



DATE: April 21, 2008

TO: Chairman and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC-19-07) TO ALLOW FOR THE DEMOLITION OF A 2,196-SQUARE FOOT SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW 6,859.5-SQUARE FOOT SINGLE-FAMILY RESIDENCE WITH A THREE-CAR GARAGE LOCATED AT 1611 SOUTH PACIFIC STREET. THE PROJECT SITE IS ZONED RT (RESIDENTIAL TOURIST DISTRICT) AND IS SITUATED WITHIN THE SOUTH OCEANSIDE NEIGHBORHOOD AND THE COASTAL ZONE – APPLICANT: TRASH 8 INVESTMENTS, LLC**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

1. Confirm issuance of a Class 3 Categorical Exemption for “New Construction or Conversion of Small Structures”, pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA).
2. Adopt Planning Commission Resolution No. 2008-P24 approving Regular Coastal Permit (RC-19-07) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The subject site consists of an existing 7,600-square foot legal lot defined as Lot 15 and northwesterly one-half of Lot 16, Block “E” within the Ocean Front Addition, according to Map Number 909. The Ocean Front Addition was filed in June, 1904. The subject site currently consists of a 2,958-square foot one-story single-family residence constructed in 1956. This date of construction is supported by the Residential Building Record which indicates that the residence and garage were built in 1956.

Site Review: The Land Use designation is Urban High Density Residential (UH-D) and the corresponding zoning classification is RT (Residential Tourist District) and is situated within the coastal zone in the South Oceanside Neighborhood and requires a Regular

Coastal Permit. The property is also within the “appeal jurisdiction” of the local coastal zone. Under the certified Local Coastal Program (LCP), any local action by the City on this proposed coastal development permit may be appealed to the California Coastal Commission.

Project Description: The proposed application is comprised of the following required entitlement:

Regular Coastal Permit (RC-19-07) represents a request for the following:

The proposal for the single-family residence entitles the demolition of the existing 2,958-square foot single-family residence and the construction of a new two-story single-family residence with a three-car garage totaling 6,859.1 square feet with 5,911.1 square feet of living area.

Architectural features include a non-contiguous patio to the west, two roof top decks, and two exterior staircases leading into the home from the beach and the street side. Exterior walls consist of “Regalstone” masonry units, natural limestone, and integral-color exterior stucco. The windows and doors are clad wood and dual glazed. The garage doors are raised panel wood, stained flashing, to include gutters and downspouts. The balcony railings are frameless, tempered clear glass. There is light colored built-up roofing and flat concrete tile on slope roofs.

A three-car garage is provided and accessed directly from South Pacific Street. The garage is set back 19 feet from the property line to give visual interest to the structural aesthetic.

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

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

ANALYSIS

KEY PLANNING AND ZONING ISSUES

1. General Plan Compliance

Goal 1.23: Architecture

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

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

The proposed project, located on a fairly level lot (no hillside conditions) proposes to replace an existing residence with a new residence, maintaining the land use, utilities, and access. The design of the proposed project is consistent and in conformance with the General Plan. Every effort has been made to design a project that is sensitive to the neighboring properties, an aesthetic enhancement to the area.

2. Zoning Ordinance

The project meets all of the established development regulations of the underlying RT zone including, but not limited to the maximum 27-foot and/or two-story height standard, stringline criteria, blockface average, setbacks, and density calculations for projects situated within the Coastal Overlay Zone and regulated by the adopted Local Coastal Program. Such projects are reviewed for compatibility with existing and surrounding development, while concurrently addressing applicable public access and public benefits when new development is proposed.

The roof along Pacific Street slopes down to lower the scale of the structure, matching the scale of neighboring two-story structures. The roof eave along this elevation is approximately 18 feet 6 inches. The garage doors have been set well back from the face of the building with the second story cantilevering over the access drives. This setback is intended to create visual interest along Pacific Street and to prevent the appearance of a “street of garage doors”. Two vertical “dormer” windows accent the front façade. An entry trellis is proposed to add color and to announce the entrance.

The following table summarizes the relationship between the project and the applicable and most restrictive development standards:

	ZONING/LCP REQUIREMENT LIMITATION	PROPOSED
MINIMUM LOT SIZE	6,000 sq. ft.	6,000 sq.ft.
PARKING	3 car garage	3 car garage
FRONT YARD SETBACK	20 feet	55 feet
SIDE YARD SETBACK	5:10 feet	5:10 feet
REAR YARD SETBACK	10 feet	2 feet 6 inches Blockface Average
LOT COVERAGE	-----	47%
BUILDING HEIGHT	27 feet	27 feet

3. Local Coastal Program Compliance

The proposed project is within the appeal jurisdiction of the Local Coastal Program (LCP) and complies with all provision of this zone. Projects within the Coastal Zone are required to meet the provisions of the adopted Local Coastal Program and the underlying RT

zone. Such projects must provide for sensitive development in order to promote and achieve compatibility with surrounding development. The existing and evolving character of the neighborhood within the Coastal Zone and site-specific design elements have been considered at length throughout the design and review of this project.

The proposed single-family residence is not exceeding the 27-foot height restriction within the Coastal Zone. Limited projections such as elevator shafts, chimneys, and similar architectural projections are allowed based on a maximum 10 percent overall project footprint. Such projections can extend up to 10 feet in excess of the maximum allowable height limit of 27 feet by right. This project proposes projections to extend a maximum of three feet to a height of 30 feet for allowable architectural projections.

The site is located 350 feet south of Buccaneer Beach Public Park, where pedestrian beach access is easily available. Additional beach access is provided 1,200 feet south of the property, at the end of Cassidy Street. Access is via an ample stairway leading directly to a sand beach.

4. California Environmental Quality Act (CEQA) Compliance

Article 19 of CEQA identifies Categorical Exemptions, including Class 3 exemptions for minor projects that will not have a significant effect on the environment. This proposal qualifies for a Categorical Exemption under CEQA Guidelines Section 15303(a) because it involves an expansion of an existing second story deck that will not adversely affect the site or surrounding area.

DISCUSSION:

Issue: Compatibility of the proposed Single-Family Residence within the surrounding neighborhood and the Local Coastal Program.

The Local Coastal Program contains policies that require development to maintain the character of the existing neighborhood.

The South Pacific Street corridor is a mixture of older apartment and single-family homes with condominium developments. The recent condominium and single-family residential developments can be characterized as modern and contemporary designs with balconies/roof decks and stucco exteriors. Staff believes the proposed architecture is consistent and compatible with the architecture within the surrounding neighborhood.

Issue: Blockface Average and Stringline Calculation.

The proposed project is using the blockface average for the front yard setback on South Pacific Street. This is permitted per the Oceanside Zoning Ordinance, Article 30, Section 3016. For this section of South Pacific Street between Cassidy Street (to the south) and

Morse Street (to the north), the block face average is approximately 21 inches. The cantilevered dormers windows are closest to the front property line at approximately 30 inches.

The City of Oceanside Certified Local Coastal Program has determined the position of a 'stringling', establishing a building setback along the oceanfront that takes topographic conditions and existing structures into consideration in order to preserve views and access. According to the stringline photography exhibit dated December 5, 1983 and provided by the City of Oceanside, and by a Stringline Exhibit prepared by Buccola Engineering the established stringline for the property, as measured from the front property line at the street is:

North Side of Property:	118.91 feet
South Side of Property:	112.30 feet

The angle of the stringline is dictated by the existing multi-family structure located two parcels to the north (which is positioned 7.5 feet seaward of our closest corner). The existing structure immediately north is built two feet past the proposed northwest corner. We present no problem from a view standpoint. The seaward edge of the existing structure immediately south is positioned 12.5 feet past the proposed southwest building corner.

The proposed project has maintained a six-inch setback from the stringline. The proposed project would not pose any visual impediment to the neighbors.

Issue: Maintaining the setback regulations for the underlying zone.

The required side yard setback for the RT zone is an average 10 feet with a minimum of five feet to the property line. The majority of parcels in this block of South Pacific Street are residential properties zoned RT. The standard lot-width for this zone is 60 feet. The proposed project parcel width is 44.7 feet. While this lot width is substandard, it does not meet the minimum width identified in Section 1050(M) for a 'Substandard Lot'. According to this section, substandard lots of widths less than 40 feet can utilize three-foot side yard setbacks (a combined six feet). Narrow lot notwithstanding, the setbacks of a 10-foot average are being met with no portion of the habitable building located closer than five feet, as regulated by the Oceanside Zoning Ordinance Section 1050(L).

The project conforms to the applicable zoning development standards, including application of the most restrictive standards associated with the zoning criteria of the City's Local Coastal Program (LCP). Specifically, the height, structural setbacks and the provision of on-site enclosed parking meet or exceed the most restrictive zoning development standards.

In staff's opinion, the project will upgrade and redevelop the property with new construction that includes quality design features. Staff believes the finished product will be compatible with the surrounding properties and will represent an enhancement to the neighborhood area.

Issue: The Coastal Zone does not permit a three-story single-family residence and the proposed residence will not be utilize any space for an accessory dwelling unit.

An open mezzanine is located above the main living room (above the kitchen). Another mezzanine is located above the children's playroom. Both spaces are not intended as sleeping areas. Both areas are game rooms and will provide access to adjacent roof decks. The size of each mezzanine is limited, following the regulations dictated by the California Building Code.

The proposed residence is intended as a single-family residence. The project is not intended to have an accessory dwelling unit. The wet bar located on the lower level is a convenience for entertaining and is not intended to accommodate cooking or the preparation of food.

Issue: Landscape site design improvements

This section of South Pacific Street slopes noticeably to the north. Attention was given to the adjacent neighbors in order to maintain as much of existing connection as possible. The proposed entry walk will be raised, and will match the neighboring walk. Where the neighbor's stairs step down toward the beach, the project is proposing terraced planters, again to harmonize and maintain status quo. Along the front northeast corner, the project is proposing new steps and planters.

There will be an outdoor shower, a built in barbeque, a trash enclosure, an in-ground spa.

A trash enclosure will be provided near the northeast corner of the property, accessed from the driveway, nestled under a flight of stairs and further screened from view by 54-inch tall wood gates.

Proposed landscaping is designed to accent the building, contributing color and softness. Plant materials are all tolerant of shoreline conditions (salt air, high winds), and as often as possible plants are drought tolerant.

Flowering bougainvillea and English ivy will decorate the entry planter and trellis, bringing color at and above eye level. Indian hawthorne and agapanthus will be included in the planters in the front yard. A specimen tree will accent the northeast corner of the building. The specimen tree is carefully positioned to bring higher foliage in front of the structure, providing a new view corridor opportunity toward the ocean. The driveway and parking areas will have widely spaced flagstones set in Korean grass (where uncovered by building above) and decorative gravel under the overhang. The existing and proposed sidewalks will be covered with vines.

Hedges are proposed along side property lines, as privacy screens where no walls are provided, including: metrosideros collinus 'springfire' and privet hedge/Ligustrum japonicum 'Texanum'. Paving/ground cover along the side yards will be railroad tie steps with gravel paving. Additional plant materials include: shore juniper, Jerusalem sage, sea lavender, and aeonium.

ENVIRONMENTAL DETERMINATION

The project is exempt under the provisions of the California Environmental Quality Act (CEQA) 15303(a) New Construction or Conversion of Small Structures Section, Class 3(a).

PUBLIC NOTIFICATION

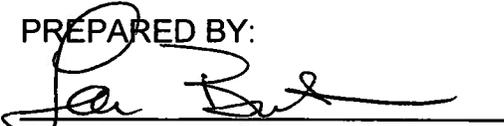
Legal notice was published in the North County Times and notices were sent to property owners of record within a 1500-foot radius of the subject property, individuals and or organizations requesting notification, applicant and other interested parties.

SUMMARY

Staff believes the proposed project is consistent with the objectives and policies of the Local Coastal Plan. The proposed project would not restrict public access, obstruct public views or preclude essential public services nor will it be detrimental to the surrounding neighborhood. Staff recommends that the Planning Commission approve the project. The Planning Commission action should be:

- Move to approve Regular Coastal Permit (RC-19-07) and adopt Planning Commission Resolution No. 2008-P24 as attached.

PREPARED BY:


Faith Burton
Planner I

SUBMITTED BY:


Jerry Hittleman
City Planner

REVIEWED BY:

Richard Greenbauer, Senior Planner



JH/FB/fil

Attachments:

1. Planning Commission Resolution No. 2008-P24
2. Site Plan/Floor Plan and Elevations

1 PLANNING COMMISSION
2 RESOLUTION NO. 2008-P24

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA APPROVING A
5 REGULAR COASTAL PERMIT ON CERTAIN REAL
6 PROPERTY IN THE CITY OF OCEANSIDE

7 APPLICATION NO: RC-19-07
8 APPLICANT: Trash 8 LLC
9 LOCATION: 1611 South Pacific Street

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

12 WHEREAS, there was filed with this Commission a verified petition on the forms
13 prescribed by the Commission requesting a Regular Coastal Permit (RC-19-07) under the
14 provisions of Article 10 of the Zoning Ordinance of the City of Oceanside to permit the following:
15 demolition of an existing 2,196-square foot single-family residence and construct a new
16 two-story 6,859.5-square foot single-family residence to include a three-car garage;
17 on certain real property described in the project description.

18 WHEREAS, the Planning Commission, after giving the required notice, did on the 21st day
19 of April, 2007 conduct a duly advertised public hearing as prescribed by law to consider said
20 application.

