

# AGENDA NO. 4



**PLANNING COMMISSION**

**STAFF REPORT**

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DATE: March 22, 2010

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A TENTATIVE PARCEL MAP (P-5-08), DEVELOPMENT PLAN (D-6-08) AND REGULAR COASTAL PERMIT (RC-5-08) TO SUBDIVIDE AND DEVELOP AN EIGHT-UNIT RESIDENTIAL CONDOMINIUM LOCATED AT 301 CASSIDY STREET. THE PROJECT SITE IS ZONED R-3 (MEDIUM DENSITY RESIDENTIAL) AND IS SITUATED WITHIN THE SOUTH OCEANSIDE NEIGHBORHOOD AND THE COASTAL ZONE. – CASSIDY COVE CONDOS – APPLICANT: CAL STRUCTURE, INC.**

## **RECOMMENDATION**

Staff recommends that the Planning Commission by motion:

Confirm issuance of a Class 32 Categorical Exemption for infill development for property in an urbanized area for residential development, pursuant to Section 15315 of the California Environmental Quality Act, and approve Tentative Parcel Map (P-5-08), Development Plan (D-6-08) and Regular Coastal Permit (RC-5-08) by adopting Planning Commission Resolution 2010-P11 with findings and conditions of approval attached herein.

## **PROJECT DESCRIPTION AND BACKGROUND**

**Background:** The subject property is located at 301 Cassidy Street on the south-east corner of Cassidy Street and Broadway. The property is a result of a recordation of map performed in 1928 and the present 3,650-square foot commercial structure on the property was constructed in November 15, 1965. The site was originally developed as an Auto Club for Southern California and was later used by several different office uses throughout the years. The owner of Cal Structures currently operates its residential development company out of the existing office building. The existing commercial office building does not hold any historical significance as per the National Registry of Historical Places; therefore, the project is only subject to photo documentation prior to

demolition. An application for a Parcel Map, Development Plan and Regular Coastal Permit was filed on February 27, 2008.

**Site Review:** This property consists of two separate 8,700-square foot parcels. An existing underutilized 3,650-square foot commercial office building with associated parking located over the two parcels. One driveway apron exists at the western street frontage of the site and alley access at the east property line. The site is relatively flat with a slight one to three-foot elevation difference sloping down from east to west.

Surrounding land uses include multi-family apartments and single-family developments to the north, east, and south. Rail road tracks are located to the west of the project site.

The land use designation is Medium Density-C Residential (MDC-R) and the zoning classification is R-3 (Medium Density Residential Zone), and the property is surrounded by other R-3 properties in all directions. This property is within the South Oceanside Neighborhood and its development requires a Regular Coastal Permit based on its location. The property is not within the "appeal jurisdiction" of the Coastal Zone; under the certified Local Coastal Program (LCP), any action by the City on this proposed coastal development permit may not be appealed to the California Coastal Commission.

**Project Description:** The project application is comprised of three components: a Tentative Parcel Map, Development Plan and Regular Coastal Permit.

Tentative Parcel Map (P-5-08) represents a request for the following:

To merge two individual 8,700-square foot parcels into one 17,400-square foot lot and subdivide/develop an eight-unit residential condominium pursuant to Article VI of the Subdivision Ordinance of the City of Oceanside.

Development Plan (D-6-08) represents a request for the following:

To develop a 32,497-square foot, eight-unit residential condominium development, consisting of four separate buildings housing two units per building. Each building would be two stories with ground floor parking below and the buildings would range in sizes from 8,649 square-feet to 7,600 square-feet. All of the eight condominium units would consist of three bedrooms and three baths with a two-car garage. Two guest parking stalls shall be provided and will be within an enclosed carport in the ground level parking area. The condominium building will include a common courtyard, a shared open space roof deck and a public water feature. The building has been designed in a prairie style architecture; using parallel building lines, earth tones and tile accents to enhance the building and the property.

Regular Coastal Permit (RC-5-08) represents a request for the following:

The demolition of an existing 3,650-square foot commercial office building to allow for the construction of a 32,497-square foot, eight-unit residential condominium.

The proposed project information is summarized below.

Unit	Floor Area (Sq. Ft.) per unit	No. of Bedrooms rooms per unit	No. of Baths per unit	Garage per unit	Stories per unit
1A	2,710	3	3.5	2-Car	2
2B	2,676	3	3.5	2-Car	2
3C	2,462	3	3.5	2-Car	2
4D	2,155	3	3	2-Car	2
5A	2,710	3	3.5	2-Car	2
6B	2,676	3	3.5	2-Car	2
7C	2,462	3	3.5	2-Car	2
8A	2,155	3	3	2-Car	2

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

1. General Plan
2. Subdivision Ordinance
3. Zoning Ordinance
4. Local Coastal Program
5. California Environmental Quality Act

## **ANALYSIS**

### **KEY PLANNING ISSUES**

#### **1. General Plan Conformance**

The General Plan Land Use Map designation on the subject property is Medium Density-C Residential (MDC-R), allowing 29 to 43 dwelling units per gross acre. and the proposed project density is 11.57 dwelling units per acre. The proposed subdivision and development are consistent with this designation and the goals and objectives of the City's General Plan as follows:

#### **Land Use Element II. Community Development**

**Goal:** The continual long term enhancement of the community through the development and use of land which is appropriate and orderly with respect to type, location, timing, and intensity.

Objective 2.02 Residential Subdivision: To assure residential subdivisions of land shall be of sufficient size, dimensions, and topography to promote overall community enhancement, and the aesthetic and efficient functioning of the particular residential unit.

Policy 2.35 Dwelling Unit/Land Use Consistency through Density Reduction: A residential project may be developed using the residential unit type(s) allowed within the next lower residential land use designation provided:

- (1) The density of the project or that portion of the project is within the permitted range consistent with the proposed unit type as determined by the Residential Unit Type/Residential Land Use Designation Consistency Matrix.
- (2) The project is consistent with the objectives of the General Plan; in terms of, the multi-family product and building design/massing that is consistent with the neighborhood character and other City policies. As outlined in the Zoning Ordinance, Local Costal Compliance and Discussion section of this report.
- (3) The project does not interfere with the efficient and proper provision of City services, because all services at or near the site; such as, water, sewer, and electricity already exist.

The proposed eight-unit condominium development would be below the base density of the Medium Density-C Residential (MDC-R) designation. The density is consistent with the Multiple Unit Structures (MUS) within the area as determined by the "Residential Unit Type/Residential Land Use Designation Consistency Matrix." A MUS is a structure containing two or more dwelling units on a single property. The project does not interfere with the efficient and proper provision of City services.

## **2. Subdivision Ordinance Compliance**

The proposed project is subject to the Subdivision Map Act and the Oceanside Subdivision Ordinance, *Article VI Subdivision of Four or Fewer Parcels*. Pursuant to Section 601 of the Subdivision Ordinance, this Tentative Parcel Map has been prepared in a manner acceptable to the Engineering Division.

## **3. 1986 Zoning Ordinance Compliance**

The project site is located in a Medium Density Residential District (R-3) and complies with the requirements of that zone. Table 1 summarizes the proposed and applicable development standards for the project site.

**Table 1: Residential Development Standards Article 7, 27 & 17**

	<b>Required</b>	<b>Proposed</b>
Minimum Lot Size	6,000 SF	17,400 SF
Parking spaces	2 spaces for each unit, with at least 1 of which is covered or enclosed	2 enclosed spaces per unit
Guest Parking spaces	1 space per 4 units; 8 units proposed = 2 spaces	2 covered spaces
Minimum Front yard (Broadway)	15 feet	15 feet
Minimum Corner Side yard	10 feet	10 feet
Minimum Side yard	5 feet	10 feet
Minimum Rear yard (alley)	0 feet	0 Feet
Minimum Lot width	60 feet	75 feet
Maximum height	35 feet and 3 stories	35 feet and 3 stories
Landscaping	15%	16.5%

The proposed condominium meets all development standards in terms of setbacks, height, and landscaping.

**4. Local Coastal Program Conformance**

The project is not located in the Appeal Jurisdiction Area of the *Post LCP Certification Permit and Appeal Jurisdiction Map*. The proposed Tentative Parcel Map conforms to the policies of the Local Coastal Program. The Local Coastal Program contains policies that require development to maintain the character of the existing neighborhood.

The surrounding area consists of a mixture of single and multi-family residential housing. The primary development pattern is a combination of 1960's and 70's era large apartments complexes. The proposed housing product type is consistent and compatible with the development pattern within the surrounding neighborhood; in terms of building massing and land use.

**DISCUSSION**

*Issue: Is the replacement of the existing non-conforming commercial office building with an eight-unit condominium consistent with neighborhood character?*

*Recommendation:* This development would feature a contemporary design and create a coastal urban village for residents and neighborhood. The building design is slightly raised above the sidewalk rimmed extensively with terraced landscape planters and site walls that provide a firm horizontal base. Staff believes that the building materials and colors would enhance the property and will be complimentary to the eclectic architecture of the neighborhood. Architectural elements include: strong entry ways that provide a distinction between units, street adjacent patios, varied finished materials, clear tempered glass windows, decorative paving, decorative wall tiles, wrought-iron railing, classical water features, roof gardens, raised landscaped planters, and smooth toweled stucco wall coverings with earth tone colors that accentuates the key design features of the building and are consistent with many of the developments in the area.

## **ENVIRONMENTAL DETERMINATION**

Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA), 1970. Based on that review staff finds the proposed project constitutes a minor land division and the construction of an eight-unit condominium complex is categorically exempt pursuant to Class 32 Categorical Exemption for Infill Development for property in an urbanized area and for residential development pursuant to Section 15332, of the California Environmental Quality Act.

## **PUBLIC NOTIFICATION**

Pursuant to Article 41 of the Oceanside Zoning Ordinance, a Legal notice was published in the North County Times and notices were sent to property owners and residents within 1,500 feet of the subject property, individuals and or organizations requesting notification, applicant and other interested parties. Copies of this agenda item have been mailed to the applicant and their representatives.

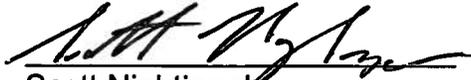
## **SUMMARY**

The proposed Tentative Parcel Map (P-5-08), Development Plan (D-6-09), and Regular Coastal Permit (RC-5-08), as conditioned, are consistent with the land use policies of the General Plan, the requirements of the Subdivision Ordinance and the Zoning Ordinance, and the policies of the Local Coastal Program. The project has been conditioned to meet or exceed all applicable standards. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached Resolution. Staff recommends that the Planning Commission:

- Confirm issuance of a Class 15 Categorical exemption for Minor Land Divisions of the California Environmental Quality act and move to approve Tentative Parcel Map (P-5-08), Development Plan (D-6-08) and Regular Coastal Permit (RC-5-08) by adopting Planning Commission Resolution No. 2010-P11 as attached.

PREPARED BY:

SUBMITTED BY:



Scott Nightingale  
Acting Associate Planner



Jerry Hittleman  
City Planner

JH/JH/fil/lv

Attachments:

1. Tentative Parcel Map
2. Planning Commission Resolution No. 2010-P11



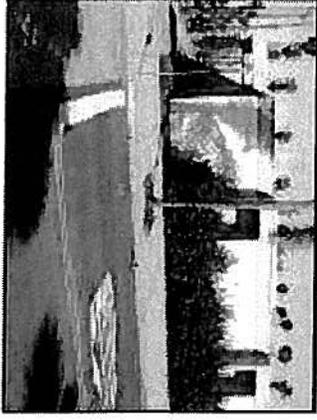
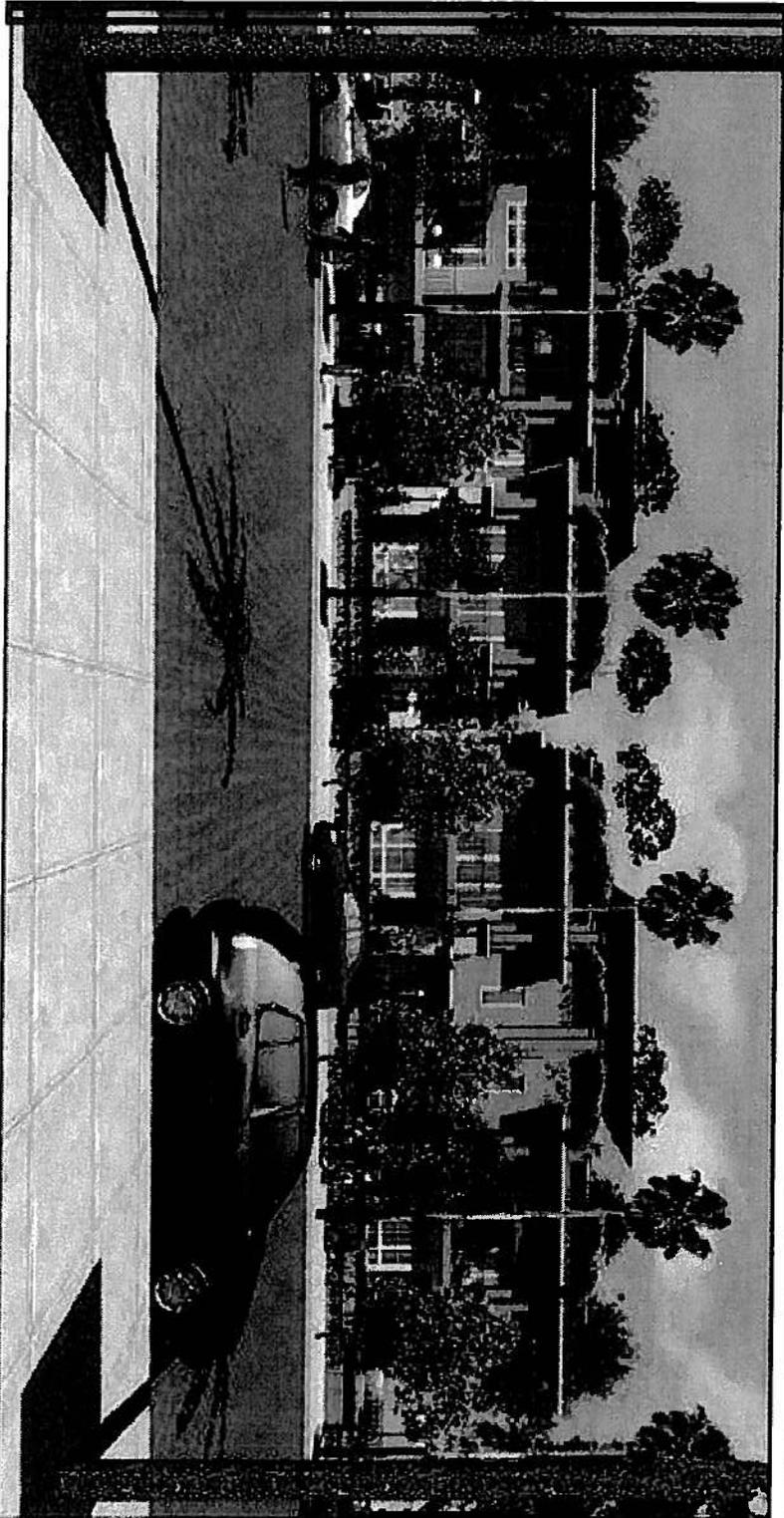




