



DATE: November 19, 2007

TO: Chairman and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A TENTATIVE PARCEL MAP (P-1-07) AND DEVELOPMENT PLAN (D-1-07) TO CONSTRUCT A 35,514-SQUARE FOOT, TWO-STORY MEDICAL OFFICE BUILDING CONSISTING OF A MAXIMUM OF 24 CONDOMINIUM UNITS LOCATED ON THE EAST SIDE OF THE 2100 BLOCK OF EL CAMINO REAL WITHIN THE MIRA COSTA NEIGHBORHOOD – EL CAMINO MEDICAL CONDOS – APPLICANT: EL CAMINO REAL MEDICAL CONDO, LLC**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 32, Categorical Exemption “In-Fill Development Projects”; and,
- (2) Adopt Planning Commission Resolution No. 2007-P60 approving the Tentative Parcel Map (P-1-07) and Development Plan (D-1-07) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The subject site consists of 2.03 gross acres of vacant land fronting El Camino Real. The site gently slopes from the northwest corner to the southeast corner. Adjoining the property to the north is an existing two-story medical office building. To the south, there is a single-story government office building. A utility easement for high tension electrical power lines runs across the rear of the property. The property is currently comprised of three (3) parcels, which will be merged into one parcel as part of the development process.

The underlying land use designation for the subject site is Professional Commercial and the zoning is CP (Professional Commercial). The larger neighborhood area encompassing the project site is the Mira Costa Neighborhood.

Project Description: The project application is comprised of two components; Tentative Parcel Map (P-1-07) and Development Plan (D-1-07), as follows:

Tentative Parcel Map (P-1-07) represents a request for the following:

- (a) To subdivide a 32,514-square foot building into 24 medical condominium units.

Development Plan (D-1-07) represents a request for the following:

- (a) To develop approximately 2.03 gross acres with a 32,514-square foot, two-story medical office building and associated site improvements, pursuant to Articles 11 and 43 of the Oceanside Zoning Ordinance.

The project will consist of two stories of medical office condominiums. The total building will equal 32,514 square feet. Each story will be 16, 257 square feet. The building will include a common corridor, an elevator, stairs at each end, and common restroom facilities. There will also be an outdoor patio area for employee lunches and breaks. The building will be sub-divided into 12 zones per floor. This will create a total of 24 medical condominium units. The building has been designed in Spanish style architecture, using earth tones and tile accents.

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

1. General Plan Land Use Element
2. Zoning Ordinance
3. Subarea Plan Compliance

ANALYSIS – KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation on the subject property is Professional Commercial (PC). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

Section 2.25 Professional Commercial

Policy A: This designation shall provide the community with a wide variety of professional office, administrative, and business service uses. Development intensities shall vary and shall be subject to and reflective of surrounding uses and characteristics.

Policy B: Since professional uses vary in degrees of intensity, locational requirements shall be implemented to ensure compatibility with surrounding land uses. Professional designations shall be located on secondary arterials or higher.

High intensity, high traffic generating uses shall be encouraged to locate adjacent to institutions, developments, or facilities of comparable level or intensity.

2. Zoning Compliance

This project is located in the Professional Commercial (CP) District and complies with the requirements of that zoning designation. The following table summarizes proposed and applicable development standards for the project site:

	DEVELOPMENT REGULATIONS	PROPOSED
MINIMUM LOT SIZE	10,000 square feet	2.03 gross acres 1.71 net acres
OFF-STREET PARKING	1 per 200 sq. ft. (27,596 net/200 = 137)	138 parking spaces
FRONT YARD	15 feet	20 feet
SIDE YARD	0 feet	26 feet (north side) 80 feet (south side)
REAR YARD	0 feet	190 feet
HEIGHT	Max. 50 feet	36 feet
LOT COVERAGE	Max. 50%	18%
LANDSCAPING	15%	26%

3. Subarea Plan Compliance

The entire project site lies within the Wildlife Corridor Planning Zone (WCPZ) of the Oceanside Draft Subarea Plan (SAP), an area that extends south from the San Luis Rey River to State Route 78 (SR 78). Properties within this zone must be planned to maintain and enhance wildlife habitat quality and connectivity, particularly as part of a regional north-south movement corridor for the coast California gnatcatcher.

The project site is adjacent to the SDG&E Electric Transmission Corridor, considered the backbone of the proposed north-south preserve through central Oceanside. The SDG&E corridor will be maintained as open space in order to meet the requirements of the SAP. Projects that are adjacent to this corridor must adhere to avoidance and minimization measures as follows:

- New development within 500 feet of the SDG&E corridor must be sited as far from the wildlife corridor as is feasible, and the undeveloped portion of the property shall be designated as preserve;

- In no case shall development constrict the wildlife corridor to less than 200 feet total width; and
- Impacts to coastal sage scrub within 1,000 feet of the corridor shall be totally avoided, except where this would preclude reasonable use of the property.

DISCUSSION

Issue: Compliance with the Draft Subarea Plan.

Recommendation: The proposed project has been designed to comply with the avoidance and minimization measures put forth in the Subarea Plan. The footprint of the proposed building only consumes 18 percent of the property (maximum potential is 50 percent coverage) and is situated as close to El Camino Real as setback regulations allow. By pushing the building to the edge of the property, it has created a setback of approximately 190 feet from the edge of the SDG&E corridor. All landscaping on-site will consist of native species. In addition, the easterly 70 feet of the site, which abuts the SDG&E corridor, has been designated as a Stormwater detention basin. This area will be landscaped with species that enhance the native species found in the corridor. This area will also help prevent pedestrian encroachment into the more sensitive areas along the corridor.

Issue: Project compatibility with existing surrounding development.

Recommendation: The proposed project meets or exceeds all of the development regulations set forth in the Zoning Ordinance. In addition, medical offices are permitted within the Professional Commercial District without obtaining a conditional use permit and the proposed structure will complement the existing development in the area, in both design and intended use.

The following table lists existing land uses surrounding the project site:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	PC	CP	Proposed medical offices
North:	PC	CP	Medical office building
East:	EB-R, OS	RE-B, OS	SDG&E utility lines Single-family homes Golf course
South:	PC	CP	Office buildings
West:	PC, MDC-R	CP, RM-C	Office buildings Multi-family homes

ENVIRONMENTAL DETERMINATION

The proposed project is categorically exempt pursuant to Class 32, Article 19, Section 15332 In-Fill Development Projects, of the California Environmental Quality Act.

PUBLIC NOTIFICATION

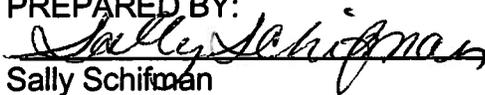
Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals and or organizations requesting notification, applicant and other interested parties. As of November 14, 2007, no communication supporting or opposing the request has been received.

SUMMARY

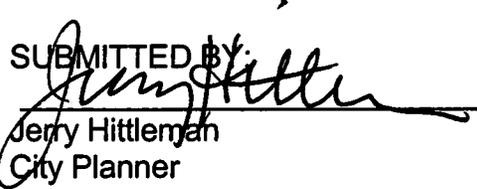
In summary, staff believes that the proposed Tentative Parcel Map and Development Plan are consistent with the requirements of the Zoning Ordinance and the land use policies outlined in the General Plan. The project meets or exceeds all development standards and is compatible with the areas surrounding development pattern and architectural styles found throughout the neighborhood. As such, staff recommends that the Planning Commission approve the project. The Commission's action should be:

- Move to approve Tentative Parcel Map (P-1-07) and Development Plan (D-1-07) and adopt Planning Commission Resolution No. 2007-P60 as attached.

PREPARED BY:


Sally Schifman
Planner II

SUBMITTED BY:


Jerry Hittleman
City Planner

JH/SS/fil

Attachments:

1. Tentative Parcel Map/ Architectural Plans/Conceptual Landscape Plans
2. Planning Commission Resolution No. 2007-P60

El Camino Real

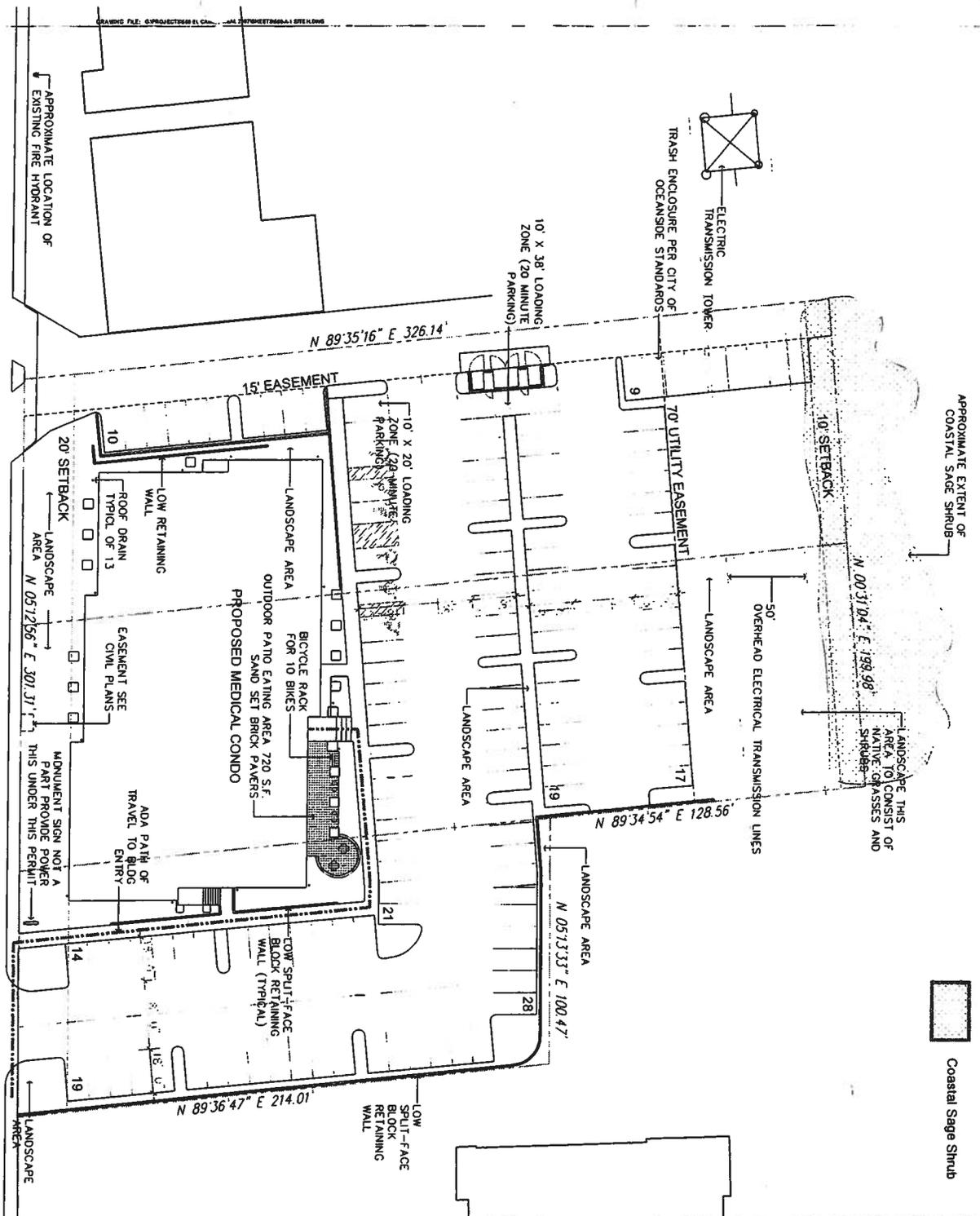
SITE PLAN CONCEPT H

SCALE 1/16"=1'-0"



Medical Condos
DATE LAY OUT
JUNE 8, 2007

A-1



STATISTICS

Zone:	CP
APN:	165 012 05 165 012 06 165 012 07
site area:	88,373 s.f. 2.03 acres
building statistics	0
dwelling units	0
first floor	16,257 s.f.
stairs	476 s.f.
elev	77 s.f.
resrooms	133 s.f.
corridor	1,924 s.f.
elect/elev	183 s.f.
net	13,464 s.f.
second floor	16,257 s.f.
stairs	476 s.f.
elev	77 s.f.
resrooms	133 s.f.
corridor	1,286 s.f.
elect/elev	183 s.f.
net	14,132 s.f.
total bldg	32,514 s.f.
net	27,596 s.f. - 15%
parking required	5/1000 s.f. = 138
parking provided	137 stalls
stall size required	8.5' x 18'
stall size provided	8.5' x 18'
drive isle width required	24'
drive isle width provided	24'
driveway width @ p	60'

*Parking lot lighting is to be shielded and directed so as to prevent glare on surrounding properties or onto an adjacent street

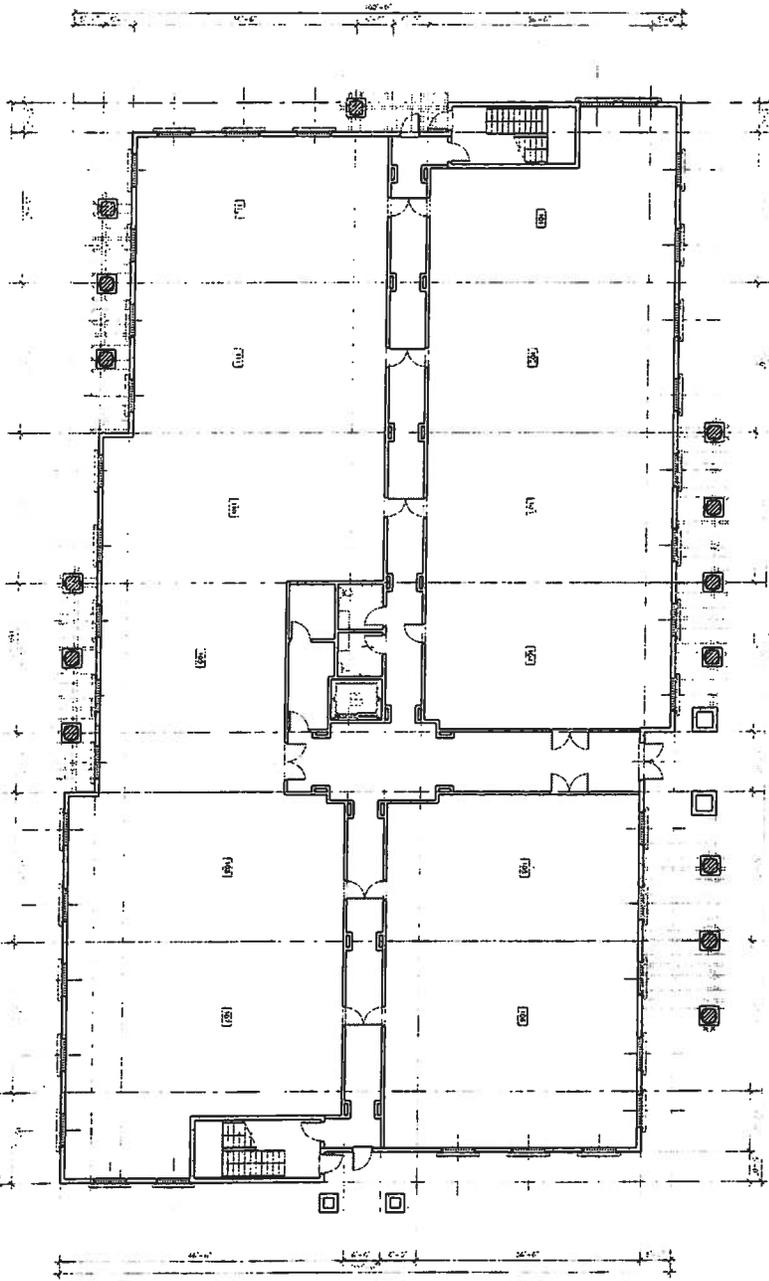
- setbacks and height restrictions
- front setback 20'
- side setback 20'
- corner side 10'
- rear setback 50'
- proposed height 36'
- max lot coverage 50%
- proposed coverage 18%
- minimum landscape req. 15%
- landscape provided 26%
- usable open space 63%
- pavement 50%

EL CAMINO REAL MEDICAL CONDO

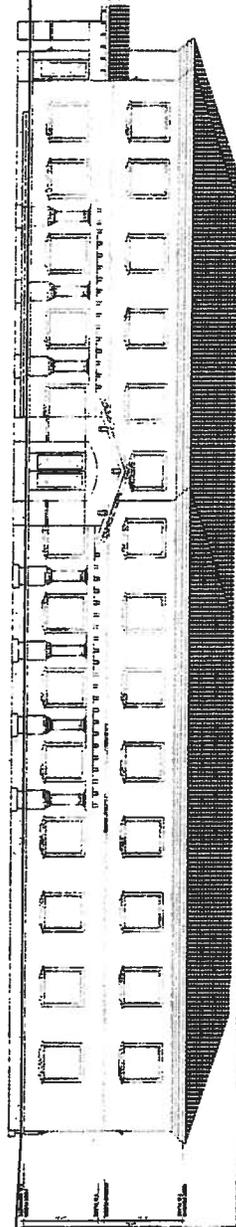
EL CAMINO REAL, OCEANSIDE, CALIFORNIA
El Camino Real Medical Condo, LLC
6635 Surfcrest, Carlsbad, California, 92009

CREATED BY: **ERIC I. BUTLER**
 PROJECT: **EL CAMINO REAL**
 DATE: **JUNE 8, 2007**
 SCALE: **1/16"=1'-0"**
 SHEET: **A-1**

ALL DIMENSIONS AND LOCATIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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FIRST FLOOR PLAN 2
SCALE 1/8"=1'-0"



REAR ELEVATION VIEW 1
SCALE 1/8"=1'-0"

