



DATE: October 23, 2006

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A TENTATIVE PARCEL MAP (P-2-06) FOR A 24-UNIT INDUSTRIAL CONDOMINIUM MAP ON A PREVIOUSLY APPROVED 80,000-SQUARE FOOT INDUSTRIAL BUILDING, 4 INDUSTRIAL CONDOMINIUM UNITS, AND ASSOCIATED SITE IMPROVEMENTS ON A 5.761-ACRE LOT LOCATED AT 4040 CALLE PLATINO – FENWAY OCEANSIDE – APPLICANT: CALLE PLATINO PARTNERS INC**

SYNOPSIS

The item under consideration is a 28-unit condominium map (24 units within an existing 80,000-square foot building and 4 units that will require future approval of a Development Plan by the Planning Commission) on a lot located at 4040 Calle Platino. Staff is recommending that the Planning Commission approve Tentative Parcel Map (P-2-06) and adopt the attached Planning Commission Resolution No 2006-P58.

PROJECT DESCRIPTION AND BACKGROUND

Background: On September 19, 1984 Parcel Map 13489 was recorded and created Parcel J (4040 Calle Platino) which is a part of the Rancho del Oro Specific Plan (S-1-84). The existing 80,000-square foot building was approved by Building Permit Number 36490 (Plan ID 84-775).

On January 12, 2006 Essex Realty Management prepared a letter stating that the Architectural Committee of the Rancho del Oro Tech Park Association approved Fenway Oceanside plans for property located at 4040 Calle Platino.

The land use activity has historically been General Industry (as per Section 460.C). Between 1988 and 1999 Green International West, Inc occupied the building and manufactured metal machines and equipment. Similar businesses were located at this site until 2001.

During August 2005 the current property owner, Calle Platino Partners, applied for a tenant-improvement building permit (Plan ID 05-1008) to create 24 industrial suites to rent (the applicant applied for a Substantial Conformity and it has subsequently been

approved). By March of 2006, the property owner felt that the real estate market was conducive to selling industrial condominiums. Part of this application is to create a condominium map of these 24 suites.

During the application review period the applicant proposed to provide on-site storage. Ultimately, the applicant revised this aspect of their proposal and proposed a detached building (to be approved under a separate development plan application) consisting of 4 industrial condominium units (units 25 – 28).

Site Review: The subject site includes an existing 80,000-square foot industrial building. The subject site is 5.76 acres in size and is located at the northwest terminus of Calle Platino. The majority of the site is developed and includes extensive off-street parking areas with landscaping adjacent to the perimeter of the lot. The surrounding area consists of industrial uses. Treescapes International and Acushnet have adjoining lots that have access from Avenida de la Plata.

The site is zoned PD-1 (Planned Development, Rancho del Oro) and is designated as M-1 zone within the Rancho del Oro Planned Development Specific Plan. The project site is situated within the Ivey Ranch/Rancho Del Oro Neighborhood.

Project Description: The project proposes 28 industrial condominiums on a 5.76-acre site. The 28 industrial condominium units range in size from 1,536 square feet to 5,872 square feet. Each side of the existing building shall have several storefronts. Specific conditions have been provided to reduce the impact of outdoor storage and outdoor display of merchandise.

A development plan is required for the construction of units 25 – 28. These units are between 2,173 square feet and 2,756 square feet in size. The Zoning Ordinance allows a 7,373-square foot development to be approved administratively. Outlined below are the required development criteria of the underlying zoning and those proposed by the project:

	REQUIRED	PROPOSED
LOT SIZE	0.459-acres	5.76-acres
SETBACKS		
Front	10 feet	67 feet
Side	-	78 feet & 130 feet
Rear	-	244 feet
OFF-STREET PARKING	90 spaces	223 spaces
BUILDING HEIGHT	80-feet maximum	24-feet maximum

Vehicular access is provided from the one existing driveway off of Calle Platino. Internal egress is via a 28.5-foot wide drive aisle.

The applicant is required to mitigate for the loss of mature trees (including the loss of 2 *Schinus molle* and 3 *Eucalyptus citradora*). The total loss of tree caliper is described in the attached letter dated June 22, 2006 from Stay Green Inc. Stay Green Inc provided an after-the-fact assessment of trees that were removed.

The applicant is proposing to plant 68 15-gallon *Lophostemon confertus*, two 24-inch box *Platanus acerifolia*, 29 24-inch box *Cupaniopsis anacardioides*, and 25 24-inch box *Prunus c. Krauter vesuvius*. The landscape plan also includes a variety of shrubs, groundcovers, and vines.

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

1. Zoning Ordinance
2. General Plan Land Use Element
3. Rancho Del Oro Specific Plan/Ocean Ranch Community Master Development Plan
4. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. Is the proposed Tentative Parcel Map consistent with the Land Use Element of the General Plan and the City's Subdivision Ordinance?
2. Is the proposed project Development Plan consistent with the development criteria of the Limited Industrial Zone and the surrounding neighborhood?
3. Is the proposed Development Plan consistent with the development criteria of the Ocean Ranch Community Master Development Plan?

DISCUSSION

Staff's review of the project focused on consistency with the Rancho del Oro Development Plan standards, as well as the project's compatibility with the surrounding area. The subject site is surrounded by a variety of industrial uses within the Rancho Del Oro Industrial Park. The proposed project is consistent with the uses and the industrial development patterns that are located within the area, as well as the industrial uses in the surrounding neighborhood. In addition, the project meets or exceeds the development criteria set forth in the Rancho del Oro Specific Plan.

ENVIRONMENTAL DETERMINATION

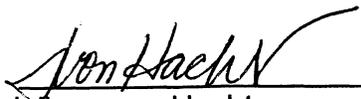
The project is exempt under the provisions of the California Environmental Quality Act (CEQA).

SUMMARY

In summary, staff believes that the proposed Tentative Parcel Map is consistent with the requirements of the Zoning Ordinance, the land use policies of the General Plan and the Rancho del Oro Specific Plan. The project meets or exceeds all development standards and the design of the structures is compatible with the surrounding neighborhood. Therefore, staff recommends approval of the project. The Commission's action should be:

- Move to approve Tentative Parcel Map (P-2-06) and adopt Planning Commission Resolution No. 2006-P58 as attached.

PREPARED BY:


Juliana von Hacht
Acting Associate Planner

SUBMITTED BY:


Jerry Hittelman
Acting Planning Director

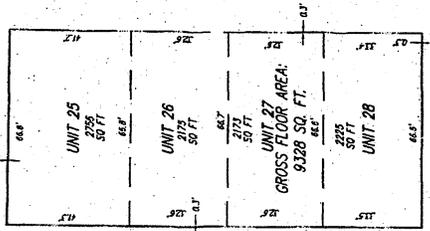
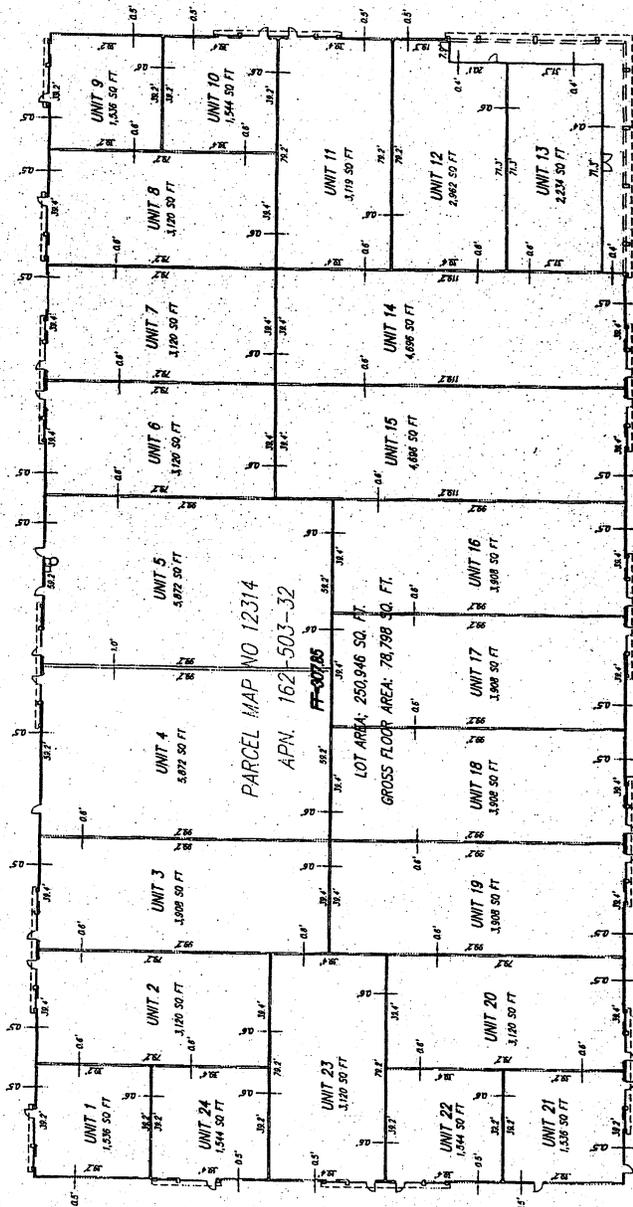
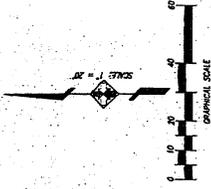
REVIEWED BY:

Amy Volzke, Principal Planner 

JH/JH/fil

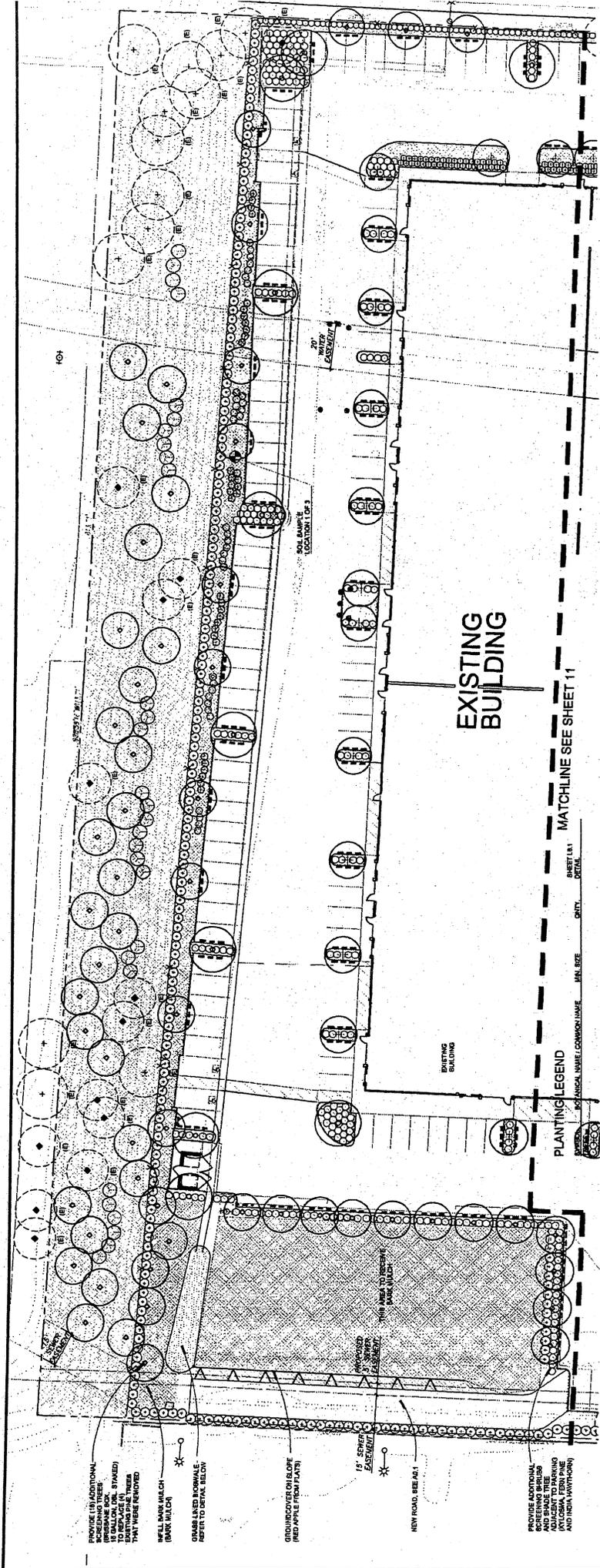
Attachments:

1. Tentative Parcel Map and Landscape Plans
2. Planning Commission Resolution No. 2006-P58
3. Essex Realty Management letter dated January 12, 2006
4. Stay Green Inc letter dated June 22, 2006

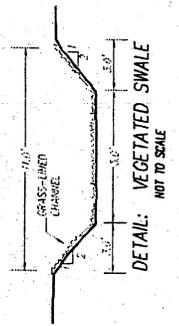


NOTE:
DIMENSIONS SHOWN ARE FROM FACE
TO FACE OF WALL





NOTES:
 EXISTING TREES SHALL BE PROTECTED IN PLACE AND REPLACED IF DEEMED NECESSARY BY THE CITY LANDSCAPE INSPECTOR.
 TREES SHALL BE SPOT LOCATED BY LANDSCAPE CONTRACTOR FOR REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT AT PRE-CONSTRUCTION MEETING TO MEET THE CURRENT CITY OF OCEANSIDE REQUIREMENTS. TREES SHALL NOT BE PLANTED IN UTILITY OR STORM DRAIN EASEMENTS.
 ALL STORM WATER REQUIREMENTS SHALL BE COMPLIED WITH.
 IF CHAIN LINK FENCE IS REMOVED AS PART OF THIS SCOPE OF WORK, CONTRACTOR SHALL PATCH AND REPAIR ANY DAMAGE TO EXISTING LANDSCAPE. REPLACEMENT PLANT MATERIAL SHALL BE FROM THE FOLLOWING MINIMUM SIZES: TREES - 15 GAL., SHRUBS - 6 GAL., GROUNDCOVER - PLANTS.