21 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
22 Guidelines thereto; this project has been found to be exempt per Article 19 Sections 15302 and
23 15303 from environmental review;

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

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

28 ///
29 ///
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1	Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
2			
3	Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
5			
6	Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
7			
8	Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$.713 per square foot or \$713 per thousand square feet for non-residential uses and \$2,072 per unit for residential
9			
10			
11	School Facilities Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot non-residential for Oceanside (\$2.63 for Vista and Fallbrook) \$.42 for Vista and Fallbrook) \$2.63 per square foot residential (\$2.63 for Vista; \$2.63 for Fallbrook)
12			
13			
14			
15			
16	Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
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 \$4,395 per unit; Non-residential is \$35,160 for a 2" meter.
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 capacity or water meter size. Residential is typically \$6,035 per unit; Non-residential is \$48,280 for a 2" meter.
24			
25			
26			
27	San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically \$4,326 per unit; Non-residential is \$22,495 for a 2" meter.
28			
29			

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

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

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

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

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

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

19 FINDINGS:

20 For the Regular Coastal Permit:

- 21 1. The proposed new single-family residence is consistent with the land use policies of the
22 Local Coastal Program as implemented through the Zoning Ordinance. Specifically, the
23 project will not substantially alter or impact existing public views of the coastal zone
24 area and the physical aspects of the project are consistent with the properties neighboring
25 the project site.
- 26 2. The proposed single-family residence will not obstruct any existing, planned, or required
27 public beach access; therefore, the project is in conformance with the policies of Chapter
28 3 of the Coastal Act.

29 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
approve Regular Coastal Permit (RC-19-07) subject to the following conditions:

1 **Building:**

- 2 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
3 Building Division plan check. (Currently the 2007 California Building Code, and 2007
4 California Electrical Code)
- 5 2. The granting of approval under this action shall in no way relieve the applicant/project
6 from compliance with all State and Local building codes.
- 7 3. The building plans for this project are required by State law to be prepared by a licensed
8 architect or engineer and must be in compliance with this requirement prior to submittal for
9 building plan review.
- 10 4. All electrical, communication, CATV, etc. service lines within the exterior lines of the
11 property shall be underground (City Code Sec. 6.30).
- 12 5. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the
13 plans.
- 14 6. The developer shall monitor, supervise and control all building construction and
15 supporting activities so as to prevent these activities from causing a public nuisance,
16 including, but not limited to, strict adherence to the following:
- 17 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
18 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
19 work that is not inherently noise-producing. Examples of work not permitted on
20 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
21 producing nature. No work shall be permitted on Sundays and Federal Holidays
22 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and
23 Christmas Day) except as allowed for emergency work under the provisions of the
24 Oceanside City Code Chapter 38 (Noise Ordinance).
- 25 b) The construction site shall be kept reasonably free of construction debris as
26 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
27 approved solid waste containers shall be considered compliance with this
28 requirement. Small amounts of construction debris may be stored on-site in a neat,
29 safe manner for short periods of time pending disposal.

- 1 7. Construction plans submitted to the Building Division after January 1st 2008 must comply
2 with the State adopted CBC codes.
- 3 8. Separate/unique addresses will/may be required to facilitate utility releases. Verification
4 that the addresses have been properly assigned by the City's Planning Division must
5 accompany the Building Permit application.
- 6 9. A complete Soils Report, Structural Calculations, & Energy Calculations/documentation
7 will be required at time of plans submittal to the Building Division for plan check.
- 8 10. A Building (Demo) Permit will be required for the demolition of any existing structures.
9 Plans for the Demolition Permit must clearly show that all utilities (electric, gas, water, &
10 sewer) are properly terminated/capped in accordance with the requirements of the utility
11 service provider. All/any underground septic or water storage tanks must be removed or
12 filled in accordance with the Uniform Plumbing Code and/or the City's Grading
13 Ordinance.
- 14 11. As part of your plan check submittal for a Building Permit, submit a "plat" drawing
15 showing the first floor elevations for each segment, the locations of the points where the
16 floor level is six feet above grade, and the lowest elevation within five feet from the
17 building for each segment.

Engineering:

- 18 12. For the demolition of any existing structures or surface improvements, grading plans shall
19 be submitted and erosion control plans be approved by the City Engineer prior to the
20 issuance of a demolition permit. No demolition shall be permitted without an approved
21 erosion control plan.
- 22 13. With the exception of the approved access points, vehicular access rights to South Pacific
23 Street shall be relinquished by the property owner to the City.
- 24 14. No permit shall be issued for the development prior to the City Engineer's approval of the
25 exact alignment, geometrics, and widths of all right of way dedications and street
26 improvements.
- 27 15. Design and construction of all improvements shall be in accordance with standard plans,
28 specifications of the City of Oceanside and subject to approval by the City Engineer.
29

- 1 16. Prior to issuance of a building permit, all improvement requirements shall be covered by
2 a development agreement and secured with sufficient improvement securities or bonds
3 guaranteeing performance and payment for labor and materials, setting of monuments,
4 and warranty against defective materials and workmanship.
- 5 17. The approval of the development shall not mean that closure, vacation, or abandonment
6 of any public street, right-of-way, easement, or facility is granted or guaranteed to the
7 developer. The developer is responsible for applying for all closures, vacations, and
8 abandonments as necessary. The application(s) shall be reviewed and approved or
9 rejected by the City of Oceanside under separate process(es) per codes, ordinances, and
10 policies in effect at the time of the application.
- 11 18. A construction phasing plan for all public and private improvements shall be reviewed
12 and approved by the City Engineer prior to the issuance of any grading or improvement
13 permits. Prior to the issuance of any building permits all off-site or frontage
14 improvements including landscaping and any required streets or arterials shall be under
15 construction to the satisfaction of the City Engineer. All improvements shall be
16 completed prior to issuance of any certificates of occupancy.
- 17 19. Where off-site improvements, including but not limited to slopes, public utility facilities,
18 and public drainage facilities, are to be constructed, the applicant shall, at his own expense,
19 obtain all necessary easements or other interests in real property and, in case of public
20 easements or rights-of-way, shall dedicate the same to the City of Oceanside as required.
21 The applicant shall provide documentary proof satisfactory to the City of Oceanside that
22 such easements or other interest in real property have been obtained prior to issuance of
23 any grading, building or improvement permit for the development. Additionally, the City
24 of Oceanside, may at its sole discretion, require that the applicant obtain at his sole expense
25 a title policy insuring the necessary title for the easement or other interest in real property
26 to have vested with the City of Oceanside or the applicant, as applicable.
- 27 20. Prior to the issuance of a grading permit, the developer shall notify and host a
28 neighborhood meeting with all of the area residents located within 300 feet of the project
29 site, and residents of property along any residential streets to be used as a "haul route", to

1 inform them of the grading and construction schedule, haul routes, and to answer
2 questions.

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

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

8 b) All grading and related site preparation and construction activities shall be
9 limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No
10 engineering related construction activities shall be conducted on Saturdays,
11 Sundays or legal holidays unless written permission is granted by the City Engineer
12 with specific limitations to the working hours and types of permitted operations.
13 All on-site construction staging areas shall be as far as possible (minimum 100
14 feet) from any existing residential development. Because construction noise may
15 still be intrusive in the evening or on holidays, the City of Oceanside Noise
16 Ordinance also prohibits "any disturbing excessive or offensive noise which
17 causes discomfort or annoyance to reasonable persons of normal sensitivity."

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

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

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

- 1 23. Approval of this development project is conditioned upon payment of all applicable impact
2 fees and connection fees in the manner provided in chapter 32B of the Oceanside City
3 Code. All drainage fees, traffic signal fees and contributions, highway thoroughfare fees,
4 park fees, reimbursements, and other applicable charges, fees and deposits shall be paid
5 prior to the issuance of any building permits, in accordance with City Ordinances and
6 policies. The developer shall also be required to join into, contribute, or participate in any
7 improvement, lighting, or other special district affecting or affected by this project.
8 Approval of the development project shall constitute the developer's approval of such
9 payments, and his agreement to pay for any other similar assessments or charges in effect
10 when any increment is submitted for building permit approval, and to join, contribute,
11 and/or participate in such districts.
- 12 24. The improvements on South Pacific Street along the property's frontage shall include
13 portland cement concrete curb, gutter, and sidewalk, unless such improvement is
14 specifically exempted by current General Plan, City code, or ordinance.
- 15 25. Sidewalk improvements shall comply with ADA requirements. The parkway shall be
16 landscaped and maintained by the owner of the subject property in perpetuity to the
17 satisfaction of the City Engineer.
- 18 26. Sight distance and clear space easement requirements at the project driveways shall
19 conform to the corner sight distance criteria as provided by San Diego County Standards
20 DS-20A and/or DS-20B. The project's civil engineer shall submit an appropriate "Sight
21 Distance Letter" to the City Engineer certifying compliance with this requirement.
- 22 27. Streetlights shall be maintained and installed on all public streets within the project and
23 along the project's frontage per City Standards. The system shall provide uniform lighting,
24 and be secured prior to occupancy. The developer shall pay all applicable fees, energy
25 charges, and/or assessments associated with City-owned (LS-2 rate schedule) streetlights
26 and shall also agree to the formulation of, or the annexation to, any appropriate street
27 lighting district.
- 28 28. Pavement sections for all streets, driveways and parking areas within the project and along
29 the project's frontage shall be based upon approved soil tests and traffic indices. The

1 pavement design is to be prepared by the developer's soil engineer and must be approved
2 by the City Engineer, prior to paving.

3 29. Prior to approval of the grading plans, the developer shall provide appropriate
4 documentation from a geotechnical engineer on the current state of the street's structural
5 section to the satisfaction of the City Engineer. If such documentation is not available, the
6 developer's geotechnical engineer shall perform a field investigation of the existing
7 pavement on all streets adjacent to the project boundary. The limits of the study shall be
8 half-street (including median, if any) plus 12 feet along the project's frontage. If required,
9 the field investigation shall be performed according to a specific boring plan prepared by a
10 licensed Geotechnical Engineer and approved by the City Engineer. In the absence of such
11 approved boring plan, the field investigation shall include a minimum of one pavement
12 boring per every 100 linear feet of street frontage. Should the existing structural section be
13 determined to be less than the current minimum standard for AC and Class II Base as set
14 forth in the table for City of Oceanside Pavement Design Guidelines in the City of
15 Oceanside Engineers Manual, the developer shall remove and reconstruct the pavement
16 section as determined by the pavement analysis submittal process detailed below.

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

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

27 32. The developer shall comply with all the provisions of the City's cable television ordinances
28 including those relating to notification as required by the City Engineer.
29

- 1 33. Grading and drainage facilities shall be designed and installed to adequately accommodate
2 the local stormwater runoff and shall be in accordance with the City's Engineers Manual
3 and as directed by the City Engineer.
- 4 34. The developer shall obtain any necessary permits and clearances from all public agencies
5 having jurisdiction over the project due to its type, size, or location, including but not
6 limited to the U. S. Army Corps of Engineers, California Department of Fish & Game, U.
7 S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board
8 (including NPDES), San Diego County Health Department, prior to the issuance of grading
9 permits.
- 10 35. The approval of the development project shall not mean that proposed grading or
11 improvements on adjacent properties (including any City properties/rights-of-way or
12 easements) is granted or guaranteed to the developer. The developer is responsible for
13 obtaining permission to grade or to construct on adjacent properties. Should such
14 permission be denied, the resulting changes to the Development Plan shall be subject to a
15 Substantial Conformity review. Changes not meeting substantial conformity requirements
16 shall be submitted for appropriate public hearing action.
- 17 36. Prior to any grading of any part of the development/project, a comprehensive soils and
18 geologic investigation shall be conducted of the soils, slopes, and formations in the project.
19 All necessary measures shall be taken and implemented to assure slope stability, erosion
20 control, and soil integrity. No grading shall occur until a detailed grading plan, to be
21 prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by
22 the City Engineer.
- 23 37. It is the responsibility of the owner/developer to evaluate and determine that all soil
24 imported as part of this development is free of hazardous and/or contaminated material
25 as defined by the City and the County of San Diego Department of Environmental
26 Health. Exported or imported soils shall be properly screened, tested, and documented
27 regarding hazardous contamination.
- 28 38. This project shall provide year-round erosion control including measures for the site
29 required for the phasing of grading. Prior to the issuance of grading permit, an erosion

1 control plan, designed for all proposed stages of construction, shall be reviewed, secured
2 by the applicant with cash securities and approved by the City Engineer.

3 39. Precise grading and private improvement plans shall be prepared, reviewed, secured and
4 approved prior to the issuance of any building permits. The plan shall reflect all pavement,
5 flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, and signage,
6 footprints of all structures, walls, drainage devices and utility services. Parking lot striping
7 and any on-site traffic calming devices shall be shown on all Precise Grading and Private
8 Improvement Plans.

9 40. The drainage design on the development plan is conceptual only. The final design shall be
10 based upon a hydrologic/hydraulic study to be approved by the City Engineer during final
11 engineering. All drainage picked up in an underground system shall remain underground
12 until it is discharged into an approved channel, or as otherwise approved by the City
13 Engineer. All public storm drains shall be shown on City standard plan and profile sheets.
14 All storm drain easements shall be dedicated where required. The applicant shall be
15 responsible for obtaining any off-site easements for storm drainage facilities.

16 41. All storm drains shall be designed and constructed per current editions of the City's
17 *Engineers Design and Processing Manual*, the *San Diego County Hydrology and*
18 *Drainage Design Manuals*, and *San Diego Area Regional Standard Drawings*.

19 42. For any increase of stormwater flows from the development site to other properties the
20 developer shall secure appropriate easement(s) from and maintenance agreement(s) with
21 the owner(s) of the impacted properties to the satisfaction of the City Engineer. Upon
22 approval by City Engineer and the City Attorney, the appropriate documents shall be
23 recorded prior to issuance of any permits for the development. Should the developer be
24 unable to secure such easement(s) or agreement(s), the resulting changes to the
25 Development Plan shall be subject to a Substantial Conformity review. Changes not
26 meeting substantial conformity requirements shall be submitted for appropriate public
27 hearing action.

