

STAFF REPORT



ITEM NO. 18

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-202-06), DEVELOPMENT PLAN (D-205-06), VARIATION (V-208-06) AND REGULAR COASTAL PERMIT (RC-207-06) FOR THE CONSTRUCTION OF A RESIDENTIAL DUPLEX CONDOMINIUM LOCATED AT 717 NORTH PACIFIC STREET - APPLICANT: PIERRE ANDRE**

SYNOPSIS

The item under consideration is a Tentative Parcel Map, Development Plan, Variation and Regular Coastal Permit for the construction of a residential duplex condominium located at 717 North Pacific Street. Staff is recommending that the Commission approve the project and adopt the resolution as attached.

BACKGROUND

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

The subject site topography is relatively flat; however, the site drops approximately 18 feet toward the western portion of the site down the bluff. The project proposes exporting 1,200 cubic yards of soil.

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

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

Land Use and Zoning: The subject site is located within Subdistrict 5 of the "D" Downtown District. Subdistrict 5 is primarily intended to provide a high-density

residential neighborhood in an urban setting in close proximity to shopping, employment, transportation and recreational facilities. Multifamily residences are permitted. The density within this zone ranges from 29-43 dwelling units per acre. The project proposes a density of 17.4 dwelling units per acre.

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

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

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

Tentative Map and Development Plan: The project proposes a residential condominium duplex with the units 3,832 and 4,027 square feet in size situated on a 5,000-square-foot lot. The proposed project is a Modern design as evident by the use of geometric shapes, flat roof and wood siding.

Subdistrict 5 requires that a minimum of 25 percent of the site be landscaped. The project proposes that approximately 26 percent of the subject site is landscaped. The project proposes King Palm, shrubs include Agave and Birds of Paradise, and groundcover consists of turf.

Vehicular and pedestrian access to the units will be provided from North Pacific Street.

The overall project density is 17.4 dwelling units per acre. Outlined below is the residential unit breakdown:

Plan Type	Sq.Ft.	Bedrms.	Baths	Units
Plan 1	3,832	3	3.5	1
Plan 2	4,027	3	3.5	1
Total				2

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 Side Rear	10 feet 3 feet 5 feet	10 feet 3 feet 15 feet
LANDSCAPING	25%	26%
PARKING	4 spaces	4 spaces
BUILDING HEIGHT	27 feet	27 feet
DENSITY	43 du. Ac.(Maximum)	17.4 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.

Variation: The Variation is required for exceeding the maximum 6-foot height limitation for fences and walls.

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

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

ANALYSIS

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

Since the proposed project is an infill project, staff's review centered on the project's compatibility with the existing residential patterns. The surrounding area consists of older apartments interspersed with some newer condominium development. Staff believes

that the proposed residential duplex condominiums are consistent with the surrounding neighborhood, especially with the newer residential condominiums that are located within the surrounding neighborhood.

Another important issue is the 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 within 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. Staff also evaluated the proposed residence and its effect on public coastal views. Staff believes that the 10-foot front yard setback is considerably greater than the existing residential units setbacks located on North Pacific Street and therefore would not block public coastal views.

The Variation is required due to the 10-foot-high retaining wall located on the western portion of the site which exceeds the 6-foot-high maximum height for fences or walls. The retaining wall is necessary to stabilize the bluff which in its current state is very badly eroded. The stabilization of the bluff will allow for the increase of the building pad approximately 8 feet to the west, however, the building pad will not be increased from the current western edge of the existing patio. The retaining wall will be planted with Honeysuckle climbing vines to soften the wall. It should be noted that on September 30, 1997, the Commission approved a 22-foot-high retaining (crib) wall for the properties located at 717-721 North Pacific Street due to bluff failure. The retaining wall was constructed, however, the then-property owner of the subject site did not participate with the construction.

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 Pacific/Myers Streets corridor. The proposed project is also consistent with the goals and the land use policies of the Local Coastal Plan.

COMMISSION OR COMMITTEE REPORTS

The Redevelopment Design Review Committee (RDRC) reviewed the project at its January 19, 2007 and again at its February 16, 2007, meeting and approved the project.

The Redevelopment Advisory Committee (RAC) reviewed the project at its February 28, 2007, meeting.

FISCAL IMPACT

The proposed project will add approximately \$33,000 of tax increment yearly to the project area.

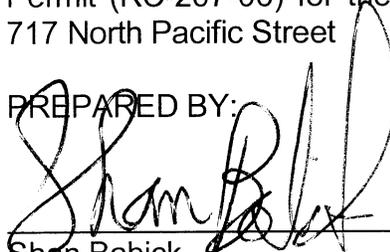
CITY ATTORNEY'S ANALYSIS

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.

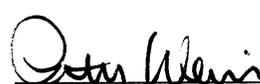
RECOMMENDATION

Staff recommends that the Commission adopt the resolution approving Tentative Parcel Map (P-202-06), Development Plan (D-205-06), Variation (V-208-06) and Regular Coastal Permit (RC-207-06) for the construction of a residential condominium duplex located at 717 North Pacific Street

PREPARED BY:


Shan Babick
Associate Planner

SUBMITTED BY:


Peter A. Weiss
Interim Executive Director

REVIEWED BY:

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



EXHIBITS/ATTACHMENTS

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

RESOLUTION NO. 07-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, VARIATION AND REGULAR COASTAL PERMIT FOR THE CONSTRUCTION OF A RESIDENTIAL CONDOMINIUM DUPLEX LOCATED AT 717 NORTH PACIFIC STREET – APPLICANT: PIERRE ANDRE

WHEREAS, on March 7, 2007, the Community Development Commission held its duly noticed public hearing, considered an application for a Tentative Parcel Map (P-202-06), Development Plan (D-205-06), Variation (V-208-06) and Regular Coastal Permit (RC-207-06) for the construction of residential condominium duplex located at 717 North Pacific Street.

WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of Oceanside did, on January 19, 2007 and on February 16, 2007, review and recommend approval of Tentative Parcel Map (P-202-06), Development Plan (D-205-06), Variation (V-208-06) and Regular Coastal Permit (RC-207-06);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on February 28, 2007, review and recommend approval of Tentative Parcel Map (P-202-06), Development Plan (D-205-06), Variation (V-208-06) and Regular Coastal Permit (RC-207-06);

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

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

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

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

////////////////////////////////////

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 two unit residential condominium subdivision is consistent with and exceed
26 the requirements of the Subdistrict 5 zoning designation in that the project proposed 5,000 square
27 foot lot (50 X 100 feet) meets the minimum lot size of 5,000 square feet as stipulated within Article
28 12 of the Downtown District development standards. The subdivision map is consistent with the

1 General Plan, Redevelopment Plan, Local Coastal Program, Article 12 of the Downtown District
2 and the Subdivision Ordinance of the City of Oceanside by creating one 5,000 square foot lot
3 which meet the minimum development standards.

