



**DATE:** December 3, 2007 (Continued from December 3, 2007 PC meeting)

**TO:** Chairman and Members of the Planning Commission

**FROM:** Development Services Department/Planning Division

**SUBJECT:** **CONSIDERATION OF A TENTATIVE PARCEL MAP (P-2-07), CONDITIONAL USE PERMIT (C-2-07) AND REGULAR COASTAL PERMIT (RC-1-07) TO SUBDIVIDE A 0.14-ACRE PARCEL INTO TWO LOTS AND CONSTRUCT TWO NEW SINGLE-FAMILY RESIDENCES LOCATED AT 1722 SOUTH PACIFIC STREET — 1722 S. PACIFIC ST. — APPLICANT: GIDEON MANN & BOB SACHS**

**RECOMMENDATION**

Staff recommends that the Planning Commission approves Tentative Parcel Map (P-2-07), Conditional Use Permit (C-2-07) and Regular Coastal Permit (RC-1-07) and deferment of the underground utilities and adopt Planning Commission Resolution No. 2007-P61 as attached.

**PROJECT DESCRIPTION AND BACKGROUND**

**Background:** The subject site consists of a 2,084-square foot ranch style residence that was constructed in 1951. The existing residence will be demolished as a part of the Regular Coastal Permit. The grade is relatively flat with a one-foot grade differential between the highest and lowest points.

Surrounding the subject site is an eclectic array of single-family homes and multi-family residential units interspersed throughout the neighborhood, as well as the Pacific Ocean to the West.

The project site is zoned RH-U (Residential High Density) and the land use designation is UH-D Urban High Density (29-43 units per acre). The project consists of 0.14 acres and is located at 1722 South Pacific Street. The subject site is situated within the South Oceanside Neighborhood.

**Project Description:** The project application consists of a Tentative Parcel Map, Conditional Use Permit, Regular Coastal Permit and Deferment of Underground Utilities entitlement requests. Each request is described in detail below:

**Tentative Parcel Map and Development Plan:** A Tentative Parcel Map (P-2-07) is required in order to subdivide the existing 6,000-square foot site into two parcels, each consisting of two 3,000-square foot lots and construct two single-family dwelling units pursuant to the Oceanside Zoning Ordinance. The applicant's project includes two similar floor plans designed in a mixture of modern and Mediterranean designs. The specific floor plan information for the proposed units is summarized below:

<b>Unit</b>	<b>Stories</b>	<b>Floor Area (Sq. Ft.)</b>	<b>No. of Bedrooms</b>	<b>Garage</b>	<b>Total Outdoor Space</b>
1	2	2,415 s.f.	4	840 s.f.	1,091 s.f.
2	2	2,429 s.f.	4	840 s.f.	1,091 s.f.

**Conditional Use Permit:** A Conditional Use Permit (C-2-07) approval is required pursuant to Article 10 (HH) Section of the Zoning Ordinance to permit the Single-Family detached units on a minimum of 2,500-square foot lots within the Urban High Density Residential Districts when determined to be compatible with existing and future land uses and subject to the following development standards.

**Regular Coastal Permit:** A Regular Coastal Permit (RC-1-07) is required because the project is situated within the Coastal Zone. The Regular Coastal Permit will permit development of two new single-family row homes, both consisting of no more than 2,500 square feet of living space and the demolition of an existing residential unit.

The existing single-family dwelling was constructed in 1951 and is in excess of 45 years of age. A historical report was prepared to determine the structure's level of historic significance. The report concluded that the structure holds no historical significance therefore no impacts will result or mitigation is required as part of the proposed Tentative Map and Regular Coastal Permit.

The two row homes will be two stories with a basement and shall consists of four (4) bedrooms and four (4) baths as well as an approximate 840-square foot two-car garage with storage. The average unit size will consist of 2,490 square feet with 1,091 square feet of deck areas interspersed through out the units. Each unit will be constructed with private rooftop terraces accessed via a stairway penthouse, balconies on the second floor, landscaped yard areas and patios at the ground level area.

The proposed building materials and colors palettes include colored stucco wall treatments, exterior wood cladding, metal and tile roofing materials, stone veneer wall coverings, and glass deck railings. The structures will provide skylights and an ample amount of windows to provide natural light and create a well-balanced design to the exterior of the structures. Each unit will be similar in a few materials, but will consist of design features and colors that will differentiate the two homes as separate single family developments.

Both units are integrated into the slope of the existing terrain and will elaborate the existing topography into the building designs. The living space will not exceed the maximum height requirement of 27 feet in height for habitable space measured from the existing grade. The height of the entire structure with the allowable penthouse stairway will not exceed 35 feet. The penthouse stair way will enable access to the rooftop deck and will exceed the habitable space requirement of 27 feet, but shall meet height the provisions of roof top terraces and penthouse elevator shafts at a height of no more than 37 feet as per the Oceanside Zoning Ordinance Section 3018. The stairway penthouse shall be integrated into the home design and limited to a height of 35 feet and will be less than ten percent (10%) of the floor area.

Deferral of the requirement to underground overhead utilities: The applicant is requesting an underground utilities conversion deferral on the basis of Section 3023 of the Zoning Ordinance, which requires that all existing new electrical, telephone, CATV and similar distribution lines providing direct service to a development site shall be installed underground within the site and along the site's frontage in the public right-of-way, if frontage improvements are required to develop the site. The underground utilities provisions of the Subdivision Ordinance shall apply to all projects requiring development plan approval. The Subdivision Ordinance requires that one or more of 7 findings must be made to grant the deferral. The findings are as follows:

1. Existing facilities are within an existing alley.
2. The subdivision contains less than 10 residential units.
3. A residential subdivision has less than 250 feet of existing frontage.
4. Facilities exist along rear property line(s) within an agricultural or residential estate zoned property.
5. Conversion as defined above creates a net increase of three or more poles over existing number of poles.
6. Seventy percent (70%) or more of the facilities required to be underground exist on opposite side of existing abutting street from the subdivision.
7. Subdivision is within the Redevelopment Project area and;
  - (a) Subdivision is less than one-quarter block in length (fronting street or alley) or;
  - (b) Subdivider provides verification by all utility companies impacted that the subdivision's obligations can be proven to be exorbitant in cost in relation to a larger conversion project within the same area and of similar conditions.

Staff believes that (1) and (2) of the above findings would apply to this project and thus warrant granting the deferral.

This project is subject to the following Ordinances, Codes and Regulations:

1. The General Plan of the City of Oceanside
2. The Zoning Ordinance
3. The California Environmental Quality Act
4. The Subdivision Ordinance
5. Local Coastal Program

## **ANALYSIS**

### **KEY PLANNING ISSUES**

#### **General Plan conformance**

The General Plan Land Use Map designation on the subject property is UHD (Urban High-Density Residential). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

##### **A. Land Use Element**

###### **Goal 1.22: Landscaping**

**Objective:** The enhancement of community and neighborhood identity through landscaping requirements that frame and soften the built environment consistent with water and energy conservation.

**Policy:** **C.** Drought tolerant materials, including native California plant species, shall be encouraged as a landscape type.

The project will offer a landscaping theme that will utilize a combination of low massing shrub and tress that will enhance the property as well as the neighborhood. The proposed landscaping as specified on the landscape plans will consist of drought tolerant plant palettes incorporated into the Mediterranean theme. The drought tolerant plant palette incorporated in the development will consist of Cajeput Trees, New Zealand Christmas Trees, Dwarf Olive, New Zealand Flax and Bougainvillea. The proposed plant species and types will provide Japanese garden design and atmosphere to the property and will esthetically enhance the homes. The landscaping will compliment the new single-family row homes and will provide enhancement to neighborhood.

###### **Goal 1.23: Architecture**

**Objective:** The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

**Policy:** **A.** Architectural form, treatments, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.

The proposed single-family detached row homes are designed with a combination of modern designs and a Mediterranean theme. The rear elevation consisting of decorative wall coverings and custom garage doors will enhance the visual appearance of the alley. The physical appearance of the units via Pacific Street will compliment the neighborhood and shall compliment the eclectic residential designs along Pacific Street. The two proposed row homes will be larger in square footage than the typical types of row home developments throughout the city and this is due to the properties larger lot size. The applicant has evaluated the surrounding neighborhood and incorporated several designs and material types into the proposed units, in order to compliment and establish the similar character of the surrounding properties. These design and material types consist of decorative wall coverings, glass railing, stone veneer along the front elevations, oversized divided metal windows, custom style doors, colored stucco wall treatments, and incorporation of flat to arced roof elements.

### Zoning Compliance

This project is located in the Urban High-Density Residential (RH-U) zone district and complies with the requirements of that zone. The following table summarizes proposed and applicable development standards for the project site:

	MINIMUM REQUIRED/ MAXIMUM PERMISSIBLE	PROPOSED
LOT SIZE	2,500 sq. ft.	3,000 sq. ft.
LOT WIDTH	25 feet	30 feet
SETBACKS		
Front	10 feet	10 feet
Side	3 feet	3 feet (min)
Rear	5 feet	5 feet (min)
PARKING	2-car garage 20' x 19'	2-car garage* 19.1' x 18.1'
BUILDING HEIGHT	27 feet (max)	27 feet (Living Space) 35 feet Non-Habitable

The building height with the proposed penthouse shaft will be limited to a height of 35 feet and the maximum building height will not exceed 27 feet as per the applicable requirements of the OZO.

**Land Use Compatibility with surrounding developments**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	UHD (Urban High-Density Residential)	RH-U (Urban High-Density Residential)	Multi-Family Residential
North of Subject Property	UHD (Urban High-Density Residential)	RH-U (Urban High-Density Residential)	Multi-Family Residential
East of Subject Property:	RH-U (Urban High-Density Residential)	RH-U (Urban High-Density Residential)	Multi-Family Residential
South of Subject Property:	UHD (Urban High-Density Residential)	RH-U (Urban High-Density Residential)	Multi-Family Residential
West of Subject Property:	SFD-R (Single Family Dwelling Residential)	RS (Single Family Residential)	Single Family Residential

The proposed land use as High Density residential has been determined by staff to be consistent with the General Plan and Zoning Ordinance designations as urban high-density residential. Staff further concludes that the design of the subdivision and the type of improvements proposed will not result in any serious public safety or health issues due to the proximity of the site and the types of uses immediately adjacent to the site.

**Local Coastal Program compliance**

The proposed project is within a non-appealable portion of the Coastal Zone, and will comply with the zoning code and Coastal Zone requirements. The following policies of the LCP will be implemented as part of this projects approval:

Section VI: Visual Resources and Special Communities Policy 8. of the LCP The City shall ensure that all new development is compatible in height, scale, color, and form with the surrounding neighborhood.

The proposed row home design complies with the maximum height limit of 27', with the exception of a portion above the second story that has a maximum height of 35'-0", and is provided in order to support the stair and elevator equipment for the residence. The adjacent parcels that exist under different zoning designations such as multi-family projects have been developed in similar scale to the proposed row homes. The property exists at a higher elevation than Pacific Street and any new development shall not restrict views that are not already obstructed by the adjacent properties. The developments in the area are permitted to develop similar type developments as the proposed new row homes and the design and height of the structure shall not pose a significant visual impact to the neighborhood, sue to the elevation difference that exist.

