

STAFF REPORT



ITEM NO. **17**
CITY OF OCEANSIDE

DATE: March 7, 2007

TO: Chairman and Members of the Community Development Commission

FROM: Economic Development and Redevelopment Department

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING TENTATIVE PARCEL MAP (P-204-06), DEVELOPMENT PLAN (D-208-06) AND REGULAR COASTAL PERMIT (RC-210-06) FOR THE CONSTRUCTION OF A THREE-UNIT MULTIFAMILY DEVELOPMENT LOCATED AT 522 NORTH TREMONT STREET – APPLICANT: JAMES MESSAR**

SYNOPSIS

The item under consideration is a Tentative Parcel Map, Development Plan and Regular Coastal Permit for the construction of a three-unit multifamily development located at 522 North Tremont Street. Staff is recommending that the Commission approve the project and adopt the resolution as attached.

BACKGROUND

The subject site consists of a pre-existing legal parcel totaling 5,016 square feet in size that was part of the original Oceanside Townsite subdivision of 1885. The subject site currently maintains a former storage building which will be demolished as part of this development.

The subject site topography is relatively flat; however, it drops slightly toward the western portion of the site with approximately a 5-foot grade differential between the highest and lowest points of the site.

The subject site is situated within the North Tremont Street corridor neighborhood, which consists of old apartment buildings interspersed with new single-family row homes and condominium units.

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 project proposes a density of 26 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.

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

Tentative Map and Development Plan: The project proposes a three-unit multifamily residential development with the units ranging in size from 1,258 to 3,443 square feet to be situated on a 5,016-square-foot lot. The project also proposes decks, patio and chimneys. The project’s height is 35 feet (3 stories), however there are architectural projections which are 43 feet high and represent approximately 8.5 percent of the ground floor. The proposed project is a Mediterranean design as evident by the smooth stucco finish and tile roof.

Subdistrict 5 requires that a minimum of 25 percent of the site be landscaped. The project proposes that approximately 27 percent of the subject site is landscaped. The project proposes Queen Palm and Gold Medallion trees, shrubs include New Zealand Flax and Gardenia and groundcover consists of turf and Star Jasmine.

Vehicular access to the units will be from the alley located at the eastern portion of the subject site. Pedestrian access will be provided from North Tremont Street.

The overall project density is 26 dwelling units per acre. Outlined below is the residential unit breakdown:

Plan Type	Sq.Ft.	Bedrms.	Baths	Units
Plan 1	1,258	2	2	1
Plan 2	2,094	3	3	1
Plan 3	3,443	2	3	1
Total				3

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

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	N/A (pre-existing lot)	N/A (pre-existing lot)
SETBACKS Front	10 feet	10 feet

Side Rear	3 feet 5 feet	3 feet 5 feet
LANDSCAPING	25%	27%
PARKING	6 spaces	6 spaces
BUILDING HEIGHT	35 feet	35 feet
DENSITY	43 du. Ac.(Maximum)	26 du. Ac.

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.

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.

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 newer condominium development and single-family residences. Staff believes that the proposed three-unit multifamily development is consistent with the surrounding neighborhood, especially with the newer multifamily residences that are located within the surrounding neighborhood.

Staff also reviewed the project's architectural compatibility and scale with the surrounding neighborhood. Staff has inventoried the surrounding neighborhood and has found a varied housing stock with a variety of unit types and unit sizes. In comparing the project's product type and corresponding square footages to the unit types and square footages that exist in the area, it can be found that the proposed unit sizes are comparable in size and would have a positive effect on the 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 outside the "appealable area" which is defined as the first 300 feet east of The Strand. The project provides a 10-foot front yard setback which exceeds the setbacks for existing development located within the surrounding neighborhood and is located

near the center of the block; therefore, the project's effect on public coastal views will be minimal.

In conclusion, staff believes that the project meets the intent of the Redevelopment Plan and goals, which encourage the development of new residential uses. The design of the project is consistent in both the height and scale of the surrounding neighborhood. The proposed project is consistent with the quality of design of the newer residences located along the North Tremont Street corridor. The proposed project is also consistent with the goals and land use policies of the Local Coastal Plan.

COMMISSION OR COMMITTEE REPORTS

The Redevelopment Design Review Committee (RDRC) reviewed the project at its January 12, 2007, meeting and approved the project on a 5-0 vote.

The Redevelopment Advisory Committee (RAC) reviewed the project at its February 14, 2007, meeting and approved the project unanimously.

FISCAL IMPACT

The proposed project will add approximately \$17,000 of tax increment yearly to the project area.

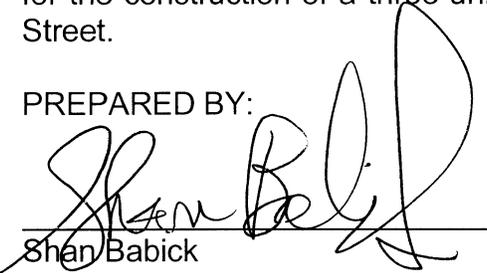
CITY ATTORNEY'S ANALYSIS

Pursuant to Oceanside Zoning Ordinance Article 4102, 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.

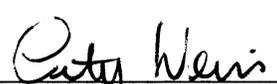
RECOMMENDATION

Staff recommends that the Commission adopt the resolution approving Tentative Parcel Map (P-204-06), Development Plan (D-208-06), and Regular Coastal Permit (RC-210-06) for the construction of a three-unit multifamily development located at 522 North Tremont Street.

PREPARED BY:


Shan Babick
Associate Planner

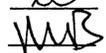
SUBMITTED BY:


Peter A. Weiss
Interim Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager
Jane McVey, Economic and Redevelopment Director
Kathy Baker, Redevelopment Manager
Mike Blessing, Deputy City Manager






EXHIBITS/ATTACHMENTS

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

RESOLUTION NO. 07-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A TENTATIVE PARCEL MAP, DEVELOPMENT PLAN AND REGULAR COASTAL PERMIT FOR THE CONSTRUCTION OF A THREE UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT LOCATED AT 522 NORTH TREMONT STREET – APPLICANT: JAMES MESSAR

WHEREAS, on March 7, 2007, the Community Development Commission held its duly noticed public hearing, considered an application for a Tentative Parcel Map (P-204-06), Development Plan (D-208-06) and Regular Coastal Permit (RC-210-06) for the construction of a three unit multifamily residential project located at 522 North Tremont Street.

WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of Oceanside did, on January 12, 2007, review and recommend approval of Tentative Parcel Map (P-204-06), Development Plan (D-208-06) and Regular Coastal Permit (RC-210-06);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on February 24, 2007, review and recommend approval of Tentative Parcel Map (P-204-06), Development Plan (D-208-06) and Regular Coastal Permit (RC-210-06);

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(b) 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:

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
2			
3			
4	Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 05-R0628-1	\$3,503 per unit
5			
6	Drainage Fee	Ordinance No. 85-23 Resolution No. 05-R0628-1	\$2,843 per acre
7			
8	Public Facility Fee	Ordinance No. 91-09 Resolution No. 05-R0628-1	\$2,072 per unit
9			
10	School Facilities Mitigation Fee	Ordinance No. 91-34	\$2.63 per square foot
11			
12	Traffic Signal Fee	Ordinance No. 87-19	\$15.71 per vehicle trip
13			
14	Thoroughfare Fee	Ordinance No. 83-01	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
15			
16			
17			
18			
19	Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically \$3,746 per unit;
20			
21			
22			
23	Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on meter size. Residential is typically \$4,587 per unit;
24			
25			
26			
27			
28	San Diego County Water	SDCWA Ordinance No.	Based on meter size.

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or</u>
2			<u>Calculation Formula</u>
3			
4	Authority Capacity Fees	2005-03	Residential is typically
5			\$4,154 per unit
6			

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

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

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

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

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

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

For the Tentative Parcel Map:

- 25 1. The proposed condominium meets the requirement of the Subdistrict 5 zoning
26 designation in that the project creates one 5,016 square foot lot (50 X 100 feet) which exceeds the
27 minimum lot size of 5,000 square feet as stipulated within Article 12 of the Downtown District
28 development standards. The subdivision map is consistent with the General Plan, Redevelopment

1 Plan, Local Coastal Program, Article 12 of the Downtown District and the Subdivision Ordinance
2 of the City of Oceanside by creating one 5,016 square foot lot which meet the minimum
3 development standards.

4 2. The proposed building on the site will conform to the topography of the site,
5 therefore, making it suitable for residential development. The 5,016 square foot site is physically
6 suitable to allow for the development of a three unit multifamily residential project.

7 3. The subdivision complies with all other applicable ordinances, regulations and
8 guidelines of the City.

9 4. The design of the subdivision or proposed improvements will not conflict with
10 easements, acquired by the public at large, for access through or use of property within the
11 subdivision.

12 5. The design of the subdivision or the proposed improvements will not cause
13 substantial environment damage or substantially and avoidably injure fish or wildlife or their
14 habitat because the proposed project is an infill site that does not contain any sensitive habitat, river
15 or blue stream, wildlife, cultural resources, riparian habitat, sensitive landforms and/or geologic
16 formations or minerals, sensitive fauna and marine life.

17 **For the Development Plan:**

18 1. The site plan and physical design of the project as proposed is consistent with the
19 purposes of the City's Zoning Ordinance and the "D" Downtown District in that the
20 architectural design of the proposed structure and the landscaping of the open space meets or
21 exceeds the minimum development standards of the "D" Downtown District. The proposed
22 project meets the minimum setbacks, landscape, open space, height and parking spaces as
23 stipulated within the "D" Downtown District development standards.

24 2. The Development Plan as proposed conforms to the Redevelopment Plan, Local
25 Coastal Program and General Plan of the City in that the proposed three unit multifamily
26 development is consistent with the land uses of the Redevelopment Plan and the project meets
27 the minimum setbacks, landscape, open space, height and parking spaces as stipulated within
28 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

1 proposed three unit multifamily project will not create public service and facility demands
2 exceeding the capacity of existing and planned infrastructure. The project proposes to upgrade
3 both the existing 6" sewer and water line to 8" in addition, to providing full width alley
4 improvements.

5 4. The proposed project, a three unit multifamily development, is compatible with
6 the existing and potential development within the surrounding neighborhood in that in
7 comparing the project's product type and corresponding square footages to the unit types and
8 square footages that exist in the area, it can be found that the proposed unit sizes are comparable in
9 size and would have a positive effect on the area.

10 5. The site plan and physical design of the project is consistent with Section 1.24 and
11 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillsides and
12 Article 20 in that there is only 5 foot grade differentials from the highest and lowest points of the
13 subject site and therefore the project would not be subject to the guidelines of Article 20 and
14 Section 1.24 and 1.25 of the Land Use Element of the General Plan.

14 **For the Regular Coastal Permit:**

15 1. The granting of the Regular Coastal Permit is consistent with the purposes of the
16 California Coastal Act of 1976. The propose 3 unit multifamily development is consistent with
17 the High Density Land Use as depicted in the Local Coastal Program Land Use Map. In
18 addition, the project does not impede public access to the beach or impact public coastal views.

19 2. The proposed project is consistent with the policies of the Local Coastal Program
20 as implemented through the City Zoning Ordinance. The propose 3 unit multifamily
21 development is consistent with the High Density Land Use as depicted in the Local Coastal
22 Program Land Use Map. In addition, the project will not substantially alter or impact the
23 existing public coastal views through the public rights-of-way view corridors by providing a 10
24 foot front yard setback.

25 3. The proposed project will not obstruct any existing or planned public beach
26 access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal
27 Act. The subject site is located east of the railroad tracks near the center of the block, therefore,
28 the proposed project will not obstruct and/or block any existing and/or proposed public beach
access.