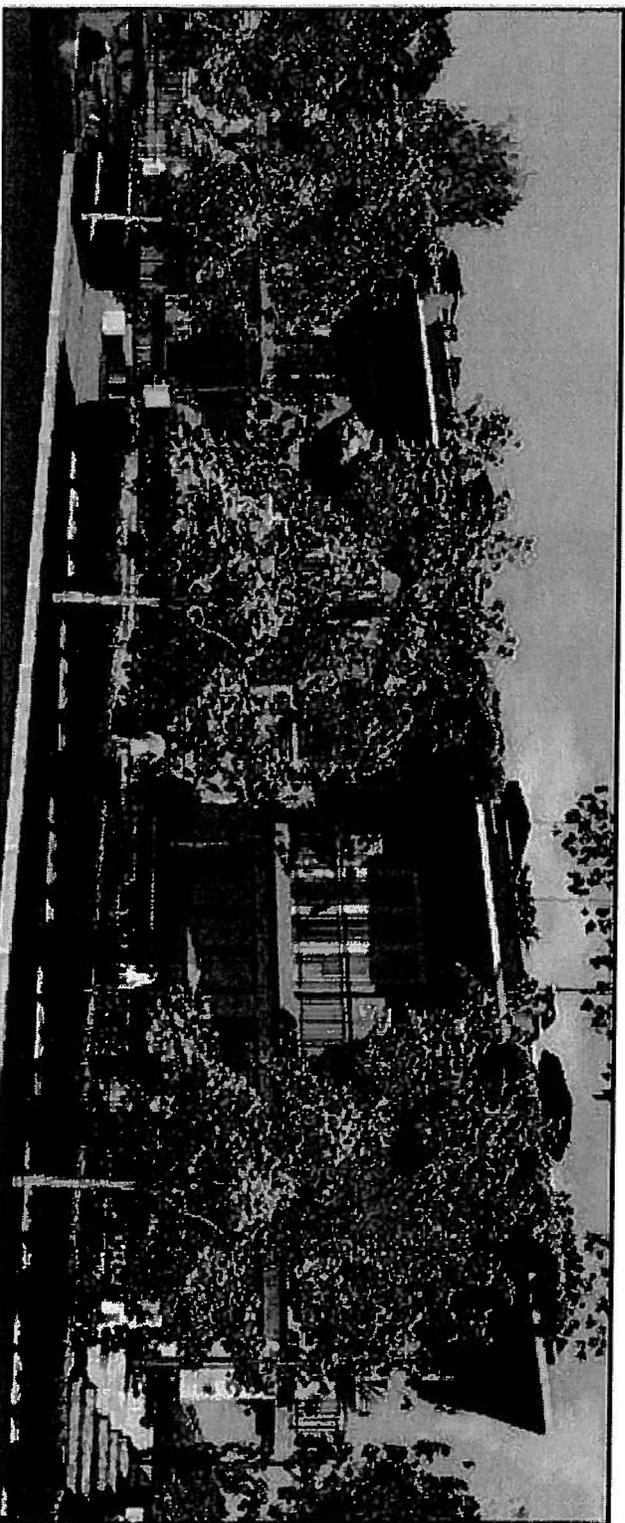
301 CASSIDY STREET  
OCEANSIDE CA

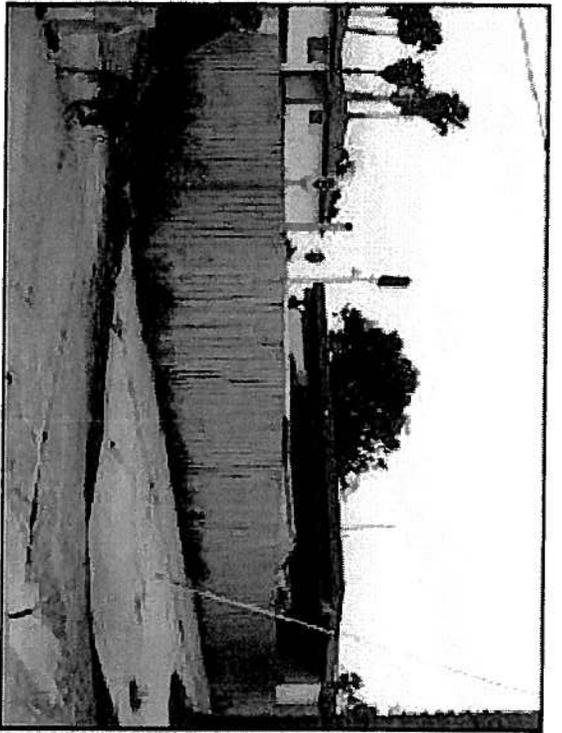


BEFORE - CASSIDY STREET

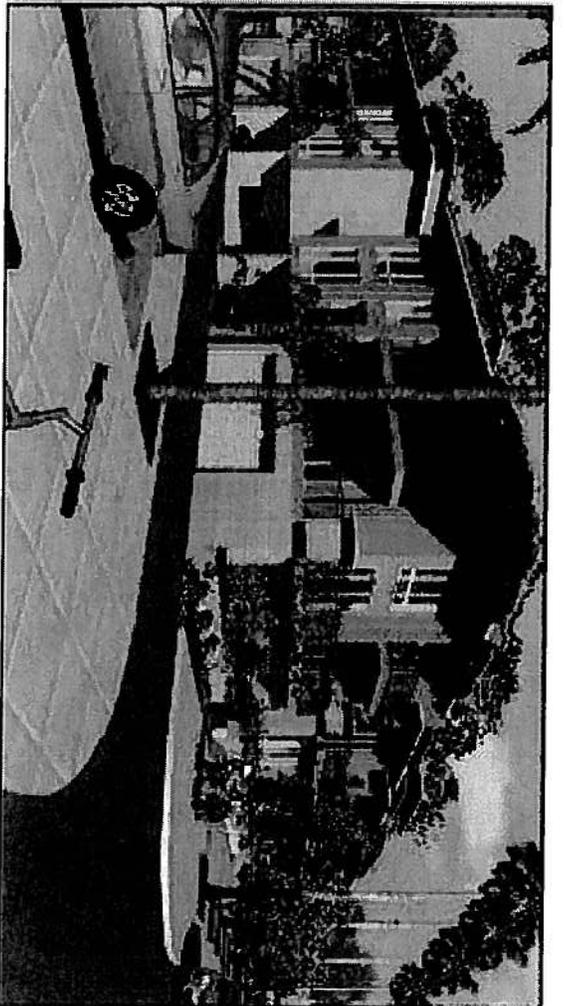


BEFORE - BROADWAY STREET

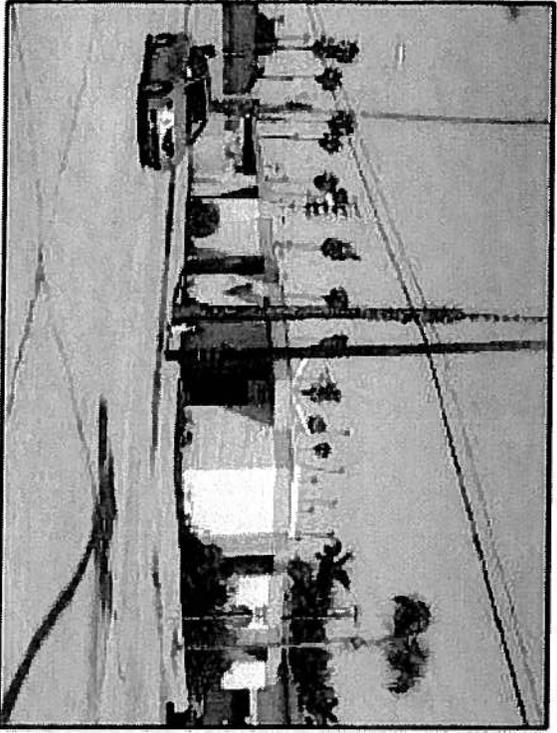




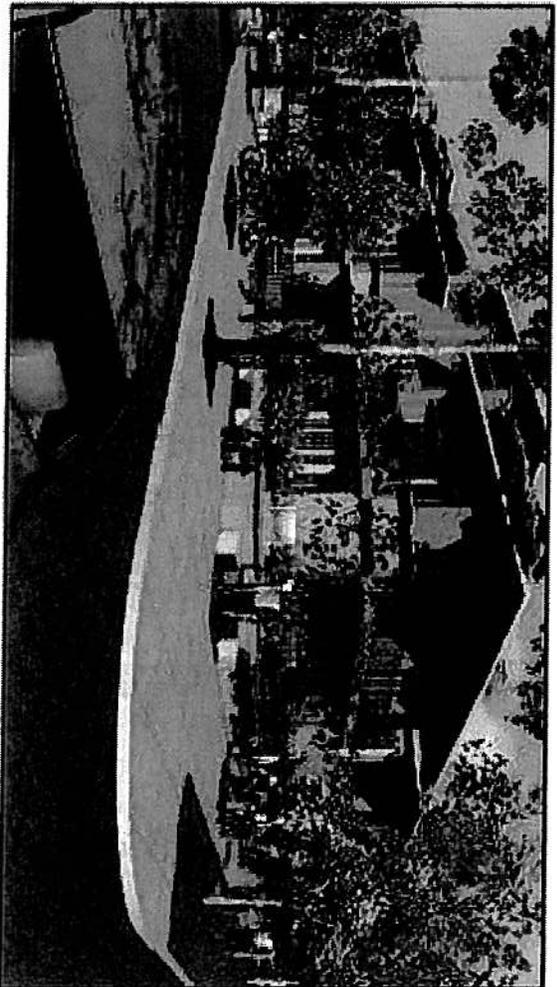
**BEFORE - ALLEY ENTRANCE ON CASSIDY STREET**



**AFTER - ALLEY ENTRANCE ON CASSIDY STREET**



**BEFORE - CORNER OF CASSIDY STREET + BROADWAY STREET**



**AFTER - CORNER OF CASSIDY STREET + BROADWAY STREET**



**SHEET INDEX**

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LOCATIONS & AREAS		PROJECT DATA MATRIX		DWELLING UNIT	
LEVEL	AREA	TYPE	UNIT	AREA	UNIT
FIRST FLOOR LEVEL	APARTMENT 1	1,120	1,120	1,120	1,120
	APARTMENT 2	1,120	1,120	1,120	1,120
	APARTMENT 3	1,120	1,120	1,120	1,120
	APARTMENT 4	1,120	1,120	1,120	1,120
	APARTMENT 5	1,120	1,120	1,120	1,120
	APARTMENT 6	1,120	1,120	1,120	1,120
	APARTMENT 7	1,120	1,120	1,120	1,120
	APARTMENT 8	1,120	1,120	1,120	1,120
	APARTMENT 9	1,120	1,120	1,120	1,120
	APARTMENT 10	1,120	1,120	1,120	1,120
SECOND FLOOR LEVEL	APARTMENT 1	1,120	1,120	1,120	1,120
	APARTMENT 2	1,120	1,120	1,120	1,120
	APARTMENT 3	1,120	1,120	1,120	1,120
	APARTMENT 4	1,120	1,120	1,120	1,120
	APARTMENT 5	1,120	1,120	1,120	1,120
	APARTMENT 6	1,120	1,120	1,120	1,120
	APARTMENT 7	1,120	1,120	1,120	1,120
	APARTMENT 8	1,120	1,120	1,120	1,120
	APARTMENT 9	1,120	1,120	1,120	1,120
	APARTMENT 10	1,120	1,120	1,120	1,120
4 - DUPLEX BUILDINGS DATA MATRIX					
FLOOR LEVEL		SQUARE FOOTAGE PER BUILDING		TOTAL SQUARE FOOTAGE	
APARTMENT LEVEL	1,120	1,120	1,120	1,120	1,120
FIRST FLOOR LEVEL	1,120	1,120	1,120	1,120	1,120
SECOND FLOOR LEVEL	1,120	1,120	1,120	1,120	1,120
ROOF FLOOR LEVEL	1,120	1,120	1,120	1,120	1,120
TOTAL SQUARE FOOTAGE PER BUILDING 4,480					
TOTAL CONSTRUCTION AREA 32,487 SQ. FT.					

**SHEET INDEX & PROJECT INFO**

PROJECT PHASE: PRELIMINARY DESIGN

DATE ISSUED: 10-11-2008

DATE: 12-21-2008

PROJECT NO. 01

REVISION NO. 02

REVISION DESCRIPTION: PRELIMINARY RE-DESIGN

REVISION DESCRIPTION: PLANNING DEPT SUBMITTAL 1

**CLIENT INFORMATION**

**CAL STRUCTURES, INC.**

301 CASSIDY STREET  
OCEANSIDE, CA 92054

**PROJECT TITLE**

**CASSIDY COVE BEACH HOMES**

**PROJECT LOCATION**

301 CASSIDY STREET

**SEAL / SIGNATURE**



**TRANS-PACIFIC ARCHITECTS**

606 FRANCONIA STREET  
SAN FRANCISCO, CALIF., 94110  
TEL. 415.769.3300 FAX 415.424.1760

Raymond E. Hege, AIA

11/06/09  
Planning Dept

SUPERIOR MULTI-FAMILY RESIDENTIAL COASTAL DEVELOPMENT

# CASSIDY COVE

- NEIGHBORHOOD ENHANCEMENT
- PUBLIC ART / CLASSIC DESIGN
- PEDESTRIAN COMMUNITY SPACES

**ARCHITECTURAL DESIGN AND MATERIALS**

The building design is traditional, contemporary architectural, classic architecture of character, offering more than a passing nod to the classic architect without outright copying or parody. Special care was taken to blend into the neighborhood. Each of the four buildings so they generally resemble the other. The buildings are clad in a mix of materials including wood and glass. The buildings are grouped together in a series of light, airy, and open to the street. The buildings are designed to provide a fine architectural landscape. The buildings are designed to provide a fine architectural landscape. The buildings are designed to provide a fine architectural landscape.