**ENVIRONMENTAL DETERMINATION**

The proposed development is exempt for environmental review as a Class 15, Categorical Exemption per Section 15315 of the California Environmental Quality Act (CEQA) and is not subject to any further CEQA review procedures.

**PUBLIC NOTIFICATION**

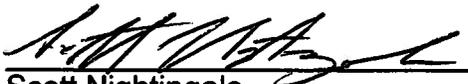
Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals/organizations requesting notification, applicant and their representative, and interested parties. As of December 3, 2007, no communication supporting or opposing the request has been received.

**SUMMARY**

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

- Move to approve Tentative Parcel Map (P-2-07), Conditional Use Permit (C-2-07) and Regular Costal Permit (RC-1-07) and deferment of underground utilities and adopt Planning Commission Resolution No. 2007-P61 as attached.

PREPARED BY:

  
 Scott Nightingale  
 Planner II

SUBMITTED BY:

  
 Jerry Hittleman  
 City Planner

JH/SN/fil

Attachments:

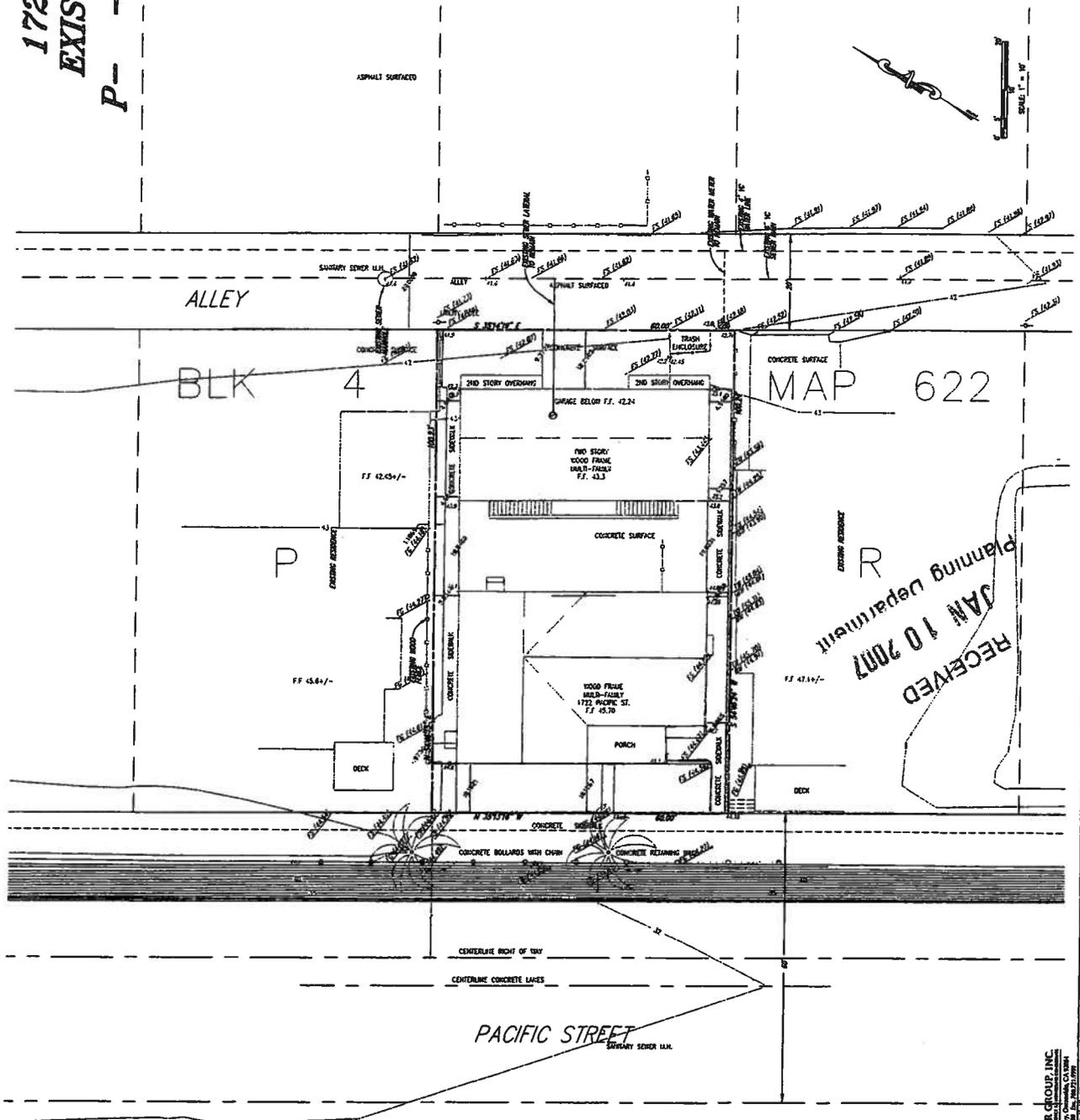
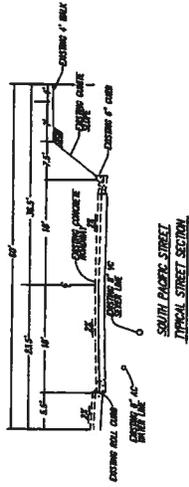
1. Floor Plans/Elevations/Site Plan
2. Planning Commission Resolution No. 2007-P61
3. Historical Report



# 1722 S. PACIFIC STREET EXISTING CONDITIONS MAP P-- -06, D- -06, RC- -06

## LEGEND:

- CENTERLINE BOUNDARY
- EXISTING CURB
- EXISTING WALK
- EXISTING WALK AFTER
- EXISTING PARKING SPACE
- EXISTING DRIVE
- EXISTING STREET LANE



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SHEET 3 OF 3  
TENTATIVE PARCEL MAP  
1722 S. PACIFIC STREET  
OCEANSIDE, CALIFORNIA  
L.A.P. N. 153-093-31-09

TAYLOR GROUP, INC.  
1717 The Wood Way, Oceanside, CA 92054  
TEL: 760-771-1111 FAX: 760-771-1199  
www.taylorgroup.com









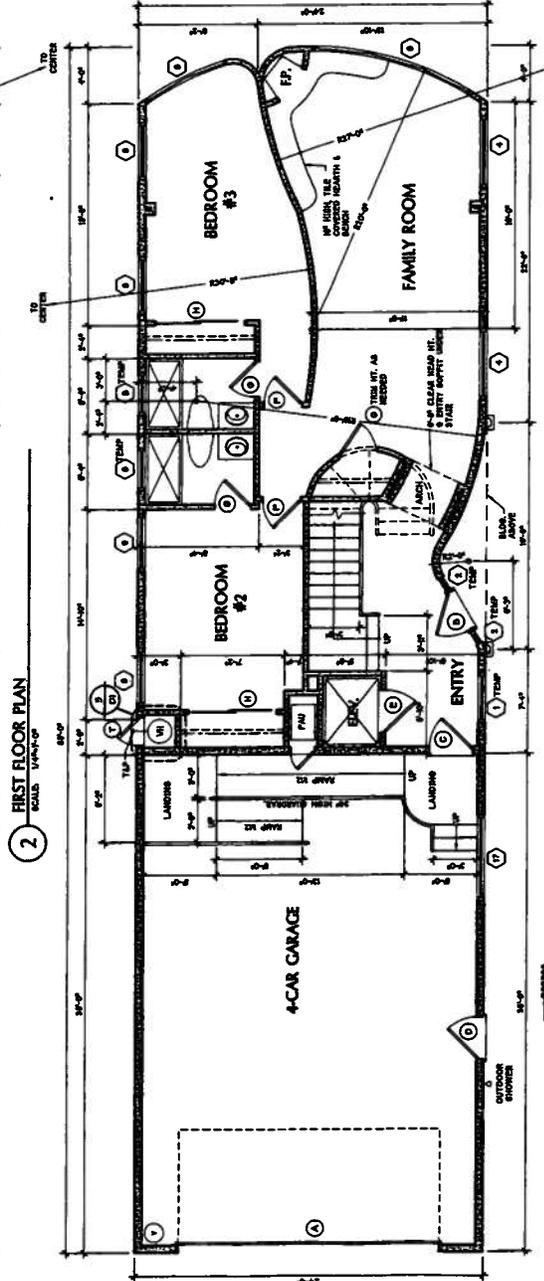
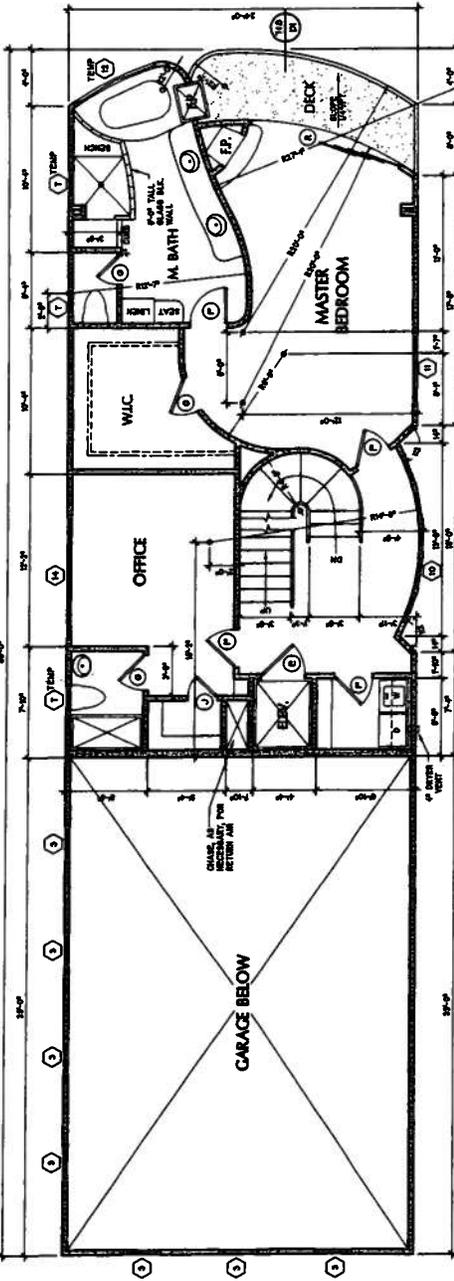
- FLOOR PLAN NOTES:**
- A MISCELLANEOUS**
1. A VARIATION OF EXISTING ROOM FOR EMERGENCY ESCAPE AND RESCUE ROUTE SHALL BE MAINTAINED THROUGHOUT THE ENTIRE PROJECT.
  2. ALL ROOMS SHALL BE CLEAR OF OBSTRUCTIONS.
  3. PROVIDE ALL HOSE REELS AND SPRINKLER SYSTEMS WITH BACKFLOW PREVENTION DEVICES.
- B KITCHEN, BATH & LAUNDRY**
1. PROVIDE MECHANICAL VENTILATION CAPABLE OF EXHAUSTING FINE AIR CHANGES PER HOUR BY BATHROOMS AND WATER CLOSET COMPARTMENTS OF RECESSED OPERABLE WINDOWS ARE NOT ALLOWED.
  2. PROVIDE MECHANICAL VENTILATION AS WELL AS AT LEAST A FRESH AIR INTAKE SYSTEM WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. RELOCATE EXISTING AIR INTAKE SYSTEMS TO THE OUTSIDE.
  3. PROVIDE MECHANICAL VENTILATION FOR WATER CLOSET AND 1/4" MINIMUM CLEARANCE FROM WATER CLOSET.
  4. IN SHOWERS AND TUB-SHOWERS, COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR HAVE THERMOSTATIC MIXING VALVES.
  5. NEW WATER CLOSETS SHALL USE NO MORE THAN 15 GALLONS PER FLUSH AND SHALL MEET STANDARD REQUIREMENTS FOR WATER SAVING TOILETS.
  6. PROVIDE MECHANICAL VENTILATION FOR THE LAUNDRY ROOM.
  7. REFER TO THE OUTSIDE. MAXIMUM LENGTH OF 1/2" IS 40' ELONGA. USE SECTION 09410.
- C GARAGE / STAIR FIRE PROTECTION**
1. ALL WALLS COMMON TO GARAGE AND GARAGE SHALL BE FIRE PROTECTED. USE 5/8" TYPE Gypsum on garage side of common walls. USE FLOOR TO ROOF PROTECTION FOR ALL WALL JOINTS. PER IBC APPROVAL PER 703 PER 7.6.
  2. THE WALLS AND CEILING OF THE GARAGE SHALL BE PROTECTED WITH 1/2" TYPE Gypsum on the interior side of the wall. THE CEILING SHALL BE PROTECTED WITH 1/2" TYPE Gypsum on the interior side of the ceiling. THE CEILING SHALL BE PROTECTED WITH 1/2" TYPE Gypsum on the interior side of the ceiling.
  3. ALL ELEMENTS SUPPORTING FLOOR ABOVE GARAGE MUST HAVE 4" TYPE V SYSTEM ON THE GARAGE SIDE.
  4. WALLS SHALL BE PROTECTED AS PER SECTION 05110. USE SECTION 05110. USE SECTION 05110.
  5. THE WALLS AND CEILING OF THE GARAGE SHALL BE PROTECTED WITH 1/2" TYPE Gypsum on the interior side of the wall. THE CEILING SHALL BE PROTECTED WITH 1/2" TYPE Gypsum on the interior side of the ceiling.
- D WATER HEATER & FAU**
1. WATER HEATER SHALL BE INSTALLED IN THE ATTIC. PROVIDE A PERMANENT ELECTRICAL OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH FROM FURNACE COMPARTMENT LINE APPLICABLE PER TITLE 24.
  2. WATER HEATER SHALL BE APPROXIMATELY 6" FROM THE WALLS AND 6" FROM THE CEILING.
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  10. WATER HEATER SHALL BE APPROXIMATELY 6" FROM THE WALLS AND 6" FROM THE CEILING.

