AGENDA NO6

PLANNING COMMISSION *STAFF REPORT*

DATE: May 18, 2009

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A TIME EXTENSION FOR A TENTATIVE PARCEL MAP (P-1-06), DEVELOPMENT PLAN (D-1-06) AND CONDITIONAL USE PERMITS (C-1-06, C-2-06) TO CREATE THREE RESIDENTIAL LOTS, TO CREATE 15 COMMERCIAL CONDOMINIUMS, AND TO ALLOW OFF-STREET PARKING ON LANDS DESIGNATED AS RESIDENTIAL AND CONSIDERATION OF A REVISION TO DEVELOPMENT PLAN (D-29-85) TO ALLOW ENHANCEMENTS TO AN EXISTING COMMERCIAL BUILDING. THE PROJECT SITE IS LOCATED AT 2420 VISTA WAY, IS ZONED RS (SINGLE-FAMILY RESIDENTIAL) AND CP (PROFESSIONAL COMMERCIAL), AND IS SITUATED WITHIN THE FIRE MOUNTAIN NEIGHBORHOOD. – OCEANVIEW PLAZA – APPLICANT: OCEANVIEW PLAZA INVESTORS LLC**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

Confirm issuance of a Class 1 categorical exemption for "Existing facilities" pursuant to Section 15301(e) of the California Environmental Quality Act and adopt Planning Commission Resolution No. 2009-P27 approving a time extension for P-1-06, D-1-06, C-1-06 and C-2-06 and approving a revision to D-29-85 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: On October 21, 1985, the Planning Commission unanimously approved Development Plan (D-29-85) by adopting Resolution No. 85-P108 for the construction of a commercial building located at 2420 Vista Way.

On December 4, 1985, the City Council unanimously approved Development Plan (D-29-85) by adopting Resolution No. 85-259.

On January 8, 2007, the Planning Commission on a 5-to-0 vote approved Tentative Parcel Map (P-1-06), Development Plan (D-1-06), and Conditional Use Permits (C-1-06 and C-2-06) by adopting Resolution No. 2007-P01. The project proposed subdividing an existing residential lot into three lots and proposed development guidelines for the future construction of single-family homes on two of the lots. The third residential lot would be used for off-street parking associated with the adjacent commercial building located at 2420 Vista Way. The commercial building would be subdivided into 15 commercial condominiums.

On March 21, 2007, the City Council on 3-to-2 vote approved Tentative Parcel Map (P-1-06), Development Plan (D-1-06), and Conditional Use Permits (C-1-06 and C-2-06) by adopting Resolution No. 07-R0115-1.

On May 9, 2008, the City Planner approved an application for Substantial Conformity (SC-25-08) which lowered the height of the parking area on the westerly portion of Lot 3 and reconfigured the arrangement of the off-street parking spaces on Lot 3.

Site Review: The project site consists of two lots. The lot at 2420 Vista Way is situated within the Commercial Professional District, while the adjoining westward lot is located within the Single-Family Residential District (RS).

The lot at 2420 Vista Way encompasses a 1.1-acre area and is improved with a 26,440-square foot 13-suite office building. The site includes 74 off-street parking spaces, which have proven insufficient to accommodate the current off-street parking demand.

The westward 0.96-acre lot is currently undeveloped and is accessed from Ivy Road. The area of proposed improvements slopes gently to the south, approximately 10:1 (horizontal to vertical), with elevations ranging from approximately 86 feet (MSL) at the northerly portion of the property along Ivy Road to approximately 48 feet (MSL) at the southeastern portion of the property along Vista Way.

Project Description: The project application is comprised of two components: a Time Extension and a Revision.

Time Extension for Tentative Parcel Map (P-1-06), Development Plan (D-1-06), and Conditional Use Permits (C-1-06 and C-2-06) represents a request for the following:

- Tentative Parcel Map (P-1-06TE): A 24-month time extension of a previously approved three-lot subdivision and 15-unit commercial condominium pursuant to Section 607 of the Subdivision Ordinance.

- Development Plan (D-1-06TE): A 36-month time extension of previously approved development guidelines for the future construction of single-family homes on Lots 1 and 2 pursuant to Article 10 of the Zoning Ordinance.

- Conditional Use Permits (C-1-06TE and C-2-06TE): A 36-month time extension of two previously approved conditional use permits for panhandle access to Lot 2 of the residential subdivision and for off-street parking on lot 3 of the residential subdivision pursuant to Articles 10 and 30 of the Zoning Ordinance.

Revision to Development Plan No. D-29-85 REV08 represents a request for the following: a revision to a previously approved Development Plan for facade enhancements to an existing commercial building pursuant to Article 11 of the Zoning Ordinance.

The applicant requests a time extension of their entitlements (P-1-06, D-1-06, C-1-06 and C-2-06) which were approved by City Council on March 21, 2007. The project conditions would remain unchanged, with the exception of the expiration date.

Tentative Maps, such as P-1-06, are subject to a City Council Policy that limits time extensions to 24 months. Similarly, the proposed Tentative Parcel Map is subject to recently enacted Senate Bill 1185, which extends the expiration date for approved Tentative Maps by one year. (Senate Bill 1185 is enacted as Government Code Section 66452.21.) Therefore the subject time extension of P-1-06 is determined by a combination of the Senate Bill and City Council Policy. The Planning Commission may extend the Tentative Parcel Map P-1-06 until March 21, 2012.

Pursuant to Section 4308(c), the Development Plan (D-1-06) and Conditional Use Permits (C-1-06 and C-2-06) may be extended until March 21, 2012.

The applicant also requests a revision to Development Plan D-29-85. They propose to change the appearance of the existing commercial building located at 2420 Vista Way. The scope of the revision to Development Plan D-29-85 includes changing the location of the front entry lobby from the second floor to the ground level. The entry will be enhanced by a glass atrium that extends vertically from the ground level to the building's parapet. The exterior of the building is proposed to be resurfaced with a warm brown color stucco and accent tile. Two metal canopies are proposed and would face Vista Way. One canopy would project over the building's entrance and the second would be located over one of the two garage entrances.

The project is subject to the following State Government Codes and City Ordinances:

1. State of California Government Codes
2. Subdivision Ordinance
3. General Plan Land Use Element
4. Zoning Ordinance
5. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. State of California Government Code

Pursuant to the State of California Government Code Section 66452.21(a) "the expiration date of any ... tentative parcel map for which a ... tentative map ... has been approved that has not expired on the date that the act ... became effective and that will expire before January 1, 2011, shall be extended by 12 months." Tentative Parcel Map P-1-06 was effective at the time Section 66452.21 became effective and it would have expired before January 1, 2011. The expiration date of Tentative Parcel Map P-1-06 was extended to March 21, 2010 by Government Code Section 66452.21(a). Therefore, the proposed two-year time extension for Tentative Parcel Map P-1-06 would commence on March 21, 2010 due to Section 66452.21(a).

2. Subdivision Ordinance compliance

The expiration and extension of a Tentative Parcel Map is subject to Sections 408, 409 and 607 of the Subdivision Ordinance. The subdivider has requested an extension of the expiration date of City Council's action approving P-1-06, D-1-06, C-1-06 and C-2-06 in accord with the provisions of Section 409 of the Subdivision Ordinance. Pursuant to Section 409.C, the time at which the tentative map expires may be extended by the Planning Commission for a period or periods up to but not exceeding a total of three years from the original expiration date. Staff is recommending that the Planning Commission approve extending the action for 24 months in conformance with City Council Policy 300-05. The proposed two-year time extension for P-1-06 would conclude on March 21, 2012, in accordance with City Council Policy 300-05.

3. General Plan conformance

The General Plan Land Use Map designations for the subject property are Single-Family Residential (SFD-R) and Professional Commercial (PC). The proposed time extension of P-1-06, D-1-06, C-1-06 and C-2-06 and the proposed revision to D-29-85 conform to the Community Development Goal, objectives, and policies of the General Plan as follows:

Land Use Element II. Community Development

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

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

Policies:

B. Individual residential parcels shall be organized or laid out in a fashion that promotes functional and aesthetically pleasing neighborhoods.

C. Individual residential parcels shall provide building pad areas that are reflective of the minimum lot area established for the area.

The proposed three-lot subdivision of SFD-R lands conforms to the Land Use Objective 2.02 and Policies A through D, because the subdivider proposes the adoption of residential development guidelines. The proposed subdivision of residential lands would be laid out in a fashion similar to other lots in the Fire Mountain Neighborhood (for example, the proposal includes panhandle access to Lot 2). The proposal would provide building pad areas satisfying the minimum lot area established for an SFD-R designation.

Objective 2.2 Commercial Development: To promote and preserve a balance of successful markets and services in aesthetic, people-oriented associations that are compatible and organized to surrounding land uses.

Policies 2.27 Commercial Design:

A. Commercial architecture shall emphasize establishing prominence and identity to businesses while presenting tasteful, dignified, and visually appealing designs compatible with their surroundings.

B. Landscape design shall incorporate areas for benches, trash receptacles, bicycle racks, and other forms of street furniture where appropriate.

C. Parking areas shall be designed to meet the following criteria: (1) Parking spaces shall be provided in sufficient number to serve all proposed and probable uses within the development. (2) Parking areas shall balance the number of spaces according to individual tenant requirements. (3) Parking spaces shall be located within convenient walking distance to commercial structures. (4) Access lanes shall be located so not to disrupt pedestrian movements nor traffic flow from parking area loading aisles. (5) Compact parking spaces shall be well dispersed throughout the parking area.

D. Trash disposal areas and loading/unloading facilities shall be screened from view and, whenever possible, separated from customer serving areas.

E. All commercial developments shall be designed to insure that visual, noise, lighting, traffic, and other negative impacts do not adversely affect surrounding residential areas.

The proposed site improvements associated with P-1-06, D-1-06, C-1-06 and C-2-06 conform to the Land Use Objective 2.2 and Policy 2.27, because the landscaping and parking area are designed to insure that visual, noise, lighting, traffic, and other impacts do not adversely affect surrounding residential areas. This includes continuing specific conditions adopted by the City Council Resolution No. 07-R0115-1. Therefore, the proposed time extension for P-1-06, D-1-06, C-1-06 and C-2-06 conforms to Land Use Element Objective 2.2.

The proposed changes to the existing commercial building (D-29-85) conform to the Land Use Objective 2.2 and Policy 2.27, because the proposed revisions to the building's exterior are more compatible with the architecture of adjacent commercial buildings in the area. Therefore, the proposed revision to D-29-85 conforms to Land Use Element Objective 2.2.

4. Zoning Ordinance compliance

The project site is situated within the Single-Family Residential (RS) District and the Commercial Professional (CP) District. The proposal is subject to the regulations of Zoning Ordinance, including Articles 10, 11, 30, 41 and 43. The proposed three-lot subdivision, the proposed residential development guidelines, the proposed panhandle access to Lot 2, and the proposed off-street parking on Lot 3 comply with the land use regulations and development standards of the Zoning Ordinance as described in Table 1.

Table 1: Comparing Residential Development Regulations and P-1-06, D-1-06, C-1-06 and C-2-06

Standard	Section 1050 Requirement	Proposed Project
Base density	3.6 du/ac	2.08 du/ac
Minimum site area	10,000 SF	Parcel 1: 10,180 SF Parcel 2: 10,096 SF
Minimum lot width	65-feet	Parcel 1: 107.49-feet Parcel 2: 122.14-feet
Required Front Yard	20 feet	20 feet
Required Corner Side Yard	10 feet	10 feet
Required Rear Yard	15 feet	15 feet
Off-street parking	2-car garage (20-ft wide x 19-ft deep)	3-car garage (20-ft wide x 19-ft deep; and 9-ft wide x 19-ft deep)
Maximum building height	36-feet	36-feet
Maximum lot coverage	45%	45%
Minimum size of home	-	2,500

As shown by Table 2, the proposed architectural changes to the existing commercial building located at 2420 Vista Way also comply with the development standards of Section 1130 of the Zoning Ordinance.

Table 2: Comparing Commercial Development Regulations and the revision to D-29-85.

Standard	Section 1130 Requirement	Proposed Building Change
Required Front Yard	20 feet	20 feet
Required Corner Side Yard	20 feet	20 feet
Required Rear Yard	10 feet	10 feet
Maximum Lot Coverage	50%	20%
Minimum Site Landscaping	15%	18%
Off-street Parking	114 spaces	124 spaces

The proposed time extension and the proposed revision to a Development Plan complies with the conditions adopted by City Council Resolution 07-R0115-1 and the development regulations of the Zoning Ordinance, including building height, lot coverage, access, and off-street parking.

DISCUSSION

Issue: Site fencing, landscaping, skateboard activities, light standard height, maintenance, and shuttle service were concerns raised by the public during the March 21, 2007 City Council Meeting.

Recommendation: Prior to approving Oceanview Plaza on March 21, 2007, the City Council adopted eleven project specific conditions to address concerns raised by the public. These conditions are enumerated as a - k of Condition No. 3 of Resolution No. 07-R0115-1. Condition No. 3 shall remain in effect with the granting of a time extension for P-1-06, D-1-06, C-1-06 and C-2-06. Condition No. 3 remains in effect with granting a revision to Development Plan D-29-85. Staff recommends that the Planning Commission grant the proposed time extension and the proposed enhancements to the building's lobby and exterior appearance.

Issue: Substantial Conformity SC-25-08 changed the approved Oceanview Plaza site plan.

Recommendation: The approved substantial conformity was limited to the parking structure on Lot 3. The overall elevation was reduced and the proposed parking structure was eliminated. The revised site plan includes 124 off-street parking spaces. All previous conditions of approval are not modified by the approved substantial conformity. Staff recommends that the reducing the elevation of the parking area on Lot 3 and eliminating the parking structure significantly improves the scope of the proposed project. The redesigned parking area on Lot 3 reduced the potential impacts to the surrounding residential lots.

ENVIRONMENTAL DETERMINATION

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and the project is exempt under the provisions of the California Environmental Quality Act (CEQA) Class 1 15301, Categorical Exemption "Existing Facilities."

PUBLIC NOTIFICATION

Pursuant to Article 41 of the Oceanside Zoning Ordinance, Legal notice was published in the North County Times and notices were sent to property owners of record/and occupants within a 1,500-foot radius of the subject property, to individuals/organizations requesting notification, and to the applicant.

SUMMARY

The proposed time extension for Tentative Parcel Map (P-1-06), Development Plan (D-1-06), and Conditional Use Permits (C-1-06 and C-2-06) is consistent with State Statutes, the land use policies of the General Plan, the Subdivision Ordinance, and the Zoning Ordinance. The proposed revision to Development Plan D-29-85 is consistent with the land use policies of the General Plan and the requirements of the Zoning Ordinance. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached Resolution. Staff recommends that the Planning Commission:

-- Move to approve a time extension for Tentative Parcel Map (P-1-06), Development Plan (D-1-06), and Conditional Use Permits (C-1-06 and C-2-06) and a revision to Development Plan D-29-85 and adopt Planning Commission Resolution No. 2009-P27 as attached.