4 2. The proposed building on the site will conform to the topography of the site, therefore,
5 making it suitable for residential development. The 5,000 square foot site is physically suitable to
6 allow for the development of a two unit multifamily residential project.

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

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

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

15 **For the Development Plan:**

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

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

26 3. The area covered by the Development Plan can be adequately, reasonably and
27 conveniently served by existing and planned public services, utilities and public facilities. The
28 proposed two unit multifamily project will not create public service and facility demands

1 exceeding the capacity of existing and planned infrastructure. The project proposes “tie in” to
2 the existing sewer and water lines.

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

8 5. The site plan and physical design of the project is consistent with Section 1.24 and
9 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillside and
10 Article 20 in that there is not enough grade differentials from the highest and lowest points of the
11 subject site for this project to be subject to the requirements of Article 20 and Section 1.24 and 1.25
12 of the Land Use Element of the General Plan.

12 **For the Regular Coastal Permit:**

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

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

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

1 **Variation for the Retaining Wall Exceeding the 6 Foot Maximum Wall Height:**

2 1. The application of certain regulations and development standards would result in
3 practical difficulties inconsistent with the intent of the Redevelopment Plan. Due to the failure
4 of the existing coastal bluff located on the western portion of the subject site, a 10-foot high
5 retaining wall is required to stabilize the bluff.

6 2. The exceptional circumstance or uniqueness of this particular property is the
7 western portion of the subject site abuts an unstable slope which necessitates a high retaining
8 wall.

9 3. Permitting the Variation will not be materially detrimental to the public welfare
10 or injurious to other properties or improvements within the same residential (Subdistrict 5) zone
11 in that there are several properties located north and south of the subject site under the same
12 circumstances have constructed a 22-foot high crib wall (1997).

13 4. Permitting the Variation will not be contrary to the objectives and goals of the
14 Redevelopment Plan in that the proposed project will not be detrimental to the public health,
15 safety, welfare of persons residing or working in or adjacent to the neighborhood of such use
16 because the proposed project will increase property values, stabilize the bluff and will not be
17 detrimental to properties or improvements in the vicinity or to the general welfare of the City.

18 SECTION 1. That Tentative Parcel Map (P-202-06), Development Plan (D-205-06),
19 Variation (V-208-06) and Regular Coastal Permit (RC-207-06) are hereby approved subject to the
20 following conditions:

21 **Building:**

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

24 2. The granting of approval under this action shall in no way relieve the
25 applicant/project 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
27 licensed architect or engineer and must be in compliance with this requirement prior to
28 submittal for building plan review.

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

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

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

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

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

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

19 8. A demolition permit shall be required for the demolition of the existing
20 structures. Plans for the demolition shall depict clearly all utilities are properly
21 terminated/capped in accordance with the requirements of the utility service provider.

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

24 10. Separate addresses may be required to facilitate utility releases.

25 11. Plan submittal to the Building Department shall include a Pedestrian Protection
26 Plan complying with the requirements of UBC 3303 and Table 33-A.

27 **Engineering:**

28 12. The project involves demolition of an existing structure or surface
improvements, the grading plans shall be approved by the City Engineer and/or Public Works
Director prior to the issuance of a demolition permit. No demolition shall be permitted without

1 an approved erosion control plan.

2 13. Vehicular access rights to North Pacific Street shall be relinquished to the City
3 along property frontage except proposed driveways to units "A" and "B".

4 14. Design and construction of all improvements shall be in accordance with
5 standard plans, specifications of the City of Oceanside and subject to approval by the City
6 Engineer and/or Public Works Director.

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

10 16. The approval of the tentative parcel map shall not mean that closure, vacation, or
11 abandonment of any public street, right of way, easement, or facility is granted or guaranteed to
12 the developer. The developer is responsible for applying for all closures, vacations, and
13 abandonment's as necessary. The application shall be reviewed and approved or rejected by the
14 City of Oceanside under separate process per codes, ordinances, and policies in effect at the
15 time of the application.

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

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

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

27 20. The developer shall monitor, supervise and control all construction and
28 construction-supportive activities, so as to prevent these activities from causing a public nuisance,

1 including but not limited to, insuring strict adherence to the following:

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

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

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

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

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

21. Approval of this development project is conditioned upon payment of all applicable
impact fees and connection fees in the manner provided in chapter 32B of the Oceanside City

1 Code. All drainage fees, traffic signal fees and contributions, highway thoroughfare fees, park
2 fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to
3 recordation of the map or the issuance of any building permits, in accordance with City Ordinances
4 and policies. The developer shall also be required to join into, contribute, or participate in any
5 improvement, lighting, or other special district affecting or affected by this project. Approval of
6 the tentative map (project) shall constitute the developer's approval of such payments, and his
7 agreement to pay for any other similar assessments or charges in effect when any increment is
8 submitted for final map or building permit approval, and to join, contribute, and/or participate in
9 such districts.

10 22. North Pacific Street shall be improved with curb and gutter and sidewalk along
11 property frontage.

12 23. North Pacific Street along the property frontage shall provide a minimum of 10 feet
13 parkway between the face of curb and the right of way line. Sidewalk improvements shall comply
14 with ADA requirements.

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

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

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

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

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

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

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

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

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

28 33. Prior to any grading of any part of the tract or project, a comprehensive soils and
geologic investigation shall be conducted of the soils, slopes, and formations in the project. All
necessary measures shall be taken and implemented to assure slope stability, erosion control, and

1 soil integrity. No grading shall occur until a detailed grading plan, to be prepared in accordance
2 with the Grading Ordinance and Zoning Ordinance, is approved by the City Engineer and/or
3 Public Works Director.

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

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

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

17 37. Open space areas and down-sloped areas visible from a collector-level or above
18 roadway and not readily maintained by the property owner, shall be maintained by a homeowners'
19 association that will insure installation and maintenance of landscaping in perpetuity. These areas
20 shall be indicated on the final map and reserved for an association.
21 Future buyers shall be made aware of any estimated monthly costs. The disclosure, together with
22 the CC&R's, shall be submitted to the City Engineer and/or Public Works Director for review
23 prior to the recordation of final map.