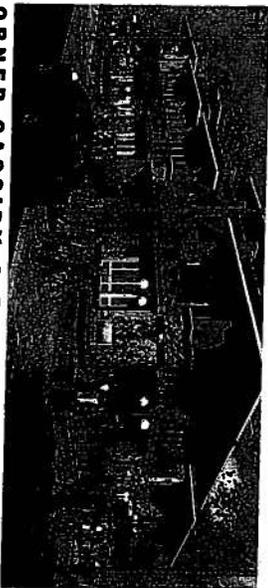
The building materials chosen for the beach climate and social interaction. The building materials chosen for the beach climate and social interaction. The building materials chosen for the beach climate and social interaction. The building materials chosen for the beach climate and social interaction. The building materials chosen for the beach climate and social interaction.

**LANDSCAPE & HARDSCAPE DESIGN AND MATERIALS**

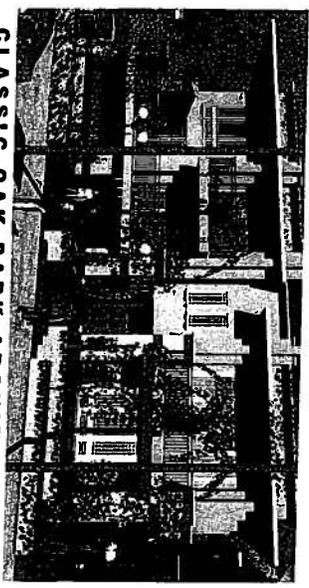
The landscape design is traditional, contemporary architectural, classic architecture of character, offering more than a passing nod to the classic architect without outright copying or parody. Special care was taken to blend into the neighborhood. Each of the four buildings so they generally resemble the other. The buildings are clad in a mix of materials including wood and glass. The buildings are grouped together in a series of light, airy, and open to the street. The buildings are designed to provide a fine architectural landscape. The buildings are designed to provide a fine architectural landscape.



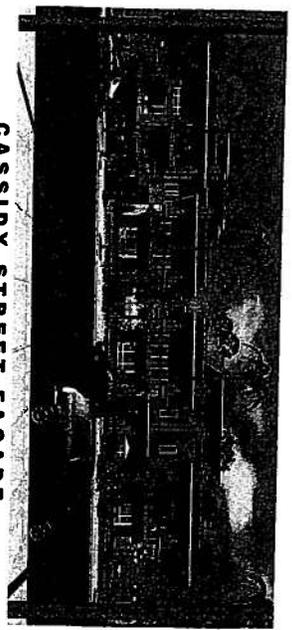
BROADWAY STREET FACADE



CORNER CASSIDY & BROADWAY STREETS



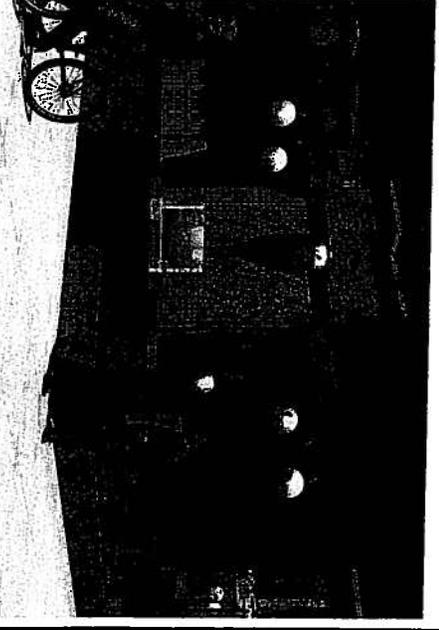
CLASSIC OAK PARK ARCHITECTURE



CASSIDY STREET FACADE



PASEO ENTRY COURTYARD STEPS



PUBLIC ART - WATER SCULPTURE

Planner

<p><b>PROJECT TITLE</b> DESIGN &amp; MATERIALS PART 1</p> <p><b>PROJECT PHASE</b> PRELIMINARY DESIGN</p> <p>DATE ISSUED: 10-11-2008</p> <p>DATE: 12-21-2008</p>	<p><b>CLIENT INFORMATION</b> CAL STRUCTURES, INC. 301 CASSIDY STREET OCEANSIDE, CA 92064</p>	<p><b>PROJECT TITLE</b> CASSIDY COVE BEACH HOMES</p> <p><b>PROJECT LOCATION</b> 301 CASSIDY STREET</p>	<p><b>REALTOR SIGNATURE</b> Raymond E. Hese, AIA</p>	<p><b>TRANSPACIFIC ARCHITECTS</b> 805 FRANCIS STREET SAN FRANCISCO, CALIF. 94116 TEL. 650.760.3500 FAX 415.224.1750</p>
<p><b>DATE</b> 08-00-01</p>	<p><b>SCALE</b> AS INDICATED</p>	<p><b>PROJECT NO.</b> A0-13</p>		

NATURAL VIEW. THE BUILDINGS SEEM TO GROW NATURALLY FROM THE SITE WITH NO SENSE OF CONTRAST OR ABSENCE OF INTEGRATION WITH THE SURROUNDING ENVIRONMENT. THE BUILDINGS ARE DESIGNED WITH NO THREATENING FACADES AND UNDERSTANDS DESIGN AS A PART OF THE PHYSICAL ENVIRONMENT. THE BUILDINGS ARE DESIGNED TO BE UNUSUALLY, UNUSUALLY THE CASE.

20. STONE, TILE AND ARTISAN MATERIALS - SUPERIOR MATERIALS FOR MATERIALS USED FOR THE QUALITY DESIGN ARCHITECTURAL FINISHES FOR THE INTERIOR AND EXTERIOR. THE USE OF THE SAME MATERIALS THROUGHOUT THE PROJECT PROVIDES A SENSE OF COHESION AND INTEGRATION. IN ADDITION TO STONE, TILE AND ARTISAN MATERIALS, THE PROJECT INCLUDES A WIDE RANGE OF MATERIALS AND FINISHES THAT CONTRIBUTE TO THE OVERALL DESIGN AND ARCHITECTURE. THE PROJECT INCLUDES A WIDE RANGE OF MATERIALS AND FINISHES THAT CONTRIBUTE TO THE OVERALL DESIGN AND ARCHITECTURE.

**III. PRIVATE AND SEMI-PRIVATE OPEN SPACES.**

21. PUBLIC PARKWAY - USING IT TO CREATE A "NEIGHBORHOOD LOCAL AND DEDICATED COMMUNICATIVE SPACE FOR THE RESIDENTS OF THE PROJECT. THE PUBLIC PARKWAY IS A WIDE, OPEN SPACE THAT PROVIDES A SENSE OF COMMUNITY AND INTEGRATION WITH THE SURROUNDING ENVIRONMENT. THE PUBLIC PARKWAY IS A WIDE, OPEN SPACE THAT PROVIDES A SENSE OF COMMUNITY AND INTEGRATION WITH THE SURROUNDING ENVIRONMENT.

22. SECURITY WITHOUT EXCLUSION - PRIVATE SECURITY ADJACENT PATIO: DESIGN IS THE MOST UNUSUAL AND UNIQUE FEATURE OF THE PROJECT. THE PROJECT PROVIDES A SENSE OF SECURITY AND INTEGRATION WITH THE SURROUNDING ENVIRONMENT. THE PROJECT PROVIDES A SENSE OF SECURITY AND INTEGRATION WITH THE SURROUNDING ENVIRONMENT.

23. COMMUNITY FRIENDLY ACCESS CONTROLS - DECORATIVE FENCING AND GATING, WELL LOCATED IN A JAIL OR A FENCE, AND OF COURSE IN VILLAGE AND ONE WANTS TO LIVE IN A JAIL OR A FENCE, AND OF COURSE IN VILLAGE. THE PROJECT PROVIDES A SENSE OF SECURITY AND INTEGRATION WITH THE SURROUNDING ENVIRONMENT. THE PROJECT PROVIDES A SENSE OF SECURITY AND INTEGRATION WITH THE SURROUNDING ENVIRONMENT.

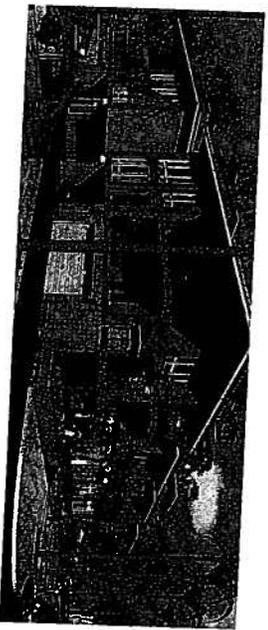
**SUPERIOR MULTI-FAMILY RESIDENTIAL COASTAL DEVELOPMENT**

**CASSIDY COVE**

- SUPERIOR ARCHITECTURAL DESIGN
- SUPERIOR LANDSCAPE DESIGN
- SUPERIOR MATERIALS



CLASSICAL STYLED ENTRY



TERRACED LANDSCAPING



SIDEWALK ADJACENT PRIVATE PATIO'S



STAIRS TO COURTYARDS & RESIDENCES

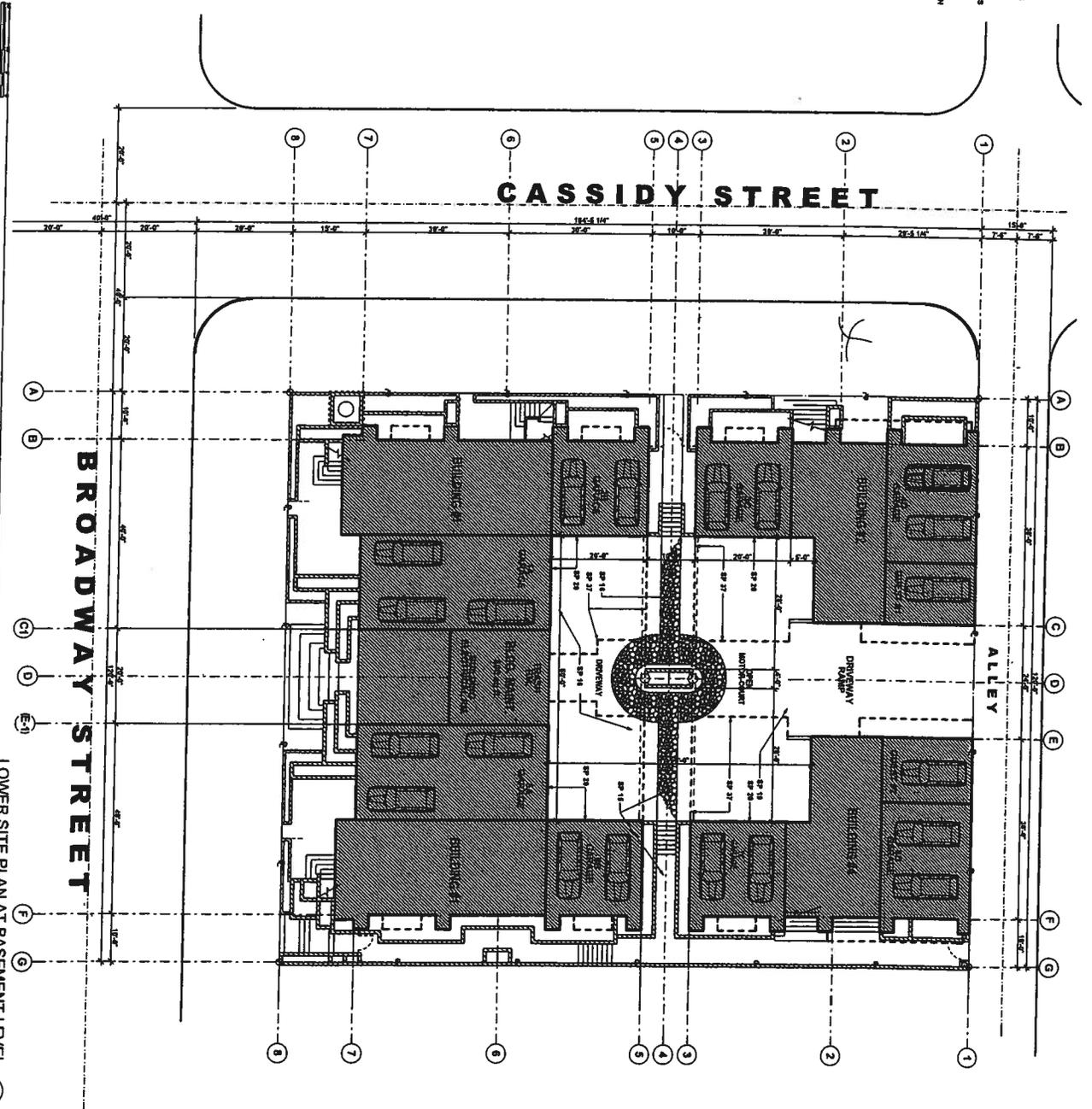


<p>PROJECT TITLE <b>DESIGN &amp; MATERIALS PART 2</b></p>		<p>CLIENT INFORMATION <b>CAL STRUCTURES, INC.</b> 301 CASSIDY STREET OCEANVIEW, CA 92051</p>		<p>PROJECT TITLE <b>CASSIDY COVE BEACH HOMES</b></p>		<p>SCALE / SIGNATURE SCALE AS INDICATED DATE ISSUED: 10-11-2008</p>		<p>PROJECT LOCATION <b>TRANS PACIFIC ARCHITECTS</b> 665 FRANCONIA STREET</p>	
<p>PROJECT PHASE <b>PRELIMINARY DESIGN</b></p>		<p>DATE ISSUED: 10-11-2008</p>		<p>PROJECT LOCATION <b>TRANS PACIFIC ARCHITECTS</b> 665 FRANCONIA STREET</p>		<p>PROJECT LOCATION <b>TRANS PACIFIC ARCHITECTS</b> 665 FRANCONIA STREET</p>		<p>PROJECT LOCATION <b>TRANS PACIFIC ARCHITECTS</b> 665 FRANCONIA STREET</p>	

