

# STAFF REPORT



ITEM NO. 13

CITY OF OCEANSIDE

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DATE: January 17, 2007

TO: Chairman and Members of the Community Development Commission

FROM: Economic Development and Redevelopment Department

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING CONDITIONAL USE PERMIT (C-203-05), VARIATION (V-207-06) AND REGULAR COASTAL PERMIT (RC-204-05) TO ALLOW FOR THE INSTALLATION OF A TELECOMMUNICATION FACILITY ON AN EXISTING RESIDENTIAL BUILDING LOCATED AT 999 NORTH PACIFIC STREET – COAST VILLAGE SPRINT – APPLICANT: SPRINT PCS L.L.C.**

## SYNOPSIS

The item under consideration is a Conditional Use Permit, Variation and Regular Coastal Permit for the installation of a telecommunication facility on an existing building located at 999 North Pacific Street. Staff is recommending that the Commission adopt the attached resolution approving the project.

## BACKGROUND

The subject site consists of twenty-six (26) residential buildings (North Coast Village) with 550 units (constructed in 1972) on a 14-acre site located at 999 North Pacific Street.

**Land Use and Zoning:** The subject site is located within Subdistrict 5 of the "D" Downtown District. Subdistrict 5 is primarily intended to provide a high-density residential neighborhood in an urban setting in close proximity to shopping, employment, transportation and recreational facilities

Regular Coastal Permit: This project is situated within the Coastal Zone and requires a Regular Coastal Permit. Under the provisions of the Local Coastal Plan the project site is designated as Mixed High-Density and Transient Residential. Multifamily and single-family are primarily the uses allowed within this land use designation.

The project is also situated within the Coastal Zone "appeal jurisdiction". Any local action by the City on this proposed coastal development permit may be appealed to the California Coastal Commission

**Project Description:** Sprint PCS is proposing to construct, operate and maintain a repeater site consisting of two (2) sectors, one (1) antenna per sector, located on the side and roof of the existing residential building located at 999 North Pacific Street. One

antenna is a flat panel antenna which will be located on the roof of the building and be painted to match the exterior of the existing building. The other antennas will be flush-mounted on the mansard parapet's cedar shingles. The equipment will be wall-mounted inside a roof-mounted utility room.

Section 3025 of the Oceanside Zoning Ordinance requires the processing of a Conditional Use Permit for a Co-User telecommunications facility.

Regular Coastal Permit: The project is located within the Coastal Zone; therefore, a Regular Coastal Permit is required.

Variation: The proposed project requires approval of a Variation because a portion of the telecommunication facilities exceed the maximum building height of 27 feet.

**Environmental Determination:** A Certificate of Exemption has been prepared for the project. Under the provisions of the California Environmental Quality Act, the Community Development Commission will consider the exemption during its hearing on the project per Article 19, Section 15332(b).

## **ANALYSIS**

Staff's analysis focused on the compatibility of the project with the surrounding neighborhood and the project's consistency with the underlying Redevelopment Plan, Zoning Ordinance, and the Local Coastal Program.

The City's land use policies and zoning regulations for communication facilities are intended to protect the community's aesthetic environment through the implementation of facility designs that are visually compatible with the surrounding area buildings. The proposed Sprint facility has been designed to substantially match the exterior of the existing residential building.

The proposed project includes a Variation to exceed the maximum height of 27 feet. The top of the existing building parapet is 40' 6" and the project proposes one (1) antenna that are approximately one (1) foot wide and projects an additional 2.5 feet to a maximum height of 43 feet. The antenna will be placed near the middle of the roof and due to their small width and height; they will not be able to be seen by pedestrians from either The Strand or Breakwater Way.

Staff's review of the project examined the consistency of the development with the underlying zoning regulations and policies of the Local Coastal Program. The project is located within the "appealable area" which is defined as the first 300 feet east of The Strand. Due to the small width, height and location of the proposed three antennas, potential public view blockage on The Strand and Breakwater Way will be minimal from the surrounding residences.

In conclusion, staff believes that the recommended conditions will ensure operation and

maintenance of the use in a manner compatible with the existing and potential uses on adjoining properties and the surrounding area.

**COMMISSION OR COMMITTEE REPORT**

The Redevelopment Design Review Committee (RDRC) reviewed the project at its December 8, 2006, meeting and approved the project on a 4-0 vote.

The Redevelopment Advisory Committee (RAC) will review the project at its January 10, 2007, meeting. Any recommendations or comments on the project will be presented to the Commission during the hearing for the project.

**FISCAL IMPACT**

Not applicable.

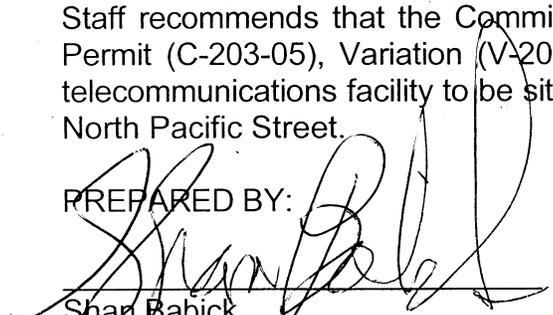
**CITY ATTORNEY'S ANALYSIS**

Pursuant to Oceanside Zoning Ordinance Article 4102, the Commission is authorized to hold a public hearing on this project's applications. Consideration of the project should be based on the evidence presented at the public hearing as well as the entire file. After conducting the public hearing, the Commission shall approve, conditionally approve, or disapprove the project. The resolution has been reviewed and approved as to form by the City Attorney.

