PLANNING COMMISSION

AGENDA NO. 7

STAFF REPORT

DATE: January 8, 2007

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D-4-06), CONDITIONAL USE PERMIT (C-51-06) AND REGULAR COASTAL PERMIT (RC-8-06) FOR A FOUR-UNIT APARTMENT DEVELOPMENT ON AN 8,487-SQUARE FOOT LOT LOCATED AT 2030 SOUTH BROADWAY STREET – MARCHI APARTMENTS – APPLICANT: FABIO MARCHI**

RECOMMENDATION

Staff recommends that the Planning Commission approve Development Plan (D-4-06), Conditional Use Permit (C-51-06) and Regular Coastal Permit (RC-8-06) and adopt Planning Commission Resolution No. 2007-P04 as attached.

BACKGROUND AND PROJECT DESCRIPTION

Site Review: The project site encompasses approximately 8,487 square feet and is currently developed with a single-family residence, which will be removed as part of this development. The site slopes at a westerly direction with elevations ranging from a high of 40 feet above mean sea level (MSL) on the eastern portion of the site to a low of 35 MSL on the western (Broadway Street) portion of the site.

The property is predominately surrounded by multi-family residential uses interspersed with single-family residential developments. The railroad tracks are located directly west of the site.

Under the provisions of the Local Coastal Plan the project site is designated as R-3. The project is situated outside of the Coastal Zone "appeal jurisdiction", within the South Oceanside Neighborhood.

The underlying land use designation for the site is Medium Density Residential, which allows a density range of 15.1 to 20.9 dwelling units per acre. The zoning designation for

the site is Medium Density-C Residential (RM-C). The proposed project density is (20.5 du./ac).

The project application consists of several components, which include a Development Plan, Conditional Use Permit and Regular Coastal Permit. Each discretionary request is described as follows:

Development Plan: The applicant proposes development of a four-unit apartment complex. The units range in size from 1,031 square feet to 1,145 square feet and include two bedrooms and two baths. All four units have direct access to a two-car garage. Architectural features include decorative wall veneers, French doors with rod wrought iron, Juliet balconies, roof top cupolas, decorative stamped concrete driveways and courtyards and varied rooflines. Exterior building treatment includes vinyl siding, decorative rock veneer and tiled roofs.

Vehicular access will be provided from Broadway Street to the four garages and guest parking areas.

Listed below is the overall project breakdown (see floor plans and elevations for specific details):

Plan Type	Sq.Ft.	Bedrms.	Baths	Units
Unit 1	1,031	2	2	1
Unit 2	1,355	2	2	1
Unit 3	1,145	2	2	1
Unit 4	1,355	2	2	1

The following table summarizes the relationship between the project and the applicable and most restrictive development standards:

	ZONING/LCP REQUIREMENT LIMITATION	PROPOSED
MINIMUM LOT SIZE	7,500 sq. ft.	8,100 sq.ft. (existing)
PARKING	6-parking spaces	6-parking spaces
FRONTYARD SETBACK	15-feet	15-feet
SIDEYARD SETBACK	5-10-feet	5-10-feet
REARYARD SETBACK	5-feet	5-feet
BUILDING HEIGHT	27-feet	27-feet

The proposed plant palette includes Coast Live Oak and Fern Pine, Indian Hawthorne and Oleander shrubs and Star Jasmine and English Ivy for groundcover.

Regular Coastal Permit: A Regular Coastal Permit is required because the project is situated within the Coastal Zone.

Conditional Use Permit: A Conditional Use Permit is required for exceeding the base density.

Deferral of the Undergrounding of the Overhead Utilities: The applicant is requesting the deferral of the undergrounding of the overhead utilities.

The project is subject to the following Ordinances and city policies:

1. Zoning Ordinance
2. General Plan Land Use Element
3. The Subdivision Ordinance
4. California Environmental Quality Act (CEQA)
5. Local Coastal Program (LCP)

ANALYSIS

KEY PLANNING ISSUES

1. Is the proposed project consistent with the underlying land use designation and zoning development criteria and the Local Coastal Plan?

2. Is the proposed project consistent with the existing neighborhood in regards to the density (RM-C 15.1-20.9 dwelling units per acre)?

3. What adverse visual effect would the proposed addition have on public coastal views?

4. Is the requested deferral for undergrounding of the overhead utilities consistent with the deferral provisions of the Subdivision Ordinance?

DISCUSSION

In reviewing the application staff's analysis focused on two issues:

1. The compatibility of the project with existing development patterns of the area.
2. The project's consistency with the underlying zoning regulations and policies of the Local Coastal Program.

The South Oceanside Neighborhood consists of multi-family residential development interspersed with single-family detached dwellings. The predominant architectural theme throughout the existing neighborhood is a contemporary design inter-mixed with Mediterranean-Spanish style design. Staff believes that the proposed product project and density (20.5 du/ac dwelling units per acre) is consistent and compatible with the development pattern within the surrounding neighborhood. Moreover the project's unit sizes are consistent with other multi-family condominium development situated within the South Oceanside neighborhood and the proposed Mediterranean/contemporary architecture is consistent and compatible with the surrounding neighborhood.

The Local Coastal Program contains policies that require development to maintain the character of the existing neighborhood and preserve public coastal views. The proposed project is located on the east side of Broadway Street and east of the railroad tracks, therefore the subject site location will not block public views.

A Conditional Use Permit is required for all residential projects that propose a density above the allowable base density (15.1 dwelling units per acre for the RM-C zone) to ensure project compatibility with the existing development. Section 2.32 of the Land Use Element of the General Plan, requires that projects which exceed the base density must possess superior design features, in addition to exceeding the development standards in the surrounding neighborhood. These standards include but are not limited to superior architecture, landscaping, additional parking, unique building materials and colors, semi-private open space areas, floor areas and residential amenities that exceed the norm for multi-family residences.

Staff determined that the project meets or exceeds all of the development standards. The proposed project is consistent with the density, size and design with the surrounding neighborhood and development would not be a visual impact to surrounding neighborhood or restricts public coastal views.

However Staff has concluded that further architectural improvements could be required to raise the project design to a superior level.

ENVIRONMENTAL DETERMINATION

The project is exempt under the provisions of the California Environmental Quality Act (CEQA).

SUMMARY

In reviewing the proposed project staff believes that the proposed project is consistent with development criteria of the Zoning Ordinance and the applicable land use policies of the General Plan as well as the Local Coastal Plan. Therefore, staff recommends approval of the project and the Commission's action should be:

-- Move to approve the Development Plan (D-4-06), Conditional Use Permit (C-51-06) and Regular Coastal Permit (RC-8-06) and adopt Planning Commission Resolution No. 2007-P04 as attached.

PREPARED BY:

Scott Nightingale

Scott Nightingale
Planner II

by AV

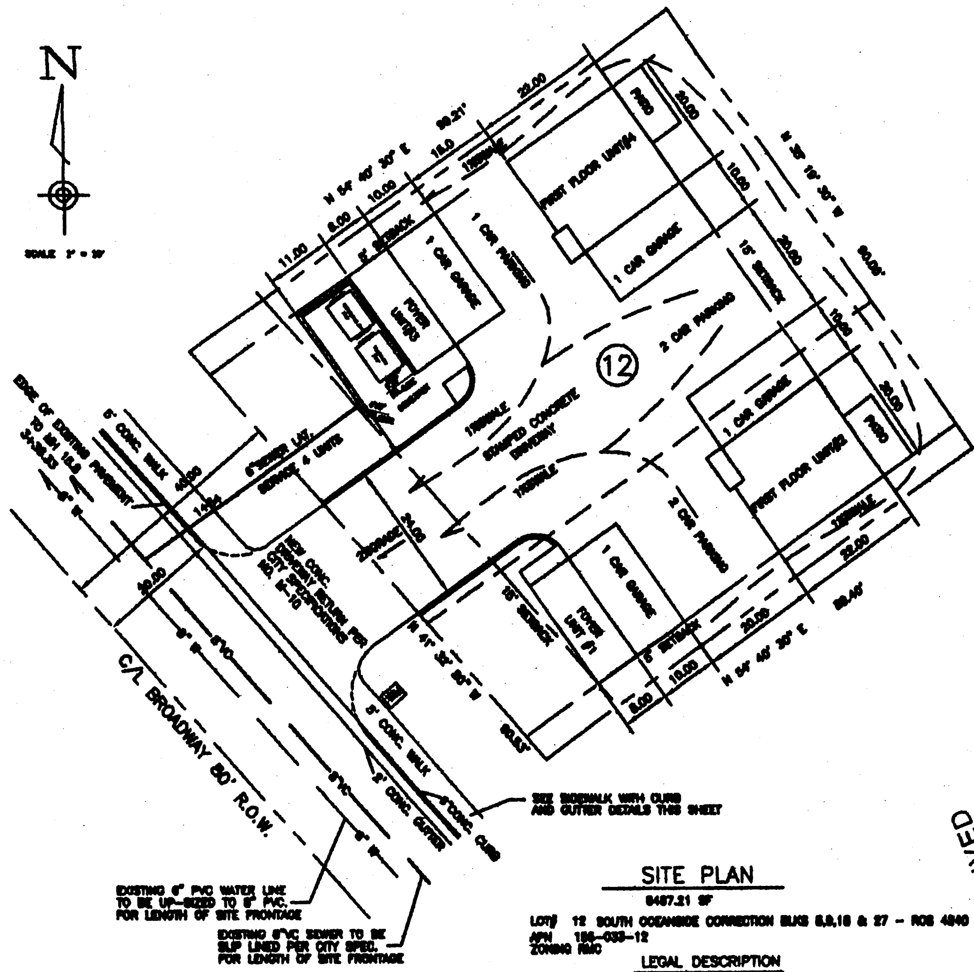
REVIEWED BY:
AV
Amy Volzke, Principal Planner

SUBMITTED BY:

Jerry Hittleman
City Planner

JH/SN/fil

Attachments:
1. Site Plan/Floor Plan and Elevations
2. Planning Commission Resolution No. 2007-P04



SITE PLAN

6487.21 SF

LOT 12 SOUTH OCEANSIDE CORRECTION BLKS 8,9,16 & 27 – ROS 4840
APN 156-033-12
ZONING RMC

LEGAL DESCRIPTION

RECEIVED
OCT 0 9 2006
Planning Department

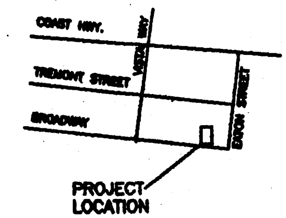
SITE NOTES

STORM WATER QUALITY NOTES (CONSTRUCTION BMP'S)

