ITEM NO. 16

STAFF REPORT

CITY OF OCEANSIDE

DATE: February 13, 2008

TO: Chairman and Members of the Community Development Commission

FROM: Economic and Community Development Department

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING DEVELOPMENT PLAN (D-205-06), VARIATION (V-208-06) AND REGULAR COASTAL PERMIT (RC-207-06) FOR A 2,025-SQUARE-FOOT ADDITION AND REMODEL TO AN EXISTING FOUR-PLEX APARTMENT BUILDING LOCATED AT 717 NORTH PACIFIC STREET - APPLICANT: PIERRE ANDRE**

SYNOPSIS

The item under consideration is a Development Plan, Variation, and Regular Coastal Permit for a 2,025-square-foot addition and remodel to an existing four-plex apartment building located at 717 North Pacific Street. Staff is recommending that the Commission approve the project and adopt the resolution as attached.

BACKGROUND

On June 20, 2007, the Community Development Commission denied on a 3-2 vote a proposed 2-unit development at the subject site. The previous project consisted of 2-unit multifamily residential development with the units 3,544 and 3,826 square feet in size. The project was denied due to the narrow width of the interior setbacks, basement and modification of the bluff.

The subject site consists of one pre-existing legal parcel totaling 5,000 square feet in size that was part of the original A.J. Myers Addition subdivision of 1885. The subject site currently maintains one building (4 units) situated on the lot which will be preserved.

The subject site topography is relatively flat; however, the grade drops approximately 18 feet toward the western portion of the site down a severely eroded bluff. The project proposes an 18-foot high retaining wall to be placed on the western portion of the subject site. The proposed retaining wall will match the existing retaining wall located on the adjacent properties north and south of the subject site. The proposed retaining wall will stabilize the eroding bluff.

The subject site is situated within the North Myers/Pacific Street corridor neighborhood, which consists of old apartment buildings interspersed with new single-family and

condominium units.

There are four units (one building) on the subject site that are over 45 years old; therefore, a Historic Assessment was prepared to determine its historical significance. The Historic Assessment is attached to the staff report.

Land Use and Zoning: The subject site is located within Subdistrict 5 of the "D" Downtown District. Subdistrict 5 is primarily intended to provide a high-density residential neighborhood in an urban setting in close proximity to shopping, employment, transportation and recreational facilities. Multifamily residences are permitted. The density within this zone ranges from 29-43 dwelling units per acre. The existing four-plex apartment building has a density of 34.8 dwelling units per acre.

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

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

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

Development Plan: The project proposes a 2,025-square-foot addition and remodel of an existing four-plex apartment building. The new apartment layout consists of two one-bedroom units on the first floor and two two-bedroom units on the second floor. The project proposes a 265-square-foot addition on the first floor and a 1,760-square-foot addition on the second floor. The proposed design will be consistent with the existing apartment building in that it will consist of wood and stucco with a continuation of the roofing style. It should be noted that the proposed remodel and addition will not increase the number of existing bedrooms. In addition, the current side yard setbacks remain the same.

Outlined below is the residential unit breakdown:

Plan Type	Sq.Ft.	Bedrms.	Baths	Units
Plan 1	932	1	2	1
Plan 2	1,004	1	2	1
Plan 3	880	2	2	1
Plan 4	880	2	2	1
			Total	4

Outlined below is a comparison chart summarizing the required development criteria with the proposed project:

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	5,000 s.f.	5,000 s.f.
SETBACKS *Front Side Rear	 10 feet 3 feet 5 feet	 *6 feet 5 feet 20 feet
LANDSCAPING	25%	26%
PARKING	4 spaces	4 spaces
BUILDING HEIGHT	27 feet	27 feet
DENSITY	43 du. Ac.(Maximum)	34.8 du. Ac.(existing)

*Existing apartment building setback.

Regular Coastal Permit: A Regular Coastal Permit is required because the project is situated within the Coastal Zone and proposes new construction that requires discretionary action.

Variation: A Variation is required for exceeding the 6-foot maximum height for retaining walls.

Environmental Determination: A Certificate of Exemption has been prepared for the project. Under the provisions of the California Environmental Quality Act, the Community Development Commission will consider the exemption during its hearing on the project.

The Historic Assessment has been prepared to determine the cultural significance of the subject site. The Historic Assessment chronicles the creation, ownership, and development of the subject site and concludes that the site does have an interesting ownership history; however, no significant cultural resources exist on the site today.

ANALYSIS

Staff's analysis focused on the compatibility of the project with existing development patterns of the area and the project's consistency with the underlying Redevelopment Plan, Zoning Ordinance, and the Local Coastal Program.

Since the proposed project is an infill project, staff's review centered on the project's compatibility with the existing residential patterns. The surrounding area consists of older apartments interspersed with some newer condominium development. The proposed addition will not change the eastern (Pacific Street) building elevation in that the addition is located on the rear (western) portion of the apartment building, therefore, the project will only minimally affect the surrounding area.

Staff's review of the project examined the consistency of the development with the underlying zoning regulations and policies of the Local Coastal Program. The project is located within the "appealable area" which is defined as the first 300 feet east of The Strand. The project will not decrease the front yard, side yard or rear yard setbacks in that the existing footprint of the building will not change. Staff also evaluated the proposed residence and its effect on public coastal views. Staff believes that since the project will not be increasing the footprint of the existing building, the coastal view will not be blocked. In addition, the project will maintain the existing side yard setbacks and the project have been conditioned to (Condition No. 62.) provide a "see through" front yard gate.

The Variation is for the proposed 18-foot-high retaining wall exceeding the maximum wall height of 6 feet. The proposed retaining wall is necessary to stabilize the severely eroded bluff. The proposed retaining wall will match the existing retaining wall located on the properties immediately north and south of the subject site. The construction of the proposed retaining wall will not allow the existing building pad to be expanded westerly. The proposed retaining wall will be plantable to eventually "hide" the wall with landscaping. In addition, there are several engineering conditions to ensure that there will be no impact to Robert's Cottages during construction and the bluff shall be maintained by the property owner in perpetuity.

In conclusion, the proposed addition and remodel is consistent with the design of the existing four-plex apartment building and will not have an effect on the surrounding neighborhood. The proposed project will also benefit the surrounding neighborhood in that it will improve an aging apartment complex. In addition, the project will stabilize the bluff located in the rear (western) portion of the subject site. The proposed project is also consistent with the goals and the land use policies of the Local Coastal Plan.

COMMISSION OR COMMITTEE REPORTS

The Redevelopment Design Review Committee (RDRC) reviewed the project at its December 21, 2007, meeting and approved the project by 4-0 vote.

The Redevelopment Advisory Committee (RAC) approved the project at its January 9, 2008, meeting.

FISCAL IMPACT

The proposed project will add approximately $6,000 of tax increment yearly to the project area.

CITY ATTORNEY'S ANALYSIS

Pursuant to Oceanside Zoning Ordinance Articles 1230, 4102 and 4305B, the Commission is authorized to hold a public hearing on this project's applications. Consideration of the project should be based on the evidence presented at the public hearing. After conducting the public hearing, the Commission shall approve, conditionally approve, or disapprove the project. The resolution has been reviewed and approved as to form by the City Attorney.

RECOMMENDATION

Staff recommends that the Commission adopt the resolution approving Development Plan (D-205-06), Variation (V-208-06) and Regular Coastal Permit (RC-207-06) for the 2,025-square-foot addition and remodel of an existing four-plex apartment building located at 717 North Pacific Street

PREPARED BY:

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SUBMITTED BY:

Peter A. Weiss
Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager
Kathy Baker, Redevelopment Manager
Jane McVey, Economic and Community Development Director

EXHIBITS/ATTACHMENTS

1. Resolution
2. Notice of Exemption
3. Site Plan / Floor Plans / Elevations
4. Historic Assessment

RESOLUTION NO. 08-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A DEVELOPMENT PLAN, VARIATION AND REGULAR COASTAL PERMIT FOR A 2,025 SQUARE FOOT ADDITION AND REMODEL TO AN EXISTING FOUR-PLEX APARTMENT BUILDING LOCATED AT 717 NORTH PACIFIC STREET – APPLICANT: PIERRE ANDRE

WHEREAS, on February 13, 2008, the Community Development Commission held its duly noticed public hearing, considered an application for a Development Plan (D-205-06), Variation (V-208-06) and Regular Coastal Permit (RC-207-06) for a 2,025 square foot addition and remodel to an existing four-plex apartment building located at 717 North Pacific Street.