PREPARED BY:

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SUBMITTED BY:

Jerry Hittleman
City Planner

JH/JH/fil

Attachments:
1. Resolution 2009-P27
2. Legal Description
3. Application for Planning Commission Hearing filed December 23, 2008
4. Applicant's project description and justification
5. Building facade renderings, site plan, floor plans,Tentative Parcel Map, Development Plan, and Slope Analysis
6. Approved Substantial Conformity SC-25-087.
8. City Council Resolution No. 07-R0115-1
9. Planning Commission Resolution No. 2007-P01
10. City Council Resolution No. 85-P108

PLANNING COMMISSION
RESOLUTION NO. 2009-P27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A TIME EXTENSION FOR A TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, AND CONDITIONAL USE PERMITS AND APPROVING A REVISION TO A DEVELOPMENT PLAN ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO:	P-1-06TE, D-1-06TE, C-1-06TE, C-2-06TE and D-29-85REV
APPLICANT:	Oceanview Plaza Investors, LLC
LOCATION:	2420 Vista Way

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

WHEREAS, the Planning Commission unanimously approved Development Plan D-29-85 on October 21, 1985 by adopting Resolution No. 85-P108; and

WHEREAS, the City Council unanimously approved Development Plan D-29-85 on December 4, 1985 by adopting Resolution No 85-259; and

WHEREAS, the Planning Commission on a 5-to-0 vote approved Tentative Parcel Map P-1-06, Development Plan D-1-06, and Conditional Use Permits C-1-06 and C-2-06 on January 8, 2007 by adopting Resolution No. 2007-P01; and

WHEREAS, the City Council on 3-to-2 vote approved Tentative Parcel Map P-1-06, Development Plan D-1-06, and Conditional Use Permits C-1-06 and C-2-06 on March 21st, 2007 by adopting Resolution No. 07-R0115-1; and

WHEREAS, on May 9, 2008, the City Planner approved an application for Substantial Conformity (SC-25-08) which lowered the height of the parking area on the westerly portion of Lot 3 and reconfigured the layout of the off-street parking on Lot 3;

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a time extension to a Tentative Parcel Map, Development Plan, and Conditional Use Permits under the provisions of Articles 11, 41, and 43 of the Zoning Ordinance of the City of Oceanside AND there was filed with this Commission a verified petition requesting a revision to a Development Plan D-29-85 under the provisions of Articles 11 and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

(a) a time extension for a three lot subdivision of an existing 2.16-acre site, for a 15-unit commercial condominium subdivision of an existing building; to permit off-street parking land use within a residential district, for panhandle access to Parcel 2 of the proposed residential subdivision; and for associated site improvements; and

(b) a revision to a Development Plan to allow facade enhancements to an existing building; on certain real property described in the project description;

WHEREAS, the Planning Commission, after giving the required notice, did on the 18th day of May, 2009, conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, the project is exempt from environmental review.

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

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

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is $2,843-$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	$2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	$2.63 per square foot residential
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip
Thoroughfare Fee	Ordinance No. 83-01	$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
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.
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.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	$4,326 per unit.

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

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

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

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

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

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

FINDINGS:

For the Time Extension of the Tentative Parcel Map (P-1-06):

1. The Time Extension to Tentative Parcel Map (P-1-06) proposes the same subdivision as the previously approved Tentative Parcel Map approved by the City Council on March 21, 2007 and no changes have occurred.

2. Pursuant to the State of California Government Code Section 66452.21(a) "the expiration date of any ... tentative parcel map for which a ... tentative map ... has been approved that has not expired on the date that the act ... became effective and that will expire before January 1, 2011, shall be extended by 12 months." Tentative Parcel Map P-1-06 was effective at the time Section 66452.21 became effective and it would have expired before January 1, 2011.

3. The developer has diligently worked to complete obligations within the original two-year period. The developer is near completion of the map and has been working diligently with the Engineering Division on finalizing the map.

4. That the design of the subdivision or the proposed improvements will not cause substantial environment damage with the proposed mitigation or substantially and avoidably injure fish or wildlife or their habitat.

5. The proposed subdivision creates parcels that are consistent and meet or exceed the requirements for development within the RS (Single-Family Residential) and CP (Commercial Professional) Zoning Districts. The subdivision map is consistent with the General Plan of the City, including General Plan Objective 2.02 Residential Subdivision. The proposed three-lot subdivision of SFD-R lands conforms to the Land Use Objective 2.02 and Policies A through D, because the subdivider proposes the adoption of residential development guidelines. These guidelines would be recorded as covenants and would require an Administrative Development Plan be approved prior to construction of homes on Lots 1 and 2. This process affords the City the opportunity to review the proposed development for compliance with the General Plan, the Zoning Ordinance, and the adopted development guidelines, including requirements to provide residential building pad dimensions sufficient in size to accommodate an aesthetically pleasing and efficient dwelling unit. The proposed subdivision of residential lands would be laid out in a fashion similar to other lots in the Fire Mountain Neighborhood

(for example, the proposal includes panhandle access to Lot 2). The proposal would provide building pad areas satisfying the minimum lot area established for an SFD-R designation.

6. The 2.16-acre site is physically suitable for the subdivision of the existing property into three parcels and establishment of 15 condominium units within the existing building.

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

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

For the Time Extension of the Development Plan (D-1-06):

1. The site plan and physical design of the project is consistent with the Zoning Ordinance and the underlying RS (Single-Family Residential) and CP (Commercial Professional) Zones.

2. The Development Plan conforms to the General Plan of the City, including Community Enhancement and Community Development goals, objectives, and policies. For example, the Development Plan conforms with General Plan Objective 2.02 Residential Subdivision and Objective 2.2 Commercial Design. The proposed site improvements associated with P-1-06, D-1-06, C-1-06 and C-2-06 conform to the Land Use Objective 2.2 and Policy 2.27, because the landscaping and parking area are designed to insure that visual, noise, lighting, traffic, and other impacts do not adversely affect surrounding residential areas. This includes continuing specific conditions adopted by the City Council Resolution No. 07-R0115-1. Therefore, the proposed time extension for P-1-06, D-1-06, C-1-06 and C-2-06 conforms to Land Use Element Objective 2.2. The proposed changes to the existing commercial building (D-29-85) conform to the Land Use Objective 2.2, because the proposed revisions to the building's exterior are more compatible with the architecture of adjacent commercial buildings in the area. Therefore, the proposed revision to D-29-85 conforms to Land Use Element Objective 2.2

3. The project site can be adequately served by existing public facilities, services and utilities.

4. The project, as proposed, is compatible with the existing and potential development on adjoining properties or in the surrounding neighborhood.

5. The site plan and parameters for the architecture and physical design of the project is consistent with the policies contained within the Land Use Element of the General Plan.

For the Time Extension of the Conditional Use Permit (C-1-06) to allow panhandle access:

1. The proposed use of a panhandle access and the proposed location of the lot are in accord with the objectives of the Zoning Ordinance and the purposes of the RS District in which it is located, including Section 1050(Y) of the Zoning Ordinance.

2. The use of panhandle access, and the proposed conditions under which they would be established or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City. Panhandle access to residential lots is common to subdivisions within the Fire Mountain Neighborhood.

For the Time Extension of the Conditional Use Permit (C-2-06) to permit parking in a project subject to differing zoning classifications (off-street parking within a Residential District and construction of a parking structure to serve a Professional Commercial site):

1. The site on which the parking is to be located is contiguous to the site on which the medical office building is located. The site is not separated by any public right-of-way and the applicant proposes that the two sites be combined into one lot.

2. All property is under the same ownership.

3. The proposed parking facility, as conditioned, will not cause any detriment to the surrounding area or land uses in near proximity to the site. The parking area will be buffered from adjacent residential uses by landscaping and a natural slope where the residential land use is at least 10 feet above the off-street parking area.

4. The proposed parking facility is consistent with all applicable provisions contained within the Zoning Ordinance, including Section 3014. Conditions have been placed to insure compliance with applicable building and safety codes, including but not limited to parking facility lighting. The lighting of the parking area will be properly shielded so as to prevent glare on any adjacent property.

5. The site having a residential designation is less than 0.5 acres.

6. The proposed off-street parking facility will provide a necessary function for continued use of the site. The use is consistent with the land use policies of the General Plan and the underlying zones.

For a Revision to Development Plan D-29-85:

1. The site plan and the revised physical design of the existing commercial building, commonly known as Oceanview Plaza, including a revised front entry at the ground level, painting building's exterior a brown color, adding accent tile to the building's facade, and constructing two metal canopies, are consistent with the purposes of the Zoning Ordinance, including Articles 11 and 30.
2. The revision to the Development Plan, as proposed, conforms to the policies, objectives, and goals of General Plan of the City, including Community Enhancement Goal, Objective 1.23 Architecture "The architectural quality of all proposed projects shall enhance neighborhood and community values and City image." The proposed site enhancements modernizes the appearance of a 20-year old building and the proposed facade changes will are in harmony with the architecture of the commercial building to the east of the project site.
3. The area covered by the revision to the Development Plan can be adequately, reasonably and conveniently served by the existing and planned public services, utilities, and public facilities.
4. The revision to the Development Plan, as proposed, is compatible with the existing and potential development on adjoining properties, including the existing commercial building to the east of the project site.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve the Time Extension for Tentative Parcel Map (P-1-06), Development Plan (D-1-06), and Conditional Use Permits (C-1-06 and C-2-06) and approve a Revision to Development Plan (D-29-85) subject to the following conditions:

1. Entitlements and conditions of approval for the original approved Tentative Parcel Map (P-1-06), Development Plan (D-1-06), and Conditional Use Permits (C-1-06 and C-2-06), as identified in City Council Resolution No. 07-R0115-1, and by reference Planning Commission Resolution No. 2007-P01, shall remain in effect. Pursuant to the State Map Act, improvements shall be required at the time of subdivision.

2. A covenant, reviewed and approved by the City Attorney, shall be recorded attesting to the conditions approving a time extension, a revision to a Development Plan, and to those of City Council Resolutions No. 07-R0115-1 and 85-259. A certificate setting forth the recordation shall be placed on the map.

3. That all of the conditions of Resolution No. 07-R0115-1 adopted on March 21, 2007 and Resolution No. 2007-P01 adopted January 8, 2007 continue to apply, except that Condition No. 60 of Resolution No. 2007-P01 which is amended to change the expiration date of P-1-06, D-1-06, C-1-06 and C-2-06 by this Resolution.

4. Tentative Parcel Map P-1-06 shall expire 24 months after March 21, 2010, because State of California Government Code Section 66452.21 extended the March 21, 2009 expiration date 12 months.

5. Development Plan D-1-06 and Conditional Use Permits C-1-06 and C-2-06 shall expire 36 months after the March 21, 2009.

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6. Entitlements and conditions of approval of the Development Plan D-29-85, as identified in City Council Resolution No. 85-259 and it's Exhibit "B" Planning Commission Resolution No. 85-P108 adopted on December 4, 1985, shall remain in effect, except for the following revision to D-29-85 which approves building facade enhancements as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without the City Planner's approval. Substantial deviations shall require a revision to the Development Plan or a new Development Plan.

PASSED AND ADOPTED Resolution No. 2009-P27 on May 18, 2009 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Claudia Troisi, Chairperson
Oceanside Planning Commission

ATTEST:

_____
Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2009-P27.

Dated: May 18, 2009

Dated: April 23, 2009

Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may be required as stated herein:

_____ Date: _____
Oceanside Plaza Investors, LLC

OCEANVIEW PLAZA
TIME EXTENSION & REVISED DEVELOPMENT PLAN

LEGAL DESCRIPTION

PARCEL A: PARCEL 4 OF PARCEL MAP NO. 14380, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 23, 1986 AS INSTRUMENT NO. 86-306826 OF OFFICIAL RECORDS.

PARCEL B: ALL THAT PORTION OF LOT 2 IN BLOCK "E" OF NORTH CARLSBAD, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1888, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON MARCH 1, 1926.

Received
DEC 23 2008
Planning Division

Application For Planning Commission Hearing

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

Received
DEC 23 2008
Planning Division

Please Print Or Type All Information

STAFF USE ONLY	
ACCEPTED 12/23/08	BY SN.

HEARING		
	GPA	
	MASTER/SP.PLAN	
	ZONE CH.	
	TENT. MAP	
x	PAR. MAP	P-1-06TE08
x	DEV. PL	D-1-06TE08
x	C.U.P.	C-1-06TE08, C-2-06T
	VARIANCE	
	COASTAL	
	O.H.P.A.C.	

PART I - APPLICANT INFORMATION

1. APPLICANT	2. STATUS
Oceanview Plaza Investors, LLC.	Owner
3. ADDRESS	**4. PHONE / FAX**
12815 Via Nestore Del Mar, CA 92014	858-337-0545 858-720-9181 (Fax)

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)
The Lightfoot Planning Group

6. ADDRESS	7. PHONE
5750 Fleet Street, Suite 250 Carlsbad, CA 92008	(760) 692-1924 phone (760) 692-1935 fax

PART II - PROPERTY DESCRIPTION

8. LOCATION
2420 Vista Way, Oceanside, CA 92054

9. SIZE
2.16 acres

10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER
SFD-R/PC	RS/CP	Vacant/ Existing Building	165-240-22, 63

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION
A time extension request for 2 years for an approved tentativeparcel map for 2 single-family residential lots and a 13-unit office condominium, a 3 year extension request for the development plan for the associated residential and commercial development and conditional use permits to allow off-street parking on the adjacent property to serve the existing office building and for panhandle access onto a residential lot. Allow architectural modifications to the existing commercial building facade.

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
NO CHANGE	NO CHANGE	Vehicular parking area and two single family homes	2 SFD units, 13 office condos	2.13 DU/AC

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE
22,888 sq. ft.	124	18%	20.20%

PART IV - ATTACHMENTS

ALL APPLICATIONS				DEV. PLANS, C.U.P.s & TENT. MAPS	
X	24. DESCRIPTION/JUSTIFICATION	X	25. LEGAL DESCRIPTION	X	30. FLOOR PLANS & ELEVATIONS
X	26. 1,500-FT. RADIUS MAP, LIST, CD	X	27. PROPERTY OWNERS' LIST	N/A	31. CONSTRUCTION SCHEDULE
X	28. ENVIRONMENTAL ASSESSMENT	X	29. PLOT PLANS	N/A	32. OTHER

PART V - SIGNATURES

THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.

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).