TENANT SPACES SCHEDULE

UNIT NO.	UNIT TYPE	AREA (SQ. FT.)	AREA (SQ. M.)	NO. OF UNITS	TOTAL AREA (SQ. FT.)	TOTAL AREA (SQ. M.)
101	STUDIO	450	41.7	1	450	41.7
102	STUDIO	450	41.7	1	450	41.7
103	STUDIO	450	41.7	1	450	41.7
104	STUDIO	450	41.7	1	450	41.7
105	STUDIO	450	41.7	1	450	41.7
106	STUDIO	450	41.7	1	450	41.7
107	STUDIO	450	41.7	1	450	41.7
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192	STUDIO	450	41.7	1	450	41.7
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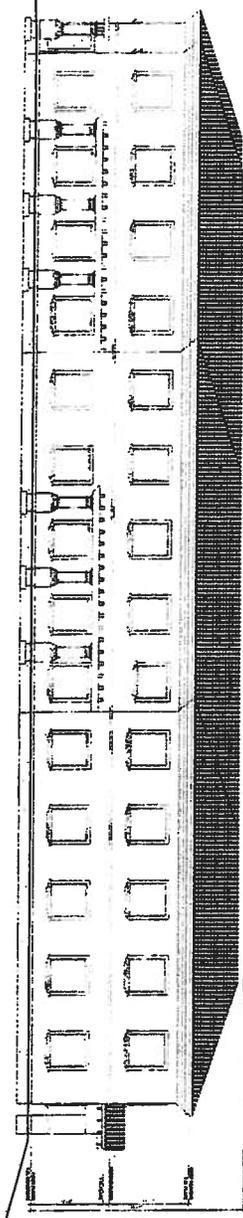
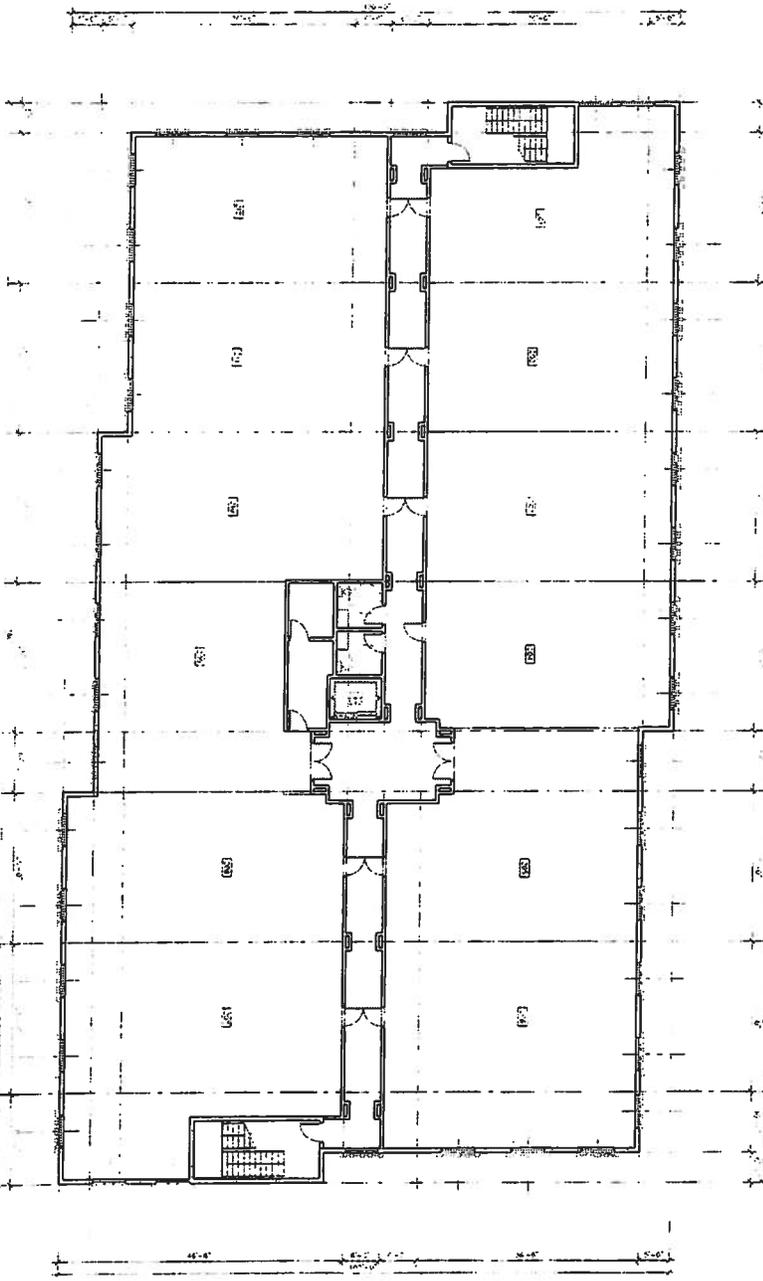
EL CAMINO REAL MEDICAL CONDO
 EL CAMINO REAL, OCEANSIDE, CALIFORNIA
 El Camino Real Medical Condo, LLC
 6635 Surfcrest, Carlsbad, California, 92009

Medical Corridors
 FIRST FLOOR
 DATE: LAST DATE
 JUNE 8, 2007

PROJECT NO.
A-2

ARCHITECT
 4747 AVENUE
 CARLSBAD, CA 92008
 TEL: 760-439-1111
 FAX: 760-439-1112
 WWW: WWW.A4A.COM

TENANT SPACES SCHEDULE					
NO.	SPACE NAME	QUANTITY	TYPICAL AREA	UNIT	REMARKS
101	TENANT SPACE	1	1,379	SQ. FT.	
102	TENANT SPACE	1	1,371	SQ. FT.	
103	TENANT SPACE	1	1,371	SQ. FT.	
104	TENANT SPACE	1	1,371	SQ. FT.	
105	TENANT SPACE	1	1,371	SQ. FT.	
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110	TENANT SPACE	1	1,371	SQ. FT.	
111	TENANT SPACE	1	1,371	SQ. FT.	



FRONT ELEVATION VIEW 1
SCALE 1/8"=1'-0"

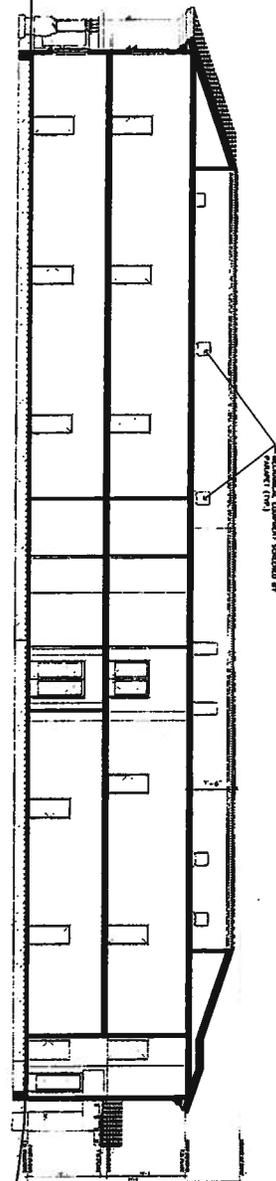
SECOND FLOOR PLAN 2
SCALE 1/8"=1'-0"

EL CAMINO REAL MEDICAL CONDO
 EL CAMINO REAL, OCEANSIDE, CALIFORNIA
 El Camino Real Medical Condo, LLC
 6635 Surfcrest, Carlsbad, California, 92009

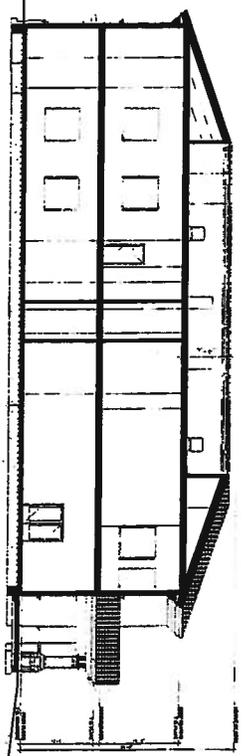
A-3

Medical Condos
 SECOND FLOOR
 DATE LAST REVISED
 JUNE 8, 2007

ARCHITECT
 JEFFREY A. BICKEL
 License No. 44827
 State of California
 ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ARCHITECTURAL ACT AND THE ARCHITECT'S OATH. THE ARCHITECT'S LIABILITY IS LIMITED TO THE SCOPE OF THE CONTRACT.



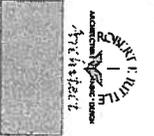
SECTION VIEW 1
SCALE 1/8"=1'-0"