Planning Department

**SITE PLAN KEYNOTES**

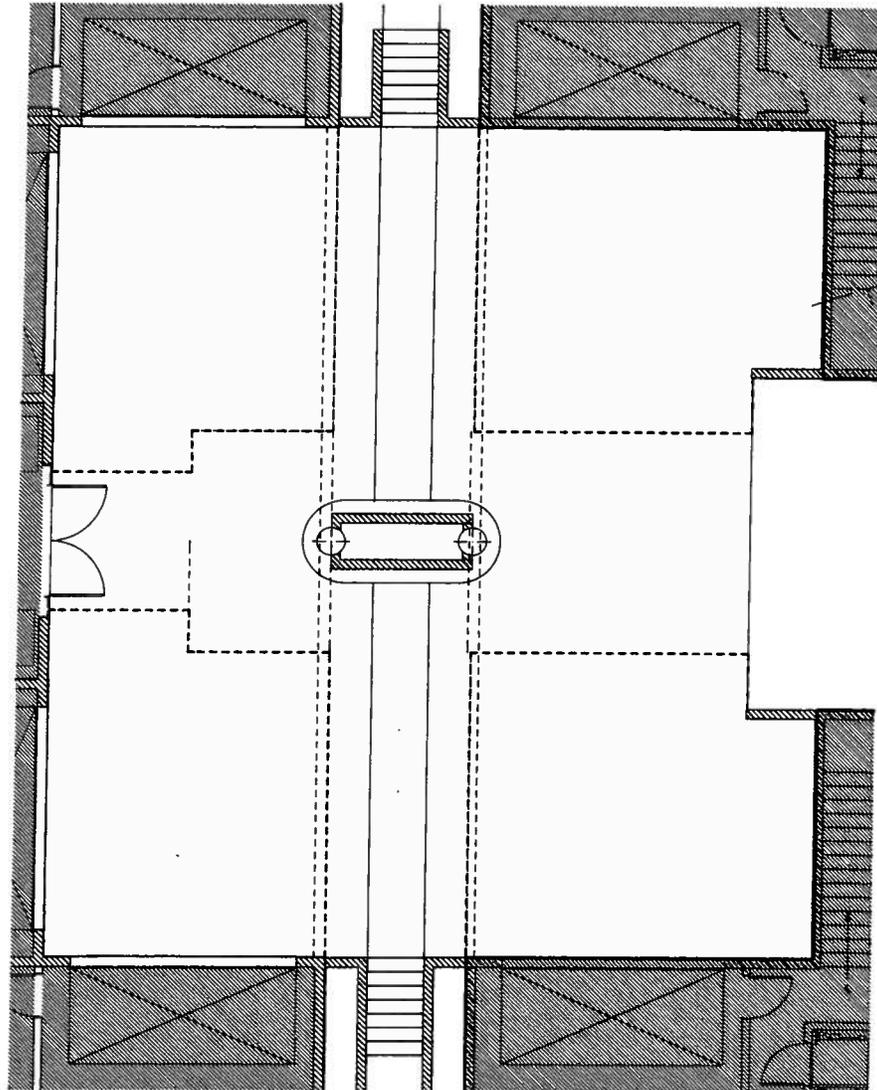
01. SPECIAL FEATURE: FOUNTAIN/WATER FEATURE WITH COLORED ACCENT LIGHTS
02. SPECIAL FEATURE: SIDEWALK BENCHES FOR PUBLIC/PROBATIONARY USE
03. SPECIAL FEATURE: CLASSICAL ENTRY STAIRS: CONCRETE W/ STONE FINISH
04. SPECIAL FEATURE: "CLASSIC" ENTRY COURTYARD: ELEVATION PER CIVIL DWGS.
05. SPECIAL FEATURE: "CLASSIC" ENTRY COURTYARD: ELEVATION PER CIVIL DWGS.
06. SPECIAL FEATURE: TENSORED LANDSCAPE PLANTER: CEILING TILE FINISH
07. LANDSCAPE PLANTER WALL: CEILING TILE FACE & CAP, CALI. MARE, HT. PER PLAN
08. LANDSCAPED AREA - BASED: SEE LANDSCAPE DWGS.
09. LANDSCAPED AREA - ON GRADE: SEE LANDSCAPE DWGS.
10. FENCE - SECURITY / METAL PICKETS: INSIDE LANDSCAPE PLANTER ON PER PLAN
11. FENCE - SECURITY / METAL PICKETS: MATCH TO FENCE, W/ LOADING HANDRAIL
12. GUARD RAILS: IRON, W/ OR W/OUT PIPE AT LANDINGS ON WALKWAY BRIDGES
13. STAIRS ON GRADE: CONCRETE W/ 4" HANDRAIL, IF GRADE CHANGE EXCEEDS 10"
14. WALKWAY - PRIVATE: STONE PAVING OVER CONCRETE BRIDGE FINISH
15. WALKWAY - PRIVATE: STONE PAVING OVER CONCRETE W/ 4" HANDRAIL
16. DRIVEWAY PAVEMENT: CONCRETE, COLORED, TEXTURED, SLOPE PER CIVIL DWGS.
17. DRIVEWAY PAVEMENT: CONCRETE, COLORED, TEXTURED, SLOPE PER CIVIL DWGS.
18. TOP OF DRIVEWAY MARK: PER CIVIL DWGS.
19. BOTTOM OF DRIVEWAY MARK: PER CIVIL DWGS.
20. PRIVATE PARKING GARAGE: W/ AUTOMATIC DOOR
21. GUEST PARKING SPACE: UNRESERVED CARPORT UNDER BLDG.
22. CURB, CUTTER AND SIDEWALK: EXISTING - REPAIR OR REPLACE AS REQUIRED
23. CURB, CUTTER AND SIDEWALK: NEW - PER CITY ENG. DEPT. STANDARDS
24. STREET TREES: EXISTING - IN TREE WELL
25. STREET TREES: NEW - IN EXISTING TREE WELL, PER LANDSCAPE DWGS CITY SPEC.
26. STREET TREES: NEW - IN EXISTING TREE WELL, PER CITY ENG. DEPT. STANDARDS
27. FENCE AT PROPERTY LINE: EXISTING - CALI. COMST. OR ADJACENT PROPERTY
28. FENCE AT PROPERTY LINE: NEW - METAL PICKETS ATTACH TO EXISTING FENCE
29. FENCE AT PROPERTY LINE: NEW STONE VENEER - ATTACH TO EXISTING FENCE
30. FRONT YARD SETBACK AREA
31. INTERIOR SIDE-YARD SETBACK AREA
32. STREET SIDE-YARD SETBACK AREA
33. ADJACENT PROPERTY USE: EXISTING MULTIFAMILY APARTMENT BUILDING
34. PROPERTY LINE: PER CIVIL ENGINEER SURVEY
35. CENTRAL LINE: EXISTING STREET
36. CENTRAL LINE: ALLEY
37. LINE OF BUILDING ABOVE: UNHABITABLE / ENCLOSED SPACE
38. BALCONY SUPPORT STRUCTURE: NON-HABITABLE / NON-USABLE SPACES
39. LINE OF BALCONY ROCK ABOVE:
40. LINE OF CHIMNEY/STACK/RAV-WINDOW ABOVE:
41. STORM-WATER SYSTEM: HOLDING TANK
42. STORM-WATER SYSTEM: FILTRATION SUMP
43. TRUSS COLUMNS:



LOWER SITE PLAN AT BASEMENT LEVEL  
SHEET 11

<p><b>PROJECT TITLE</b> SITE PLAN AT BASEMENT LEVEL</p> <p><b>PROJECT PHASE</b> PRELIMINARY DESIGN</p> <p>DATE ISSUED: 10-11-2008</p> <p>DATE REVISION: 08-001</p>	<p><b>CLIENT INFORMATION</b> CAL STRUCTURES, INC. 301 CASSIDY STREET OCEANSIDE, CA 92054</p>	<p><b>PROJECT TITLE</b> CASSIDY COVE BEACH HOMES</p> <p><b>PROJECT LOCATION</b> 301 CASSIDY STREET</p>	<p><b>SEAL / SIGNATURE</b></p>	<p><b>TRANSPACIFIC ARCHITECTS</b> 885 FRANCISCA STREET SAN FRANCISCO, CALIF. 94110 TEL. 666.763.3900 FAX 415.624.1760</p>

10/10/08 2:00 PM  
Philip D. ...



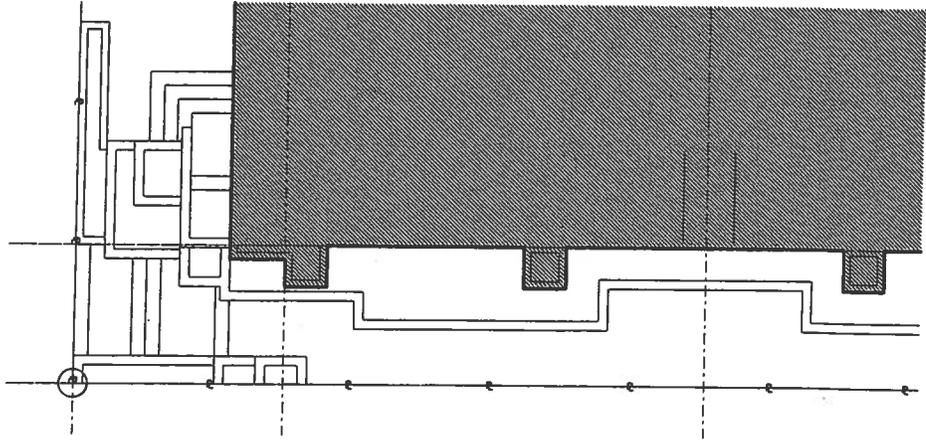
MOTOR COURTYARD AND GARAGE ENTRANCES

1

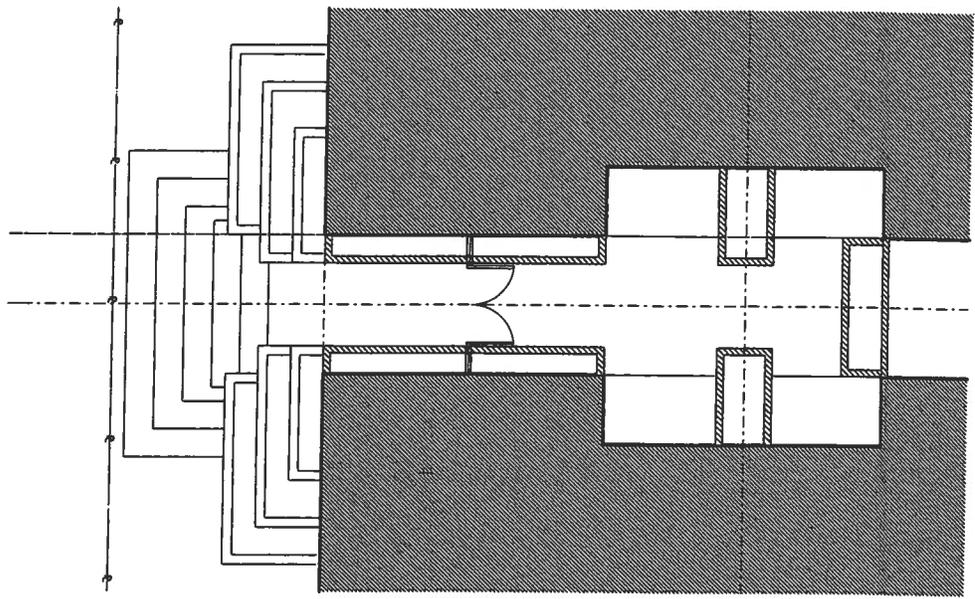
1903 2PM

<p><b>A0-2</b></p> <p>SCALE: AS SHOWN</p>	<p><b>SHEET TITLE</b></p> <p><b>SITE - MOTOR COURT PLAN</b></p>	<p><b>CLIENT INFORMATION</b></p> <p><b>CAL STRUCTURES, INC.</b></p> <p>301 CASSIDY STREET OCEANSIDE, CA 92054</p>	<p><b>PROJECT TITLE</b></p> <p><b>CASSIDY COVE BEACH HOMES</b></p> <p>PROJECT LOCATION 301 CASSIDY STREET</p>	<p><b>SEAL / SIGNATURE</b></p>  <p><b>TRANSPACIFIC ARCHITECTS</b></p> <p>805 FRANCONIA STREET SAN FRANCISCO, CALIF. 94110 TEL. 415.763.3900 FAX 415.224.1760</p>
	<p><b>PROJECT PHASE</b></p> <p>PRELIMINARY DESIGN</p>	<p><b>DATE ISSUED:</b></p> <p>1 10-11-2006</p>		

"PASEO" COURTYARD - ENTRY STAIRS & LANDSCAPE TERRACE AND PLANTER PLAN  
SCALE: 1/8" = 1'-0"  
②



"PLAZA" COURTYARD - ENTRY STAIRS & LANDSCAPED TERRACE AND PLANTER PLAN  
SCALE: 1/8" = 1'-0"  
①

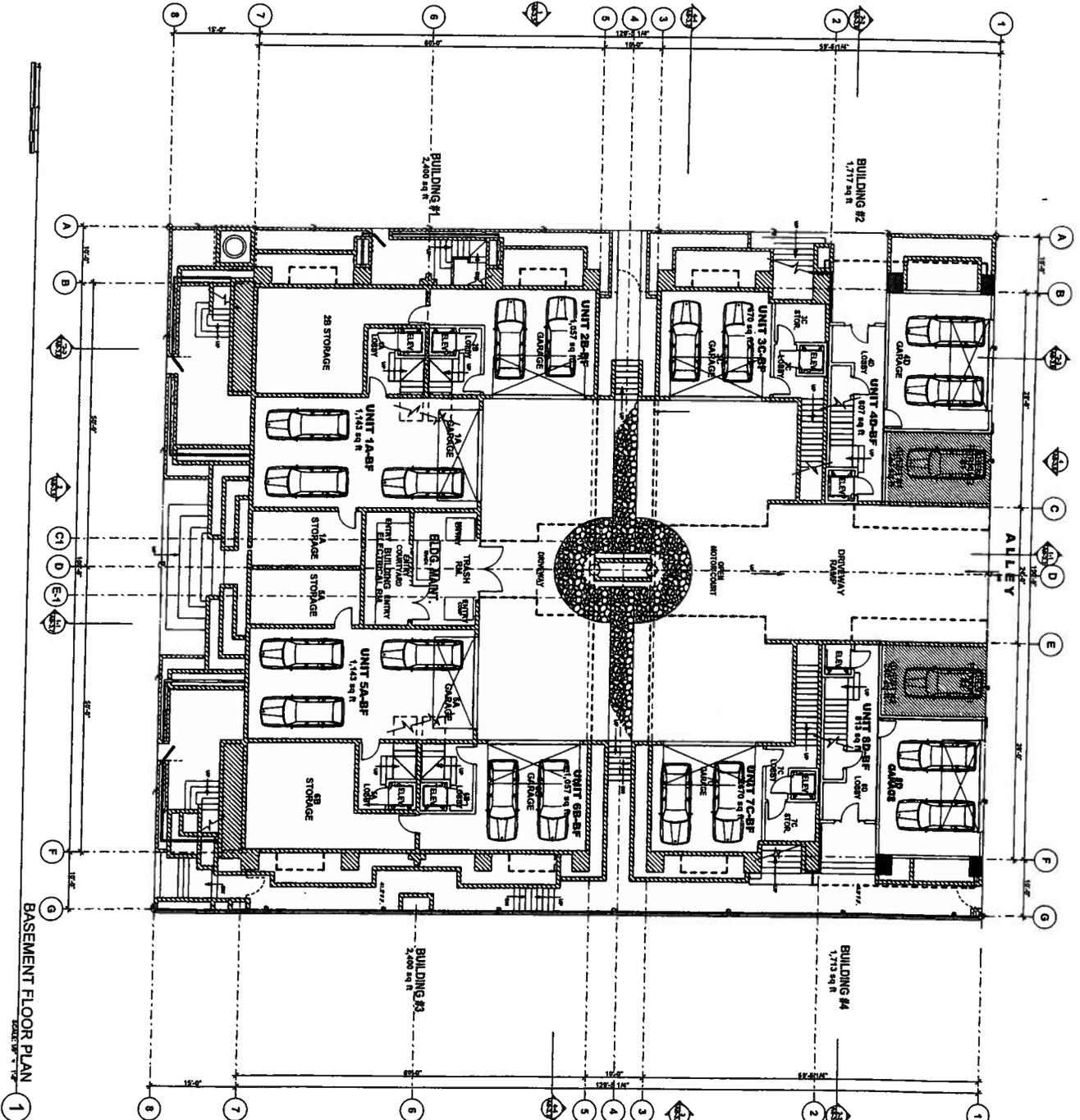


SHEET NUMBER <b>A0-2.2</b> SCALE: AS INDICATED	SHEET TITLE <b>SITE - ENTRY COURT &amp; STAIR PLAN</b>	CLIENT INFORMATION <b>CAL STRUCTURES, INC.</b> 301 CASSIDY STREET OCEANSIDE, CA 92054	PROJECT TITLE <b>CASSIDY COVE BEACH HOMES</b> PROJECT LOCATION 301 CASSIDY STREET	SEAL / SIGNATURE 	<b>TRANSPACIFIC ARCHITECTS</b> 606 FRANCONIA STREET SAN FRANCISCO, CALIF. 94110 TEL. 415.763.2800 FAX 415.624.1760
	PROJECT PHASE <b>PRELIMINARY DESIGN</b> DESIGNER 08-001	PRELIMINARY RE-DESIGN DATE ISSUED: 10-11-2008	SHEET NO. 01 OF 01		