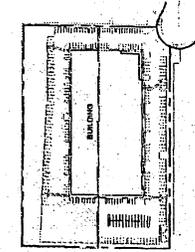
PLANTING LEGEND

SYMBOL	BOTANICAL NAME, COMMON NAME	MIN. SIZE	QTY.	DETAIL
(Symbol)	LOPHOSTEMUM CONFERTUM / BIRCHANE BOX	15 GALLON	8	A
(Symbol)	PLATANUS ACRIFFOLIA / LONDON PLANE TREE	24" BOX	2	A
(Symbol)	CRANFORDIA ANACARDIACEAE / DANBROOD	24" BOX	20	A
(Symbol)	PRUNUS C. VAULTER TEGANER / PURPLE LEAF PLUM	24" BOX	25	A
(Symbol)	BOTANICAL NAME, COMMON NAME	MINIMUM SIZE / BRAND	QTY.	
(Symbol)	APTEYA CONDIFOLIA	1" PER PLAN	EF	
(Symbol)	BARK MULCH	2" THICK		
(Symbol)	CAREX MACROCARPA, TOULIMONRY /	5 GAL. / 15" O.C.	26	G, E
(Symbol)	UTER BUCKLEY /	6 GAL. / 15" O.C.	6	G, E
(Symbol)	DIANTHUS PULCHER HYBRID /	1 GAL. / 15" O.C.	103	G, E
(Symbol)	LARREA TRIDENTATA HYBRID / PAPERBARK	1 GAL. / 15" O.C.	34	G, E
(Symbol)	LOBELIA SP. /	5 GAL. / 15" O.C.	30	G, E
(Symbol)	PHACELIA FRASER /	5 GAL. / 15" O.C.	26	G, E
(Symbol)	PHACELIA FRASER /	5 GAL. / 15" O.C.	53	G, E
(Symbol)	TRACHELOSPERMUM JAVANENSE /	1 GAL. / 15" O.C. STAINED	91	G
(Symbol)	XYLOPIA CONGESTUM /	5 GAL. / 15" O.C.	293	G, E
(Symbol)	FERUGINEA WARTON II /	800		
(Symbol)	FERUGINEA WARTON I /	500		

EXISTING SHRUBS & GROUNDCOVER:
 APTEYA CONDIFOLIA / RED APPLE
 ELAEOAGNUS FUNDERSI / SILVERBERRY
 HEDERA HELIX / ENGLISH IVY
 MIMULUS LEUCOPHYLLUS / WHITE MIMULUS
 NYCTAGINIA CONGESTUM / NIGHTSHADE
 SHINY LEAF YUCCA

EXISTING TREES:
 BRANFORDIA POPULIFERA / BOTTLE TREE
 EUCALYPTUS CITRIFORMIS / LEUCON GUM
 LOPHOSTEMUM CONFERTUM / BIRCHANE BOX
 PINUS MILDENBERG / ALPINO PINE
 PLATANUS ACRIFFOLIA / LONDON PLANE TREE

NOTE:
 THE LETTER (B) NEXT TO A TREE SYMBOL DENOTES AN EXISTING TREE WHICH IS TO BE REMOVED.
 THE LETTER (R) NEXT TO A TREE SYMBOL DENOTES AN EXISTING TREE WHICH IS TO BE RETAINED.



FOR LANDSCAPE PLANTING DETAILS AND NOTES - SEE SHEET 12

REVISIONS

NO.	DATE	BY	DESCRIPTION

PROFESSIONAL STAMP

LANDSCAPE ARCHITECT
 J. M. ...
 1000 ...
 OCEANSIDE, CA 92054

CITY OF OCEANSIDE
 ENGINEERING DEPARTMENT
 4040 CALLE PLATINGO

APPROVED
 PROJECT NO. ...
 DATE ...
 CITY ENGINEER ...

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PLANNING COMMISSION
RESOLUTION NO. 2006-P58

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF OCEANSIDE, CALIFORNIA APPROVING A
TENTATIVE PARCEL MAP ON CERTAIN REAL PROPERTY
IN THE CITY OF OCEANSIDE

APPLICATION: P-2-06
APPLICANT: Calle Platino Partners Inc.
LOCATION: 4040 Calle Platino

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 Tentative Parcel Map under the provisions of Articles 11, 30, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

a 24-unit industrial condominium map on a previously approved industrial building, 4 industrial condominium units, and associated site improvements on a 5.761-acre lot located at 4040 Calle Platino;
on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 23rd day of October 2006, 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;

WHEREAS, the documents or other material which constitutes the record of proceedings upon which the decision is based will be maintained by the City of Oceanside Planning Division, 300 North Coast Highway, Oceanside, California 92054.

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

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

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$.713 per square foot or \$713 per thousand square feet for non-residential uses
School Facilities Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot non-residential for Oceanside
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the .75 per cent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$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	Fee based on water meter size. Non-residential is \$19,967 for a 2" meter.
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Non-residential is \$24,444 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is \$21,599 for a 2" meter.

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

1 WHEREAS, unless otherwise provided by this resolution, all impact fees shall be
2 calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside
3 City Code and the City expressly reserves the right to amend the fees and fee calculations
4 consistent with applicable law;

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

7 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that
8 the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction
9 described in this resolution begins on the effective date of this resolution and any such protest
10 must be in a manner that complies with Section 66020;

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

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

15 FINDINGS:

16 For the Tentative Parcel Map:

- 17 1. The proposed subdivision creates parcels that are consistent and meet or exceed the
18 requirements of an industrial development within the PD-1, Rancho Del Oro Industrial
19 Master Development Plan Area. The subdivision map is consistent with the General
20 Plan of the City.
- 21 2. The 5.761-acre site is physically suitable to allow for the subdivision of the existing
22 building into 24 condominium units and the future construction of 4 industrial
23 condominium units, and one common area lot.
- 24 3. The subdivision complies with all other applicable ordinances, regulations and
25 guidelines of the City.
- 26 4. The design of the subdivision or proposed improvements will not conflict with
27 easements, acquired by the public at large, for access through the use of property within
28 the subdivision.
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1 5. That the design of the subdivision or the proposed improvements will not cause
2 substantial environment damage or substantially and avoidably injure fish or wildlife or
3 their habitat.

4 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
5 approve the environmental exemption and approve Tentative Parcel Map (P-2-06) based on the
6 following conditions of approval:

7 **Building:**

- 8 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
9 Building Division plan check. (Currently the 2001 California Building Code, and 2004
10 California Electrical Code)
- 11 2. The granting of approval under this action shall in no way relieve the applicant/project
12 from compliance with all State and Local building codes.
- 13 3. Site development, parking, access into buildings and building interiors shall comply with
14 the State's Disabled Accessibility Regulations. (2001 California Building Code (CBC),
15 Chapter 11B)
- 16 4. The building plans for this project are required by State law to be prepared by a licensed
17 architect or engineer and shall be in compliance with this requirement prior to submittal
18 for building plan review.
- 19 5. All outdoor lighting shall comply with Chapter 39 of the City Code (Light Pollution
20 Ordinance). Where color rendition is important, high-pressure sodium, metal halide or
21 other such lights may be utilized and shall be shown on building and electrical plans.
- 22 6. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the
23 plans.
- 24 7. The developer shall monitor, supervise and control all building construction and
25 supporting activities so as to prevent these activities from causing a public nuisance,
26 including, but not limited to, strict adherence to the following:
- 27 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
28 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
29 work that is not inherently noise-producing. Examples of work not permitted on

1 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
2 producing nature. No work shall be permitted on Sundays and Federal Holidays
3 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
4 Christmas Day) except as allowed for emergency work under the provisions of
5 the Oceanside City Code Chapter 38 (Noise Ordinance).

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

11 8. All changes to the approved plans (05-1008) shall be revised and submitted to the
12 Building Division. If additional work will be done a new permit shall be obtained for
13 the additional work.

14 9. New parking lot striping shall meet Accessibility requirements per California Building
15 Code requirements.

16 **Engineering:**

17 10. All right-of-way alignments, street dedications, exact geometrics and widths shall be
18 dedicated and improved as required by the City Engineer and/or Public Works Director.

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

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

26 13. The approval of the tentative parcel map shall not mean that closure, vacation, or
27 abandonment of any public street, right of way, easement, or facility is granted or
28 guaranteed to the developer. The developer is responsible for applying for all closures,
29 vacations, and abandonments as necessary. The application(s) shall be reviewed and

1 approved or rejected by the City under separate process(es) per codes, ordinances, and
2 policies in effect at the time of the application.