33. APPLICANT OR REPRESENTATIVE (Print):	34. DATE
Eric Thies	12/8/08

Sign:

37. OWNER (Print)	38. DATE
Eric Thies	12/8/08

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

Sign:

35. APPLICANT (Print):	36. DATE
Eric Thies	12/8/08

Sign:

39. OWNER (Print):	40. DATE
Received DEC 23 2008 Planning Division	

Sign:

JULIANA

OCEANVIEW PLAZA

Tentative Parcel Map, Development Plan
and Conditional Use Permits
P-1-06, D-1-06, C-1-06, C-2-06
SC-25-08

TIME EXTENSION AND REVISED DEVELOPMENT PLAN

Description & Justification
revised February 2009

The purpose of this application is to request a 2 year time extension for the Tentative Parcel Map, and a 3 year time extension for the Development Plan and Conditional Use Permits for the Oceanview Plaza project. The Oceanview Plaza project was originally approved on January 8, 2007, through Planning Commission Resolution 2007-P01, and subsequently reaffirmed by the City Council on March 21, 2007 through Council Resolution 07-R0115-1. A modification to the project was approved on May 5,2008 through Substantial Conformance SC-25-08.

The tentative parcel map for the project qualified for the automatic extension for an additional year through Senate Bill 1185. This State Law automatically extends the life of a tentative map for an additional year for all maps that had not expired by July 15, 2008, but would expire by January 1, 2011. With the project approved on March 21, 2007, the project approvals would expire by March 21, 2009, so it is eligible for the automatic one year extension. The new expiration date for the Tentative Parcel Map is March 21, 2010. Other approvals (including the Development Plan and CUP's) are not automatically extended and require separate approval by the City of a time extension. With slowing of the economy and building industry, the applicant is not certain that the project can be completed within the allotted time. Thus the applicant is requesting this additional 2-year time extension for the tentative parcel map, and the 3-year extension on the Development Plan and Conditional Use Permits to match the extensions on the tentative map. The new expiration date for all discretionary approvals would be March 21, 2012.

Following the aforementioned approvals, the applicant has been working diligently on the final plans for the project and is very close to obtaining the grading permit and having the Final Map ready to record. This time extension will allow the time necessary to finish the Final Map process and let the project move forward to the construction phase as market conditions warrant.

Additionally, the applicant has decided to make improvements to the building's exterior and entryway. Currently, tenants and guests enter the building on the second floor, using either the exterior front steps or the elevator which is accessible only from within the underground parking garage, one level lower. The revision to the front entry includes creating an entrance on the ground level, with access to the elevator and stairs from within the remodeled main lobby area. Elevator access from inside the garage will remain. The revisions create a more welcoming and functional entry to the building with substantially enhanced ADA accessibility. The entry area will be enhanced with an atrium that extends from the ground all the way up to the highest point of the front facade; it is proposed to be constructed using all glass windows. This new entry creates a striking and dramatic entry for the street elevation of the existing building. Interior layouts of the

office suites do not have any additional changes proposed.

The applicant is also proposing refinishing the buildings exterior to upgrade the materials and design. Currently the building is a stucco surface painted a light cream color. The proposed changes will enhance the building's architecture with a new warm brown paint with accent tile along most of buildings surface, above and below windows. Two metal canopies have been included on the front elevation; one over the entry with the street address prominently shown, and the second is over one of the underground parking garage entrances.

The proposed changes to the exterior elevations do not alter the site's development standards. Below is a table of applicable development standards for the Commercial Professional District:

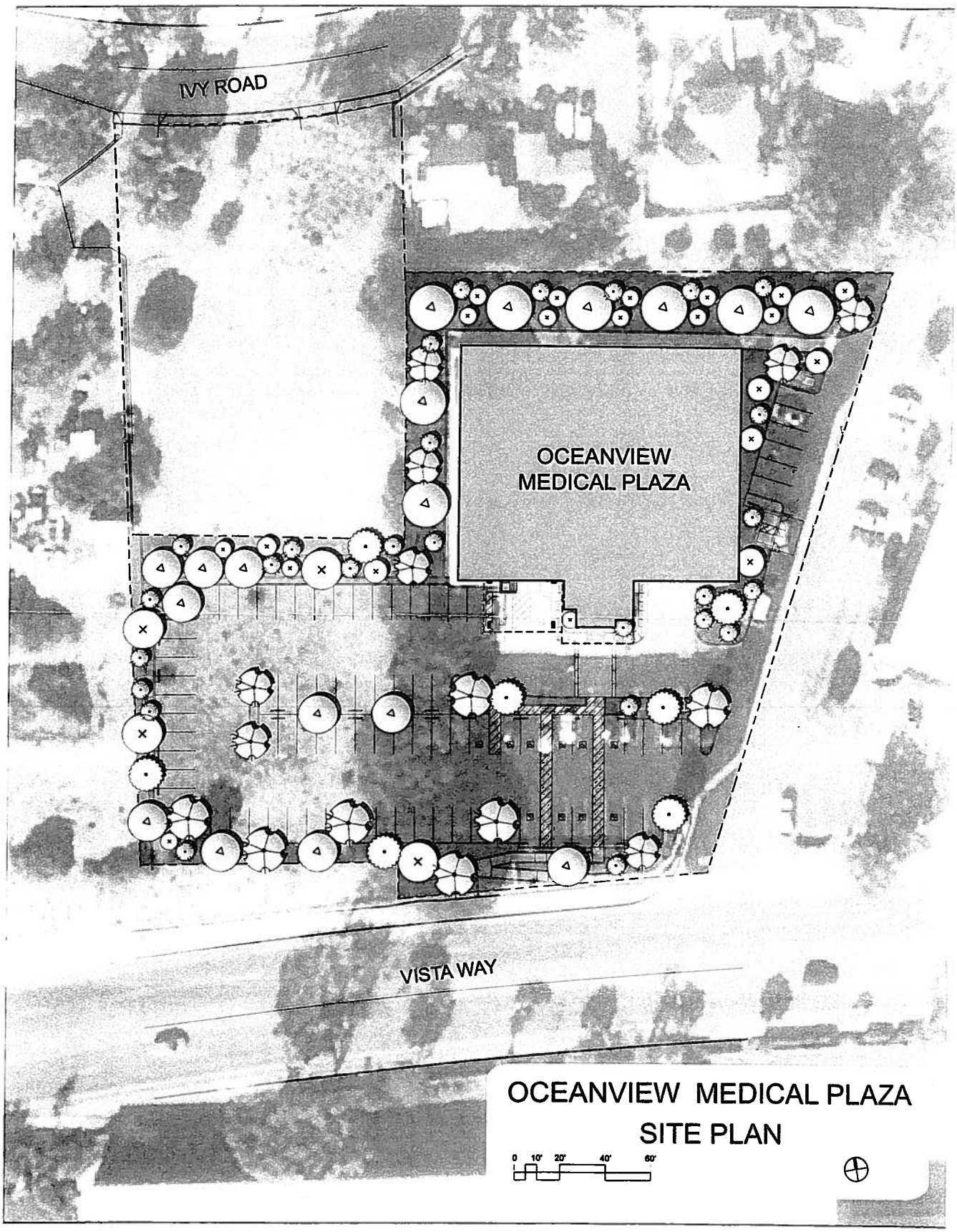
COMMERCIAL PROFESSIONAL DISTRICT DEVELOPMENT REGULATIONS			
REGULATION	**REQUIRED**	**EXISTING**	**PROPOSED**
MINIMUM LOT AREA	10,000 sq. ft.	1.10 acres	1.54 acres
MINIMUM YARDS:			
FRONT	20 ft.	20 ft.	20 ft.
SIDE	-	-	-
CORNER SIDE	20 ft.	20 ft.	20 ft.
REAR	10 ft.	10 ft.	10 ft.
MAXIMUM LOT COVERAGE	50%	20%	20%
MINIMUM SITE LANDSCAPING	15%	15%	18%
OFF-STREET PARKING AND LOADING	114 spaces (1/200 sq. ft.)	74 spaces	124 spaces

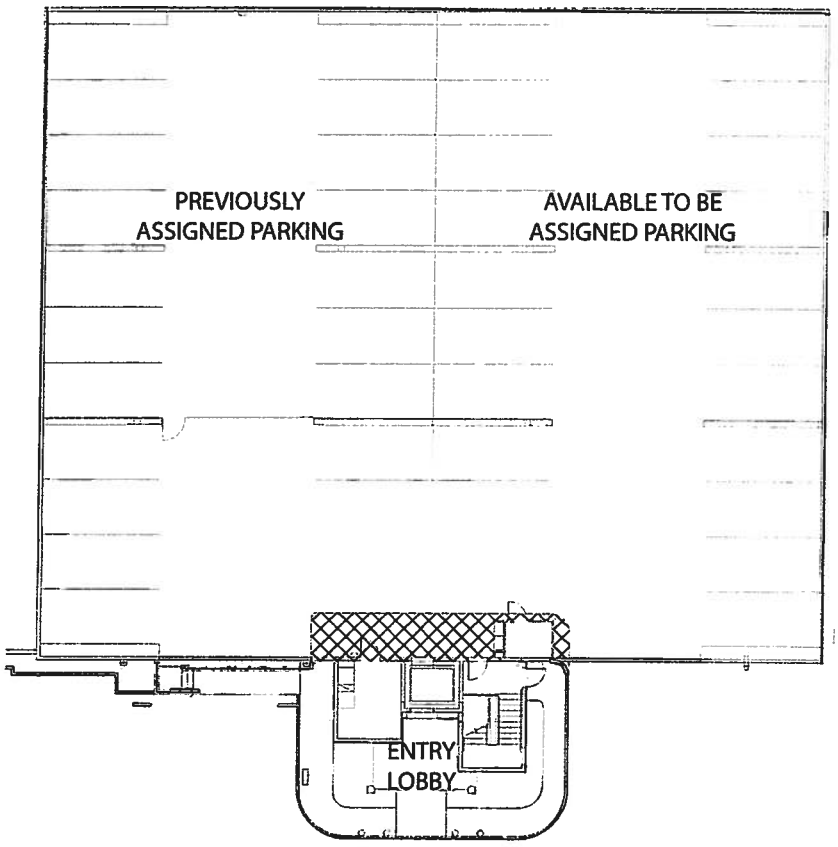
The new colors, materials and features help to update the building while making it more aesthetically pleasing, as well as making it more ADA accessible. The applicant is actively investing in this property's future, with the newly proposed exterior architectural enhancements. With the state of the building industry in today's economic climate, the time extension for the project will help to ensure that these enhancements can be completed within the extended timeline in accordance with financial and market conditions.

Received
DEC 23 2008
Planning Division

Existing building - front elevation

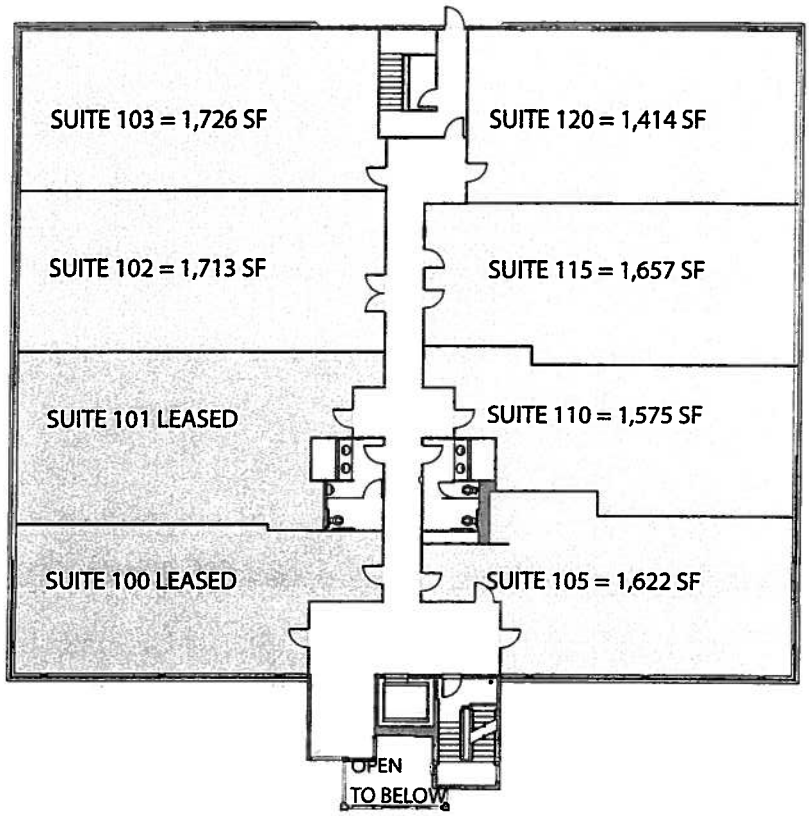
OCEANVIEW MEDICAL PLAZA
ENTRY PERSPECTIVE


IVY ROAD
OCEANVIEW
MEDICAL PLAZA
VISTA WAY
OCEANVIEW MEDICAL PLAZA
SITE PLAN
0 10' 20' 40' 60'



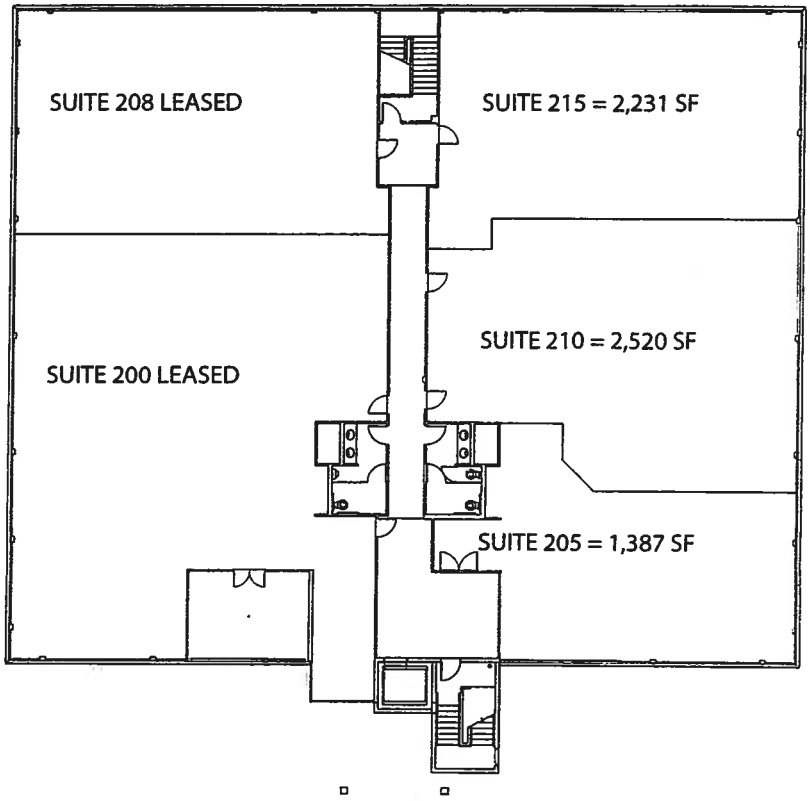
OCEANVIEW MEDICAL PLAZA
GARAGE / ENTRY PLAN

0 10' 20' 40' 60'



OCEANVIEW MEDICAL PLAZA
FIRST FLOOR PLAN

0 10' 20' 40' 60'