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

1 for storm drainage facilities.

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

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

9 **Fire:**

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

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

13 43. Smoke detectors are required and detector locations shall be indicated on the
14 plans.

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

19 45. Multifamily dwellings require 6 inch address numbers.

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

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

24 **Planning:**

25 48. This Tentative Parcel Map (P-202-06), Development Plan (D-205-06), Variation
26 (V-208-06) and Regular Coastal Permit (RC-207-06) shall expire on March 7, 2009, unless
27 implemented as required by the Zoning Ordinance.

28 49. This Tentative Parcel Map, Development Plan, Variation and Regular Coastal
Permit approves only the construction of two single family residential units project as shown on
the plans and exhibits presented to the Community Development Commission for review and

1 approval. No deviation from these approved plans and exhibits shall occur without Planning
2 Department approval. Substantial deviations shall require a revision to the Tentative Parcel
3 Map, Development Plan, Variation and Regular Coastal Permit or a new Tentative Parcel Map,
4 Development Plan, Variation and Regular Coastal Permit.

5 50. The applicant, permittee or any successor-in-interest shall defend, indemnify and
6 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or
7 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul
8 an approval of the City, concerning Tentative Parcel Map (P-202-06), Development Plan (D-
9 205-06), Variation (V-208-06) and Regular Coastal Permit (RC-207-06). The City will
10 promptly notify the applicant of any such claim, action or proceeding against the City and will
11 cooperate fully in the defense. If the City fails to promptly notify the applicant of any such
12 claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not,
13 thereafter, be responsible to defend, indemnify or hold harmless the City.

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

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

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

1 54. Front yard landscaping with a complete irrigation system, in compliance with
2 Water Conservation Ordinance No. 91-15, shall be required.

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

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

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

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

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

21 60. Failure to meet any conditions of approval for this development shall constitute a
22 violation of the Tentative Parcel Map (P-202-06), Development Plan (D-205-06), Variation (V-
23 208-06) and Regular Coastal Permit (RC-207-06).

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

 62. The developer's construction of all fencing and walls associated with the project
shall be in conformance with the approved Development Plan. Any substantial change in any

1 aspect of fencing or wall design from the approved Development Plan shall require a revision to
2 the Development Plan or a new Development Plan.

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

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

	Sq.Ft.	# Bedrms	# Baths	# Units	%
11 Plan 1	3,832	3	3.5	1	50
12 Plan 2	4,027	3	3.5	1	50

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

16 66. Elevations, siding materials, colors, roofing materials and floor plans shall be
17 substantially the same as those approved by the Community Development Commission. These
18 shall be shown on plans submitted to the Building Division and Planning Division.

19 67. This project is subject to the provisions of the Local Coastal Plan for Coastal
20 Housing. The developer shall obtain a Coastal Affordable Housing Permit from the Director of
21 Housing and Neighborhood Services prior to issuance of building permits or recordation of a
22 final map, whichever occurs first.

23 68. A private Maintenance Agreement (MA) shall provide for the maintenance of the
24 adjacent parkways and common area and shall be recorded against this property prior to
25 recordation of the Final Map. The maintenance shall include normal care and irrigation of
26 landscaping, repair and replacement of plant material and irrigation systems as necessary; and
27 general cleanup of the parkway. The MA shall be subject to the review and approval of the City
28 Attorney prior to the approval of the final map. The MA is required to be recorded prior to or
concurrently with the final map. Any amendments to the MA in which the owners relinquish

1 responsibility for the maintenance of any common open space shall not be permitted without the
2 prior written approval of the City of Oceanside. Such a clause shall be included in the MA.
3 The MA shall also contain provisions for the following:

- 4 a) Prohibition against parking or storage of recreational vehicles, trailers, or
5 boats.
- 6 b) Maintenance of all common areas, parkway, and on-site and frontage
7 landscaping.

8 Water Utilities:

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

12 70. No trees, structures or building overhang shall be located within any water or
13 wastewater utility easement.

14 71. The property owner will maintain private water and wastewater utilities located
15 on private property.

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

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

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

26 75. Water and Wastewater Buy-in fees and the San Diego County Water Authority
27 Fees are to be paid to the City and collected by the Water Utilities Department at the time of
28 Building Permit issuance.

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

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

PASSED AND ADOPTED by the Oceanside Community Development Commission of the City of Oceanside this ___ day of _____ 2007 by the following vote:

AYES:

NAYS:

ABSENT:

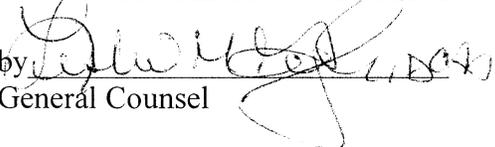
ABSTAIN:

Chairman

ATTEST:

Secretary

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

by 
General Counsel

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:
717 NORTH PACIFIC STREET

PROJECT LOCATION - SPECIFIC:
717 North Pacific Street

PROJECT LOCATION - GENERAL:
North Pacific Street
City of Oceanside

TENTATIVE PARCEL MAP (P-202-06)
REGULAR COASTAL PERMITS (RC-207-06)
DEVELOPMENT PLAN (D-205-06)
VARIATION (V-208-06)

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
TENTATIVE PARCEL MAP (P-202-06), REGULAR COASTAL PERMITS (RC-207-06), VARIATION (V-208-06) AND DEVELOPMENT PLAN (D-205-06) for the construction of two residential condominium units located at 717 North Pacific Street.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

City of Oceanside

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

SJL
P.O. Box 394
Oceanside, CA 92049
(760) 224-9704

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

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

STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

X CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15332(b)

REASONS WHY PROJECT IS EXEMPT:

The proposed two unit residential infill project located at 717 North Pacific Street is less than five acres in size, and therefore is exempt from environmental review.