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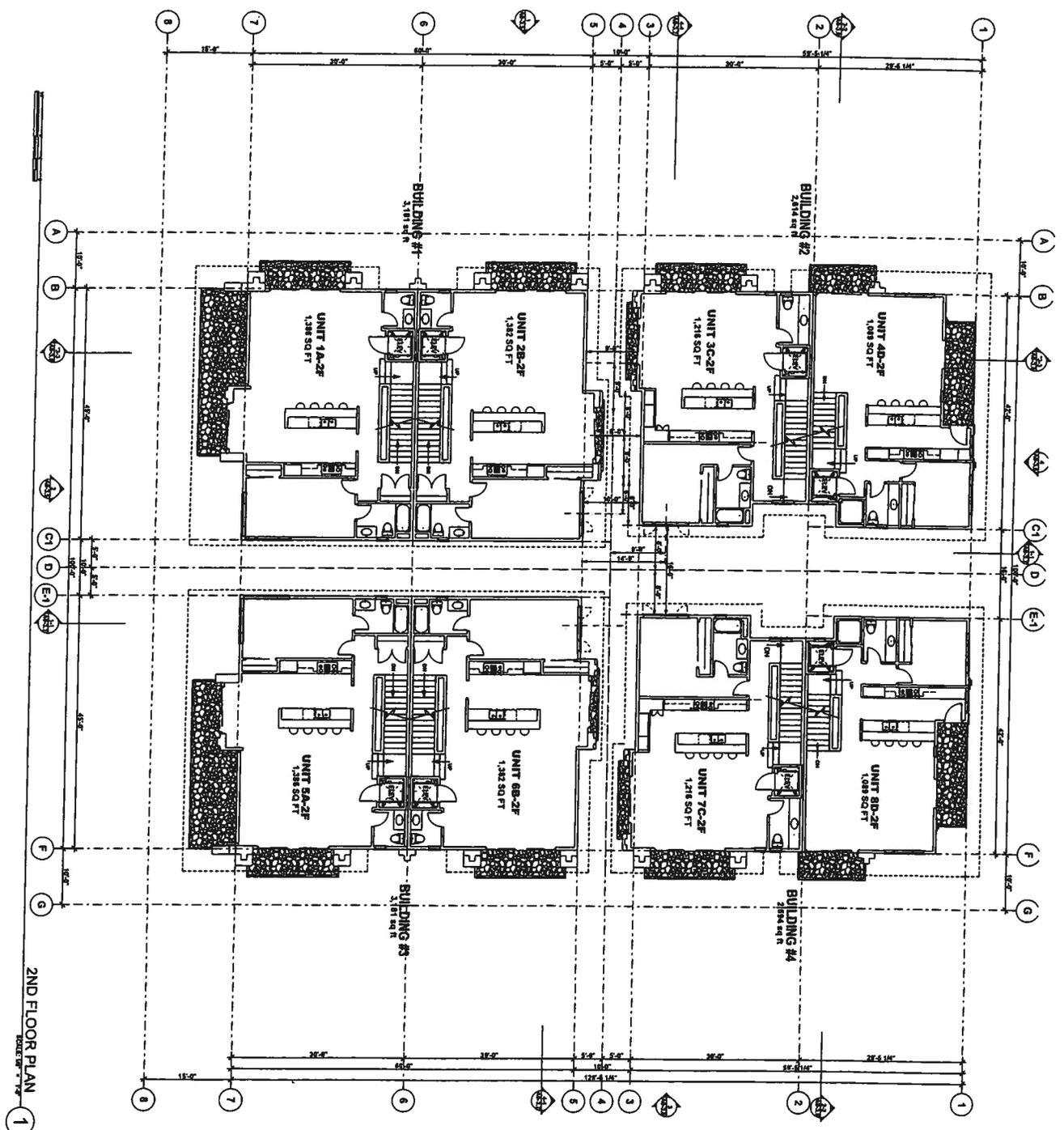


**BASEMENT FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

12/10/09 08:20:09  
 Planning Department

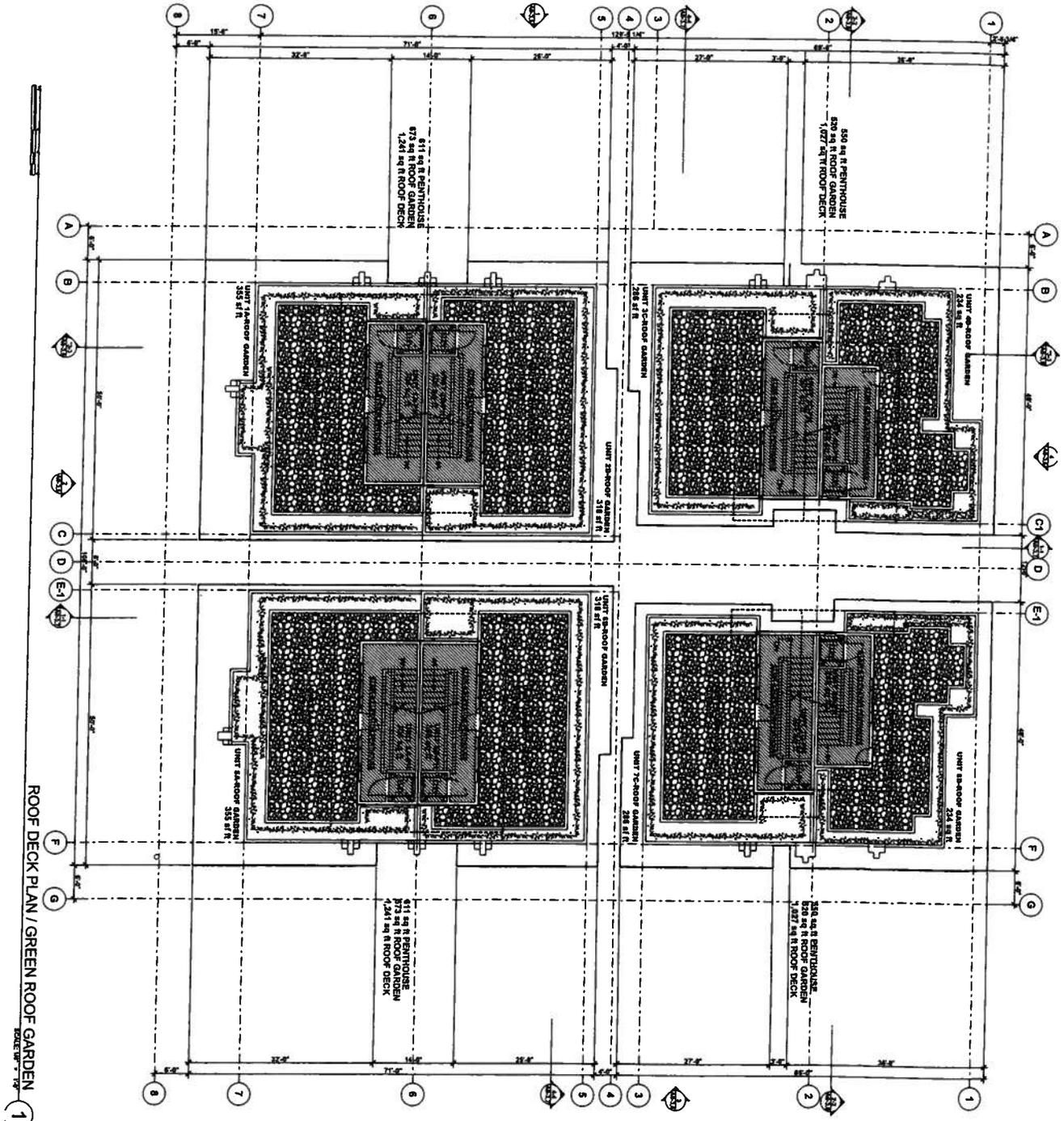
<b>A0-3.</b> SCALE: AS SHOWN	<b>PROJECT TITLE</b> CASSIDY COVE BEACH HOMES	<b>CLIENT INFORMATION</b> CAL STRUCTURES, INC. 301 CASSIDY STREET	<b>PROJECT TITLE</b> CASSIDY COVE BEACH HOMES	<b>SEAL / SIGNATURE</b> 	<b>TRANSPACIFIC ARCHITECTS</b> 605 FRANCONIA STREET SAN FRANCISCO, CALIF. 94110
	<b>PROJECT PHASE</b> PRELIMINARY DESIGN	<b>DATE ISSUED:</b> 10-11-2009	<b>PROJECT LOCATION</b>		





2ND FLOOR PLAN  
INDEX 1

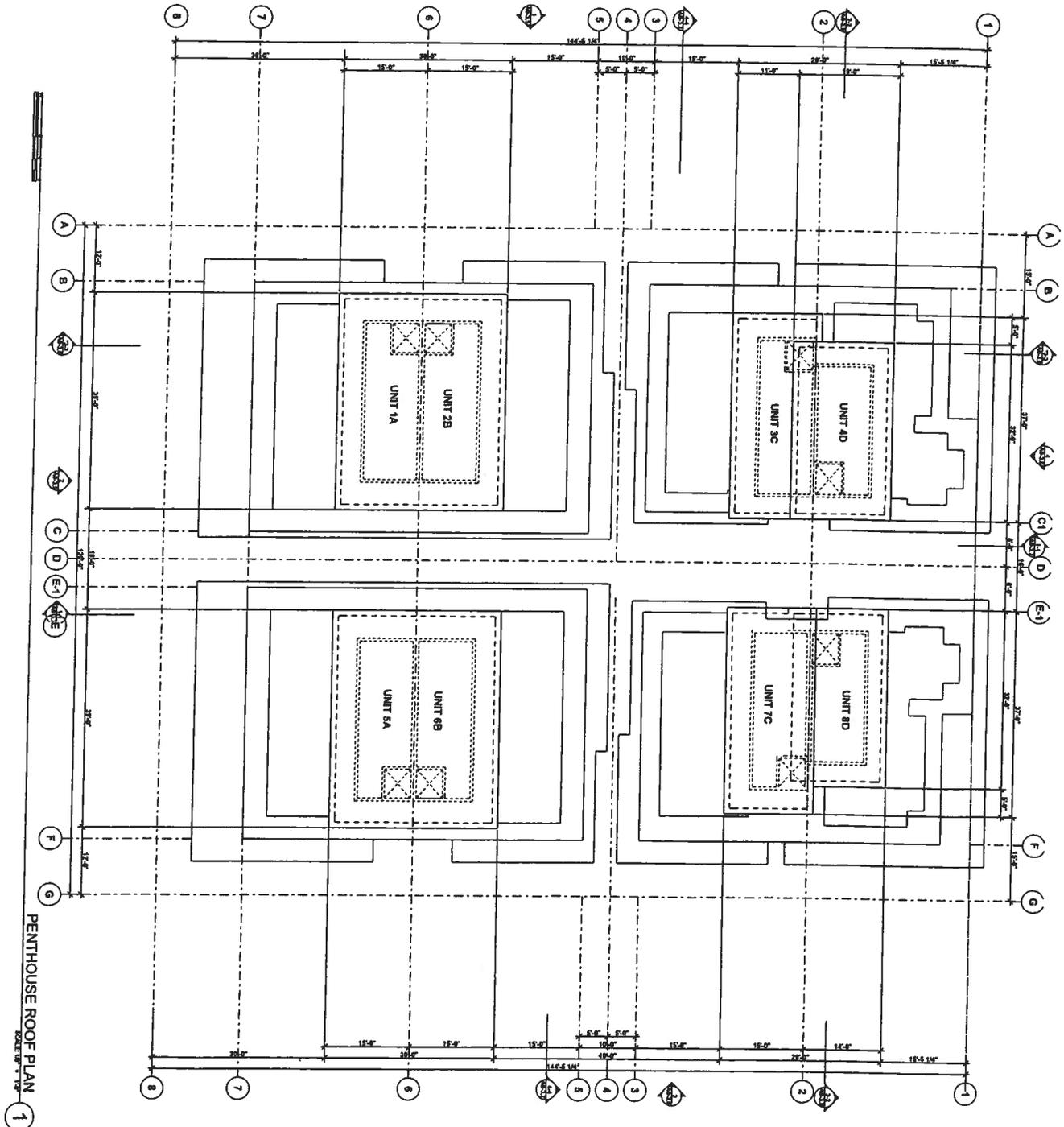
<p><b>A0.3.2</b> SCALE: AS SHOWN</p>	<p><b>PROJECT 2ND FLOOR PLANS</b></p>	<p><b>CLIENT INFORMATION</b> CAL STRUCTURES, INC. 301 CASSIDY STREET OCEANSIDE, CA 92054</p>	<p><b>PROJECT TITLE</b> CASSIDY COVE BEACH HOMES</p>	<p><b>SEAL / SIGNATURE</b> </p>	<p><b>TRANSPACIFIC ARCHITECTS</b> 605 FRANCONIA STREET SAN FRANCISCO, CALIF. 94110 TEL. 866.769.3990 FAX 416.824.1760</p>
	<p><b>PROJECT PHASE</b> PRELIMINARY DESIGN</p>	<p><b>DATE ISSUED:</b> 10-11-2008</p>	<p><b>PROJECT LOCATION</b> 301 CASSIDY STREET</p>	<p><b>SCALE: AS SHOWN</b></p>	
	<p><b>ISSUE NO.</b> 01</p> <p><b>PRELIMINARY RE-DESIGN</b></p>	<p><b>DATE:</b> 10-11-2008</p>			