WHEREAS, on January 23, 2008, the Community Development Commission held its duly noticed public hearing, and continued this item until the Community Development Commission meeting of February 13, 2008;

WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of Oceanside did, on December 21, 2007, meeting review and recommend approval of Development Plan (D-205-06), Variation (V-208-06) and Regular Coastal Permit (RC-207-06);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on January 9, 2008, reviewed and recommend approval of Development Plan (D-205-06), Variation (V-208-06) and Regular Coastal Permit (RC-207-06);

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

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

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

WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the Project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Drainage Fee	Ordinance No. 85-23 Resolution No. 05-R0628-1	$2,843 per acre
School Facilities Mitigation Fee	Ordinance No. 91-34	$2.63 per square foot

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 amounts that will be owing when such fees become due and payable;

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

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

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

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

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

For the Development Plan:

1. The site plan and physical design of the project as proposed is consistent with the

purposes of the City's Zoning Ordinance and the "D" Downtown District in that the proposed 2,025 square foot addition and remodel meets or exceeds the minimum development standards of the "D" Downtown District. The proposed project meets the minimum setbacks, landscape, open space, height and parking spaces as stipulated within the "D" Downtown District development standards.

2. The Development Plan as proposed conforms to the Redevelopment Plan, Local Coastal Program and General Plan of the City in that the proposed 2,025 square foot addition and remodel is consistent with the land uses of the Redevelopment Plan and the project meets the minimum setbacks, landscape, open space, height and parking spaces as stipulated within the "D" Downtown District development standards.

3. The area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities. The proposed 2,025 square foot addition and remodel project will not create public service and facility demands exceeding the capacity of existing and planned infrastructure.

4. The proposed project, a 2,025 square foot addition and remodel of an existing four-plex apartment is similar to the design of apartment buildings located within the surrounding neighborhood. A comparison of the project's product type and corresponding square footages to the unit types and square footages that exist in similar apartment buildings within the area, it can be found that the proposed unit sizes are comparable in size and product type and would have a positive effect on the area.

5. The site plan and physical design of the project is consistent with Section 1.24 and 1.25 of the Land Use Element of the General Plan, and Section 3039 of the Oceanside Zoning Ordinance (Hillside Development Provisions), in that there is not enough grade differentials from the highest and lowest points of the subject site, therefore, the project would not be subject to the guidelines Element of the General Plan.

For the Regular Coastal Permit:

1. The granting of the Regular Coastal Permit is consistent with the purposes of the California Coastal Act of 1976. The proposed 2,025 square foot addition and remodel is consistent with the High Density Land Use as depicted in the Local Coastal Program Land Use Map. In addition, the project does not impede public access to the beach or impact public

coastal views.

2. The proposed project is consistent with the policies of the Local Coastal Program as implemented through the City Zoning Ordinance. The proposed 2,025 square foot addition and remodel is consistent with the High Density Land Use as depicted in the Local Coastal Program Land Use Map. The project will not substantially alter or impact the existing coastal views through the public rights-of-way view corridors by providing a 6 foot front yard setback. In addition, the existing building footprint will not be increased.

3. The proposed project will not obstruct any existing or planned public beach access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal Act. The subject site is located one lot south of the Neptune Way public access/view corridor and, therefore, the proposed project will not obstruct and/or block any existing and/or proposed public beach access.

Variation for the Retaining Wall to Exceed the Maximum 6-Foot Height Limitation:

1. The application of certain regulations and development standards would result in practical difficulties inconsistent with the intent of the Redevelopment Plan. The proposed construction of the 18-foot high retaining wall is necessary to stabilize the severely eroded slope located in the rear (western) portion of the subject site.

2. The exceptional circumstance or uniqueness of this particular property is that due to the severely eroded bluff, the existing apartment building is in danger of collapse because of the continuing erosion of the bluff.

3. Permitting the Variation will not be materially detrimental to the public welfare or injurious to other properties or improvements within the 5 zone in that the retaining wall will be landscaped to "hide" or soften the height of the wall.

4. Permitting the Variation will not be contrary to the objectives and goals of the Redevelopment Plan, General Plan and Local Coastal Plan.

SECTION 1. Development Plan (D-205-06), Variation (V-208-06) and Regular Coastal Permit (RC-207-06) are hereby approved subject to the following conditions:

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Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Department plan check.

2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.

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

4. All electrical, communication, CATV, etc. service lines, within the exterior lines of the property shall be underground. (City Code Sec. 6.30).

5. Compliance with the Federal Clean Water Act must be demonstrated on the plans.

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

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

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

7. A complete soils report, structural and energy calculations will be required at time of plans submittal to the Building Division for plan check.

8. Energy calculations shall be required at time of plans submittal to the Building Department for plan check.

9. Plan submittal to the Building Department shall include a Pedestrian Protection Plan complying with the requirements of CBC 2007.

Engineering:

10. If the project involves demolition of an existing structure or surface improvements, the grading plans shall be approved by the City Engineer prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan.

11. Vehicular access rights to North Pacific Street shall be relinquished to the City along property frontage except the project driveway.

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

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

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

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

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

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

b) All grading and related site preparation and construction activities shall be limited to the hours of 7 AM to 6 PM, Monday through Friday. No engineering related construction activities shall be conducted on Saturdays. Sundays or legal holidays unless written permission is granted by the City Engineer and/or Public Works Director with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

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

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

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

18. Approval of this development project is conditioned upon payment of all applicable impact fees and connection fees in the manner provided in chapter 32B of the Oceanside City Code. All drainage fees, traffic signal fees and contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to recordation of the map or the issuance of any building permits, in accordance with City Ordinances and policies. The developer shall also be required to join into, contribute, or participate in any

improvement, lighting, or other special district affecting or affected by this project. Approval of the tentative map (project) shall constitute the developer's approval of such payments, and his agreement to pay for any other similar assessments or charges in effect when any increment is submitted for final map or building permit approval, and to join, contribute, and/or participate in such districts.

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

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

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

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

23. Pavement sections for all streets, alleys, driveways and parking areas shall be based upon approved soil tests and traffic index. The pavement design is to be prepared by the

developer's soil engineer and must be approved by the City Engineer, prior to paving.

24. The developer shall comply with all the provisions of the City's cable television ordinances including those relating to notification as required by the City Engineer and/or Public Works Director.

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

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

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

28. Both the bluff area and the sides and rear of the property will require caisson and tie-back support or caisson, I-beam and lagging type shoring to construct the proposed structures and the bluff. This shoring and support will remain even after the walls and support foundations are constructed.

29. The bluff stabilization and foundation supports shall be required to last the life of the structure without the need for any maintenance or future additional support issues.

30. The construction method and design of the bluff stabilization shall be required such that no encroachment will be necessary or required at the base of the bluff on the property owned by Roberts Cottages. All work will be performed within the property lines of the proposed project.

31. All bluff stabilization construction and permanent structures shall be designed to be safe and stable in compliance with all City and State requirements.

32. This project shall provide year-round erosion control including measures for the site

required for the phasing of grading. Prior to the issuance of grading permit, an erosion control plan, designed for all proposed stages of construction, shall be reviewed, secured by the applicant with cash securities and approved by the City Engineer and/or Public Works Director.

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

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

35. Open space areas and down-sloped areas visible from a collector-level or above roadway shall be maintained in perpetuity by the property owner to insure installation and maintenance of landscaping. These areas shall be depicted on the site plan.

36. The drainage design on the development plan is conceptual only. The final design shall be based upon a hydrologic/hydraulic study to be approved by the City Engineer during final engineering. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the City Engineer. All public storm drains shall be shown on City standard plan and profile sheets. All storm drain easements shall be dedicated where required. The applicant shall be responsible for obtaining any off-site easements for storm drainage facilities. The drainage facilities on the bluff and at the base of the bluff shall be calculated and installed in such a fashion that no significant impact will imposed on the property owned by Roberts Cottages.

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

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

39. Prior to approval of the Development Plan, all improvement requirements shall be covered by an agreement and secured with sufficient improvement securities or bonds guaranteeing performance and payment for labor and materials, setting of monuments, and warranty against defective materials and workmanship.

40. Improvements shall be required at the time of development. A covenant, reviewed and approved by the City Attorney, shall be recorded against the property attesting to these improvement conditions.

41. Prior to approval of the addition and remodel, all improvement requirements shall be covered by an agreement and secured with sufficient improvement securities or bonds guaranteeing performance and payment for labor and materials, setting of monuments, and warranty against defective materials and workmanship.

42. All existing and/or proposed overhead utility lines within the project boundary and/or within any full width street or right-of-way abutting this development, and all new extension services for the development of the project, including but not limited to, electrical, cable and telephone, shall be placed underground per Section 901. G. of the Subdivision Ordinance (R91-166) and as required by the City engineer and current City policy.