28 43. The developer shall comply with applicable FEMA regulations. The developer shall record
29 a covenant against the property indemnifying and holding the City harmless from any

1 claims regarding drainage and flooding prior to issuance of any grading, building or
2 improvement permit.

3 44. Storm drain facilities shall be designed and located such that the inside travel lanes on
4 streets with Collector or above design criteria shall be passable in both directions during
5 conditions of a 100-year frequency storm.

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

9 46. The development shall comply with all applicable regulations established by the United
10 States Environmental Protection Agency (USEPA) as set forth in the National Pollutant
11 Discharge Elimination System (NPDES) permit requirements for urban runoff and
12 stormwater discharge and any regulations adopted by the City pursuant to the NPDES.
13 regulations or requirements. Further, the applicant may be required to file a Notice of
14 Intent with the State Water Resources Control Board to obtain coverage under the
15 NPDES. General Permit for Storm Water Discharges Associated with Construction
16 Activity and may be required to implement a Storm Water Pollution Prevention Plan
17 (SWPPP) concurrent with the commencement of grading activities. SWPPPs include
18 both construction and post construction pollution prevention and pollution control
19 measures and identify funding mechanisms for post construction control measures. The
20 developer shall comply with all the provisions of the Clean Water Program during and
21 after all phases of the development process, including but not limited to: mass grading,
22 rough grading, construction of street and landscaping improvements, and construction of
23 dwelling units. The applicant shall design the Project's storm drains and other drainage
24 facilities to include Best Management Practices to minimize non-point source pollution,
satisfactory to the City Engineer.

25 47. Upon acceptance of any fee waiver or reduction by the developer, the entire project will
26 be subject to prevailing wage requirements as specified by Labor Code section
27 1720(b)(4). The developer shall agree to execute a form acknowledging the prevailing
28 wage requirements prior to the granting of any fee reductions or waivers.
29

1 48. The developer shall prepare and submit an Operations & Maintenance (O&M) Plan to
2 the City Engineer with the first submittal of engineering plans. The O&M Plan shall be
3 prepared by the applicant's Civil Engineer. It shall be directly based on the project's
4 SWMP previously approved by the project's approving authority (Planning
5 Commission/City Council). At a minimum the O&M Plan shall include the designated
6 responsible parties to manage the storm water BMP(s), employee's training program and
7 duties, operating schedule, maintenance frequency, routine service schedule, specific
8 maintenance activities, copies of resource agency permits, cost estimate for
9 implementation of the O&M Plan and any other necessary elements.

10 49. The developer shall enter into a City-Standard Stormwater Facilities Maintenance
11 Agreement with the City obliging the project proponent to maintain, repair and replace
12 the Storm Water Best Management Practices (BMPs) identified in the project's approved
13 SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be approved
14 by the City Attorney prior to issuance of any precise grading permit and shall be
15 recorded at the County Recorder's Office prior to issuance of any building permit.
16 Security in the form of cash (or certificate of deposit payable to the City) or an
17 irrevocable, City-Standard Letter of Credit shall be required prior to issuance of a precise
18 grading permit. The amount of the security shall be equal to 10 years of maintenance
19 costs, as identified by the O&M Plan, but not to exceed a total of \$25,000. The
20 applicant's Civil Engineer shall prepare the O&M cost estimate.

21 50. At a minimum, maintenance agreements shall require the staff training, inspection and
22 maintenance of all BMPs on an annual basis. The project proponent shall complete and
23 maintain O&M forms to document all maintenance activities. Parties responsible for the
24 O&M plan shall retain records at the subject property for at least five years. These
25 documents shall be made available to the City for inspection upon request at any time.

26 51. The Agreement shall include a copy of executed on-site and off-site access easements
27 necessary for the operation and maintenance of BMPs that shall be binding on the land
28 throughout the life of the project to the benefit of the party responsible for the O&M of
29

1 BMPs, satisfactory to the City Engineer. The agreement shall also include a copy of the
2 O&M Plan approved by the City Engineer.

3 52. The BMPs described in the project's approved SWMP shall not be altered in any way,
4 shape or form without formal approval by either an Administrative Substantial
5 Conformance issued by the City Planner or the project's final approving authority
6 (Planning Commission/City Council) at a public hearing. The determination of
7 whatever action is required for changes to a project's approved SWMP shall be made by
8 the City Planner.

9 53. The developer shall provide a copy of the title/cover page of the approved SWMP with
10 the first engineering submittal package.

11 54. Landscape improvements shall meet the criteria of the City of Oceanside Landscape
12 Guidelines and Specifications for Landscape Development (latest revision), Water
13 Conservation Ordinance No. 91-15, Engineering criteria, City code and ordinances,
14 including the maintenance of such landscaping. The following landscaping conditions
15 shall be required prior to certificate of occupancy as follows:

- 16 a) All planting areas shall have an automatic irrigation system to properly distribute
17 water evenly and accurately to the plant material. Low precipitation equipment
18 shall provide sufficient water for plant growth with a minimum water loss due to
19 water run-off.
- 20 b) Irrigation systems shall use high quality, automatic control valves, controllers
21 and other necessary irrigation equipment. All components shall be of non-
22 corrosive material. All drip systems shall be adequately filtered and regulated
23 per the manufacturer's recommended design parameters.
- 24 c) All irrigation improvements shall follow the City of Oceanside Guidelines and
25 Water Conservation Ordinance.
- 26 d) Root barriers shall be installed adjacent to all paving surfaces, where a paving
27 surface is located within six feet of a trees trunk. Root barriers shall extend five
28 feet in each direction from the centerline of the trunk, for a total distance of 10
29 feet. Root barriers shall be 24 inches in depth. Installing a root barrier around
the tree's root ball is unacceptable.

1 e) All required landscape areas shall be maintained by the owner. The landscape
2 areas shall be maintained per City of Oceanside requirements.

3 f) Existing landscaping on and adjacent to the site shall be protected in place and
4 supplemented or replaced to meet the satisfaction of the City Engineer.

5 55. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way
6 and within any adjoining public parkways shall be permanently maintained by the owner,
7 his assigns or any successors-in-interest in the property. The maintenance program shall
8 include: a) normal care and irrigation of the landscaping b) repair and replacement of
9 plant materials c) irrigation systems as necessary d) general cleanup of the landscaped
10 and open areas e) parking lots and walkways, walls, fences, etc. Failure to maintain
11 landscaping shall result in the City taking all appropriate enforcement actions including
12 but not limited to citations. This maintenance program condition shall be recorded with
13 a covenant as required by this resolution.

14 **Fire:**

15 56. A minimum fire flow of 1,500 gallons per minute shall be provided.

16 57. The size of fire hydrant outlets shall be 2 ½ "X 4".

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

19 59. The fire hydrants shall be installed and tested prior to placing any combustible materials
20 on the job site.

21 60. Blue hydrant identification markers shall be placed as per Oceanside's Engineers Design
22 and Processing Manual Standard Drawing No. M-13.

23 61. All streets less than 32 feet wide shall be posted "NO PARKING FIRE LANE" per City
24 Vehicle Code Section 22500.1 and in accordance with the Fire Department Standard
25 Guidelines for Emergency Access.

26 62. Buildings shall meet Oceanside sprinkler ordinance in effect at the time of building
27 permit application.

28 63. In accordance with the Uniform Fire Code Sec. 901.1.4.4, approved addresses for
29 residential occupancies shall be placed on the structure in such a position as to be plainly

1 visible and legible from the street or roadway fronting the property. Numbers shall
2 contrast with their background.

3 64. Single-family dwellings require 4-inch address numbers.

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

6 66. Buildings shall meet Oceanside Fire Department's current codes at the time of building
7 permit application.

8 **Planning:**

9 67. This Regular Coastal Permit shall expire on April 21, 2010, unless the Planning
10 Commission grants a time extension.

11 68. This Regular Coastal Permit approves only a 6,859.5-square foot single-family residence
12 with to include a three-car garage as shown on the plans and exhibits presented to the
13 Planning Commission for review and approval. No deviation from these approved plans
14 and exhibits shall occur without Planning Division approval. Substantial deviations shall
15 require a revision to the Regular Coastal Permit or a new Coastal Permit.

16 69. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
17 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
18 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
19 annul an approval of the City, concerning Regular Coastal Permit (RC-19-07). The City
20 will promptly notify the applicant of any such claim, action or proceeding against the
21 City and will cooperate fully in the defense. If the City fails to promptly notify the
22 applicant of any such claim action or proceeding or fails to cooperate fully in the
23 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
24 harmless the City.

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

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

- 1 72. A letter of clearance from the affected school district in which the property is located
2 shall be provided as required by City policy at the time building permits are issued.
- 3 73. A covenant or other recordable document approved by the City Attorney shall be prepared
4 by the applicant and recorded prior to the issuance of building permits where no final map
5 is required. The covenant shall provide that the property is subject to this resolution, and
6 shall generally list the conditions of approval.
- 7 74. Prior to the issuance of building permits, compliance with the applicable provisions of the
8 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed
9 and approved by the Planning Division. These requirements, including the obligation to
10 remove or cover with matching paint all graffiti within 24 hours, shall be noted on the
11 Landscape Plan and shall be recorded in the form of a covenant affecting the subject
12 property.
- 13 75. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
14 written copy of the applications, staff report and resolutions for the project to the new
15 owner and or operator. This notification's provision shall run with the life of the project
16 and shall be recorded as a covenant on the property.
- 17 76. Failure to meet any conditions of approval for this development shall constitute a violation
18 of the Regular Coastal Permit.
- 19 77. Unless expressly waived, all current zoning standards and City ordinances and policies
20 in effect at the time building permits are issued are required to be met by this project.
21 The approval of this project constitutes the applicant's agreement with all statements in
22 the Description and Justification and other materials and information submitted with this
23 application, unless specifically waived by an adopted condition of approval.
- 24 78. No portion of the building will be closer than 5 feet from the property line and shall
25 maintain an average of 10 feet. The height of the single-family residence shall not
26 exceed 27 feet with the exception of the City of Oceanside's Zoning Ordinance, Article
27 30, Section 3018. A set of building plans shall be reviewed and approved by the
28 Planning Division prior to the issuance of building permits.
29

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

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

12 81. Prior to issuance of a building permit, the applicant and landowner, shall execute and
13 record a covenant, in a form and content acceptable to the City Attorney, which shall
14 provide:

15 a) That the applicant understands that the site may be subject to extraordinary hazard
16 from waves during storms and from erosion, and the applicants assumes the
17 liability from those hazards.

18 b) That the applicant unconditionally waives any claim of liability on the part of the
19 City and agrees defend and indemnify and hold harmless the City and its advisors
20 relative to the City's approval of the project for any damage due to natural
21 hazards.

21 **Water Utilities:**

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

26 83. The property owner will maintain private water and wastewater utilities located on private
27 property.

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

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

5 PASSED AND ADOPTED Resolution No. 2008-P24 on April 21, 2008 by the
6 following vote, to wit:

- 7 AYES:
- 8 NAYS:
- 9 ABSENT:
- 10 ABSTAIN:

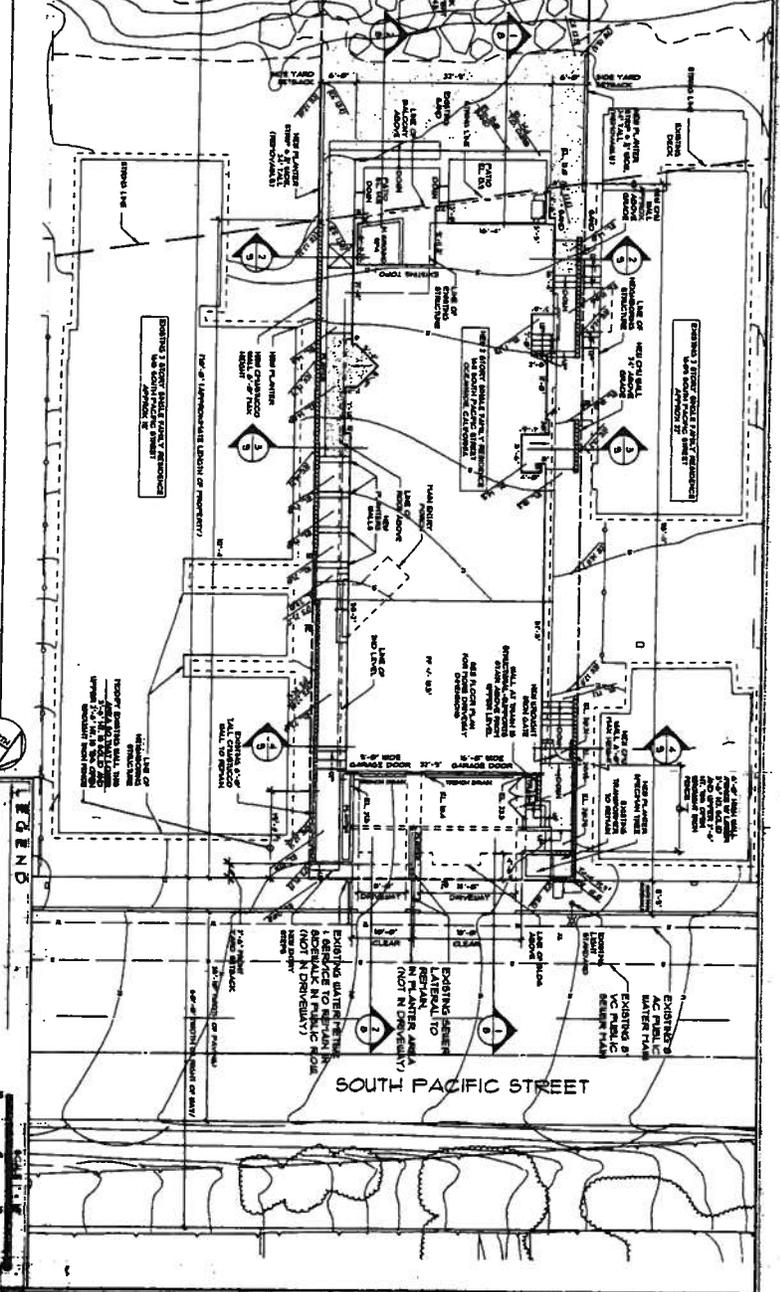
11
12 _____
13 Dennis Martinek, Chairperson
14 Oceanside Planning Commission

14 ATTEST:
15
16 _____
17 Jerry Hittleman, Secretary

18
19 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
20 this is a true and correct copy of Resolution No. 2008-P24.