ROOF DECK PLAN / GREEN ROOF GARDEN  
SCALE: 1/8" = 1'-0"

<b>A0-3</b> SHEET NUMBER SCALE: AS SHOWN	<b>PROJECT TITLE</b> <b>PROJECT ROOF DECK &amp; GARDEN PLANS</b>	<b>CLIENT INFORMATION</b> <b>CAL STRUCTURES, INC.</b> 301 CASSIDY STREET OCEANSIDE, CA 92054	<b>PROJECT TITLE</b> <b>CASSIDY COVE BEACH HOMES</b>	<b>SEAL / SIGNATURE</b> 	<b>PROJECT LOCATION</b> 301 CASSIDY STREET
	<b>PROJECT PHASE</b> <b>PRELIMINARY DESIGN</b>	<b>DATE ISSUED:</b> 10-11-2008	<b>PROJECT LOCATION</b> 301 CASSIDY STREET	<b>ARCHITECT</b> <b>TRANSPACIFIC ARCHITECTS</b> 425 FRANCIS STREET SAN FRANCISCO, CALIF. 94119	

10/11/2008  
 TransPacific Architects

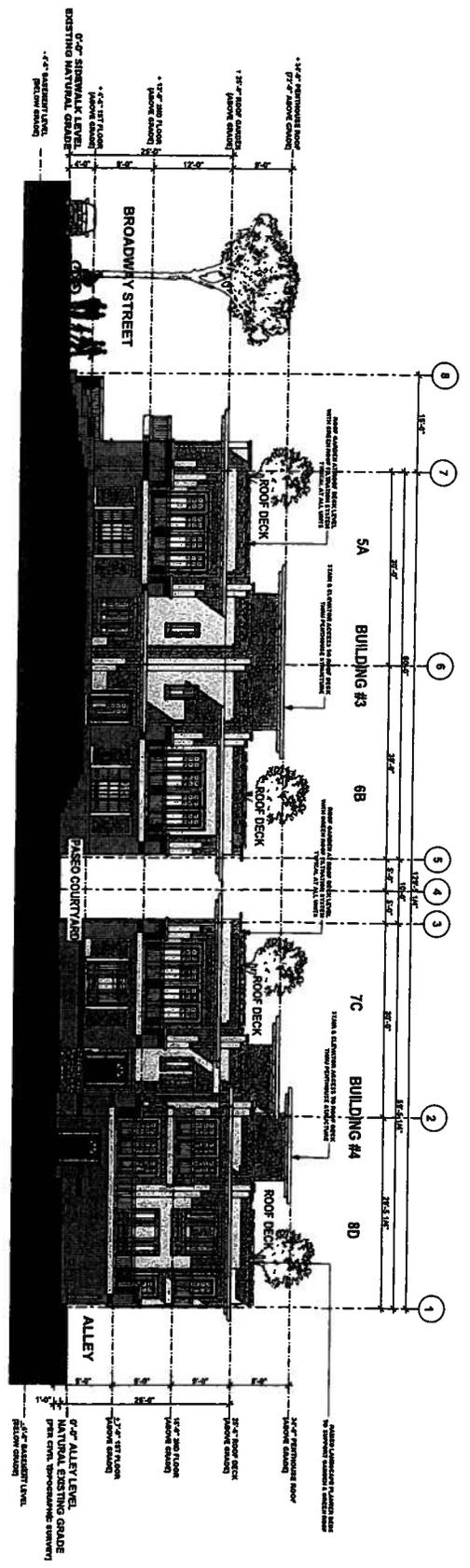


PENTHOUSE ROOF PLAN  
SCALE: AS INDICATED

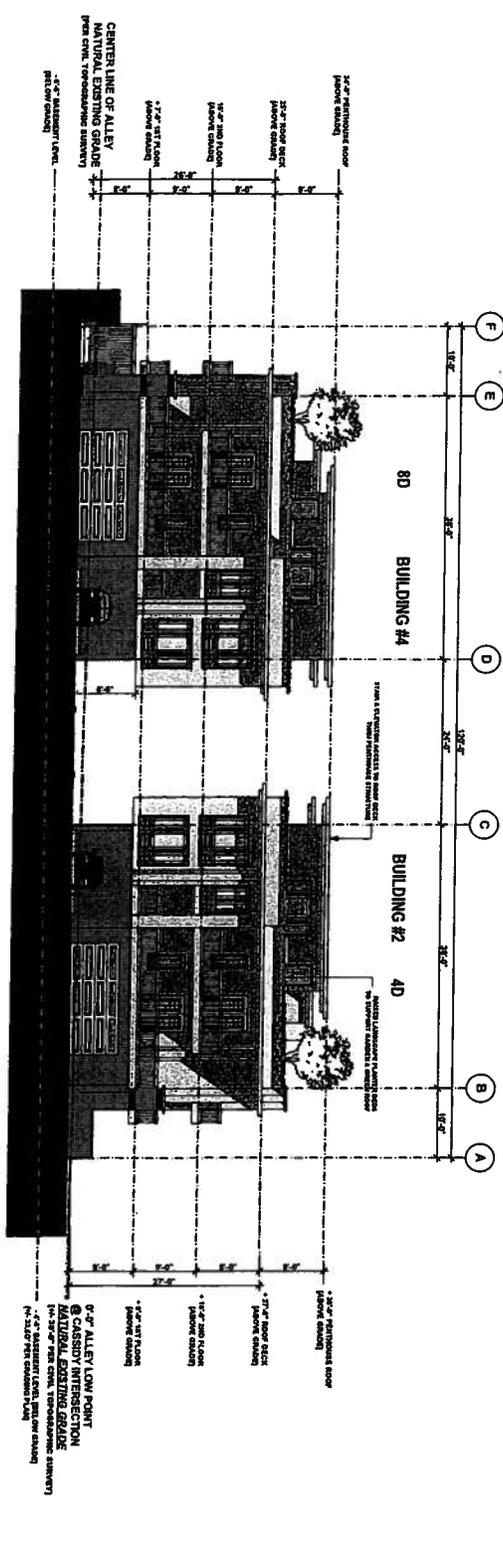
<b>PROJECT BLDGS ROOF PLANS</b> PROJECT PHASE <b>PRELIMINARY DESIGN</b> SHEET NUMBER <b>A0-3.7</b> SCALE: AS INDICATED	CLIENT INFORMATION <b>CAL STRUCTURES, INC.</b> 301 CASSIDY STREET OCEANSIDE, CA 92054	PROJECT TITLE <b>CASSIDY COVE BEACH HOMES</b> PROJECT LOCATION 301 CASSIDY STREET	SEAL / SIGNATURE  <b>TRANSPACIFIC ARCHITECTS</b> 505 FRANCONIA STREET SAN FRANCISCO, CALIF. 94110 TEL. 866.768.3890 FAX 415.624.1760
	SHEET TITLE <b>PROJECT BLDGS ROOF PLANS</b> PROJECT PHASE <b>PRELIMINARY DESIGN</b> DRAWING NO. 08-001 DATE ISSUED: 10-11-2008		

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PASEO / SIDERYARD - EAST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

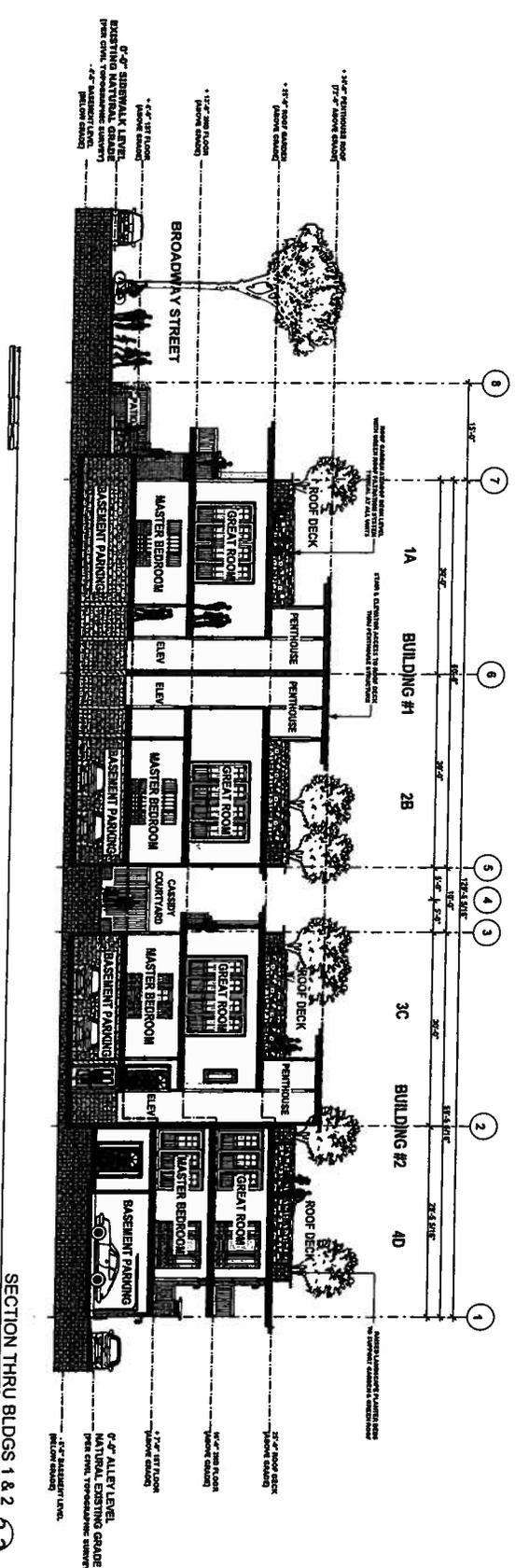
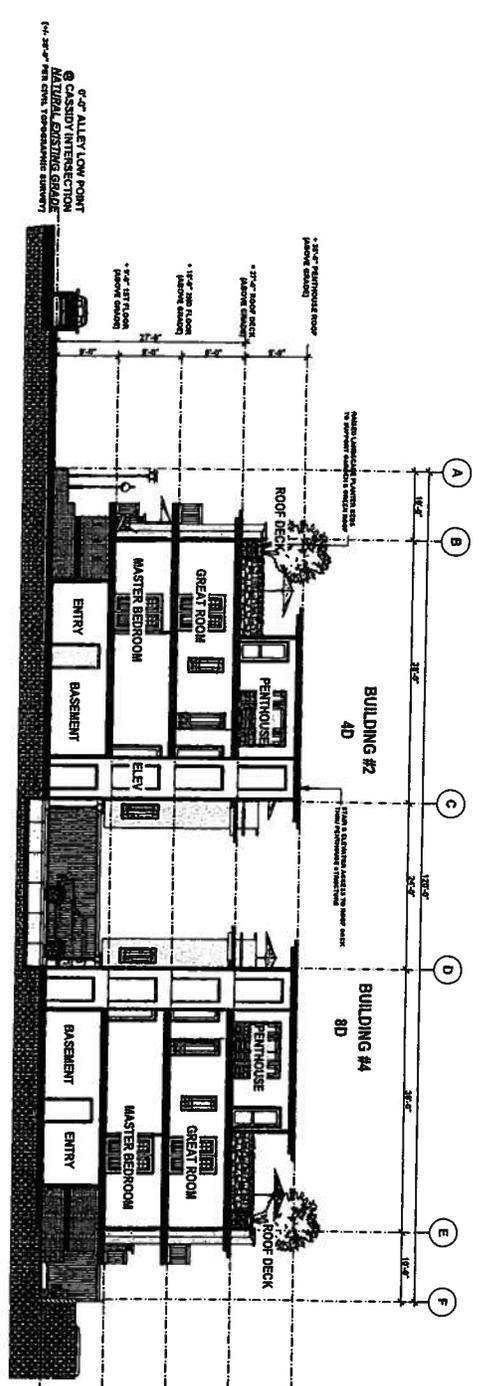


ALLEY EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

<b>A0-3.1</b> SHEET NUMBER SCALE: AS SHOWN	<b>PROJECT EXTERIOR ELEVATIONS</b> PROJECT PHASE: PRELIMINARY DESIGN DATE ISSUED: 10-11-2008		CLIENT INFORMATION <b>CAL STRUCTURES, INC.</b> 301 CASSIDY STREET OCEANSIDE, CA 92054	PROJECT TITLE <b>CASSIDY COVE BEACH HOMES</b> PROJECT LOCATION 301 CASSIDY STREET	SEAL / SIGNATURE  <b>TRANSPACIFIC ARCHITECTS</b> 885 FRANCONIA STREET SAN FRANCISCO, CALIF. 94116 TEL: 866.768.3500 FAX: 415.824.1750
	SHEET TITLE <b>PROJECT EXTERIOR ELEVATIONS</b>		SHEET NUMBER <b>A0-3.1</b>		
	PROJECT PHASE PRELIMINARY DESIGN		DATE ISSUED 10-11-2008		

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<b>A0-3.3</b> SHEET NUMBER DATE: 08-001 SCALE: AS INDICATED	<b>PROJECT SECTIONS</b> PROJECT PHASE: PRELIMINARY RE-DESIGN DATE ISSUED: 10-11-2008		CLIENT INFORMATION <b>CAL STRUCTURES, INC.</b> 301 CASSIDY STREET OCEANSIDE, CA 92054		PROJECT TITLE <b>CASSIDY COVE BEACH HOMES</b> PROJECT LOCATION 301 CASSIDY STREET		SEAL / SIGNATURE  <b>TRANSPACIFIC ARCHITECTS</b> 605 FRANCONIA STREET SAN FRANCISCO, CALIF. 94110 TEL. 415.769.3900 FAX 415.824.1760	
	SHEET TITLE: PROJECT SECTIONS SHEET NUMBER: A0-3.3 DATE: 08-001 SCALE: AS INDICATED		CLIENT INFORMATION: CAL STRUCTURES, INC. 301 CASSIDY STREET, OCEANSIDE, CA 92054		PROJECT TITLE: CASSIDY COVE BEACH HOMES PROJECT LOCATION: 301 CASSIDY STREET		SEAL / SIGNATURE: [Professional Seal] TRANSPACIFIC ARCHITECTS 605 FRANCONIA STREET, SAN FRANCISCO, CALIF. 94110 TEL. 415.769.3900 FAX 415.824.1760	

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PLANNING COMMISSION  
RESOLUTION NO. 2010-P11

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

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APPLICATION NO: P-5-08, D-6-08 & RC-5-08  
APPLICANT: Cal Structure, Inc.  
LOCATION: 301 Cassidy Street

---

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Tentative Parcel Map, Development Plan and Regular Coastal Permit under the provisions of Article 7, 15, 21 and 27 of the Zoning Ordinance and Article VI of the Subdivision Ordinance of the City of Oceanside, and the Coastal Permit Handbook Local Coastal Program of the City of Oceanside to permit the following:

the construction of a two-story eight-unit condominium development within the coastal zone located at 301 Cassidy Street.