Fire:

43. Fire Department Requirements shall be placed on plans in the notes section.

44. All proposed and existing fire hydrants within 400 feet of the project shall be shown on the site plan.

45. Smoke detectors are required and detector locations shall be indicated on the plans.

46. In accordance with the California Fire Code Sec. 901.4.4, City approved addresses for residential occupancies shall be placed on the structure in such a position as to be plainly visible and legible from the street or roadway fronting the property. Numbers shall be contrasting with their background.

47. Multifamily dwellings require 6 inch address numbers.

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

49. Buildings shall meet Oceanside Fire Departments current codes at the time of building permit application.

Planning:

50. This Development Plan (D-205-06), Variation (V-208-06) and Regular Coastal Permit (RC-207-06) shall expire on February 13, 2010, unless implemented as required by the Zoning Ordinance

51. This Variation, Development Plan and Regular Coastal Permit approves only the construction 2,025 square foot addition and remodel of the existing four-plex apartment building as shown on the plans and exhibits presented to the Community Development Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Department approval. Substantial deviations shall require a revision to the Development Plan, Variation and Regular Coastal Permit or a new Development Plan, Variation and Regular Coastal Permit.

52. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Variation (V-208-06), Development Plan (D-205-06) and Regular Coastal Permit (RC-207-06). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

53. All mechanical rooftop and ground equipment shall be screened from public view as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks, mechanical equipment, screen and vents shall be painted with non-reflective paint to match the roof. This information shall be shown on the building plans.

54. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall be reviewed and approved by the City Engineer and City Planner prior to the issuance of building permits. Landscaping shall not be installed until bonds have been posted, fees paid,

and plans signed for final approval.

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

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

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

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

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

60. 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.

61. Failure to meet any conditions of approval for this development shall constitute a violation of the Variation (V-208-06), Development Plan (D-205-06) and Regular Coastal

Permit (RC-207-06).

62. 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.

63. 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. The gate and/or fencing within the front yard setback area shall be of a "see through" material such as wrought iron or similar material so as not to obstruct the public's view of the ocean.

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

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

	S.Ft.	# Bedrms	# Baths	# Units	%
Plan 1	932	1	2	1	25
Plan 2	1,004	1	2	1	25
Plan 3	880	2	2	1	25
Plan 4	880	2	2	1	25

66. 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.

67. Elevations, siding materials, colors, roofing materials and floor plans shall be substantially the same as those approved by the Community Development Commission. These

shall be shown on plans submitted to the Building Division and Economic and Community Development Departments.

68. The project shall prepare a Management Plan. The Management Plan is subject to the review and approval of the Redevelopment Manager prior to the occupancy of the project, and shall be recorded as CC&R's against the property. The Management Plan shall cover the following:

a) Maintenance - The Management Plan shall cover, but not be limited to anti-graffiti and site and exterior building, landscaping, parking lots, sidewalks, walkways and overall site maintenance measures and shall ensure that a high standard of maintenance at this site exists at all times. The maintenance portion of the management plan shall include a commitment by the property owner to maintain the retaining and slope located in rear (western) portion of the subject site.

Water Utilities:

69. The property owner will maintain private water and wastewater utilities located on private property.

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

PASSED AND ADOPTED by the Oceanside Community Development Commission of the City of Oceanside this ___day of _____ 2008 by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Chairman

ATTEST:

_____
Secretary

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

by _____
General Counsel

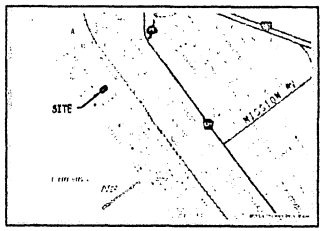
SITE DEVELOPMENT PLAN

D-???-07 , RC-???-07

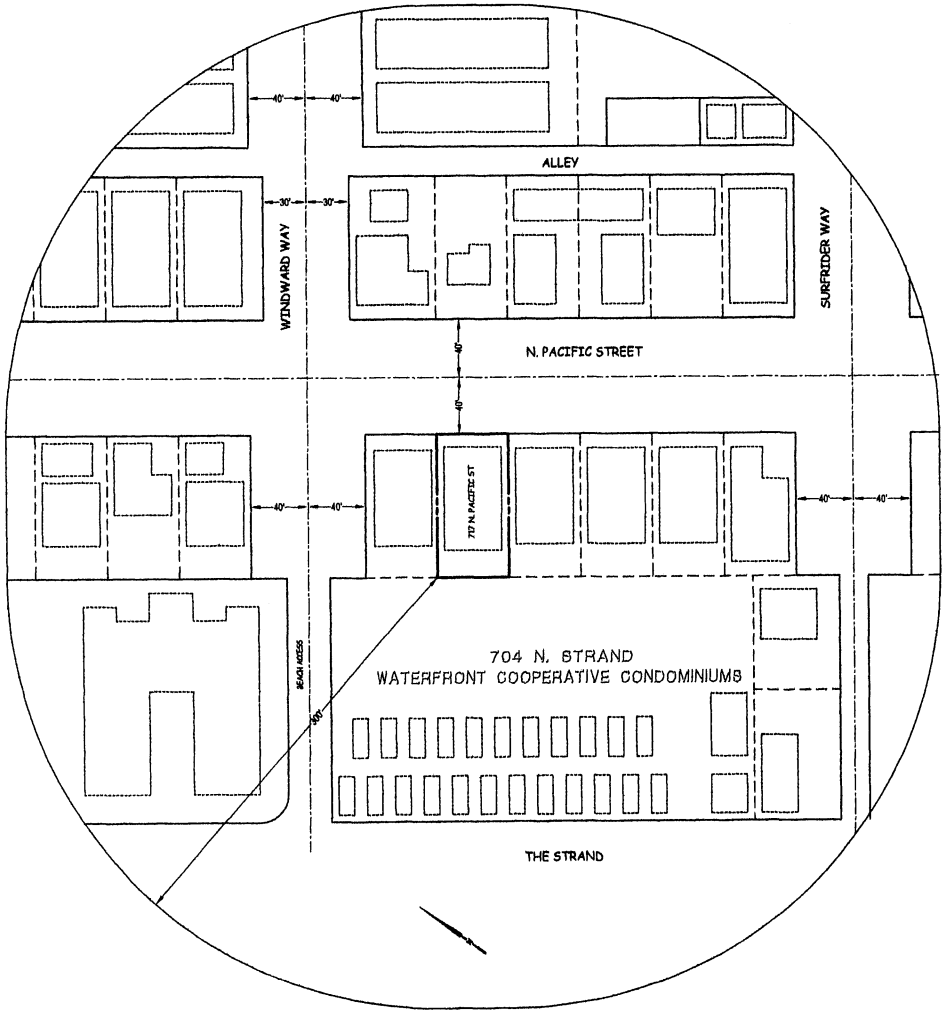
KEY MAP LEGEND

- PROJECT BOUNDARY
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING CURB & GUTTER

SEE SHEET 2 FOR GRADING AND DRAINAGE DETAILS



VICINITY MAP
NO SCALE



KEY MAP

OWNER/SUBDIVIDER

PIERRE ANDRE
P.O. BOX 1333
AZUSA, CA 91702
626-625-6966

PIERRE ANDRE, OWNER DATE

LEGAL DESCRIPTION

LOT 2, BLOCK 36, OF OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF No. 344, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1885, EXCEPTING THEREFROM THAT PORTION, IF ANY, HERETOFORE OR NOW LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN

APN: 143 - 221 - 07

PROJECT INFORMATION

Lot Area	0.12 Acres (5,000 Sq Ft)
Existing Zoning	"D" Downtown District - Subdistrict 5
Proposed Zoning	No Change
Number of Lots	1
Number of Dwelling Units	1
Density	8.7 Dwelling Units per Acre
General Plan	Redevelopment Area
Maximum Slope Gradient	N/A
Average Slope Gradient	N/A
Existing and Proposed Building Coverage	2,965 sq ft = 59.3 %
Existing and Proposed Landscaping	800 sq ft = 12.0 %
Existing and Proposed Paving	1,235 sq ft = 28.7 %
School District	Oceanside Municipal School District
Water, Sewer & Storm Drains	City of Oceanside
Fire Services	City of Oceanside
Gas & Electric Service	SDG&E
Telephone Service	SBC
Parking Provided	4 Covered - 0 Open

PREPARED BY:

RDC
2440 Stronberg Circle, Carlsbad, CA 92010
Tel: (760) 942-1106 Email: rc-3@rc2000.com