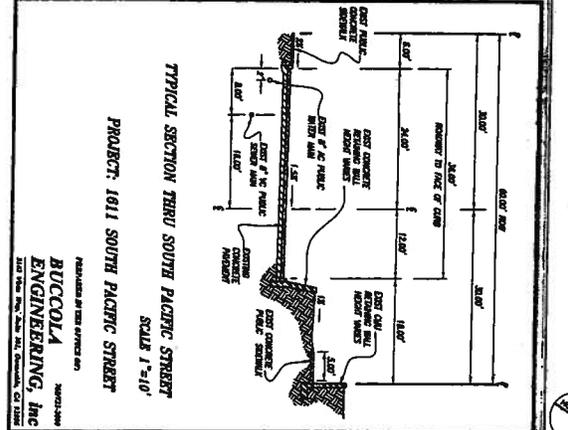
21 Dated: April 21, 2008
22
23
24
25
26
27
28
29

SITE PLAN



GENERAL NOTES:

1. The site plan is based on the information provided by the applicant and is not a guarantee of accuracy.
2. The site plan is subject to the approval of the local planning commission and the city council.
3. The site plan is subject to the approval of the state fire marshal and the state health officer.
4. The site plan is subject to the approval of the state department of public health and the state department of social services.
5. The site plan is subject to the approval of the state department of transportation and the state department of water resources.
6. The site plan is subject to the approval of the state department of education and the state department of corrections.
7. The site plan is subject to the approval of the state department of agriculture and the state department of industrial relations.
8. The site plan is subject to the approval of the state department of labor and the state department of public safety.
9. The site plan is subject to the approval of the state department of justice and the state department of public works.
10. The site plan is subject to the approval of the state department of public safety and the state department of public works.



GENERAL INFORMATION	PROPOSED PROJECT	EXISTING PROJECT
PROJECT NAME: 1611 SOUTH PACIFIC STREET	NEW CONSTRUCTION	EXISTING CONSTRUCTION
OWNER: [Name]	OWNER: [Name]	OWNER: [Name]
DESIGNER: [Name]	DESIGNER: [Name]	DESIGNER: [Name]
DATE: [Date]	DATE: [Date]	DATE: [Date]
SCALE: 1"=10'	SCALE: 1"=10'	SCALE: 1"=10'

GENERAL INFORMATION	PROPOSED PROJECT	EXISTING PROJECT
PROJECT NAME: 1611 SOUTH PACIFIC STREET	NEW CONSTRUCTION	EXISTING CONSTRUCTION
OWNER: [Name]	OWNER: [Name]	OWNER: [Name]
DESIGNER: [Name]	DESIGNER: [Name]	DESIGNER: [Name]
DATE: [Date]	DATE: [Date]	DATE: [Date]
SCALE: 1"=10'	SCALE: 1"=10'	SCALE: 1"=10'

DESIGN TEAM

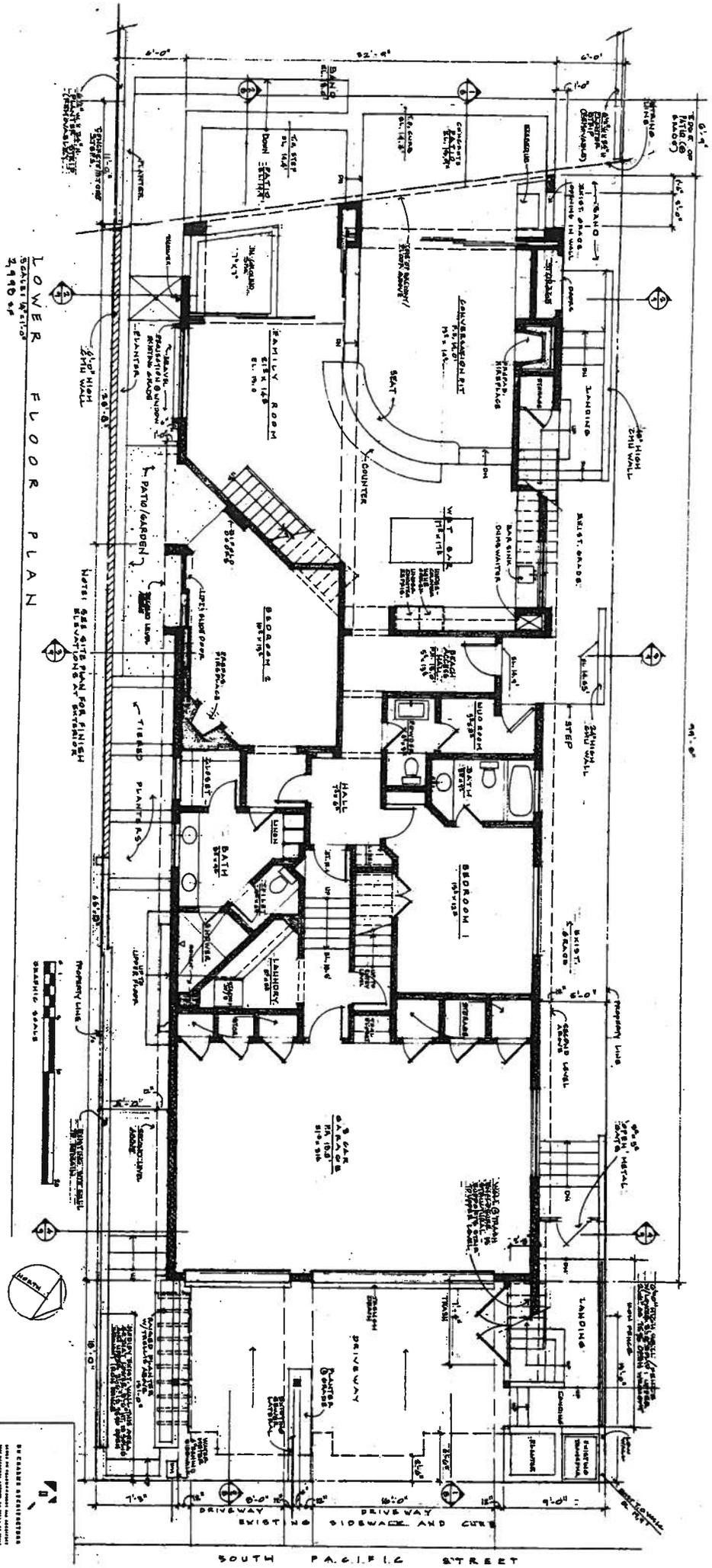
ARCHITECT: [Name]

ENGINEER: [Name]

LANDSCAPE ARCHITECT: [Name]

PLANNING: [Name]

CONSTRUCTION: [Name]



LOWER FLOOR PLAN
 START WEST 2
 2,140 SF

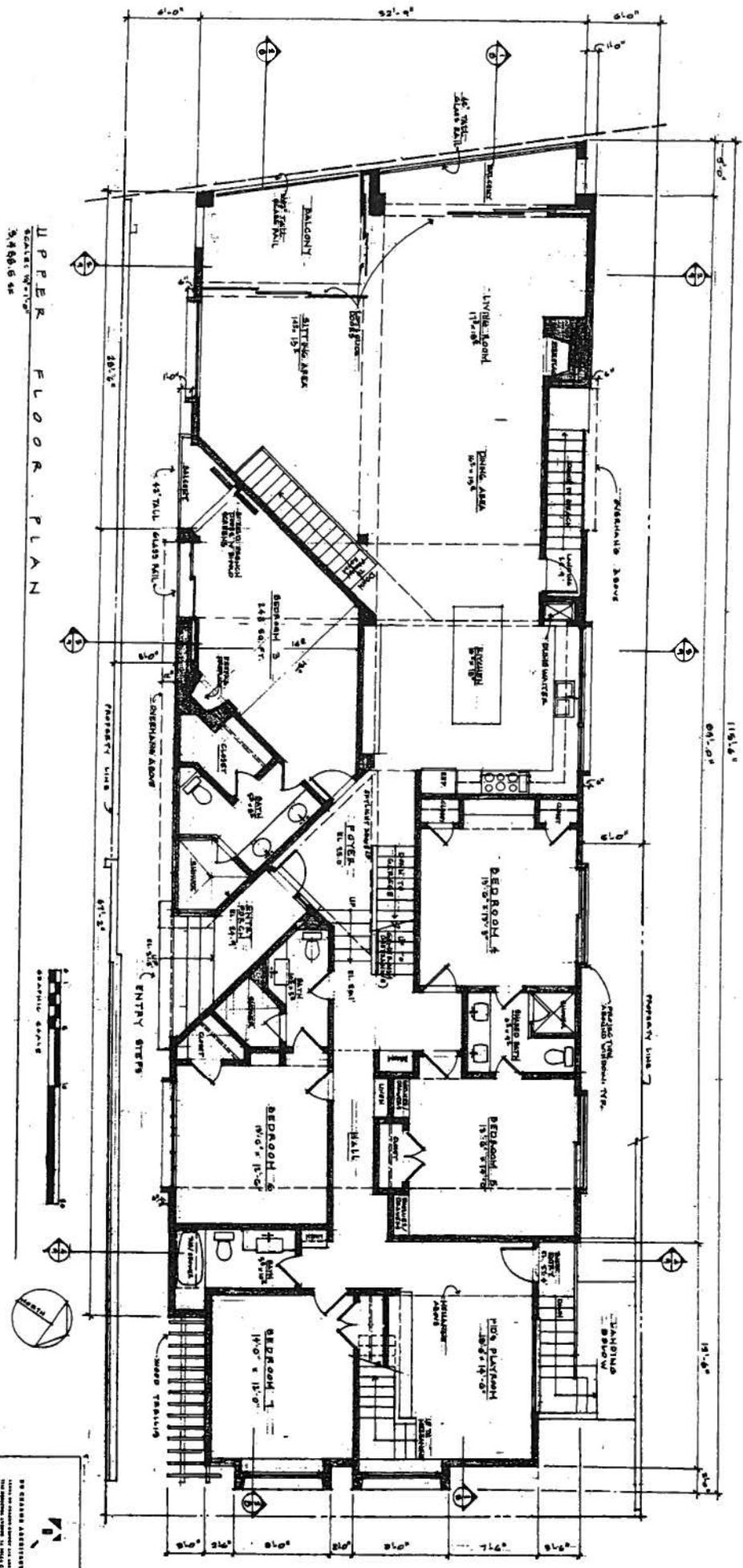


TRASH & BEACH HOUSE
 LOWER FLOOR PLAN

DATE: SEPTEMBER 13, 2001
 REVISION: NO. 7/2001
 ARCHITECT: TRASH & BEACH ARCHITECTS, INC.
 107 135-5029
 107 135-4854 (F)

APPLICANT: Trash & Beach, LLC
 LANCE BRADDOCK, Manager
 4411 S. Eastern Ave.
 Los Angeles, CA 90008
 107 135-5029
 107 135-4854 (F)

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



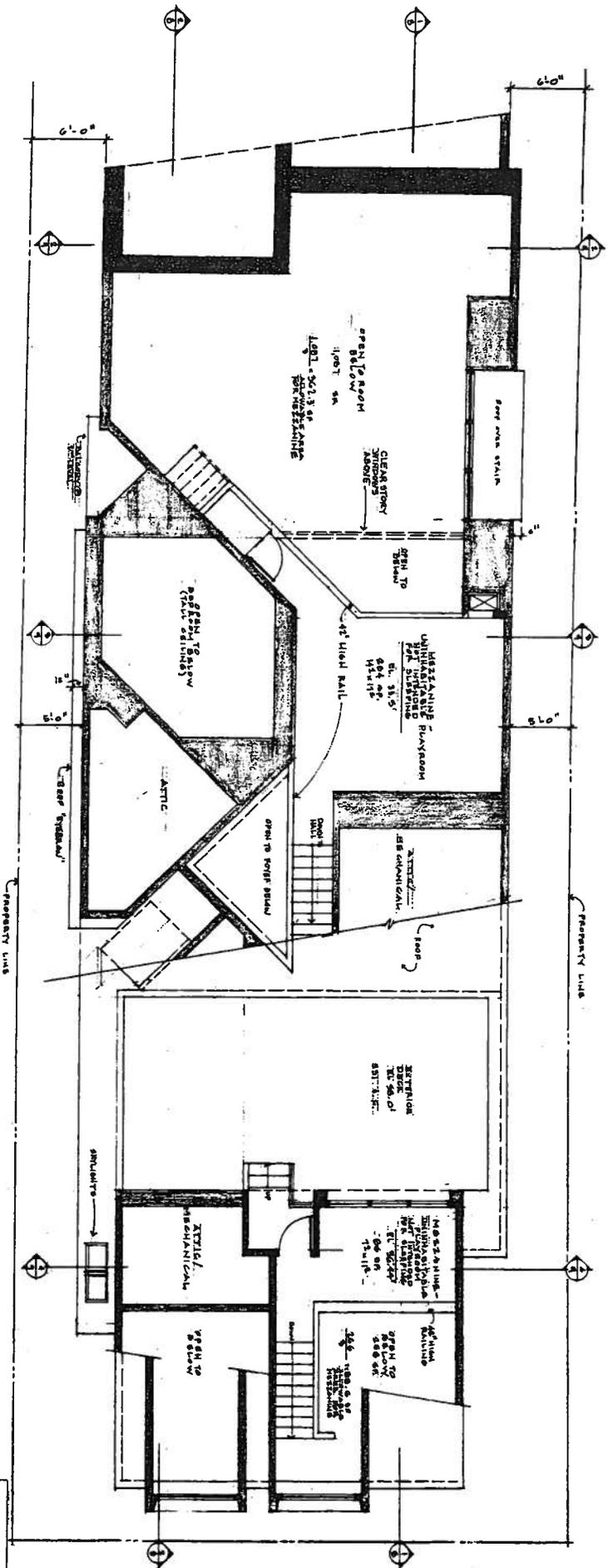
UPPER FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 3.4.88.8.88