1 SECTION 1. That Tentative Parcel Map (P-204-06), Development Plan (D-208-06) and
2 Regular Coastal Permit (RC-210-06) are hereby approved subject to the following conditions:

3 **Building:**

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

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

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

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

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

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

17 a) Building construction work hours shall be limited to between 7 a.m. and
18 6 p.m. Monday through Friday, and on Saturday from 7 a.m. to 6 p.m. for work that is not
19 inherently noise-producing. Examples of work not permitted on Saturday are concrete and
20 grout pours, roof nailing and activities of similar noise-producing nature. No work shall be
21 permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor
22 Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the
23 provisions of the Oceanside City Code Chapter 38. (Noise Ordinance)

24 b) The construction site shall be kept reasonably free of construction debris
25 as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid
26 waste containers shall be considered compliance with this requirement. Small amounts of
27 construction debris may be stored on-site in a neat, safe manner for short periods of time
28 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 in addition to a Benzene Vapor Risk

1 Assessment report.

2 8. Setbacks and type of construction shall comply with UBC Table 5-A. UBC
3 1203.4.2 requires an additional foot of side yard setback for buildings over 2 stories in height
4 when there are required window openings into the yard. Eaves over required windows may not
5 encroach into the required side yard setback closer than 30” of the property line.

6 9. Fire sprinklers are required for apartment, condominium and hotel buildings that are
7 three (3) or more stories in height (UBC 904.2.9).

8 10. UBC Table 5-B limits the building height to 40 feet for residential buildings of Type
9 V-N construction.

10 11. Wood stud walls and bearing partitions shall not support more than two (2) floors
11 and a roof unless an analysis satisfactory to the building official depicts that shrinkage of the
12 wood framing will not have adverse effects on the structure or any plumbing, electrical or
13 mechanical systems, or other equipment installed therein due to excessive shrinkage or
14 differential movements caused by shrinkage (UBC 2308).

15 12. The fire place chimneys shall terminate 2 feet above any roof that is located less than
16 ten feet away horizontally (UBC 3102.3.6 and Table 31-1).

17 **Engineering:**

18 13. If the project involves demolition of an existing structure or surface
19 improvements, the grading plans shall be approved by the City Engineer and/or Public Works
20 Director prior to the issuance of a demolition permit. No demolition shall be permitted without
21 an approved erosion control plan.

22 14. Vehicular access rights to Tremont Street shall be relinquished to the City from this
23 lot.

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

26 16. Design and construction of all improvements shall be in accordance with
27 standard plans, specifications of the City of Oceanside and subject to approval by the City
28 Engineer and/or Public Works Director.

17. Prior to issuance of a building permit all improvement requirements shall be
covered by a development agreement and secured with sufficient improvement securities or

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

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

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

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

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

- 18 a) Dirt, debris and other construction material shall not be deposited on any public
19 street or within the City's storm water conveyance system.
- 20 b) All grading and related site preparation and construction activities shall be
21 limited to the hours of 7 AM to 6 PM, Monday through Friday. No engineering
22 related construction activities shall be conducted on Saturdays, Sundays or legal
23 holidays unless written permission is granted by the City Engineer and/or Public
24 Works Director with specific limitations to the working hours and types of
25 permitted operations. All on-site construction staging areas shall be as far as
26 possible (minimum 100 feet) from any existing residential development.
27 Because construction noise may still be intrusive in the evening or on holidays,
28 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."

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

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

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

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

25 24. Upon review of the pavement investigation, the City Engineer and/or Public Works
26 Director shall determine whether the Developer shall: 1) Repair all failed pavement sections,
27 header cut and grind per the direction of the City Engineer and/or Public Works Director, and
28 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 indices. Should
the study conclude that the pavement does not meet current requirements, rehabilitation/mitigation

1 recommendations shall be provided in a pavement analysis report, and the Developer shall
2 reconstruct the pavement per these recommendations, subject to approval by the City Engineer
3 and/or Public Works Director.

4 25. Tremont Street along the project frontage shall be improved with curb, gutter and
5 sidewalk. Sidewalk improvements shall comply with ADA requirements.

6 26. Pavement sections for all streets, alleys, driveways and parking areas shall be based
7 upon approved soil tests and traffic indices. The pavement design is to be prepared by the
8 developer's soil engineer and must be approved by the City Engineer and/or Public Works
9 Director, prior to paving.

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

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

18 29. Full width alley improvements along property frontage shall be constructed in
19 accordance with the standard plans and specifications of the City of Oceanside and as approved by
20 the City Engineer and/or Public Works Director.

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

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

27 32. The applicant shall obtain any necessary permits and clearances from all public
28 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),

1 San Diego County Health Department, prior to the issuance of grading permits.

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

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

12 35. A precise grading and private improvement plan shall be prepared, reviewed,
13 secured and approved prior to the issuance of any building permits. The plan shall reflect all
14 pavement, flatwork, landscaped areas, special surfaces, footprints of all structures, walls, drainage
15 devices and utility services.

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

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

38. 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

1 either off-site or into the City drainage system.

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

6 **Fire:**

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

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

10 42. Smoke detectors are required and detector locations shall be indicated on the
11 plans.

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

16 44. Multifamily dwellings require 6 inch address numbers.

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

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

21 47. Provide a 13R fire sprinkler system. The system shall be designed per N.F.P.A.
22 13r and U.B.C. standard 9-3, installation of sprinkler systems in residential occupancies up to
23 and including four stories in height.

24 48. The Fire Department connection shall not be affixed to the building. The Fire
25 Department connection must be located at least 40 feet away from the building, within 40 feet
26 of a fire hydrant and on the address side of the building, unless otherwise determined by the Fire
27 Department. The hydrant shall be located on the same side of the street as the Fire Department
28 connection.

Planning:

49. This Tentative Parcel Map (P-204-06), Development Plan (D-208-06) and

1 Regular Coastal Permit (RC-210-06) shall expire on March 7, 2009, unless implemented as
2 required by the Zoning Ordinance.