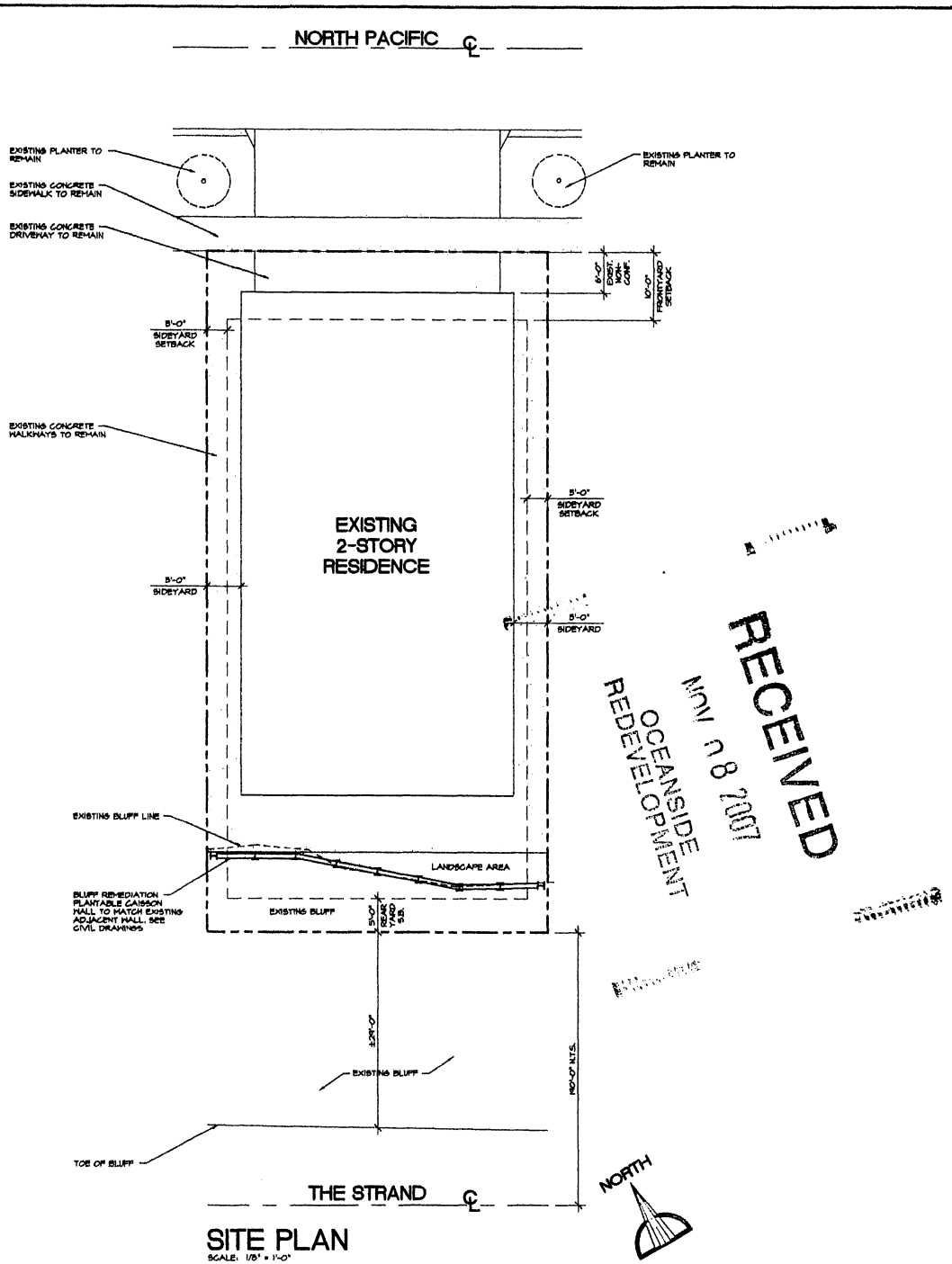
Brian Donald RCE 26175 Date
License Expires 3/31/08

10/22/07

SHEET 1 — SITE DEVELOPMENT PLAN — 2 SHEETS

FOUR UNIT APARTMENT REMODEL

717 N. PACIFIC STREET, OCEANSIDE



SITE PLAN

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

RECEIVED
NOV 08 2007
OCEANSIDE REDEVELOPMENT

OWNER / APPLICANT:

PIERRE J. ANDRE AND DEBORAH ANDRE
P.O. BOX 1597
AZUSA, CA 91702
PH: 444.304.7514
F: 444.716.8184

PROJECT CONSULTANTS:

DESIGNER

S.J. DRAFTING, INC.
P.O. BOX 2216
SAN MARCOS, CA 92079
PH: 760.224.9704
F: 760.745.1614

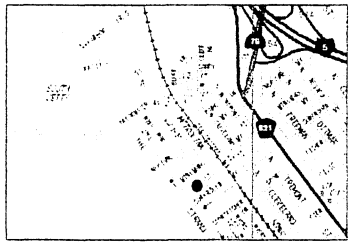
CIVIL ENGINEER

RESOURCE DEVELOPMENT CORPORATION
2410 STROMBERG CIRCLE
CARLSBAD, CA 92010
PH: 760.942.1106
F: 760. 730.3094

SHEET INDEX

A-1 COVER SHEET / SITE PLAN
C-1 CIVIL TENTATIVE PARCEL MAP
C-2 CIVIL TENTATIVE PARCEL MAP
A-2 FLOOR PLANS
A-3 ELEVATIONS
A-4 BUILDING SECTIONS

LOCATION MAP:



PROJECT ADDRESS:

717 NORTH PACIFIC STREET
OCEANSIDE, CA 92054

ASSESSOR'S PARCEL #:

148-221-07

PROJECT SUMMARY:

REMODEL/ADDITION OF EXISTING 4-UNIT APARTMENT BUILDING.

LEGAL DESCRIPTION:

LOT 2 OF BLOCK 55 OF OCEANSIDE, ACCORDING TO THE MAP THEREOF NO. 544 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 1, 1885 EXCEPTING THEREFROM ANY PORTION LYING BELOW THE MEAN TIDE LINE.

PROJECT DATA:

ZONING:	SUBDISTRICT 5
GENERAL PLAN:	'D' DOWNTOWN DISTRICT
LOT SIZE:	5,000 SQ. FT.
EXISTING LOT COVERAGE:	2,860 SQ. FT. OR 54.2% (NO CHANGE)
EXISTING LANDSCAPING:	540 SQ. FT. OR 12% (NO CHANGE)
REQUIRED SETBACKS:	FRONTYARD - 10'-0" REARYARD - 5'-0" SIDEYARDS - 5'-0"
PROPOSED SETBACKS:	FRONTYARD - 6'-0" (EXISTING NON-CONFORMING) REARYARD - 5'-0" SIDEYARDS - 5'-0"
DENSITY ALLOWED:	29-43 D.U. / ACRE
DENSITY PROPOSED:	34.8 D.U. / ACRE
HEIGHT LIMIT:	27'-0"
PROPOSED HEIGHT:	26'-10"

UNIT AREAS:

UNIT A: (LOWER SOUTH UNIT) CONVERT FROM 2 BDRM TO 1 BDRM	EXISTING	414 SQ.FT.
	ADDITION	18 SQ.FT.
	TOTAL	432 SQ.FT.
UNIT B: (LOWER NORTH UNIT) CONVERT FROM 2 BDRM TO 1 BDRM	EXISTING	757 SQ.FT.
	ADDITION	247 SQ.FT.
	TOTAL	1004 SQ.FT.
UNIT C: (UPPER SOUTH UNIT) CONVERT FROM 1 BDRM TO 2 BDRM	EXISTING	542 SQ.FT.
	ADDITION	880 SQ.FT.
	TOTAL	1472 SQ.FT.
UNIT D: (UPPER NORTH UNIT) CONVERT FROM 1 BDRM TO 2 BDRM	EXISTING	542 SQ.FT.
	ADDITION	880 SQ.FT.
	TOTAL	1472 SQ.FT.