TRASH & BEACH HOUSE
 4714 W. 13th St.
 Las Vegas, NV 89102
 702-735-4024 (F)

ARCHITECT:
 TRASH & BEACH HOUSE, LLC
 4714 W. 13th St.
 Las Vegas, NV 89102
 702-735-4024 (F)

DATE: SEPTEMBER 13, 2007
REVISION: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



MEZZANINE PLAN
9/14/13



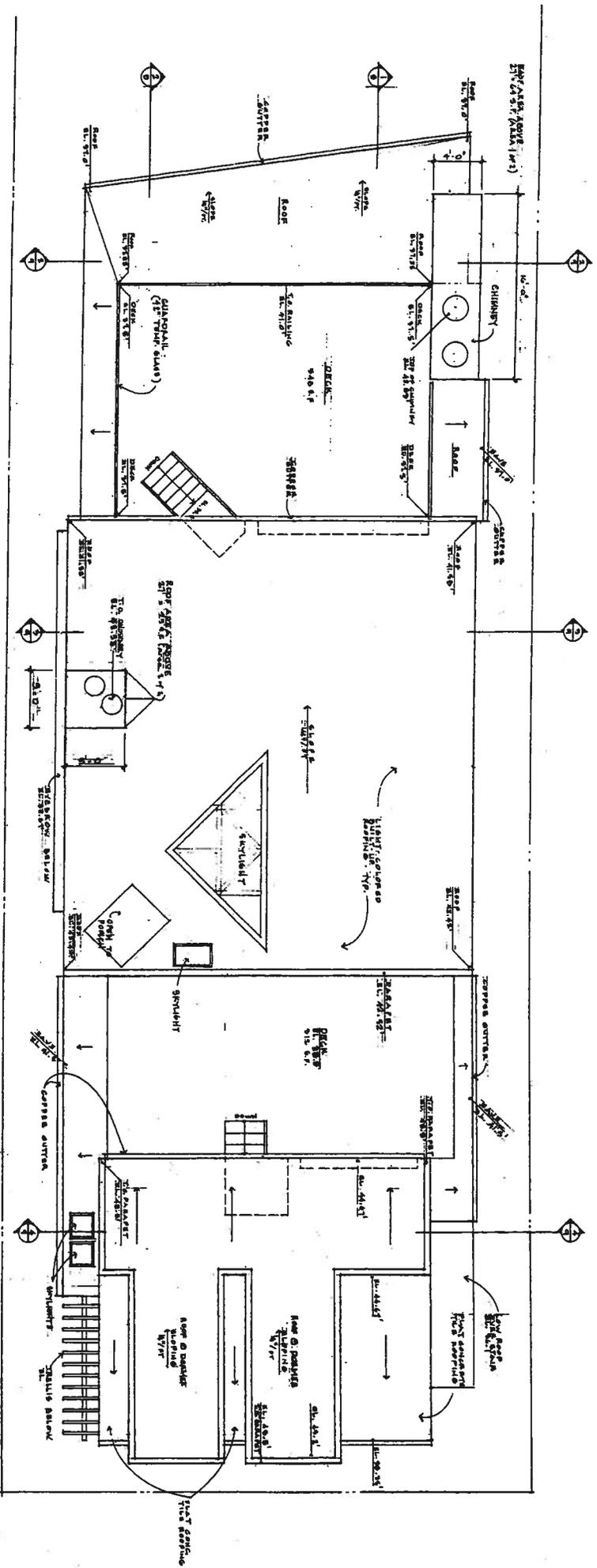
TRASH & BEACH HOUSE
1111 & Pacific Street
Oceanside, California

APPLICANT:
Trash & Beach House, LLC
Lance Bradford, Manager
3441 S. Eastern Ave.
Oceanside, CA 92053
761-438-8888
761-438-8884 (F)

DATE: SEPTEMBER 13, 2007
REVISION NUMBER: 1, 6007
DESIGNER: M. 1, 6007
FURNITURE: M. 1, 6007
PREPARED BY: M. 1, 6007

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





NOTES: THESE WILL BE NEW PERMITS

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



TRASH & BEACH HOUSE

APPLICANT:
Trash & Beach House, LLC
Lance Bradford, Manager
3441 S. Eastman Ave.
Las Vegas, Nevada 89135
702-739-8500
702-739-8501 (F)

DATE: SEPTEMBER 13, 2007

REVISION:
DISCUSSOR: 14, 2007
PREPARED BY: 11, 2006
PASSED BY: 15, 2006

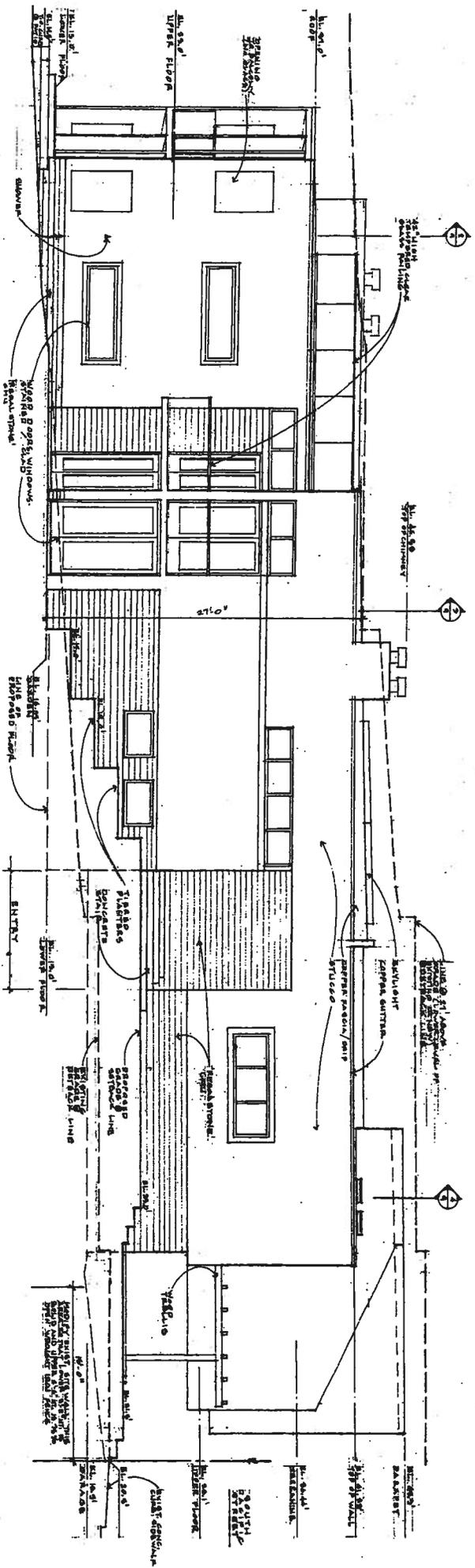
DEVELOPER:
TRASH & BEACH HOUSE, LLC
1111 S. PACIFIC STREET
OCEANVIEW, CALIFORNIA

DEVELOPER'S LICENSE NO. 1111111111
ARCHITECT'S LICENSE NO. 1111111111

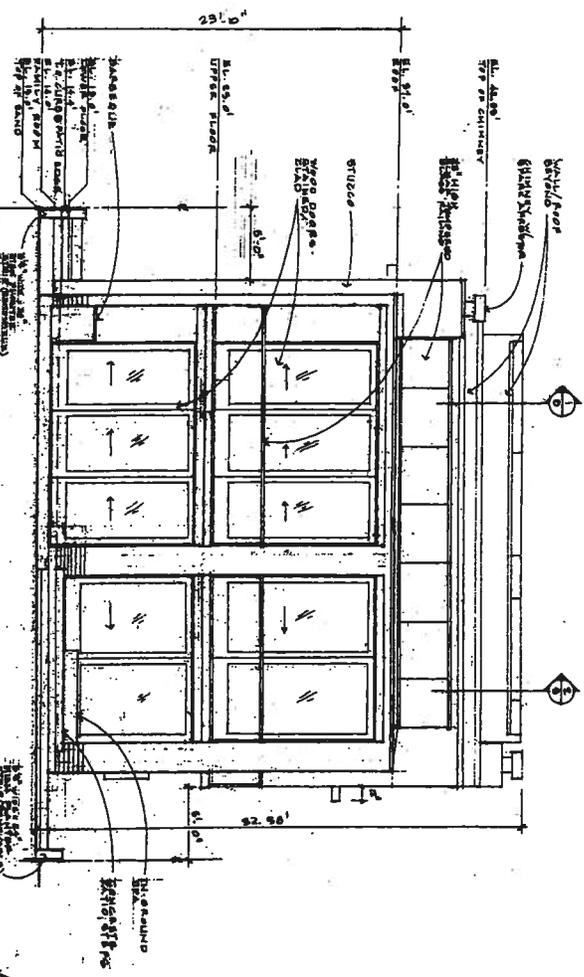
ROOF PLAN
SCALE: 1/4" = 1'-0"



1 SOUTHEAST ELEVATION



2 SOUTHWEST ELEVATION



TRASH & BEACH HOUSE
 1611 & Pacific Street
 Oceanside, California

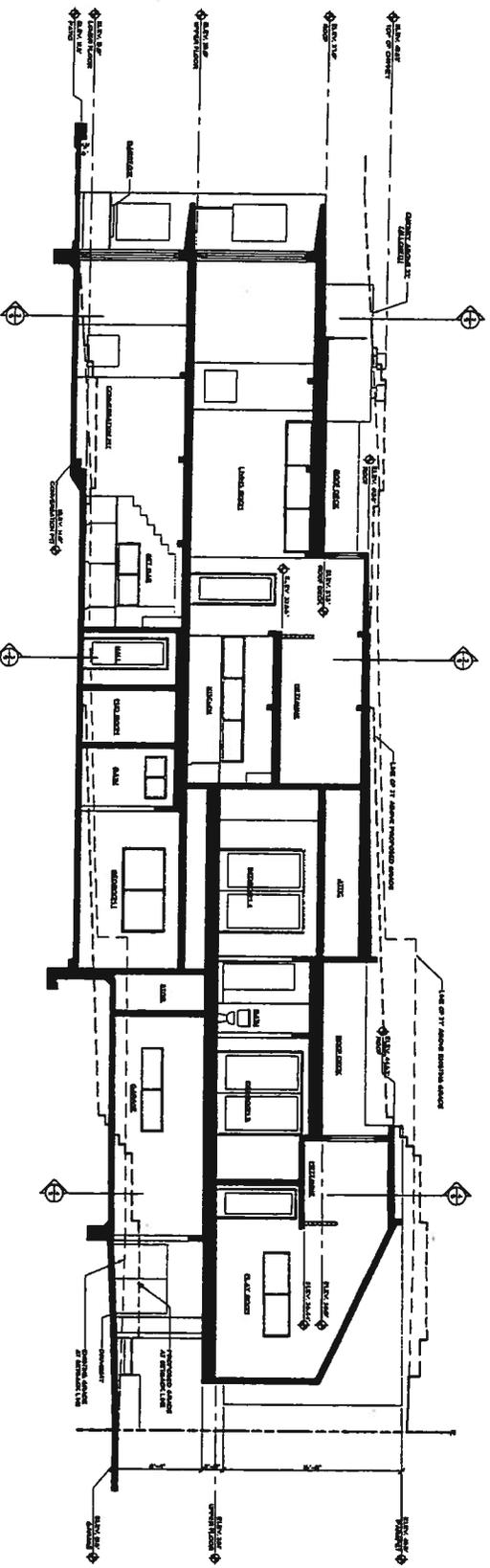
APPLICANT:
 Trash & Beach House, LLC
 Lance Davidson, Manager
 3441 & Eastern Ave.
 Las Vegas, Nevada 89169
 702-735-4824 (P)