3 14. Prior to approval of the parcel map or any increment, all improvement requirements,
4 within such increment or outside of it if required by the City Engineer and/or Public
5 Works Director, shall be covered by a subdivision agreement and secured with sufficient
6 improvement securities or bonds guaranteeing performance and payment for labor and
7 materials, setting of monuments, and warranty against defective materials and
8 workmanship.

9 15. Where proposed off-site improvements, including but not limited to slopes, public utility
10 facilities, and drainage facilities, are to be constructed, the applicant shall, at his own
11 expense, obtain all necessary easements or other interests in real property and shall
12 dedicate the same to the City of Oceanside as required. The applicant shall provide
13 documentary proof satisfactory to the City of Oceanside that such easements or other
14 interest in real property have been obtained prior to issuance of any grading, building or
15 improvement permit for the development/project. Additionally, the City of Oceanside,
16 may at its sole discretion, require that the applicant obtain at his sole expense a title
17 policy insuring the necessary title for the easement or other interest in real property to
18 have vested with the City of Oceanside or the applicant, as applicable.

19 16. Pursuant to the State Map Act, improvements shall be required at the time of
20 development. A covenant, reviewed and approved by the City Attorney, shall be
21 recorded attesting to these improvement conditions and a certificate setting forth the
22 recordation shall be placed on the map.

23 17. Prior to the issuance of a grading permit, the developer shall notify and host a
24 neighborhood meeting with all of the area residents located within 300 feet of the project
25 site, and residents of property along any residential streets to be used as a "haul route", to
26 inform them of the grading and construction schedule, haul routes, and to answer
27 questions.
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2 18. The developer shall monitor, supervise and control all construction and construction-
3 supportive activities, so as to prevent these activities from causing a public nuisance,
4 including but not limited to, insuring strict adherence to the following:

- 5 a) Dirt, debris and other construction material shall not be deposited on any public
6 street or within the City's stormwater conveyance system.
- 7 b) All grading and related site preparation and construction activities shall be
8 limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No
9 engineering related construction activities shall be conducted on Saturdays,
10 Sundays or legal holidays unless written permission is granted by the City
11 Engineer and/or Public Works Director with specific limitations to the working
12 hours and types of permitted operations. All on-site construction staging areas
13 shall be as far as possible (minimum 100 feet) from any existing residential
14 development. Because construction noise may still be intrusive in the evening or
15 on holidays, the City of Oceanside Noise Ordinance also prohibits "any
16 disturbing excessive, or offensive noise which causes discomfort or annoyance to
17 reasonable persons of normal sensitivity."
- 18 c) The construction site shall accommodate the parking of all motor vehicles used
19 by persons working at or providing deliveries to the site.
- 20 d) A haul route shall be obtained at least 7 days prior the start of hauling operations
21 and shall be approved by the City Engineer and/or Public Works Director.
22 Hauling operations shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

23 19. A traffic control plan shall be prepared according to the City traffic control guidelines
24 and be submitted to and approved by the City Engineer and/or Public Works Director
25 prior to the start of work within open City rights-of-way. Traffic control during
26 construction of streets that have been opened to public traffic shall be in accordance with
27 construction signing, marking and other protection as required by the Caltrans Traffic
28 Manual and City Traffic Control Guidelines. Traffic control plans shall be in effect from
29 8:00 a.m. to 3:30 p.m. unless approved otherwise.

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20. 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.

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21. Sidewalk improvements shall comply with ADA requirements.

22. 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.

23. 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 agree to the formulation of, or the annexation to, any appropriate street lighting district.

24. 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 Calle Platino adjacent to the project boundary. The limits of the study shall be the adjacent street cul-de-sac for Calle Platino. The field investigation shall include a minimum of one pavement boring per every fifty linear feet of street frontage. Should the existing AC thickness be determined to be less than three 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.

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25. 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 City Engineer and/or Public Works Director, 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.
 26. 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 shall be approved by the City Engineer and/or Public Works Director, prior to paving.
 27. 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.
 28. Grading and drainage facilities shall be designed and installed to adequately accommodate the local storm water runoff and shall be in accordance with the City's Engineers Manual and as directed by the City Engineer and/or Public Works Director.
 29. 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.
 30. 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,

1 erosion control, and soil integrity. No grading shall occur until a detailed grading plan,
2 to be prepared in accordance with the Grading Ordinance and Zoning Ordinance, is
3 approved by the City Engineer and/or Public Works Director.

4 31. This project shall provide year-round erosion control including measures for the site
5 required for the phasing of grading. Prior to the issuance of grading permit, an erosion
6 control plan, designed for all proposed stages of construction, shall be reviewed, secured
7 by the applicant with cash securities and approved by the City Engineer and/or Public
8 Works Director.

9 32. A precise grading and private improvement plan shall be prepared, reviewed and
10 secured prior to or concurrent with any building permits. The precise grading plan shall
11 be approved by the City Engineer and/or Public Works Director prior to recordation of
12 the parcel map. The plan shall reflect all pavement, flatwork, landscaped areas, special
13 surfaces, curbs, gutters, medians, striping, signage, footprints of all structures, walls,
14 drainage devices, and utility services. Parking lot striping and any on-site traffic calming
15 devices shall be shown on all Precise Grading and Private Improvement Plans.

16 33. Landscaping plans, including plans for the construction of walls, fences or other
17 structures at or near intersections, shall conform to intersection sight distance
18 requirements. Landscape and irrigation plans shall be approved by the City Engineer
19 and/or Public Works Director prior to the issuance of occupancy permits, and a pre-
20 construction meeting held prior to the start of any improvements.

21 34. Open space areas and down-sloped areas visible from a collector-level or above roadway
22 and not readily maintained by the property owner, shall be maintained by an association
23 that will insure installation and maintenance of landscaping in perpetuity. These areas
24 shall be indicated on the final map and reserved for an association. Future buyers shall
25 be made aware of any estimated monthly costs. The disclosure, together with the
26 CC&R's, shall be submitted to the City Engineer and/or Public Works Director for
27 review prior to the recordation of final map.

28 35. The drainage design on the tentative map is conceptual only. The final design shall be
29 based upon a hydrologic/hydraulic study to be approved by the City Engineer and/or

1 Public Works Director during final engineering. All drainage picked up in an
2 underground system shall remain underground until it is discharged into an approved
3 channel, or as otherwise approved by the City Engineer and/or Public Works Director.
4 All public storm drains shall be shown on City standard plan and profile sheets. All
5 storm drain easements shall be dedicated where required. The applicant shall be
6 responsible for obtaining any off-site easements for storm drainage facilities.

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

10 37. The development shall comply with all applicable regulations established by the United
11 States Environmental Protection Agency (USEPA) as set forth in the National Pollutant
12 Discharge Elimination System (NPDES.) permit requirements for urban runoff and
13 stormwater discharge and any regulations adopted by the City pursuant to the NPDES
14 regulations or requirements. Further, the applicant may be required to file a Notice of
15 Intent with the State Water Resources Control Board to obtain coverage under the
16 NPDES. General Permit for Storm Water Discharges Associated with Construction
17 Activity and may be required to implement a Storm Water Pollution Prevention Plan
18 (SWPPP) concurrent with the commencement of grading activities. SWPPPs include
19 both construction and post construction pollution prevention and pollution control
20 measures and identify funding mechanisms for post construction control measures. The
21 developer shall comply with all the provisions of the Clean Water Program during and
22 after all phases of the development process, including but not limited to: mass grading,
23 rough grading, construction of street and landscaping improvements, and construction of
24 dwelling units. The applicant shall design the Project's storm drains and other drainage
25 facilities to include Best Management Practices to minimize non-point source pollution,
26 satisfactory to the City Engineer and/or Public Works Director.