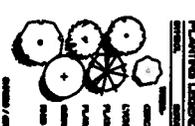
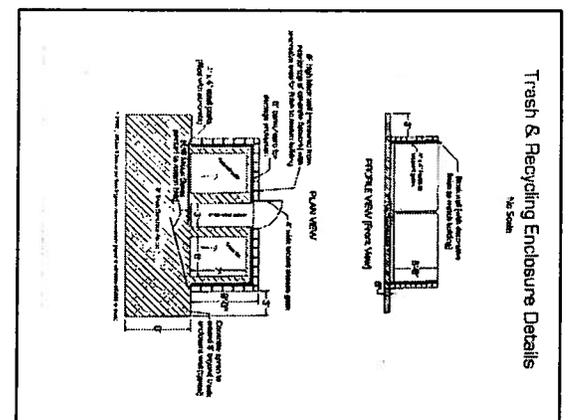
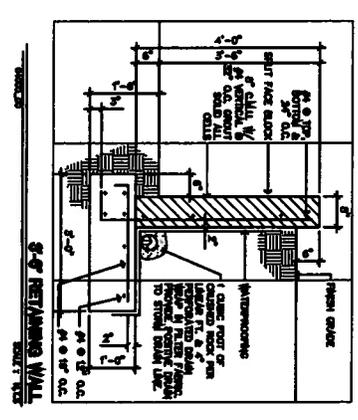
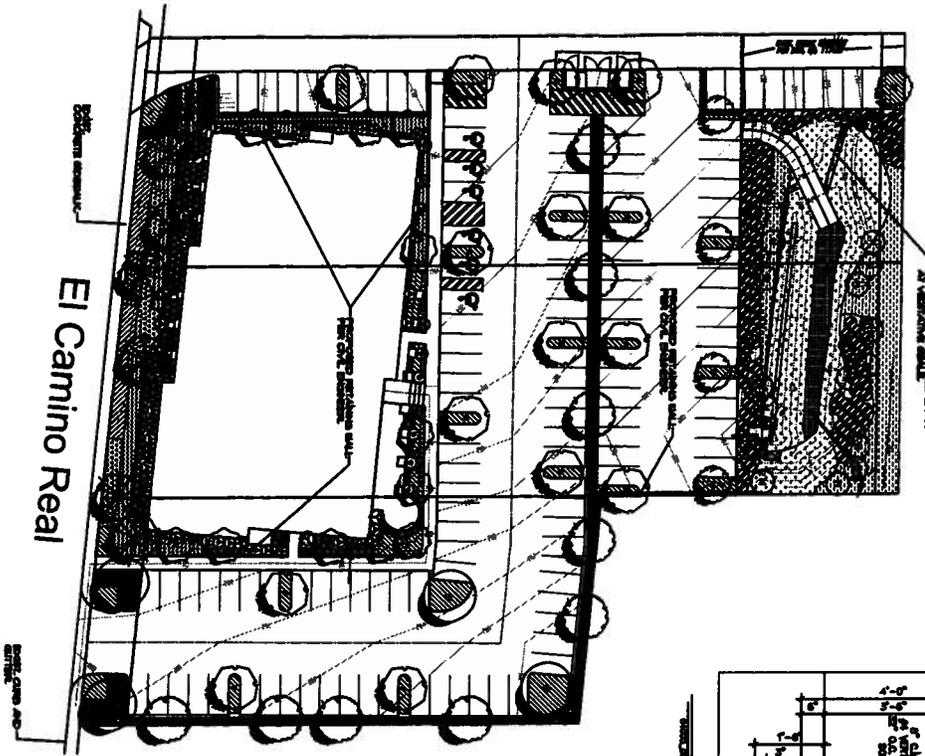
SECTION VIEW 2
SCALE 1/8"=1'-0"

EL CAMINO REAL MEDICAL CONDO
 EL CAMINO REAL, OCEANSIDE, CALIFORNIA
 El Camino Real Medical Condo, LLC
 6635 Surfcrest, Carlsbad, California, 92009

LABORATORY
 440 S. BAYVIEW AVENUE
 CARLSBAD, CA 92008
 TEL: 760.439.1234
 FAX: 760.439.1235
 WWW: WWW.LABORATORY.COM
 ALL INFORMATION CONTAINED
 HEREIN IS UNCLASSIFIED EXCEPT
 WHERE SHOWN OTHERWISE
 DATE 06-08-2007 BY 60322/STP/STP



Medical Condos
 DATE LAST CHECKED
 RLD:SECTION1
 JUN 8, 2007
A-5



PLANTING LEGEND	SYMBOL	PLANT NAME	SIZE	QUANTITY
1	(Symbol)	Small tree	24\"/>	
2	(Symbol)	Medium tree	36\"/>	
3	(Symbol)	Large tree	48\"/>	
4	(Symbol)	Shrub	6\"/>	
5	(Symbol)	Flowering shrub	6\"/>	
6	(Symbol)	Small tree	24\"/>	
7	(Symbol)	Medium tree	36\"/>	
8	(Symbol)	Large tree	48\"/>	
9	(Symbol)	Shrub	6\"/>	
10	(Symbol)	Flowering shrub	6\"/>	
11	(Symbol)	Small tree	24\"/>	
12	(Symbol)	Medium tree	36\"/>	
13	(Symbol)	Large tree	48\"/>	
14	(Symbol)	Shrub	6\"/>	
15	(Symbol)	Flowering shrub	6\"/>	
16	(Symbol)	Small tree	24\"/>	
17	(Symbol)	Medium tree	36\"/>	
18	(Symbol)	Large tree	48\"/>	
19	(Symbol)	Shrub	6\"/>	
20	(Symbol)	Flowering shrub	6\"/>	

PRELIMINARY LANDSCAPE PLAN

SCALE 1" = 20'-0"



- NOTES:**
1. ALL PLANTING SHALL BE INSTALLED BY THE CONTRACTOR AND SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT.
 2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) PRACTICE MANUAL.
 3. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) PRACTICE MANUAL.
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 10. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) PRACTICE MANUAL.
- CLIENT'S SPECIFIC REQUIREMENTS:**
1. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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MEDICAL CONDOMINIUMS
EL CAMINO REAL, OCEANSIDE, CA

ROSS Investments, Inc.
 6664 Surfcrest • Carlsbad • CA • 92006

ROSS INVESTMENTS
 ARCHITECT

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1 PLANNING COMMISSION
2 RESOLUTION NO. 2007-P60

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA APPROVING A
5 TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN ON
CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

6 APPLICATION NO: P-1-07, D-1-07
7 APPLICANT: El Camino Real Medical Condo, LLC
8 LOCATION: Within the 2100 Block of El Camino Real, on the East side of the
street

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

11 WHEREAS, there was filed with this Commission a verified petition on the forms
12 prescribed by the Commission requesting a Tentative Parcel Map and Development Plan under
13 the provisions of Articles 11 and 43 of the Zoning Ordinance of the City of Oceanside to permit
14 the following:

15 the development of one (1), two-story medical office building consisting of a maximum of
16 24 condominium units;
17 on certain real property described in the project description.

18 WHEREAS, the Planning Commission, after giving the required notice, did on the 19th
19 day of November, 2007 conduct a duly advertised public hearing as prescribed by law to consider
said application.

20 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
21 Guidelines thereto; this project is not subject to CEQA per Article 19 Section 15332, In-fill
22 Development Projects, and therefore, the project is exempt from CEQA;

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

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

28 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that
29 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	Depends on area (range is \$2,843-\$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$0.713 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 (\$.42 for Vista and Fallbrook)
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.

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;

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

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

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

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

11 FINDINGS:

12 For the Tentative Parcel Map:

- 13 1. The proposed subdivision creates parcels that are congruent with the Commercial
14 Professional (CP) zoning designation and the policies set forth in Sections 2.25 and 2.27
15 of the General Plan of the City.
- 16 2. The site is physically suitable to allow for the development of a medical building, totaling
17 32,514 square feet. The development site is 2.03 gross acres and 1.71 net acres. The
18 building will be 32, 514 square feet and will cover approximately 18 percent of the total
19 lot.
- 20 3. The project was reviewed under the provisions of California Environmental Quality Act
21 (CEQA) and has been found not to be subject to environmental review under Section
22 15332, In-Fill Development Projects.
- 23 4. The design of the parcels or proposed improvements will not conflict with easements,
24 acquired by the public at large for access through the use of property within this
25 subdivision. There is an existing San Diego Gas and Electric (SDG&E) utility easement
26 along the eastern boundary of the project site. This area will be utilized as a stormwater
27 detention and dispersion basin. The development will not impact access to the SDG&E
28 utility easement.
- 29 5. The subdivision complies with all other applicable ordinances, regulations and guidelines
of the City.

1 For the Development Plan:

- 2 1. The site plan and physical design of the project is consistent with the Zoning Ordinance.
3 The development is meeting all setback requirements and is exceeding applicable
4 landscape requirements.
- 5 2. The Development Plan conforms to the policies set forth in Sections 2.25 and 2.27 of the
6 General Plan of the City.
- 7 3. The project site can be adequately served by existing public facilities, services, and utilities.
- 8 4. The project, as proposed, is compatible with the existing and potential development on
9 adjoining properties or in the surrounding neighborhood. Medical offices are permitted
10 within the Professional Commercial District and will complement the existing
11 development in the area.
- 12 5. The site plan and parameters for the architecture and physical design of the project is
13 consistent with the policies contained within Section 1.2 of the Land Use Element of the
14 General Plan.

15 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
16 approve Tentative Parcel Map (P-1-07) and Development Plan (D-1-07) subject to the following
17 conditions:

18 **Building:**

- 19 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
20 Building Division plan check.
- 21 2. The granting of approval under this action shall in no way relieve the applicant/project
22 from compliance with all State and Local building codes.
- 23 3. Site development, parking, access into buildings and building interiors shall comply with
24 the State's Disabled Accessibility Regulations.
- 25 4. The building plans for this project are required by State law to be prepared by a licensed
26 architect or engineer and must be in compliance with this requirement prior to submittal
27 for building plan review.
- 28 5. All electrical, communication, CATV, etc. service lines within the exterior lines of the
29 property shall be underground (City Code Sec. 6.30).
- 30 6. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution
Ordinance). Where color rendition is important, high-pressure sodium, metal halide or
other such lights may be utilized and shall be shown on building and electrical plans.