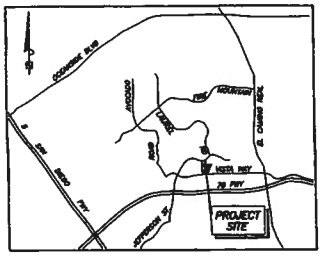
OCEANVIEW MEDICAL PLAZA
SECOND FLOOR PLAN

0 10' 20' 40' 60'

TENTATIVE PARCEL MAP / DEVELOPMENT PLAN
FOR
OCEANVIEW PLAZA

P-1-06
C-1-06
C-2-06
D-1-06

FOR A RESIDENTIAL SUBDIVISION AND OFFICE CONDOMINIUM PURPOSES

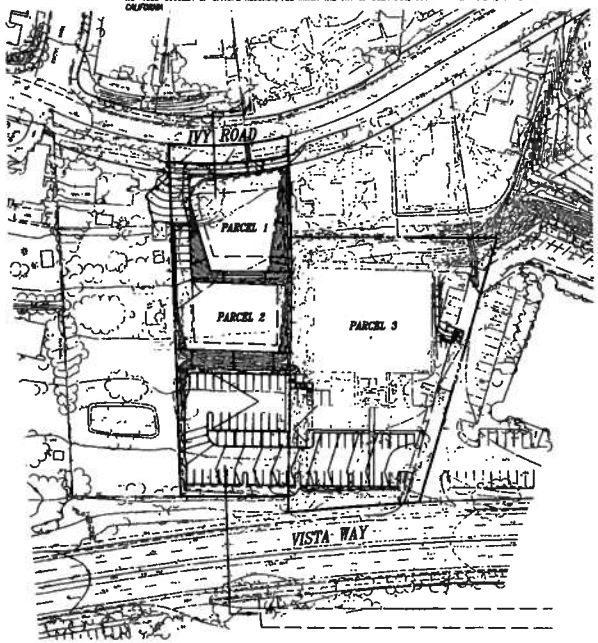


VICINITY MAP
NOT TO SCALE

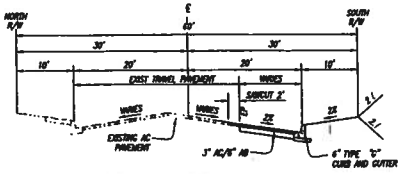
LEGAL DESCRIPTION:

PARCEL 4 OF PARCEL MAP NO 14330 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 23, 1986 AS INSTRUMENT NO 86-305825 OF OFFICIAL RECORDS, TOGETHER WITH THAT PORTION OF LOT 2 IN BLOCK "E" OF NORTH CARLSBAD ANNEX ACCORDING TO MAP NO 1888 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MARCH 1, 1926 WHICH LIES WITHIN THE LAND DESCRIBED AS PARCEL A IN THAT CERTAIN CERTIFICATE OF COMPLIANCE NO CC-61-89 RECORDED ON SEPTEMBER 28, 1989 AS INSTRUMENT NO 1989-0490324 OF OFFICIAL RECORDS, ALL WITHIN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

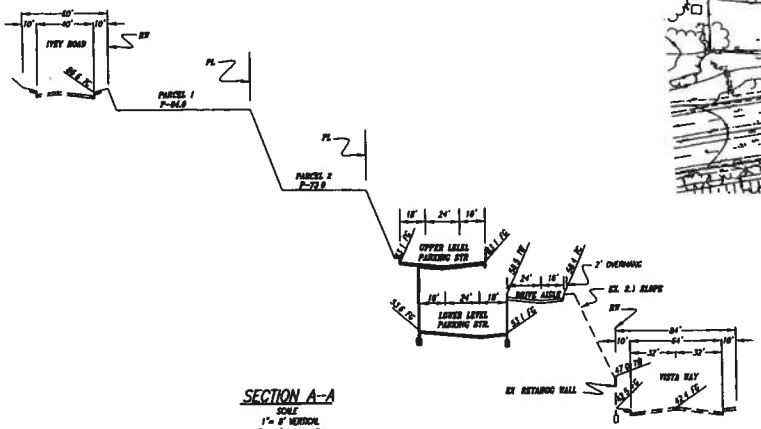
SCALE 1" = 60'



OCEANVIEW PLAZA TENTATIVE PARCEL MAP GENERAL NOTES			
TOTAL PROJECT AREA	2.16 AC		
NUMBER OF LOTS	2		
EXISTING PARCEL A		EXISTING PARCEL B	
TOTAL GROSS AREA	1.03 ACRES	TOTAL GROSS AREA	1.13 ACRES
NET DEVELOPABLE AREA	0.94 ACRES	NET DEVELOPABLE AREA	1.13 ACRES
EXISTING ZONING	RS	EXISTING ZONING	OP
PROPOSED ZONING	RS	PROPOSED ZONING	OP
EXISTING GENERAL PLAN	SFD-R	EXISTING GENERAL PLAN	PC
PROPOSED GENERAL PLAN	SFD-R	PROPOSED GENERAL PLAN	PC
DEVELOPMENT NOTES			
RESIDENTIAL COMPONENT		COMMERCIAL COMPONENT	
GROSS RESIDENTIAL AREA	0.97 ACRES	COMMERCIAL AREA	1.54 ACRES
NET RESIDENTIAL AREA	0.93 ACRES	NUMBER OF PARCELS	1
NUMBER OF PROPOSED PARCELS	2	NUMBER OF UNITS	OFFICE CONDO
NUMBER OF UNITS	2	First Floor Suites Area	11,536 sq. ft.
		Second Floor Suites Area	11,336 sq. ft.
DENSITY	2.13		
CONTOUR INTERVAL	1 FOOT	CONTOUR INTERVAL	1 FOOT
LANDSCAPING - REQ'D	50% of required yards adjoining a street	LANDSCAPING - REQ'D	15%
		LANDSCAPING - PROPOSED	23%
PARKING - REQUIRED	3 spaces/unit	PARKING - REQUIRED	114 (1/200 sq. ft.)
PARKING - PROPOSED	3 car garages/unit	PARKING - EXISTING	74 spaces
		PARKING - PROPOSED	125 spaces
		BUILDING COVERAGE	30.29%
		PAVEMENT AREA	47.69%
ASSESSORS PARCEL NO	165-240-22	ASSESSORS PARCEL NO	165-240-23
	DEVELOPMENT REGULATIONS		
MINIMUM PARCEL AREA	6,000	MINIMUM PARCEL AREA	10,000 sq. ft.
MINIMUM PARCEL WIDTH	60 ft	MINIMUM PARCEL WIDTH	-
MINIMUM FRONT YARD	20 ft	MINIMUM FRONT YARD	20 ft
MINIMUM SIDE YARD	7 ft	MINIMUM SIDE YARD	-
MINIMUM REAR YARD	15 ft	MINIMUM REAR YARD	10 ft
MAXIMUM BUILDING HEIGHT	35 ft	MAXIMUM BUILDING HEIGHT	50 ft



TYPICAL SECTION-IVY ROAD
NOT TO SCALE



SECTION A-A
SCALE
1"= 8' VERTICAL
1"= 40' HORIZONTAL

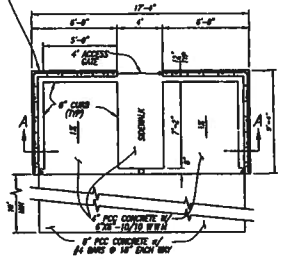
LEGEND:

NEW SEWER MANHOLE	
EXIST SEWER MANHOLE	
NEW FH	
EXIST FH	
EXIST STREET LIGHT	
EXIST POWER POLE	
WATER VALVE	
BROW DITCH	
EXIST OVERHEAD ELECTRICAL	OHE
NEW RETAINING WALL	
GRADED SLOPE 2:1 MAX	
ZONING DISTRICT BOUNDARY	
BUILDING SETBACK LINE	

NOTES:

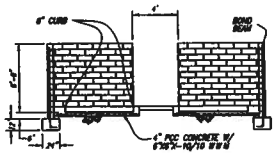
PARCELS 1 & 2 ARE FOR RESIDENTIAL PURPOSES
PARCEL 3 IS FOR A MAXIMUM OF 15 OFFICE CONDOMINIUM UNITS

TOPOGRAPHY	TOBELL INC.	FLOWN AUGUST 4, 2005
PRELIM SOILS REPORT	HEDENGTON ENGINEERING, INC	PROJECT No 5397-1 LOG No 5878 DATED APRIL 5, 2006
HYDROLOGY REPORT	BUCCOLA ENGINEERING INC	DATED JANUARY 27, 2006
STORM WATER MITIGATION PLAN PARCELS 3	BUCCOLA ENGINEERING INC	DATED JULY 6, 2006
RUNOFF ASSESSMENT REPORT PARCELS 1 & 2	BUCCOLA ENGINEERING INC	DATED JULY 6, 2006



PLAN
SCALE 1"=5'

NOTE:
EXTERIOR FINISH & GATES SHALL BE PER ARCHITECTURE PLANS



SECTION A-A
SCALE 1"=5'

TRASH ENCLOSURE DETAIL
SCALE 1"=5'

GRADING QUANTITIES:

	CUT	FILL
BID VOLUME	4,016 CY	1,542 CY
7.5% SHRINKAGE	301 CY	
TOTAL	4,317 CY	1,542 CY
EXPORT	1,407 CY	
GRADING/ACRE	1,638 CY	

APPROVED BY THE CITY COUNCIL
this 6th day of March 2007
CASE No. P-1-06, C-1-06, C-2-06
SIGNED

PLANNING COMMISSION
this 8 day of January 2007
CASE No. P-1-06, D-1-06, C-1-06, C-2-06
SIGNED

OWNER'S REPRESENTATIVE:
THE LIGHTFOOT PLANNING GROUP
5750 FLEET STREET, SUITE 250
CARLSBAD, CA., 92008
TELE: (760) 692-1924 / FAX (760) 692-1935

OWNER / DEVELOPER:
OCEANVIEW PLAZA INVESTORS L.L.C.
P.O. BOX 1438
RANCHO SANTA FE, CA., 92067
TELE: (858) 756-7450 / FAX (858) 756-7460

12-18-06

PREPARED IN THE OFFICE OF
BUCCOLA ENGINEERING, INC
3142 Vista Way, Suite 301, Oceanside, CA 92056
760/721-2000