PROJECT AREAS:

SQUARE FOOTAGE	EXISTING	2655 SQ.FT.
	ADDITION	2025 SQ.FT.
	TOTAL	4680 SQ.FT.
BEDROOMS	EXISTING	6 BDRMS
	ADDITION	0 BDRMS
	TOTAL	6 BDRMS

DATE	REVISIONS

PLANS PREPARED BY:
S.J. Drafting, Inc.
Stephanie Lupton
P.O. BOX 2216
San Marcos, CA 92079
Ph: (760) 224-9704
Fax: (760) 736-1615

PACIFIC STREET REMODEL

717 N Pacific Street
Oceanside, California 92054

COVER SHEET / SITE PLAN

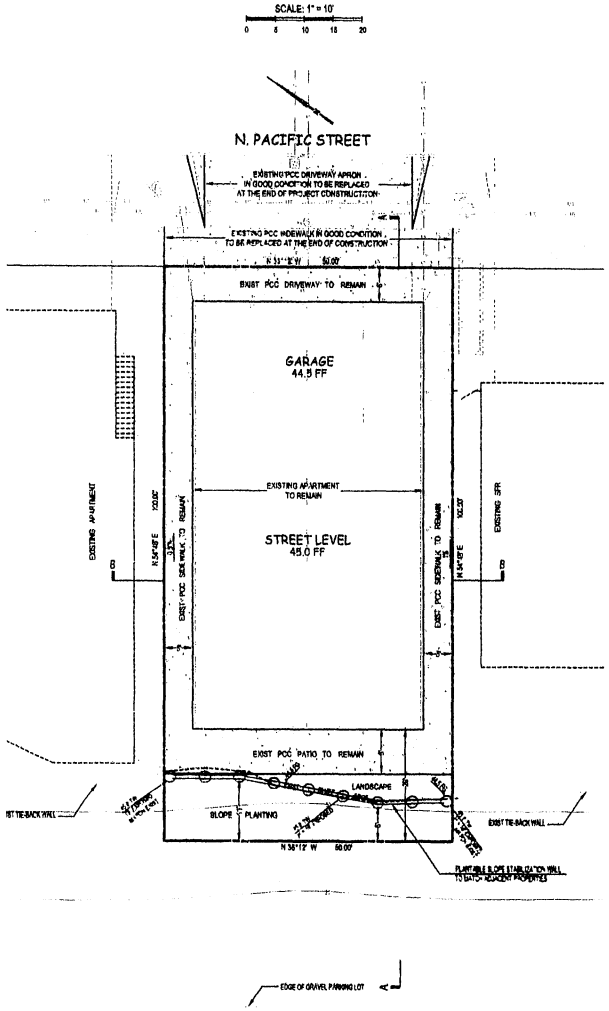
DRAWN BY: STEPHANIE LUPTON

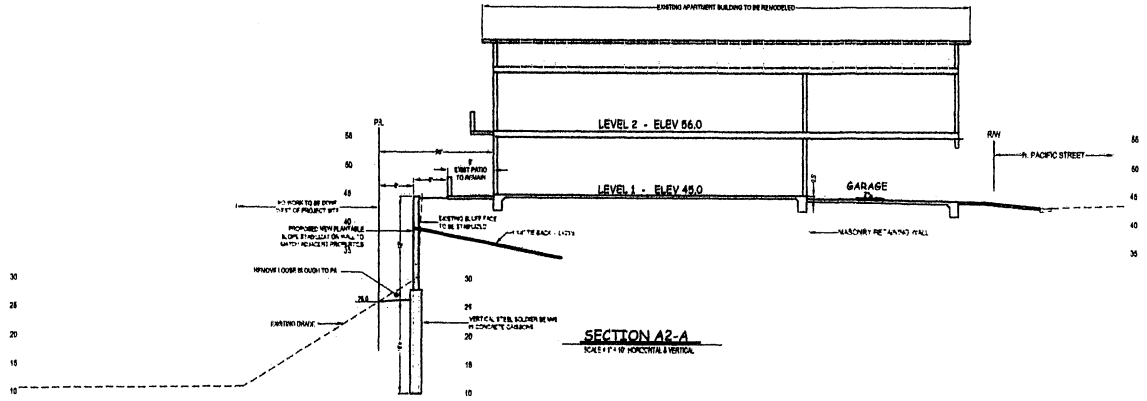
DATE: 10.24.07

A-1

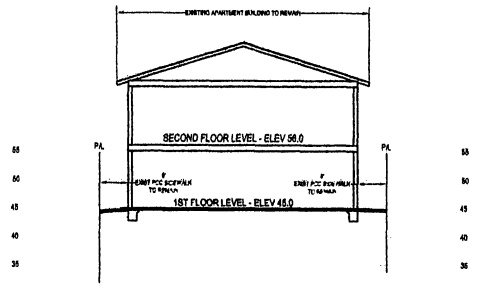
1 OF 6

SITE DEVELOPMENT PLAN

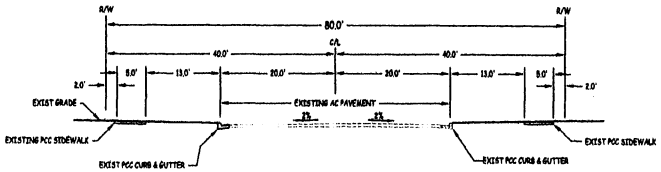




SECTION A2-A
SCALE 1" = 10' HORIZONTAL & VERTICAL



SECTION B-B
SCALE 1" = 10' HORIZONTAL & VERTICAL



N. PACIFIC STREET
TYPICAL SECTION - NO SCALE

PROJECT PERMITS

SITE DEVELOPMENT PLAN No. D-777-07
COASTAL PERMIT No. RC-777-07

SPECIAL PROJECT NOTES

1. All Street, Sewer, Water & Storm Drain improvements shall conform to the City of Oceanside Standards, unless otherwise approved by the City Engineer.
   Note: All Streets and Utilities are Existing
2. Easements shall be granted as required by the City Engineer.
3. All proposed new utilities shall be constructed underground. Street lights and Fire Hydrants are as shown hereon.

GRADING

EXCAVATION: NONE FILL: NONE
IMPORT / EXPORT: NONE

TOPOGRAPHY

CONTOURS, EXISTING SPOT ELEVATIONS AND STRUCTURE LOCATIONS SHOWN ON THIS PLAN ARE BASED ON A FIELD TOPOGRAPHIC SURVEY PERFORMED BY COASTAL LAND SOLUTIONS (BEAN ENGLERT, LS 7959) ON OCTOBER 1, 2005.

PREPARED BY:

RDC
2110 Stromberg Cirse. Carlsbad, CA 92010
Tel: (760) 942-1106 Email: rdc@rdc2000.com

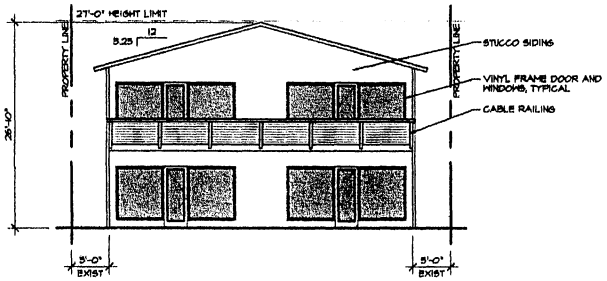
Brian Donald, RCE 26175 Date
License Expires 3/31/08

10/22/07

SHEET 2 — SITE DEVELOPMENT PLAN — 2 SHEETS

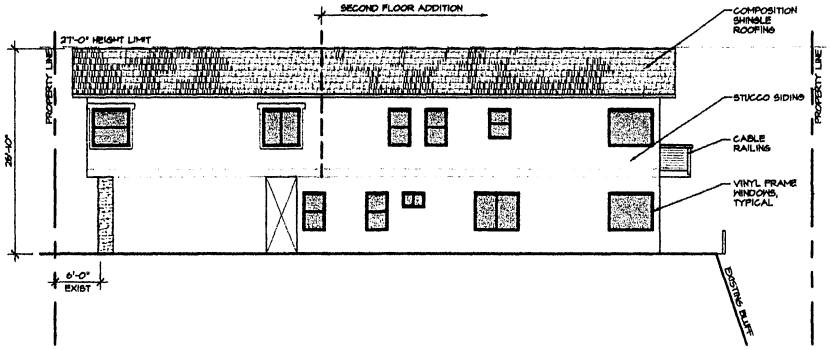
FOUR UNIT APARTMENT REMODEL

717 N. PACIFIC STREET, OCEANSIDE



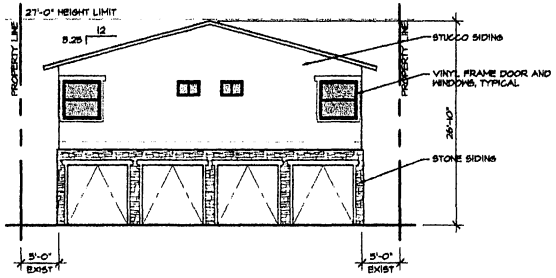
WEST ELEVATION

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



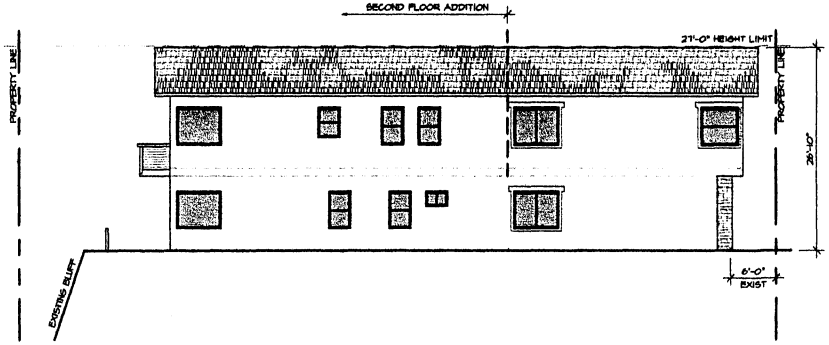
NORTH ELEVATION

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



EAST ELEVATION

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



SOUTH ELEVATION

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

DATE	REVISIONS

PLANS PREPARED BY:
S.L. Drafting, Inc.
Stephanie Lupton
P.O. BOX 2216
San Marcos, CA 92079
ph: (760) 224-5704
fax: (760) 798-1818