- 1 7. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the
2 plans.
- 3 8. The developer shall monitor, supervise and control all building construction and supporting
4 activities so as to prevent these activities from causing a public nuisance, including, but not
5 limited to, strict adherence to the following:
- 6 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
7 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work
8 that is not inherently noise-producing. Examples of work not permitted on
9 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
10 producing nature. No work shall be permitted on Sundays and Federal Holidays
11 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
12 Christmas Day) except as allowed for emergency work under the provisions of the
13 Oceanside City Code Chapter 38 (Noise Ordinance).
- 14 b) The construction site shall be kept reasonably free of construction debris as
15 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
16 approved solid waste containers shall be considered compliance with this
17 requirement. Small amounts of construction debris may be stored on-site in a neat,
18 safe manner for short periods of time pending disposal.
- 19 9. Separate/unique addresses will/may be required to facilitate utility releases. Verification
20 that the addresses have been properly assigned by the City's Planning Division must
21 accompany the Building Permit application.
- 22 10. A complete Soils Report, Structural Calculations, & Energy Calculations/documentation
23 will be required at time of plans submittal to the Building Division for plan check.
- 24 11. A private sewer system design must be submitted to the Building Division. and approved
25 prior to the construction of the sewer system. If a gravity flow system is not used, an
26 engineered mechanical system must be submitted and approved by the Planning,
27 Engineering, Water, and Building Divisions.
- 28 12. Plans submitted after January 1, 2008 will be plan checked and constructed per the newly
29 adopted ICC codes.

Engineering:

13. With the exception of the specifically approved access points for the project, vehicular access rights to El Camino Real shall be relinquished to the City.

- 1 14. All right-of-way alignments, street dedications, exact geometrics and widths shall be
2 dedicated and improved as required by the City Engineer.
- 3 15. The developer/subdivider shall provide an Irrevocable Offer of Dedication (IOD), five (5)
4 feet in width, for public right-of-way along the property's frontage on El Camino Real.
5 The IOD shall provide a minimum 10-foot parkway between the face of curb and the
6 ultimate right-of-way line. Sidewalk improvements shall comply with ADA requirements.
- 7 16. The developer/subdivider shall dedicate a Public Utilities Easement, five (5) feet in width,
8 along the property's frontage on El Camino Real.
- 9 17. Design and construction of all improvements shall be in accordance with standard plans,
10 specifications of the City of Oceanside and subject to approval by the City Engineer.
- 11 18. Prior to the first of the issuance of a building permit or the approval of the final parcel
12 map or engineering plan, a phasing plan for the construction of public and private
13 improvements, including streets and landscaping, shall be approved by the City
14 Engineer. All improvements shall be under construction to the satisfaction of the City
15 Engineer prior to the issuance of any building permits. All improvements shall be
16 completed prior to issuance of any certificates of occupancy.
- 17 19. Legal access rights to existing parcels shall be protected and legal access to all proposed
18 parcels shall be provided prior to the approval of the final parcel map.
- 19 20. Prior to the first of the approval of the final parcel map or the issuance of a building
20 permit, all improvement requirements shall be covered by an appropriate subdivision or
21 development agreement and secured with sufficient improvement securities or bonds
22 guaranteeing performance and payment for labor and materials, setting of monuments, and
23 warranty against defective materials and workmanship.
- 24 21. The subdivision shall be recorded and developed as one. A construction-phasing plan for
25 the construction of on-site public and private improvements shall be reviewed and
26 approved by the City Engineer prior to the recordation of the final parcel map. Prior to the
27 issuance of any building permits all off-site improvements including landscaping,
28 landscaped medians, frontage improvements shall be under construction to the satisfaction
29 of the City Engineer. Prior to issuance of any certificates of occupancy the City Engineer
shall require the dedication and construction of necessary utilities, arterials and streets and
other improvements outside the area of any particular final map, if such is needed for

1 circulation, parking, access or for the welfare or safety of future occupants of the
2 development.

3 22. Where off-site improvements, including but not limited to slopes, public utility facilities,
4 and drainage facilities, are to be constructed, the applicant shall, at his own expense, obtain
5 all necessary easements or other interests in real property and shall dedicate the same to the
6 City of Oceanside as required. The applicant shall provide documentary proof satisfactory
7 to the City of Oceanside that such easements or other interest in real property have been
8 obtained prior to the first of the approval of the final parcel map or issuance of any building
9 or improvement permit for the development. Additionally, the City of Oceanside, may at
10 its sole discretion, require that the applicant obtain at his sole expense a title policy insuring
11 the necessary title for the easement or other interest in real property to have vested as
12 applicable.

13 23. Pursuant to the State Map Act, improvements shall be required at the time of development.
14 A covenant, reviewed and approved by the City Attorney, shall be recorded attesting to
15 these improvement conditions and a certificate setting forth the recordation shall be placed
16 on the final parcel map.

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

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

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

27 b) All grading and related site preparation and construction activities shall be
28 limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No
29 engineering related construction activities shall be conducted on Saturdays,
Sundays or legal holidays unless written permission is granted by the City Engineer
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

1 feet) from any existing residential development. Because construction noise may
2 still be intrusive in the evening or on holidays, the City of Oceanside Noise
3 Ordinance also prohibits “any disturbing excessive or offensive noise which
4 causes discomfort or annoyance to reasonable persons of normal sensitivity.”

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

7 26. Approval of this development project is conditioned upon payment of all applicable impact
8 fees and connection fees in the manner provided in Chapter 32B of the Oceanside City
9 Code. All drainage fees, traffic signal fees and contributions, highway thoroughfare fees,
10 park fees, reimbursements, and other applicable charges, fees and deposits shall be paid
11 prior to recordation of the map or the issuance of any building permits, in accordance with
12 City Ordinances and policies. The subdivider/developer shall also be required to join into,
13 contribute, or participate in any improvement, lighting, or other special district affecting or
14 affected by this project. Approval of the tentative parcel map shall constitute the
15 developer's approval of such payments, and his agreement to pay for any other similar
16 assessments or charges in effect when any increment is submitted for final map or building
17 permit approval, and to join, contribute, and/or participate in such districts.

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

23 28. The drive between the subject property and the adjacent property to the north shall remain
24 private and shall be guaranteed by reciprocal access easement agreement(s). Maintenance
25 shall be guaranteed by an appropriate private road maintenance agreement to the
26 satisfaction of the City Engineer and the City Attorney. All easements and agreements
27 shall be recorded prior to or concurrent with the recordation of the final parcel map, prior to
28 the approval of any engineering plan, or prior to the issuance of a building permit,
29 whichever occurs first. The pavement sections, traffic indices, alignments, and all
geometrics shall meet City standards.

29 29. 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

1 adjacent to the project boundary. The limits of the study shall be half-street plus 12 feet
2 along the project's frontage. The field investigation shall include a minimum of one
3 pavement boring per every 50 linear feet of street frontage. Should the existing AC
4 thickness be determined to be less than three inches or without underlying Class II base
5 material, the developer shall remove and reconstruct the pavement section as determined by
6 the pavement analysis submittal process detailed in Item No. 2 below.

7 30. Upon review of the pavement investigation, the City Engineer shall determine whether the
8 developer shall: 1) Repair all failed pavement sections, header cut and grind per the
9 direction of the City Engineer, and construct a two-inch thick rubberized AC overlay; or 2)
10 Perform R-value testing and submit a study that determines if the existing pavement meets
11 current City standards/traffic indices. Should the study conclude that the pavement does
12 not meet current requirements, rehabilitation/mitigation recommendations shall be provided
13 in a pavement analysis report, and the Developer shall reconstruct the pavement per these
14 recommendations, subject to approval by the City Engineer.

15 31. Pavement sections for all streets, alleys, driveways and parking areas shall be based upon
16 approved soil tests and traffic indices. The pavement design is to be prepared by the
17 developer's soil engineer and must be approved by the City Engineer, prior to paving.

18 32. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during
19 construction of the project, shall be repaired or replaced as directed by the City Engineer.

20 33. All existing overhead utility lines within the property and/or within any full width street or
21 right-of-way abutting a new subdivision/development, and all new extension services for
22 the development of the project, including but not limited to, electrical, cable and telephone,
23 shall be placed underground per Section 901.G. of the Subdivision Ordinance (R91-166)
24 and as required by the City Engineer and current City policy.

25 34. The developer shall comply with all the provisions of the City's cable television ordinances
26 including those relating to notification as required by the City Engineer.

27 35. The developer shall install 2-inch PVC conduit, together with 1/4-inch pull- rope and pull-
28 boxes at 400 feet intervals for future signal interconnect cable on all arterial-level or above,
29 streets.

30 36. Grading and drainage facilities shall be designed and installed to adequately accommodate
31 the local storm water runoff and shall be in accordance with the City's Engineers Manual
32 and as directed by the City Engineer.

