greater. A settlement monitoring program is required at the conclusion of grading. Any area of the overall site which will not have an adequate factor-of-safety shall be designated as a building restricted easement on the Final Parcel Map. This requires that the developer must install all foundation elements required to stabilize all of the parcels prior to recordation of the Final Map and prior to initiating construction of homes on any of the parcels.

Biological Resources: The three homes proposed with the Fairway Views project would impact approximately 0.42 acres of coastal sage scrub, which is less than the previously approved Waltz Residence project would have impacted due to the elimination of the earlier requirement for brush management for the Waltz project. Prior to issuance of the first grading permit, the direct impacts to 0.42 acres of coastal sage scrub shall be

mitigated by the applicant to the satisfaction of the City Manager through the payment of mitigation monies to the City of San Diego's Habitat Acquisition Fund.

Water Quality: The project design includes the construction of permanent post-construction water quality best management practices (BMP's), including detention basins and inlet fossil fuel filters as shown on Exhibit A and detailed in the approved water quality technical report for this project. Prior to the issuance of any grading permit, the City Engineer shall verify that the BMP's are incorporated into the construction drawings. Further, no grading shall occur between October 1 and April 30 unless an erosion control system has been made a part of the grading plans to the satisfaction and approval of the City Engineer.

Implementation of the Mitigation, Monitoring and Reporting Program, as required for the proposed project, would reduce potential impacts to below a level of significance.

CONCLUSION

The Fairway Views project conforms to the land use designations and design recommendations of the adopted 1975 La Jolla Community Plan, the goals and policies of the Progress Guide and General Plan and the regulations of the San Diego Municipal Code effective prior to January 1, 2000. The revised design of the project would create a development which works with the existing environmental conditions. All issues identified during review of the project and during Planning Commission hearings on the project have been resolved in a manner consistent with the regulations and policies of the City of San Diego. Staff therefore recommends approval of the Fairway Views project as currently proposed and conditioned.

ALTERNATIVES:

1. Approve Tentative Parcel Map No. 8183, Easement Abandonment No. 22071, and Coastal Development Permit Nos. 8182, 11492, and 11493, with modifications.
2. Deny Tentative Parcel Map No. 8183, Easement Abandonment No. 22071, and Coastal Development Permit Nos. 8182, 11492, and 11493, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Tina P. Christiansen, A.I.A.
Development Services Director

Approved: P. Lamont Ewell
Assistant City Manager

CHRISTIANSEN/VLG

Note: Attachments 29 and 30 are available in electronic format. All other attachments are available for review in the Office of the City Clerk.

Attachments:

1. Community Plan Land Use Map
2. Project Location Map
3. Project Data Sheet
4. memo to Planning Commission, dated August 8, 2003
5. Letter from La Jolla Town Council dated July 30
6. memo to Planning Commission, dated August 13, 2003
7. memo to Planning Commission, dated September 5, 2003
8. Letter from Ms. Paige Koopman, dated August 15, 2003
9. Project Site Plans (6 sheets)
10. Landscape Concept Plan (2 sheets)
11. Parcel 1 house plans (2 sheets)
12. Parcel 2 house plans (3 sheets)
13. Exhibit A, Waltz Residence CDP No. 99-0501 (for parcel 3)
14. Copy of recorded CDP No. 99-0501
15. Nautilus Street Striping Plan - Existing Conditions
16. Nautilus Street Striping Plan- Proposed two way turn lane
17. Draft Tentative Parcel Map Resolution
18. Draft CDP for Parcel 1
19. Draft Permit Resolution for Parcel 1
20. Draft CDP for Parcel 2
21. Draft Permit Resolution for Parcel 2
22. Draft CDP for Parcel 3
23. Draft Permit Resolution for Parcel 3
24. Alternate Encroachment Exhibit
25. Ownership Disclosure Statement
26. Planning Commission Minutes, October 16, 2003
27. Memo from Transportation Planning dated August 3, 2000 regarding Fairway Road
28. Proposed open space exhibit ("non-building zones")
29. [Community Group Chronology provided by applicant](#)
30. [Draft minutes of the December 4, 2003 La Jolla Community Planning Group](#)