DATE: SEPTEMBER 13, 2007

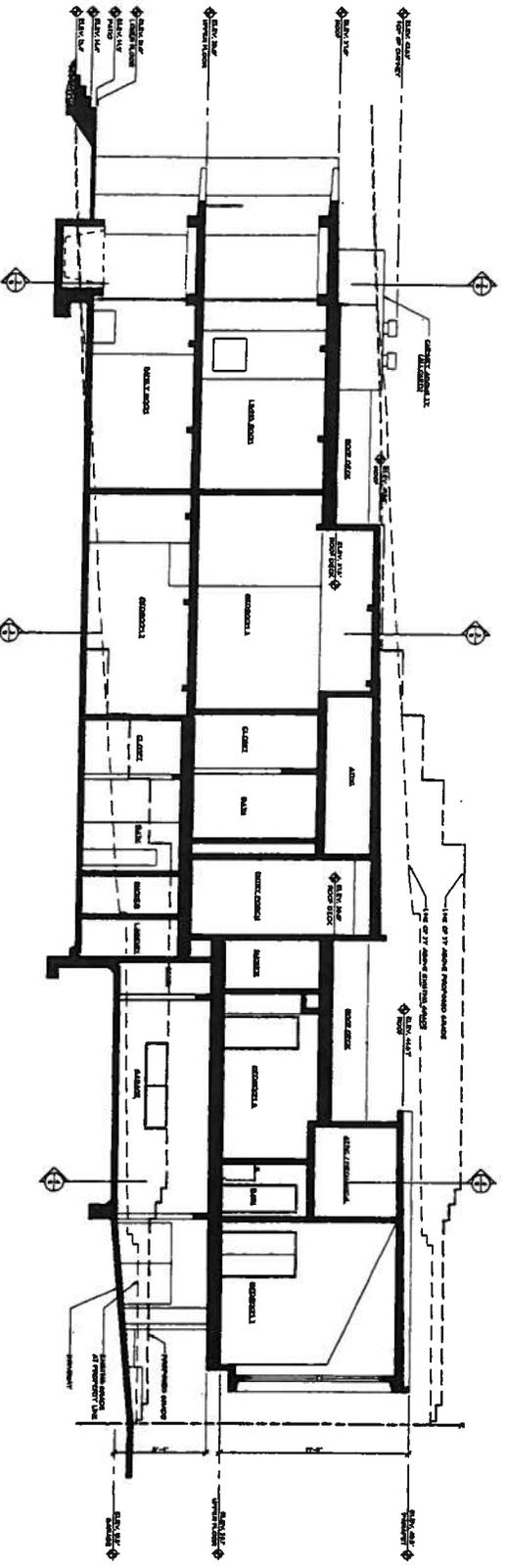
REVISION: WORKSHEET 1, SHEET 1
 December 14, 2007

DESIGNER: J. L. SPOFFORD
 15555 W. 11th Street
 Encinitas, CA 92024

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



BUILDING SECTION
3/16" = 1'-0"



BUILDING SECTION
3/16" = 1'-0"



DR. GREGG B. ARCHITECTS
10000
10000

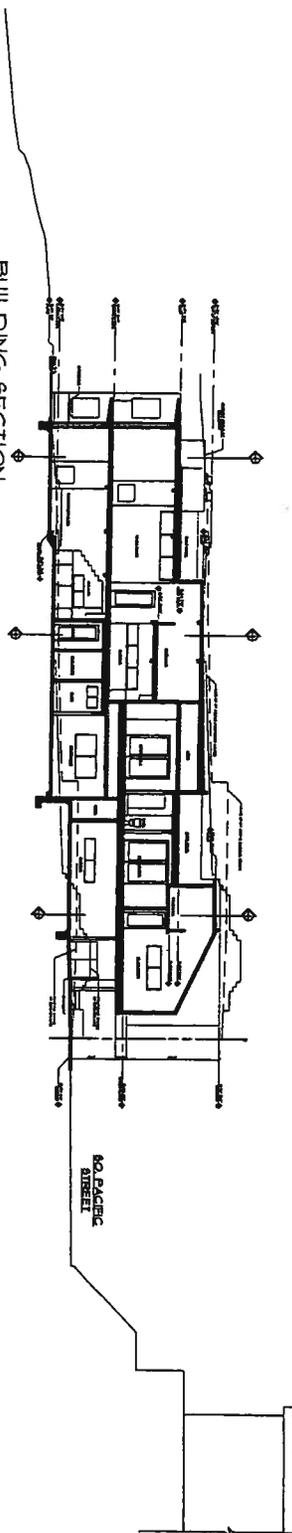
TRASH &
BEACH HOUSE
641 & PACIFIC STREET
OCEANVIEW, CA

DATE:	September 15, 2001
REVISION:	November 01, 2001
REVISION:	December 15, 2001
REVISION:	February 11, 2002
REVISION:	February 21, 2002

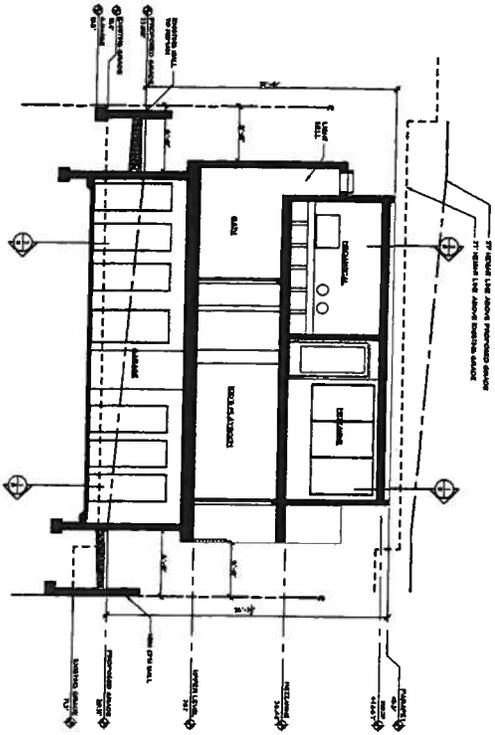
SECTIONS

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

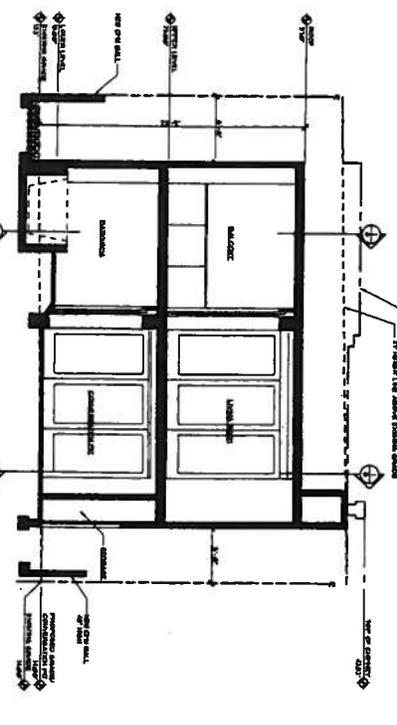
BUILDING SECTION
3/31'-0"



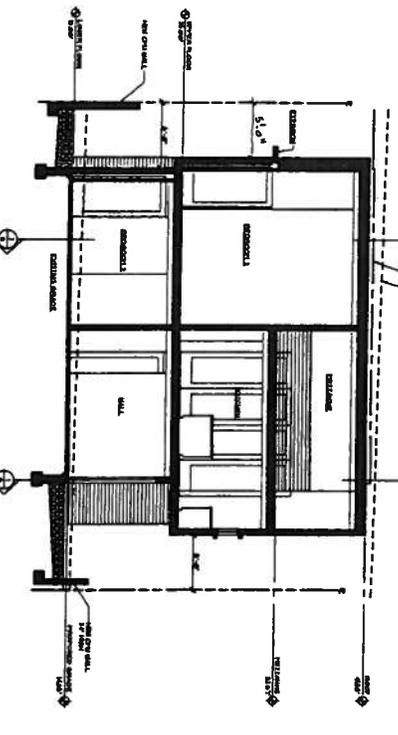
BUILDING SECTION
3/16'-1'-0"



BUILDING SECTION
3/16'-1'-0"



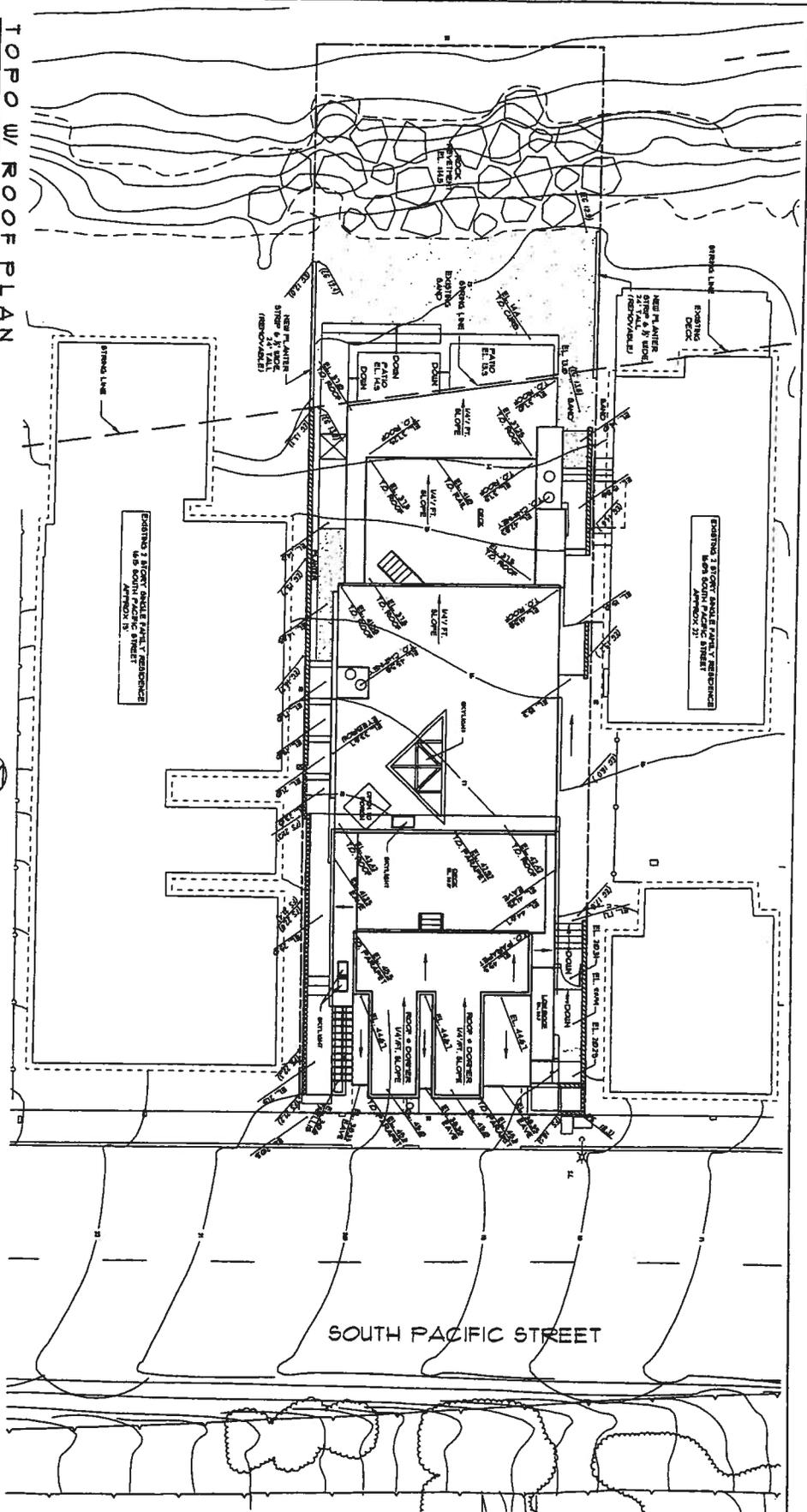
BUILDING SECTION
3/16'-1'-0"



<p>NO GRADING, ASBESTOS REMEDIATION, OR OTHER SPECIAL REQUIREMENTS ARE SHOWN ON THIS DRAWING. ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION.</p>	
<p>TRASH & BEACH HOUSE 1611 8TH PACIFIC STREET OCEANSIDE, CA</p>	
DATE:	September 13, 2007
REVISION:	November 01, 2007
REVISION:	December 19, 2007
REVISION:	February 11, 2008
REVISION:	February 24, 2008
<p>SECTIONS</p>	
<p>SCALE: 3/32"=1'-0"</p>	
<p>9</p>	



TOPO W/ ROOF PLAN



SOUTH PACIFIC STREET



CHARLES E. GABLE
 LICENSED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 41814
 EXPIRES 10/15/84

TRASH &
 BEACH HOUSE
 1811 & PACIFIC STREET
 OCEANSIDE, CA

DATE:	September 15, 2007
REVISION:	November 01, 2007
REVISION:	December 18, 2007
REVISION:	February 14, 2008
REVISION:	February 29, 2008

TOPO W/
 ROOF PLAN

SCALE:

1/2"

OCEAN
REVETEMENT

SAND

EXISTING
HEDGE AT
NEIGHBORING
PROPERTY, 3.0"
TALL WALL TO
BE REMOVED

SHOWER

PRIVATE DECK
AT UPPER LEVEL
MASTER BEDROOM
PRIVATE GARDEN FOR
LOWER LEVEL BEDROOM
SPA EQUIPMENT IN PLANTER

"BIRD'S EYE VIEW" FROM
STREET/SOUTHEAST CORNER

1611 S. PACIFIC STREET
OCEANSIDE, CALIFORNIA

SEPTEMBER 14, 2007
REVISED NOVEMBER 1, 2007
REVISED FEBRUARY 11, 2008

PORTION OF CHIMNEY OVER
5 FT. HEIGHT. 50 SQ. AREA

CHIMNEYS (COPPER CAP)
ROOF DECK - TILE PAVING
CLEAR GLASS RAILING,
42" TALL (TYPICAL @
ALL BALCONIES)

PORTION OF CHIMNEY
OVER 2 FT. IN HEIGHT
(SEE WATCH WINDOW) 25 SQFT.
SKYLIGHT
OPENING AT
ENTRY PORCH
ROOF DECK - TILE PAVING,
SOLID RAIL (STUCCO FINISH)