**FIRE STOPS**

1. PROVIDE FIRE STOPS AT THE FOLLOWING LOCATIONS PER SECTION 710:
2. THROUGH WALLS AND FLOOR JOINTS AND AT THE POINTS WHERE VERTICAL PENETRATIONS CROSS THROUGH WALLS AND FLOOR JOINTS.
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**ELEVATOR**

1. ELEVATOR SHAFTS SHALL BE IN A ONE-HOUR SHUFT. SECTION 710.
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**STAIRS CALCULATIONS:**

1. 4" MINIMUM CLEARANCE ABOVE STAIRS.
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**BASEMENT CLASSIFICATION:**



- G FIREPLACE**
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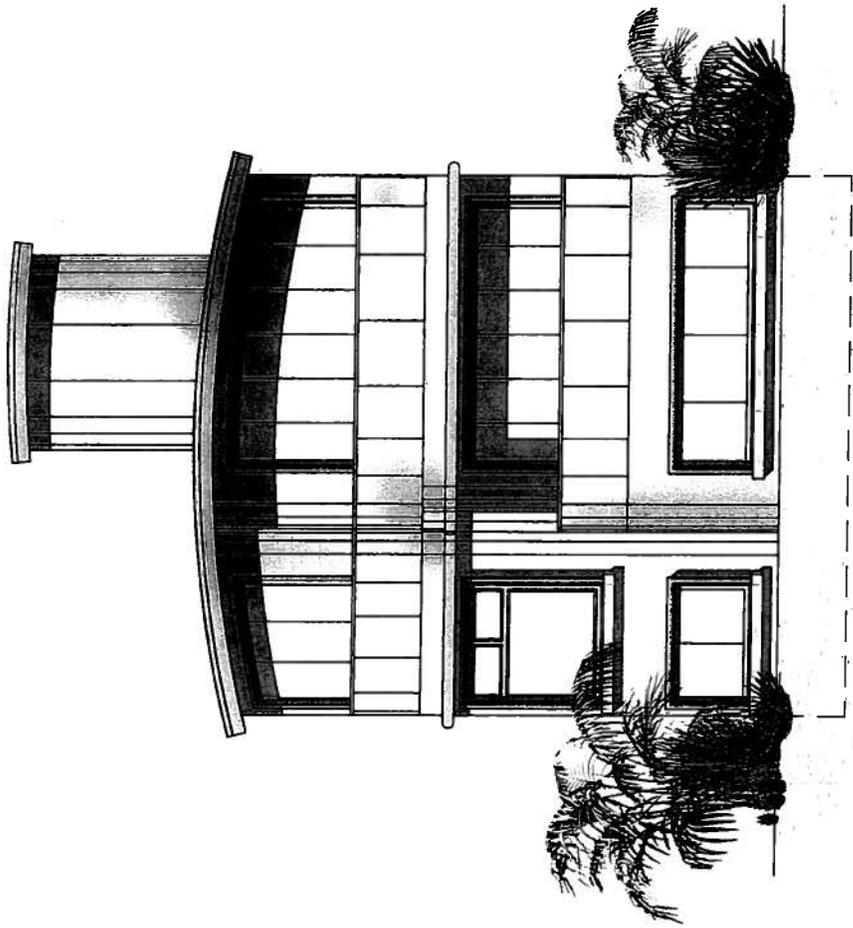