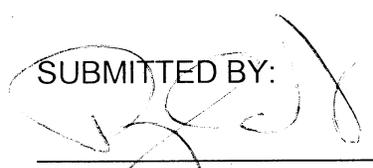
**RECOMMENDATION**

Staff recommends that the Commission adopt the resolution approving Conditional Use Permit (C-203-05), Variation (V-207-06) and Regular Coastal Permit (RC-204-05) for a telecommunications facility to be situated on an existing residential building located at 999 North Pacific Street.

PREPARED BY:

  
Shan Babick  
Associate Planner

SUBMITTED BY:

  
Barry E. Martin  
Interim Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Interim Deputy City Manager  
Kathy Baker, Redevelopment Manager  
Mike Blessing, Deputy City Manager

  
MS

**EXHIBITS/ATTACHMENTS**

- 1. Resolution
- 2. Notice of Exemption
- 3. Site Plan and Elevations

RESOLUTION NO. 07-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A CONDITIONAL USE PERMIT, VARIATION AND REGULAR COASTAL PERMIT FOR THE INSTALLATION OF A TELECOMUNICATION FACILITY ON AN EXISTING MULTIFAMILY RESIDENTIAL BUILDING LOCATED AT 999 NORTH PACIFIC STREET – APPLICANT: SPRINT PCS ASSESTS L.L.C.

WHEREAS, on January 17, 2007, the Community Development Commission held its duly noticed public hearing for an application for a Conditional Use Permit (C-203-05), Variation (V-207-06) and Regular Coastal Permit (RC-204-05) for the installation of a telecommunications facility on an existing multifamily residential building located at 999 North Pacific Street;

WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of Oceanside did, on December 8, 2006, review and recommend approval of Conditional Use Permit (C-203-04), Variation (V-207-06) and Regular Coastal Permit (RC-204-05);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on January 10, 2007, review and recommend approval of Conditional Use Permit (C-203-05) Variation (V-207-06) and Regular Coastal Permit (RC-204-05);

WHEREAS, a Categorical Exemption was prepared by the Resource Officer of the City of Oceanside for this application pursuant to the California Environmental Quality Act of 1970 (CEQA) and the State Guidelines implementing the Act. The project is considered an infill development and will not have a detrimental effect on the environment based on Article 19 Section 15332(b) of CEQA;

WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020; and

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective upon its adoption.

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1 NOW, THEREFORE, the Community Development Commission of the City of  
2 Oceanside does resolve as follows:

3 FINDINGS:

4 **For the Conditional Use Permit:**

5 1. The proposed telecommunication facility is consistent with the land use objectives  
6 for the Subdistrict 5 residential land use district in that the operation of a telecommunication  
7 facility coupled with the conditions of the Use Permit will not be detrimental to the surrounding  
8 neighborhood.

9 2. The proposed restrictions for the conditional use are consistent with the General  
10 Plan and Redevelopment Plan in that they have been written to restrict the telecommunication  
11 operation to ensure neighborhood compatibility and nor will the operation of the conditional use  
12 be detrimental to the public health, safety or welfare of persons residing or working in or  
13 adjacent to the subject site.

14 3. The conditional use is subject to and must comply with all local conditions and  
15 conditions listed within this resolution as well as all state, federal and any other applicable  
16 regulatory agencies or permit authorities.

17 **For the Regular Coastal Permit:**

18 1. The granting of the Regular Coastal Permit is consistent with the purposes of the  
19 California Coastal Act of 1976 in that the project does not impact public coastal views.

20 2. The proposed project is consistent with the policies of the Local Coastal Program as  
21 implemented through the City Zoning Ordinance by not impeding public coastal view and  
22 public access. In addition, the project will not substantially alter or impact the existing coastal  
23 views through the public rights-of-way view corridors because the proposed communication  
24 facilities will be located toward the rear of the existing building and will not be visible by  
25 pedestrians on North Pacific Street, Breakwater Way and The Strand.

26 3. The proposed project will not obstruct any existing or planned public beach access;  
27 therefore, the project is in conformance with the policies of Chapter 3 of the Coastal Act. The  
28 subject site is located on the west side of North Pacific Street, however, there is adequate access  
located on Breakwater Water and the proposed project will not obstruct and/or block any  
existing and/or proposed public beach access.

1 **Variation for Exceeding the Maximum Height:**

2 1. The application of certain regulations and development standards would result in  
3 practical difficulties inconsistent with the intent of the Redevelopment Plan. The proposed  
4 antenna extends approximately 2.5 feet above the existing building parapet. Due to recent zone  
5 changes, any appurtenance extended above the 27-foot maximum height requires a Variation.  
6 The proposed project was in process when the zone change occurred, which created a hardship  
7 because the appurtenances would have been allowed under the previous Zoning Ordinance and  
8 a Variation would have been unnecessary. In addition, the proposed extension consists of one  
9 small antenna (2.5 feet high above the parapet and 1 foot wide) which cannot be seen by  
10 pedestrians from North Pacific Street, The Strand and Breakwater Way and therefore would not  
negatively impact the surrounding neighborhood.

11 2. The exceptional circumstance or uniqueness of this particular property is the fact  
12 that several mechanical appurtenances on the same building already exceed the maximum 27  
13 foot height limitation. The proposed extension consists of one small antenna which cannot be  
14 seen by pedestrians from North Pacific Street, The Strand and Breakwater Way and therefore  
15 would not negatively impact the surrounding neighborhood.

16 3. Permitting the Variation will not be materially detrimental to the public welfare  
17 or injurious to other properties or improvements within the Subdistrict 5 residential zone.

18 4. Permitting the Variation will not be contrary to the objectives and goals of the  
19 Redevelopment Plan.