12-18-06
PHILIP D BUCCOLA RCE 27732 DATE

RECEIVED
DEC 19 2006

DATE PREPARED: FEB. 3, 2006
REVISED: MAY 10, 2006
REVISED: OCTOBER 26, 2006
REVISED: DECEMBER 18, 2006

SHEET 1 OF 3

P-1-06
C-1-06
C-2-06
D-1-06

TENTATIVE PARCEL MAP
DEVELOPMENT PLAN
FOR
OCEANVIEW PLAZA

LOWER LEVEL
104 PARKING SPACES 31 day of March 07

CASE No P-1-06, D-1-06, C-1-06, TE-2-06

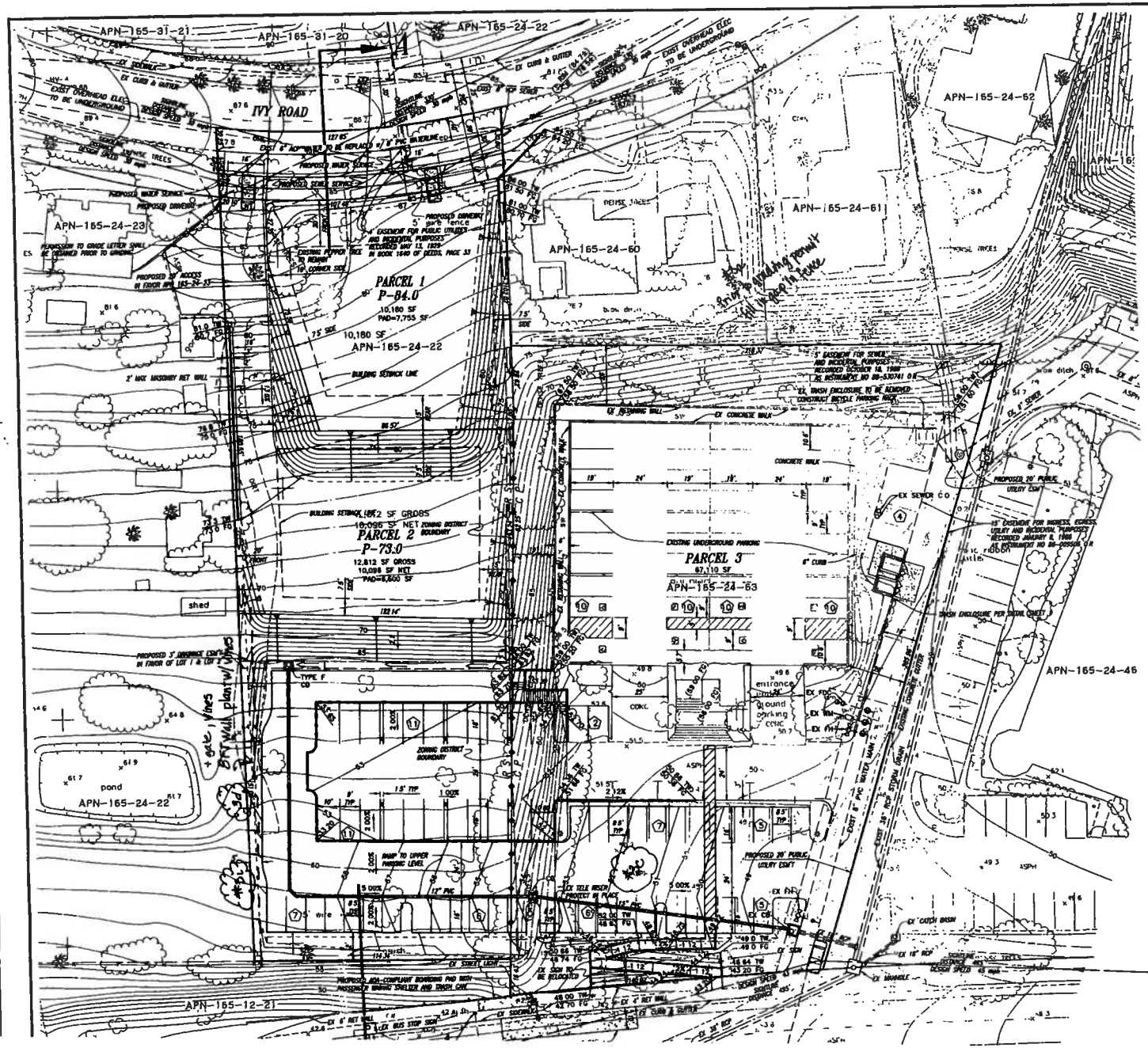
SIGNED

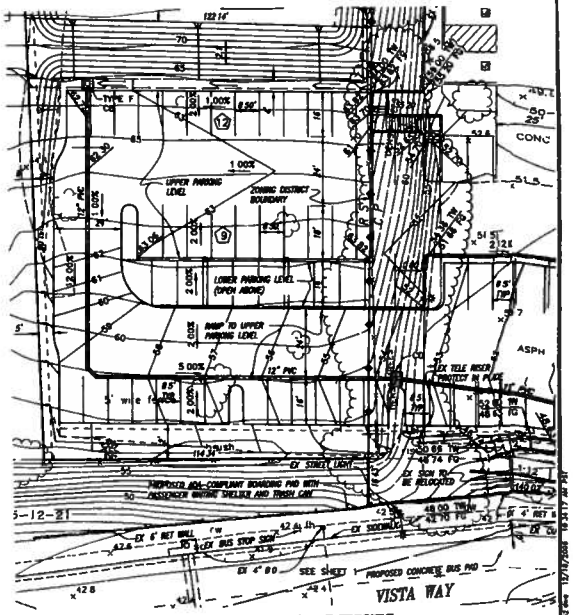
COMMISSION

8 day of January 2008

CASE No P-1-06, D-1-06, C-1-06, C-2-06

SIGNED





UPPER LEVEL
21 PARKING SPACES

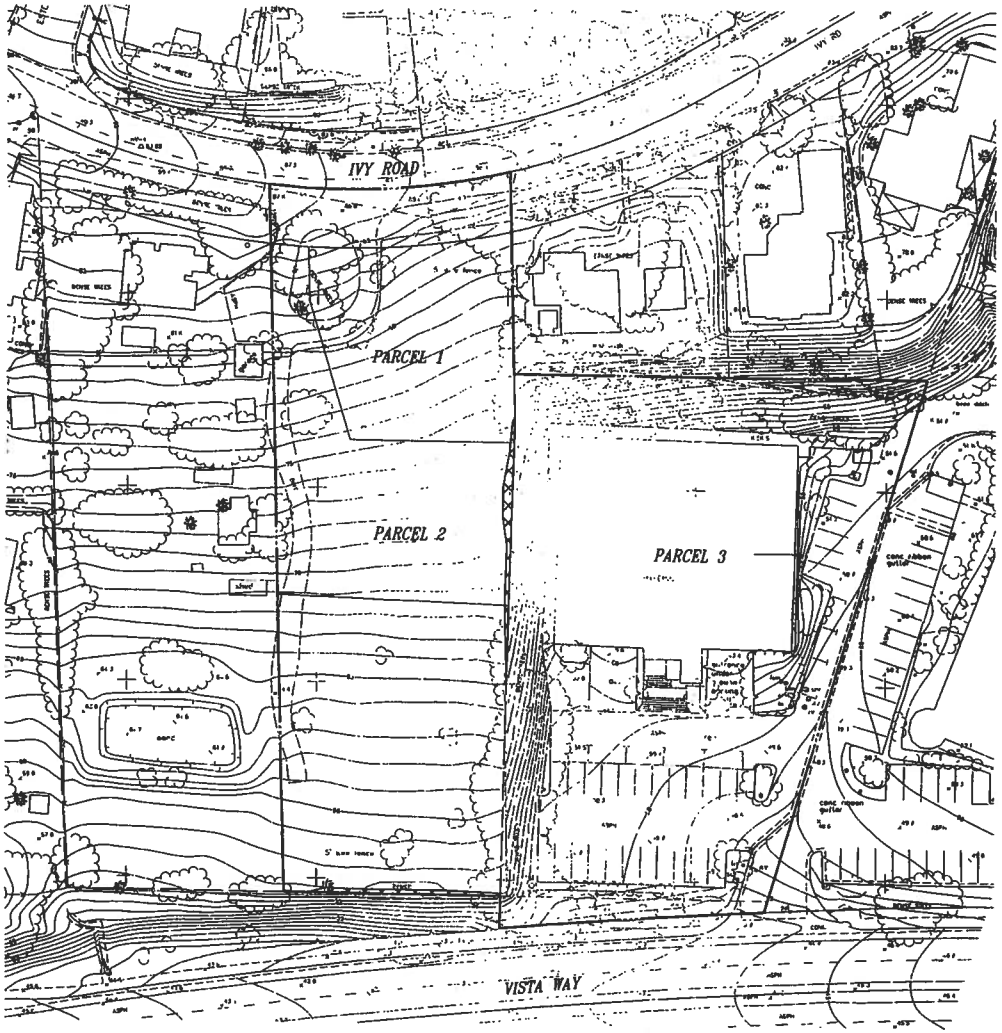
DATE PREPARED: FEB. 3, 2006
REVISED: MAY 10, 2006
REVISED: OCTOBER 26, 2006
REVISED: DECEMBER 18, 2006

PREPARED IN THE OFFICE OF
BUCCOLA ENGINEERING, INC
760/721-2000
3142 Vista Way, Suite 301, Oceanside, CA 92056

SLOPE ANALYSIS FOR OCEANVIEW PLAZA

P-1-06
C-1-06
C-2-06
D-1-06

TENTATIVE PARCEL MAP DEVELOPMENT PLAN FOR OCEANVIEW PLAZA



LEGEND

SLOPE CATEGORY	ON-SITE ACRES	PERCENT OF TOTAL AREA
LESS THAN 20%	0.92	98%
20% - 40% (LESS THAN 25' HEIGHT)	0.02	2%
20% - 40% (GREATER THAN 25' HEIGHT)	0	0%
OVER 40% (LESS THAN 25' HEIGHT)	0	0%
OVER 40% (GREATER THAN 25' HEIGHT)	0	0%
TOTAL	0.94	100%

day of March 2007
CASE No. P-1-06, D-1-06, C-1-06, C-2-06
SIGNED [signature]

8 January 06
No P-1-06, D-1-06, C-1-06, C-2-06
SIGNED [signature]

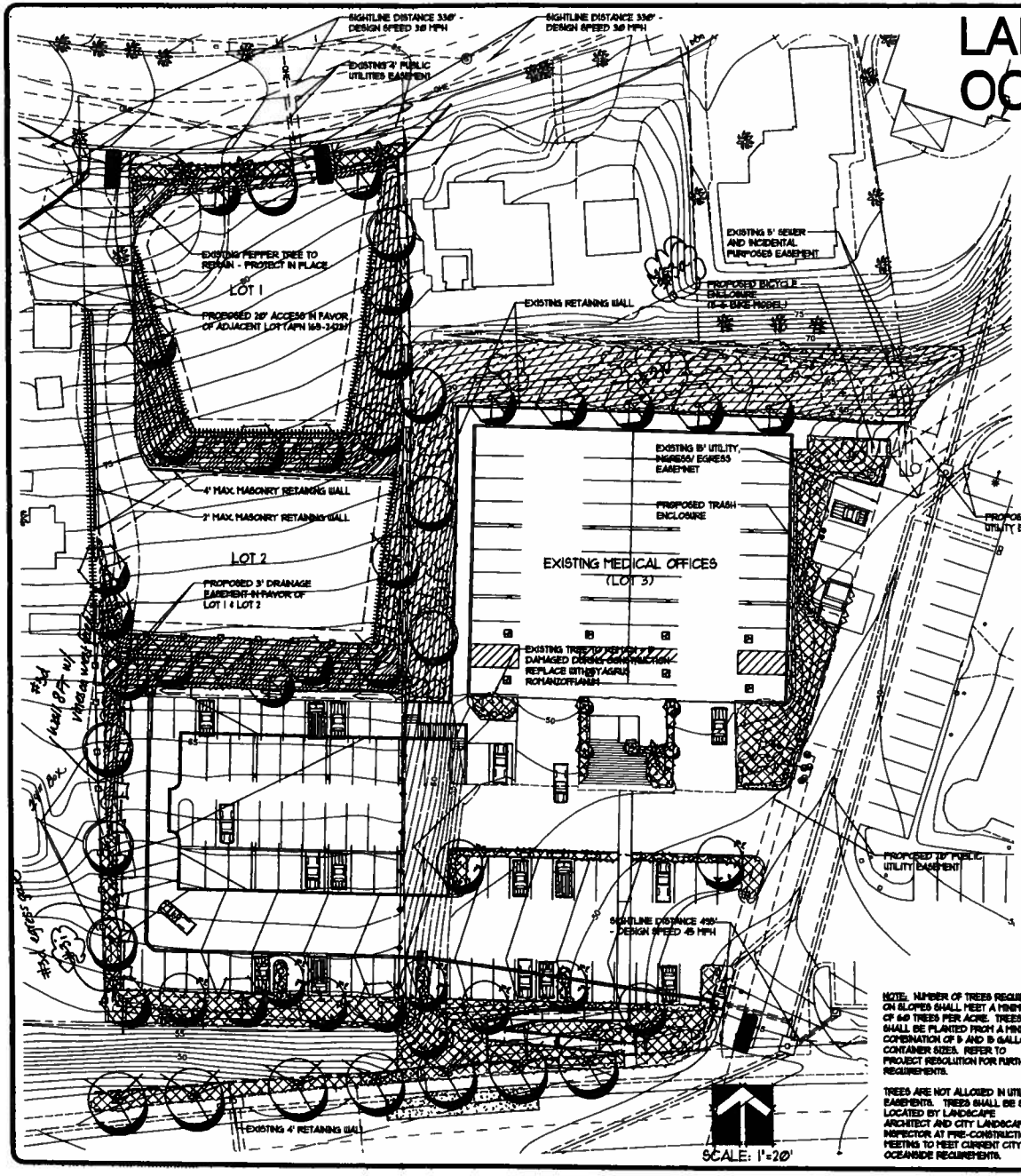
PREPARED IN THE OFFICE OF
BUCCOLA ENGINEERING, INC 760/721-2000
3142 Vista Way, Suite 301, Oceanside, CA 92056

DATE PREPARED: FEB. 3, 2006
REVISED: MAY 10, 2006
REVISED: OCTOBER 26, 2006
REVISED: DECEMBER 18, 2006

SHEET 3 OF 3

LANDSCAPE CONCEPT PLAN
OCEANVIEW PLAZA

#3h double plant qty



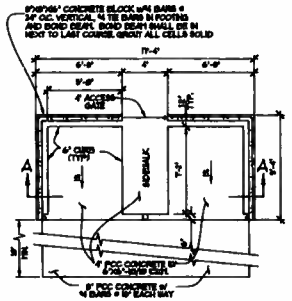
NOTE: NUMBER OF TREES REQUIRED ON SLOPES SHALL MEET A MINIMUM OF 640 TREES PER ACRE. TREES SHALL BE PLANTED FROM A MINIMUM COMBINATION OF 5 AND 15 GALLON CONTAINER SIZES. REFER TO PROJECT RESOLUTION FOR FURTHER REQUIREMENTS.

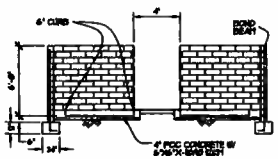
TREES ARE NOT ALLOWED IN UTILITY EASEMENTS. TREES SHALL BE SPOT LOCATED BY LANDSCAPE ARCHITECT AND CITY LANDSCAPE INSPECTOR AT PRE-CONSTRUCTION MEETING TO MEET CURRENT CITY OF OCEANSIDE REQUIREMENTS.

CONCEPTUAL PLANT PALETTE

TREES 15 GAL MIN.

CALODENDRUM CAPENSE - CAPE CHESTNUT
JACARANDA MIMOSIFOLIA - JACARANDA
LIQUIDAMBAR STYRACIFLUA - AMERICAN SWEET GUM
PHOENIX ROEBELENII - PYGMY DATE PALM
RHUS LANCEA - AFRICAN SUMAC
SYAGRUS ROMANZOFFIANUM - QUEEN PALM
TRISTANIA CONFERTA / BRISBANE BOX (STREET TREE - 24' BOX)
EXISTING TREES TO REMAIN





TRASH ENCLOSURE DETAIL
SCALE 1"=1'

SHRUBS & GROUND COVERS 1-5 GAL & FLATS

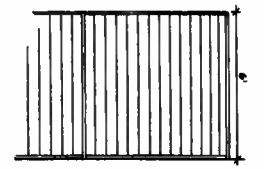
ABELIA x GRANDIFLORA 'EDWARD GOUCHER' - GLOSSY ABELIA
ARBUTUS UNEDO 'COMPACTA' - STRAWBERRY TREE
BOUGAINVILLEA 'SAN DIEGO RED' - BOUGAINVILLEA
VIBURNUM DAVIDII - NCN
VINCA MAJOR - PERIWINKLE
CERCIS OCCIDENTALIS - WESTERN REDBUD
CISTUS x PURPUREUS - ORCHID ROCKROSE
ECHIUM CANDICANS - PRIDE OF MADEIRA
GREVILLEA 'ROBY GORDON' - NCN
LANTANA MONTEVIDENSIS - LANTANA
HYPOFORUM PACIFICUM - NCN

ANIGOZANTHOS HYBRIDS - KANGAROO PAW
ASPARAGUS D. 'MYERS' - MYERS ASPARAGUS
CARISSA MACROCARPA - NATAL PLUM
CLIVIA MINIATA - KAFFIR LILY
DIETES BICOLORES - FORTNIGHT LILY
HELICTOTRICHON SEMPERVIRENS - BLUE OAT GRASS
HEMEROCALLIS HYBRIDS - DAYLILY
KNIPHOFIA UVARIA - RED HOT POKER
LIGUSTRUM JAPONICUM 'TEXANUM' - JAPANESE PRIVET
NANDINA DOMESTICA - HEAVENLY BAMBOO
PHORMIUM 'JACK SPRATT' - NEW ZEALAND FLAX
STRELITZIA REGINAE - BIRD OF PARADISE

▲ ABUTILON MEGAPOTAMICUM - CHINESE LANTERN

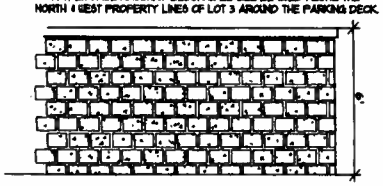
CONCEPTUAL SOLID WOOD FENCE

A CEDAR FENCE, WILL BE USED THROUGHOUT THE PROJECT AS SIDE YARD AND REAR YARD FENCING.



CONCEPTUAL SPLIT FACED MASONRY WALL stained green #3d

A SPLIT FACE MASONRY BLOCK WALL WILL BE USED ALONG THE NORTH & WEST PROPERTY LINES OF LOT 3 AROUND THE PARKING DECK.



PLANTING NOTES

The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas shall be prepared with soil conditioner, fertilizers, and appropriate supplements based upon soil samples taken from the site.

NOTE: SOME EXISTING PLANT MATERIAL TO REMAIN AS IDENTIFIED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION

IRRIGATION NOTES

An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low precipitation equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off. All landscape and irrigation improvements shall be installed as per the provisions of the City of Oceanside Guidelines and Specifications for Landscape Development.