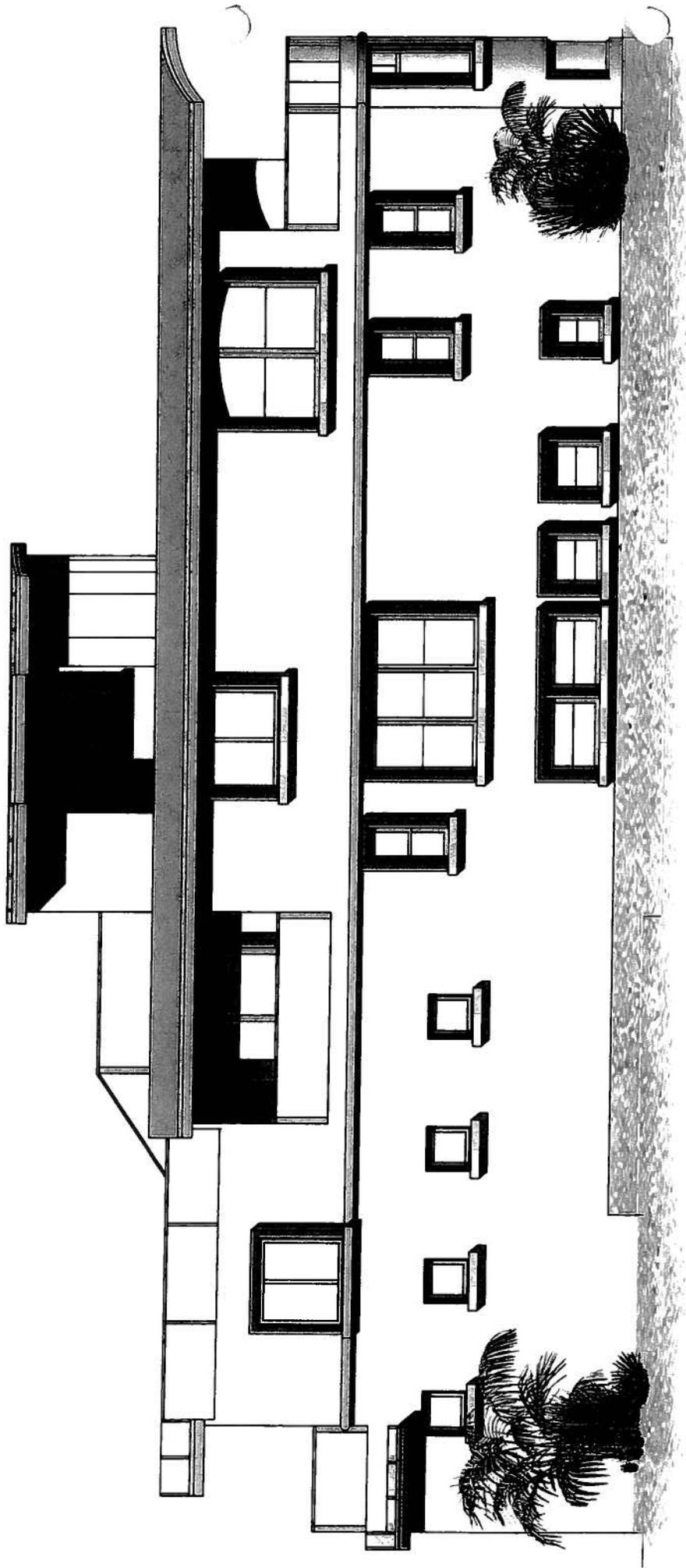


2 WEST ELEVATION

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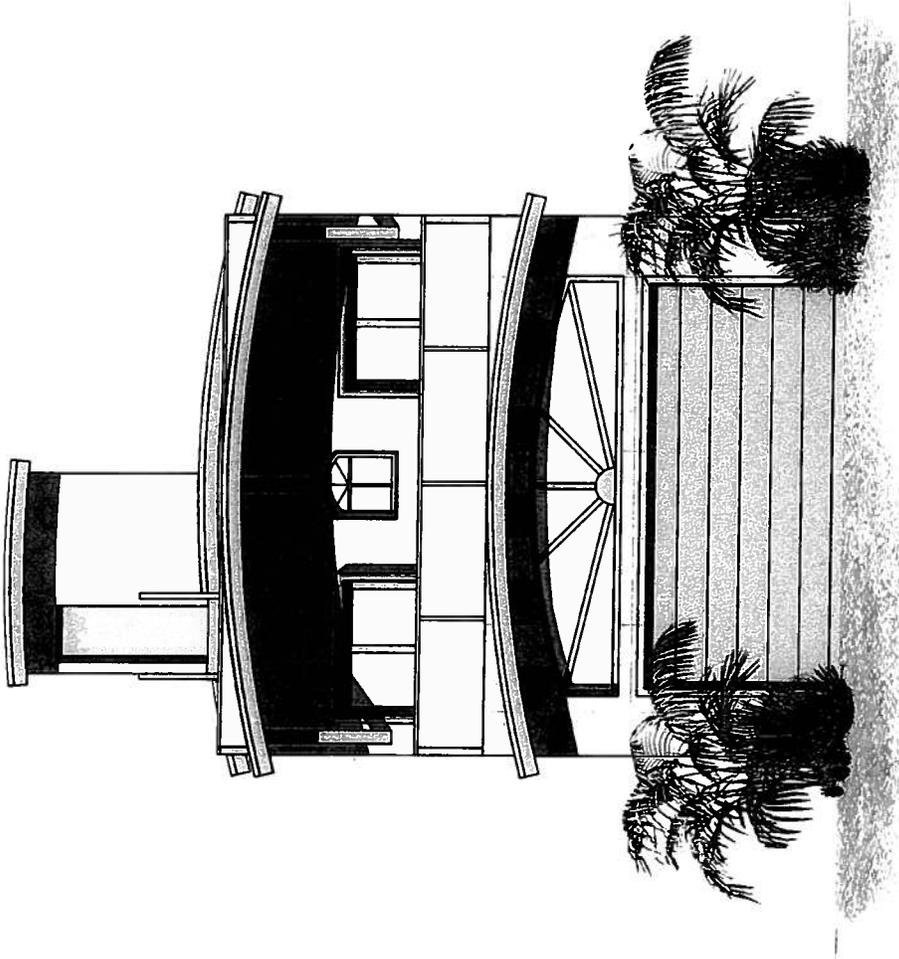
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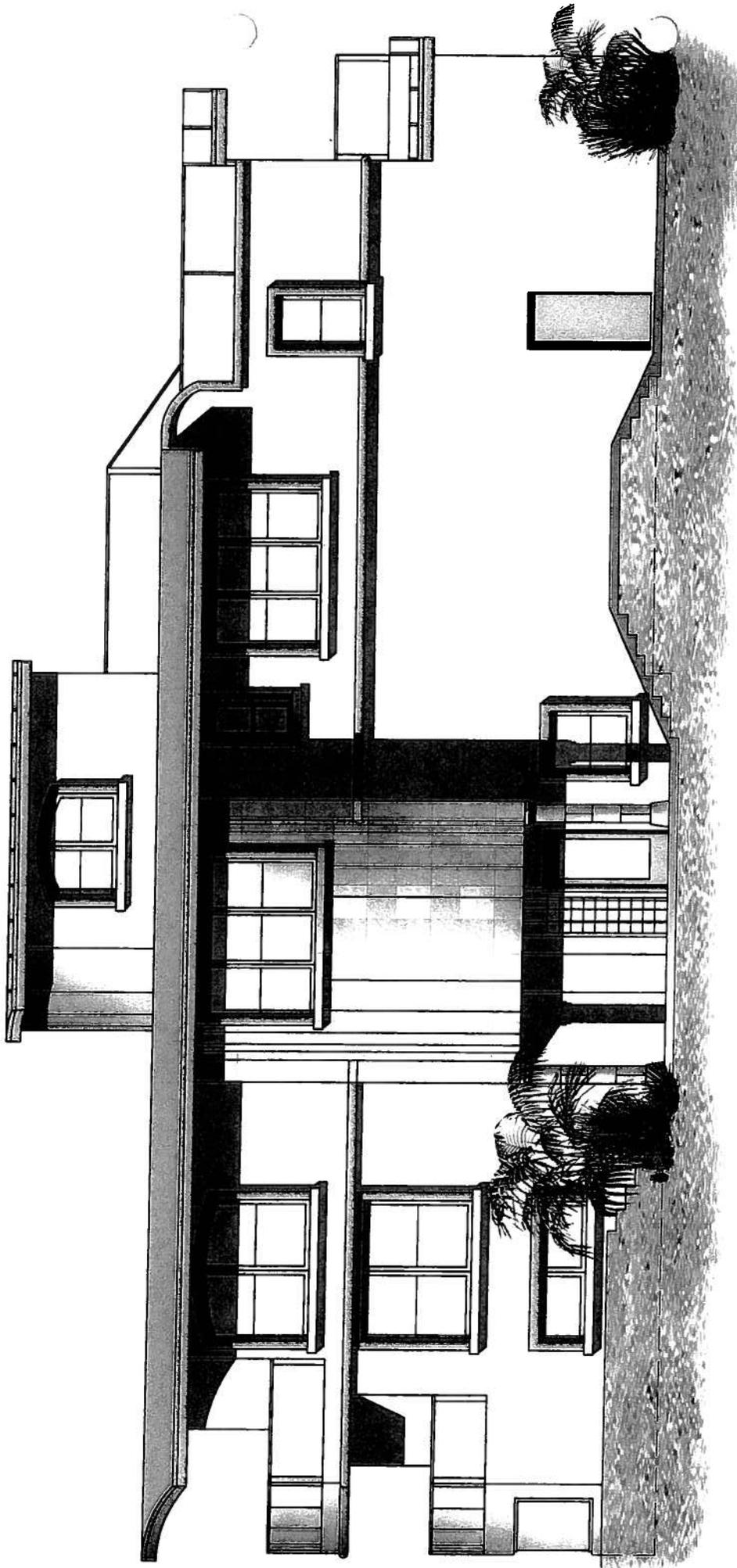


1 NORTH ELEVATION

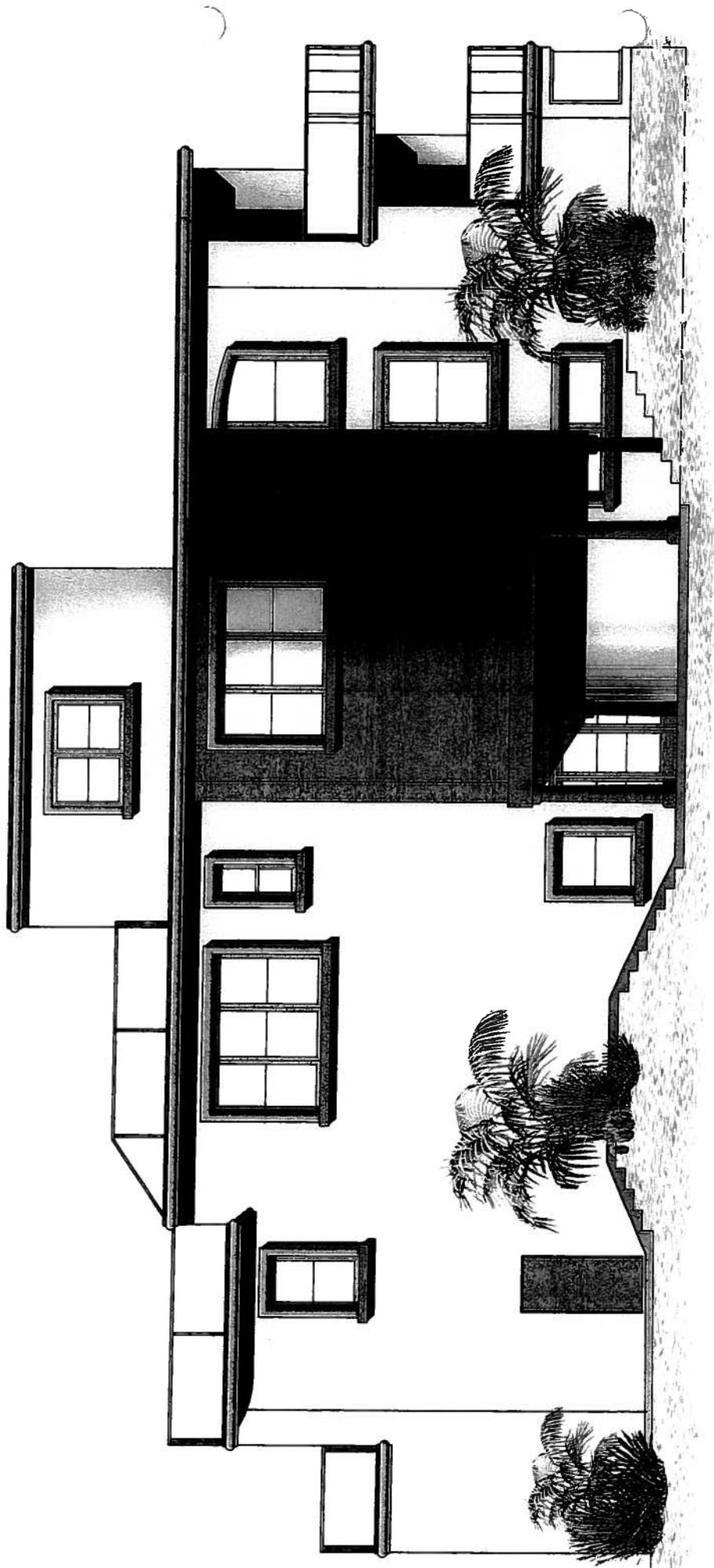
SCALE: 3/16"=1'-0"



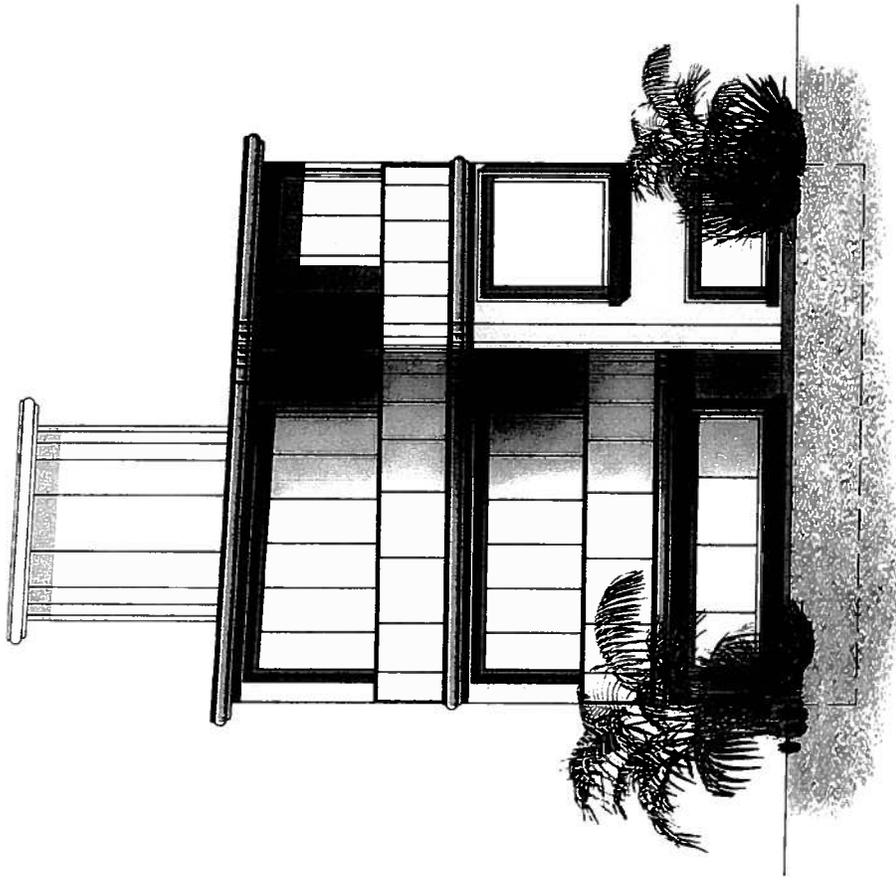
4 EAST ELEVATION  
SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 3/16"=1'-0"