20 That Conditional Use Permit (C-203-05), Variation (V-207-06) and Regular Coastal  
21 Permit (RC-204-05) are hereby approved subject to the following conditions:

22 **Building:**

- 23 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for  
24 Building Division plan check. (Currently the 2001 California Building Code and 2004  
25 California Electrical Code)
- 26 2. The granting of approval under this action shall in no way relieve the applicant from  
27 compliance with all State and local building codes.
- 28 3. All electrical, communication, CATV, etc. service lines within the exterior lines of the  
property shall be underground (City Code Sec. 6.30).

- 1 4. The building plans for this project are required by State law to be prepared by a licensed  
2 architect or engineer and must be in compliance with this requirement prior to submittal for  
3 building plan review.
- 4 5. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution  
5 Ordinance). Where color rendition is important, high-pressure sodium, metal halide or  
6 other such lights may be utilized and shall be shown on building and electrical plans.
- 7 6. The developer shall monitor, supervise and control all building construction and supporting  
8 activities so as to prevent these activities from causing a public nuisance, including, but not  
9 limited to, strict adherence to the following:
- 10 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00  
11 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for  
12 work that is not inherently noise-producing. Examples of work not permitted on  
13 Saturday are concrete and grout pours, roof nailing and activities of similar  
14 noise-producing nature. No work shall be permitted on Sundays and Federal  
15 Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving  
16 Day, Christmas Day) except as allowed for emergency work under the provisions  
17 of the Oceanside City Code Chapter 38 (Noise Ordinance).
- 18 b) The construction site shall be kept reasonably free of construction debris as  
19 specified in Section 13.17 of the Oceanside City Code. Storage of debris in  
20 approved solid waste containers shall be considered compliance with this  
21 requirement. Small amounts of construction debris may be stored on-site in a neat,  
22 safe manner for short periods of time pending disposal.
- 23 7. A separate/unique address will be required to facilitate utility releases. Verification that the  
24 Planning Division has assigned the correct address for the cell phone site must accompany  
25 the plans at the time of submittal to the Building Division for plan check.
- 26 8. A complete structural analysis of the existing buildings vertical and lateral load bearing  
27 systems is required to verify that the new equipment loads will not overstress the existing  
28 structure(s).
9. A 1-hour fire-resistive occupancy separation is required between the equipment room and  
the residential portions of the building.

1 **Fire:**

- 2 10. Prior to approval of the final inspection, a CD of the project's as-built plans, prepared in  
3 a format compatible with the Fire Department's mapping program, shall be submitted to  
4 the Fire Department. Information on acceptable format types is available from the Fire  
5 Department.
- 6 11. Fire inspection shall be required prior to final building inspection.
- 7 12. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval  
8 prior to the issuance of building permits.
- 9 13. The Fire Department will require the quantity of lead acid batteries proposed. In addition,  
10 the electrolyte volume will need to be provided for the batteries.

11 **Planning:**

- 12 14. This Conditional Use Permit (C-203-05), Variation (V-207-06) and Regular Coastal  
13 Permits (RC-204-05) shall expire on January 17, 2009, unless implemented as required  
14 by the Zoning Ordinance.
- 15 15. This Conditional Use Permit, Variation and Regular Coastal Permit approves  
16 telecommunication facilities as depicted on the plans and exhibits presented to the  
17 Community Development Commission for review and approval. No deviation from  
18 these approved plans and exhibits shall occur without Economic and Redevelopment  
19 Department approval.
- 20 16. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold  
21 harmless the City of Oceanside, its agents, officers or employees from any claim, action  
22 or proceeding against the City, its agents, officers, or employees to attack, set aside, void  
23 or annul an approval of the City, concerning Conditional Use Permit (C-203-05),  
24 Variation (V-207-06) and Regular Coastal Permit (RC-204-05). The City will promptly  
25 notify the applicant of any such claim, action or proceeding against the City and will  
26 cooperate fully in the defense. If the City fails to promptly notify the applicant of any  
27 such claim, action or proceeding or fails to cooperate fully in the defense, the applicant  
28 shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.
17. A covenant or other recordable document approved by the City Attorney shall be  
prepared by the applicant developer and recorded prior to the issuance of building

- 1 permits. The covenant shall provide that the property is subject to this resolution, and  
2 shall generally list the conditions of approval.
- 3 18. Prior to the issuance of building permits, compliance with the applicable provisions of  
4 the City's anti-graffiti Ordinance (Ordinance No. 93-19/Section 20.25 of the City Code)  
5 shall be reviewed and approved by the Economic and Redevelopment Department.  
6 These requirements, including the obligation to remove or cover with matching paint all  
7 graffiti within 24 hours, shall be recorded in the form of a covenant affecting the subject  
8 property.
- 9 19. Prior to the transfer of ownership and/or operation of the site, the owner shall provide a  
10 written copy of the applications, staff report and resolutions for the project to the new  
11 owner and/or operator. This notification's provision shall run with the life of the project  
12 and shall be recorded as a covenant on the property.
- 13 20. Failure to meet any conditions of approval for this development shall constitute a  
14 violation of the Conditional Use Permit (C-203-05), Variation (V-207-06) and Regular  
15 Coastal Permit (RC-204-05).
- 16 21. This Conditional Use Permit shall be called for review by the Community Development  
17 Commission if complaints are filed and verified as valid by the Code Enforcement Office  
18 concerning the violation of any of the approved conditions.
- 19 22. Upon one year of facility operation, and upon any change-out of facility equipment, the  
20 permittee(s) shall provide to the City Planner a statement of radio-frequency radiation  
21 output and output compliance with the limitations of governing licensing authorities.
- 22 23. The permittee(s) shall exercise a good-faith effort to incorporate the best  
23 available equipment technology to effect a reduction in the visual presence of the  
24 approved antenna and facility equipment. The change-out and retrofit of equipment  
25 shall be conducted by the permittee(s) after such equipment becomes available and  
26 exhibits common use at similar facilities. Upon the City's request and discretion, the  
27 permittee(s) shall be required to provide an independently prepared technical analysis  
28 demonstrating compliance with this condition. The permittee(s) inability to demonstrate  
the use of current technologies may be grounds for the revocation of the Conditional Use  
Permit.