GENERAL NOTES

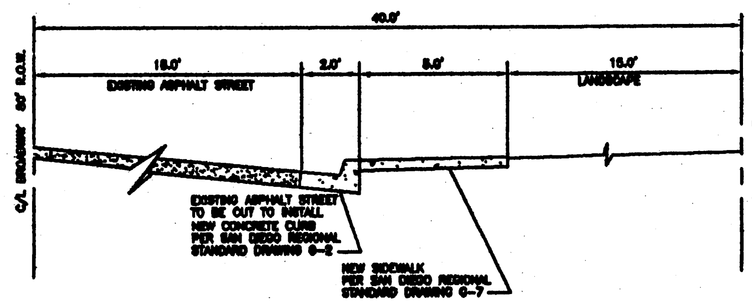
LIVING SPACE CALCULATIONS

LOT AREA CALCULATIONS



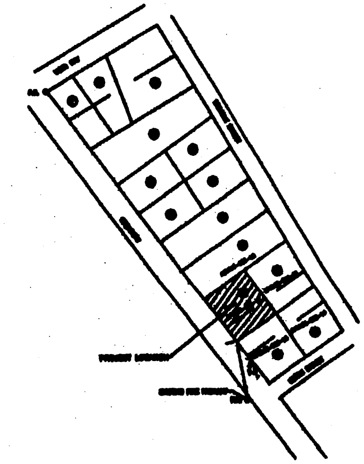
LOCATION MAP

NO SCALE



STREET SECTION

NO SCALE



BLOCK PLAN

1" = 100'

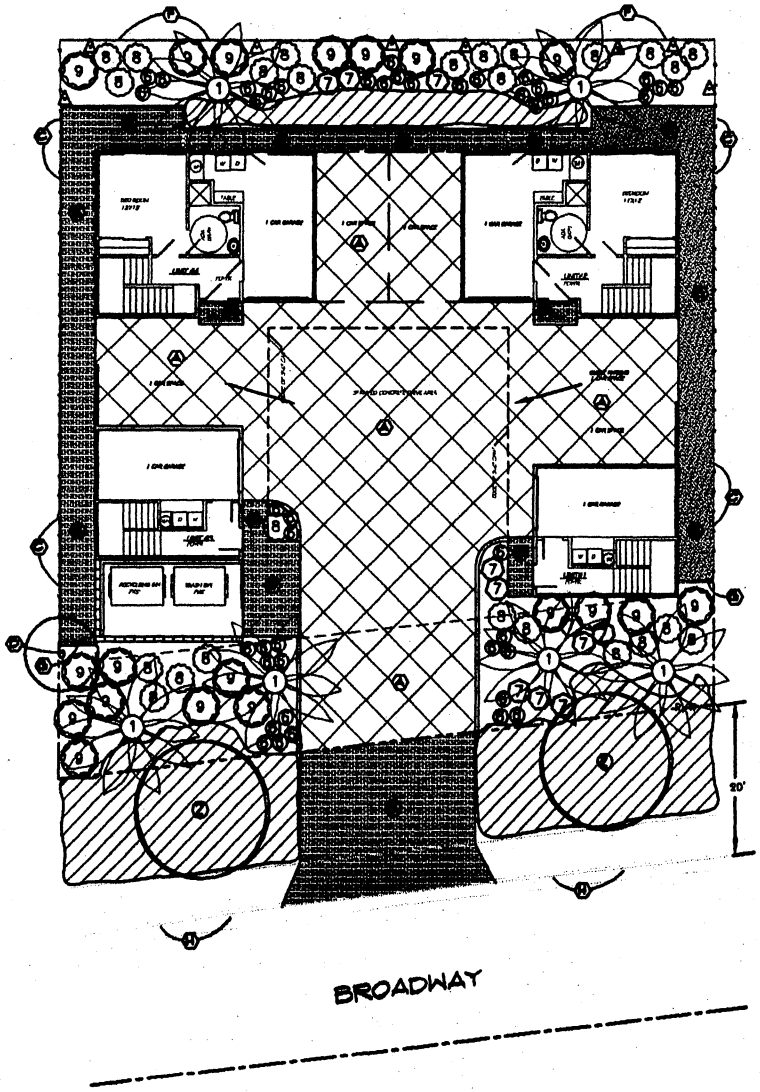
REVISIONS
3-30-06
6-12-06
8-18-06

W. HETSEL CONSULTANTS

FABIO MARCHI
2030 BROADWAY
OCEANSIDE CA 92054

SITE PLAN

SHEET NO.
SP



SITE LEGEND

- (A) STAMPED CONCRETE DRIVEWAY
- (B) NATURAL CONCRETE PAVING, BROOM FINISH
- (C) EXISTING 5' HIGH WOOD FENCE TO REMAIN
- (D) EXISTING 40' TALL WASHINGTONIA PALM TO REMAIN
- (F) EXISTING 5' HIGH WOOD STUCCO FENCE TO REMAIN
- (G) NEW 5' HIGH WOOD FENCE
- (H) NEW CONCRETE CURB AND GUTTER

PLANTING LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
1	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	8 BTF
	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	8 BTF
2	JACARANDA ACUTIFOLIA	JACARANDA	15 GAL.
SHRUBS			
6	ANIGOZANTHUS FLAVIDUS DWARF	DWARF KANGAROO PAW	1 GAL.
	HEMEROCALLIS SPECIES	DAYLILY	1 GAL.
	AGAPANTHUS "STORM CLOUD"	LILY OF THE NILE	1 GAL.
7	NANDINA DOMESTICA "GULF STREAM"	HEAVENLY BAMBOO	1 GAL.
	CAMELLIA SASANQUA	SASANQUA CAMELLIA	1 GAL.
	DIETES VEGETA "VARIEGATA"	VARIEGATED FORTNIGHT LILY	1 GAL.
8	PENNISETUM SETACEUM "RUBRUM"	RED FOUNTAIN GRASS	5 GAL.
	POLYGALA DALMAISIANA	SWEET-PEA SHRUB	5 GAL.
	RHAPHIOLEPIS UMBELLATA "MINOR"	DWARF YEDDO HAWTHORN	5 GAL.
9	LEPTOSPERMUM SCOPARIUM PINK	PINK NEW ZEALAND TEA TREE	5 GAL.
	RHAPHIOLEPIS I. "JACK EVANS"	INDIAN HAWTHORN	5 GAL.
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL.
VINES / ESPALIERS			
A	DALECHAMIA DIOSCOREIFOLIA	PURPLE WINGS	1 GAL.
	MACFADYENA UNGUIS-CATI	CAT'S CLAW	1 GAL.
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL.
GROUND COVER			
	PELARGONIUM PELTATUM	IVY GERANIUM	FLATS @ 18" O.C.
	ROSMARINUS OFFICINALIS 'IRENE'	TRAILING ROSEMARY	FLATS @ 16" O.C.

NOTES:
1. ALL SHRUB/GROUND COVER AREAS TO RECEIVE A 3" LAYER OF BARK MULCH.
2. ALL PLANTING AREAS TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. LANDSCAPE AREAS ARE TO BE MAINTAINED BY OWNER.
4. EXISTING TREES TO REMAIN ON SITE AND BE PROTECTED IN PLACE. TREES REMOVED FROM SITE OR DAMAGED IN CONSTRUCTION SHALL BE REPLACED PER THE CITY OF OCEANSIDE REQUIREMENTS.
5. AUTOMATIC IRRIGATION SHALL BE PROVIDED FOR ALL PLANTED AREAS IN THE RIGHT OF WAY AND FRONT YARD.

NORTH
SCALE: 1"=8'

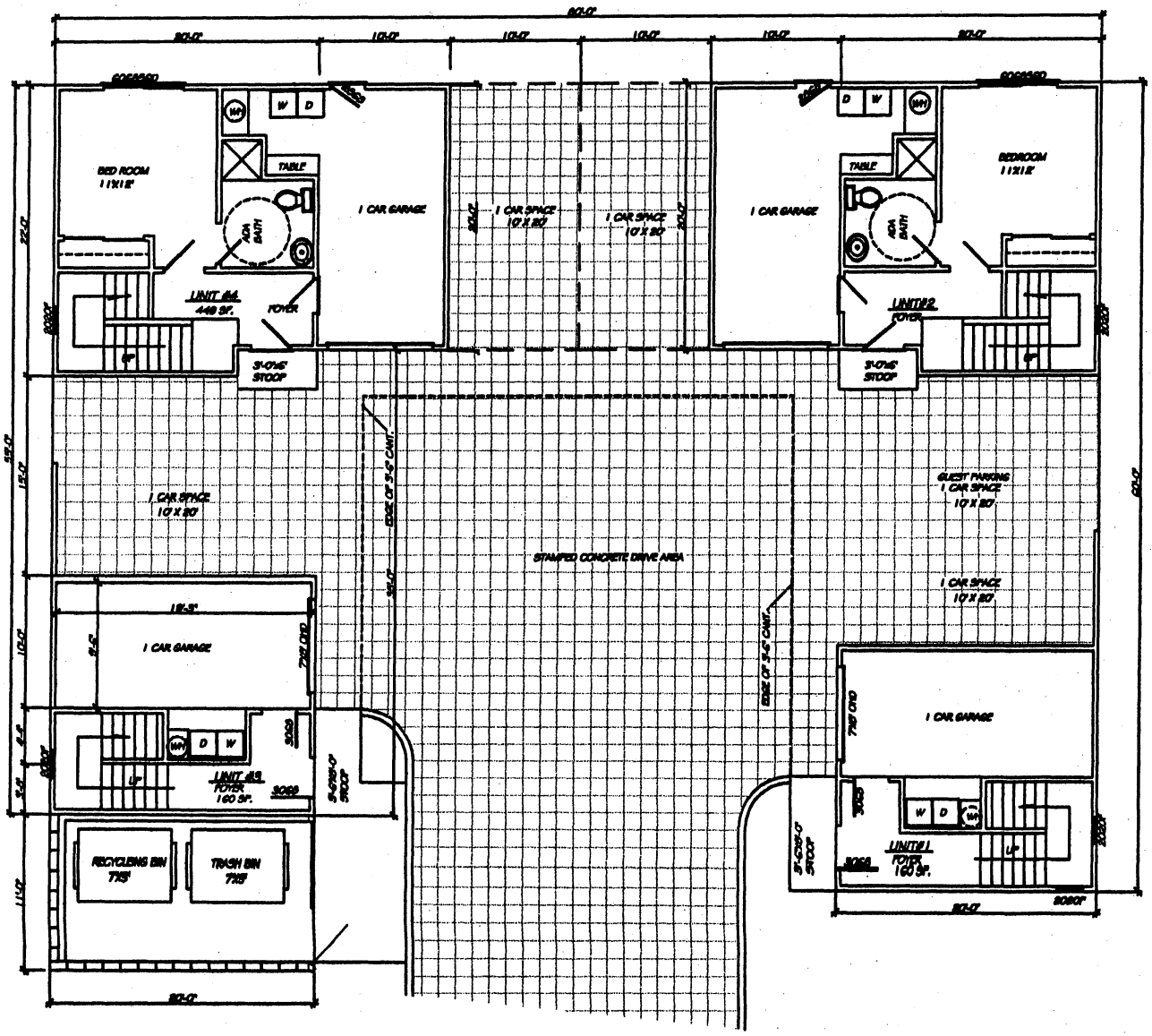
REVISIONS	BY
[illegible]	