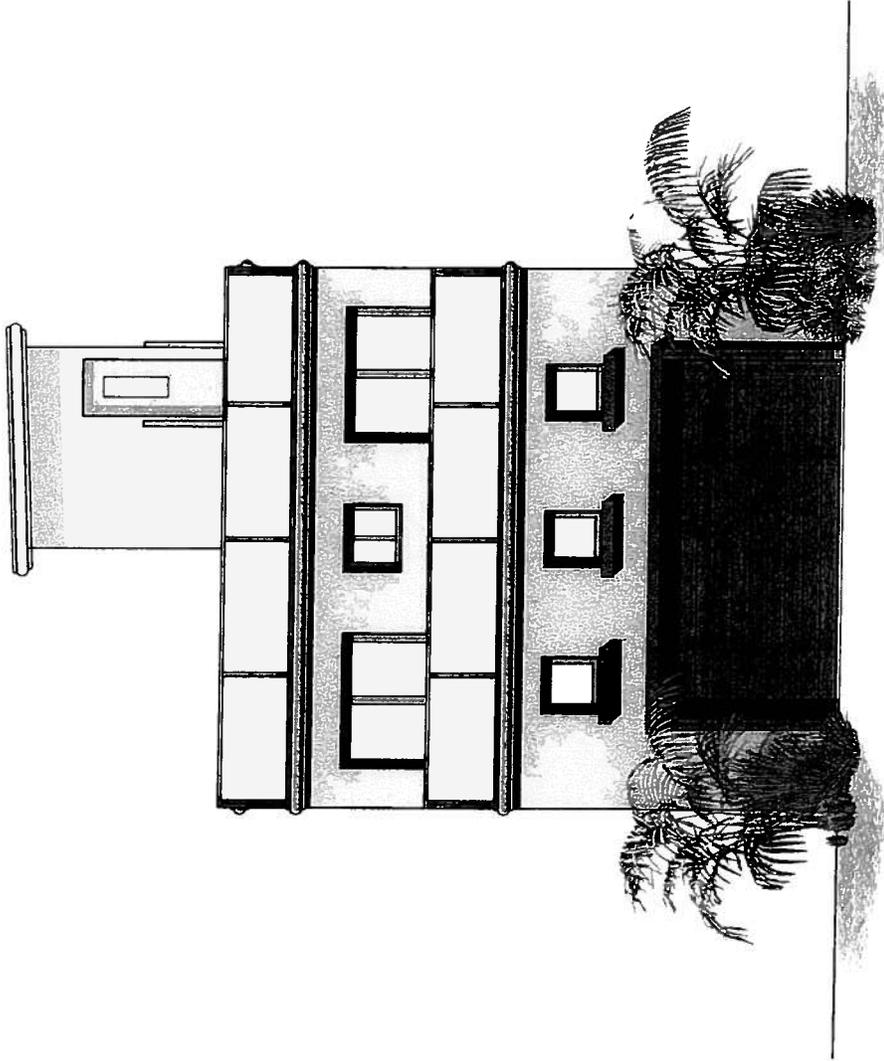
1 NORTH ELEVATION  
SCALE: 3/16"=1'-0"



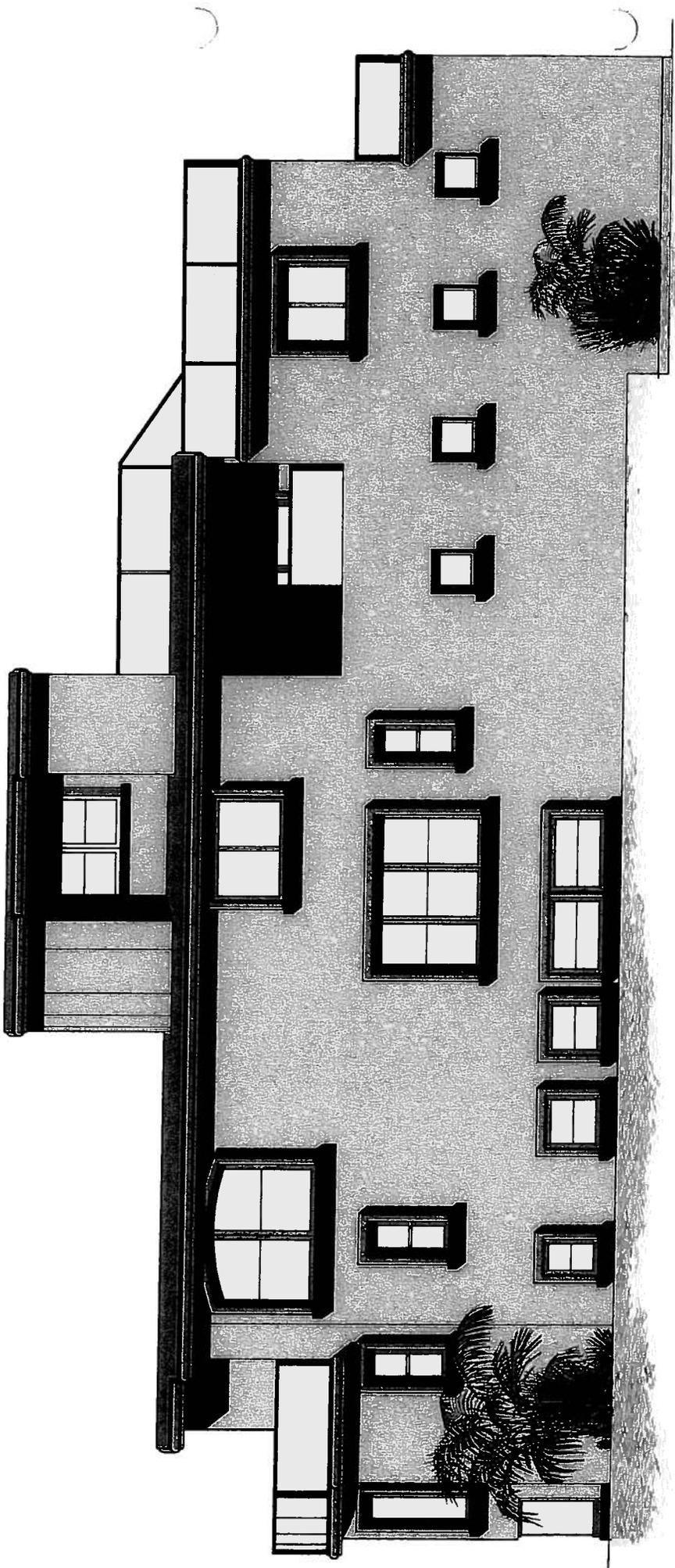
WEST ELEVATION

SCALE: 3/16"=1'-0"

2



4 EAST ELEVATION  
SCALE: 3/16"=1'-0"



1  
2 PLANNING COMMISSION  
3 RESOLUTION NO. 2007-P61

4 A RESOLUTION OF THE PLANNING COMMISSION OF THE  
5 CITY OF OCEANSIDE, CALIFORNIA APPROVING A  
6 TENTATIVE PARCEL MAP, CONDITIONAL USE PERMIT,  
7 AND REGULAR COASTAL PERMIT ON CERTAIN REAL  
8 PROPERTY IN THE CITY OF OCEANSIDE

9 APPLICATION NO: P-2-07, C-2-07 and RC-1-07  
10 APPLICANT: Gideon Mann & Bob Sachs  
11 LOCATION: 1722 S. Pacific St.

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

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

18 two-lot single-family subdivision;  
19 on certain real property described in the project description.

20 WHEREAS, the Planning Commission, after giving the required notice, did on 3<sup>rd</sup> day of  
21 December, 2007, conduct a duly advertised public hearing as prescribed by law to consider said  
22 application.

23 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State  
24 Guidelines thereto; this project has been found to be categorically exempt per Article 15 from  
25 environmental review;

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 the  
29 project is subject to certain fees, dedications, reservations and other exactions as provided below:

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<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
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	\$2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	\$2.63 per square foot residential
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
Thoroughfare Fee	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip
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. Residential is typically \$3,746 per unit.
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. Residential is typically \$4,587 per unit.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically \$4,154 per unit.
Inclusionary housing in lieu fees—Residential only.	Chapter 14-C of the City Code.	\$1,000 per development project + \$100 per unit plus \$10,275 per unit.

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

1 WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated  
2 and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code  
3 and the City expressly reserves the right to amend the fees and fee calculations consistent with  
4 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 must  
10 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 with the requirements of the  
18 RH-U zoning designation. The subdivision map is consistent with the General Plan of  
19 the City.
- 20 2. The proposed building pads on the site will conform to the topography of the site,  
21 therefore, making it suitable for residential development. The .14-acre site is physically  
22 suitable to allow for the development of two residential lots.
- 23 3. The subdivision complies with all other applicable ordinances, regulations and guidelines  
24 of the City.
- 25 4. The design of the subdivision or proposed improvements will not conflict with easements  
26 or alleys, acquired by the public at large, for access through the use of property within the  
27 subdivision.
- 28 5. That the design of the subdivision or the proposed improvements will not cause  
29 substantial environment damage with the proposed mitigation or substantially and  
avoidably injure fish or wildlife or their habitat.

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

9 For the Conditional Use Permit to allow for the 2,500-square foot lot Development:

- 10 1. The proposed 3,000-square foot lot development located within the Urban High Density
- 11 Residential Zone meets the development requirements of the RH-U zone and the Zoning
- 12 Ordinance. The proposed project is in accord with the objectives of the Zoning
- 13 Ordinance and purposes of the district in which it is located.
- 14 2. The location and conditions under which the subject application must comply insure that
- 15 the project will not cause detriment to the public health safety or welfare of persons
- 16 residing or working in or adjacent to the project area.
- 17 3. The project has been adequately conditioned or designed to comply with applicable
- 18 requirements of the Zoning Ordinance.

19 For the Regular Coastal Permit:

- 20 1. The proposed project is consistent with the policies of the Local Coastal Program as
- 21 implemented through the City Zoning Ordinance. In addition, the project will not
- 22 substantially alter or impact existing public views of the coastal zone area.
- 23 2. The proposed project will not obstruct any existing or planned public beach access;
- 24 therefore, the project is in conformance with the policies of Chapter 3 of the Coastal Act.