27 38. Upon acceptance of any fee waiver or reduction by the developer, the entire project will
28 be subject to prevailing wage requirements as specified by Labor Code section
29

1 1720(b)(4). The developer shall agree to execute a form acknowledging the prevailing
2 wage requirements prior to the granting of any fee reductions or waivers.

3 39. The developer shall prepare and submit an Operations & Maintenance (O&M) Plan to
4 the City Engineer and/or Public Works Director with the first submittal of engineering
5 plans. The O&M Plan shall be prepared by the applicant's Civil Engineer. It shall be
6 directly based on the project's Storm Water Mitigation Plan (SWMP) previously
7 approved by the project's approving authority Planning Commission. The O&M Plan
8 shall be approved by the City Engineer and/or Public Works Director prior to approval
9 of any plans by the Transportation Division. At a minimum the O&M Plan shall include
10 the designated responsible parties to manage the storm water BMP(s), employee's
11 training program and duties, operating schedule, maintenance frequency, routine service
12 schedule, specific maintenance activities, copies of resource agency permits, cost
13 estimate for implementation of the O&M Plan and any other necessary elements.

14 40. The developer shall enter into a City-Standard Storm Water Facilities Maintenance
15 Agreement with the City obliging the project proponent to maintain, repair and replace
16 the stormwater Best Management Practices (BMPs) identified in the project's approved
17 Storm Water Mitigation Plan (SWMP), as detailed in the O&M Plan into perpetuity.
18 The Agreement shall be approved by the City Attorney prior to issuance of any precise
19 grading permit and shall be recorded at the County Recorder's Office prior to
20 recordation of the parcel map. Security in the form of cash (or certificate of deposit
21 payable to the City) or an irrevocable, City-Standard Letter of Credit shall be required
22 prior to issuance of a precise grading permit. The amount of the security shall be equal
23 to 10 years of maintenance costs, as identified by the O&M Plan. The applicant's Civil
24 Engineer shall prepare the O&M cost estimate. The O&M cost estimate shall be
25 approved by the City Engineer and/or Public Works Director prior to approval of any
26 engineering plans for the project.

27 41. At a minimum, maintenance agreements shall require the staff training, inspection and
28 maintenance of all BMPs on an annual basis. The project proponent shall complete and
29 maintain O&M forms to document all maintenance activities. Parties responsible for the

1 O&M plan shall retain records at the subject property for at least 5 years. These
2 documents shall be made available to the City for inspection upon request at any time.

3 42. The Agreement shall include a copy of executed on-site and off-site access easements
4 necessary for the operation and maintenance of BMPs that shall be binding on the land
5 throughout the life of the project to the benefit of the party responsible for the O&M of
6 BMPs, until such time that the storm water BMP requiring access is replaced,
7 satisfactory to the City Engineer and/or Public Works Director. The Agreement shall
8 also include a copy of the O&M Plan approved by the City Engineer and/or Public
9 Works Director.

10 43. The BMPs described in the project's approved Storm Water Mitigation Plan (SWMP)
11 shall not be altered in any way, shape or form without formal approval by either an
12 Administrative Substantial Conformance issued by the Community Development
13 Department/Planning Division or the project's final approving authority Planning
14 Commission at a public hearing. The determination of whatever action is required for
15 changes to a project's approved SWMP shall be made by the Community Development
16 Department/Planning Division.

17 **Engineering Landscape:**

18 44. Landscape plans shall comply with the City of Oceanside's Fire Department
19 requirements.

20 45. The slope shall be planted and irrigated on the north side of property per the current City
21 of Oceanside requirements.

22 46. Trees shall be spot located by Landscape Architect to meet the current City of Oceanside
23 requirements.

24 47. A tree survey shall be prepared by a licensed arborist according to Section 401.I of the
25 Subdivision Ordinance. All existing trees shall be shown on the Landscape Plan and
26 grading plan. Those trees that are to be removed or relocated shall be highlighted on the
27 Landscape Plan. A tree survey shall be conducted and a tree mitigation schedule shall be
28 provided on the Landscape Plan. Mitigation of lost trees shall be approved by the City
29 Engineer or Public Works Director, and the City Planner.

1 48. Stay Green Inc removed trees from the project site and mitigation of this tree loss shall
2 be required according to Section 401.I of the Subdivision Ordinance and a tree
3 mitigation schedule approved by the City Engineer or the Public Works Director, and the
4 City Planner.

5 49. Existing trees shall be protected in place and replaced if deemed necessary by the City
6 Landscape Inspector.

7 50. The Conceptual Landscape Plan's proposed bark mulch shall be ground cover and the
8 area shall be irrigated. The design shall be to the satisfaction of the City Planner, and the
9 City Engineer or Public Works Director.

10 51. Landscaping shall comply with Section 3019 of the Zoning Ordinance.

11 52. The project shall comply with Oceanside City Code 13.3, the requirement to manage all
12 solid waste and identified recyclable material on private property and to recycle or
13 dispose of all material.

14 53. The project shall comply with Oceanside City Code 13.39, the requirement to designate
15 adequate space for the storage of solid waste and recycling containers on private property
16 to include appropriate bin enclosures to adequately provide for trash, green waste, and
17 other recycling containers.

18 a) The property owner shall separate all recyclable material from solid waste for
19 separate collection.

20 b) The property owner shall provide for the separation of all green waste from solid
21 waste using the approved city collection service and the collection of the material
22 in compliance with standards as identified in the City Code.

23 **Fire Prevention:**

24 54. Submit a copy of as built plans on a CD for all projects on the job site before final
25 occupancy.

26 **Planning:**

27 55. This Tentative Parcel Map shall expire on October 23, 2008, unless implemented as per
28 the Zoning Ordinance or unless the Planning Commission grants a time extension.
29

1 56. This Tentative Parcel Map approves the subdivision of one 80,000-square foot industrial
2 building into 24 industrial condominium units, 4 industrial condominium units (to be
3 constructed at a later date with an approved development plan), one common 5.671-acre
4 lot, 90 required off-street parking spaces and 143 additional off-street parking spaces,
5 and other improvements, as shown on the plans and exhibits presented to the Planning
6 Commission for review and approval, and as modified by said conditions of approval.
7 No deviation from these approved plans and exhibits shall occur without the approval of
8 the City Planner and/or the Planning Commission. Substantial deviations shall require a
9 revision to the Tentative Parcel Map.

10 57. Prior to approval of the Final Parcel Map, a development plan for the 4 additional unbuilt
11 condominium units shall be approved by the Planning Commission.

12 58. The construction of units 25 through 28 shall meet the requirements of Article 43
13 Development Plan Review. The purposes of development plan review are to: (a) ensure
14 that the architectural design of structures, and that plans for the landscaping of open
15 spaces conform with the requirements of the zoning ordinance, and with any prior
16 conditions of approval; and (b) ensure that new development will not create public
17 service and facility demands exceed the capacity of existing and planned infrastructure.

18 59. Ninety (90) required off-street parking spaces shall be provided on-site based on 89,329
19 square feet building. The existing building is 80,000 square-feet and 9,329 square-feet
20 includes the future development of units 25 through 28.