- 1 37. The applicant shall obtain any necessary permits and clearances from all public agencies
2 having jurisdiction over the project due to its type, size, or location, including but not
3 limited to the U. S. Army Corps of Engineers, California Department of Fish & Game, U.
4 S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board
5 (including NPDES), San Diego County Health Department, prior to the issuance of grading
6 permits.
- 7 38. Prior to any grading of any part of the project, a comprehensive soils and geologic
8 investigation shall be conducted of the soils, slopes, and formations in the project. All
9 necessary measures shall be taken and implemented to assure slope stability, erosion
10 control, and soil integrity. No grading shall occur until a detailed grading plan, to be
11 prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by
12 the City Engineer.
- 13 39. This project shall provide year-round erosion control including measures for the site
14 required for the phasing of grading. Prior to the issuance of grading permit, an erosion
15 control plan, designed for all proposed stages of construction, shall be reviewed, secured by
16 the applicant with cash securities and approved by the City Engineer.
- 17 40. A precise grading and private improvement plan shall be prepared, reviewed, secured and
18 approved prior to the issuance of any building permits. The plan shall reflect all pavement,
19 flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, signage,
20 footprints of all structures, walls, drainage devices and utility services. Parking lot striping
21 and any on-site traffic calming devices shall be shown on all Precise Grading and Private
22 Improvement Plans.
- 23 41. Landscaping plans, including plans for the construction of walls, fences or other structures
24 at or near intersections, must conform to intersection sight distance requirements.
25 Landscape and irrigation plans shall be approved by the City Engineer prior to the issuance
26 of occupancy permits, and a pre-construction meeting held, prior to the start of any
27 improvements.
- 28 42. Landscaping plans, including plans for the construction of walls, fences or other structures
29 at or near intersections, must conform to intersection sight distance requirements.
Landscape and irrigation plans for disturbed areas must be submitted to the City Engineer
prior to the issuance of a preliminary grading permit and approved by the City Engineer
prior to the issuance of occupancy permits. Frontage and median landscaping shall be

1 installed prior to the issuance of any certificates of occupancy. Any project fences, sound
2 or privacy walls and monument entry walls/signs shall be shown on, bonded for and built
3 from the landscape plans. These features shall also be shown on the precise grading plans
4 for purposes of location only. Plantable, segmental walls shall be designed, reviewed and
5 constructed by the grading plans and landscaped/irrigated through project landscape plans.
6 All plans must be approved by the City Engineer and a pre-construction meeting held,
7 prior to the start of any improvements.

8 43. Open space areas and down-sloped areas visible from a collector-level or above roadway
9 and not readily maintained by the property owner, shall be maintained by a property
10 owners' association that will insure installation and maintenance of landscaping in
11 perpetuity. These areas shall be indicated on the final parcel map and reserved for an
12 association.

13 44. Future buyers shall be made aware of any estimated monthly costs. The disclosure,
14 together with the CC&R's, shall be submitted to the City Engineer for review prior to the
15 recordation of final map.

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

23 46. The proposed private drainage system between the subject property and the adjacent
24 property to the south shall be guaranteed by private drainage easement. Maintenance of
25 the private drainage system shall be guaranteed by an appropriate storm drain
26 maintenance agreement to the satisfaction of the City Engineer and the City Attorney.
27 All easements and agreements shall be recorded prior to or concurrent with the
28 recordation of the final parcel map, prior to the approval of any engineering plan, or
29 prior to the issuance of a building permit, whichever occurs first.

47. Storm drain facilities shall be designed and located such that the inside travel lanes on
streets with Collector or above design criteria shall be passable during conditions of a 100-
year frequency storm.

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

4 49. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high
5 barrier, approved by the City Engineer, shall be provided at the top of all slopes whose
6 height exceeds 20 feet or where the slope exceeds 4 feet and is adjacent to an arterial
7 street or state highway.

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

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

52. The developer/subdivider shall prepare and submit an Operations & Maintenance
(O&M) Plan to the City Engineer with the first submittal of engineering plans. The
O&M Plan shall be prepared by the applicant's Civil Engineer. It shall be directly based

1 on the project's Storm Water Mitigation Plan (SWMP) previously approved by the
2 project's approving authority (Planning Commission/City Council). At a minimum the
3 O&M Plan shall include the designated responsible parties to manage the storm water
4 BMP(s), employee's training program and duties, operating schedule, maintenance
5 frequency, routine service schedule, specific maintenance activities, copies of resource
6 agency permits, cost estimate for implementation of the O&M Plan and any other
7 necessary elements.

8 53. The developer/subdivider shall enter into a City-Standard Stormwater Facilities
9 Maintenance Agreement with the City obliging the project proponent to maintain, repair
10 and replace the Storm Water Best Management Practices (BMPs) identified in the
11 project's approved Storm Water Mitigation Plan (SWMP), as detailed in the O&M Plan
12 into perpetuity. The Agreement shall be approved by the City Attorney prior to issuance
13 of any precise grading permit and shall be recorded at the County Recorder's Office
14 prior to issuance of any building permit. Security in the form of cash (or certificate of
15 deposit payable to the City) or an irrevocable, City-Standard Letter of Credit shall be
16 required prior to issuance of a precise grading permit. The amount of the security shall
17 be equal to 10 years of maintenance costs, as identified by the O&M Plan. The
18 applicant's Civil Engineer shall prepare the O&M cost estimate.

19 54. At a minimum, maintenance agreements shall require the staff training, inspection and
20 maintenance of all BMPs on an annual basis. The project proponent shall complete and
21 maintain O&M forms to document all maintenance activities. Parties responsible for the
22 O&M plan shall retain records at the subject property for at least 5 years. These
23 documents shall be made available to the City for inspection upon request at any time.

24 55. The Agreement shall include a copy of executed on-site and off-site access easements
25 necessary for the operation and maintenance of BMPs that shall be binding on the land
26 throughout the life of the project to the benefit of the party responsible for the O&M of
27 BMPs, until such time that the storm water BMP requiring access is replaced,
28 satisfactory to the City Engineer. The agreement shall also include a copy of the O&M
29 Plan approved by the City Engineer.

56. The BMPs described in the project's approved Storm Water Mitigation Plan (SWMP)
shall not be altered in any way, shape or form without formal approval by either an

1 Administrative Substantial Conformance issued by the Planning Division or the
2 project's final approving authority (Planning Commission/City Council) at a public
3 hearing. The determination of whatever action is required for changes to a project's
4 approved SWMP shall be made by the Planning Division.

5 57. The approval of the tentative parcel map shall not mean that closure, vacation, or
6 abandonment of any public street, right-of-way, easement, or facility is granted or
7 guaranteed to the developer. The developer is responsible for applying for all closures,
8 vacations, and abandonments as necessary. The application(s) shall be reviewed and
9 approved or rejected by the City of Oceanside under separate process(es) per codes,
10 ordinances, and policies in effect at the time of the application. The City of Oceanside
11 retains its full legislative discretion to consider any application to vacate a public street
12 or right-of-way.

13 58. Sight distance requirements at all project driveways shall conform to the intersection corner
14 sight-distance criteria as shown in the City Engineering Manual, Standard Drawing T-1 or
15 as provided by the California Department of Transportation Highway Design Manual or by
16 San Diego County Design Standards as applicable. Clear space easement(s) shall be
provided at the appropriate locations to the satisfaction of the City Engineer.

17 59. A traffic control plan shall be prepared according to the City traffic control guidelines
18 and be submitted to and approved by the City Engineer prior to the start of work within
19 open City rights-of-way. Traffic control during construction of streets and driveways
20 that have been opened to public traffic shall be in accordance with construction signing,
21 marking and other protection as required by the Caltrans Traffic Manual and City Traffic
22 Control Guidelines.

23 60. Traffic control during construction adjacent to or within all public streets must meet
24 Caltrans standards and City Traffic Control Guidelines. Traffic control plans shall be in
25 effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.

26 61. A haul route shall be obtained at least 7 days prior to the start of hauling operations and
27 must be approved by the Public Works Director. Hauling operations shall be 8:00 a.m.
28 to 3:30 p.m. unless approved otherwise.

29 62. The applicant shall pay all applicable traffic signal and thoroughfare fees.

1 63. Both project driveways shall provide restricted access with right turns in and out only. A
2 “right turn only” sign shall be installed at each driveway exit prior to issuance of certificate
3 of occupancy and to the satisfaction of the City Engineer.

4 64. The project shall be required to pay their fair share of 0.8% (\$28,900 – Account #
5 561.2052.03781) toward the future widening of the El Camino Real Bridge at SR 78.

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

15 66. Landscape plans meeting the criteria of the City of Oceanside Guidelines and
16 Specifications for Landscape Developments 1985, addenda 1997, Xeriscape Principles;
17 Article V, Chapter 37, Water Conservation Ordinance No. 91-15, comply with Zoning
18 Ordinance and shall be reviewed and approved by the City Engineer prior to the issuance of
19 building permits. Landscaping shall not be installed until bonds have been posted, fees
20 paid, and plans signed for final approval. The following special landscaping requirements
21 shall be met:

22 a) Street trees shall be located 30’-0” on center per the current City of Oceanside
23 Street Tree Memorandum and Landscape Guidelines. Right-of-way trees and
24 understory landscape shall be irrigated and maintained by the owner of the
25 property in perpetuity to meet the satisfaction of the City Engineer.

26 b) All landscaping within the Stormwater detention basin shall consist of native
27 species that enhance the function of the adjoining SDG&E Transmission
28 Corridor.

29 d) All native and naturalized open space shall be protected in place and
supplemented if deemed necessary by the City Engineer.

d) Landscape plans shall match all plans affiliated with the project and shall comply
with SWMP, Biological, and Geological requirements.