25 For the Deferral of the requirement to Underground Facilities:

- 26 1. The subdivision contains two lots which is less than 10 residential units stipulated as a
- 27 finding for deferring the underground conversion.

28 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby

29 approve Tentative Parcel Map (P-2-07), Conditional Use Permit (C-2-07) and Regular Coastal

Permit (RC-4--07) subject to the following conditions:

1 **Building:**

- 2 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for  
3 Building Division plan check.
- 4 2. The granting of approval under this action shall in no way relieve the applicant/project from  
5 compliance with all State and local building codes.
- 6 3. The building plans for this project are required by State law to be prepared by a licensed  
7 architect or engineer and must be in compliance with this requirement prior to submittal  
8 for building plan review. The building plans for this project are required by State law to  
9 be prepared by a licensed architect or engineer and must be in compliance with this  
10 requirement prior to submittal for building plan review.
- 11 4. A complete soils report, structural calculations and energy calculations/documentation will  
12 be required at time of plans submittal to the Building Division for plan check. Building  
13 levels below grade (on all sides) shall be provided with a mechanical drainage system that  
14 provides drainage to an approved location/receptor.
- 15 5. Verification that the addresses have been properly assigned by the City's Planning Division  
16 must accompany the Building Permit application.
- 17 6. All electrical, communication, CATV, etc. service lines, within the exterior lines of the  
18 property shall be underground (City Code Sec. 6.30).
- 19 7. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the  
20 plans.
- 21 8. A Building (Demo) Permit will be required for the demolition of any existing structures.  
22 Plans for the Demolition Permit must clearly show that all utilities (electric, gas, water,  
23 & sewer) are properly terminated/capped in accordance with the requirements of the  
24 utility service provider. All/any underground septic or water storage tanks must be  
25 removed or filled in accordance with the Uniform Plumbing Code and/or the City's  
26 Grading Ordinance.
- 27 9. Separate/unique addresses will be required to facilitate utility releases.
- 28 10. The developer shall monitor, supervise and control all building construction and supportive  
29 activities so as to prevent these activities from causing a public nuisance, including, but not  
limited to, strict adherence to the following:

- 1 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00  
2 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for  
3 work that is not inherently noise-producing. Examples of work not permitted on  
4 Saturday are concrete and grout pours, roof nailing and activities of similar noise-  
5 producing nature. No work shall be permitted on Sundays and Federal Holidays  
6 (New Year's Day, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving Day,  
7 Christmas Day) except as allowed for emergency work under the provisions of the  
8 Oceanside City Code Chapter 38 (Noise Ordinance).
- 9 b) The construction site shall be kept reasonably free of construction debris as  
10 specified in Section 13.17 of the Oceanside City Code. Storage of debris in  
11 approved solid waste containers shall be considered compliance with this  
12 requirement. Small amounts of construction debris may be stored on-site in a neat,  
13 safe manner for short periods of time pending disposal.

14 **Engineering:**

- 15 11. Project involves demolition of an existing structure or surface improvements, the  
16 grading plans shall be approved by the City Engineer and prior to the issuance of a  
17 demolition permit. No demolition shall be permitted without an approved erosion  
18 control plan.
- 19 12. Vehicular access rights to Pacific Street shall be relinquished to the City from all  
20 abutting lots.
- 21 13. Design and construction of all improvements shall be in accordance with standard plans,  
22 specifications of the City of Oceanside and subject to approval by the City Engineer.
- 23 14. Prior to issuance of a building permit all improvement requirements shall be covered by  
24 a development agreement and secured with sufficient improvement securities or bonds  
25 guaranteeing performance and payment for labor and materials, setting of monuments,  
26 and warranty against defective materials and workmanship.
- 27 15. The approval of the tentative parcel map shall not mean that closure, vacation, or  
28 abandonment of any public street, right-of-way, easement, or facility is granted or  
29 guaranteed to the developer. The developer is responsible for applying for all closures,  
vacations, and abandonments as necessary. The application(s) shall be reviewed and

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

3 16. Prior to approval of the parcel map, all improvement requirements shall be covered by a  
4 subdivision agreement and secured with sufficient improvement securities or bonds  
5 guaranteeing performance and payment for labor and materials, setting of monuments, and  
6 warranty against defective materials and workmanship.

7 17. Pursuant to the State Map Act, improvements shall be required at the time of development.  
8 A covenant, reviewed and approved by the City Attorney, shall be recorded attesting to  
9 these improvement conditions and a certificate setting forth the recordation shall be placed  
10 on the map.

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

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

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

21 b) All grading and related site preparation and construction activities shall be  
22 limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No  
23 engineering related construction activities shall be conducted on Saturdays,  
24 Sundays or legal holidays unless written permission is granted by the City Engineer  
25 with specific limitations to the working hours and types of permitted operations.

26 All on-site construction staging areas shall be as far as possible (minimum 100  
27 feet) from any existing residential development. Because construction noise may  
28 still be intrusive in the evening or on holidays, the City of Oceanside Noise  
29 Ordinance also prohibits "any disturbing excessive or offensive noise which  
causes discomfort or annoyance to reasonable persons of normal sensitivity."

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

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

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

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

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

27 23. Streetlights shall be maintained and installed on all public streets per City Standards.  
28 The system shall provide uniform lighting, and be secured prior to occupancy. The  
29 developer shall pay all applicable fees, energy charges, and/or assessments associated

1 with City-owned (LS-2 rate schedule) streetlights and shall also agree to the formulation  
2 of, or the annexation to, any appropriate street lighting district.

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

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

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

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

25 28. Full width alley improvements including the installation of a longitudinal concrete alley  
26 gutter shall be constructed in accordance with the standard plans and specifications of the  
27 City of Oceanside and as approved by the City Engineer.

28 29. The undergrounding of the existing overhead utilities may be deferred. The developer  
29 shall pay an in-lieu fee, based upon the length of utilities to be placed underground, and  
at the rate in effect at building permit issuance or as established by the City Engineer per

1 Section 901.G. of the Subdivision Ordinance (R91-166) and as required by the City  
2 Engineer and current City policy.

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

5 31. Grading and drainage facilities shall be designed and installed to adequately accommodate  
6 the local stormwater runoff and shall be in accordance with the City's Engineers Manual  
7 and as directed by the City Engineer.

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

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

20 34. This project shall provide year-round erosion control including measures for the site  
21 required for the phasing of grading. Prior to the issuance of grading permit, an erosion  
22 control plan, designed for all proposed stages of construction, shall be reviewed, secured  
23 by the applicant with cash securities and approved by the City Engineer.

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

28 36. 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 shall be approved by the City Engineer prior to the issuance

1 of occupancy permits, and a pre-construction meeting held, prior to the start of any  
2 improvements.

3 37. The drainage design on the tentative parcel map is conceptual only. The final design shall  
4 be based upon a hydrologic/hydraulic study to be approved by the City Engineer during  
5 final engineering. All drainage picked up in an underground system shall remain  
6 underground until it is discharged into an approved channel, or as otherwise approved by  
7 the City Engineer. All public storm drains shall be shown on City of Oceanside standard  
8 plan and profile sheets. All storm drain easements shall be dedicated where required. The  
9 applicant shall be responsible for obtaining any off-site easements for storm drainage  
10 facilities.

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

14 39. Upon acceptance of any fee waiver or reduction by the developer, the entire project will  
15 be subject to prevailing wage requirements as specified by Labor Code section  
16 1720(b)(4). The developer shall agree to execute a form acknowledging the prevailing  
17 wage requirements prior to the granting of any fee reductions or waivers.

18 **Fire:**

19 40. All proposed and existing fire hydrants within 400-feet of the project shall be depicted  
20 on the site plan.

21 41. In accordance with the Uniform Fire Code Section 901.4.4., approved addresses for  
22 residential occupancies shall be placed on the structure in such a position as to be plainly  
23 visible and legible from the street or roadway fronting the property. Numbers shall  
24 contrast with their background.

25 42. Single-family dwellings require 4-inch address numbers.

26 43. Plans shall be submitted to the Fire Prevention Bureau for plan check review and  
27 approval prior to the issuance of building permits. A site plan indicating the fire access  
28 and hydrant locations must also be submitted on CD Rom.

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

1 45. Smoke detectors must be indicated on the plans.

2 **Planning:**

3 46. This Tentative Parcel Map, Development Plan, Conditional Use Permit and Regular  
4 Coastal Permit shall expire on December 17, 2009, unless a time extension is granted by  
5 the Planning Commission.

6 47. This Tentative Parcel Map, Development Plan, Conditional Use Permit and Regular  
7 Coastal Permit approves only a two-lot single-family subdivision as shown on the plans  
8 and exhibits presented to the Planning Commission for review and approval. No deviation  
9 from these approved plans and exhibits shall occur without Planning Division approval.  
10 Substantial deviations shall require a revision to the Tentative Parcel Map, Development  
11 Plan, Conditional Use Permit and Regular Coastal Permit or a new Tentative Parcel Map,  
12 Development Plan, Conditional Use Permit and Regular Coastal Permit.

13 48. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold  
14 harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
15 proceeding against the City, its agents, officers, or employees to attack, set aside, void or  
16 annul an approval of the City, concerning Tentative Parcel Map P-2-07, Conditional Use  
17 Permit C-2-07 and Regular Coastal Permit RC-1-07. The City will promptly notify the  
18 applicant of any such claim, action or proceeding against the City and will cooperate  
19 fully in the defense. If the City fails to promptly notify the applicant of any such claim  
20 action or proceeding or fails to cooperate fully in the defense, the applicant shall not,  
21 thereafter, be responsible to defend, indemnify or hold harmless the City.

22 49. The conceptual landscape plan approved with encroachment permits, as required, shall  
23 remain on file in the Planning Division of the City of Oceanside, meeting the criteria of the  
24 Water Conservation Ordinance No. 91-15, including the maintenance of such landscaping.  
25 The following special landscaping requirements shall be met:

- 26 a) Existing irrigation in the right of way and on site shall be protected in place;  
27 repaired, updated or replaced to meet the current City of Oceanside requirements  
28 and satisfaction of the City Engineer. Irrigation system shall be in compliance  
29 with the current City of Oceanside ordinances, manuals and policies.

- 1           b) Existing trees in the right-of-way shall be shown on landscape plans and  
2           protected in place. If damaged, replacement trees shall be provided per the City of  
3           Oceanside Ordinance.
- 4           c) Right-of-way planting and landscape planter areas adjacent to pedestrian access  
5           shall be protected in place and supplemented or replaced to meet the satisfaction  
6           of the City Engineer.
- 7           d) All landscaping, fences, walls, etc. on the site, in medians in the public right-of-  
8           way and in any adjoining public parkways shall be permanently maintained by the  
9           owner, his assigns or any successors-in-interest in the property. The maintenance  
10          program shall include normal care and irrigation of the landscaping; repair and  
11          replacement of plant materials; irrigation systems as necessary; and general cleanup  
12          of the landscaped and open areas, parking lots and walkways, walls, fences, etc.  
13          Failure to maintain landscaping shall result in the City taking all appropriate  
14          enforcement actions by all acceptable means including but not limited to citations  
15          and/or actual work with costs charged to or recorded against the owner. This  
16          condition shall be recorded with the covenant required by this resolution.