PACIFIC STREET REMODEL

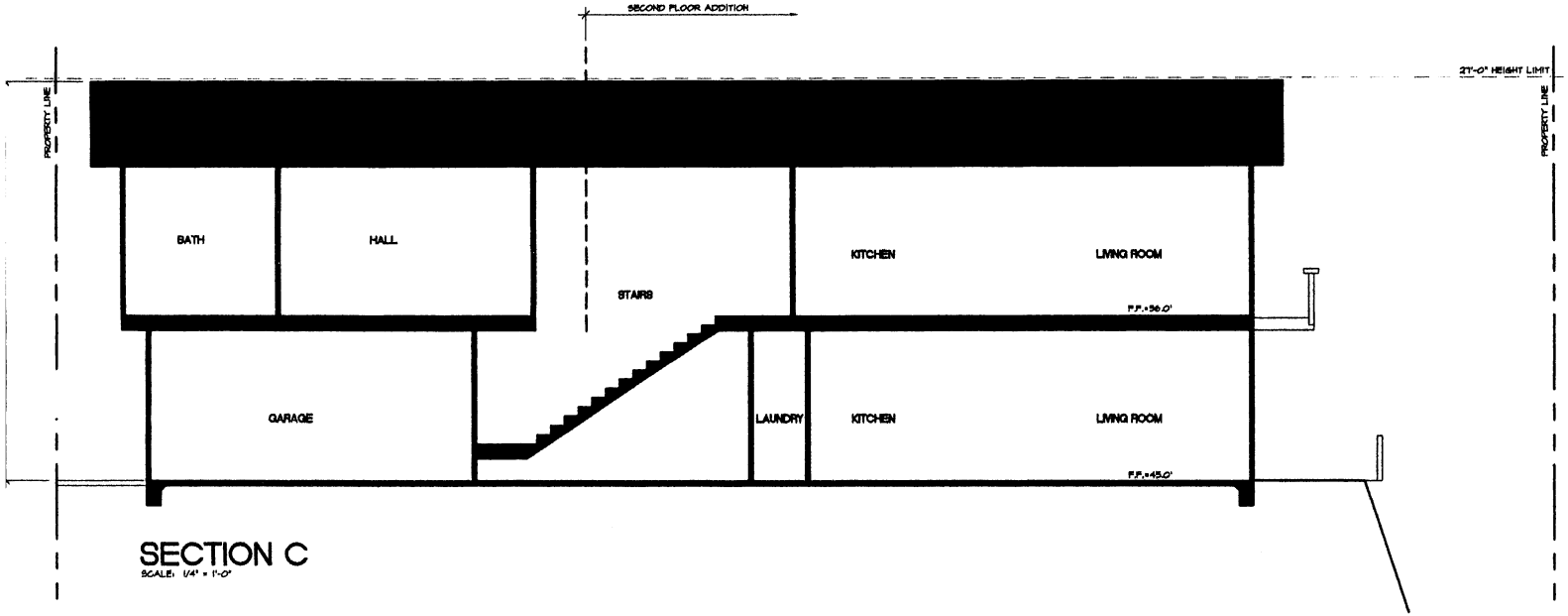
707 N Pacific Street
Oceanside, California 92054

PROPOSED ELEVATIONS

DRAWN BY: STEPHANIE LUPTON

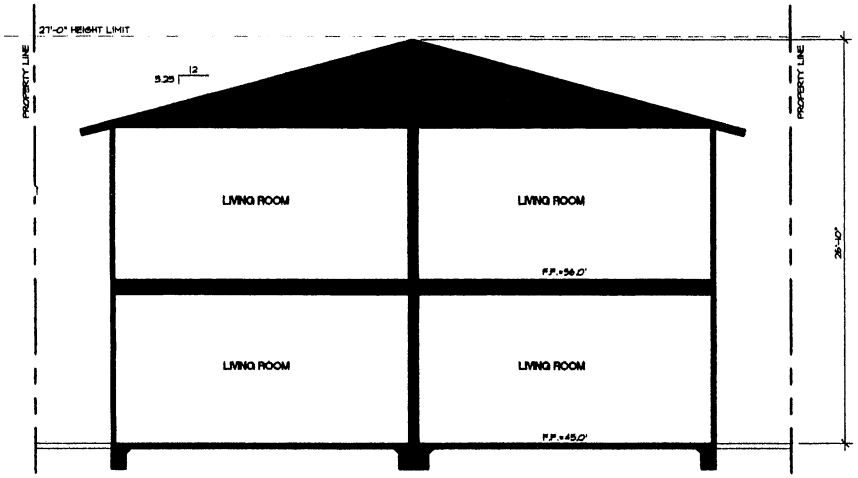
DATE: 10.24.07

A-3



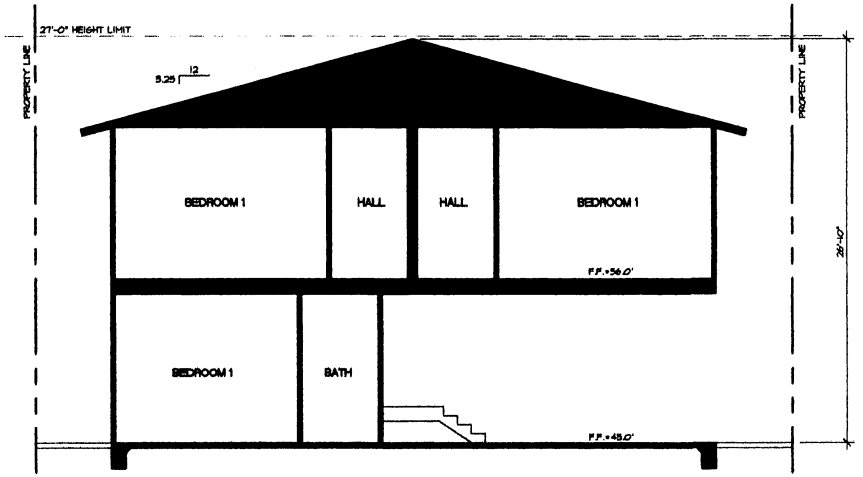
SECTION C

SCALE: 1/4" = 1'-0"



SECTION A

SCALE: 1/4" = 1'-0"



SECTION B

SCALE: 1/4" = 1'-0"

DATE	REVISIONS

PLANS PREPARED BY:
S.U. Drafting, Inc.
Stephanie Lupton
P.O. BOX: 2216
San Marcos, CA 92079
ph: (760) 224-9164
fax: (760) 798-1818