1 24. The permittee(s) shall exercise a good-faith effort to cooperate with other  
2 communication providers and services in the operation of a co-user facility, provided  
3 such shared usage does not impair the operation of the approved facility. Upon the  
4 City's request and discretion, the permittee(s) shall provide an independently prepared  
5 technical analysis to substantiate the existence of any  
6 practical technical prohibitions against the operation of a co-use facility. The  
7 permittee(s)' non-compliance with this requirement may be grounds for the revocation  
8 of the Conditional Use Permit.

9 25. The approved communication facility shall be subject to, and governed by, any and all  
10 licensing authority by any governmental agency having jurisdiction. The City's local  
11 approval of a communication facility shall not exempt the permittee(s) from any such  
12 pre-emptive regulations.

13 26. The final design, aesthetic devices, and construction of the facility shall be in accordance  
14 with the plans representing the approved project and the conditions of approval. In  
15 addition, the final construction plans shall demonstrate consistency with the plans and  
16 other exhibit materials approved by the Community Development Commission. These  
17 requirements shall be shown and demonstrated on the plans submitted for building  
18 permits and shall be reviewed and approved by the City Planner prior to the issuance of  
19 building permits.

20 27. Any apparent inconsistency resulting from the construction of the approved  
21 facility shall be a basis for a call for the review of the Conditional Use Permit.

22 28. Upon termination of the approved facility use, the permittee shall be responsible to  
23 remove the entire facility from the premises.

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1 29. No metallic and/or reflective paints or surfaces shall be permitted.

2 PASSED AND ADOPTED by the Oceanside Community Development Commission of  
3 the City of Oceanside this \_\_\_\_\_ day of \_\_\_\_\_ 2007 by the following votes:

4  
5 AYES:

6 NAYS:

7 ABSENT:

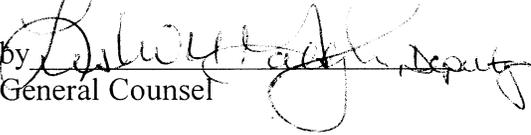
8 ABSTAIN:

9 \_\_\_\_\_  
Chairman

10 ATTEST:

11 \_\_\_\_\_  
12 Secretary

13 APPROVED AS TO FORM:  
14 OFFICE OF THE CITY ATTORNEY

15 by  Deputy  
16 General Counsel

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28



**N. COAST VILLAGE CONDO**  
**SD60XR014-B**  
 999 N. PACIFIC ST.  
 OCEANSIDE, CA 92054  
 SAN DIEGO COUNTY

11/07/06

**ZONING**

NO.	DATE	DESCRIPTION
6	11/07/06	ISSUED FOR ZONING
5	07/12/06	ISSUED FOR ZONING
4	10/18/05	ISSUED FOR ZONING
3	08/23/05	ISSUED FOR ZONING
2	06/28/05	ISSUED FOR ZONING
1	03/24/05	ISSUED FOR ZONING
0	11/22/04	ISSUED FOR ZONING
A	10/08/04	ISSUED FOR ZONING
		PLANS PREPARED BY: [Signature]

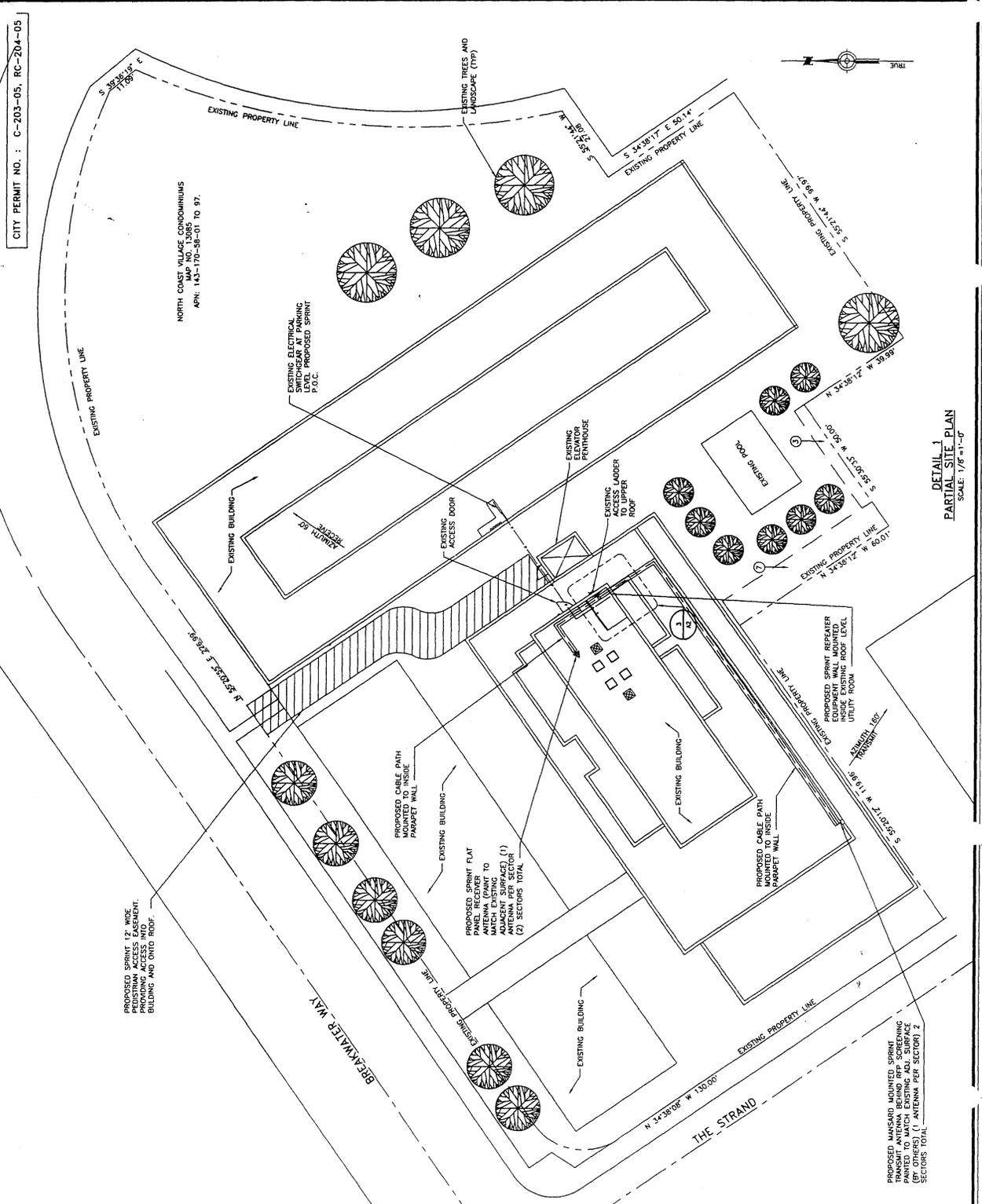
**BLACK & VEATCH**  
 CIVIL ENGINEER  
 11401 LAMAR  
 OVERLAND PARK, KS 66211  
 (913) 241-2000