21 60. Each unit shall be limited to a maximum of 15 percent office area with the exception of
22 units 1, 9, 10, 21, 22, and 24. The required 90 off-street parking spaces shall be evenly
23 distributed between each of the proposed units. The following table identifies the
24 distribution of use areas based on a total of 89,329 square feet of building floor area, and
25 the required parking approved by the Tentative Parcel Map:

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<u>UNIT #</u>	<u>TOTAL AREA</u>	<u>MAXIMUM OFFICE AREA</u>	<u>REQUIRED OFF-STREET PARKING SPACES</u>
1	1,536	335 SF	3
2	3,120	468 SF	3
3.....	3,908.....	586 SF.....	3
4	5,872	881 SF	4
5	5,872	881 SF	4
6.....	3,120.....	468 SF.....	4
7	3,120	468 SF	3
8	3,120	468 SF	3
9.....	1,536.....	335 SF.....	3
10	1,544	311 SF	3
11	3,119	468 SF	3
12.....	2,962.....	444 SF.....	3
13	2,234	335 SF	3
14	4,696	704 SF	4
15.....	4,696.....	704 SF.....	4
16	3,908	586 SF	4
17	3,908	586 SF	3
18.....	3,908.....	586 SF.....	3
19	3,908	586 SF	3
20	3,120	468 SF	3
21.....	1,536.....	385 SF.....	3
22	1,544	385 SF	3
23	3,120	468 SF	3
24.....	1,544.....	311 SF.....	3
25	2,756	413 SF	3
26	2,175	326 SF	3
27.....	2,173.....	326 SF.....	3
28	2,225	334 SF	3

61. Outdoor storage activities shall comply with Section 3020 of the Zoning Ordinance. Due to the site configuration, an Alternate Outdoor Storage Permit shall not be issued. Outdoor storage of merchandise, materials or equipment shall be permitted within the IL District if the following standards are met:
- a) Storage area shall be less than 35 percent of the unit to which it is associated.
 - b) Storage area shall meet the screening requirements of Section 3020(D) and applicable standards of Section 3040.
 - c) Storage area shall be located immediately adjacent to the unit's entry door.

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- d) Merchandise, materials and equipment shall not be stored in required parking areas, driveways, fire lanes, setback areas, landscape areas, or on sidewalks or walkways.
 - e) Storage area shall be limited to materials, products or equipment used, produced, sold or manufactured on the site of a conforming business.
 - f) Storage area does not remove native plant habitat and complies with all local, state and federal environmental protection laws.
 - g) Storage area shall meet all federal, state, regional and City requirements for discharge and drainage including, but not limited to requirements of Regional Water Quality Control Board (RWQCB) and National Pollution Discharge Elimination System (NPDES).
 - h) There are no hazardous materials stored within the storage area.
 - i) Storage area is visually buffered. Buffering shall be consistent with the screening of outdoor facilities requirements set forth in Section 3020(D).
 - j) The storage area and the stored materials are maintained in a clean and orderly manner.
 - k) Outdoor storage shall not be permitted over night. All goods and materials shall be stored within the building during evening hours. During the hours that the business is closed, all goods and materials shall be stored within the building. Outdoor storage shall be temporary and removed at the end of each business day. Goods and materials shall be located within 5 feet of the unit's building wall.

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62. Uses generating additional parking shall not be allowed unless a revision to this permit is first obtained and/or a separate use permit is first granted by the Planning Commission demonstrating that adequate off-street parking is provided on-site.

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63. Off-street parking spaces for the project site shall be kept available and useable for the parking of owner's, tenant's and/or visitor's automobiles for each building referenced by this permit and/or exhibits.

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64. All lighting showcasing building architecture shall be shown on the building plans and prior to building permit approval.

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65. Outdoor storage or display of merchandise of materials shall meet the requirements of the Zoning Ordinance.
 66. All site lighting shall adhere to the adopted City of Oceanside Light Pollution Ordinance.
 67. 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.
 68. Prior to the recordation of any Final Maps, the applicant and/or permittee shall provide evidence of a recorded reciprocal access agreement for the shared access drive serving each of the 28 units on-site.
 69. Prior to the recordation of the Final Map and/or issuance of the first building permit, the applicant and/or permittee shall provide to the City an Operations and Maintenance (O&M) plan for review and diligently pursue recordation of such a plan as a covenant to be recorded for the property with the County of San Diego Recorder's Office.
 70. Prior to issuance of any occupancy permit, the applicant and/or permittee shall provide a final O&M document that has been recorded with the County of San Diego Recorder's Office.
 71. The O&M Plan shall include specific reference to the project site. Items to be included in any O&M plan shall include the site referenced by this permit and shall identify O&M items as they related to, but are not limited by: site maintenance and management responsibilities for the referenced parcel, areas within the public right-of-way, as well as any adjoining public parkways and/or pedestrian paths; landscaping; irrigation; hardscape; site furnishing; walls; fences; safety and security; lighting; site cleanliness and graffiti removal; and other on-going maintenance issue deemed appropriate by the City Planner.
 72. A City approved and County of San Diego Recorder's Office recorded O&M plan shall be incorporated by reference with and to this permit prior to recording, and shall operate in perpetuity with this permit.
 73. The applicant and/or permittee shall provide a copy of this permit identifying the use limitations based on the 223 off-street parking spaces provided on-site, as well as a copy

1 of the County of San Diego Recorder's Office recorded O&M plan to any prospective
2 tenants and/or property owners.

3 74. Prior to the issuance of the first building permit, the applicant and/or permittee shall
4 illustrate compliance with the applicable provisions of the City's anti-graffiti (Ordinance
5 No. 93-19/Section 20.25 of the City Code) which shall be noted on the building permit
6 plan set for reference. These requirements, which include the obligation to remove all
7 graffiti within 24 hours.

8 75. Unless expressly prohibited by the City of Oceanside Fire Division, all retaining walls
9 over four feet in height shall be landscaped and irrigated, at all times.

10 76. Planting on the retaining walls shall be required to cover 50 percent of retaining walls in
11 excess of four feet in height within two years of the issuance of the first construction
12 and/or building permit.

13 77. All walls and landscaping will be maintained in a disease free and graffiti-free manner,
14 at all times.

15 78. Prior to issuance of any building permits, the applicant and/or permittee shall show
16 evidence on a building plan set that all mechanical rooftop equipment are screened from
17 public views. All mechanical rooftop and ground equipment shall be screened from
18 public view as required by the Zoning Ordinance. This information shall be shown on
19 the building permit plan set.

20 79. Outdoor eating areas shall not be removed or converted, and all outdoor eating area
21 furnishings shall be kept in good condition and shall be operable, at all times.

22 80. Outdoor eating areas shall be kept clean in a neat, debris-free, and graffiti-free manner,
23 at all times.

24 81. Prior to issuance of the first building permit, the applicant and/or permittee shall identify
25 an on-site Employee Transportation Program, as referenced in the Rancho Del Oro
26 Master Development Plan.

27 82. Prior to the issuance of the Final Map, all building, architectural, and landscape plan
28 shall be submitted to the City for review and approval of a building permit or permits.
29

1 Unless the City regulations identify otherwise, the submittal will be the set submitted for
2 the review and approval of the Planning Commission and stamped as an exhibit.

3 83. Failure to meet any conditions of approval for this development shall constitute a
4 violation of Tentative Parcel Map (P-2-06).

5 84. Unless expressly waived, all current Rancho Del Oro Industrial Master Development
6 Plan, zoning standards, and City ordinances and policies in effect at the time building
7 permits are issued are required to be met by this project. The approval of this project
8 constitutes the applicant's agreement with all statements in the Description and
9 Justification, Operations and Maintenance (O&M) plan and other materials and
10 information submitted with this application, unless specifically waived by an adopted
11 condition of approval.