3 50. This Tentative Parcel Map, Development Plan and Regular Coastal Permit
4 approves only the construction of a three-unit multi-family residential project as shown on the
5 plans and exhibits presented to the Community Development Commission for review and
6 approval. No deviation from these approved plans and exhibits shall occur without Planning
7 Department approval. Substantial deviations shall require a revision to the Tentative Parcel
8 Map, Development Plan and Regular Coastal Permit or a new Tentative Parcel Map,
9 Development Plan and Regular Coastal Permit.

10 51. The applicant, permittee or any successor-in-interest shall defend, indemnify and
11 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or
12 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul
13 an approval of the City, concerning Tentative Parcel Map (P-204-06), Development Plan (D-
14 208-06) and Regular Coastal Permit (RC-210-06). The City will promptly notify the applicant
15 of any such claim, action or proceeding against the City and will cooperate fully in the defense.
16 If the City fails to promptly notify the applicant of any such claim action or proceeding or fails
17 to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend,
18 indemnify or hold harmless the City.

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

23 53. Landscape plans, meeting the criteria of the City's Landscape Guidelines and
24 Water Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall
25 be reviewed and approved by the City Engineer and Economic and Redevelopment Director
26 prior to the issuance of building permits. Landscaping shall not be installed until bonds have
27 been posted, fees paid, and plans signed for final approval.

28 54. 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

1 normal care and irrigation of the landscaping; repair and replacement of plant materials;
2 irrigation systems as necessary; and general cleanup of the landscaped and open areas, parking
3 lots and walkways, walls, fences, etc. Failure to maintain landscaping shall result in the City
4 taking all appropriate enforcement actions by all acceptable means including but not limited to
5 citations and/or actual work with costs charged to or recorded against the owner. This condition
6 shall be recorded with the covenant required by this resolution.

7 55. All multifamily dwelling unit projects shall dispose of or recycle solid waste in a
8 manner provided in City Ordinance 13.3.

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

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

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

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

25 60. Failure to meet any conditions of approval for this development shall constitute a
26 violation of the Tentative Parcel Map (P-204-06), Development Plan (D-208-06) and Regular
27 Coastal Permit (RC-210-06).

28 61. 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

1 Description and Justification, and other materials and information submitted with this
2 application, unless specifically waived by an adopted condition of approval.

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

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

12 64. The following unit type and floor plan mix, as approved by the Community
13 Development Commission shall be indicated on plans submitted to the Building Division and
14 Economic and Redevelopment Department for building permit:

	Sq.Ft.	# Bedrms	# Baths	# Units	%
15 Plan 1	1,258	2	2	1	33.3
16 Plan 2	2,094	3	3	1	33.3
17 Plan 3	3,443	2	3	1	33.3

18 65. Side and rear elevations and window treatments shall be trimmed to substantially
19 match the front elevations. A set of building plans shall be reviewed and approved by the
20 Economic and Redevelopment Department prior to the issuance of building permits.

21 66. Elevations, siding materials, colors, roofing materials and floor plans shall be
22 substantially the same as those approved by the Community Development Commission. These
23 shall be shown on plans submitted to the Building Division and Economic and Redevelopment
24 Department.

25 67. An association of homeowners (HOA) shall be formed because the proposed
26 three unit multifamily project will be sold as condominiums, therefore Covenants, Conditions
27 and Restrictions (CC&R's) shall provide for the maintenance of all common open space, and
28 commonly owned fences and walls and adjacent parkways. The maintenance shall include
normal care and irrigation of landscaping, repair and replacement of plant material and

1 irrigation systems as necessary; and general cleanup of the landscaped and open area, parking
2 lots and walkways. The CC&R's shall be subject to the review and approval of the City
3 Attorney prior to the approval of the final map. The CC&R's are required to be recorded prior
4 to or concurrently with the final map. Any amendments to the CC&R's in which the association
5 relinquishes responsibility for the maintenance of any common open space shall not be
6 permitted without the specific approval of the City of Oceanside. Such a clause shall be a part
7 of the CC&R's. The CC&R's shall also contain provisions for the following

8 a) Prohibition against parking or storage of recreational vehicles, trailers, or
9 boats.

10 b) Maintenance of all common areas, parkway, on-site landscaping as well as
11 frontage landscaping.

12 Water Utilities:

13 68. All public water and/or sewer facilities not located within the public right-of-way
14 shall be provided with easements sized according to the City's Engineers Manual. Easements
15 shall be constructed for all weather access.

16 69. No trees, structures or building overhang shall be located within any water or
17 wastewater utility easement.

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

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

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

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

74. Water and Wastewater Buy-in fees and the San Diego County Water Authority

1 Fees are to be paid to the City and collected by the Water Utilities Department at the time of
2 Building Permit issuance.

3 75. All Water and Wastewater construction shall conform to the most recent edition
4 of the City's Engineers Manual, or as approved by the Water Utilities Director.

5 76. All new development of multi-family residential units shall include hot water
6 pipe insulation and installation of a hot water re-circulation device or design to provide hot
7 water to the tap within 15 seconds in accordance with City of Oceanside Ordinance No. 02-
8 0R126-1.

9 PASSED AND ADOPTED by the Oceanside Community Development Commission of
10 the City of Oceanside this ___day of _____ 2007 by the following vote:

11 AYES:

12 NAYS:

13 ABSENT:

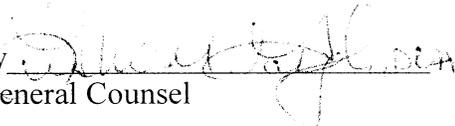
14 ABSTAIN:

Chairman

15 ATTEST:

16 _____
17 Secretary

18 APPROVED AS TO FORM:
19 OFFICE OF THE CITY ATTORNEY

20 by: 
21 General Counsel

22
23
24
25
26
27
28

ARCHITECT
STUDIO 4

3100 NE 4th Ave
 Suite 200
 Fort Lauderdale, FL 33304
 (754) 723-4504 Fax
 (754) 723-4503 Pk
 PLO@STUDIO4ARCHITECT.COM
PAUL LOMINGTON
 ARCHITECT

PROJECT:

522 N. TREMONT
 OCEANSIDE, CA 92084

CLIENT:

JAMES MESSER
 3807 18th WAY
 PALM BEACH, CA 92060

OWNER'S REP:

PAUL LOMINGTON
 STUDIO 4 ARCHITECTS
 2809 NEAL DRIVE
 OCEANSIDE, CA 92084
 (760) 723-9884

RELEASE DATE:

3/27/06
 EXHIBIT

DRAWING STATUS:

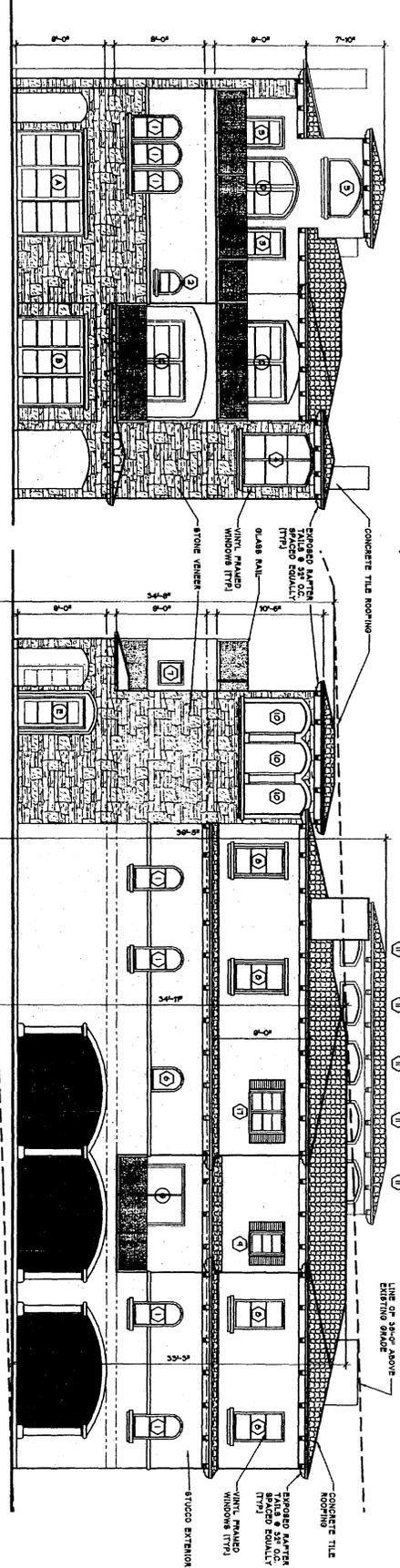
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 EXHIBIT
 CONCEPT
 PRELIMINARY
 PERMITTED
 CONTRACT DOCUMENTS
 CONTRACT ADDENDUMS
 CONTRACT SPECIFICATIONS
 CONTRACT SCHEDULE
 CONTRACT AGREEMENT
 CONTRACT BIDDING
 CONTRACT NEGOTIATION
 CONTRACT SIGNATURE
 CONTRACT RECORD SET
 CONTRACT AS-BUILT
 CONTRACT CLOSEOUT

DESIGNED BY:

DMANN BY M&G/J/E
 CHECKED BY: **PL**

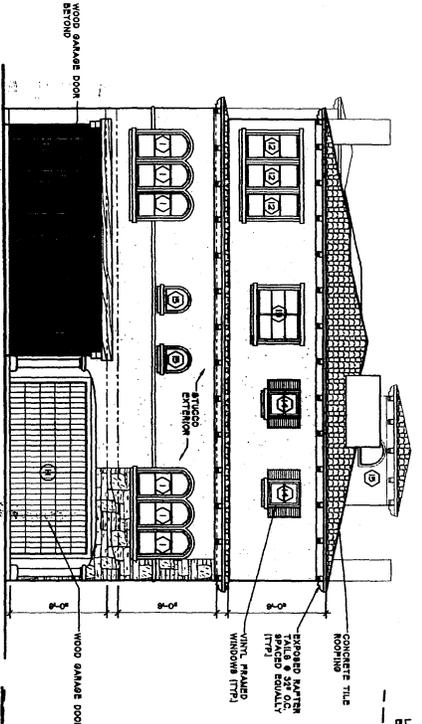
SHEET TITLE:

ELEVATIONS
 SHEET NO. **A.5**

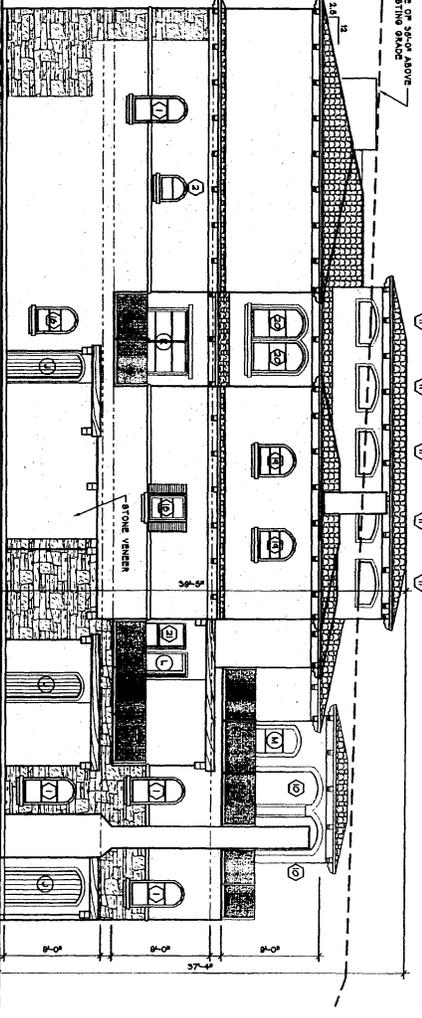


1 WEST ELEVATION
 SCALE: 3/8"=1'-0"

2 SOUTH ELEVATION
 SCALE: 3/8"=1'-0"



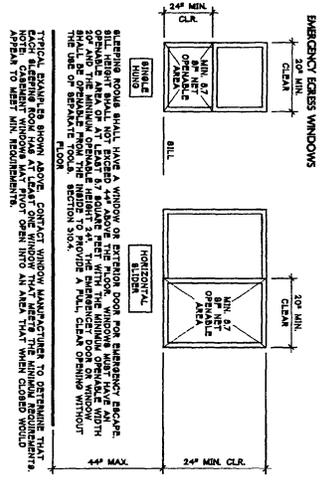
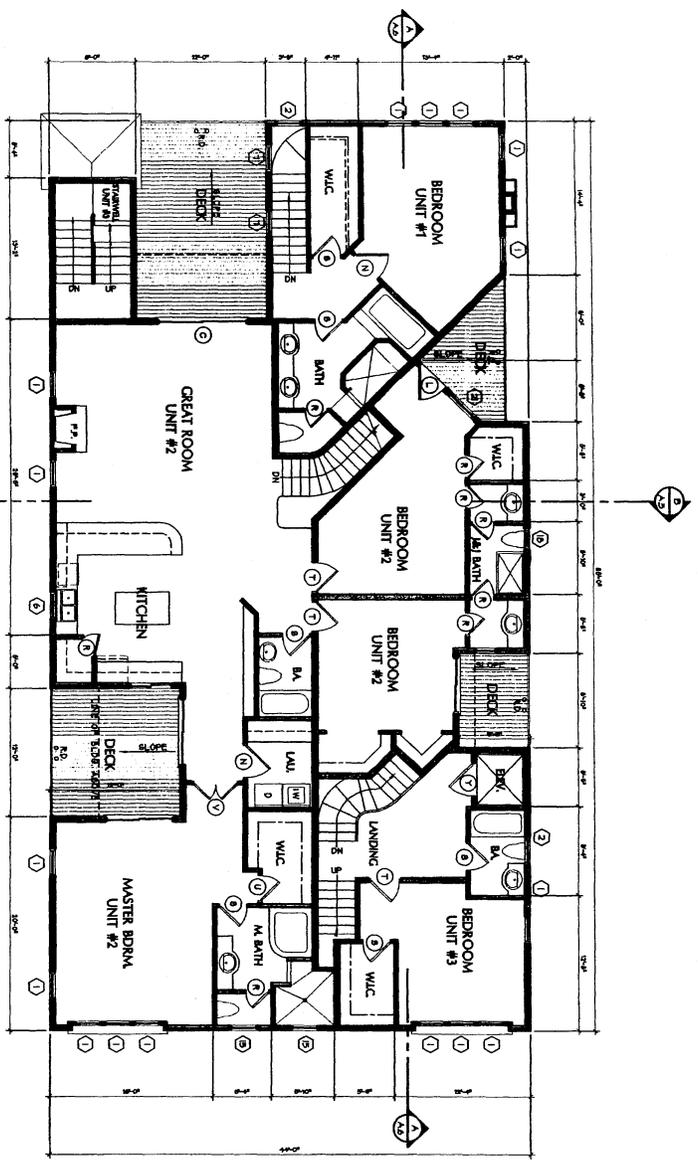
3 EAST ELEVATION
 SCALE: 3/8"=1'-0"



4 NORTH ELEVATION
 SCALE: 3/8"=1'-0"

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 DEVELOPMENT

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 REDEVELOPMENT



- DOOR & WINDOW NOTES:**
1. ALL OPERABLE WINDOWS ARE TO HAVE SCREENS REFER TO THE EXTERIOR ELEVATIONS FOR THE OPENING SECTION AND LOCATION OF HANGING POINTS AND WINDOWS ARE TO BEET AND ON WIND SIDE AND ARE TO BE LABELED.
 2. ALL OPERABLE WINDOWS ARE TO BE LABELED.
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 19. ALL OPERABLE WINDOWS ARE TO BE LABELED.
 20. ALL OPERABLE WINDOWS ARE TO BE LABELED.

DOOR SCHEDULE

NO.	DOOR SIZE	TYPE	MAT.	R/L	REMARKS
1	8'-0" x 8'-0"	SLIDING GLASS DOOR	WOOD	PAINT	PER ELEV.
2	8'-0" x 8'-0"	SLIDING GLASS DOOR	WOOD	PAINT	PER ELEV.
3	8'-0" x 8'-0"	SLIDING GLASS DOOR	WOOD	PAINT	PER ELEV.
4	8'-0" x 8'-0"	SLIDING GLASS DOOR	WOOD	PAINT	PER ELEV.
5	8'-0" x 8'-0"	SLIDING GLASS DOOR	WOOD	PAINT	PER ELEV.
6	8'-0" x 8'-0"	SLIDING GLASS DOOR	WOOD	PAINT	PER ELEV.
7	8'-0" x 8'-0"	SLIDING GLASS DOOR	WOOD	PAINT	PER ELEV.
8	8'-0" x 8'-0"	SLIDING GLASS DOOR	WOOD	PAINT	PER ELEV.
9	8'-0" x 8'-0"	SLIDING GLASS DOOR	WOOD	PAINT	PER ELEV.
10	8'-0" x 8'-0"	SLIDING GLASS DOOR	WOOD	PAINT	PER ELEV.
11	8'-0" x 8'-0"	SLIDING GLASS DOOR	WOOD	PAINT	PER ELEV.
12	8'-0" x 8'-0"	SLIDING GLASS DOOR	WOOD	PAINT	PER ELEV.
13	8'-0" x 8'-0"	SLIDING GLASS DOOR	WOOD	PAINT	PER ELEV.
14	8'-0" x 8'-0"	SLIDING GLASS DOOR	WOOD	PAINT	PER ELEV.
15	8'-0" x 8'-0"	SLIDING GLASS DOOR	WOOD	PAINT	PER ELEV.
16	8'-0" x 8'-0"	SLIDING GLASS DOOR	WOOD	PAINT	PER ELEV.
17	8'-0" x 8'-0"	SLIDING GLASS DOOR	WOOD	PAINT	PER ELEV.
18	8'-0" x 8'-0"	SLIDING GLASS DOOR	WOOD	PAINT	PER ELEV.
19	8'-0" x 8'-0"	SLIDING GLASS DOOR	WOOD	PAINT	PER ELEV.
20	8'-0" x 8'-0"	SLIDING GLASS DOOR	WOOD	PAINT	PER ELEV.