SCALE: 1/8" = 1'-0"

ENGINEER OF RECORD  
 BLACK & VEATCH  
 11401 LAMAR  
 OVERLAND PARK, KS 66211  
 (913) 241-2000

PARTIAL SITE PLAN

**A1** **6**  
 SHEET NUMBER



SECTOR	COAX LENGTH	COAX SIZE
1	30'	1/2"
2	90'	7/8"

PROPOSED SPRINT 1/2" WIDE COAXIAL CABLES TO BE INSTALLED PROVIDING ACCESS INTO BUILDING AND ONTO ROOF.

NORTH COAST VILLAGE CONDOMINIUMS  
 MAP NO. 13085  
 APR. 143-179-38-01 TO 97.

**DETAIL 1**  
**PARTIAL SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**TITLE REPORT NOTES:**  
 THE FOLLOWING EASEMENTS AFFECT SAID PARCEL AND ARE SET FORTH IN THE PRELIMINARY TITLE REPORT NO. 0711078 DATED AUGUST 18, 2005, AND THE EASEMENTS DOCUMENTS (NON-EASEMENTS) AFFECTING SAID PROPERTY.  
 ITEM #3 - AN EASEMENT FOR PRIVATE ROAD AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.  
 ITEM #7 - AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT.  
 GRANTED TO: CITY OF OCEANSIDE, CALIFORNIA  
 FOR PURPOSE: PUBLIC HIGHWAY  
 RECORDED: NOVEMBER 5, 1972  
 THE EASEMENTS SHOWN HEREON ARE NOT TO BE CONSIDERED AS OFFICIAL RECORDS (AS SHOWN HEREON)  
 (BY OTHERS) (1 ANTENNA PER SECTOR) 2 SECTORS TOTAL





6580 SPRINT PARKWAY  
OVERLAND PARK, KANSAS 66251

PROJECT INFORMATION:  
**N. COAST VILLAGE CONDO**  
SD60XR014-B  
989 N. PACIFIC ST.  
OCCASIDE, CA 92054  
SAN DIEGO COUNTY

ISSUE DATE: 11/07/06

ISSUED FOR:  
**ZONING**

NO.	DATE	DESCRIPTION
6	11/07/06	ISSUED FOR JMM
5	07/12/06	ISSUED FOR JMM
4	10/18/05	ISSUED FOR JMM
3	08/23/05	ISSUED FOR KNS
2	06/28/05	ISSUED FOR KNS
1	03/24/05	ISSUED FOR KNS
0	11/22/04	ISSUED FOR KNS
A	10/08/04	ISSUED FOR BOX 20 REVIEW