PACIFIC STREET REMODEL

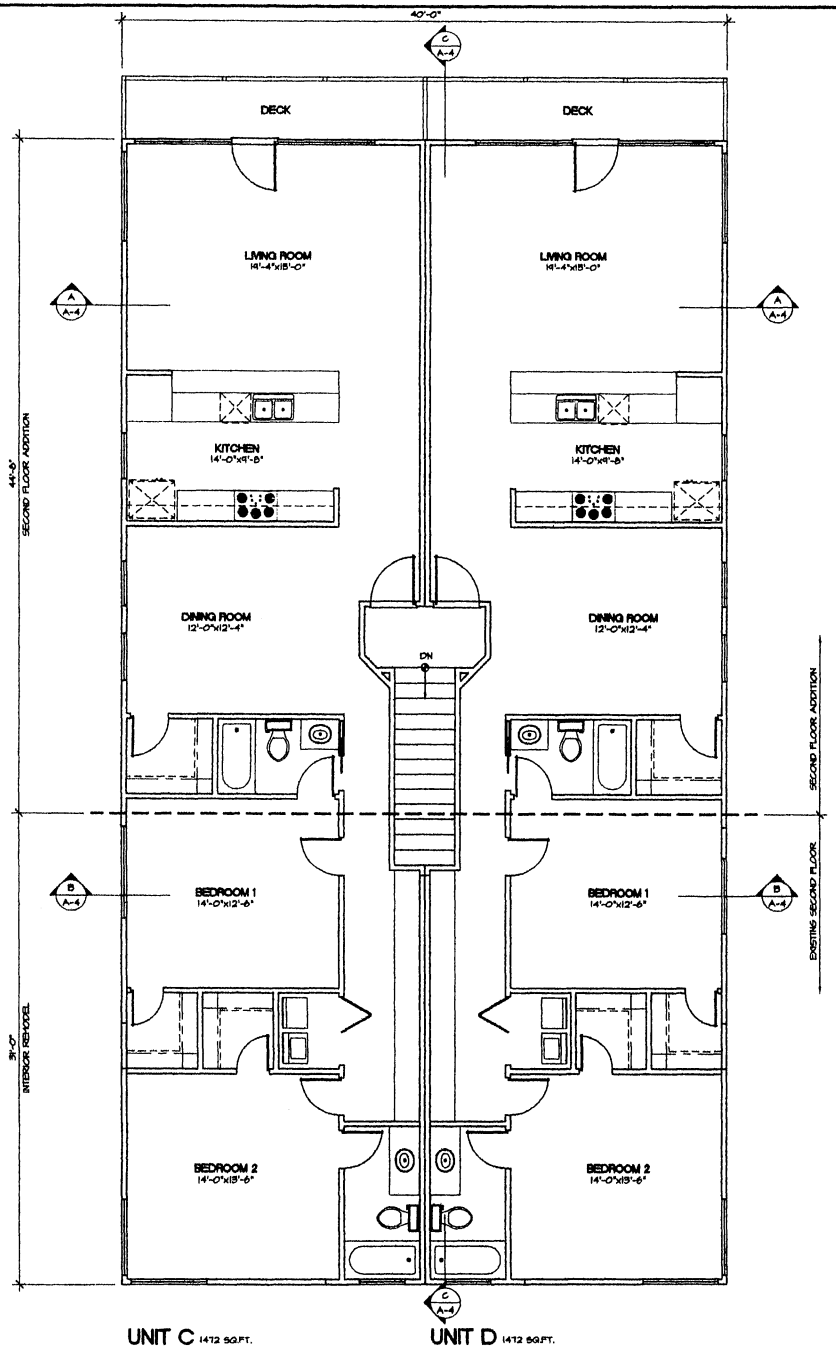
717 N Pacific Street
Oceanside, California 92054

BUILDING SECTIONS

DRAWN BY:
STEPHANIE LUPTON

DATE:
10.24.07

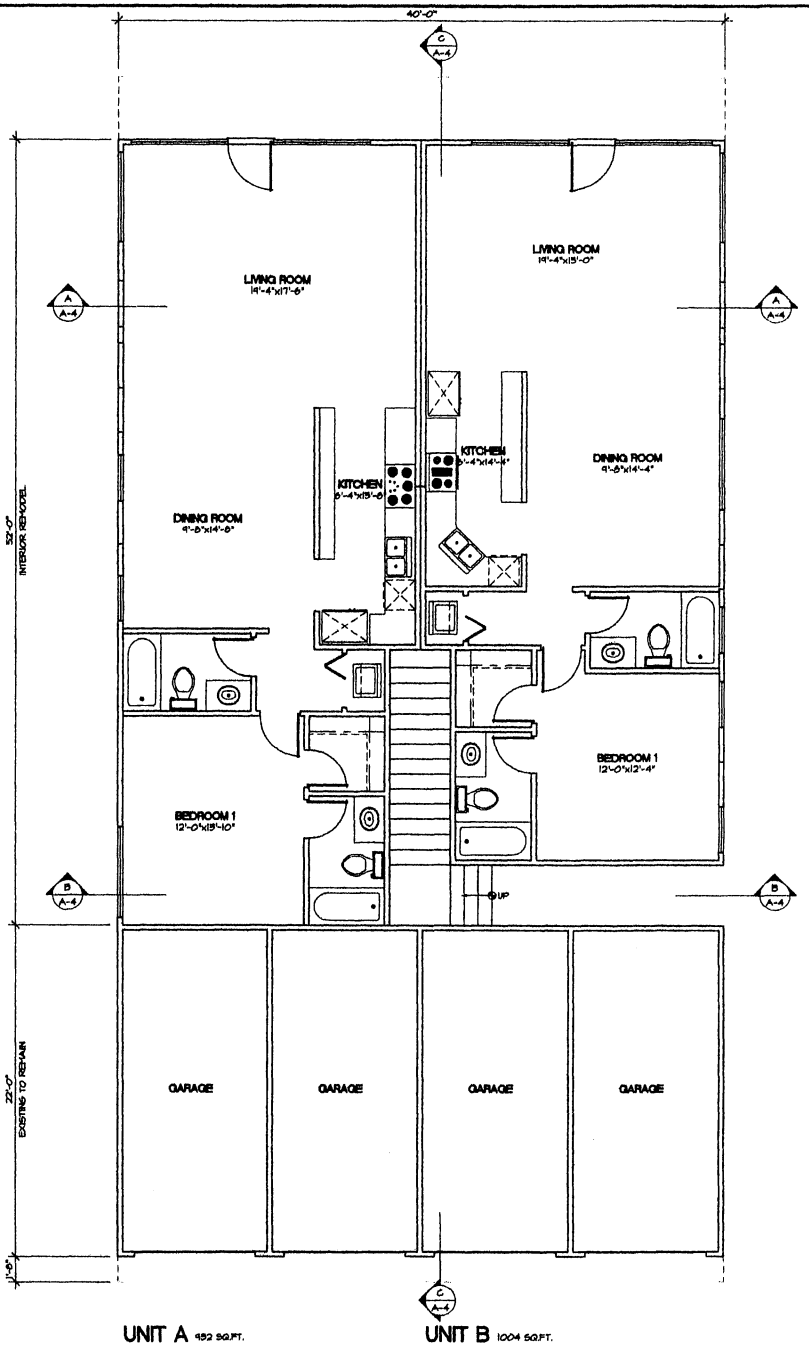
A-4



UNIT C 1472 SQ.FT. UNIT D 1472 SQ.FT.

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 1760 S.F. ADDITION



UNIT A 452 SQ.FT. UNIT B 1004 SQ.FT.

PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 285 S.F. ADDITION (WITHIN FOOTPRINT)

DATE	REVISIONS

PLANS PREPARED BY:
S.U.L. Drafting, Inc.
Stephanie Lupton
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ph: (760) 224-9164
fax: (760) 798-1169

PACIFIC STREET REMODEL

707 N Pacific Street
Oceanside, California 92054

PROPOSED FLOOR PLAN

DRAWN BY:
STEPHANIE LUPTON

DATE:
10.24.07

A-3

4 OF 6

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

PRIMARY RECORD

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

***Resource Name or #:** (Assigned by recorder) 717 N. Pacific Street

***P1. Other Identifier:** A.R. and Bessie M. Boehm Apartment Complex

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

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

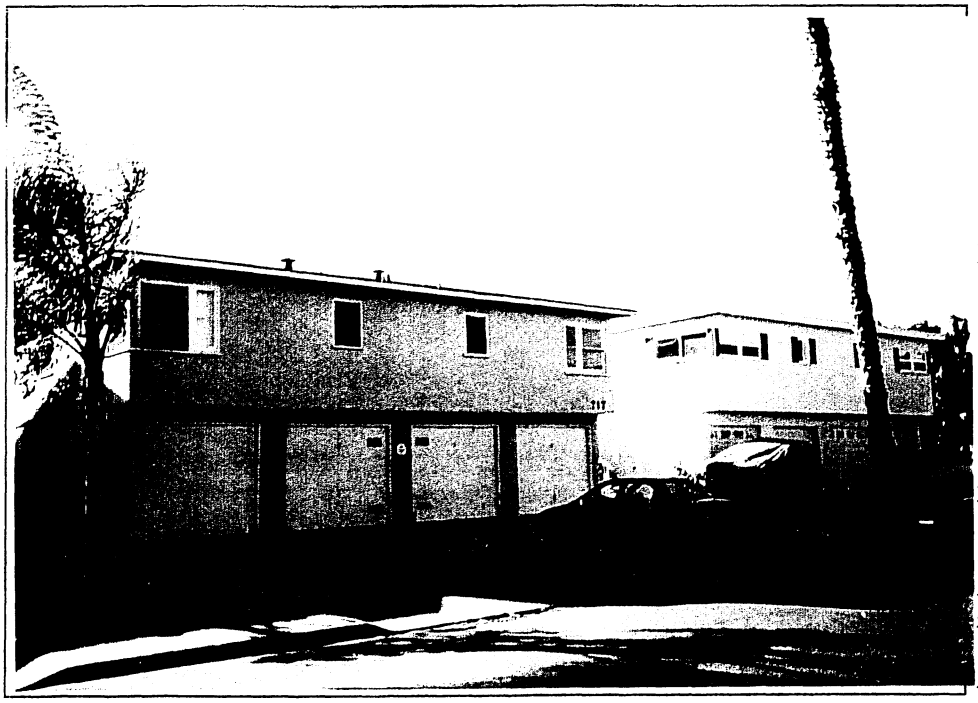
***b. USGS 7.5' Quad** Oceanside **Date:** 1975 T11S R 5W; ¼ of ¼ of Sec; B.M.: SB

c. Address: 717 N. 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: 143-221-07; Lot 2, Block 35, A.J. Myers Addition