RALPH STONE & ASSOCIATES
LANDSCAPE ARCHITECTURE PLANNING
777 S. HWY. 101, SUITE 201
SOLANA BEACH, CALIFORNIA
(619) 755-[illegible]

BROADWAY APARTMENTS
2030 BROADWAY
OCEANSIDE, CA 92054

CONCEPTUAL LANDSCAPE PLAN

DATE: [illegible]
SCALE: 1/8"=1'-0"
DRAWN: JD
APPROVED: [illegible]
JOB NO: [illegible]
SHEET L1
OF 1



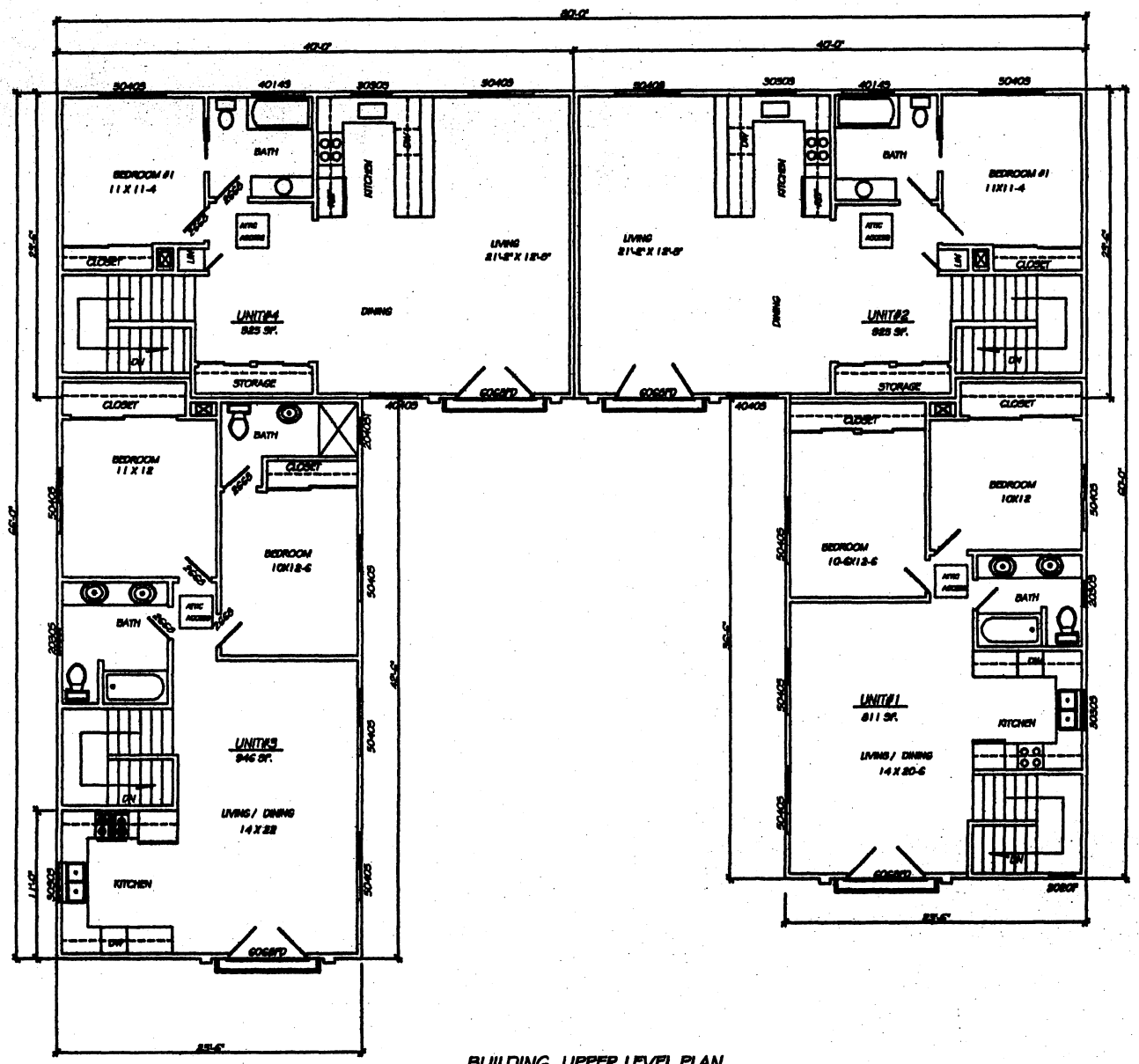
BUILDING LOWER LEVEL PLAN

1/4" = 1'-0"

REVISIONS
8-17-06

BUILDING LOWER LEVEL PLAN

D. WHETSEL
AS SHOWN
11-29-05
01-017
SHEET NO.
A-1



BUILDING UPPER LEVEL PLAN

1/4" = 1'-0"

REVISIONS

8-17-06

BUILDING UPPER LEVEL PLAN

D. WHETSEL

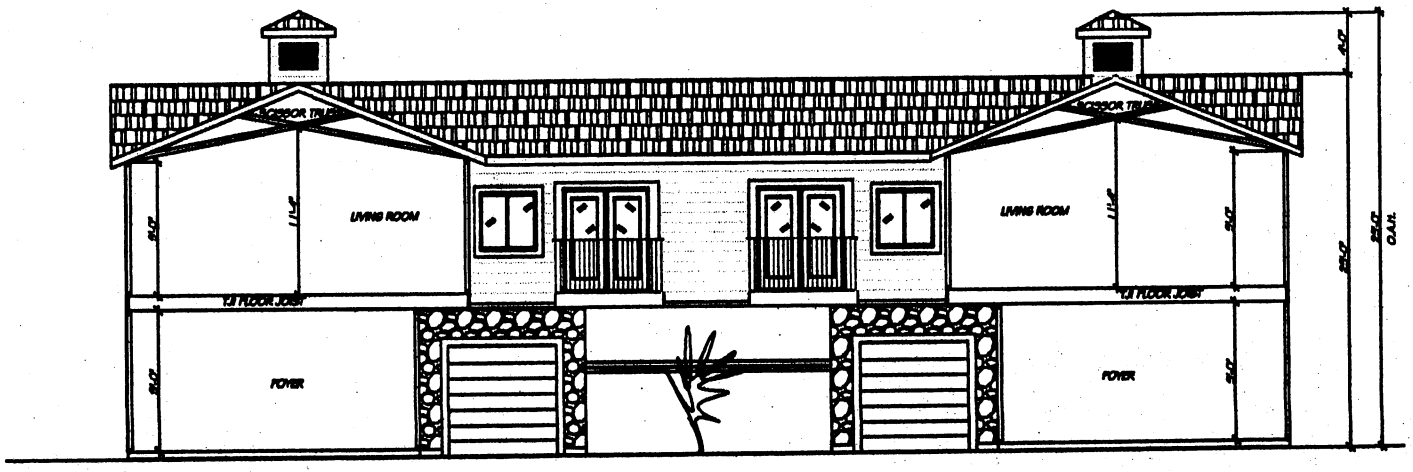
AS SHOWN

11-29-05

01-017

SHEET NO.

A-2



FRONT BUILDING SECTION

1/4" = 1'-0"

REVISIONS

8-16-06

HETSEL CONSULTANTS

FRONT BUILDING SECTION

D. WHETSEL

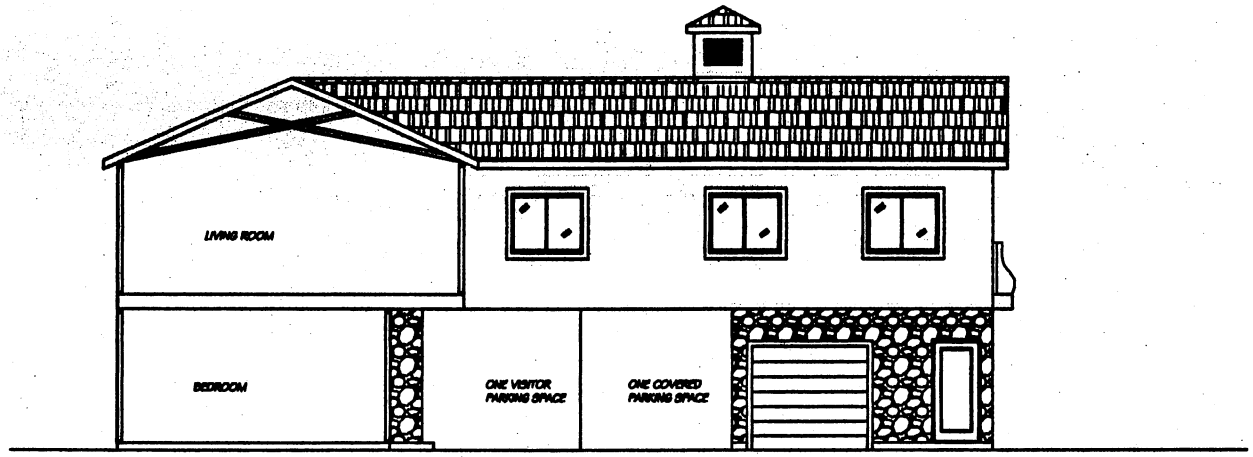
AS SHOWN

3-30-06

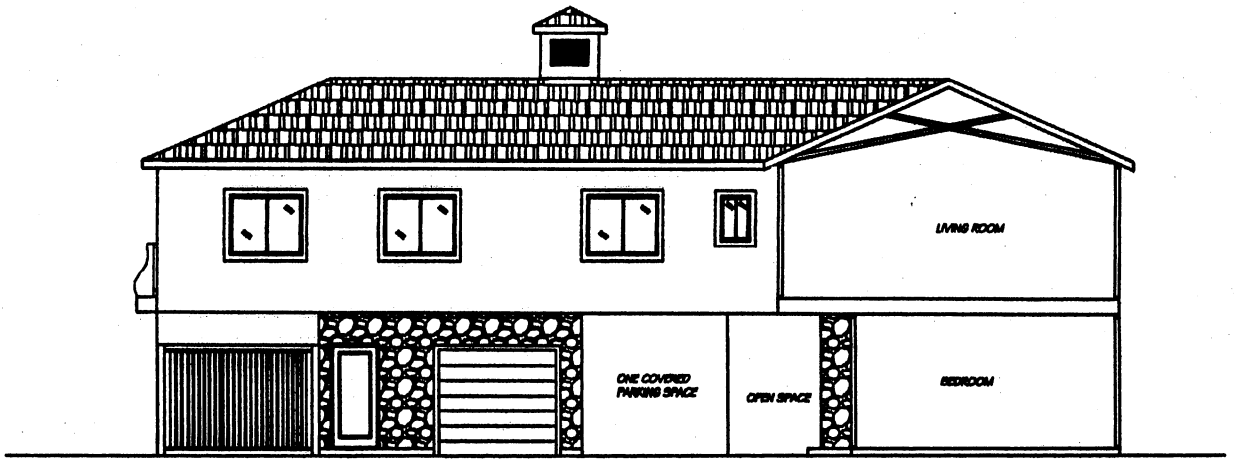
01-017

SHEET NO.