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 22<sup>nd</sup> day of March, 2010 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be categorically exempt per Article 32, Section 15332 (b) from environmental review and therefore the project is exempt;

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

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

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
2			
3	Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
4			
5	Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
6			
7	Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$2,072 per unit for residential
8			
9	School Facilities Mitigation Fee	Ordinance No. 91-34	\$2.63 per square foot residential
10			
11	Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
12			
13	Thoroughfare Fee	Ordinance No. 83-01	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
14			
15	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 \$4,597 per unit.
16			
17			
18	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 \$6,313 per unit.
19			
20			
21	San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically \$4,326 per unit.
22			
23			

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

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

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

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

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

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

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

13 FINDINGS:

14 For the Tentative Parcel Map (P-5-08) and Development Plan (D-6-08):

- 15 1. The proposed subdivision creates eight residential units that are consistent with, and  
16 exceed the requirements of the Medium Density Residential (R3) zoning designation.  
17 The subdivision map is consistent with the Subdivision Ordinance. The project does not  
18 interfere with the efficient and proper provision of City services. Pursuant to Section  
19 601 of the Subdivision Ordinance, this Tentative Parcel Map has been prepared in a  
20 manner acceptable to the Engineering Division.
- 21 2. The proposed building pads on the site will conform to the topography of the site,  
22 therefore, making it suitable for residential development. The 0.398-acre site is  
23 physically suitable to allow for the development of an eight-unit residential  
24 condominium complex.
- 25 3. The subdivision map is consistent with the General Plan of the City, including Sections  
26 2.02 *Residential subdivision* and 2.35 *Dwelling Unit/Land Use Consistency Through*  
27 *Density Reduction*. The site is physically suitable for the proposed density of one unit  
28 per 2,167 square feet, which exceeds the minimum lot area requirement of one dwelling  
29 unit of 1,000 square feet.

- 1 4. That the design of the subdivision and the proposed improvements will not cause  
2 substantial environment damage with the proposed mitigation or substantially and  
3 avoidably injure fish or wildlife or their habitat.
- 4 5. The design of the subdivision and proposed improvements will not conflict with  
5 easements, acquired by the public at large, for access by property within the subdivision.
- 6 6. The proposal complies with all other applicable ordinances, regulations and guidelines  
7 of the City of Oceanside, including but not limited to the Local Coastal Plan.

8 For the Regular Coastal Permit (RC-5-08):

- 9 1. The proposed project is consistent with the policies of the Local Coastal Program as  
10 implemented through the Zoning Ordinance. Specifically, the physical aspects of the  
11 project are consistent with the properties neighboring the project site. In addition, the  
12 project will not substantially alter or impact existing public views of the coastal zone  
13 area.
- 14 2. The proposed project will not obstruct any existing or planned public beach access;  
15 including any beach areas fronting the existing property, therefore, the project is in  
16 conformance with the policies of Chapter 3 of the Coastal Act.

17 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
18 approve Tentative Parcel Map (P-5-08), Development Plan (D-6-08) and Regular Coastal Permit  
19 (RC-5-08) subject to the following conditions:

20 Building:

- 21 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for  
22 Building Division plan check (Currently the 2007 California Building Code, and 2007  
23 California Electrical Code).
- 24 2. The granting of approval under this action shall in no way relieve the applicant/project  
25 from compliance with all State and Local building codes.
- 26 3. The building plans for this project are required by State law to be prepared by a licensed  
27 architect or engineer and must comply with this requirement prior to submittal for building  
28 plan review.
- 29 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 (BMP's) must be demonstrated on the plans.

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

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

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

17 7. Construction plans submitted to the Building Division after January 1st 2008 must comply  
18 with the State adopted California Building Codes.

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

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

24 10. A Building (Demo) Permit will be required for the demolition of any existing structures.  
25 Plans for the Demolition Permit must clearly show that all utilities (electric, gas, water, &  
26 sewer) are properly terminated/capped in accordance with the requirements of the utility  
27 service provider. All/any underground septic or water storage tanks must be removed or  
28 filled in accordance with the Uniform Plumbing Code and/or the City's Grading Ordinance.

29 11. As part of your plan check submittal for a Building Permit, submit a "plat" drawing  
showing the first floor elevations for each segment, the locations of the points where the

1 floor level is six feet above grade, and the lowest elevation within five feet from the  
2 building for each segment or property line.

3 12. Setbacks and Type of Construction must comply with the 2007 California Building Code.  
4 Exterior openings less than five feet from the property line must be protected per table  
5 704.8 of the CBC. Exterior walls less than five feet to the property line must be one hour  
6 rated per Table 602 of the CBC.

7 13. All wired glass windows or doors between three and five feet from the property line must  
8 meet requirements of the new 2007 California Building Code table 715.5 and 715.5.3.

9 14. Building levels below grade (on all sides) shall be provided with a mechanical drainage  
10 system that provides drainage to an approved location/receptor.

11 **Engineering:**

12 15. This project involves demolition of an existing structure or surface improvements; an  
13 erosion control plan shall be submitted and approved by the City Engineer before  
14 issuance of any demolition permit. No grading operation shall be allowed in  
15 conjunction with the demolition operation without an approved grading plan.

16 16. This project involves demolition of an existing structure or surface improvements; an  
17 erosion control plan shall be submitted and approved by the City Engineer before  
18 issuance of any demolition permit. No grading operation shall be allowed in conjunction  
19 with the demolition operation without an approved grading plan. No demolition shall be  
20 permitted without an approved erosion control plan.

21 17. Prior to the approval of any plans and issuance of any permit, the owner/developer shall  
22 process and record a lot merger to the satisfaction of the City Engineer.

23 18. Vehicular access rights to Cassidy and Broadway Streets shall be relinquished to the  
24 City from this lot. The relinquishment shall be shown on the parcel map.

25 19. Design and construction of all improvements shall be in accordance with the City of  
26 Oceanside Engineers Design and Processing Manual, City Ordinances, and standard  
27 engineering and specifications of the City of Oceanside and is subject to approval by the  
28 City Engineer.

29 20. Prior to approval of the parcel map or any increment, all improvement requirements, within  
such increment or outside of it if required by the City Engineer, shall be covered by a  
subdivision agreement and secured with sufficient improvement securities or bonds

1           guaranteeing performance and payment for labor and materials, setting of monuments, and  
2           warranty against defective materials and workmanship.

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

7   22.   All common areas not readily maintained by the property owner including shared  
8           driveways, landscaping areas used by the future homeowners shall be maintained by a  
9           homeowners' association that will insure installation and maintenance of landscaping,  
10          driveways and other common areas in perpetuity. These common areas shall be indicated  
11          on the Condominium map and reserved for an association. Future buyers shall be made  
12          aware of any estimated monthly costs. The disclosure, together with the CC&R's, shall be  
13          submitted to the City Engineer for review prior to the recordation of parcel map.

14   23.   A precise grading and improvement plan shall be prepared, reviewed, secured and  
15          approved prior to the issuance of any building permits. The plan shall reflect all pavement,  
16          flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, and signage,  
17          footprints of all structures, walls, drainage devices and utility services. Parking lot striping  
18          and any on site traffic calming devices shall be shown on all precise grading and private  
19          improvement plans.

20   24.   Prior to the issuance of a grading permit, the owner/developer shall notify and host a  
21          neighborhood meeting with all of the area residents located within 300 feet of the project  
22          site, to inform them of the grading and construction schedule, and to answer  
23          questions. The owner/developer shall submit the list of neighbors within 300 feet of the  
24          property, the letter mailed to neighbors, the meeting sign in list, and minutes from the  
25          meeting.

26   25.   A traffic control plan shall be prepared according to the City traffic control guidelines  
27          and approved to the satisfaction of the City Engineer prior to the start of work within the  
28          public right-of-way. Traffic control during construction of streets that have been opened  
29          to public traffic shall be in accordance with construction signing, marking and other  
30          protection as required by the Caltrans Traffic Manual and City Traffic Control

1 Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless  
2 approved otherwise.

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

13 27. Sidewalk improvements and pedestrian ramps shall comply with ADA requirements in  
14 compliance with the Federal and the State Regulations. Pedestrian ramps shall be  
15 constructed at south east corner of Cassidy and Broadway, and southwest corner of Cassidy  
16 and the Alley.

17 28. Pavement sections for all public and private streets, alleys, driveways and parking areas  
18 shall be based upon approved soil tests and traffic indices. The pavement design is to be  
19 prepared by the owner/developer's soil engineer and must be in compliance with the City  
20 of Oceanside Engineers Design and Processing Manual and be approved by the City  
21 Engineer, prior to paving.

22 29. Prior to approval of the grading plans, the owner/developer shall contract with a  
23 geotechnical engineering firm to perform a field investigation of the existing pavement  
24 on Broadway street, Cassidy Street and the alley adjacent to the project boundary. The  
25 limits of the study shall be half-street plus twelve (12) feet along the project's frontage.  
26 The field investigation shall include a minimum of one pavement boring per fifty (50')  
27 linear feet of street frontage. Should the existing AC thickness be determined to be less  
28 than the current minimum standard for AC and Class II Base as set forth in the table for  
29 City of Oceanside Pavement Design Guidelines in the City of Oceanside Engineers

1 Manual, the Owner/developer shall remove and reconstruct the pavement section as  
2 determined by the pavement analysis submittal process detailed in the condition below:

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

12 31. Any existing broken pavement, concrete curb, gutter, driveways, pedestrian ramps and  
13 sidewalk that are damaged during construction of the project, shall be repaired or replaced  
14 as directed by the City Engineer.

15 32. All existing overhead utility lines within the development and/or within any full width  
16 street or right-of-way abutting a this development (except Cassidy Street), and all new  
17 extension services for the development of the project, including but not limited to,  
18 electrical, cable and telephone, shall be placed underground per Section 901.G. of the  
19 Subdivision Ordinance (R91-166) and as required by the City Engineer and current City  
20 policy.

21 33. The undergrounding of the existing overhead utilities on Cassidy Street may be deferred.  
22 The owner/developer shall pay an in-lieu payment, based upon the length of utilities to  
23 be placed underground, and at the rate in effect at building permit issuance or as  
24 established by the City Engineer per Section 901.G. of the Subdivision Ordinance (R91-  
25 166) and as required by the City Engineer and current City policy.

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

28 35. Drainage facilities shall be designed and installed to adequately accommodates the local  
29 storm water runoff and shall be in accordance with the current San Diego County  
Hydrology and Design Manual and in compliance with the City of Oceanside Engineers  
Design and Processing Manual to the satisfaction of the City Engineer.

- 1 36. The owner/developer shall obtain any necessary permits and clearances from all public  
2 agencies having jurisdiction over the project due to its type, size, or location, including but  
3 not limited to the U. S. Army Corps of Engineers, California Department of Fish & Game,  
4 U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board  
5 (including NPDES), San Diego County Health Department, prior to the issuance of grading  
6 permits.
- 7 37. The approval of the tentative parcel map shall not mean that proposed grading or  
8 improvements on adjacent properties (including any City properties/right-of-way or  
9 easements) is granted or guaranteed to the owner/developer. The owner/developer is  
10 responsible for obtaining permission to grade to construct on adjacent properties.  
11 Should such permission be denied, the tentative map/project shall be subject to going back  
12 to the public hearing or subject to a substantial conformity review.
- 13 38. Prior to approval of any grading plan, the owner /developer shall provide a comprehensive  
14 soils and geologic investigation to the satisfaction of the City Engineer. All necessary  
15 measures shall be taken and implemented to assure soil stability, erosion control, and soil  
16 integrity. No grading shall occur until a detailed grading plan, to be prepared in accordance  
17 with the Grading Ordinance and Zoning Ordinance is approved by the City Engineer.
- 18 39. This project shall provide year-round erosion control including measures for the site  
19 required for the phasing of grading. Prior to the issuance of grading permit, an erosion  
20 control plan, designed for all proposed stages of construction, shall be reviewed, secured by  
21 the owner/developer with cash securities and approved by the City Engineer.
- 22 40. Landscaping plans, including plans for the construction of walls, fences or other structures  
23 at or near intersections, must conform to intersection sight distance requirements.  
24 Landscape and irrigation plans for disturbed areas shall be submitted to the City Engineer  
25 prior to the issuance of a preliminary grading permit and approved by the City Engineer  
26 prior to the issuance of occupancy permits. Frontage and median landscaping shall be  
27 installed prior to the issuance of any certificates of occupancy. Any project fences, sound  
28 or privacy walls and monument entry walls/signs shall be shown on, bonded for and built  
29 from the landscape plans. These features shall also be shown on the precise grading plans  
for purposes of location only. Plantable, segmental walls shall be designed, reviewed and  
constructed by the grading plans and landscaped/irrigated through project landscape plans.

1 All plans must be approved by the City Engineer and a pre-construction meeting held,  
2 prior to the start of any improvements.

3 41. The drainage design on condominium plan is conceptual only. The final design shall be  
4 based upon the latest San Diego County Hydrology and Drainage Manual, to be approved  
5 by the City Engineer during final engineering. All drainage picked up in an underground  
6 system shall remain underground until it is discharged into an approved channel, or as  
7 otherwise approved by the City Engineer. All public storm drains shall be shown on City  
8 standard plan and profile sheets. All storm drain easements shall be dedicated where  
9 required. The owner/developer shall be responsible for obtaining any off-site easements for  
10 storm drainage facilities.

11 42. Storm drain facilities shall be designed and located such that the inside travels lanes on  
12 streets with collector or above design criteria shall be passable during conditions of a 100-  
13 year frequency storm.

14 43. The Owner/developer shall provide a copy of the title/cover page of an approved RAR  
15 with the first engineering submittal package. The RAR shall be prepared by the  
16 owner/developer's Civil Engineer. All storm water documents shall be in compliance  
17 with the latest edition of submission requirements.