Contact Person: Shan Babick, Associate Planner

SIGNATURE

December 26, 2006

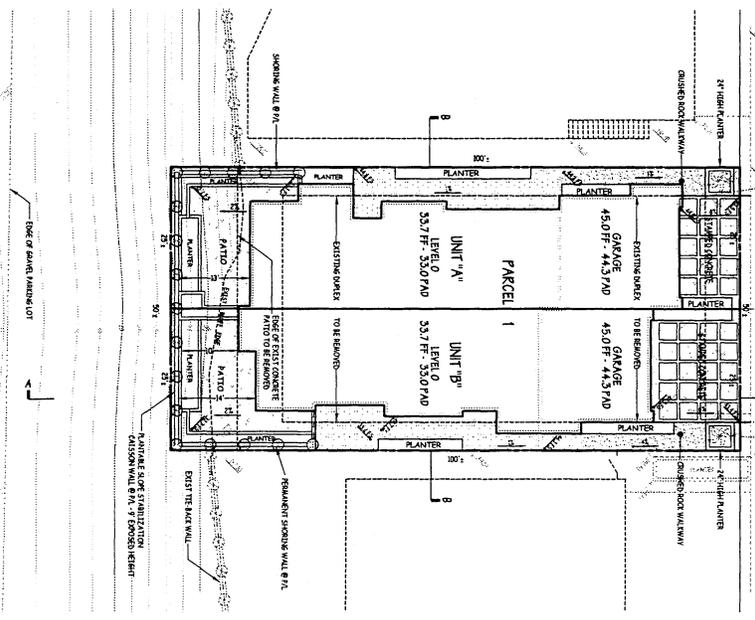
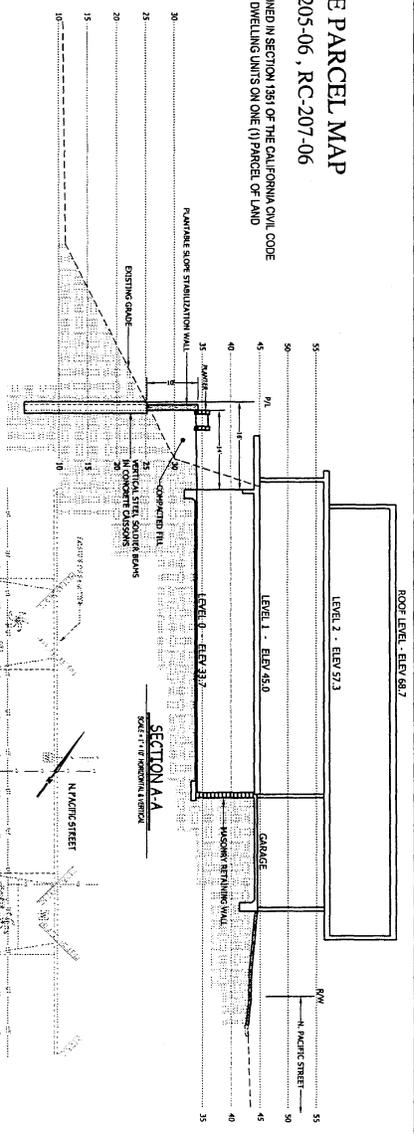
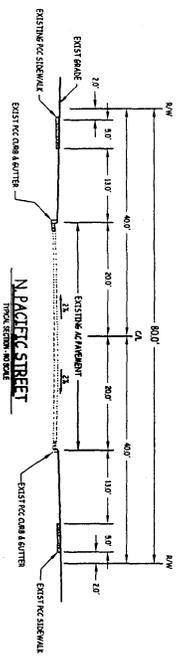
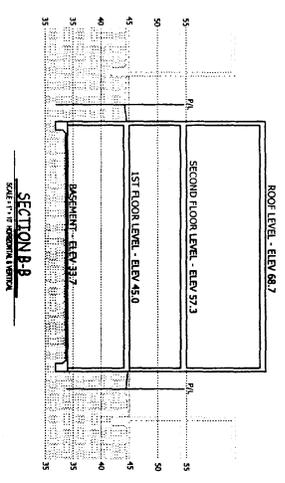
DATE

For: Jerry Hittleman, Interim City Planning

TENTATIVE PARCEL MAP

P-202-06, D-205-06, RC-207-06

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4591 OF THE CALIFORNIA CIVIL CODE
 THIS PROJECT PROPOSES TWO (2) DWELLING UNITS ON ONE (1) PARCEL OF LAND



PROJECT PERMITS
 TENTATIVE PARCEL MAP No. P-202-06
 SITE DEVELOPMENT PLAN No. D-205-06
 CONSTRUCTION PERMIT No. RC-207-06

- SPECIAL PROJECT NOTES**
- All Street, Sewer, Water & Storm Drainage improvements shall conform to the City of Oceanside Standards, unless otherwise approved by the City Engineer. Note: All Streets and Utilities are Existing.
 - Excavations shall be graded as required by the City Engineer.
 - All proposed new utilities shall be constructed underground. Street lights and Fire Hydrants as shown hereon.

GRADING
 PREPARED BY: [Firm Name]
 2401 Broadway, Oceanside, CA 92054
 TEL: 760.438.1100
 FAX: 760.438.1100

TOPOGRAPHY
 CONTOURS, EXISTING SPOT ELEVATIONS AND STRUCTURES SHOWN ON THIS PLAN
 WERE OBTAINED FROM THE TOPOGRAPHIC SURVEY PERFORMED BY CASUAL LAND SOLUTIONS
 (SERIAL ORDER 15759) ON 05/05/2011, 1:00P.

PREPARED BY:
 [Firm Name]
 2401 Broadway, Oceanside, CA 92054
 TEL: 760.438.1100
 FAX: 760.438.1100

SHEET 2 - TENTATIVE PARCEL MAP - 2 SHEETS
 TWO UNIT CONDOMINIUM SUBDIVISION OF:
 717 N PACIFIC STREET, OCEANSIDE
 P-202-06, D-205-06, RC-207-06
 12/07/06
 RESOURCE DEVELOPMENT CORPORATION JMS/GZK

LANDSCAPE CONCEPT PLAN

717 N. PACIFIC STREET

IRRIGATION NOTES

An automatic irrigation system shall be installed or redesigned to provide coverage for all planting areas shown on the plan. An appropriate irrigation system shall be installed to provide adequate water to all plants. All irrigation improvements shall be installed as per the provisions of the City of Oceanside Zoning Ordinance section 2019, City of Oceanside Guidelines and Specifications for Landscape Development (1985, revised 1997) and Water Conservation Ordinance 091-15.

PLANTING NOTES

The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas shall be prepared with soil conditioner, fertilizer, and appropriate supplements based upon soil samples taken from the site. Ground covers shall fill in between the shrubs to shield the soil from the sun and evapotranspiration. All shrubs and shrub beds shall be planted with a 10% reduction in water to help reduce weed growth. The shrubs shall be allowed to grow in their more natural form. This will work together with the ground covers and mulches to reduce the evapotranspiration rates of the soil. All landscaping shall meet the requirements of the City of Oceanside Guidelines and Specifications for Landscape Development (1985, revised 1997).