A-3



RIGHT SIDE SECTION (SOUTH)

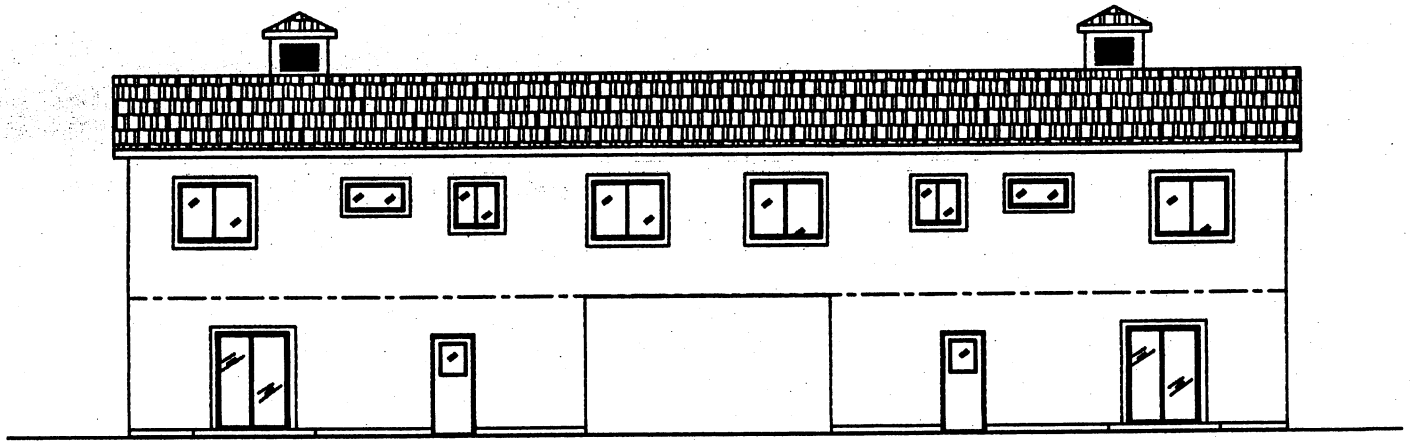


LEFT SIDE SECTION (NORTH)

REVISIONS
8-18-06

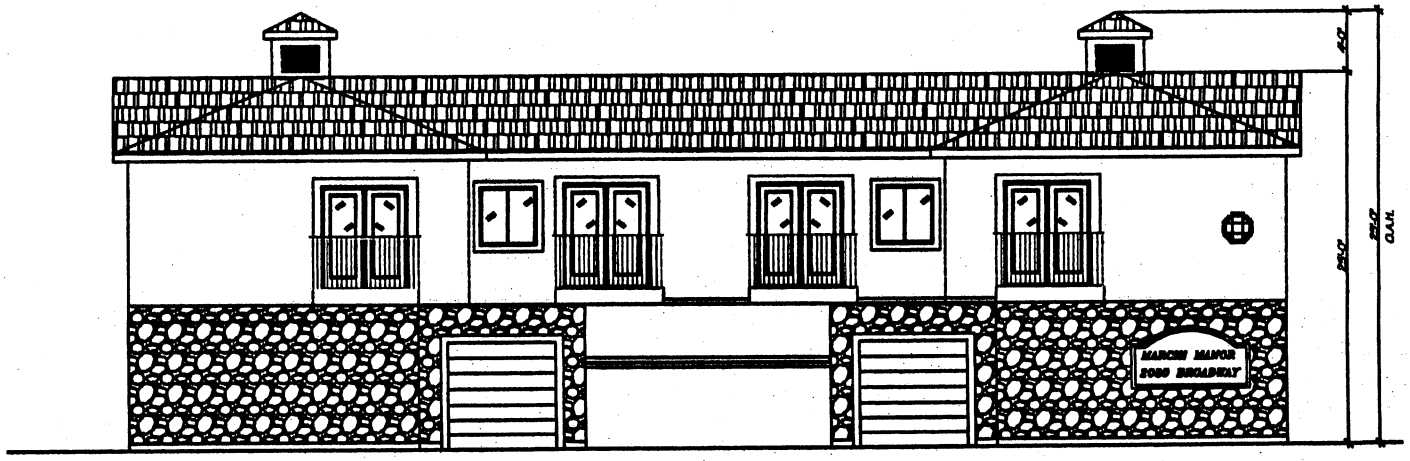
RIGHT SIDE SECTION (SOUTH)
LEFT SIDE SECTION (NORTH)

D. WHETSEL
AS SHOWN
3-30-06
01-017
SHEET NO.
A-4



REAR ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

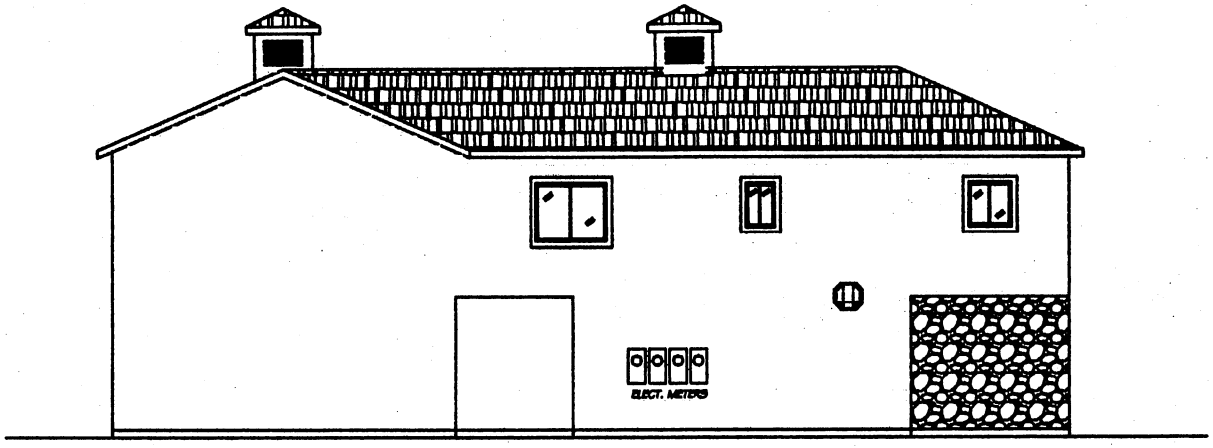
1/4" = 1'-0"

REVISIONS
6-18-06

FRONT AND REAR
EXTERIOR ELEVATIONS

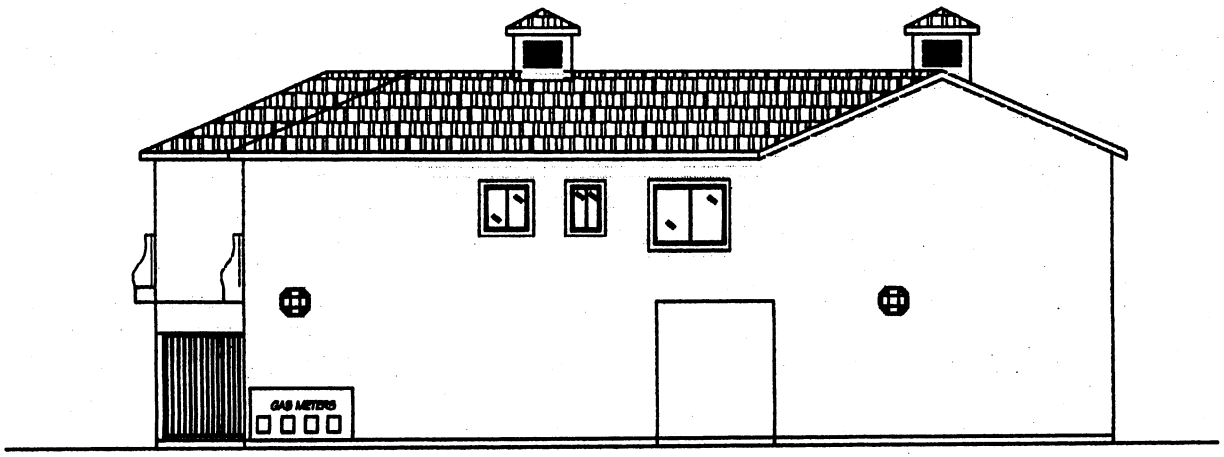
D. WHITE
AS SHOWN
3-30-06
01-017

SHEET NO.
A-5



LEFT SIDE ELEVATION (NORTH)

1/4" = 1'-0"



RIGHT SIDE ELEVATION (SOUTH)

1/4" = 1'-0"

CUPOLA SPECIFICATIONS

SIZE - 48"W48"H48"
WALL SIZE - 48X30
VENT SIZE - 18X24 - 140 SI.
NUMBER OF VENTS PER CUPOLA - 8 - 1120 SI.

ROOF VENT CALCULATIONS

UNIT NO.1 ROOF AREA.....671 SF.
VENT REQUIRED @ 1/150..... 5.6 SF/695 SI.
VENT PROVIDED..... 1120 SI.

UNIT NO.2 ROOF AREA.....927 SF.
VENT REQUIRED @ 1/150..... 6.2 SF/890 SI.
VENT PROVIDED..... 1120 SI.