"DORMER" WINDOWS
- FLAT CONCRETE
TILE SHINGLES

MULTI-TRUNK
SPECIMIN TREE

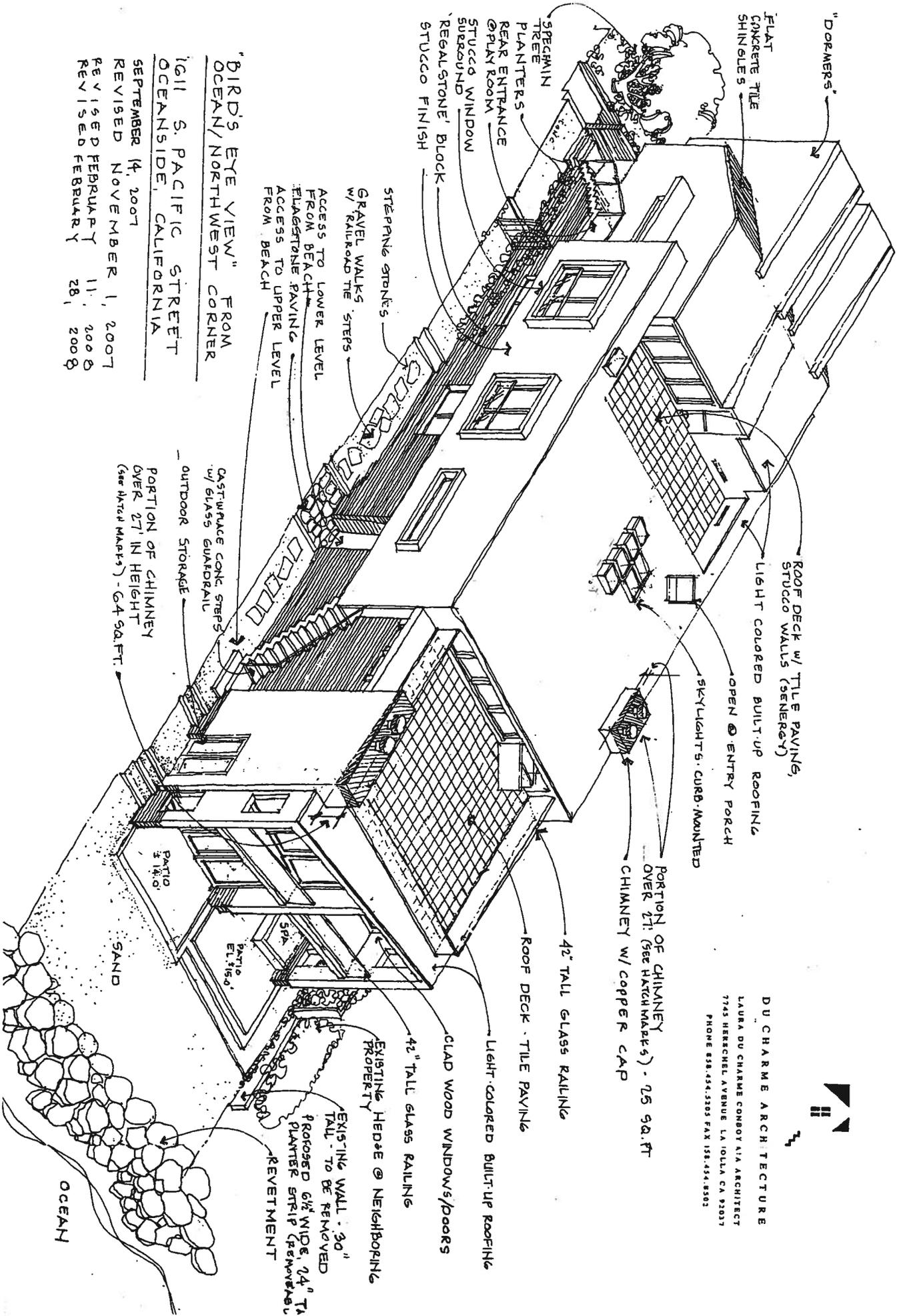
MAIN ENTRANCE
(UPPER LEVEL)
4" TALL 'REGALSTONE'
BLOCK
STUCCO

TRELLIS
PLANTER
DECORATIVE
STONE PAVING / GRAVEL
AT DRIVEWAY

SOUTH PACIFIC STREET



DU CHARME ARCHITECTURE
LAURA DU CHARME CONROY AIA ARCHITECT
7745 HERSCHEL AVENUE LA JOLLA CA 92037
PHONE 858.434.3705 FAX 858.434.8502



"BIRD'S EYE VIEW" FROM
 OCEAN/NORTHWEST CORNER
 1011 S. PACIFIC STREET
 OCEANSIDE, CALIFORNIA
 SEPTEMBER 14, 2007
 REVISED NOVEMBER 1, 2007
 REVISED FEBRUARY 11, 2008
 REVISED FEBRUARY 28, 2008

OUTDOOR STORAGE
 CAST-IN-PLACE CONC STEPS
 w/ GLASS GUARDRAIL
 PORTION OF CHIMNEY
 OVER 27' IN HEIGHT
 (SEE HATCH MARKS) - 64 SQ. FT.

GRAVEL WALKS
 w/ RAILROAD TIE STEPS
 ACCESS TO LOWER LEVEL
 FROM BEACH
 FLAGSTONE PAVING
 ACCESS TO UPPER LEVEL
 FROM BEACH

STUCCO FINISH
 RECALSTONE BLOCK
 STUCCO WINDOW
 SURROUND
 REAR ENTRANCE
 @ PLAY ROOM
 PLANTERS
 TREE
 SPECIALLY
 STUCCO

"DORMERS"
 FLAT
 CONCRETE TILE
 SHINGLES

ROOF DECK w/ TILE PAVING,
 STUCCO WALLS (SEENERGY)

OPEN @ ENTRY PORCH
 SKYLIGHTS - CURB MOUNTED

PORTION OF CHIMNEY
 OVER 27' (SEE HATCH MARKS) - 25 SQ. FT.
 CHIMNEY w/ COPPER CAP

42" TALL GLASS RAILINGS
 ROOF DECK - TILE PAVING

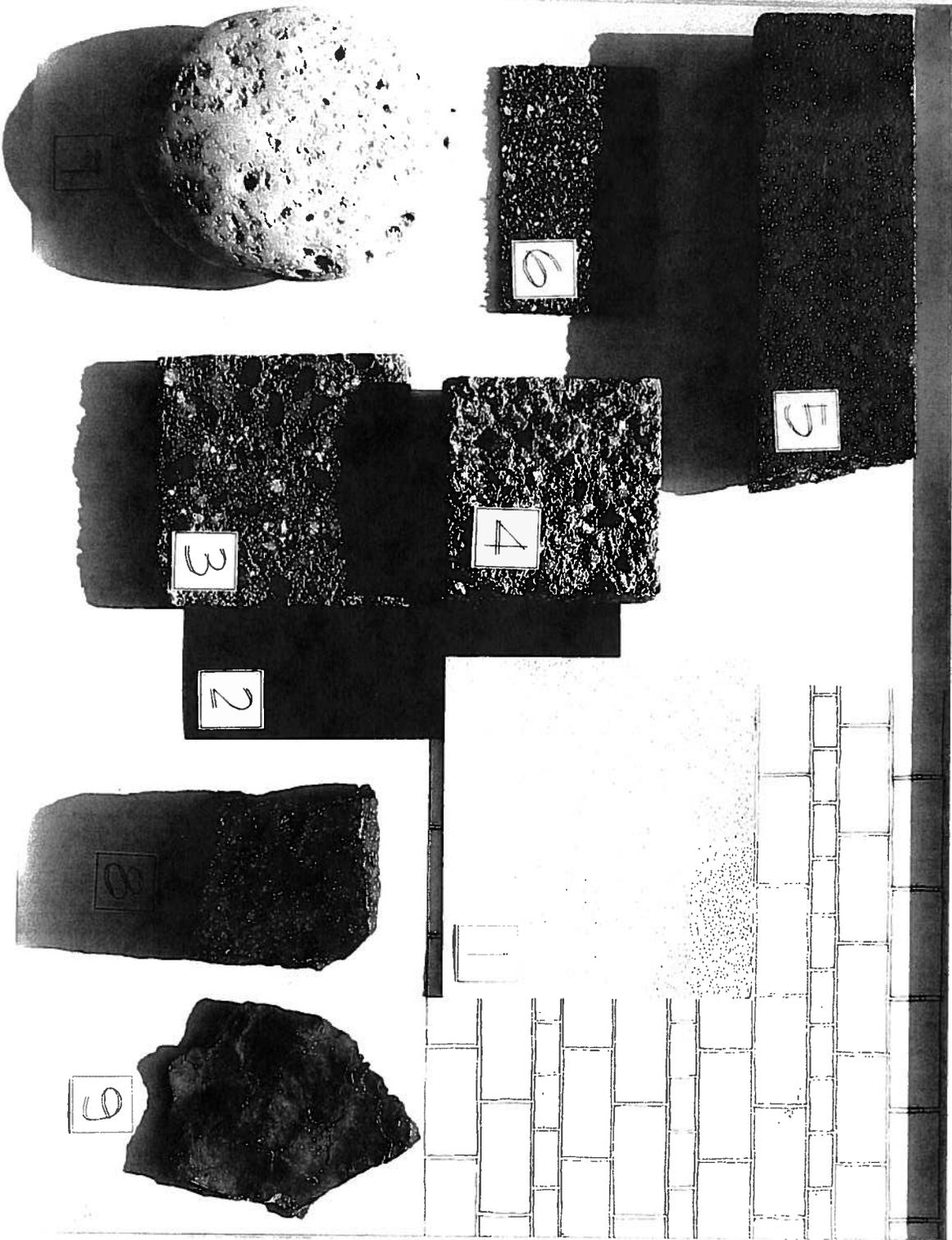
CLAD WOOD WINDOWS/DOORS
 LIGHT COLORED BUILT-UP ROOFING

EXISTING WALL - 30"
 TALL - TO BE REMOVED
 PROPOSED 6 1/2" WIDE, 24" TX
 PLANTER STRIP (REMOVABLE)
 REVETMENT

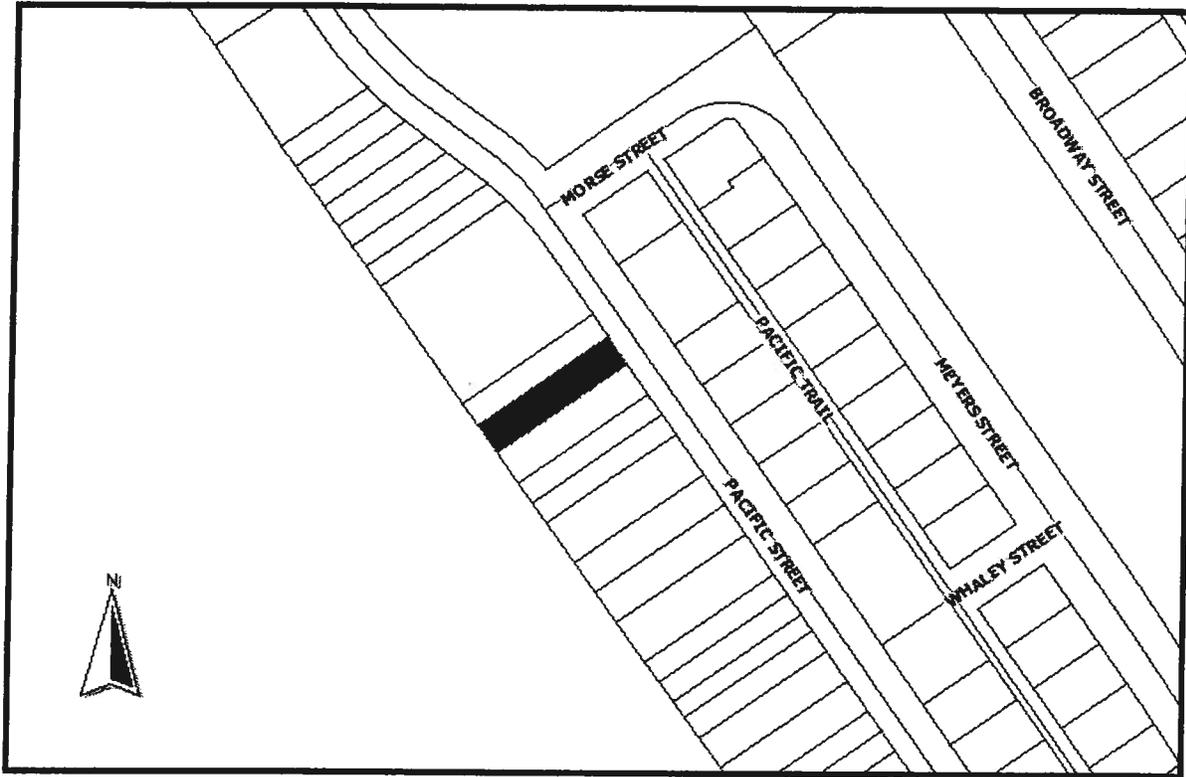
OCEAN



DU CHARME ARCHITECTURE
 LAURA DU CHARME CONROY NIA ARCHITECT
 7745 HERSCHEL AVENUE LA JOLLA CA 92037
 PHONE 619.454.3305 FAX 619.454.8502



	
THE UNIVERSITY OF CALIFORNIA, SAN DIEGO MATERIALS ENGINEERING DEPARTMENT 9500 LA JOLLA VILLAGE ROAD, SAN DIEGO, CALIF. 92037	
1	EXTERIOR BLOCKS - 1154 EPO STUCCO 758 - 94V7, 94E9, 94V1 - 9-
2	WINDOWS COLES WINDOWS & DOORS COLOR - LAPE COD
3	EXTERIOR BLOCK ROF BLOCK & BRICK VC REGALSTONE - LA 94Z
4	EXTERIOR BLOCK ROF BLOCK & BRICK VC BEAD BLAST - LA 94Z
5	ROOF JANSON CONCRETE ROOF TILE - SL550 - 3
6	BUILD - HP ROOFING
7	PLANTER MODERN BUILDERS SUPPLY 94AL - RIVER ROCK
8	WALL QUARTZ PAVERS MODERN BUILDERS SUPPLY SAN QUINTIN BLK
9	DEVEQUAY INLAY MODERN BUILDERS SUPPLY PORPHYRY RED/GOLD
TRASH 8 BEACH HOUSE 1611 S PACIFIC STREET OCEANSIDE, CA JANUARY 2008	
MATERIAL BOARD	
2	



File Number: RC-19-07

Applicant: Trash 8 Investments, LLC

Description:

REGULAR COASTAL PERMIT (RC-19-07) to allow for the demolition of a 2,196-square foot single-family residence and construct a new 6,859.5-square foot single-family residence with a three-car garage located at 1611 South Pacific Street. The project site is zoned RT (Residential Tourist District) and is situated within the South Oceanside Neighborhood and the Coastal Zone.
– 1611 S. PACIFIC ST.