1 **Fire:**

- 2 67. Fire Department Requirement shall be placed on the final plans in the notes section.
- 3 68. The size of fire hydrant outlets shall be 2 ½ inches by 2 ½ inches by 4 inches.
- 4 69. All proposed and existing fire hydrants within 400 feet of the project shall be shown on
5 the site plan.
- 6 70. Detailed plans of underground fire service mains shall be submitted to the Oceanside
7 Fire Department for approval prior to installation.
- 8 71. Blue hydrant identification markers shall be placed as per Oceanside's Engineers Design
9 and Processing Manual Standard Drawing No. M-13.
- 10 72. All streets less than 32 feet wide shall be posted "NO PARKING FIRE LANE" per City
11 Vehicle Code Section 22500.1 and in accordance with the Fire Department Standard
12 Guidelines for Emergency Access.
- 13 73. A "Knox" key storage box shall be provided for all new construction. For buildings,
14 other than high-rise, a minimum of 3 complete sets of keys shall be provided. Keys
15 shall be provided for all exterior entry doors, fire protection equipment control rooms,
16 mechanical and electrical rooms, elevator controls and equipment spaces, etc. For high-
17 rise buildings, 6 complete sets are required.
- 18 74. The Fire Department connection shall not be affixed to the building. The Fire
19 Department connection must be located at least 40 feet away form the building, within
20 40 feet of a fire hydrant and on the address side of the building, unless otherwise
21 determined by the Fire Department. The hydrant shall be located on the same side of the
22 street as the Fire Department connection.

22 **Planning:**

- 23 75. Tentative Parcel Map and Development Plan shall expire on November 19, 2009, unless
24 implemented as per the Zoning Ordinance or unless the Planning Commission grants a
25 time extension.
- 26 76. This Tentative Parcel Map (P-1-07) and Development Plan (D-1-07) approves only the
27 development of one, two-story medical office building consisting of a maximum of 24
28 condominium units as shown on the plans and exhibits presented to the Planning
29 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 or a new Development Plan.

- 1 77. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
2 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
3 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
4 annul an approval of the City, concerning Tentative Parcel Map (P-1-07) and
5 Development Plan (D-1-07). The City will promptly notify the applicant of any such
6 claim, action or proceeding against the city and will cooperate fully in the defense. If
7 the City fails to promptly notify the applicant of any such claim action or proceeding or
8 fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible
9 to defend, indemnify or hold harmless the City.
- 10 78. A letter of clearance from the affected school district in which the property is located
11 shall be provided as required by City policy at the time building permits are issued.
- 12 79. A covenant or other recordable document approved by the City Attorney shall be prepared
13 by the subdivider and recorded prior to the approval of the final map. The covenant shall
14 provide that the property is subject to this resolution, and shall generally list the conditions
15 of approval.
- 16 80. Prior to the issuance of building permits, compliance with the applicable provisions of the
17 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be
18 reviewed and approved by the Planning Division. These requirements, including the
19 obligation to remove or cover with matching paint all graffiti within 24 hours, shall be
20 noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the
21 subject property.
- 22 81. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
23 written copy of the applications, staff report and resolutions for the project to the new
24 owner and or operator. This notification's provision shall run with the life of the project
25 and shall be recorded as a covenant on the property.
- 26 82. Failure to meet any conditions of approval for this development shall constitute a violation
27 of the Parcel Map and Development Plan.
- 28 83. Unless expressly waived, all current zoning standards and City ordinances and policies in
29 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.

1 84. An association shall be formed and Covenants, Conditions and Restrictions (C.C. & R's)
2 shall provide for the maintenance of all common open space, medians and commonly
3 owned fences and walls and adjacent parkways. The maintenance shall include normal
4 care and irrigation of landscaping, repair and replacement of plant material and irrigation
5 systems as necessary; and general cleanup of the landscaped and open area and walkways.
6 The C.C. & R's shall be subject to the review and approval of the City Attorney prior to
7 the approval of the final map. The C.C. & R's are required to be recorded prior to or
8 concurrently with the final map. Any amendments to the C.C. & R's in which the
9 association relinquishes responsibility for the maintenance of any common open space
10 shall not be permitted without the specific approval of the City of Oceanside. Such a
11 clause shall be a part of the C.C. & R's. The C.C. & R's shall also contain provisions for
12 the following:

- 13 a) Provisions for the maintenance of all common open space and open space
14 easements on private lots, including provisions establishing mechanisms to ensure
15 adequate and continued monetary funding for such maintenance by the property
16 association.
- 17 b) Provisions that restrict any private use of open space easement areas. Restrictions
18 shall include, but are not limited to, removing retaining walls, installing structures
19 such as trellises, decks, retaining walls and other hardscape and any individual
20 landscape improvements.
- 21 c) Provisions prohibiting the property owners association from relinquishing its
22 obligation to maintain the common open space and open space easement areas
23 without prior consent of the City of Oceanside.

24 85. All site lighting shall adhere to the adopted City of Oceanside Light Pollution Ordinance.

25 86. Elevation materials, colors, roofing materials and floor plans shall be substantially the
26 same as those approved by the Planning Commission. These shall be shown on the plans
27 submitted to the Building Division and Planning Division.

28 87. All mechanical rooftop and ground equipment shall be screened from public view as
29 required by the Zoning Ordinance. Prior to issuance of any building permits, the
applicant/permittee shall show evidence on a building plan set that all mechanical
rooftop equipment is screened from public views.

1 88. Outdoor eating areas shall not be removed or converted. All outdoor eating area
2 furnishings shall be kept in good condition and shall be operable at all times.

3 **Water Utilities:**

4 89. The developer will be responsible for developing all water and sewer utilities necessary to
5 develop the property. Any relocation of water and/or sewer utilities is the responsibility of
6 the developer and shall be done by an approved licensed contractor at the developer's
7 expense.

8 90. The property owner will maintain private water and wastewater utilities located on private
9 property.

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

12 92. All Water and Wastewater construction shall conform to the most recent edition of the
13 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by
14 the Water Utilities Director.

15 93. All the proposed natural and/or structural Best Management Practices (BMPs) must be
16 designed based on the pollutant types and pollutant loads generated from the facility.

17 94. Prior to approval of Final Engineered Design Plans, all public water and/or sewer facilities
18 not located within the public right-of-way shall be provided with easements sized
19 according to the Water, Sewer, and Reclaimed Water Design and Construction Manual.
20 Easements shall be constructed for all weather access.

21 95. No trees, structures, or building overhangs shall be located within any water or wastewater
22 utility easement.

23 96. Prior to approval of Final Engineered Design Plans, all lots with a finish pad elevation
24 located below the elevation of the next upstream manhole cover of the public sewer shall
25 be protected from backflow of sewage by installing and maintaining an approved type
26 backwater valve, per the Uniform Plumbing Code (U.P.C.).

27 97. Prior to approval of Final Engineered Design Plans, the developer shall construct a public
28 reclamation water system that will serve each lot and or parcels that are located in the
29 proposed project in accordance with the City of Oceanside Ordinance No. 91-15. The
proposed reclamation water system shall be located in the public right-of-way or in a
public utility easement.

1 98. Prior to approval of Final Engineered Design Plans, a separate irrigation meter and
2 approved backflow prevention device is required and shall be displayed on the plans.

3 99. Prior to approval of Final Engineered Design Plans, an Inspection Manhole, described by
4 the Water, Sewer, and Reclaimed Water Design and Construction Manual, shall be
5 installed in each building sewer lateral and the location shall be called out on the approved
6 Improvement Plans.

7 100. Prior to building permit issuance Water and Wastewater Buy-in fees and the San Diego
8 County Water Authority Fees are to be paid to the City and collected by the Water
9 Utilities Department at the time of Building Permit issuance.

10 PASSED AND ADOPTED Resolution No. 2007-P60 on November 19, 2007 by the
11 following vote, to wit:

12 AYES:

13 NAYS:

14 ABSENT:

15 ABSTAIN:

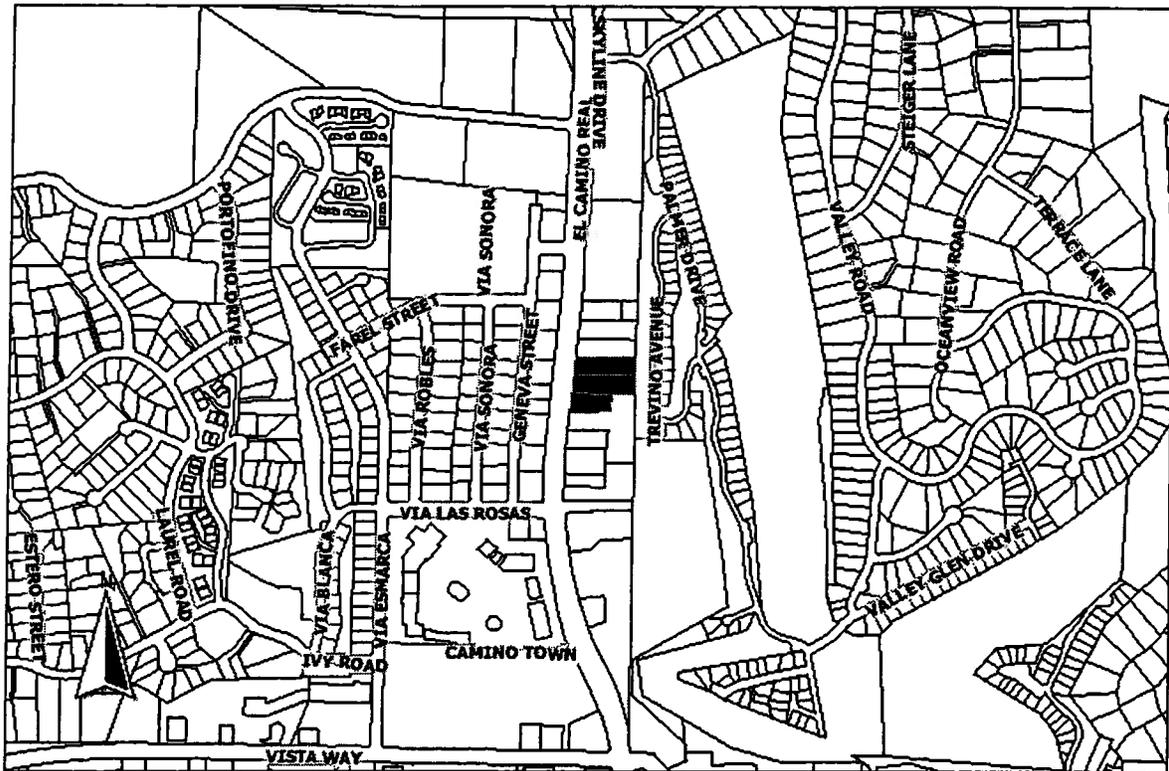
16 _____
17 Dennis Martinek, Chairman
18 Oceanside Planning Commission