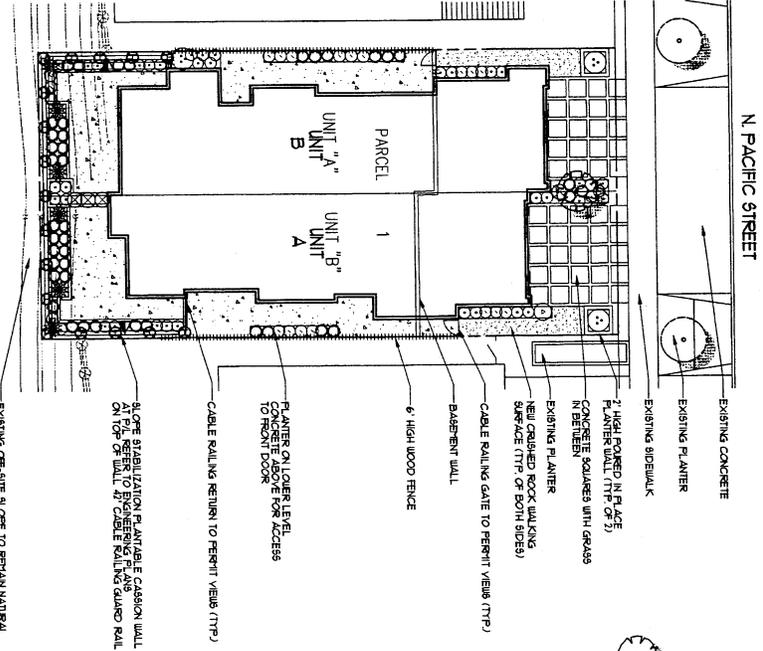
CONCEPTUAL CABLE RAILING FENCE

A 4" cable railing fence will be used on top of the plethoric cation wall. The wall shall be painted with Loders Japonica - Japanese horizontal slats to match consistent with the neighboring homes.



CONCEPTUAL SOLID WOOD FENCE

A cedar or Douglas fir fence will be used in project interior as side yard fencing.



CONCEPTUAL PLANT LIST

- AGONICOPHORUM GAMBURGIANA - KING PALM (OR BUN)
- EXISTING PALM - PROTECT IN PLACE
- SHRUBS (1 GAL, 60% AND 3 GAL, 20%)
 - AGAVE ATTENUATA - SILVER NECK AGAVE
 - ANGOSTLIMUS HYBRIDA - BIG RED - KANGAROO PAW
 - CYPERUS PARYSIS - PAPER PLANT
 - EQUISETUM HYEMALE - HORSETAIL REED
 - MUSA COCCINEA - RED ORNAMENTAL BANANA
 - PHORNIUM TENAX - JACK BRANT - NEW ZEALAND FLAX
 - SAEUBERIA TRIPARTITA - VARIEGATED SAUCE PLANT
 - STRELITZIA REGINAE - BIRD OF PARADISE
- GROUNDCOVERS (1 GAL.)
 - LERODEA HYSCARI - LILY TUFT
 - VINE (16 GAL.)
 - DISTICHIS BIGNONIIFOLIA - BLOOD-RED TRUMPET VINE

LANDSCAPE CONCEPT PLAN

PIERRE ANDRE
717 N. PACIFIC STREET
OCEANSIDE, CALIFORNIA

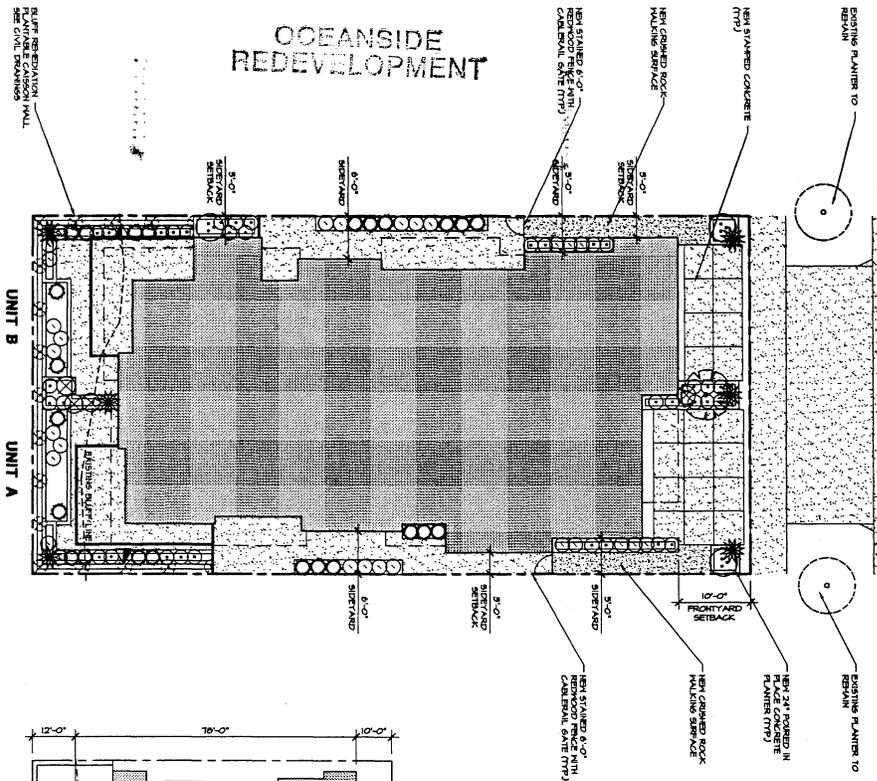
THE LIGHTFOOT PLANNING GROUP
PLANNING
SITE DESIGN
LANDSCAPE ARCHITECTURE

DATE: 6/5/06
DRAWN BY: KED
DATE: 07/06 - 01

RECEIVED

DEC 12 2006

OCEANSIDE REDEVELOPMENT

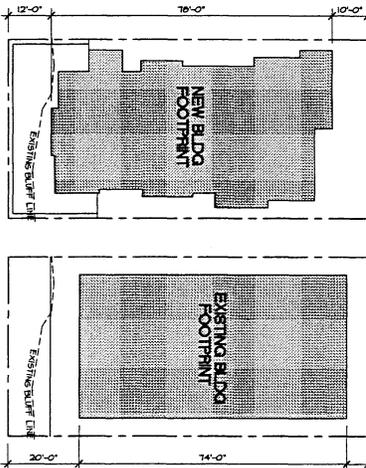


NORTH PACIFIC

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

BLUFF

BUILDING FOOTPRINT
COMPARISON DIAGRAM
SCALE: NTS



OWNER / APPLICANT:

PERFE ANDRE AND THERESA ANDRE
P.O. BOX 893
AZUSA, CA 91702
PH: 44-304-1344
PH: 44-304-1344
PH: 44-304-1344

PROJECT CONSULTANTS:

DESIGNER

PLANS PREPARED BY: lower-6

A CONSULTANT FOR

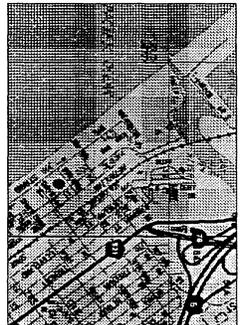
S.J. DRAFTING, INC.