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

21 45. The approval of the tentative parcel map shall not mean that closure of right of way and  
22 easement is granted or guaranteed to the owner/developer. The owner/developer is  
23 responsible for applying for all closures as necessary. The application(s) shall be  
24 reviewed and approved or rejected by the City of Oceanside under separate process (es)  
25 per codes, ordinances, and policies in effect at the time of the application. The City of  
26 Oceanside retains its full legislative discretion to consider any application to close a  
27 public street or right of way.

28 46. Provide the City of Oceanside with a certification from each public utility and each  
29 public entity owning easements within the proposed project stating that: (a) they have  
received from the owner/developer a copy of the proposed map; (b) they object or do not  
object to the filing of the map without their signature; (c) in case of a street dedication

1 affected by their existing easement, they will sign a "subordination certificate" or "joint-  
2 use certificate" on the map when required by the governing body. In addition, the  
3 owner/developer shall furnish proof to the satisfaction of the City Engineer that no new  
4 encumbrances have been created that would subordinate the City's interest over areas to  
5 be dedicated for public road purposes since submittal of the project.

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

10 48. In the event that the conceptual plan does not match the conditions of approval, the  
11 resolution of approval shall govern.

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

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

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

27 c) The construction site shall accommodate the parking of all motor vehicles used by  
28 persons working at or providing deliveries to the site. An alternate parking site can be  
29 considered by the City Engineer in the event that the lot size is too small and cannot  
accommodate parking of all motor vehicles.

1 d) The owner/developer shall complete a haul route permit application (if required for  
2 import/export of dirt) and submit to the City of Oceanside Engineering Department  
3 forty eight hours (48) in advance of beginning of work. Hauling operations (if  
4 required) shall be 8:00 A.M. to 3:30 P.M. unless approved otherwise. It is the  
5 responsibility of the owner/developer to evaluate and determine that all soil  
6 imported as part of this development is free of hazardous and/or contaminated  
7 material as defined by the City and the County of San Diego Department of  
8 Environmental Health. Exported or imported soils shall be properly screened,  
9 tested, and documented regarding hazardous contamination.

10 **Fire:**

- 11 50. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval  
12 prior to the issuance of building permits.
- 13 51. Submit a copy of as-built plans on a CD for all projects on the job site. A site plan  
14 indicating the fire access and hydrant locations must also be submitted on CD Rom.
- 15 52. Fire Department requirements shall be placed on plans in the notes section.
- 16 53. Smoke detectors are required, and detector locations must be indicated on the plans.
- 17 54. All proposed and existing fire hydrants within 400 feet of the project shall be shown on  
18 the site plan.
- 19 55. An approved fire sprinkler system must be installed throughout the building. The system  
20 shall be designed per N.F.P.A. 13R, and U.B.C. Standard 9-1. The sprinkler system  
21 requires 24-hour supervision.
- 22 56. The fire department connection shall be located on the address side of the building –  
23 unless otherwise determined by the Fire Department. The hydrant shall be located on  
24 the same side of the street as the fire department connection.
- 25 57. In accordance with the Oceanside Fire Code Section 505, approved addresses for  
26 commercial, industrial, and residential occupancies shall be placed on the structure in  
27 such a position as to be plainly visible and legible from the street or roadway fronting  
28 the property. Numbers shall be contrasting with their background and meet the current  
29 City of Oceanside size and design standard.

- 1 58. Single family dwellings require 4 inch address numbers. Commercial buildings and multi-  
2 family dwellings require 6 inch address numbers. Industrial buildings require 12-inch  
3 address numbers. Minimum specifications are set forth in Oceanside Fire Code Section  
4 505.1, and the Fire Marshal may establish other requirements as deemed necessary.  
5  
6 59. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval  
7 prior to the issuance of building permits.  
8  
9 60. Provide a horn strobe device on the exterior of the building to be activated by fire  
10 sprinkler water flow.  
11  
12 61. Smoke evacuation systems required in below ground parking garage.  
13  
14 62. Fire sprinklers are required for residential occupancies containing two or more dwelling  
15 units require a system meeting current NFPA standards.  
16  
17 63. Show existing and proposed fire hydrants on Cassidy Street and on Broadway within 400'  
18 of the project.

14 **Planning:**

- 15 64. This Tentative Parcel Map, Development Plan and Regular Coastal Permit shall expire  
16 36 months from its approval, unless this time period is extended by the provisions of  
17 Section 408 or 409 of the Subdivision Ordinance.  
18  
19 65. This Tentative Parcel Map, Development Plan and Regular Coastal Permit approve only  
20 an eight-unit residential condominium development as shown on the plans and exhibits  
21 presented to the Planning Commission for review and approval. No deviation from  
22 these approved plans and exhibits shall occur without Planning Division approval.  
23 Substantial deviations shall require a revision to the Development Plan and Regular  
24 Coastal Permit or a new Development Plan and Regular Coastal Permit. .  
25  
26 66. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold  
27 harmless the City of Oceanside, its agents, officers or employees from any claim, action  
28 or proceeding against the City, its agents, officers, or employees to attack, set aside, void  
29 or annul an approval of the City, concerning Tentative Parcel Map (P-5-08),  
Development Plan (D-6-08), and Regular Coastal Permit (RC-5-08). 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

1 of any such claim action or proceeding or fails to cooperate fully in the defense, the  
2 applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the  
3 City.

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

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

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

14 70. Failure to meet any conditions of approval shall constitute a violation of the Tentative  
15 Parcel Map and Regular Coastal Permit.

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

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

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

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

	Sq.Ft.	# Bedrms.	# Baths	#Garage Spaces	# Stories
4 Unit 1A	2,710	3	3.5	2	2
5 Unit 2B	2,676	3	3.5	2	2
6 Unit 3C	2,462	3	3.5	2	2
7 Unit 4D	2,155	3	3	2	2
8 Unit 5A	2,710	3	3.5	2	2
9 Unit 6B	2,676	3	3.5	2	2
10 Unit 7C	2,462	3	3.5	2	2
11 Unit 8A	2,155	3	3	2	2

12 **Water Utilities:**

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

16 76. The property owner shall maintain private water and wastewater utilities located on private  
 17 property.

18 77. All Water and Wastewater construction shall conform to the most recent edition of the  
 19 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by  
 20 the Water Utilities Director.

21 78. Residential units shall be metered individually. Private utility systems for residential  
 22 developments are not allowed.

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

26 80. No trees, structures or building overhang shall be located within any water or wastewater  
 27 utility easement.

28 81. All lots with a finish pad elevation located below the elevation of the next upstream  
 29 manhole cover of the public sewer shall be protected from backflow of sewage by installing



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

5 PASSED AND ADOPTED Resolution No. 2010-P11 on March 22, 2010, by the following  
6 vote, to wit:

7 AYES:

8 NAYS:

9 ABSENT:

10 ABSTAIN:

11  
12 \_\_\_\_\_  
13 Claudia Troisi, Chairperson  
14 Oceanside Planning Commission

15 ATTEST:

16 \_\_\_\_\_  
17 Jerry Hittleman, Secretary

18 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that  
19 this is a true and correct copy of Resolution No. 2010-P11.

20  
21 Dated: March 22, 2010



**File Number: P-5-08, D-6-08, RC-5-08**

**Applicant: Cal Structure Inc.**

**Description:**

TENTATIVE PARCEL MAP (P-5-08), DEVELOPMENT PLAN (D-6-08)) and REGULAR COASTAL PERMIT (RC-5-08) to permit the construction of an eight-unit residential condominium complex with 10 associated covered parking stalls to a newly created parcel located at 301 Cassidy Street. The project site is zoned R3 (Medium Density Residential) and is situated within the South Oceanside Neighborhood and the Coastal Zone. – **CASSIDY COVE**

**Environmental Determination:**

The project is exempt from the California Environmental Quality Act.

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



### Application for Public Hearing

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

#### STAFF USE ONLY

ACCEPTED **2/27 RECEIVED**  
**FEB 27 2008**  
Planning Department

BY  
**SN**

#### Please Print or Type All Information

#### HEARING

#### PART I - APPLICANT INFORMATION

1. APPLICANT <b>RICH PALI c/o CAL STRUCTURE</b>	2. STATUS <b>OWNER</b>
3. ADDRESS <b>301 CASSIDY STREET OCEANSIDE, CA 92054</b>	4. PHONE/FAX/E-mail <b>818-422-2121</b>
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) <b>BOB SUKUP</b>	
6. ADDRESS <b>4322 SEA BRIGHT PLACE CARLSBAD, CA 92008</b>	7. PHONE/FAX/E-mail <b>PH/FAX = SAME 760-720-0098 (M) = 760-807-9098</b>

GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	<b>2 P-5-08</b>
DEV. PL.	<b>D-6-08</b>
C.U.P.	<b>C-11-08</b>
VARIANCE	
COASTAL	<b>RC-5-08</b>
O.H.P.A.C.	

#### PART II - PROPERTY DESCRIPTION

8. LOCATION <b>SE. CORNER OF CASSIDY &amp; BROADWAY</b>		
10. GENERAL PLAN <b>REDEVELOP.</b>	11. ZONING <b>RM-C</b>	12. LAND USE <b>RESIDENTIAL</b>

9. SIZE <b>.398 ACRES</b>	13. ASSESSOR'S PARCEL NUMBER <b>153-262-22</b>
------------------------------	---

#### PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION  
**CONSTRUCT AN 8 UNIT - 2 STORY CONDOMINIUM BLDG W/  
UNDERGROUND PARKING**

*REV-1/6/09, 9/15/09 12/28/09*

15. PROPOSED GENERAL PLAN <b>REDEV.</b>	16. PROPOSED ZONING <b>RM-C</b>	17. PROPOSED LAND USE <b>RESIDENTIAL</b>
20. BUILDING SIZE	21. PARKING SPACES <b>17</b>	22. % LANDSCAPE <b>24%</b>

18. NO. UNITS <b>8</b>	19. DENSITY <b>20 DU/AC</b>
23. % LOT COVERAGE or FAR <b>76%</b>	

#### PART IV - ATTACHMENTS

<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input type="checkbox"/> 25. LEGAL DESCRIPTION	<input type="checkbox"/> 26. TITLE REPORT
<input checked="" type="checkbox"/> 27. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/> 28. ENVIRONMENTAL INFO FORM	<input type="checkbox"/> 29. PLOT PLANS
<input checked="" type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS	<input type="checkbox"/> 31. CERTIFICATION OF POSTING	<input type="checkbox"/> 32. OTHER (See attachment for required reports)

#### PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print):  
**ROBERT SUKUP**

34. DATE  
**2/18/08**

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).

Sign: **Robert Sukup**

35. OWNER (Print):  
**RICH PALI**

36. DATE  
**2/18/08**

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

Sign: *Juliana*

**JULIANA**  
**Chris - 9/15/9**  
**7/26/2007**

Received  
JAN 06 2009  
Planning Division



D+J

## CAL STRUCTURE PROPOSED CONDOMINIUM PROJECT

The proposed Cal Structure Condominium Project [ Cassidy Cove Beach Homes] is to remove the existing 1 story office building and parking lot and replace it with four, 2 story, 2 unit condominium duplexes. There will be a total of 8 units. Each unit has a 2 car garage and there are 2 guest parking stalls on site.

The building will require excavation for the partially "buried" parking garages and interior motor court. The projected export for the garages is estimated at 2,280 cubic yards. The grade along the perimeter of the buildings will vary with the introduction of planters and raised entries.

All utility mains [sewer, water, gas, electric, telephone, cable T.V.] exist at the site. No main extensions are anticipated. New service laterals will be necessary. All utility laterals will be placed underground. Likewise, all streets are in and improved with curb and gutter. No street or alley widening will be necessary. There is an existing overhead utility line at the northeast corner of the lot. It is proposed to remain in place. It supports lines coming from multiple directions. The overhead lines in the alley are proposed to go underground.

Access to the project's proposed garages is off the alley which is required by the City.

Housing in this area consists of many higher density apartment buildings. This project will be consistent with the neighborhood.

The architect has put a tremendous effort into the projects revised elevations with the use of many varied planter heights, perimeter patios, multiple level entries, etc. The buildings have roof top decks that are complimented by perimeter planters.

The proposed development will bring additional housing to a section of the City which is extremely desirable for the urban/beach dweller. The exceptional design proposed [see rendering] will provide a tremendous boost to revitalizing this older neighborhood. An increased tax base from the project will benefit the City without the need for new infrastructure or service requirements.

Csdydesc

JAN 06 2009  
Planning Department

Robert Turkup  
1/5/09

Engineering ♦ Management ♦ General Contracting ♦ Development

4322 Sea Bright Place ♦ Carlsbad, CA 92008 ♦ Telephone/FAX 760-720-0098

**EXHIBIT "A"**

All that certain real property situated in the County of San Diego, State of California, described as follows:

Parcel 1:

Lot A, block 11, South Oceanside, in the City of Oceanside, County of San Diego, State of California, according to map thereof No. 622, filed in the Office of the County Recorder of San Diego County, February 7, 1890.

Also all that portion of the Southwesterly 15 feet of the unnamed Street formerly Tremont Street, lying Northeasterly of and adjoining said Lot, as vacated and closed to public use on July 12, 1928 by Resolution No. 479 of the City of Oceanside, A Certified copy of said vacation having been filed on August 9, 1928 in Book 1505, page 249.

Parcel 2:

Lot B in Block 11 of South Oceanside, in the City of Oceanside, County of San Diego, State of California, according to Map thereof No. 622, filed in the Office of the County Recorder of San Diego County, February 7, 1890.

Also all that portion of the Southwesterly 15 feet of the unnamed Street formerly Tremont Street, lying Northeasterly of and adjoining said Lot, as vacated and closed to public use on July 12, 1928 by Resolution No. 479 of the City of Oceanside, A Certified copy of said vacation having been filed on August 9, 1928 in Book 1505, page 249.

Assessor's Parcel Number: **153-262-22**



**NOTICE OF EXEMPTION**  
City of Oceanside, California

Post Date:  
Removal:

1. **APPLICANT:** CAL STRUCTURES INC.
2. **ADDRESS:** 301 Cassidy Street, Oceanside, CA 92054
3. **PHONE NUMBER:** (760) 815-6766
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale Associate Planner
6. **PROJECT TITLE:** Cassidy Cove Condos (P-5-08, D-6-08 & RC-5-08)
7. **DESCRIPTION:** A Tentative Parcel Map, Development Plan and Regular Coastal Permit to subdivide merge two individual 8,700 square foot parcels into one lot to construct a 32,497 square-foot eight unit condominium complex at 301 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. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- The project is categorically exempt per Class 32, In-fill Development Proejcts, the project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (Section 15332); or,
- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section , <name> ( Sections 15260-15277); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

  
Scott Nightingale, Associate Planner

Date: March 22, 2010

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