17 50. All single-family projects shall dispose of or recycle solid waste in a manner provided in  
18 City Ordinance 13.3.

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

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

29 53. Prior to the transfer of ownership and/or operation of the site the owner shall provide a  
written copy of the applications, staff report and resolutions for the project to the new

owner and or operator. This notification's provision shall run with the life of the project and shall be recorded as a covenant on the property.

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

55. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the Description and Justification, and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

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

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

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

	Sq.Ft.	# Bedrms.	# Baths	#Parking Spaces	# Stories
Plan 1	2,490	4	5 ½	2	2
Plan 2	2,490	4	5 ½	2	2

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

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

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

6 62. Photo documentation of structures shall be accomplished in the following manner:  
7 Format (4" X 5") to include black and white shots of all exterior elevations of the  
8 cultural resource, producing archival quality negatives and contacts. Interior shots shall  
9 be accomplished in the same format. Color slide photo documentation shall be required,  
10 the number of shots to be determined by the OHPAC. All photo documentation shall be  
11 accomplished under the direction of a designated member of the OHPAC and to the  
12 satisfaction of the Planning Director.

13 **Water Utilities:**

14 63. The developer will be responsible for developing all water and sewer utilities necessary  
15 to develop the property. Any relocation of water and/or sewer utilities is the  
16 responsibility of the developer and shall be done by an approved licensed contractor at  
17 the developer's expense.

18 64. The property owner will maintain private water and wastewater utilities located on  
19 private property.

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

22 66. All Water and Wastewater construction shall conform to the most recent edition of the  
23 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by  
24 the Water Utilities Director.

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

28 68. No trees, structures or building overhang shall be located within any water or wastewater  
29 utility easement.

1 69. All lots with a finish pad elevation located below the elevation of the next upstream  
2 manhole cover of the public sewer shall be protected from backflow of sewage by  
3 installing and maintaining an approved type backwater valve, per the Uniform Plumbing  
4 Code (U.P.C.).

5 70. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are  
6 to be paid to the City and collected by the Water Utilities Department at the time of  
7 Building Permit issuance.

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

12 PASSED AND ADOPTED Resolution No. 2007-P61 on December 17, 2007 by the  
13 following vote, to wit:

14 AYES:

15 NAYS:

16 ABSENT:

17 ABSTAIN:

18  
19 \_\_\_\_\_  
20 Dennis Martinek, Chairman  
21 Oceanside Planning Commission

22 ATTEST:

23 \_\_\_\_\_  
24 Jerry Hittleman, Secretary

25 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that  
26 this is a true and correct copy of Resolution No. 2007-P61.

27 Dated: December 17, 2007  
28  
29

PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

RECEIVED  
JAN 10 2007  
Planning Department  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) 1722 S. Pacific Street (Duplex)

\*P1. Other Identifier: Georgia Beeson Duplex

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

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

\*b. USGS 7.5' Quad San Luis Rey \*Date: 1975 T 11S R 5W; ¼ of ¼ of Sec; B.M.: SB

c. Address: 1722 S. Pacific Street City: Oceanside Zip: 92054

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

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN: 153-092-31; Lot Q, Block 4, of the South Oceanside tract.

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of an "L" shaped, one story, wood frame and stucco, Ranch style, asymmetrical duplex, resting on a concrete foundation. The cross gabled, composition shingle covered, ridge capped roof planes are low pitched, with open eaves, exposed rafters, and a narrow overhang. Horizontal louvered vents are located in the gable ends, as is wood trim board. Foundation vents are located around the perimeter of the building. An interior brick chimney pierces the roofline. The fenestration consists of rectangular, two-over-two, wood framed, double hung sash windows, as well as single fixed panes. The two front focal windows have central fixed panes flanked by two-over-two double hungs. Access to the duplex is from the sidewalk, along concrete walks, through a metal railed entry area, to a shared concrete stoop. Identical wood braced shed roofs cover the single, wood doors that provide access into the units. Landscaping consists of maintained shrubbery and trees. The duplex appears to be in very good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP3 - Multiple-family residence

P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Facade looking northeast, 6/25/06, 1031:1

\*P6. Date Constructed/Age and Source  Historic  Prehistoric  Both Constructed 1951 per Notice of Completion

\*P7. Owner and Address: Seabreeze Investors, LLC  
702 N. The Strand  
Oceanside, CA 92054

\*P8. Recorded by (Name, affiliation, and address): Ruth Alter,  
Archaeos, 11209 Golden  
Birch Way, San Diego, CA

92131 \*P9. Date Recorded:

8/14/06 \*P10. Type of Survey: (Describe) Field Check \*P11. Report Citation (Cite survey report and other sources, or enter "none".) None

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):



CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 3 \*Resource Name or # (Assigned by recorder) 1722 S. Pacific Street  
\*Recorded by Ruth C. Alter Date 8/14/06  Continuation  Update

According to the chain of title, Lida and Louis Kulp sold the subject property to Charles A. Brawn in February, 1930. The Kulp's were residents of Los Angeles at the time, where Mr. Kulp was working as a driver for an oil company. Mr. Brawn was an Oceanside area resident. His occupation was identified as the "proprietor of private estate," which presumably was located on Mt. Palomar according to title documents.

In May, 1933, Mr. Brawn deeded the lot to Frank S. Johnson, who lived in Philadelphia, Pennsylvania. Johnson held title until conveying title back to Brawn in December, 1944. Brawn and his wife Louise subsequently sold the unimproved property to Oceanside residents John and Leah Young in April, 1949.

Loynal B. Chase and his wife Fern and Marvin S. Humphreys and his wife Idella R. purchased the lot from the Youngs in August, 1950. Mr. Chase was a Carlsbad builder/developer and the father of Humphreys' wife Idella, known as Royola. Mr. Humphreys went to work for his father-in-law after World War II ended. The two families likely acquired the lot for speculation and included an option to construct buildings for the buyer after the sale. In this case, Georgia Beeson, the buyer exercised the option and Chase and Humphreys built the subject duplex and associated apartment building. A Notice of Completion for the buildings was filed in September, 1951. Mrs. Beeson occupied Unit E of the apartment and rented out the other units. Her tenants included Mrs Vivian Olson, Unit A- duplex (1955-56); Allen Poger, Unit B - duplex (1955-56); L.A. Davies, Unit C - apartment (1955-56); and E.E. Bridges, Unit D -apartment (1955-56).

Donald and Ruth Beyer acquired the property from Beeson in February, 1959. Tenants during their period of ownership included M. Hagermaster, Unit B - duplex (1962); R. Wolfe, Unit D - apartment (1962); and D.L, Syner, Unit E - apartment (1962).

Russell A. Guarino and Ronald Gurney each acquired a half interest in the property from the Beyers in August, 1969. Guarino and Churney and their wives conveyed title to Ralph and Norma Miller in January, 1972. The Millers sold the property to Earl A. Kellerup in June, 1975.

In November, 1984, Raymond Enterprises took title. The property remained in the Raymond family until its sale to the current owner, Seabreeze Investors, LLC in July, 2006.

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 1722 S. Pacific Street (Duplex)

B1. Historic Name: Georgia Beeson Duplex  
B2. Common Name: None  
B3. Original Use: Multiple-family residence B4. Present Use Multiple-family residence  
\*B5. Architectural Style: Ranch

\*B6. Construction History: (Construction date, alternations, and date of alterations)  
The duplex, in conjunction with an associated apartment building, was constructed in 1951 per the Notice of Completion. No major exterior modifications are evident.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Apartment building located behind the duplex

B9a. Architect: None b. Builder: Marvin S. Humphreys

\*B10. Significance: Theme: residential development Area Oceanside, California

Period of Significance 1930 to 1960 Property Type Multiple-family Applicable Criteria N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource is located in the South Oceanside Addition, in South Oceanside. The Pacific Ocean lies across the street to the west, and the history of the neighborhood was shaped by its proximity to the water. Many of the earliest houses built on this block appear to have been intended as beach houses, possibly serving as recreational second residences for their owners. The property is also near the exclusive St. Malo residential neighborhood,

Per the Residential Building Record, the architectural attributes of the subject resource are average and the quality of the workmanship is average, as well. It is very typical of the multiple-family duplexes built after World War II in this area. Its design, which is oriented westward toward the ocean, is simple and fairly expedient. A two story apartment building with four garages is located behind the front duplex.

The resource is not associated with any known significant historic event or events. No one of national, state, or local historical importance is directly associated with it. Its design is not distinctive and it does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and is unlikely to yield important information relevant to local, state or national history. Its feeling, and design, locational and associational integrity are intact. The setting, while still single-family residential, has been altered by stylistic additions and revisions to the neighborhood.

B11. Additional Resource Attributes: (List attributes and codes) None

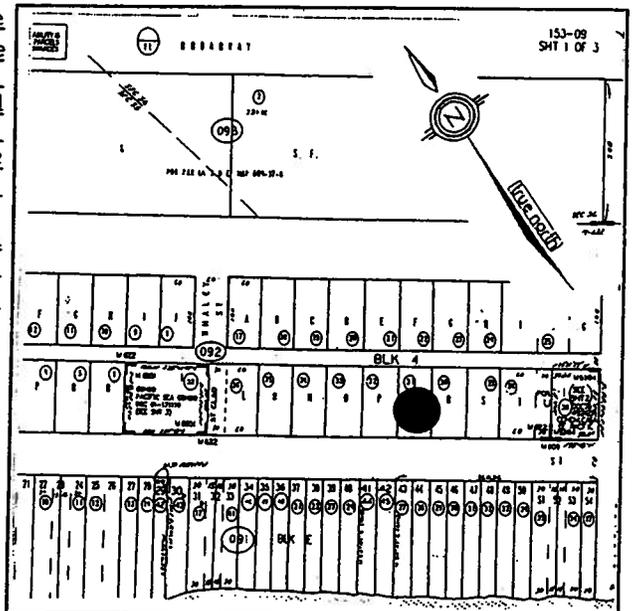
\*B12. References: Hawthorne, K., Oceanside, Where Life is Worth Living, Donning Company Publishers, Virginia Beach, Virginia, 2002; McAlester, V. and L., A Field Guide to American Houses, 1991. Alfred A. Knopf, New York, Oceanside Historic Resources Inventory, 1992.