WINDOW SCHEDULE

NO.	WINDOW SIZE	TYPE	RAME	FINISH	GLASS	REMARKS
1	8'-0" x 8'-0"	SLIDING	WOOD	PAINT	CLEAN X	ANCHORED TOP
2	8'-0" x 8'-0"	SLIDING	WOOD	PAINT	CLEAN X	ANCHORED TOP
3	8'-0" x 8'-0"	SLIDING	WOOD	PAINT	CLEAN X	ANCHORED TOP
4	8'-0" x 8'-0"	SLIDING	WOOD	PAINT	CLEAN X	ANCHORED TOP
5	8'-0" x 8'-0"	SLIDING	WOOD	PAINT	CLEAN X	ANCHORED TOP
6	8'-0" x 8'-0"	SLIDING	WOOD	PAINT	CLEAN X	ANCHORED TOP
7	8'-0" x 8'-0"	SLIDING	WOOD	PAINT	CLEAN X	ANCHORED TOP
8	8'-0" x 8'-0"	SLIDING	WOOD	PAINT	CLEAN X	ANCHORED TOP
9	8'-0" x 8'-0"	SLIDING	WOOD	PAINT	CLEAN X	ANCHORED TOP
10	8'-0" x 8'-0"	SLIDING	WOOD	PAINT	CLEAN X	ANCHORED TOP
11	8'-0" x 8'-0"	SLIDING	WOOD	PAINT	CLEAN X	ANCHORED TOP
12	8'-0" x 8'-0"	SLIDING	WOOD	PAINT	CLEAN X	ANCHORED TOP
13	8'-0" x 8'-0"	SLIDING	WOOD	PAINT	CLEAN X	ANCHORED TOP
14	8'-0" x 8'-0"	SLIDING	WOOD	PAINT	CLEAN X	ANCHORED TOP
15	8'-0" x 8'-0"	SLIDING	WOOD	PAINT	CLEAN X	ANCHORED TOP
16	8'-0" x 8'-0"	SLIDING	WOOD	PAINT	CLEAN X	ANCHORED TOP
17	8'-0" x 8'-0"	SLIDING	WOOD	PAINT	CLEAN X	ANCHORED TOP
18	8'-0" x 8'-0"	SLIDING	WOOD	PAINT	CLEAN X	ANCHORED TOP
19	8'-0" x 8'-0"	SLIDING	WOOD	PAINT	CLEAN X	ANCHORED TOP
20	8'-0" x 8'-0"	SLIDING	WOOD	PAINT	CLEAN X	ANCHORED TOP

ARCHITECT: **STUDIO 4**
 3808 NEVA DRIVE
 OCEANSIDE, CA 92054
 (760) 721-8800
 FAX (760) 721-8800
 P: JAMES.MESSER@STUDIO4.COM
 P: PAUL.LONGTON@STUDIO4.COM
 PAUL LONGTON
 PRINCIPAL

CLIENT: **JAMES MESSER**
 3807 38th WAY
 FAIRBROOK, CA
 92028

OWNERS REP: **PAUL LONGTON**
 STUDIO 4 ARCHITECTS
 3809 38th WAY
 OCEANSIDE, CA 92054
 (760) 721-8800

DESIGN DATE: **12/21/06**

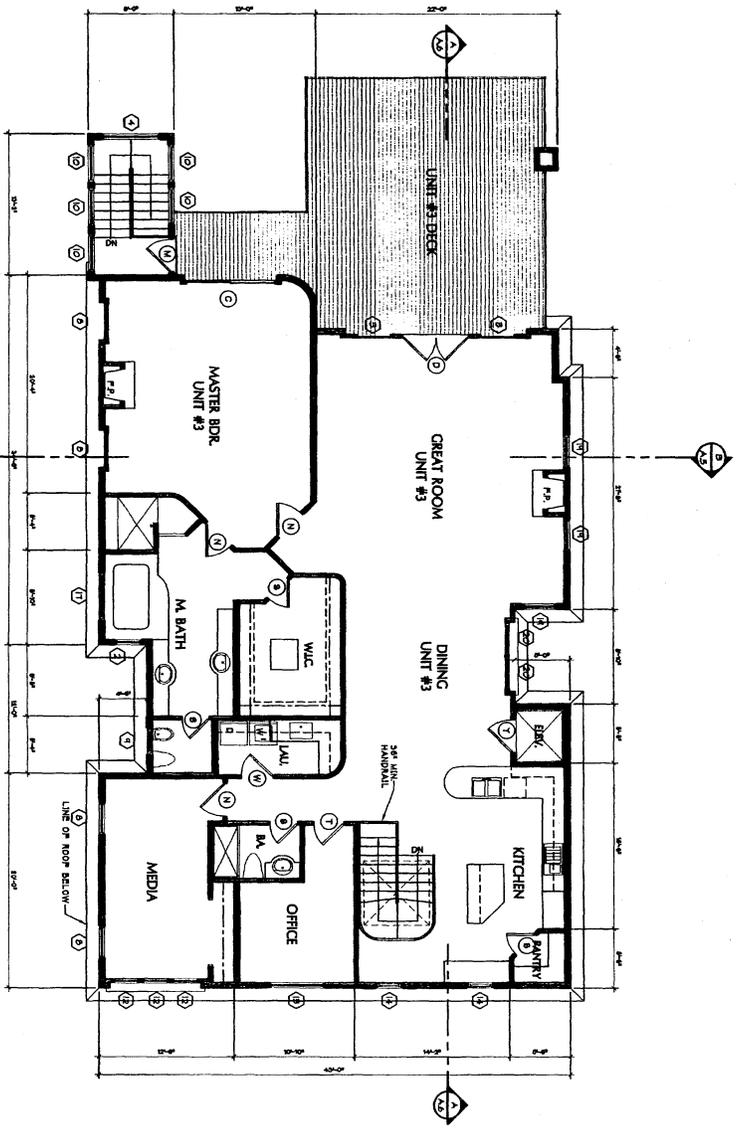
DRAWING NO: **2ND FLOOR PLAN**

DATE: **12/21/06**

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

SHEET NO: **A2**

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 REDEVELOPMENT



1 THIRD FLOOR PLAN
 SCALE: 3/8"=1'-0"

ARCHITECT:
STUDIO 4
 2406 HEAL DRIVE
 OCEANSIDE, CA 92054
 (760) 752-4504 FAX
 (760) 752-4803 FAX
 P.LONGTON@ACSELL.NET
PAUL LONGTON
 ARCHITECT
 PRINCIPAL