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

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

Date: April 8, 2008

Public Hearing Coastal Permit
Identification No. RC-19-07

NOTICE OF PUBLIC HEARING
COASTAL DEVELOPMENT PERMIT

This is a notice to you as an interested party that the City of Oceanside Planning Commission will hold a public hearing on the Coastal Permit application of Lance Bradford/Trash 8 Investments, LLC. This application was received on September 17, 2007. The application is described as follows:

To allow for the demolition of a 2,196-square foot single-family residence and construct a new 6,859.5-square foot single-family residence with a three-car garage located at 1611 South Pacific Street.

The project site is zoned RT (Residential Tourist District) and is situated within the South Oceanside Neighborhood and the Coastal Zone.

Said hearing will be held on April 21, 2008, at 7:00 p.m. in the Council Chamber of City Hall, 300 North Coast Hwy., Oceanside, California at which time and place any and all interested persons may appear and be heard. Interested persons may contact the Planning Division at (760) 435-3520 after April 16, 2008, to be informed of the place on the agenda and the approximate time of hearing.

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

If you disagree with the decision of the Planning Commission concerning this project's conformance to the Local Coastal Plan, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate fee must be filed in the City Clerk's Office, 300 North Coast Hwy., Oceanside, no later than 5:00 p.m. on May 1, 2008 (10 days from the adoption of the Planning Commission Resolution).

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

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



Application for Public Hearing

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

RECEIVED
SEP 17 2007
Planning Department

STAFF USE ONLY

ACCEPTED BY

9/17/07

SN.

Please Print or Type All Information

PART I - APPLICANT INFORMATION

1. APPLICANT Lance Bradford, Manager Trash 8 Investments, LLC	2. STATUS Corporation
3. ADDRESS 3441 S. Eastern Ave. Las Vegas NY 89169	4. PHONE/FAX/E-mail 702-735-5030 702-735-4854
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Laura DuCharme Conboy, AIA DuCharme Architecture	
6. ADDRESS 7745 Herschel Ave. La Jolla CA 92037	7. PHONE/FAX/E-mail 858-454-5205 858-454-8502

HEARING

GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	
C.U.P.	
VARIANCE	
COASTAL	RC - A-07
O.H.P.A.C.	

PART II - PROPERTY DESCRIPTION

8. LOCATION 1611 S. Pacific Street, Oceanside	9. SIZE ± 7,600 sf.
10. GENERAL PLAN RES	11. ZONING RT
12. LAND USE Multi-family Res.	13. ASSESSOR'S PARCEL NUMBER 153-091-05-00

PART III - PROJECT DESCRIPTION

REV - 11/9/07, 12/21/07, 1/2/08

14. GENERAL PROJECT DESCRIPTION
Demolish existing single-family residence. Construct new 2-story single family residence with enclosed 3-car garage.

15. PROPOSED GENERAL PLAN RES (no change)	16. PROPOSED ZONING RT (no change)	17. PROPOSED LAND USE No change	18. NO. UNITS 1	19. DENSITY 5.7 units/acre
20. BUILDING SIZE 5,801.5 sf.	21. PARKING SPACES 3 (garage)	22. % LANDSCAPE 16.9%	23. % LOT COVERAGE or FAR 47%	

PART IV - ATTACHMENTS

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

PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print): Laura DuCharme Conboy	34. DATE 9.13.07	SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).
Sign: <i>Laura DuCharme Conboy</i>	35. OWNER (Print) Lance Bradford, Manager Trash 8 Investment, LLC	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		36. DATE 9.13.07 Sign: <i>Lance Bradford</i>



D U C H A R M E A R C H I T E C T U R E

November 1, 2007

Revised Description and Justification

for Proposed Development at 1611 South Pacific Street

Project Description

The project consists of the demolition of an existing single-story, single-family residence to be replaced by a conventional two-story, single-family residence with 3-car garage. The existing/proposed structure is and will continue to be used mainly as a vacation home for an extended family and friends. The formal entry is located on the south side of the property. Beach access and utility access is on the north side. The new residence consists of the following areas:

Living Area	2,050 sf	Lower level (Family room/wet bar, 2 bedrooms)
	3,488.5 sf	Middle level (Living room, dining room, kitchen, 5 bedrooms, playroom)
	<u>372.6 sf</u>	<u>Mezzanine levels (game room, sleeping loft)</u>
	5,911.1 sf	Residence
<u>Garage</u>	948 sf	<u>3 car garage, laundry and storage closets</u>
Total Area	6,859.5 sf	

The architectural character is contemporary, employing warm, natural materials installed in a refined manner. The following building materials are proposed:

Exterior walls	"Regalstone" masonry units Natural limestone Integral-color exterior stucco
Windows/doors	Clad wood, dual-glazed
Garage doors	Raised panel wood, stained
Flashing, gutters and downspouts	Copper
Balcony railings	Frameless, tempered, clear glass
Roofing	Light colored built-up roofing

Parking

A three-car garage is provided and accessed directly from South Pacific Street. The garage is set back 19 feet from the property line to give visual interest to the structural aesthetic.



D U C H A R M E A R C H I T E C T U R E

Height

The maximum height of the building varies but does not exceed 27' above grade (existing or proposed, whichever is lower). Chimney heights do not exceed 30' above grade. The roof along Pacific Street slopes down to lower the scale of the structure, matching the scale of neighboring two-story structures. The roof eave along this elevation is approximately 18'-6." The garage doors have been set well back from the face of the building with the second story cantilevering over guest parking spaces. This setback is intended to create visual interest along Pacific Street and to prevent the appearance of a "street of garage doors." Two vertical "dormer" windows accent the front façade. An entry trellis is proposed to add color and to announce the entrance.

This section of South Pacific Street slopes noticeably to the north. Attention was given to the adjacent neighbors in order to maintain as much of the existing connection as possible. To the south, the two properties are separated by an existing 6' tall wall, 56 feet in length. This wall is to remain and to extend toward the beach. The adjacent grade is currently higher. Our proposed entry walk will be raised, and will match the neighboring walk. Where the neighbor's stairs step down toward the beach, we propose terraced planters, again to harmonize and maintain status quo. Along the front northeast corner, we are proposing new steps and planters, and replacing the existing wood fence with a new stucco/block fence of equal height and length, to separate the two properties and to soften the effect of the neighbor's two-story high garage wall. Westward of the new wall, the grades of the two properties are connected.

Fences and Walls

In addition to the walls mentioned above, two low walls currently exist west of the stringline. These walls are to remain.

A trash enclosure will be provided near the northeast corner of the property, nestled under a flight of stairs and further screened from view by 54 inch tall wood gates.

Planting Concepts

Proposed landscaping is designed to accent the building, contributing color and softness. Plant materials are all tolerant of shoreline conditions (salt air, high winds), and as often as possible plants are drought tolerant.

Flowering bougainvillea and English ivy will decorate the entry planter and trellis, bringing color at and above eye level. Indian hawthorn and agapanthus will be included in the planters in the front yard. A specimen tree will accent the northeast corner of the building. The specimen tree is carefully positioned to bring higher foliage in front of the structure, providing a new view corridor opportunity toward the ocean.



D U C H A R M E A R C H I T E C T U R E

The driveway and parking areas will have widely spaced flagstones set in Korean grass (where uncovered by building above) and decorative gravel under the overhang. The existing and proposed sidewalls will be covered with vines (Silver Lace/fallopia aubertii, Thorndale English ivy/hedera helix 'Thorndale,' orange cape honeysuckle/tecomaria capensis).

Hedges are proposed along side property lines, as privacy screens where no walls are provided, including: metrosideros collinus 'springfire' and privet hedge/Ligustrum japonicum 'Texanum.' Paving/ground cover along the side yards will be railroad tie steps with gravel paving. Additional plant materials include: shore juniper, Jerusalem sage, sea lavender, and aeonium.

Setbacks

Blockface averaging

Section 3016 of the Oceanside Zoning Ordinance provides the option of using a blockface average in determining the front yard setback. For this section of South Pacific Street between Cassidy Street (to the south) and Morse Street (to the north), the block average is approximately 21 inches. The cantilevered dormers windows are closest to the front property line at approximately 30 inches.

Stringline

The City of Oceanside Certified Local Program has determined the position of a 'stringline,' establishing a building setback along the oceanfront that takes topographic conditions and existing structures into consideration in order to preserve views and access. According to the stringline photography exhibit dated 12/05/83 and provided by the City of Oceanside, and by a Stringline Exhibit prepared by Buccola Engineering the established stringline for the property, as measured from the front property line at the street is:

North Side of Property	118.91 feet
South Side of Property	112.30 feet

The angle of the stringline is dictated by the existing multi-family structure located 2 parcels to the north (which is positioned 7.5 feet seaward of our closest corner). The existing structure immediately north is built 2 feet past our proposed northwest corner. We present no problem from a view standpoint. The seaward edge of the existing structure immediately south is positioned 12.5 feet past our proposed southwest building corner.

Technically, we have maintained a 6 inch setback from the stringline. From a practical, view standpoint, we are well back of the neighboring properties and should pose no visual impediment.



D U C H A R M E A R C H I T E C T U R E

Side Yard Area Calculations

The required sideyard setbacks for the RT zone is an average 10 feet (minimum 5 feet). The majority of parcels in this block of South Pacific Street are residential properties zoned RT. The standard lot-width for this zone is 60 feet. The proposed project parcel width is 44.7 feet. While this lot width is substandard, it does not meet the minimum width identified in Section 1050(M) for a 'Substandard Lot.' According to that section, substandard lots of widths less than 40 feet can utilize 3 foot sideyard setbacks (a combined 6 feet).

Narrow lot notwithstanding, we have attempted to apply the setbacks of 10' with no portion of the habitable building located closer than 5', as regulated. We have used the formula outlined in the Zoning Ordinance Section 1050(L). See attached sheet for calculations.

Coastal Access

The Site is located 350 feet south of Buccaneer Beach Public Park, where pedestrian beach access is easily available. Additional beach access is provided 1,200 feet south of the property, at the end of Cassidy Street. Access is via an ample stairway leading directly to a sand beach. At both locations, no revetment impedes access the water.

Conclusion

The project, located on a fairly level lot (no hillside conditions) that proposes to replace an existing residence with a new residence, maintaining the land use, utilities, access, etc. It has been our goal to design a project consistent and in conformance with the General Plan and the Zoning Ordinance. Every effort has been made to design a project that is sensitive to the neighboring properties, an aesthetic enhancement to the area, and a unique and comfortable home for its owners.

Legal Description for 1611 South Pacific Street,
Oceanside, CA 92054 APN 153-091-05-00

EXHIBIT "A"

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

Lot 15 and the Northwesterly ½ of Lot 16, Block "E", Ocean Front Addition, in the City of Oceanside, City of San Diego, State of California, according to Map thereof No. 909, filed in the Office of the County Recorder of San Diego County, June 8, 1904.

Excepting therefrom that portion if any heretofore now lying below the mean high tide line of the Pacific Ocean.



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(30 days)

1. **APPLICANT:** Trash 8 LLC
2. **ADDRESS:** 1611 S. Pacific Street
Oceanside CA. 92054
3. **PHONE NUMBER:** (858) 454 -5205
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Faith Burton, Planner I
6. **PROJECT TITLE:** 1611 S. PACIFIC (RC-19-07)
7. **DESCRIPTION:** REGULAR COASTAL PERMIT (RC-19-07) FOR THE DEMOLITION OF AN EXISTING 2,958 SQUARE FOOT RESIDENTIAL STRUCTURE AND THE CONSTRUCTION OF A NEW 6,859.1 SQUARE FOOT SINGLE FAMILY RESIDENCE LOCATED AT 1611 SOUTH PACIFIC STREET IN THE SOUTH OCEANSIDE NEIGHBORHOOD AND WITHIN THE COASTAL ZONE.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on that review, the Environmental Coordinator finds that the proposed project constitutes interior alterations involving such things as interior partitions, plumbing and electrical conveyances, and the project is categorically exempt. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section _____, <name> (Sections 15260-15277); or,
- The project is categorically exempt, Class three, "New Construction or Conversion of Small Structures" (Section 15303 (a)) ; or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

Faith Burton, Planner I

Date: April 21, 2008

cc: Project file Counter file Library

Posting: County Clerk \$50.00 Admin. Fee