UNIT NO.3 ROOF AREA.....965 SF.
VENT REQUIRED @ 1/150..... 5.8 SF/835 SI.
VENT PROVIDED..... 1120 SI.

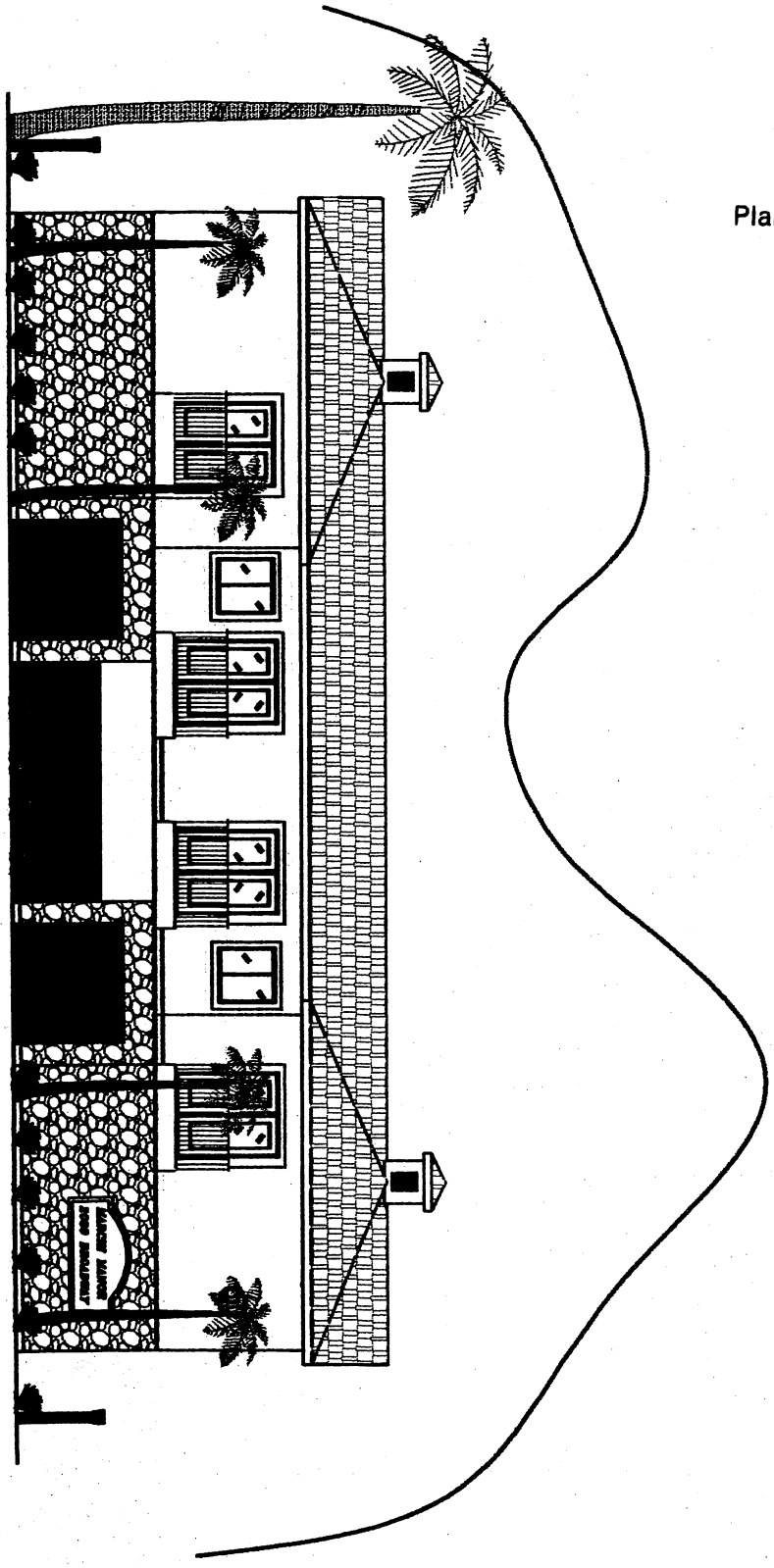
UNIT NO.4 ROOF AREA.....927 SF.
VENT REQUIRED @ 1/150..... 6.6 SF/890 SI.
VENT PROVIDED..... 1120 SI.

REVISIONS
8-17-06

LEFT SIDE ELEVATION (NORTH)
RIGHT SIDE ELEVATION (SOUTH)

D. WHITSON
AS SHOWN
8-30-06
01-017

SHEET NO.
A-6



RECEIVED
OCT 0 9 2006
Planning Department

FRONT ELEVATION RENDERING

R

PLANNING COMMISSION
RESOLUTION NO. 2007-P04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND REGULAR COASTAL PERMIT ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: D-4-06, C-51-06 and RC-8-06
APPLICANT: Fabio Marchi
LOCATION: 2030 South Broadway Street

THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Development Plan, Conditional Use Permit and Regular Coastal Permit under the provisions of Articles 10, 41, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

four-unit residential development;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 8th day of January, 2007 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be categorically exempt per Article 19 from environmental review per the General Rule, Section 15061 (B)(3)

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	$2,843-$15,964 depending on location
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	$2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	$2.63 per square foot
Traffic Signal Fee	Ordinance No. 87-19	$15.71 per vehicle trip
Thoroughfare Fee	Ordinance No. 83-01	$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Based on meter size Typical $6,257
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on meter size Typical $7,600
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2000-3	Based on meter size. Residential is typically $4,154 per unit

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code

and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, pursuant to Gov't 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;

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

WHEREAS, studies and investigations made by this Commission and in its behalf reveal the following facts:

FINDINGS:

For the Development Plan:

1. The site plan and physical design of the project is consistent with the Zoning Ordinance and the underlying Urban High Density Residential (RM-C).
2. The Development Plan conforms to the General Plan of the City.
3. The project site can be adequately served by existing public facilities, services and utilities.
4. The project, as proposed, is compatible with the existing and potential development on adjoining properties or in the surrounding neighborhood.
5. The site plan and parameters for the architecture and physical design of the project is consistent with the policies contained within Sections 1.24 and 1.25 of the Land Use Element of the General Plan.

For the Regular Coastal Permit:

1. The proposed project is consistent with the policies of the Local Coastal Program as implemented through the Zoning Ordinance. Specifically, the proposed height at 27 feet, bulk and scale is consistent with the properties within the surrounding neighborhood. In addition, due to the subject site location, east of the railroad tracks, the proposed project will not substantially alter or impact existing public views of the coastal zone area.

2. The proposed project is situated east of the railroad tracks and will not obstruct any existing or planned public beach access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal Act.

For the Conditional Use Permit for the Increase in Base Density:

1. The development portion of the subject property is zoned RM-C with a corresponding Land Use designation of Residential Medium Density (15.1-20.9 dwelling units per acre). The project density is consistent with the density range of 15.1-20.9 dwelling units per acre established by the Medium Density Residential District.
2. The location and conditions under which the subject application must comply insure that the project will not cause detriment to the public health safety or welfare of persons residing or working in or adjacent to the project area.
3. The project has been adequately conditioned or designed to comply with applicable requirements of the Zoning Ordinance.
4. The project proposes an excellence in design features in accordance with Section 2.32 of the General Plan including increased floor areas and additional guest parking.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Development Plan (D-4-06), Conditional Use Permit (C-51-06) and Regular Coastal Permit (RC-8-06) subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Division plan check.
2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.
3. Site development, common use areas, access and adaptability of apartments and condominiums shall comply with Part 2, Title 24, and C.C.R. (Disabled Access & Adaptability - HCD).
4. All electrical, communication, CATV, etc. service lines, within the exterior lines of the property shall be underground (City Code Sec. 6.30).

5. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.

6. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be shielded appropriately. Where color rendition is important high-pressure sodium, metal halide or other such lights may be utilized and shall be shown on final building and electrical plans.

7. The developer shall monitor, supervise and control all building construction and supportive activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:

   a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).

   b) The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste containers shall be considered compliance with this requirement. Small amounts of construction debris may be stored on-site in a neat, safe manner for short periods of time pending disposal.

8. Separate unique addresses will be required to facilitate utility releases. Verification that the addresses have been properly assigned by the City's Planning Division must accompany the Building Permit application.

9. A building (demolition) permit will be required for the demolition of existing structures.

10. A complete Soils Report, Structural Calculations, & Energy Calculations/documentation will be required at time of plans submittal to the Building Division for plan check.

Engineering:

11. The project involves demolition of an existing structure or surface improvements, the grading plans shall be approved by the City Engineer and/or Public Works Director prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan.

12. Design and construction of all improvements shall be in accordance with standard plans, specifications of the City of Oceanside and subject to approval by the City Engineer and/or Public Works Director.

13. Prior to issuance of a building permit all improvement requirements shall be covered by a development agreement and secured with sufficient improvement securities or bonds guaranteeing performance and payment for labor and materials, setting of monuments, and warranty against defective materials and workmanship.

14. The approval of the project shall not mean that closure, vacation, or abandonment of any public street, right-of-way, easement, or facility is granted or guaranteed to the developer. The developer is responsible for applying for all closures, vacations, and abandonments as necessary. The application(s) shall be reviewed and approved or rejected by the City under separate process(es) per codes, ordinances, and policies in effect at the time of the application.

15. Prior to the issuance of a grading permit, the developer shall notify and host a neighborhood meeting with all of the area residents located within 300 feet of the project site, and residents of property along any residential streets to be used as a "haul route", to inform them of the grading and construction schedule, haul routes, and to answer questions.

16. The developer shall monitor, supervise and control all construction and construction-supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:

    a) Dirt, debris and other construction material shall not be deposited on any public street or within the City's stormwater conveyance system.

    b) All grading and related site preparation and construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No

engineering related construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the City Engineer and/or Public Works Director with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive, or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.

d) A haul route shall be obtained at least 7 days prior the start of hauling operations and must be approved by the City Engineer and/or Public Works Director. Hauling operations shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

17. A traffic control plan shall be prepared according to the City traffic control guidelines and be submitted to and approved by the City Engineer and/or Public Works Director prior to the start of work within open City rights-of-way. Traffic control during construction of streets that have been opened to public traffic shall be in accordance with construction signing, marking and other protection as required by the Caltrans Traffic Manual and City Traffic Control Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.

18. Approval of this development project is conditioned upon payment of all applicable impact fees and connection fees in the manner provided in chapter 32B of the Oceanside City Code. All drainage fees, traffic signal fees and contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to recordation of the map or the issuance of any building permits, in accordance with City Ordinances and policies. The developer shall also be required to join into, contribute, or participate in any improvement, lighting, or other special district affecting or affected by this project. Approval of the tentative map (project) shall constitute the developer's approval of such payments, and his agreement to pay for any other similar assessments or

charges in effect when any increment is submitted for final map or building permit approval, and to join, contribute, and/or participate in such districts.