PROJECT:
 522 N. TREMONT
 OCEANSIDE, CA 92054

CLIENT:
JAMES MESSER
 3807 10TH WAY
 FALLBROOK, CA
 92028

OWNER'S REP:
PAUL LONGTON
 STUDIO 4 ARCHITECTS

289 HEAL DRIVE
 OCEANSIDE, CA 92054
 (760) 724-9494

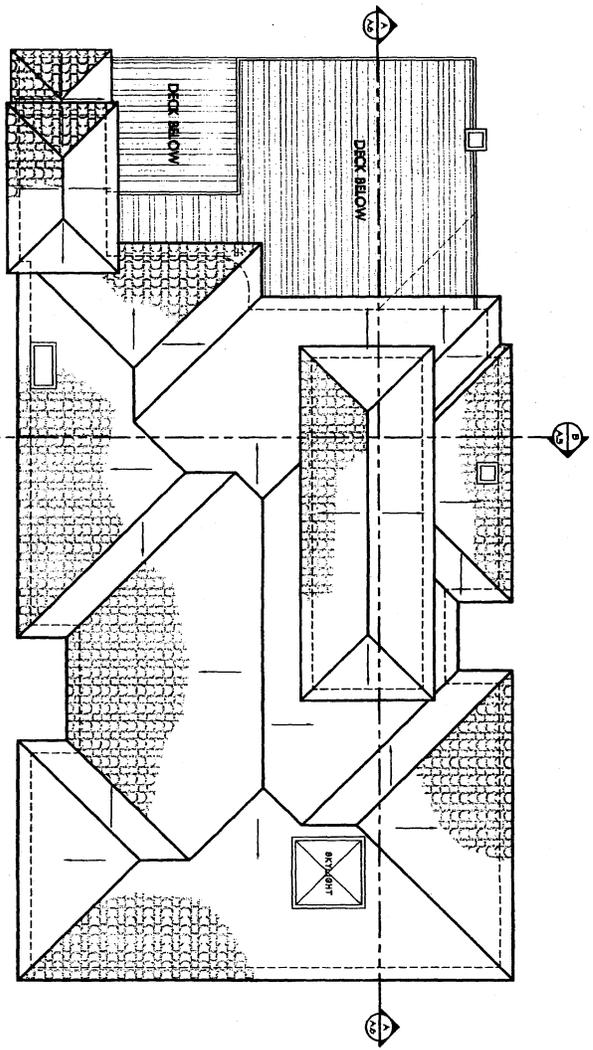
ISSUE DATES:
 10/04
 11/05/06

DRAWING STATUS

0	NOT STARTED
1	STARTED
2	IN PROGRESS
3	COMPLETE
4	REVISIONS
5	REVISIONS
6	REVISIONS
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47	REVISIONS
48	REVISIONS
49	REVISIONS
50	REVISIONS

DESIGNED BY: **MAZ/DJE**
 CHECKED BY: **PL**
 SHEET TITLE:
3rd FLOOR PLAN
 SHEET NO.:
A.3

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 REDEVELOPMENT



1 ROOF PLAN
 SCALE: 3/8"=1'-0"



ARCHITECT:
STUDIO 4
 3000 BURN DRIVE
 OCEANSIDE, CA 92054
 (760) 732-4404 FAX
 (760) 732-4403 FAX
 PLANTON@STUDIO4.COM
PALL LONGTON
 ARCHITECT

PROJECT:
 522 N. TREMONT
 OCEANSIDE, CA 92054

CLIENT:
JAMES MESSER
 3807 16th WAY
 PALMDALE, CA
 91369

OWNER'S REP:
PALL LONGTON,
 STUDIO 4 ARCHITECTS
 2000 BURN DRIVE
 OCEANSIDE, CA 92054
 (760) 732-4404

RENDER DATE:
 1/2/07
 1/2/07/06

DRAWING STATUS:
 PRELIMINARY
 SCAFFOLDING
 CONTRACT DOCUMENTS
 PERMITS
 CONSTRUCTION DOCUMENTS

NOTES:
 1. THIS IS A PRELIMINARY DRAWING.
 2. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.
 3. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.

DESIGNED BY: MBR/B/E
DRAWN BY: PL
CHECKED BY: PL
SHEET TITLE: ROOF PLAN
SHEET NO.: A.4

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:
522 NORTH TREMONT STREET

PROJECT LOCATION - SPECIFIC:
522 North Tremont Street

PROJECT LOCATION - GENERAL:
North Tremont and Surfrider streets
City of Oceanside

PARCEL MAP (P-204-06)
DEVELOPMENT PLAN (D-208-06)
REGULAR COASTAL PERMITS (RC-210-06)

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
PARCEL MAP (P-204-06), DEVELOPMENT PLAN (D-208-06) and REGULAR COASTAL PERMITS (RC-210-06) for the construction of three unit multifamily residential development located at 522 North Tremont Street.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

City of Oceanside

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:

City of Oceanside
300 North Coast Highway
Oceanside, CA 92054
(760) 435-3354

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

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

STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15301(b)

REASONS WHY PROJECT IS EXEMPT:

The proposed three unit residential development is located at 522 North Tremont Street on a 5,016 square foot lot. The project is located on a less than 5-acres site within an urbanized area.

Contact Person: Shan Babick, Associate Planner

SIGNATURE

For: Jerry Hittleman, Interim City Planning

January 29, 2007

DATE