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

15 86. Prior to the approval of a building permit the areas for 1) refuse, and 2) recycling
16 collection shall be illustrated in plan view as dedicated areas for each refuse and
17 recycling, and per City of Oceanside, Municipal Code, Chapter 13. An area calculation
18 shall be provided on building plans in order to illustrate compliance with all applicable
19 refuse and recycling elements of the Zoning Ordinance and/or adopted City policy.

20 **Water Utilities:**

21 87. The proposed sewer easement access road located along the west property line shall be
22 extended further north to the existing sewer manhole in order to provide access from the
23 front of the maintenance vehicle per City standards.

24 88. Per current City standards, no building foundations are allowed within 10 feet of the
25 outside edge of an easement without written approval from the Water Utilities Director.
26 Such approval shall be provided along with an agreement to hold harmless the City for
27 any damage to the building while performing maintenance on the sewer system within
28 the easement.
29

- 1
2 89. The parking spaces that are striped out along the west property line and south of the
3 planter shall be located on the north side of the planter directly adjacent to the existing
4 sewer manhole in order to provide access from the front of the maintenance vehicle.
5 90. All public water and/or sewer facilities not located within the public right-of-way shall
6 be provided with easements sized according to the Water, Sewer, and Reclaimed Water
7 Design and Construction Manual. Easements shall be constructed for all weather access.
8 91. No trees, structures or building overhang shall be located within any water or wastewater
9 utility easement.
10 92. The property owner will maintain private water and wastewater utilities located on
11 private property.
12 93. A separate irrigation meter and approved backflow prevention device is required.
13 94. Water services and sewer laterals constructed in existing right-of-way locations are to be
14 constructed by approved and licensed contractors at developer's expense.
15 95. The developer will be responsible for developing all water and sewer utilities necessary
16 to develop the property. Any relocation of water and/or sewer utilities is the
17 responsibility of the developer and shall be done by an approved licensed contractor at
18 the developer's expense.
19 96. All lots with a finish pad elevation located below the elevation of the next upstream
20 manhole cover of the public sewer shall be protected from backflow of sewage by
21 installing and maintaining an approved type backwater valve, per the Uniform Plumbing
22 Code (UPC).
23 97. An Inspection Manhole, described by the Water, Sewer, and Reclaimed Water Design
24 and Construction Manual, shall be installed in each building sewer lateral and the
25 location shall be called out on the approved Improvement Plans.
26 98. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are
27 to be paid to the City and collected by the Water Utilities Department at the time of
28 Building Permit issuance.
29

1 99. All Water and Wastewater construction shall conform to the most recent edition of the
2 Water, Sewer, and Reclaimed Water Design and Construction Manual, or as approved
3 by the Water Utilities Director.

4 100. Future tenant improvements that relate to garages and wash racks or restaurants and food
5 service establishments (FSEs) will be required to install grease traps/interceptors or a
6 similar pre-treatment device within a dedicated sewer lateral per the requirements in the
7 Water, Sewer, and Reclaimed Water Design and Construction Manual.

8 PASSED AND ADOPTED Resolution No. 2006-P58 on October 23, 2006 by the
9 following vote, to wit:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14
15 _____
16 Dennis Martinek, Chairman
17 Oceanside Planning Commission

18 ATTEST:

19
20 _____
21 Jerry Hittleman, Secretary

22 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
23 this is a true and correct copy of Resolution No. 2006-P58.

24
25 Dated: October 23, 2006
26
27
28
29

ESSEX

Essex Realty Management, Inc.

January 12, 2006

Mr. Adam Nichol
Ware Malcomb
9605 Scranton Road Ste. 310
San Diego, CA 92121

Re: Fenway Occanside I
4040 Calle Platino, Oceanside

RECEIVED

MAY 23 2006

Planning Department

Via facsimile...
Original Mailed 1st Class..

Dear Adam:

The Architectural Committee for RDO Tech Park Association has reviewed the "Revised" plans dated November 19, 2005 and submitted November 29, 2005, for the above referenced renovation. As the previous comments have been addressed, the plans are approved.

Thank you for your time with this project and for making those changes/corrections suggested by the Committee in previous correspondence.

Please do not hesitate to give me a call if I can be of any further assistance.

Sincerely,



Karen Flores CPM
Senior Property Manager
Essex Realty Management



Landscape Services For Better Properties
June 22, 2006 — 35 Years of Excellence —

Mr. Devin Beale
Fenway Properties
5677 Oberlin Dr., # 112
San Diego, CA 92121

RECEIVED

JUL 13 2006

Planning Department

RE: TREE REMOVALS AT 4040 CALLE PLATINO, OCEANSIDE

Dear Devin,

In response to your request, I have prepared the following report to provide you with information on the trees that were removed at 4040 Calle Platino in Oceanside. Following is my report:

On approximately April 6, 2006 I was asked to meet with Mr. Beale at 4040 Calle Platino to review some work needing to be done for a project Mr. Beale was in charge of. We reviewed the trees for trimming and removal throughout the site. We determined we would prune (6) Sycamore, (16) Eucalyptus, (13) Pine & (1) Fan Palm. We performed Crown Thinning on these trees based on the International Society of Arboriculture standards and ANSI Z-133 specifications. In addition to the pruning, we also determined we would need to remove some trees. The following trees were removed for varying reasons which are explained below:

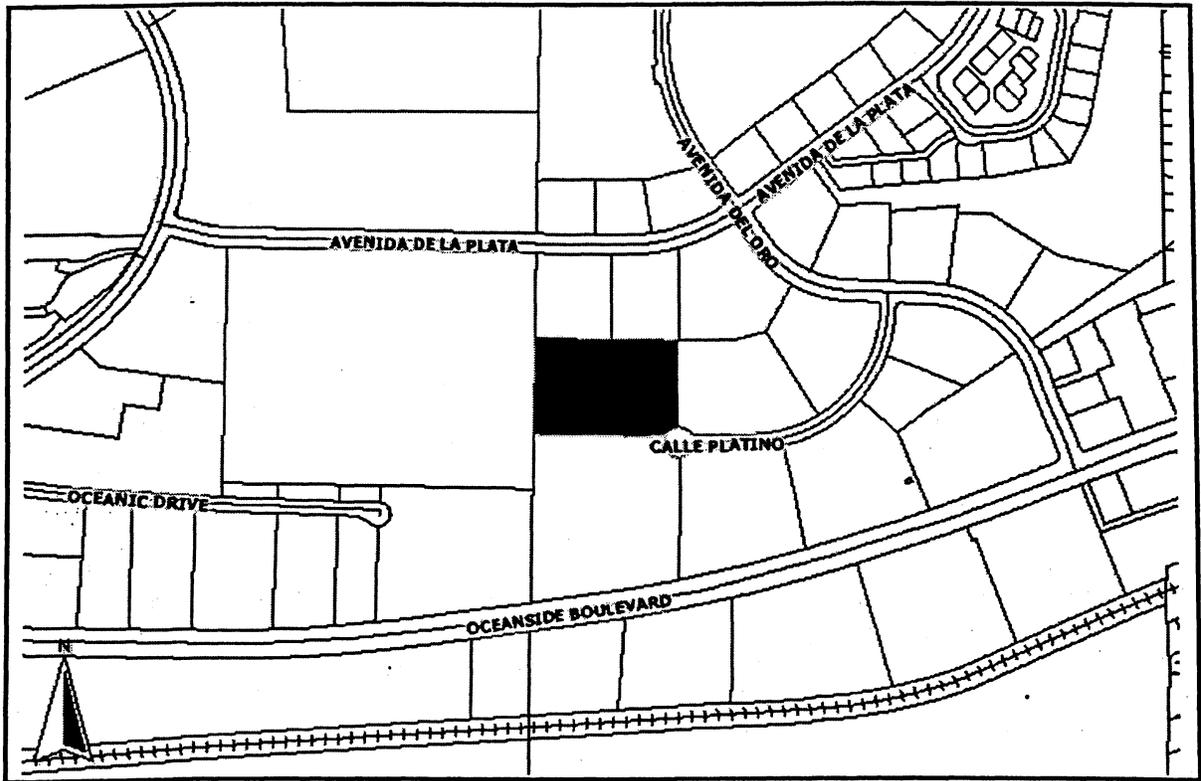
- (2) *Schinus molle* (Brazilian Pepper) – These were multi-trunk trees that had grown into the fencing on the south and east side of the property respectively. Their approximate DBH was 8" with a Crown Spread of 20' and a Height of 15'. These were nothing more than volunteer trees that had been neglected and left to destroy the fencing.
- (3) *Eucalyptus citradora* (Lemon Gum Eucalyptus) – These trees were located on the south side of the property. One was 90% dead. This one had a DBH of 3" and was approximately 20-25' in height. This tree was located at the eastern end of the southern hedge. The remaining (2) trees were on the west side of the security fence in the southern hedge. These trees both possessed a DBH of 8-10" and were 50-60' in height. These trees were directly in the path of a planned break area. All (3) trees were removed and the stumps were ground out.