BLACK & VEATCH CORPORATION  
OVERLAND PARK, KANSAS 66211  
(913) 438-2000

CONTRACT NO.:  
DRAWN BY:  
CHECKED BY:  
DATE: 11/07/06

ENGINEER OF RECORD:  
DAVID J. PARISH  
BLACK & VEATCH CORPORATION  
OVERLAND PARK, KS 66211  
(913) 438-2000

SHEET TITLE: SOUTH & WEST ELEVATIONS

SHEET NUMBER: **A3** 6  
10000

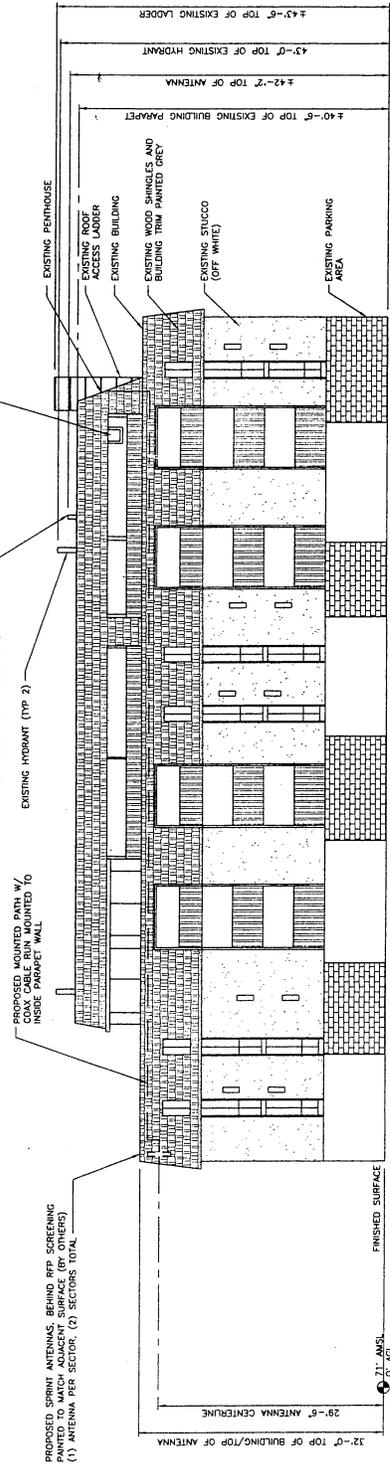
CITY PERMIT NO.: C-203-05, RC-204-05

PROPOSED SPRINT PANEL ANTENNA ON EXISTING ROOFTOP. PAINTED TO MATCH EXISTING ADJACENT SURFACE. (1) ANTENNA PER SECTOR. (2) SECTORS TOTAL. ANTENNAS TO BE MOUNTED ON TOP OF WALL. NOT BE VISIBLE FROM GROUND LEVEL.

EXISTING HYDRANT (TYP 2)

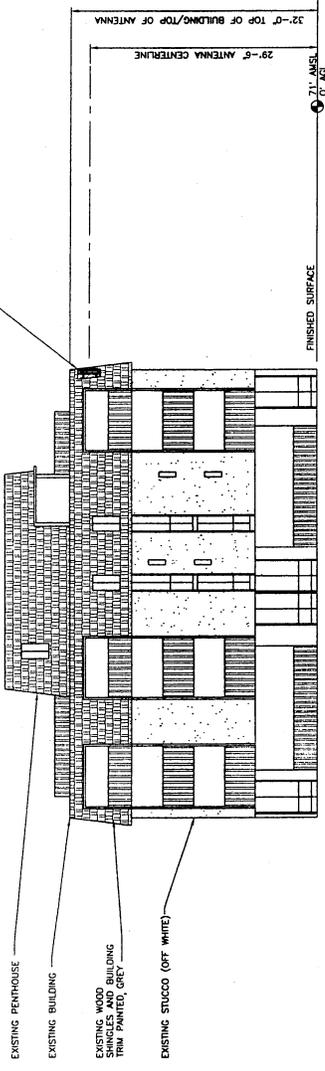
PROPOSED MOUNTED PATH W/ COAX CABLE RUN MOUNTED TO INSIDE PARAPET WALL

PROPOSED SPRINT ANTENNAS, BEHIND RFP SCREENING PAINTED TO MATCH ADJACENT SURFACE (BY OTHERS) (1) ANTENNA PER SECTOR, (2) SECTORS TOTAL.



**DETAIL 1**  
SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

PROPOSED SPRINT ANTENNAS, BEHIND RFP SCREENING PAINTED TO MATCH ADJACENT SURFACE (BY OTHERS) (1) ANTENNA PER SECTOR, (2) SECTORS TOTAL.



**DETAIL 2**  
WEST ELEVATION  
SCALE: 1/8" = 1'-0"



6550 SPRINT PARKWAY  
OVERLAND PARK, KANSAS 66251

**N. COAST VILLAGE CONDO**  
SD60XR014-B  
999 N. PACIFIC ST.  
OCCASIDIE, CA 92024  
SAN DIEGO COUNTY

PROJECT INFORMATION

ISSUE DATE: 11/07/06

ISSUED FOR: ZONING

REV.	DATE	DESCRIPTION
6	11/07/06	ISSUED FOR ZONING
5	07/12/06	ISSUED FOR ZONING
4	10/18/05	ISSUED FOR ZONING
3	08/23/05	ISSUED FOR ZONING
2	06/28/05	ISSUED FOR ZONING
1	03/24/05	ISSUED FOR ZONING
0	11/22/04	ISSUED FOR ZONING
A	10/08/04	ISSUED FOR ZONING

**BLACK & VEATCH**  
CONSULTANT  
11401 LAMAR  
OVERLAND PARK, KS 66211  
(913) 452-2000

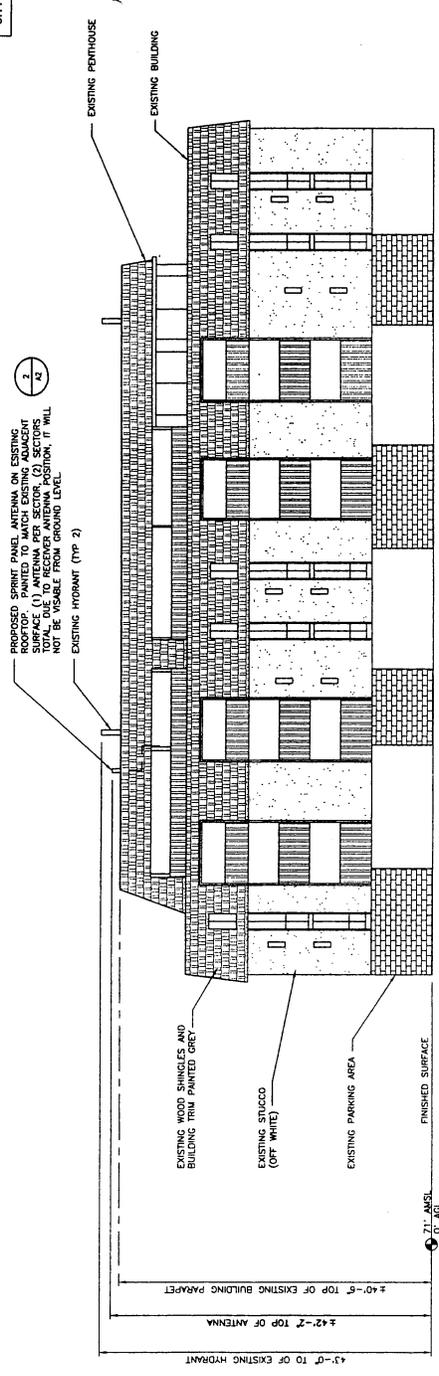
ENGINEER OF RECORD  
DAVID J. PARISH  
BLACK & VEATCH  
11401 LAMAR  
OVERLAND PARK, KS 66211  
(913) 452-2000