THE LIGHTFOOT PLANNING GROUP
PLANNING
SITE DESIGN
LANDSCAPE ARCHITECTURE

APPROVED BY THE CITY COUNCIL
this 1st day of June, 2004
CASE No. Z-1-04, D-1-04, R-1-04
SIGNED

PLANNING COMMISSION
this 8th day of March, 2004
CASE No. Z-1-04, D-1-04, R-1-04
SIGNED

Oceanview Plaza Investors, LLC
Oceanview Plaza
Oceanside, California

RECEIVED
DEC 20 2005
Planning Department

Scale: 1"=20'
Date: 12/15/05
Drawn By: bc
Revised:
8/17/06 bc

Landscape Concept Plan

Job #: 1108.012

1

1108.012 Oceanview Plaza

SITE ADDRESS:

2420 VISTA WAY
OCEANSIDE, CA 92056

LEGAL DESCRIPTION:

PARCEL 4 OF PARCEL MAP NO 14388 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 23, 1986 AS INSTRUMENT NO. 86-349430 OF OFFICIAL RECORDS, TOGETHER WITH THAT PORTION OF LOT 1 IN BLOCK "B" OF NORTH CARLSBAD ANNEX ACCORDING TO MAP NO. 1966 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MARCH 1, 1926 WHICH LIES WITHIN THE LAND DESCRIBED AS PARCEL A IN THAT CERTAIN CERTIFICATE OF COMPLIANCE NO CC-91-98 RECORDED ON SEPTEMBER 29, 1998 AS INSTRUMENT NO. 1998-504923-4 OF OFFICIAL RECORDS, ALL WITHIN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

ASSESSOR'S PARCEL NO:

APN-160-34-63

BUILDING CLASSIFICATION:

TYPE V-A - 1 HOUR, FULLY SPRINKLERED (EXISTING)

OCCUPANCY	OFFICE-B GARAGE-S2 CARPORT-U
EXISTING BUILDING AREA:	24,698 SF OFFICE 9,343 SF GARAGE
NEW CONSTRUCTION AREA:	271 SF ADDITION + LOBBY

PROJECT SCOPE OF WORK:

THE SCOPE OF WORK: REMODEL OF EXISTING BLDG. CONSISTING OF

-271 SF ADDITION FOR NEW ENTRY LOBBY/STAIR

-RESKINNED ELEVATOR

-736 SF CARPORT CANOPY ADDITION

-ENLARGED PKING LOT

-NEW ADA CONFORMING PATH OF TRAVEL TO PUBLIC RGHT OF WAY

-NEW TRASH ENCLOSURE

-UPGRADED BLDG FACADE

GENERAL NOTES:

A. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPERING HARDWARE. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30"-INCH AND 44-INCHES ABOVE THE FLOOR

B. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2-INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4-INCH AND 1/2-INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 2:1. THERE SHALL BE A LEVEL AND CLEAR FLOOR OF LANDING ON EACH SIDE OF A DOOR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 44" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION (SEC. 1804.5 (1) TA 4 PG. 62-23.) THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND A MINIMUM OF 24" PAST STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND A MINIMUM OF 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS. ADDITIONAL 2" IS REQUIRED AT THE PUSH SIDE, IF A DOOR IS EQUIPPED WITH BOTH LATCH AND CLOSER. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY

C MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8-1/2 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 LBS

D EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT UNO

E OCCUPANCY OF THIS BUILDING SHALL BE WITHHELD UNTIL ALL DEFERRED ITEMS LISTED ON THIS TITLE SHEET HAVE BEEN APPROVED FOR PERMITTING AND FINALED BY INSPECTION

F NO HAZARDOUS MATERIALS WILL BE STORED AND / OR USED WITHIN THE BUILDING WHICH WILL EXCEED THE QUANTITIES LISTED IN UBC TABLES 3-D AND 3-E

G. APPROVAL OF ENGINEERING, FIRE AND PLANNING DEPARTMENTS ARE ALL REQUIRED FOR THIS THIS PERMIT APPLICATION.

H PROVIDE TACTILE ADA SIGNAGE AT ALL ELEVATOR AND EXIT DOORS

I. THIS PROJECT SHALL COMPLY WITH 2007 CBC WHICH ADOPTS THE 2006 IBC, 2006 UPC, 2006 UPC, AND THE 2005 NEC

FIRE DEPARTMENT NOTES:

A. THIS BUILDING IS REQUIRED TO BE SPRINKLERED THROUGHOUT. A SEPARATE FIRE SPRINKLER PERMIT IS REQUIRED FOR THIS BUILDING. FIRE SPRINKLER PLANS SHALL BE SUBMITTED SEPARATELY TO THE OCEANSIDE FIRE DEPARTMENT FOR APPROVAL

B. AUTOMATIC FIRE SPRINKLER SYSTEMS SERVING MORE THAN 100 SPRINKLER HEADS SHALL BE SUPERVISED BY AN APPROVED CENTRAL PROPRIETARY, OR REMOTE SERVICE, OR A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT CONSTANTLY ATTENDED LOCATION CBC SECTION 904.3.1

C BUILDING ADDRESSING TO BE CLEARLY VISIBLE DAY AND NIGHT AND HAVE CONTRASTING NUMERALS SIX INCHES IN HEIGHT WITH A ONE-QUARTER INCH STROKE PER CITY OF OCEANSIDE FIRE CODE 1901.4.4

D. THE FOLLOWING FIRE CODES APPLY TO THIS PROJECT
1998 NFPA 13 - FIRE SPRINKLERS
1998 NFPA 72 - FIRE ALARM

DEFFERED APPROVALS:

- AUTOMATIC FIRE ALARM AND FIRE SPRINKLERS
- ON-SITE FIRE MAIN / FIRE HYDRANTS
- STEEL STAIRS

SHEET INDEX:

ARCHITECTURAL:

A-1	TITLE SHEET
A-2	SITE PLAN
A-3	EXISTING FLOOR PLANS + DEMO PLANS
A-4	NEW FLOOR PLANS
A-5	EXTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS
A-7	SECTIONS

PROJECT REPRESENTATIVES:

OWNER:

BRISKA, INC.
2289 VIA HISTORE
DEL MAR, CA 92014
T 858-337-0849 F 858-720-1881

ATTN ERIC THEIS

ARCHITECT:

NOGLE ONUFER ASSOCIATES ARCHITECTS
2398 SAN DIEGO AVE
SAN DIEGO, CA 92110
T 619-297-8066 F 619-297-8055

ATTN RUSS ONUFER

CIVIL ENGINEER:

BUCCOLA ENGINEERING, INC.
3142 VISTA WAY, SUITE 300
OCEANSIDE, CA 92056
T 760-721-3888 F 760-721-3946

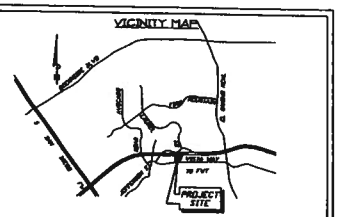
ATTN PHIL BUCCOLA

LANDSCAPE ARCHITECT

THE LIGHTFOOT PLANNING GROUP
5180 FLEET STREET, 1240
CARLSBAD, CA 92008
T 760-602-1824 F 760-602-1835

ATTN JAMES TAYLOR

VICINITY MAP



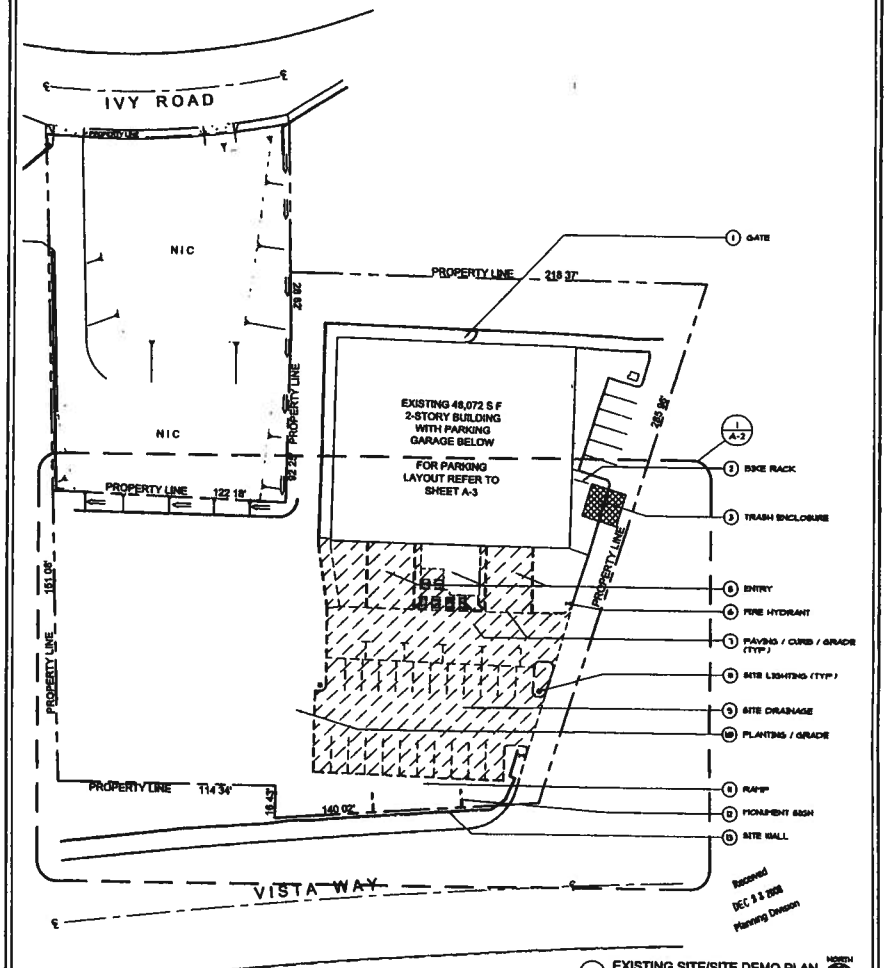
NOTE:

1. FOR THIS PROJECT CIVIL AND LANDSCAPE DRAWINGS ARE UNDER SEPARATE PERMIT
2. ORIGINAL SHELL OFFICE BUILDING PERMITTED UNDER CITY OF OCEANSIDE PERMIT NO. 52050

SITE DEMOLITION NOTES:

RE=REMOVE EXISTING

1. CORE DRILL AS REQ'D FOR NEW GATE/BARRIER
2. RE- PLANTING + IRRIGATION AS REQ'D FOR NEW BIKE RACK. SEE CIVIL DRAWINGS
3. RE PLANTING, IRRIGATION, CURBING + AC PAVING AS REQ'D FOR NEW TRASH ENCLOSURE SEE CIVIL AND ARCH'L DRAWINGS
4. N/A
5. SEE DETAIL V.A-4 FOR SITE DEMOLITION AT ENTRY AREA
6. REMOVE / RELOCATE FIRE HYDRANT SEE CIVIL DRAWINGS
7. RE. AC PAVING, PCC CURBING + SUBGRADE AS REQ'D FOR NEW PARKING LOT SEE CIVIL DRAWINGS FOR PARTICULARS, INCLUDING LIMITS OF WORK BOUNDARY
   NOTE
   DEMOLITION WILL NEED TO BE PHASED SO AS TO PROVIDE ACCESS TO PARKING GARAGE (TO RECONSTRUCT EAST DRIVEWAY FIRST, WHILE MAINTAINING ACCESS THRU WEST DRIVEWAY)
8. RE- SITE LIGHTING REMOVE CIRCUITRY AS REQ'D SEE ELECTRICAL DRAWINGS FOR NEW LIGHTING LAYOUT
9. RE- CONSTRUCTION AS REQ'D FOR NEW SUBSURFACE DRAINAGE SEE CIVIL DRAWINGS
10. RE PLANTING + GRADE + LS REQ'D FOR NEW PARKING LOT SEE CIVIL DRAWINGS
11. RE PLANTING, IRRIGATION + GRADING AS REQ'D FOR NEW PEDESTRIAN RAMP SEE CIVIL + ARCH'L DRAWINGS
12. RE PLANTING + GRADE AS REQ'D FOR NEW MONUMENT SIGN SEE ARCH'L DRAWINGS
13. SAWCUT AND REMOVE PORTION OF EXISTING CMU SITE WALL AS REQ'D FOR NEW PEDESTRIAN RAMP SEE CIVIL + ARCH'L DRAWINGS



1 EXISTING SITE/SITE DEMO PLAN
SCALE: 1" = 20'-0"

Received
DEC 9 2008
Planning Division

NOGLE ONUFER ASSOCIATES ARCHITECTS
2398 San Diego Ave
San Diego, CA 92110
Telephone
(619) 297-8066
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(619) 297-8055

REGISTERED ARCHITECT — No C11878 — REN ____ — STATE OF CALIFORNIA

OCEAN VIEW MEDICAL PLAZA

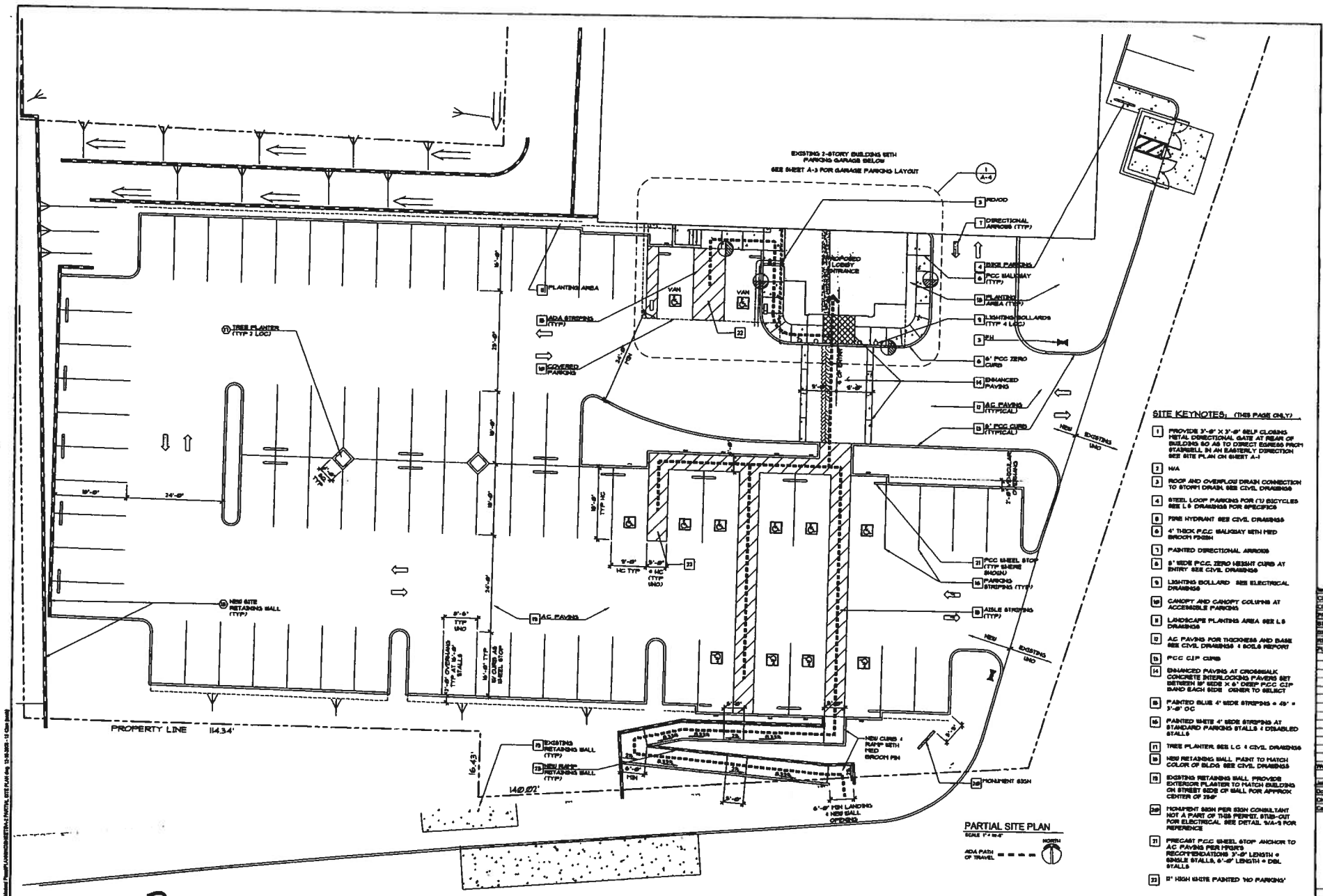
2420 VISTA WAY
OCEANSIDE, CALIFORNIA 92056