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a 2,510 sq ft, four unit, wood frame and stucco, rectangular, one story and two story, Ranchesque style apartment complex, comprised of two duplexes sharing a common interior courtyard space; the buildings rest on concrete foundations. Horizontal board trim is present. The front building is two stories with its two units located over four single garages, which face the street. It has a low pitched hipped roof covered with composition shingles. Its narrow eaves are open with exposed rafters. The rear building has a flat roof and boxed eaves. The original fenestration of both buildings consists of 1/1 wood framed double hungs; replacement windows are metal and vinyl sliders of varying shapes and sizes. The double hung windows are screened. The front building has identical focal windows on the north and south corners - central 1/1 double hungs flanked by narrow 1/1 double hungs side lites, one each of which wraps around the corners. The complex is accessed through wood and metal fencing and gates on the sides of the front building which lead into the interior courtyard; the primary entry is on the north side of the property. A wood railed and stepped staircase provides access to a wood deck and the upper front units, which have offset entries. The single wood doors into the units have 4-lite uppers and are covered by screens. The rear building units are accessed directly off the courtyard and have single wood doors with recessed panels and screens. Landscaping consists of trees and shrubs; brick planters are located on the side and parking strip of the front building. The complex is in good condition.



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

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

P5b. Description of Photo: (View, date, accession #) Facade looking west, 1/3/07, 1050:1

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

***P7. Owner and Address:** P. J. & D. P. Andre 1963 Paseo Gabriela San Dimas, CA 91773-4409

***P8. Recorded by** (Name, affiliation, and address): Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 1/26/07 ***P10. Type of Survey:** (Describe) Field Check ***P11. Report Citation** (Cite survey report and other sources, or enter "none".) None

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

According to the chain of title prepared by California Lot Book, Inc., the Commercial Finance Corporation of San Diego sold this lot to Oceanside residents Henry S. and Ruth E. Loether in May 1926. The couple retained title to the property until selling it to Herman G. and Beatrice Snodgrass in October, 1941. Ownership of the as yet unimproved lot was conveyed to A.R. Boehm and his wife Bessie in July, 1950. Contractor John Woodlief was subsequently hire to construct the subject complex, two duplexes sharing a common courtyard, which, per the Notice of Completion, were finished in April, 1951. During their tenure as owners, tenants of the four-unit complex included R. Buckridge (1955-56), G.M. Kling (1955-56), S.L. McLeod (1955-56), and A.M. Hirmer (1955-56).

John and Shirley Marshall, residents of Crawford County, Kansas, bought the apartment complex from the Boehms in November, 1961. They sold the property to John R. Burrus in September, 1965. Burrus, a former newspaper reporter for the *Blade-Tribune* and the *San Diego Union*, and his wife Grace lived in one of the units, renting out the other three. Their tenants included J.M. Edwards (1981) and James P. Weins (1981).

Elizabeth A. Lehman purchased the property from Mr. Burrus in May, 1996, selling it about a year later to Orecchini DD, LLC in June, 1997. The current owners, Pierre J. and Deborah P. Andre, took title in August, 2003.

State of California — The Resources Agency Primary # _____
DEPARTMENT OF PARKS AND RECREATION HRI# _____
BUILDING, STRUCTURE, AND OBJECT RECORD ***NRHP Status Code** 6Z
Page 3 of 3 Resource Name or # (Assigned by recorder) 717 N. Pacific Street

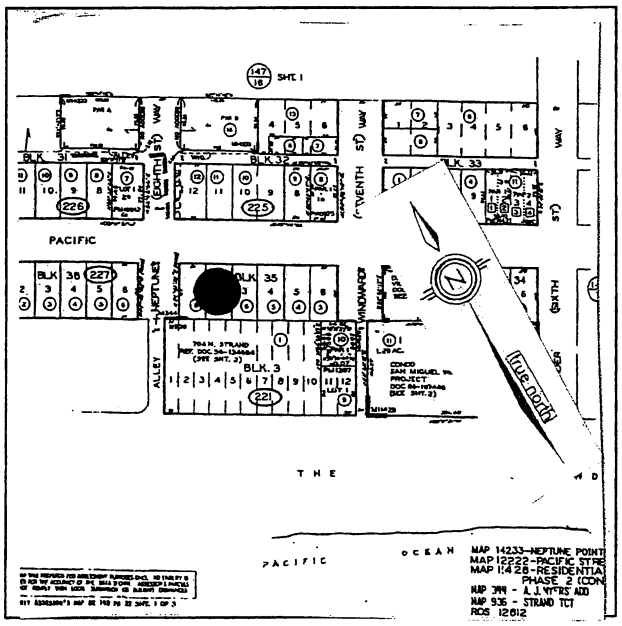
B1. Historic Name: A.R. and Bessie M. Boehm Apartment Complex
B2. Common Name: Pierre J. and Deborah P. Andre Apartment Building
B3. Original Use: Multiple-family residence B4. Present Use Multiple-family residence
*B5. Architectural Style: Ranchesque
***B6. Construction History:** (Construction date, alternations, and date of alterations)
The resource was constructed in 1951 per the Notice of Completion. Other than some window replacements, no major exterior modifications were observed.
***B7.** Moved? ☒No ☐Yes ☐ Unknown Date:_____ Original Location:_____
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: John Woodlief
***B10. Significance:** Theme: residential development Area Oceanside, California
Period of Significance 1869 to 1960 Property Type Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject complex is located in the A.J. Myers Addition, north of downtown Oceanside. This is an area that saw early residential development, with many of the oldest houses being smaller single-family dwellings situated in a quiet portion of the developing town. The area would have been close enough to walk to the town center to purchase necessary goods or services, but far enough away to avoid town bustle. A second period of growth occurred after World War II, when infill lots in the northern areas of the Addition were developed as small apartment complexes and duplexes. Beginning in the late 1970s, earlier houses were demolished to make way for larger multi-storied apartments and condominiums that now dominate the neighborhood.

The subject resource is very typical of the area for its time of construction. The property remained undeveloped until after World War II, with the apartment complex intended for rental income. Constructed in a common Ranchesque type design, the property is representative of the post-war trend of densification. Further, the proximity to the Pacific Ocean made this an attractive residential site.

The resource is not associated with any known significant historic event or events and no one of historic importance is directly associated with it. The design of the complex, while well-suited to its locale, is not distinctive and 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. The resource's locational and associational integrity, design, feeling, workmanship, materials, and setting are intact. The resource is not eligible for listing in the national, state, or local registers under any of the qualifying criteria.

B11.Additional Resource Attributes:(List attributes and codes) None
*B12. References: Assessor's records, San Diego County; Hawthorne, K., *Oceanside, Where Life is Worth Living*, 2001. Donning Company Publishers, Virginia Beach, Virginia; McAlester, V. and L., *A Field Guide to American Houses*, 2000. Alfred A. Knopf, New York.
B13. Remarks:
***B14. Evaluator:** Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
Date of Evaluation: 1/26/07



(This space reserved for official comments.)

CITY OF OCEANSIDE
PLANNING DEPARTMENT

NOTICE OF EXEMPTION

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

PROJECT TITLE AND FILE NUMBER:
DEVELOPMENT PLAN (D-205-06), VARIATION (V-208-06) AND REGULAR COASTAL PERMIT (RC-207-06) FOR A 2,025 SQUARE FOOT ADDITION AND REMODEL TO AN EXISTING FOUR-PLEX APARTMENT BUILDING LOCATED AT 717 NORTH PACIFIC STREET.

PROJECT LOCATION - SPECIFIC:
717 North Pacific Street

PROJECT LOCATION - GENERAL:
North Pacific Street and Windward Way

DEVELOPMENT PLAN (D-205-06)
VARIATION (V-208-06)
REGULAR COASTAL PERMIT (RC-207-06)

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
A Development Plan, Variation and Regular Coastal Permit for a 2,025 square foot addition and remodel of an existing four-plex apartment building located at 717 North Pacific Street.

NAME OF PUBLIC AGENCY APPROVING PROJECT:
City of Oceanside
NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:
Pierre Andre
P.O. Box 1337
Azusa, CA 91702
(626) 625-6988

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

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

_**STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)**

X _CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15301(b)

REASONS WHY PROJECT IS EXEMPT:
The proposed project is an infill project that does not add any units and is less than 5 acres in size, therefore, it is exempt from environmental review.

Contact Person: Shan Babick, Associate Planner

December 27 , 2007
SIGNATURE DATE
For: Jerry Hittleman, Interim City Planning