ENGINEER OF RECORD  
DAVID J. PARISH  
BLACK & VEATCH  
11401 LAMAR  
OVERLAND PARK, KS 66211  
(913) 452-2000

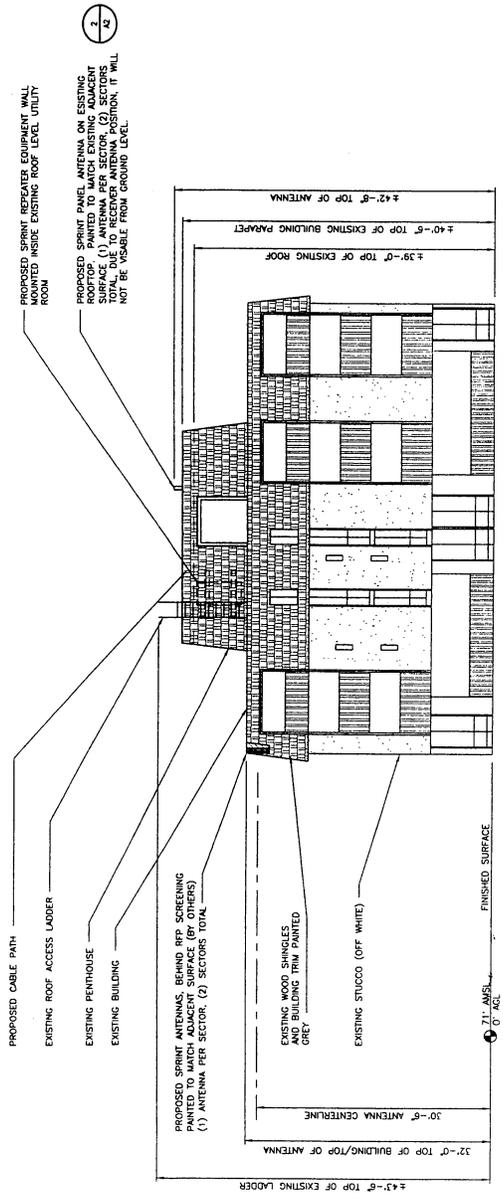
SHEET TITLE: NORTH & EAST ELEVATIONS

SHEET NUMBER: A4 6

CITY PERMIT NO.: C-203-05, RC-204-05



DETAIL 1  
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



DETAIL 2  
EAST ELEVATION  
SCALE: 1/8" = 1'-0"

NOTE: EXISTING BUILDING AND ELEVATOR TOWER IN FOREGROUND NOT SHOWN FOR CLARITY

CITY OF OCEANSIDE  
PLANNING DEPARTMENT

## NOTICE OF EXEMPTION

TO:  RECORDER/COUNTY CLERK  
COUNTY OF SAN DIEGO  
P.O. BOX 1750  
SAN DIEGO, CA 92112-4147

PROJECT TITLE AND FILE NUMBER:  
COAST VILLAGE SPRINT

PROJECT LOCATION - SPECIFIC:  
999 North Pacific Street

PROJECT LOCATION - GENERAL:  
North Pacific Street  
City of Oceanside

CONDITIONAL USE PERMIT (C-203-05)  
REGULAR COASTAL PERMIT (RC-204-05)  
VARIATION (V-207-06)

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:  
CONDITIONAL USE PERMIT (C-203-05), VARIATION (V-207-06) AND REGULAR COASTAL PERMIT (RC-204-05) for the installation of telecommunication facilities on a multifamily residential building located at 999 North Pacific Street.

NAME OF PUBLIC AGENCY APPROVING PROJECT:  
City of Oceanside

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:

Jaycor Consulting  
3541 Mission Boulevard  
San Diego, CA 92109  
(858) 964-3729

Exempt Status per the Guidelines to Implement the California Environmental Quality Act (CEQA)  
(Public Resources Code Section 21000 et. al.):

NOT SUBJECT TO CEQA PER THE GENERAL RULE, SECTION 15061(B)(3)

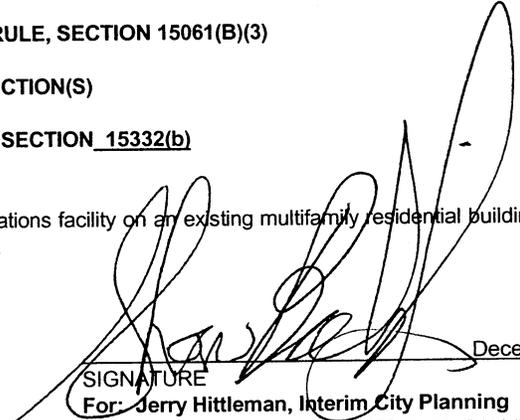
STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15332(b)

**REASONS WHY PROJECT IS EXEMPT:**

The project proposes installation of a telecommunications facility on an existing multifamily residential building. The project is located on a less than 5-acre site within an urbanized area.