2400 STEVENSON CIRCLE

AZUSA, CA 91704

PH: 702-234-1304

LOCATION MAP:



PROJECT ADDRESS:

717 NORTH PACIFIC STREET
AZUSA, CA 91704

ASSESSOR'S PARCEL #:

140-23107

PROJECT SUMMARY:

REMOVAL OF EXISTING APARTMENT BUILDING; PROPOSED TWO UNIT CONDOMINIUM.

LEGAL DESCRIPTION:

LOT 2 OF BLOCK 35 OF OCEANSIDE ACCORDING TO THE MAP THEREON ON COUNTY AND CITY RECORDS IN BOOK 11855 OF EXEMPTED INSTRUMENTS AND PORTION LINE BELOW THE FRONT LINE THEREON.

PROJECT DATA:

ZONING:	560/300/100
GENERAL PLAN:	D/ DOWNTOWN DISTRICT
LOT SIZE:	5,000 SQ. FT.
PROPOSED LOT COVERAGE:	2,711 SQ. FT. OR 50.2%
PROPOSED LANDSCAPING:	1,360 SQ. FT. OR 29.2%
PROPOSED PAVING:	441 SQ. FT. OR 10%
REQUIRED SETBACKS:	FRONTYARD - 10'-0" SIDEYARD - 5'-0" REARYARD - 10'-0" SIDEWAYS - 5'-0"
PROPOSED SETBACKS:	FRONTYARD - 10'-0" SIDEYARD - 5'-0" REARYARD - 10'-0" SIDEWAYS - 5'-0"
DENSITY ALLOWED:	24-48 DU / ACRES
DENSITY PROPOSED:	11 DU / ACRES
HEIGHT LIMIT:	27'-0"
PROPOSED HEIGHT:	27'-0"
UNIT AREAS:	
UNIT A:	LEVEL 0 1,024 SQ. FT. LEVEL 1 1,024 SQ. FT. LEVEL 2 1,024 SQ. FT. TOTAL 3,072 SQ. FT. DECK 292 SQ. FT.
UNIT B:	LEVEL 0 1,024 SQ. FT. LEVEL 1 1,024 SQ. FT. LEVEL 2 1,024 SQ. FT. TOTAL 3,072 SQ. FT. DECK 292 SQ. FT.

SHEET INDEX

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

717 NORTH PACIFIC STREET, OCEANSIDE

A-1
SHEET 1 OF 4

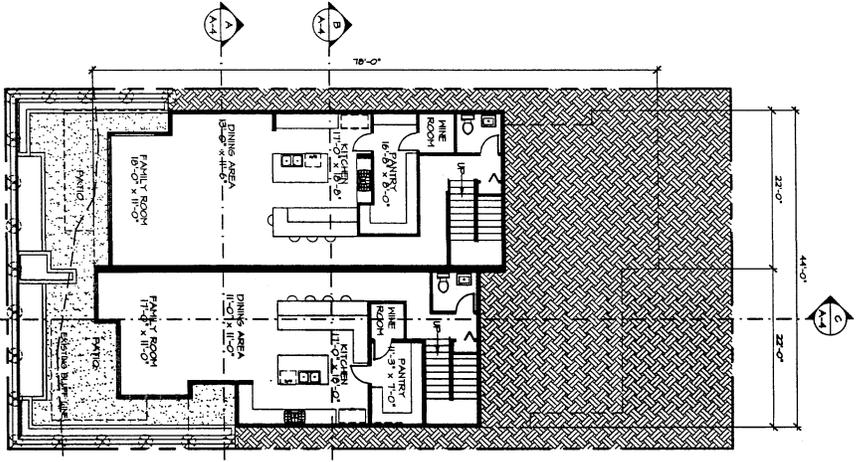
717 N. PACIFIC
COVER SHEET / SITE PLAN

717 N. PACIFIC
717 NORTH PACIFIC STREET

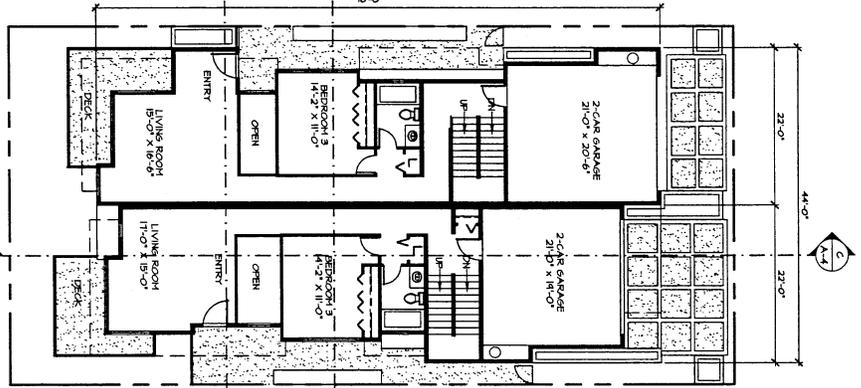
OWNER/APPLICANT:
PERFE ANDRE
P.O. BOX 1337
AZUSA, CA 91702

PLANS PREPARED BY:
lower-6
CONSULTANT FOR:
S.J. DRAFTING, INC.
P.O. BOX 384

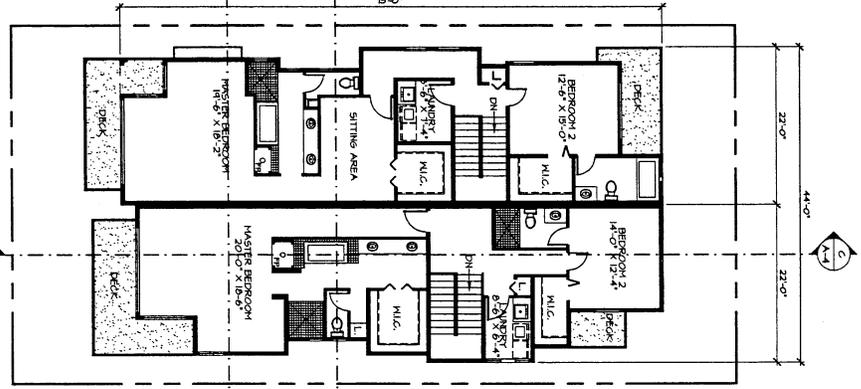
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03/20/05	2
10/05/05	3
12/08/05	4
12/08/05	5