19. Broadway along the project frontage shall be improved with curbs and gutters and sidewalk.

20. Sidewalk improvements shall comply with ADA requirements.

21. Sight distance requirements at the project driveway or street shall conform to the corner sight distance criteria as provided by the California Department of Transportation Highway Design Manual.

22. Streetlights shall be maintained and installed on all public streets per City Standards. The system shall provide uniform lighting, and be secured prior to occupancy. The developer shall pay all applicable fees, energy charges, and/or assessments associated with City-owned (LS-2 rate schedule) streetlights and shall also agree to the formulation of, or the annexation to, any appropriate street lighting district.

23. Prior to approval of the grading plans, the developer shall contract with a geotechnical engineering firm to perform a field investigation of the existing pavement on all streets adjacent to the project boundary. The limits of the study shall be half-street plus twelve (12) feet along the project's frontage. The field investigation shall include a minimum of one pavement boring per every fifty (50) linear feet of street frontage. Should the existing AC thickness be determined to be less than three (3) inches or without underlying Class II base material, the developer shall remove and reconstruct the pavement section as determined by the pavement analysis submittal process detailed in Item No. 2 below.

24. Upon review of the pavement investigation, the City Engineer and/or Public Works Director shall determine whether the developer shall: 1) Repair all failed pavement sections, header cut and grind per the direction of the Transportation/Development Inspector, and construct a two-inch thick rubberized AC overlay; or 2) Perform R-value testing and submit a study that determines if the existing pavement meets current City standards/traffic indices. Should the study conclude that the pavement does not meet current requirements, rehabilitation/mitigation recommendations shall be provided in a pavement analysis report, and the developer shall reconstruct the pavement per these

recommendations, subject to approval by the City Engineer and/or Public Works Director.

25. Pavement sections for all streets, alleys, driveways and parking areas shall be based upon approved soil tests and traffic indices. The pavement design is to be prepared by the developer's soil engineer and must be approved by the City Engineer and/or Public Works Director, prior to paving.

26. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during construction of the project, shall be repaired or replaced as directed by the City Engineer and/or Public Works Director.

27. Grading and drainage facilities shall be designed and installed to adequately accommodate the local stormwater runoff and shall be in accordance with the City's Engineers Manual and as directed by the City Engineer and/or Public Works Director.

28. The applicant shall obtain any necessary permits and clearances from all public agencies having jurisdiction over the project due to its type, size, or location, including but not limited to the U. S. Army Corps of Engineers, California Department of Fish & Game, U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board (including NPDES), San Diego County Health Department, prior to the issuance of grading permits.

29. Prior to any grading of any part of the tract or project, a comprehensive soils and geologic investigation shall be conducted of the soils, slopes, and formations in the project. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. No grading shall occur until a detailed grading plan, to be prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by the City Engineer and/or Public Works Director.

30. An erosion control plan and precise grading and private improvement plan shall be prepared, reviewed, secured and approved prior to the issuance of any building permits. The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, signage, footprints of all structures, walls, drainage devices and utility services.

31. Landscaping plans, including plans for the construction of walls, fences or other structures at or near intersections, must conform to intersection sight distance requirements. Landscape and irrigation plans must be submitted to the City Engineer and/or Public Works Director prior to the issuance of a grading permit and approved by the City Engineer and/or Public Works Director prior to the issuance of occupancy permits. All plans must be approved by the City Engineer and/or Public Works Director and a pre-construction meeting held, prior to the start of any improvements.

32. The drainage design on the project is conceptual only. The final design shall be based upon a hydrologic/hydraulic study to be approved by the City Engineer and/or Public Works Director during final engineering. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the City Engineer and/or Public Works Director. All public storm drains shall be shown on City standard plan and profile sheets. All storm drain easements shall be dedicated where required. The applicant shall be responsible for obtaining any off-site easements for storm drainage facilities.

33. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and disposed of in accordance with all state and federal requirements, prior to stormwater discharge either off-site or into the City drainage system.

34. Upon acceptance of any fee waiver or reduction by the developer, the entire project will be subject to prevailing wage requirements as specified by Labor Code section 1720(b)(4). The developer shall agree to execute a form acknowledging the prevailing wage requirements prior to the granting of any fee reductions or waivers.

Fire:

35. Fire Department requirements shall be placed on plans in the notes section.

36. Smoke detectors are required, and detector locations must be indicated on the plans.

37. Fire extinguishers are required and shall be included on the plans submitted for plan check.

38. In accordance with the California Fire Code Sec. 901.4.4, approved address for residential occupancies shall be placed on the structure in such a position as to be plainly

visible and legible from the street or roadway fronting the property. Numbers shall be contrasting with their background.

39. Multi-family dwellings require 6-inch address numbers.

40. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval prior to the issuance of building permits.

41. Buildings shall meet Oceanside Fire Department's current adopted codes at the time of building permit application.

Planning:

42. This Development Plan, Conditional Use Permit and Regular Coastal Permit shall expire on January 8, 2009, unless a time extension is granted by the Planning Commission.

43. This Development Plan, Conditional Use Permit and Regular Coastal Permit approves only a 4-unit residential apartment complex as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Division approval. Substantial deviations shall require a revision to the Development Plan, Conditional Use Permit and Regular Coastal Permit or a new Development Plan, Conditional Use Permit and Regular Coastal Permit.

44. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Development Plan (D-4-06), Conditional Use Permits (C-51-06), and Regular Coastal Permit (RC-8-06). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

45. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall be reviewed and approved by the City Engineer and/or Public Works Director prior to the issuance of building permits. Landscaping shall not be installed until bonds have been

posted, fees paid, and plans signed for final approval. The following special landscaping requirements shall be met:

a) Local street trees in parkways shall be planted at a minimum of 30 feet on center, each side of street, as a solitary planting.

b) All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and in any adjoining public parkways shall be permanently maintained by the owner, his assigns or any successors-in-interest in the property. The maintenance program shall include normal care and irrigation of the landscaping; repair and replacement of plant materials; irrigation systems as necessary; and general cleanup of the landscaped and open areas, parking lots and walkways, walls, fences, etc. Failure to maintain landscaping shall result in the City taking all appropriate enforcement actions by all acceptable means including but not limited to citations and/or actual work with costs charged to or recorded against the owner. This condition shall be recorded with the covenant required by this Resolution.

46. All multi-family unit dwelling projects shall dispose of or recycle solid waste in a manner provided in City Code 13.3.

47. Landscape plans shall comply with the approved landscape conceptual plan and the current City of Oceanside Guidelines and Specifications for Landscape Developments 1985, addenda 1997.

48. Conceptual and final landscape plans shall comply with and match the City of Oceanside's Fire Department requirements, grading plan, street improvement and SWMP plans.

49. The existing trees to remain or proposed for removal shall be identified on the Preliminary Grading Plan, Precise Grading Plan and Landscape Plan. The existing tree type, location, and brown trunk height shall be shown on the landscape conceptual plans. Trees removed shall be replaced per the City of Oceanside requirements.

50. The Jacaranda trees shall be moved to the front yard. Fleshy debris producing trees are not allowed in the right-of-way or pedestrian traffic areas. (2) suitable 15-gallon canopy trees or (2) minimum 10'-0" brown trunk height Washingtonia robustas shall be provided for the right-of-way.

51. Automatic irrigation and planting per the approved landscape conceptual plan shall be provided for the right-of-way and front yard meeting the current City of Oceanside requirements. Front yard shall have a minimum of one 15-gallon tree, 18 shrubs per unit consisting of 1 and 5-gallon and bark mulch or ground cover in shrub planted areas. Turf in the front yard shall not exceed 35 percent. Drought tolerant plant material shall be proposed.

52. Trees shall be spot located by the Landscape Architect at a pre-construction meeting and shall meet the current City of Oceanside requirements.

53. A letter of clearance from the affected school district in which the property is located shall be provided as required by City policy at the time building permits are issued.

54. A covenant or other recordable document approved by the City Attorney shall be prepared by the developer and recorded prior to the approval of the final map. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

55. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Planning Division. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.

56. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification's provision shall run with the life of the project and shall be recorded as a covenant on the property.

57. Failure to meet any conditions of approval for this development shall constitute a violation of the Regular Coastal Permit, Conditional Use Permit and Development Plan.

58. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the

Description and Justification and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

59. The developer's construction of all fencing and walls associated with the project shall be in conformance with the approved Development Plan. Any substantial change in any aspect of fencing or wall design from the approved Development Plan shall require a revision to the Development Plan or a new Development Plan.

60. If any aspect of the project fencing and walls is not covered by an approved Development Plan, the construction of fencing and walls shall conform to the development standards of the City Zoning Ordinance. In no case, shall the construction of fences and walls (including combinations thereof) exceed the limitations of the zoning code, unless expressly granted by a Variance or other development approval.

61. The following unit type and floor plan mix, as approved by the Planning Commission, shall be indicated on plans submitted to the Building Division and Planning Division for building permit:

	Sq.Ft.	# Bedrms.	# Baths	#Garage Spaces	# Stories	# Units
Unit 1	1,031	2	2	1	2	1
Unit 2	1,355	2	2	1	2	1
Unit 3	1,145	2	2	1	2	1
Unit 4	1,355	2	2	1	2	1

62. Side and rear elevations and window treatments shall be trimmed to substantially match the front elevations. A set of building plans shall be reviewed and approved by the City Planner prior to the issuance of building permits.

63. Elevations, siding materials, colors, roofing materials and floor plans shall be substantially the same as those approved by the Planning Commission. These shall be shown on plans submitted to the Building Division and Planning Division.

Water Utilities:

64. All public water and/or sewer facilities not located within the public right-of-way shall be provided with easements sized according to the Water, Sewer, and Reclaimed Water Design and Construction Manual. Easements shall be constructed for all weather access.

65. No trees or structures or building overhang shall be located within any water or wastewater utility easement.

66. The property owner shall maintain private water and wastewater utilities located on private property.

67. A separate irrigation meter and an approved backflow prevention device is required.

68. Water services and sewer laterals constructed in existing right-of way locations are to be constructed by approved and licensed contractors at developer's expense.

69. The developer shall be responsible for developing all water and sewer facilities necessary to develop the property. Any relocation of water and/or sewer lines is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.

70. All lots with a finish pad elevation located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing and maintaining an approved type backwater valve, per of the Uniform Plumbing Code.