Contact Person: Shan Babick, Associate Planner

  
SIGNATURE

December 13, 2006

DATE

For: Jerry Hittleman, Interim City Planner

CITY HALL, 300 NORTH COAST HIGHWAY, OCEANSIDE CA 92054, TELEPHONE (760) 435-3520, FAX (760) 435-3538

**NORTH COAST VILLAGE CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS**  
**MEETING MINUTES**  
July 9, 2004

**I. CALL TO ORDER**

A. The meeting was called to order by the Vice President, Art Townley, at 6:15 p.m. in the party room of the association.

B. Board members present:

Vice President	Art Townley
Treasurer	Irv Forman
Secretary	Joe Garrett

Board member excused:

President	Steve Maschue
Member	Carrie Bedord

C. Others Present:

General Manager	Joe Valenti
Homeowners Present	Approximately 45-50

**II. APPROVAL OF MINUTES**

A. Resolution #2-7-9-04:

A motion was made by Joe Garrett to approve the minutes from the May 8, 2004 Board meeting and approve them as written. The motion was seconded by Irv Forman and approved 3-0.

**III. MEMBER PARTICIPATION**

A. Vice President Townley described procedure for residents to speak during agenda.

**IV. OFFICER REPORTS**

A. Vice President – Art Townley

Welcomed everyone to the meeting and introduced the Board members to the attendees. Went over some of the points on the agenda and mentioned that everyone will get a chance to speak on the issues.

B. Treasurer – Irv Forman

1. Reviewed the May 2004 financial statements.
2. Resolution #3-7-9-04: A motion was made by Joe Garrett to accept the Treasurer's report, financial report, and bank reconciliations as presented. The motion was seconded by Irv Forman and approved 3-0.

3. Resolution #4-7-9-04: A motion was made by Joe Garrett to accept the proposal from Jose Mejares CPA in the amount of \$1,500 to perform the year end audit and tax preparation for NCV HOA and NCV Inc. The motion was seconded by Irv Forman and approved 3-0.

#### V. MANAGEMENT REPORT

- A. Review Calendar of Events.
- B. Working with adjacent owner at 915 N. Pacific to clean up landscaping mess on his side of the property and to determine the condition of the wall separating the two properties.
- C. New trash regulations have increased our trash rates at least \$300 to \$500 per month.

#### VI. COMMITTEE REPORTS

- A. Architectural Review Committee – Report by Joe Valenti
  1. Will mail out final flooring policy to all homeowners.
  2. Unit G308 went ahead and performed work that was unauthorized. Will discuss during the executive session.
  3. Unit B311 installed tile in areas that are off limits. Will discuss during the executive session.
- B. Finance Committee – Report by Joe Valenti on behalf of Dick Douglas
  1. 2004/05 budget was mailed out to all homeowners.
- C. Landscape Committee – Report by Joe Valenti on behalf of Kathryn Blankinship.
  1. The crew is currently catching up on weeding and trimming.
  2. After summer the next area to receive new irrigation, drainage, electrical, and landscaping are the “D” & “E” cottages.
  3. Lost another corral tree out front. Need to discuss removing all the corrals and replacing them with another tree.
- D. Social Committee – Report by Barbara Fiddler
  1. Working on upcoming end of summer party; September 25, 2004!
- E. Rules & Grievance Committee – Report by Jean Forman
  1. No action needed.
- F. Rental Coordinating Committee – Report by Art Townley
  1. No meeting this month.
- G. Security Committee – Report by Joe Valenti
  1. Report of one car stolen and a couple of car breakins.

H. Government Affairs Committee – Report by Joe Valenti on behalf of Mike Cafarchia

1. The Pacific St. bridge is moving forward. All systems go for the route that benefits NCV.

2. City requests a small amount of NCV land in order to complete the road.

Resolution #5-7-9-04: A motion was made by Joe Garrett to grant an easement to the city of Oceanside for 336 sq feet of land near the F/G entrance and 1,649 sq feet of land at the Pacific St. turn in order for the city to build the Pacific St. bridge. The motion was seconded by Irv Forman and approved 3-0.

I. Committee Applications

1. None at this time.

VII. UNFINISHED BUSINESS

A. Phase II of the flat roof project has been put together. The plan is to re-roof the remaining 8 cottage buildings, plus the 3<sup>rd</sup> and 4<sup>th</sup> floor of the big and little "G" buildings. Total price tag is \$651,903.

VIII. NEW BUSINESS

A. Sprint is interested in installing a cell site at NCV. I have enclosed diagrams showing the location, antenna site, and an agreement. The location would be the boiler room at little "A".

Resolution #6-7-9-04: A motion was made by Joe Garrett to approve the agreement from Sprint and allow a cell site to be located in the little "A" boiler room at a price of at least \_\_\_\_\_ per month. The motion was seconded by Irv Forman and approved 3-0.

IX. INFORMATION AND CORRESPONDENCE

A. Upcoming meeting dates for 2004:

1. September 11<sup>th</sup>
2. November 13<sup>th</sup> – Annual Meeting 10:00 a.m.

B. Board member comments

1. Any update from Frank Watanabe, Transportation Manager of the city of Oceanside?
2. Sea wall inspections.
3. Fireplace inspections.
4. Gas valve inspections

C. Other Correspondence

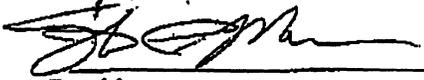
1. Letter from G115 saying great things about our wonderful workers.

X. MEMBERS' FORUM

A. Brief discussion took place between the owners and the Board. Various items discussed were 1) weeds at G17.

XI . ADJOURNMENT

A. With the business at hand completed, it was moved, seconded, and unanimously approved to adjourn the meeting at 7:15 p.m.

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Secretary

9/24/2004  
Date

9-24-04  
Date