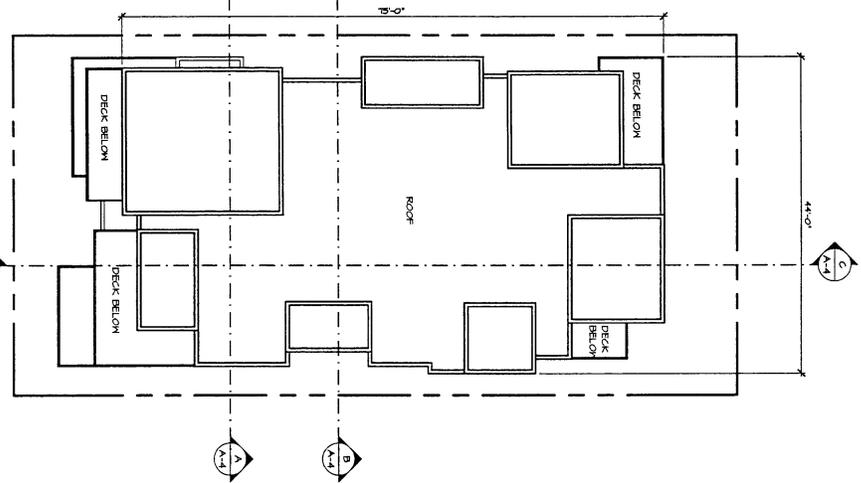
FLOOR PLAN - LEVEL 0



FLOOR PLAN - LEVEL 1



FLOOR PLAN - LEVEL 2



ROOF PLAN

PRELIMINARY FLOOR PLANS

717 NORTH PACIFIC STREET, OCEANSIDE



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

DATE	REVISIONS
6/16/06	PRELIMINARY
10/17/06	PRELIMINARY
11/30/06	PRELIMINARY
12/11/06	PRELIMINARY
	PRELIMINARY

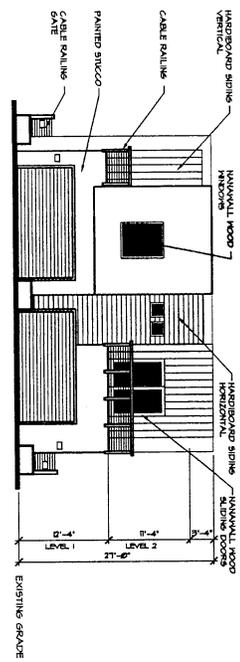
717 N. PACIFIC
FLOOR PLANS

717 N. PACIFIC
717 NORTH PACIFIC STREET
OCEANSIDE, CA 92054

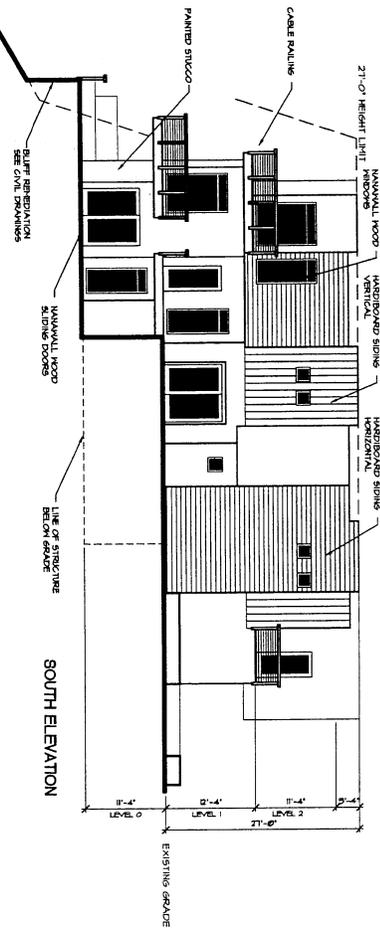
OWNER/APPLICANT:
PIERRE ANDRE
P.O. BOX 1337
AZUSA, CA 91702
PH: 949.204.7514

PLANS PREPARED BY:
tower-6
CONSULTANT FOR
S.J.L. DRAFTING, INC.
P.O. BOX 304
OCEANSIDE, CA 92040
PH: 760.224.9704

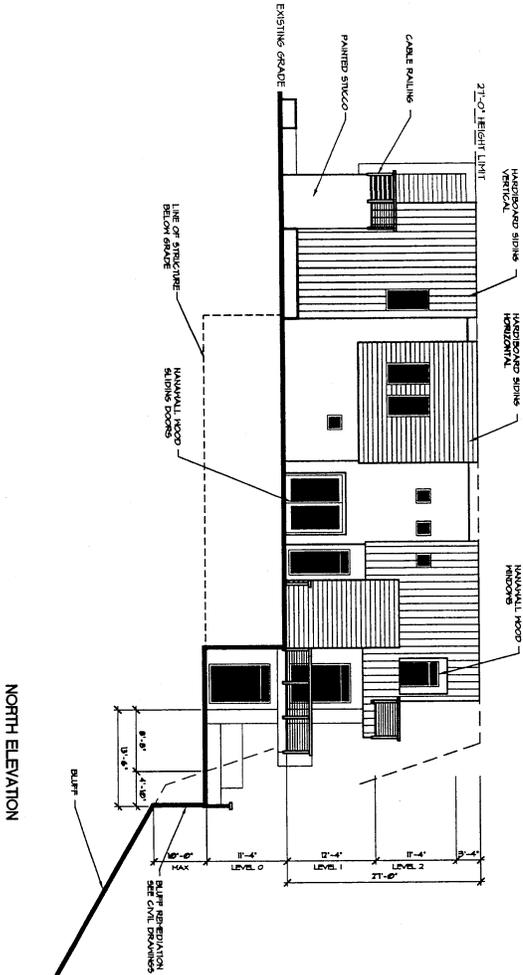
A-2
SHEET 5 OF 1



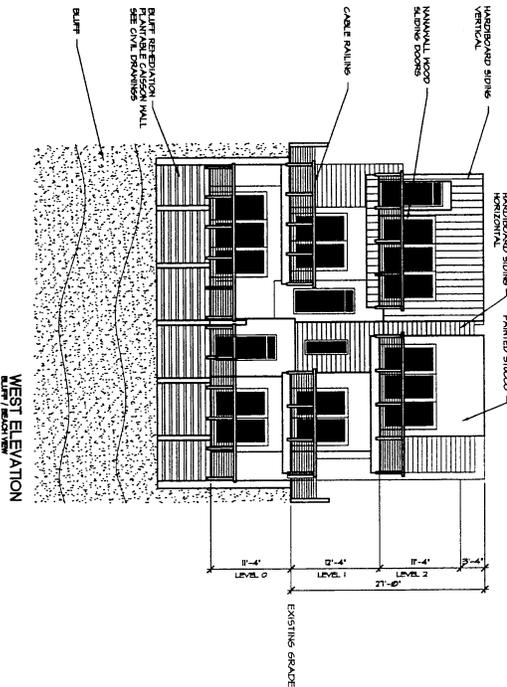
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

PRELIMINARY ELEVATIONS

717 NORTH PACIFIC STREET, OCEANSIDE

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

A-3
SHEET 6 OF 7

717 N. PACIFIC
ELEVATIONS

717 N. PACIFIC
717 NORTH PACIFIC STREET
OCEANSIDE, CA 92054

OWNER/APPLICANT:
PIERRE ANDRE
P.O. BOX 1337
AZUSA, CA 91702
PH: 949 204 7514

PLANS PREPARED BY:
lower-6
CONSULTANT FOR
S.J. DRAFTING, INC.
P.O. BOX 384
OCEANSIDE, CA 92049
PH: 760.226.9704

DATE	REVISION
6/2/06	REVISION
02/21/06	REVISION
11/20/05	REVISION
12/1/05	REVISION

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

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

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

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

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

*b. USGS 7.5' Quad Oceanside Date: 1975 T11S R5W; ¼ of ¼ of Sec; B.M.: SB

c. Address: 717 N. Pacific Street City: Oceanside Zip: 92054

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

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN: 143-221-07; Lot 2, Block 35, A.J. Myers Addition

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

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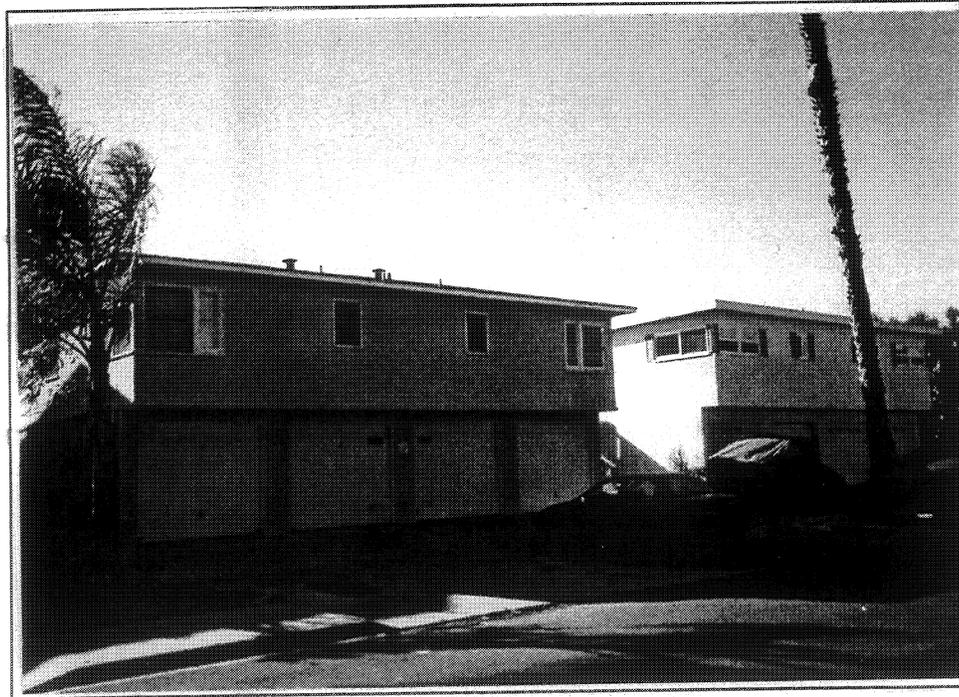
*P3b. Resource Attributes: (List attributes and codes) HP3 - Multiple-family property

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

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

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

*P7. Owner and Address: P. J. & D. P. Andre
1963 Paseo Gabriela



San Dimas, CA 91773-4409 *P8. Recorded by (Name, affiliation, and address): Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 *P9. Date Recorded: 1/26/07 *P10. Type of Survey: (Describe) Field Check *P11. Report Citation (Cite survey report and other sources, or enter "none"). None