If you have any additional questions, please feel free to call me anytime.

Sincerely,
STAY GREEN, Inc.

Butch Everett

ISA Certified Arborist # WE-4233A



File Number: P-2-06

Applicant: Calle Platino Partners Inc.

Description:

TENTATIVE PARCEL MAP (P-2-06) for 24 industrial condominium units within an existing 80,000 square-foot building located at 4040 Calle Platino. The project site is zoned PD-1 (Planned Development 1) and is situated within the Ivey Ranch/Rancho Del Oro Neighborhood. **FENWAY OCEANSIDE**

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

Application For Planning Commission Hearing				STAFF USE ONLY	
Planning Department (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885 Please Print or Type All Information				ACCEPTED	BY
				3/6/06	SN./R.A.
PART I - APPLICANT INFORMATION				HEARING	
1. APPLICANT		2. STATUS		GPA	
Calle Platino Partners Inc, CA Corp.				MASTER/SP.PLAN	
3. ADDRESS		4. PHONE/FAX		ZONE CH.	
5677 Oberlin Drive Ste. 112		858-642-1481		TENT. MAP	
		fax-642-1321		PAR. MAP	P-2-06
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)				DEV. PL.	
LARRY DUTTON - PARTNERS ENGINEERING				C.U.P.	
6. ADDRESS		7. PHONE/FAX		VARIANCE	
15938 Bernardo Ctr. Dr. SO, CA		8) 316-3444		COASTAL	
PART II - PROPERTY DESCRIPTION				O.H.P.A.C.	
8. LOCATION			9. SIZE		
4040 CALLE PLATINO OCEANSIDE			5.76 ACRES		
10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER		
(IND)	PD-1	(INDUSTRIAL)	162-503-32-00		
PART III - PROJECT DESCRIPTION					
14. GENERAL PROJECT DESCRIPTION					
EXISTING 80,000 S.F. INDUSTRIAL BLDG. THAT IS CURRENTLY UNDER CONSTRUCTION TO BUILD OUT 24 NEW INDUSTRIAL/OFFICE UNITS. NO NEW GRADING WORK. REV-5/22/06, 6/21/06					
15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY	
IND.	PD-1	IND.	24	9.16/AC.	
20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE		
80,000 S.F.	223	21.8%	31.9%		
PART IV - ATTACHMENTS Rev-8/4/06					
ALL APPLICATIONS			DEV. PLANS, C.U.P.s & TENT. MAPS		
<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION		<input checked="" type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS		
<input checked="" type="checkbox"/> 26. 300-FT. RADIUS MAP	<input checked="" type="checkbox"/> 27. PROPERTY OWNERS' LIST		31. CONSTRUCTION SCHEDULE		
<input checked="" type="checkbox"/> 28. ENVIRONMENTAL ASSESSMENT	<input checked="" type="checkbox"/> 29. PLOT PLANS		32. OTHER		
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		37. OWNER (Print)	
Stephen				Stephen A. Rosetta, President	
Sign:				38. DATE	
				2/16/06	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.			Sign:		
35. APPLICANT (Print):		36. DATE		39. OWNER (Print):	
Brent Moore		3/2/06			
Sign:				40. DATE	

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MAR 06 2006

Planning Department

Juliana / Ulf



FENWAY
PROPERTIES

5677 Oberlin Drive,
Suite 112
San Diego, CA 92121
858 642 1981 Telephone
858 642 1381 Facsimile

Devin Beale
Project Manager

Description & Justification
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Planning Department

March 3, 2006

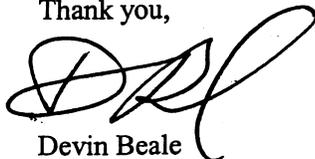
City of Oceanside
City Official

RE: Scope of Work

To Whom It May Concern:

We are submitting this Tentative Map Waiver in an effort to obtain a Condo Map on our building at 4040 Calle Platino Court. We acquired this 80,000 s.f. industrial building in April, 2005 from a shotgun shell manufacturer. Since we purchased the building we have done extensive environmental studies and with a recent DTSC approval. We have also hired an architect, Ware Malcomb, and civil engineer, Partners Engineering, to design a completely renovated multi-tenant building. The interior design includes: 24 units that each have a lobby, private office and a restroom, and ample warehouse space with lights. The exterior design includes: additional landscape fingers and planting, 22 new architecturally enhanced storefront entries, new building paint and lighting, new parking lot asphalt and curbing and a new roof has been installed. All of this construction is currently happening under a building permit from City of Oceanside, and because of the current market demand for small units we have decided to obtain a Condo Map to eventually sell each suite. We feel that these improvements are an upgrade to the Rancho Del Oro association and the City of Oceanside.

Thank you,



Devin Beale

LEGAL DESCRIPTION

***PARCEL 'J' OF PARCEL MAP NO. 13489 IN THE CITY OF OCEANSIDE
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED ON
SEPT. 19, 1984, FILED IN THE OFFICE OF THE COUNTY RECORDER***

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CITY OF OCEANSIDE{PRIVATE }
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

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:
FENWAY OCEANSIDE, TENTATIVE PARCEL MAP P-2-06

PROJECT LOCATION - SPECIFIC:
4040 Calle Platino
APN 162-503-32-00

PROJECT LOCATION - GENERAL:
City of Oceanside

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
Subdivision of an existing 80,000 square-foot building into 28 industrial condominiums.

NAME OF PUBLIC AGENCY APPROVING PROJECT:
City of Oceanside

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:
Calle Platino Partners, Inc
5677 Oberlin Drive Suite 112
San Diego, CA 92121
858-642-1981

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)

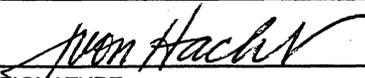
STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION(S) 15303(c)

REASONS WHY PROJECT IS EXEMPT:

Project proposes to subdivide an existing building. This project will not have a significant effect on the environment.

Contact Person: Juliana von Hacht, Acting Associate Planner


SIGNATURE

October 11, 2006

DATE

For: Jerry Hittleman, Acting City Planner