19 ATTEST:

20 _____
21 Jerry Hittleman, Secretary

22
23 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
24 this is a true and correct copy of Resolution No. 2007-P60.

25
26 Dated: _____ November 19, 2007



File Number: P-1-07, D-1-07

Applicant: El Camino Real Medical Condos, LLS

Description:

TENTATIVE PARCEL MAP (P-1-07) and DEVELOPMENT PLAN (D-1-07) for the construction of a two-story medical office building on 2.03 acres. The building will total 32,514 square feet and will consist of 24 condominium units. The project site is zoned CP (Professional Commercial) and is situated within the Mira Costa Neighborhood. – **EL CAMINO REAL MEDICAL CONDOMINIUMS**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

City of Oceanside, Planning Division
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				RECEIVED JAN 8 9 2007 Planning Department	
PART I - APPLICANT INFORMATION				ACCEPTED	BY
1. APPLICANT				GPA	
ELCAMINO REAL MEDICAL CONDO				MASTER/SP.PLAN	
3. ADDRESS				ZONE CH.	
6635 SURFCREST, CARLSBAD				TENT. MAP	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)				PAR. MAP	P-1-07
RAJ. PATEL				DEV. PL.	D-1-07
6. ADDRESS				C.U.P.	
7. PHONE/FAX				VARIANCE	
				COASTAL	
PART II - PROPERTY DESCRIPTION				O.H.P.A.C.	
8. LOCATION				9. SIZE	
ELCAMINO REAL, OSIDE				2.03 ACRES	
10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER		
COMMERCIAL PROFESSIONAL	CP	COMMERCIAL	165-012-05-06-07		
PART III - PROJECT DESCRIPTION					
14. GENERAL PROJECT DESCRIPTION					
SITE DEVELOPMENT FOR 2 STORY MEDICAL OFFICE CONDOMINIUM PROJECT OF 2 ACRE SITE					
15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY	
NO CHANGE	NO CHANGE	NO CHANGE	N/A	N/A	
20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE		
32,514 SF.	141	26%	18%		
PART IV - ATTACHMENTS REV - 4/23/07, 6/12/07					
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		<input type="checkbox"/> 31. CONSTRUCTION SCHEDULE		
<input checked="" type="checkbox"/> 28. ENVIRONMENTAL ASSESSMENT	<input checked="" type="checkbox"/> 29. PLOT PLANS		<input type="checkbox"/> 32. OTHER		
PART V - SIGNATURES 8/13/07, 9/20/07					
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)	
RAJESH P PATEL				RAJESH P PATEL	
Sign: Rajesh P Patel				38. DATE	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.			Sign: Rajesh P Patel		
35. APPLICANT (Print):		36. DATE		39. OWNER (Print):	
RAJESH P PATEL					
Sign: Rajesh P Patel				40. DATE	

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JAN - 2007

Planning Department

2

ROBERT F. TUTTLE
ARCHITECTURE * PLANNING * DESIGN
Architect

June 7, 2007

City of Oceanside
Planning Department
300 N. Coast Highway
Oceanside, CA 92054
(760) 435-3520
(760) 754-2958 FAX

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RE: Project Description and Justification
El Camino Real Medical Condo

The property consists of 2.03 acres of open land fronting El Camino Real. The site is gently sloping from the north west corner to the south east corner approximately 17 feet of total fall, the north side being the high side. Adjoining the property to the north is an existing two-story medical office building. On the south of the property, there is a single-story government building. A utility easement for high tension electrical power lines runs across the property at the rear. This land has been set aside for environmental purposes, though both of the adjoining neighbors use the easement for vehicular parking.

The property is currently composed of three parcels, which will be merged into one parcel as part of the development process, and a parcel map prepared as a vehicle to combine the parcels.

The project will be two stories of medical office condominiums. The first floor consists of 16,257 square feet and the second floor, 16,257 square feet, for a total building area of 32,514 square feet of gross area. The building includes a common corridor, an elevator, stairs at each end, and common restroom facilities. There is an outdoor patio area for employees to enjoy at break time and lunch.

The building is sub-divided into zones, twelve (12) zones per floor, for a total of 24 zones. Each zone will have a complete mechanical and electrical system. The zones will be offered for sale as medical office condominiums. As construction on the building progresses, the condominiums will be sold to interested medical groups. It is anticipated that one or two large groups will purchase significant portions of the building. Of course at this stage it is impossible to predict precisely who will buy and how much, so if that does not occur, then the smaller options will be available, with 24 being the maximum number of condominium units.

The building structure will be concrete or masonry exterior walls with steel columns on the interior located at the corridor line. The low side of the building will be above grade

92677
* 5 Redrock Lane * Laguna Niguel, California * TEL (949) 249-5532
* Fax (949) 249-5538 *
* Email rftarch@earthlink.net *

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approximately 4 to 5 feet and this foundation will match the building finish, which is proposed to be stucco or painted concrete.

The floor will be framed with wood trussed on steel beams, with 2" of light-weight concrete on the floor for sound attenuation. The roof will be constructed with wood trusses sloped to interior drains with a slope of 1/2" per foot minimum. A membrane roof will be installed on the plywood roof sheathing.

It is anticipated that the condominium units will be sold both before and during construction. The construction of the building will require approximately 10 months from start to finish.

The parking lot contains 141 total parking stalls. The back portion of the property is left as open space and is proposed to be landscaped with natural grasses which require no maintenance, once they have been established.

Development Summary:

1. The physical design of the medical office building is consistent with the City of Oceanside zoning ordinance, complying with the required setbacks, parking requirements, and height restrictions. The building use is consistent with other uses on adjoining properties, both in type of use and size of structure. The market for such a use is strong in this area, and the owner anticipates that the project will be a financial success and provide a need in the community.
2. The Development plan as proposed conforms to the overall general plan for the City of Oceanside. The project complies with the regions zoning uses, and is compatible in every way to the other uses along the street.
3. All utilities required for the building project are readily available along El Camino Real including electrical power, telephone, gas, and sewer. There is adequate capacity in the utilities to handle the modest needs of the building project.
4. The two story building with a Spanish style and earth colors will blend nicely with the neighboring buildings. The light earth colors are warm and inviting, the emotional response will be of warmth and relaxation. The landscape has been designed to compliment and enhance the building's architectural features. The project will bring a refreshing new and inviting face to the neighborhood.
5. The building has been placed as close to the street as possible, thus providing a maximum setback from the hillside in the rear. This layout and design thereby conforms to the General Plan and the Development Guidelines for Hillside.

Prepared by,

Robert F. Tuttle, Architect

LEGAL DESCRIPTION

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

PARCELS 4 AND 5 OF PARCEL MAP NO. 4123, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 3, 1975 AS INSTRUMENT NO. 75-272318 OF OFFICIAL RECORDS.

APN: 165-012-05-00(Affects Parcel 4) and 165-012-06-00(Affects Parcel 5)

LEGAL DESCRIPTION

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

PARCEL 1 OF PARCEL MAP NO. 11999, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 16, 1982 AS INSTRUMENT NO. 82-70747 OF OFFICIAL RECORDS.

APN: 165-012-07



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: 11/20/2007
Removal: 05/20/2008
(180 days)

1. **APPLICANT:** El Camino Real Medical Condos, LLC
2. **ADDRESS:** 6635 Surf Crest Street, Carlsbad CA 92011
3. **PHONE NUMBER:** (760) 310-0358
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Sally Schifman
6. **PROJECT TITLE:** El Camino Medical Condos (P-1-07, D-1-07)
7. **DESCRIPTION:** A Tentative Parcel Map and Development Plan to construct a 35,514 square foot, two-story medical office building consisting of 24 condominium units located on the east side of the 2100 block of El Camino Real in Oceanside, CA 92054.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- The project is categorically exempt, Class 32, In-Fill Development Projects (Section 15332); or,
- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section , <name> (Sections 15260-15277); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

Date: November 20, 2007

Sally Schifman, Planner II

cc: Project file Counter file Library
Posting: County Clerk \$50.00 Admin. Fee