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

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

Primary # _____

HRI # _____

Trinomial _____

Page 2 of 3

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

*Recorded by Ruth Alter Date 1/26/07 Continuation Update

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

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

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

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI# _____
*NRHP Status Code 6Z

Page 3 of 3 Resource Name or # (Assigned by recorder) 717 N. Pacific Street

B1. Historic Name: A.R. and Bessie M. Boehm Apartment Complex
B2. Common Name: Pierre J. and Deborah P. Andre Apartment Building
B3. Original Use: Multiple-family residence B4. Present Use Multiple-family residence

*B5. Architectural Style: Ranchesque

*B6. Construction History: (Construction date, alternations, and date of alterations)
The resource was constructed in 1951 per the Notice of Completion. Other than some window replacements, no major exterior modifications were observed.

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

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: John Woodlief

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

Period of Significance 1869 to 1960 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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

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

The resource is not associated with any known significant historic event or events and no one of historic importance is directly associated with it. The design of the complex, while well-suited to its locale, is not distinctive and does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and is unlikely to yield important information relevant to local, state or national history. The resource's locational and associational integrity, design, feeling, workmanship, materials, and setting are intact. The resource is not eligible for listing in the national, state, or local registers under any of the qualifying criteria.

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

*B12. References: Assessor's records, San Diego County; Hawthorne, K., Oceanside, Where Life is Worth Living, 2001. Donning Company Publishers, Virginia Beach, Virginia; McAlester, V. and L., A Field Guide to American Houses, 2000. Alfred A. Knopf, New York.

B13. Remarks:

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

Date of Evaluation: 1/26/07

(This space reserved for official comments.)