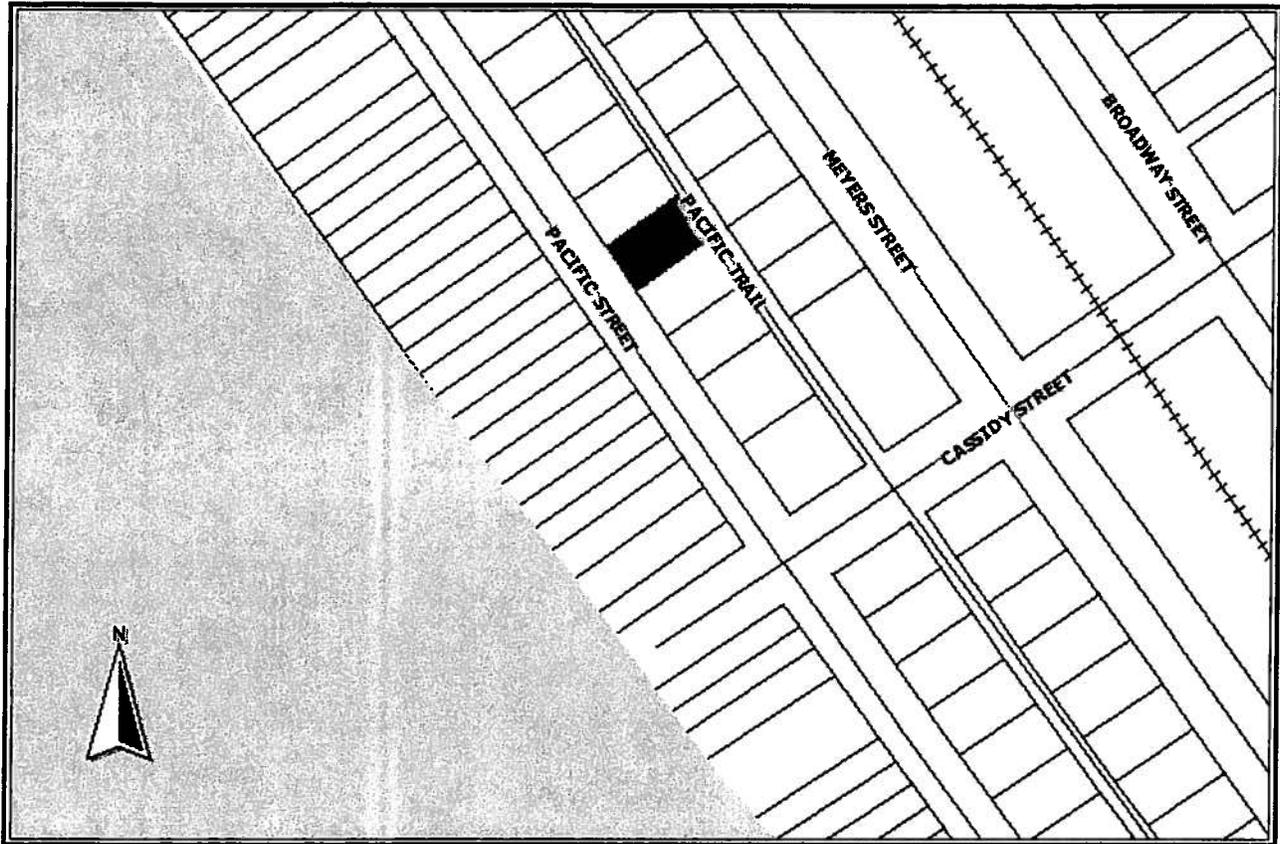
B13. Remarks:

\*B14. Evaluator: Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 8/12/06

(This space reserved for official comments.)





**File Number:** P-2-07, C-2-07, RC-1-07

**Applicant:** Gideon Man & Bob Sachs

**Description:**

TENTATIVE PARCEL MAP (P-2-07), CONDITIONAL USE PERMIT (C-2-07) and REGULAR COASTAL PERMIT (RC-1-07) to demolish the existing residence and construct two single-family homes on two separate 0.6-acre lots at 1722 South Pacific Street. The project site is zoned RH-U (Residential High Density-Urban) and is situated within the South Oceanside Neighborhood and the Coastal Zone – “1722” S. PACIFIC STREET

**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

Date: November 19, 2007

Public Hearing Coastal Permit  
Identification No. RC-1-07

NOTICE OF PUBLIC HEARING  
COASTAL DEVELOPMENT PERMIT

This is a notice to you as an interested party that the City of Oceanside Planning Commission will hold a public hearing on the Coastal Permit application of Gideon Man & Bob Sachs. This application was received on January 10, 2007. The application is described as follows:

To demolish the existing residence and construct two single-family homes on two separate 0.6-acre lots at 1722 South Pacific Street.

The project site is zoned RH-U (Residential High Density-Urban) and is situated within the South Oceanside Neighborhood and the Coastal Zone.

Said hearing will be held on December 3, 2007, at 7:00 p.m. in the Council Chamber of City Hall, 300 North Coast Hwy., Oceanside, California at which time and place any and all interested persons may appear and be heard. Interested persons may contact the Planning Division at (760) 435-3520 after November 28, 2007, to be informed of the place on the agenda and the approximate time of hearing.

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

If you disagree with the decision of the Planning Commission concerning this project's conformance to the Local Coastal Plan, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate fee must be filed in the City Clerk's Office, 300 North Coast Hwy., Oceanside, no later than 5:00 p.m. on December 13, 2007 (10 days from the adoption of the Planning Commission Resolution).

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

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

Application For Planning Commission Hearing				STAFF USE ONLY	
Planning Department (760) 438520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-885 Please Print or Type All Information				ACCEPTED	BY
<b>PART I - APPLICANT INFORMATION</b> 1. APPLICANT: <i>Gideon Mann &amp; Bob Sachs</i> 2. STATUS: <i>Owner</i> 3. ADDRESS: <i>702 N. Strand Oceanside 92054</i> 4. PHONE/FAX: <i>760 650-5311 / 760 967-9205</i> 5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): <i>Paul Longton</i> 6. ADDRESS: <i>2909 Mesa Dr. Oceanside, CA</i> 7. PHONE/FAX: <i>760 722-4904 / 722-4903</i>				RECEIVED JAN 10 2007 Planning Department	1/10/07 S.N.
<b>PART II - PROPERTY DESCRIPTION</b>				HEARING	
8. LOCATION: <i>1722 S. Pacific St.</i>				GPA	
9. SIZE: <i>.14 acres</i>				MASTER/SP.PLAN	
10. GENERAL PLAN: <i>Single Family</i>				ZONE CH.	
11. ZONING: <i>RH.U</i>				TENT. MAP	
12. LAND USE: <i>Residential</i>				PAR. MAP	<i>P-2-07</i>
13. ASSESSOR'S PARCEL NUMBER: <i>153-092-31-00</i>				DEV. PL.	
<b>PART III - PROJECT DESCRIPTION</b>				C.U.P.	<i>C-2-07</i>
14. GENERAL PROJECT DESCRIPTION: <i>Demolish existing 2 residences, subdivide parcel &amp; build 2 new single family homes</i>				VARIANCE	
15. PROPOSED GENERAL PLAN: <i>Single Family</i>				COASTAL	<i>RC-1-07</i>
16. PROPOSED ZONING: <i>RH.U</i>				O.H.P.A.C.	
17. PROPOSED LAND USE: <i>Single Family</i>					
18. NO. UNITS: <i>2</i>					
19. DENSITY: <i>14.52 units/acre</i>					
20. BUILDING SIZE: <i>2490 SF ea.</i>					
21. PARKING SPACES: <i>4 total</i>					
22. % LANDSCAPE: <i>25%</i>					
23. % LOT COVERAGE: <i>67%</i>					
<b>PART IV - ATTACHMENTS</b>					
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			
<b>PART V - SIGNATURES</b>					
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): <i>Paul Longton</i>		34. DATE: <i>1/9/07</i>			
Sign: <i>[Signature]</i>		37. OWNER (Print): <i>Gideon Mann</i>		38. DATE: <i>1/9/07</i>	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.				Sign: <i>Gideon Mann</i>	
35. APPLICANT (Print):		36. DATE:		39. OWNER (Print): <i>Robert Sachs</i>	
Sign:				40. DATE: <i>1/9/07</i>	
				Sign: <i>R Sachs</i>	
				<i>1/9/07</i>	

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 JAN 10 2007

SCOTT

Planning Department

*ca*

## **Description & Justification for 522 Tremont**

Address – 1722 South Pacific St.

APN – 153 092 31 00

Zoning – RH-U

Proposed zoning – No Change

Lot Size – 6,000 SF (.14 Acres)

Existing Land Use – Residential

Proposed Land Use – 2 Single Family Residences

Proposed Lot Coverage 67% (2010 SF of each building footprint)

Proposed Building Size:

	Heated area	Garage	Deck
Unit 1	2490 SF	960 SF	1091 SF
Unit 2	2490 SF	960 SF	1091 SF
Totals	4980 SF	1920 SF	2182 SF

Parking spaces – 4 covered

Density – 14.52 units/acre

This proposed project is for two single family residences to replace the two residential structures currently on the lot.

The existing 60' x 100' lot will be split into two 30' x 100' lots. This will create substandard sized lots and will be subject to "Small Lot Development Regulations".

The owners will choose to underground utilities if SDG & E okays the proposed plan. A deferral, via an in lieu fee, would be second choice.

Each residence has two stories over a basement. There are four separate decks. Two of them face west. One is off the master bedroom on the raised first floor. one is off the living room on the high second floor. Both of those will have excellent ocean views. There is a protected deck off the two bedrooms to the east and an equally protected roof deck to the east side of the house. The houses, while not specifically for handicap accessible will be "senior friendly" with a ramp from the garage and an elevator. The houses will fit nicely with the style of homes that have been recently built on that end of Pacific Street.

There are no variances requested and no changes proposed to the General Plan.

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APR 18 2007

Planning Department

Order Number: 2618200 (09)  
Page Number: 6

**LEGAL DESCRIPTION**

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

LOT Q IN BLOCK 4 OF SOUTH OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 622, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, FEBRUARY 7, 1890.

APN: 153-092-31-00



# NOTICE OF EXEMPTION

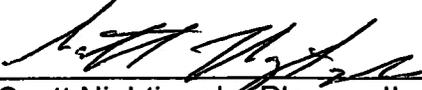
City of Oceanside, California

Post Date:  
Removal:  
(30 days)

1. **APPLICANT:** Gideon Mann
2. **ADDRESS:** 1722 S. Pacific St.  
Oceanside CA. 92054
3. **PHONE NUMBER:** (760) 650-5311
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Planner II
6. **PROJECT TITLE:** 1722 S. Pacific St. (P-2-07, C-2-07 & RC-1-07)
7. **DESCRIPTION:** A request to subdivide an existing 0.14 acre lot into two legal parcels and construct two row homes located east of Pacific Street and North of Cassidy Street.

**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. Based on that review, the Environmental Coordinator finds that the proposed project constitutes division of property in an urbanized area zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within 2 years, and the project is categorically exempt. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- "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 is categorically exempt, Class 15, "Minor Land Divisions" (Section 15315); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

  
\_\_\_\_\_  
Scott Nightingale, Planner II

Date: December 3, 2007