Issue Dates	
CITY SUBMITTAL	6-14-08
CITY RESUBMITTAL	7-31-08
PROGRESS	7-29-08
BID SET	8-05-08
BID ADDENDUM	8-12-08
REVISION	11-17-08
PLANNING SUBM	12-10-08

Work Date	12-10-08 10:41am
Job Number	
Drawn By	
Checked	
Cad No	

TITLE SHEET

A-1



SITE KEYNOTES: (THIS PAGE ONLY)

1. PROVIDE 3'-0" X 3'-0" SELF CLOSING METAL DIRECTIONAL GATE AT REAR OF BUILDING SO AS TO DIRECT EGRESS FROM STAIRWELL IN AN EASTERLY DIRECTION SEE SITE PLAN ON SHEET A-1
2. N/A
3. ROOF AND OVERFLOW DRAIN CONNECTION TO STORM DRAIN, SEE CIVIL DRAWINGS
4. STEEL LOOP PARKING FOR (1) BICYCLES SEE L-0 DRAWINGS FOR SPECIFICS
5. FIRE HYDRANT SEE CIVIL DRAWINGS
6. 4" THICK P.C.C. WALKWAY WITH MED BROOM FINISH
7. PAINTED DIRECTIONAL ARROWS
8. 6" WIDE P.C.C. ZERO HEIGHT CURB AT ENTRY SEE CIVIL DRAWINGS
9. LIGHTING BOLLARD SEE ELECTRICAL DRAWINGS
10. CANOPY AND CANOPY COLUMNS AT ACCESSIBLE PARKING
11. LANDSCAPE PLANTING AREA SEE L-0 DRAWINGS
12. AC PAVING FOR THICKNESS AND BASE SEE CIVIL DRAWINGS & SOILS REPORT
13. P.C.C. CLIP CURB
14. ENHANCED PAVING AT CROSSWALK, CONCRETE INTERLOCKING PAVERS SET BETWEEN 8" WIDE X 6" DEEP P.C.C. CLIP BAND EACH SIDE. OWNER TO SELECT
15. PAINTED BLUE 4" WIDE STRIPING @ 45° = 3'-0" O.C.
16. PAINTED WHITE 4" WIDE STRIPING AT STANDARD PARKING STALLS & DISABLED STALLS
17. TREE PLANTER, SEE L-0 & CIVIL DRAWINGS
18. NEW RETAINING WALL, PAINT TO MATCH COLOR OF BLDG. SEE CIVIL DRAWINGS
19. EXISTING RETAINING WALL, PROVIDE EXTERIOR PLASTER TO MATCH BUILDING ON STREET SIDE OF WALL FOR APPROX. CENTER OF 35'-0"
20. MONUMENT SIGN PER SIGN CONSULTANT NOT A PART OF THIS PERMIT. STUB-OUT FOR ELECTRICAL SEE DETAIL 9/A-5 FOR REFERENCE
21. PRECAST P.C.C. WHEEL STOP ANCHOR TO AC PAVING PER MFR'S RECOMMENDATIONS 3'-0" LENGTH @ SINGLE STALLS, 6'-0" LENGTH @ DBL STALLS
22. 12" HIGH WHITE PAINTED "NO PARKING"

Parking arrangement approved by substantial conformity.

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(619) 297-8055

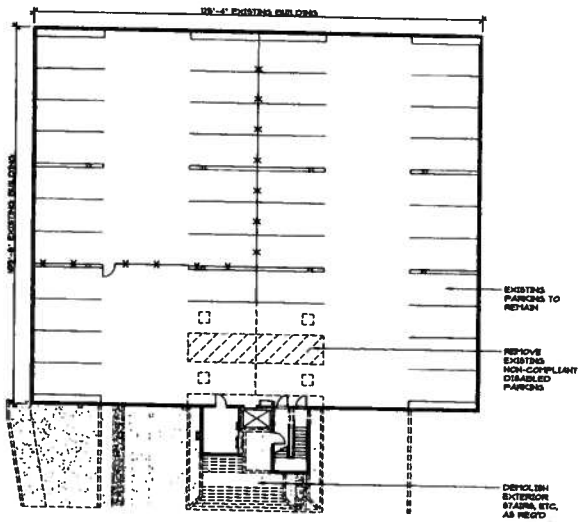
No C11876 REN

OCEAN VIEW MEDICAL PLAZA
2420 VISTA WAY
OCEANSIDE, CALIFORNIA 92056

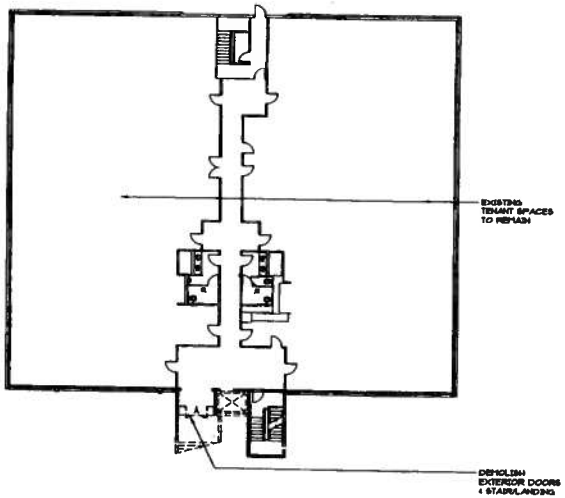
Issue Dates	
CITY SUBMITTAL	5-14-08
CITY RESUBMITTAL	7-31-08
PROGRESS	7-29-08
BID SET	8-05-08
BID ADDENDUM	9-13-08
REVISION	11-17-08
PLANNING SUBM	12-18-08
Work Date	12-18-08 10:42am
Job Number	
Drawn By	
Checked	
Cad No	

PARTIAL SITE PLAN

A-2

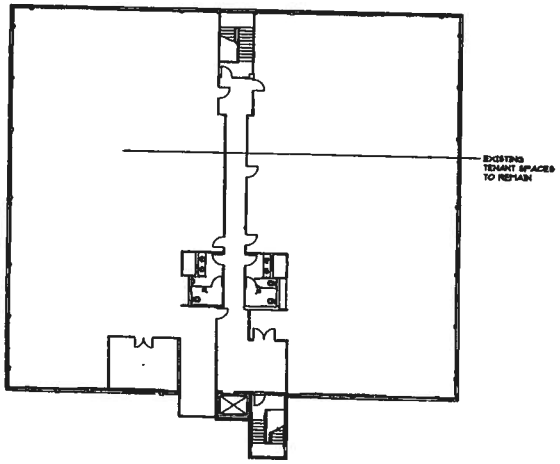


1 EXISTING ENTRY, BASEMENT & GARAGE PLAN

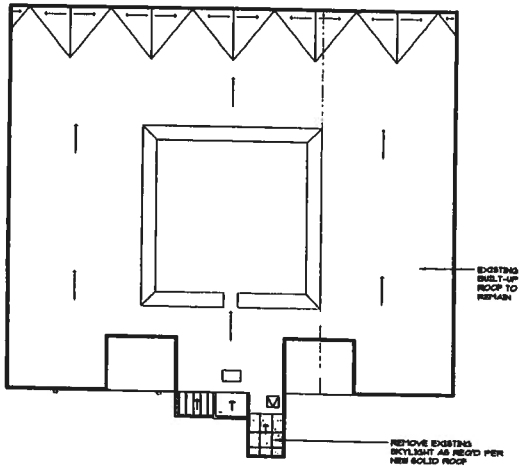


2 EXISTING 1st FLOOR PLAN

AREAS OF REWORK SHOWN TONED | ALL CONST IS EXIST'G UNLESS NOTED OTHERWISE



3 EXISTING 2nd FLOOR PLAN



4 EXISTING ROOF PLAN

NOGLE ONUFER ASSOCIATES ARCHITECTS
2398 San Diego Ave
San Diego, CA 92110
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Fax
(619) 297-8055

REGISTERED ARCHITECT No. C11878 REN

OCEAN VIEW MEDICAL PLAZA

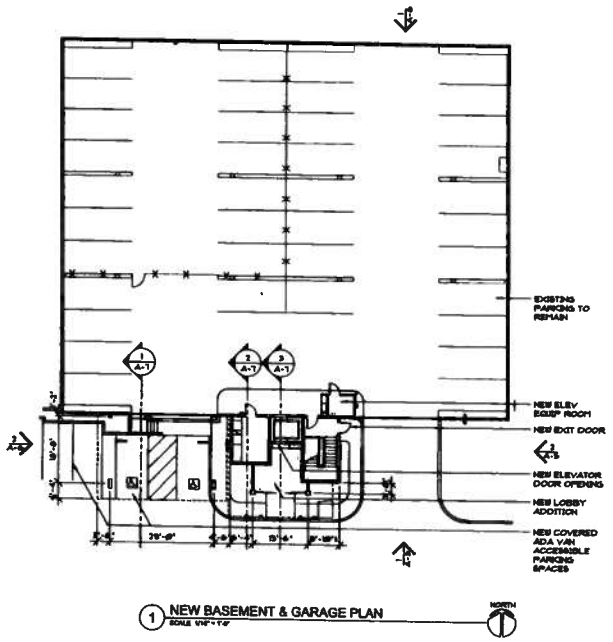
2420 VISTA WAY
OCEANSIDE, CALIFORNIA 92056

Issue Dates	
CITY SUBMITTAL	5-14-09
CITY RESUBMITTAL	7-31-09
PROGRESS	7-29-09
BID SET	9-05-09
BID ADDENDUM	9-13-09
REVISION	11-17-09
PLANNING SUBM	12-10-09

Work Date 12-10-09 11:38am
Job Number
Drawn By
Checked
Card No

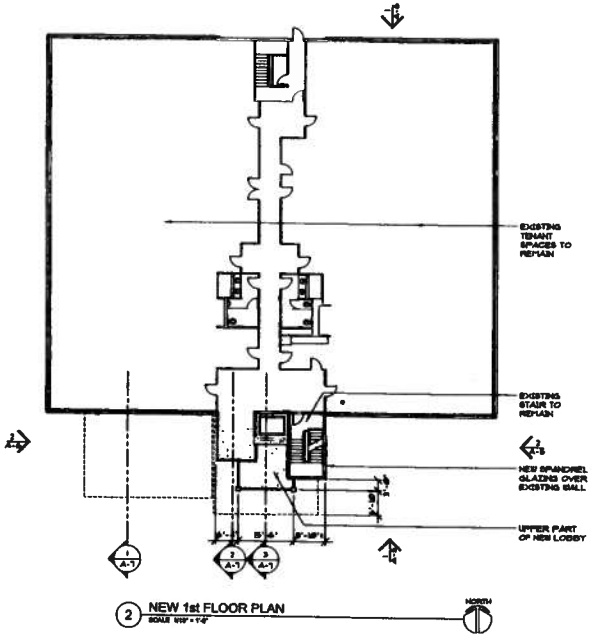
EXISTING PLANS / DEMO PLANS

A-3

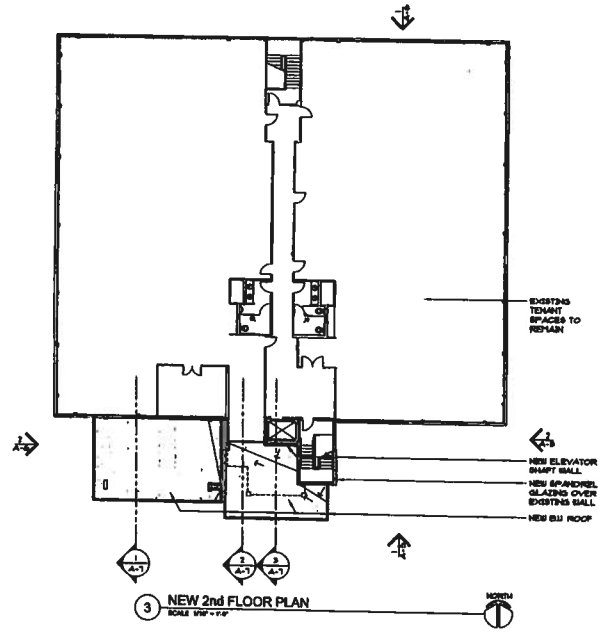


1 NEW BASEMENT & GARAGE PLAN

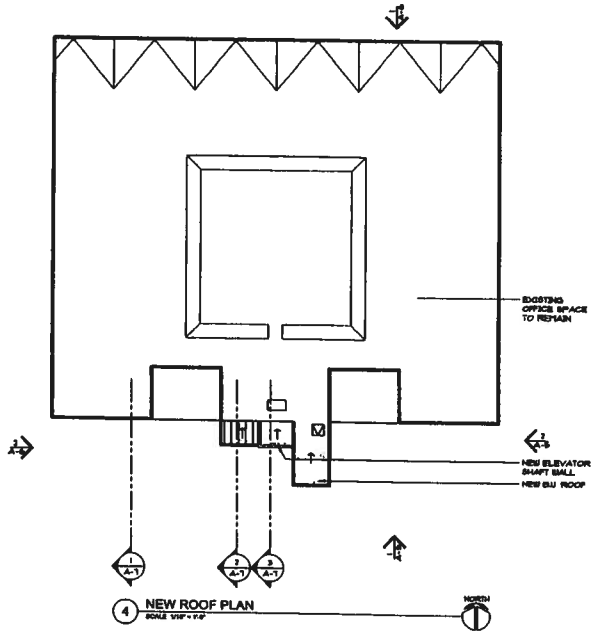
AREAS OF REWORK SHOWN TONED | ALL CONST IS EXIST'G UNLESS NOTED OTHERWISE



2 NEW 1st FLOOR PLAN



3 NEW 2nd FLOOR PLAN



4 NEW ROOF PLAN

NOGLE ONUFER ASSOCIATES ARCHITECTS
2398 San Diego Ave
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(619) 297-8055