71. The water and wastewater buy-in fees and the San Diego County Water Authority Fees are to be paid to the City and collected by the Water Utilities Department at the time of building permit issuance.

72. All water and wastewater construction shall conform to the most recent edition of the Water Sewer, and Reclaimed Water Design and Construction manual.

////////////////

////////////////

////////////////

////////////////

////////////////

////////////////

////////////////

////////////////

////////////////

////////////////

73. All new development of multi-family residential units shall include hot water pipe insulation and installation of a hot water recirculation device or design to provide hot water to the tap within 15 seconds in accordance with City of Oceanside Ordinance No. 02-OR126-1.

PASSED AND ADOPTED Resolution No. 2007-P04 on January 8, 2007 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Dennis Martinek, Chairman
Oceanside Planning Commission

ATTEST:

Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2007-P04.

Dated: January 8, 2007

File Number: **D-4-06, C-51-06, and RC-8-06**

Applicant: **Fabio Marchi**

Description:

DEVELOPMENT PLAN (D-4-06), CONDITIONAL USE PERMIT (C-51-06), and REGULAR COASTAL PERMIT (RC-8-06) for a 4-unit apartment development on an 8,487 square foot lot located at 2030 South Broadway Street. The project site is zoned RM-C (Medium Density Residential) and is situated within the South Oceanside Neighborhood and the Coastal Zone. **MARCHI APARTMENTS**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

City of Oceanside, Planning Department
300 N. Coast Highway
Oceanside, CA 92054 (760) 435-3520

Date: December 27, 2006

Public Hearing Coastal Permit
Identification No. RC-8-06

NOTICE OF PUBLIC HEARING
COASTAL DEVELOPMENT PERMIT

This is a notice to you as an interested party that the City of Oceanside Planning Commission will hold a public hearing on the Coastal Permit application of Fabio Marchi. This application was received on May 12, 2006. The application is described as follows:

> For a 4-unit apartment development on an 8,487-square foot lot located at 2030 South Broadway Street.

The project site is zoned RM-C (Residential Medium Density-C) and is situated within the South Oceanside Neighborhood and the Coastal zone.

Said hearing will be held on January 8, 2007, at 7:00 p.m. in the Council Chamber of City Hall, 300 North Coast Hwy., Oceanside, California at which time and place any and all interested persons may appear and be heard. Interested persons may contact the Planning Division at (760) 435-3520 after January 3, 2007, to be informed of the place on the agenda and the approximate time of hearing.

If you have any questions or comments regarding this matter, or want to be notified of the decision, contact the City of Oceanside, Planning Division at (760) 435-3520. Written comments may be submitted prior to the hearing and will be made part of the public record and provided to the Planning Commission.

If you disagree with the decision of the Planning Commission concerning this project's conformance to the Local Coastal Plan, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate fee must be filed in the City Clerk's Office, 300 North Coast Hwy., Oceanside, no later than 5:00 p.m. on January 18, 2007 (10 days from the adoption of the Planning Commission Resolution).

The project is "appealable" to the California Coastal Commission under Section 30603(a) of the California Public Resources Code. An aggrieved person may appeal the decision to the Coastal Commission within ten (10) working days following the Commission receipt of the Notice of Final Action on this project. The Notice of Final Action is mailed after the City's last action, such as Planning Commission resolution, Community Development Commission resolution (for projects in the Redevelopment Area), or City Council resolution (for projects involving a zone change or which resulted in a local appeal). Please contact the Planning Division at (760) 435-3520 for this information.

Appeals must be in writing. The Coastal Commission, San Diego District Office is at 7575 Metropolitan Drive, Suite 103, San Diego, California 92108-4402. The phone number is (619) 767-2370.

Application For Planning Commission Hearing

Planning Department (760) 435-3520
Oceanside Civic Center
300 North Coast Highway
Oceanside, California 92054-2885

Please Print or Type All Information

STAFF USE ONLY	
ACCEPTED 5\12\06	BY RA.
HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	D-4-06
C.U.P.	C-51-06
VARIANCE	
COASTAL	RC-8-06
O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT: FABIO MARCHI
2. STATUS: OWNER
3. ADDRESS: Fabio Marchi L.C.B.H.
4. PHONE/~~FAX~~: 760 505 9911
5. APPLICANT'S REPRESENTATIVE (Person to be contacted for information during processing): 3460 Marron Rd. #103-344 Oceanside, CA 92056
6. ~~ADDRESS~~ Ph #2 7604397686
7. ~~PHONE~~/FAX: FX (760) 216-6922

PART II – PROPERTY DESCRIPTION

8. LOCATION: 2030 BROADWAY
9. SIZE: 8487 SQ FT
10. GENERAL PLAN: MDC-R
11. ZONING: RM-C
12. LAND USE: RESIDENTIAL
13. ASSESSOR'S PARCEL NUMBER: 155-033-12

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION: 4-UNIT APARTMENT COMPLEX

REV- 6/12/06, 10/9/06, 10/31/06

15. PROPOSED GENERAL PLAN: N/A
16. PROPOSED ZONING: N/A
17. PROPOSED LAND USE: RESIDENTIAL
18. NO. UNITS: 4
19. DENSITY: 20.9
20. BUILDING SIZE: 5615 SQ FT
21. PARKING SPACES: 8
22. % LANDSCAPE: 15%
23. % LOT COVERAGE: 3663 SQ FT

PART IV – ATTACHMENTS

ALL APPLICATIONS		DEV. PLANS, C.U.P.s & TENT. MAPS
24. DESCRIPTION/JUSTIFICATION —	25. LEGAL DESCRIPTION —	30. FLOOR PLANS AND ELEVATIONS —
26. 300-FT. RADIUS MAP —	27. PROPERTY OWNERS' LIST —	31. CONSTRUCTION SCHEDULE —
28. ENVIRONMENTAL ASSESSMENT —	29. PLOT PLANS —	32. OTHER Avery labels

PART V – SIGNATURES

THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.

SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

33. APPLICANT OR REPRESENTATIVE (Print): 34. DATE 05-12-06

Sign: FABIO MARCHI

37. OWNER (Print): FABIO MARCHI 38. DATE 05-12-06

I DECLARE UNDER PENALTYOF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Sign:

35. APPLICANT (Print): FABIO MARCHI 36. DATE 05-12-06

Sign:

39. OWNER Print): FABIO MARCHI 40. DATE 05-12-06

Sign:

Fabio Marchi
L.C.B.H.
3460 Marron Rd. #103-344
Oceanside, CA 92056

RECEIVED
MAY 12 2006
Planning Department

RECEIVED
MAY 12 2006
Planning Department

Marchi Apartments
2030 Broadway
Oceanside, CA 92054
APN 155 033 12

Project Description and Justification:

Request for a Development Plan and Coastal Permit for a 4-Unit Residential Building located at 2030 Broadway. Currently on-site there is an existing residential building with a detached 2 car garage. The property has a zoning designation of RM-C.

The proposed project consists of demolition of all structures on-site and construction of a 2-story, 4-unit apartment building. The proposed project consists of four, 2 bedroom units. There will 8 off-street parking spaces as part of the project. Parking consists of four, 1-car garages and four covered parking spaces. The project site is approximately 8,487 square feet in size and the proposed apartment buildings total 5,615 square feet. The four unit apartment project consists of 2 buildings; each building contains 2 apartment units.

Building "A" contains units 1 and 2. Unit 1 has approximately 1,161 square feet. Unit 2 has approximately 1,610 square feet.

Building "B" contains units 3 and 4. Unit 3 has approximately 1,234 square feet. Unit 4 has approximately 1,610 square feet.

The architectural treatments for the apartment complex will include stone veneer foundations and tongue and groove composite siding for the second story. The living space on the second floor will have French doors and wrought iron treatments to the exterior that resemble balconies. Roof top cupolas will enhance the architecture by providing interest to the hip and gable roofs ends. The driveway and parking courtyard will be decorative stamped concrete to match the building architecture.

Landscape treatments will compliment the surrounding residences; the Landscape Palette includes King Palms, day lilies and grasses to add to the coastal theme of the project.

The proposed apartment complex is consistent with existing dwellings and is of scale with the adjacent residential dwellings.

Please refer to the plan materials for setback and building height measurements.

+ C.U.P. FOR EXCEEDING BASE DENSITY OF RM-C ZONE.

Findings:

Development Plan:

1. That the site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance.
2. That the development plan as proposed conforms to the General Plan of the City.
3. That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.
4. That the project as proposed is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood.
5. That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Guidelines of the General Plan, the Development guidelines for Hillsides and Section 3039 of this ordinance.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

RECEIVED
MAY 12 2006
Planning Department

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 2030 S. Broadway

*P1. Other Identifier: Willis and Elizabeth Kienzie House

*P2. Location: ☐ Not for Publication ☒Unrestricted * a. County San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

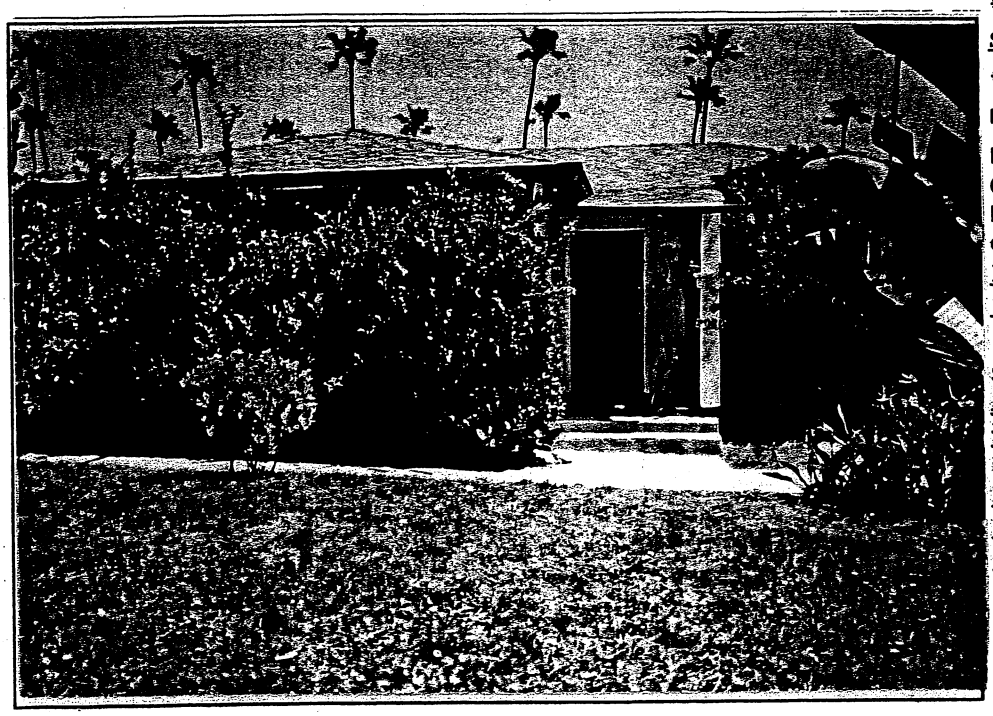
*b. USGS 7.5' Quad San Luis Rey *Date 1975 T 11S; R 5W; ___¼ of___¼ of Sec___; SB B.M.

c. Address 2030 S. Broadway City Oceanside Zip 92054

d. UTM: (Give more than one for large or linear resources) Zone ___; _____ Me/ _____ Mn

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): The APN is 155-033-12. The legal description is the NW ½ of Lot I and all of Lot H, Block 9, South Oceanside Subdivision.

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a modest-sized (1,340 sq ft), modified, one story, wood frame, stucco-clad Ranchesque style house. The front facade of the rectangular shaped house is asymmetrical and the building rests on a reinforced concrete foundation. The medium pitched hipped roof is covered with composition roofing; the narrow eaves are open with exposed rafters. A brick end chimney is located on the south wall. The fenestration consists of wood framed 2-over-2 double hung sash windows. Access to the house is from the concrete driveway, across stepping stones and a concrete walkway, up two tiled steps, to the shed roofed, concrete floored, wood railed porch. A square post supports the porch roof. The primary entry to the house is a single wood door covered with recessed panels. A secondary entry, accessed from the former concrete driveway, is located in the addition on the north end of the building. Landscaping consists of a lawn, flower beds, and mature trees and bushes. A low wood picket fence is located across the front of the yard and a wood "A" frame element defines the wood gate. The lot is also partially stucco walled. A rolling metal gate on the concrete driveway limits access to the rear yard. The house is in good condition.



*P3b. Resource Attributes: (List) HP2 Single-family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Front facade looking east, 4/10/06; 1017:1

*P6. Date Constructed/ Age and Sources: ☒ Historic ☐ Prehistoric Approximately 55 years old per Notice of Completion

*P7. Owner and Address: Fabio Marchi 3460 Marron Road, #103-344 Oceanside, CA 92056

*P8. Recorded by (Name, affiliation, and address): Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 *P9. Date Recorded: 4/27/06 *P10. Type of Survey: (Describe) Field check *P11. Report Citation (Cite survey report and other sources, or enter "none".) None *Attachments: ☐NONE ☐Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

According to the chain of title, the South Coast Land Company sold this unimproved parcel to Verne M. Eaton in March, 1936. Likely purchased for speculative purposes, Mr. Eaton subsequently sold the lot to John J. Johnson a few months later, in August 1936.

In February, 1940, James and Minna Welcome bought the property from Johnson. Natives of Michigan, the couple resided in Indio, in Riverside County, at the time the lot was purchased. James T. and Grace McKelvey, Carlsbad residents, acquired title from the Welcomes in February, 1951. Two weeks later, the subject parcel was deeded to Richard Falk. About three months later, in May, 1951, Willis and Elizabeth Kienzie bought the property from Falk. Shortly after, the Kienzies hired contractor A.N. Kramer to build the subject residence, which according to the Notice of Completion was finished in September, 1951. It is unclear whether the house was constructed as their personal residence or whether it was built for speculation. Contractor Kramer built and completed a number of other houses on the same block about the same time.

Don and Kathryn Boyd purchased the house from the Kienzies in November, 1952. They appear to have used the house as a rental. Their tenant, Clarence Moyer, who lived in the house in 1955-58, bought it from them in December, 1958. Moyer continued to occupy the house until its sale to Elmer and Nellie Scranton in July, 1959.

Title to the house was conveyed to Russell and Ellen Stambaugh in March, 1963. It was sold to Edna Dexheimer, a widow, in October, 1964, and then to Arthur and Quata Bank, residents of Los Angeles County, and Joyce Carel in May, 1968. Following Mr. Bank's death, Mrs. Bank deeded her interest in the house to Michael and Marylee McKenzie; in lieu of foreclosure, title was granted to Barry Aukerman and Leigh Wilson, in April, 1993. In May, 1994, Leigh Wilson quitclaimed her share of the property to Lee and Sandy Carel. In May of the following year, Barry and Carrie Aukerman took full title to the house. The property was sold to Thomas and Jill St. Thomas in September, 1995. Fabio Marchi, the present owner, acquired the house from Mr. and Mrs. St. Thomas in March, 1998.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD
Page 3 of 3

Primary # _____
HRI# _____

*NRHP Status Code 6Z

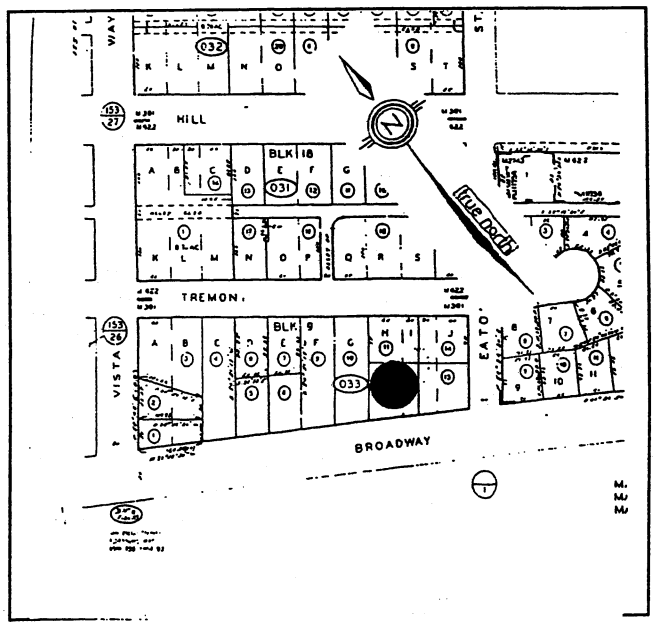
*Resource Name or # (Assigned by recorder) 2030 S. Broadway

B1. Historic Name: Willis and Elizabeth Kienzie House
B2. Common Name: Fabio Marchi Rental House
B3. Original Use: Single-family residence B4. Present Use Single-family residence
*B5. Architectural Style: Ranchesque
*B6. Construction History: (Construction date, alternations, and date of alterations)
The house constructed in 1951 per the Notice of Completion. An addition was made to the north end of the house in 2002 and the garage at the rear of the house was converted to living space in 1971. A building described by the Residential Building Record as a garage was added to the side of the house in 2002.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features: Detached double garage
B9a. Architect: Unknown b. Builder: A.N. Kramer
*B10. Significance: Theme: residential development Area Oceanside, California
Period of Significance 1890 to present Property Type Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The resource is located in South Oceanside and is part of the South Oceanside Addition. This portion of the subdivision built out more gradually than other Oceanside neighborhoods, with land standing vacant well into the 1930s and 1940s. A true development boom was stalled until after World War II, when a stronger economy and the need for affordable housing helped the area grow. It presently consists of a mix of residential uses, including generally small single-family houses and multiple-family units. Its proximity to the beach has made it a desirable location for rental units, historically for residents of Los Angeles, who would come down for weekend stays.

The resource is part of a group of houses on Broadway all constructed by A.N. Kramer and completed about the same time in 1950. These houses appear to have been variations of several related Modern Contemporary and Ranch style patterns. For example, some feature gabled roof lines, others have flat-tilt roofs, and some have attached two-car garages, while others are one-car. Overall, there is a sense of cohesiveness to the residences and all reflect the styling, materials, and construction of the early post-World War II years. No individuals of national, state or local historic standing are directly associated with the building. It is not the work of a master architect or craftsman, it is not constructed of rare or unique materials, and no known historic events are associated with it. The building is an example of the Ranchesque style, one of the most common types of architecture from the late 1940s through 1960. The building is unlikely to yield important information relevant to local, state or national history. Its locational and associational integrity are intact, and its design and feeling are intact as well. The setting is reasonably intact. The subject resource does not qualify under any criteria for nomination for listing in the National Register of Historical Places, California Register of Historical Resources, or the Oceanside historical resources register.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Hawthorne, K., *Oceanside, Where Life is Worth Living*, Donning Company Publishers, Virginia Beach, Virginia, 2002; McAlester, V. and L., *A Field Guide to American Houses*, 2000. Alfred A. Knopf, New York, Oceanside Historic Resources Inventory, 1992.
B13. Remarks:
*B14. Evaluator: Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation: 4/27/06

(This space reserved for official comments.)



LEGAL DESCRIPTION

THE NORTHWESTERLY HALF OF LOT "I" AND ALL OF LOT "H" IN BLOCK 9 OF SOUTH OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 301, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, SEPTEMBER 14, 1887; THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY HALF OF LOT "I" BEING PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT "I", EXCEPTING THEREFROM THE NORTHEASTERI 75 FEET THEREOF.

RECEIVED
MAY 12 2006
Planning Department

FILED
Gregory J. Smith Recorder/County Clerk

ORIGINAL

NOV 30 2006

A. Consul
BY DEPUTY

CITY OF OCEANSIDE
PLANNING DEPARTMENT

NOTICE OF EXEMPTION

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

PROJECT TITLE AND FILE NUMBER:
Marchi Apartments

DEVELOPMENT PLAN (D-4-06)
REGULAR COASTAL PERMIT (RC-8-06)
Conditional Use Permit (C-51-06)

PROJECT LOCATION - SPECIFIC:
2030 Broadway Street

PROJECT LOCATION - GENERAL:
located between Cassidy St. and Vista Way
City of Oceanside

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
Four unit apartment development.

NAME OF PUBLIC AGENCY APPROVING PROJECT:
City of Oceanside
NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:
Fabio Marchi
3460 Marron Rd.
Oceanside CA. 92054

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)

X CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15303(b)

REASONS WHY PROJECT IS EXEMPT:
The project involves the construction of 4-multi-family units. Projects with less than 4-units are exempt.

Contact Person: Scott Nightingale, Planner II

November 22, 2006
SIGNATURE DATE
For: Jerry Hittleman, City Planner

CITY HALL, 300 NORTH COAST HIGHWAY, OCEANSIDE CA 92054, TELEPHONE (760) 435-3520, FAX (760) 754-2958

FILED IN THE OFFICE OF THE COUNTY CLERK
San Diego County on NOV 30 2006
Posted NOV 2006 Removed
Returned to agency on
Deputy A. Consul