REGISTERED ARCHITECT No C11878 REN STATE OF CALIFORNIA

OCEAN VIEW MEDICAL PLAZA

2420 VISTA WAY
OCEANSIDE, CALIFORNIA 92056

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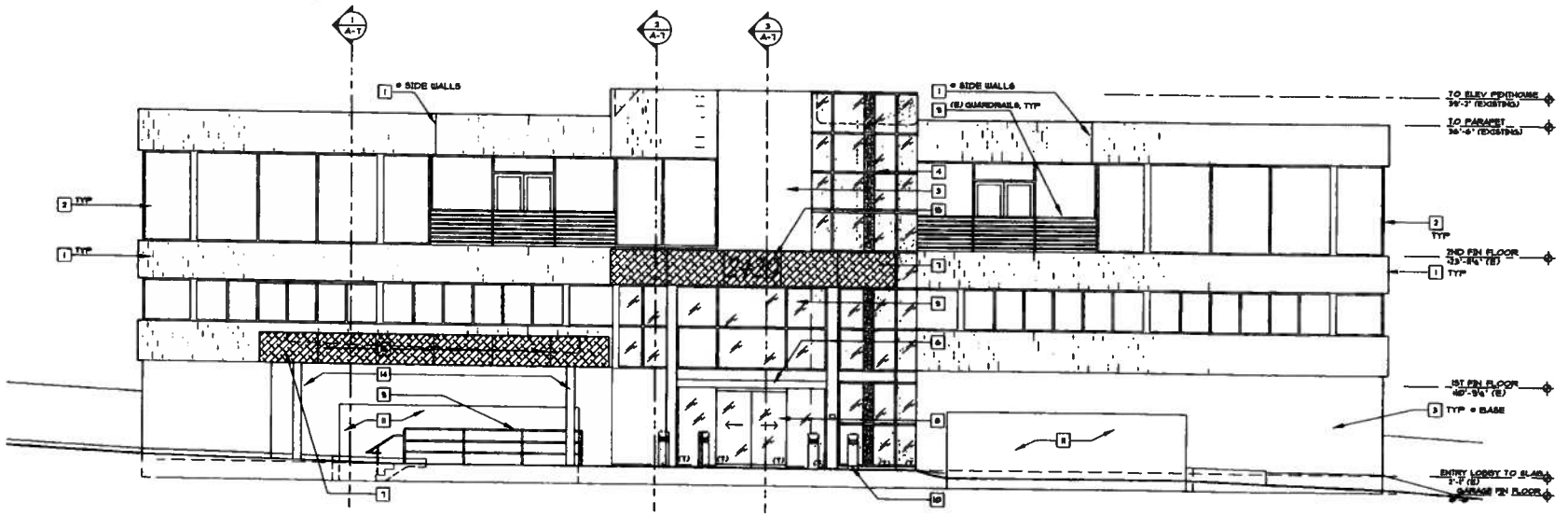
REVISION	11-17-08
PLANNING SUBM	12-10-08

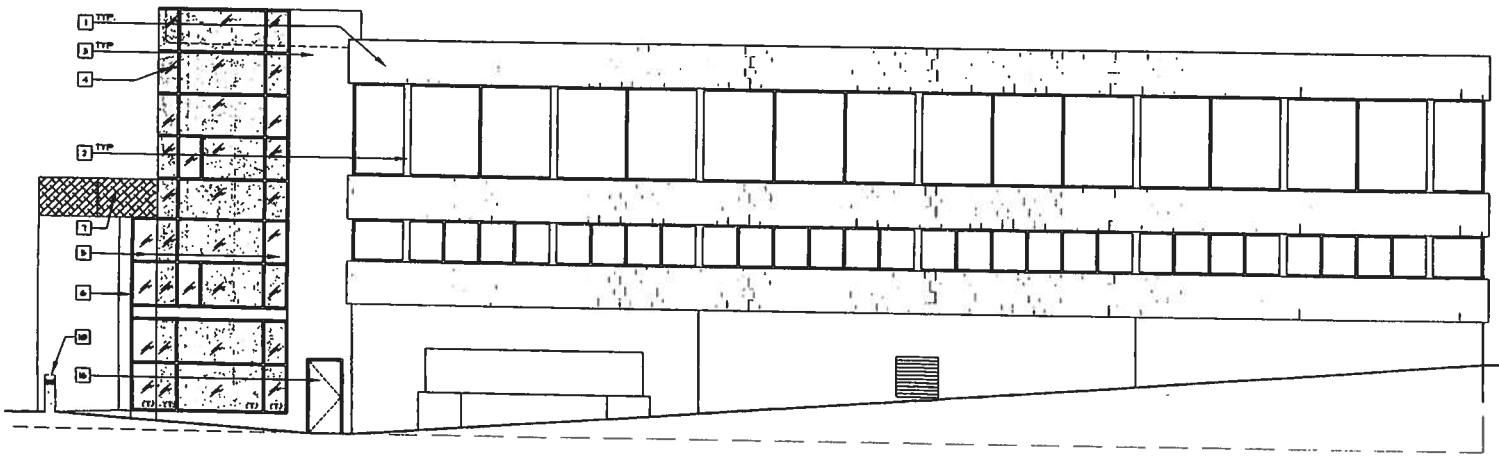
Work Date 12-10-08 11:39am
Job Number
Drawn By
Checked
Cad No

NEW FLOOR PLANS

A-4



1 SOUTH EXTERIOR ELEVATION



2 EAST EXTERIOR ELEVATION

EXTERIOR ELEVATION KEYNOTES:

1. THINSET PORCELAIN TILE, EMIL CERAMICA, PRAIRIE STONE, VERDE FORESTA, SIZES 17X24 (67%) AND 17X17 (33%). (ERIN DALBEY, 319-735-1361, ERINDALBEY@MSN.COM)
2. EXISTING WHITE ALUMINUM STOREFRONT & GLAZING TO REMAIN
3. EXISTING PLASTER, PAINT, SHERWIN WILLIAMS, YEARLING, SW1125
4. NEW OFFSET CAPTURE SPANDREL GLAZING, W/ ¼" VERSALUX BLUE 2000 OR EQUIVALENT COLOR TO BE VERIFIED BY OWNER PRIOR TO ORDERING
5. NEW OFFSET CAPTURE VISION GLAZING, W/ 1" VERSALUX GREEN 2000 W/ U-VALUE OF 0.35 AND SHGC VALUE OF 0.35. SUBSTITUTE GLASS MANUFACTURER MUST COMPLY W/ COLOR AND U-VALUE/SHGC REQUIREMENTS. COLOR TO BE VERIFIED BY OWNER PRIOR TO ORDERING
6. NEW ALUMINUM STOREFRONT & BREAKMETAL, DURANAR, XL, WHITE ICE METALLIC, PROVIDE SHOP DRAWINGS
7. NEW 'ALUCOBOND' FASCIA PANELS, SUNRISE SILVER METALLIC B3001-DXLE PROVIDE SHOP DRAWINGS
8. NEW TEMPERED GLASS, ELECTRIC SLIDING DOORS, W/BREAK-AWAY EXIT FEATURE (SEE DOOR SCHEDULE)
9. METAL PIPE RAIL SYSTEM, SPRAY APPLIED AUTOMOTIVE PAINT, TO MATCH STOREFRONT PROVIDE SHOP DRAWINGS
10. ILLUMINATED BOLLARD PER SITE PLAN AND ELECTRICAL DRAWINGS
11. EXISTING OPENING TO PARKING GARAGE
12. FLASHING CAP FINISH TO MATCH TYPICAL ALUMINUM STOREFRONT
13. FLASHING CAP FINISH TO MATCH COLOR OF CT/PLASTER
14. CARPORT PIER, PLASTER FINISH PAINT TO MATCH MAIN BUILDING BASE
15. SURFACE MOUNTED BLDG ADDRESS DESIGN, ETC PER SIGNAGE CONSULTANT AND CLIENT
16. HM DOOR & FRAME PAINT W/ SEMI-GLOSS ENAMEL COLOR TO MATCH ADJACENT PLASTER

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LICENSED ARCHITECT
No. C11878
REN.
STATE OF CALIFORNIA

OCEAN VIEW MEDICAL PLAZA

2420 VISTA WAY
OCEANSIDE, CALIFORNIA 92056

Issue Dates	
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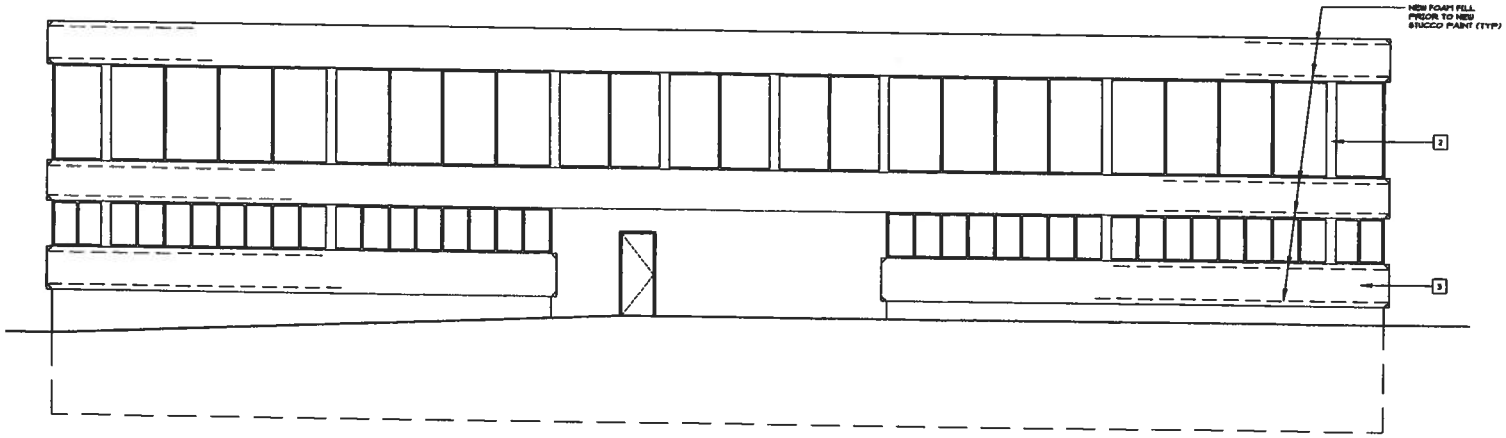
BID SET	8-06-0
BID ADDENDUM	8-13-0
REVISION	11-17-0
PLANNING SUBM	12-16-0

Work Date 12-16-00 11:41am

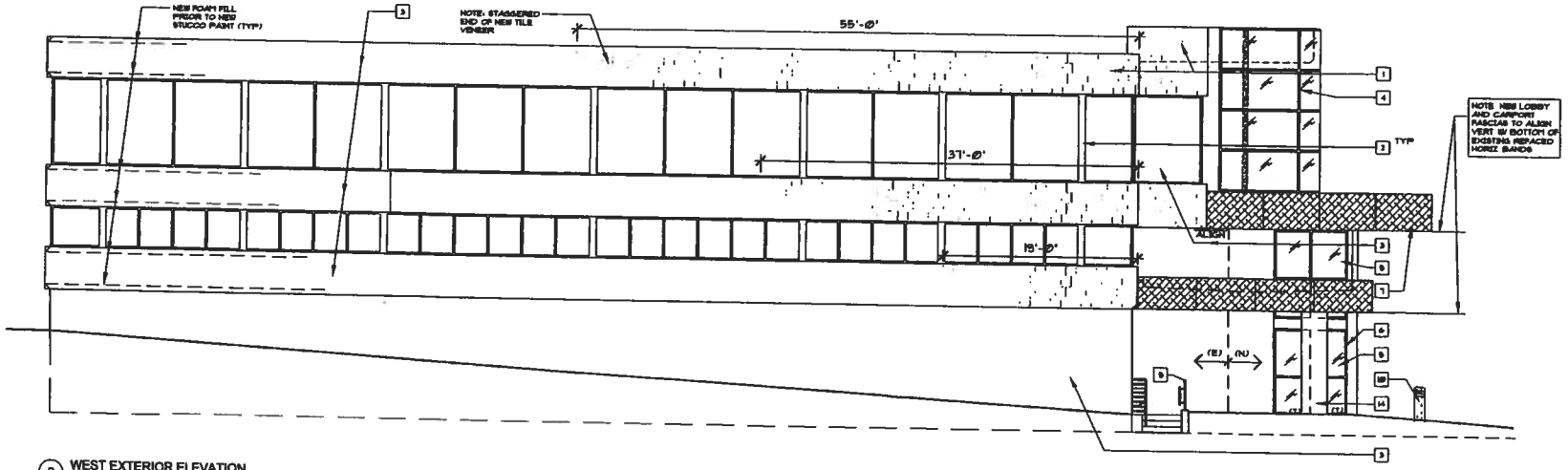
Job Number
Drawn By
Checked
Cad No

EXTERIOR ELEVATIONS

A-5



1 NORTH EXTERIOR ELEVATION (EXISTING)
SCALE 3/16" = 1'-0"



2 WEST EXTERIOR ELEVATION
SCALE 3/16" = 1'-0"

NOTE REFER TO DWG A-5 FOR EXTERIOR ELEVATION KEYNOTES.

NOGLE ONUFER ASSOCIATES ARCHITECTS
2398 San Diego Ave
San Diego, CA 92110
Telephone
(619) 297-8066
Fax
(619) 297-8055

REGISTERED ARCHITECT No C11878 REN ____ STATE OF CALIFORNIA

OCEAN VIEW MEDICAL PLAZA
2420 VISTA WAY
OCEANSIDE, CALIFORNIA 92056

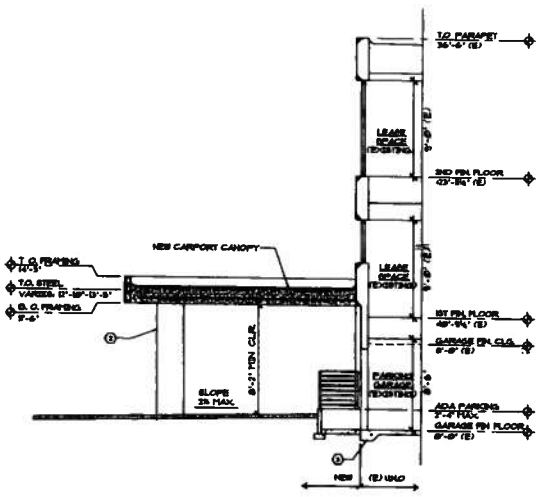
Issue Dates	
CITY SUBMITTAL	5-14-08
CITY RESUBMITTAL	7-31-08
PROGRESS	7-29-08
BID SET	8-05-08
BID ADDENDUM	8-13-08
REVISION	11-17-08
PLANNING SUBM.	12-18-08

Work Date 12-18-08 11:42am
Job Number
Drawn By
Checked
Cad No

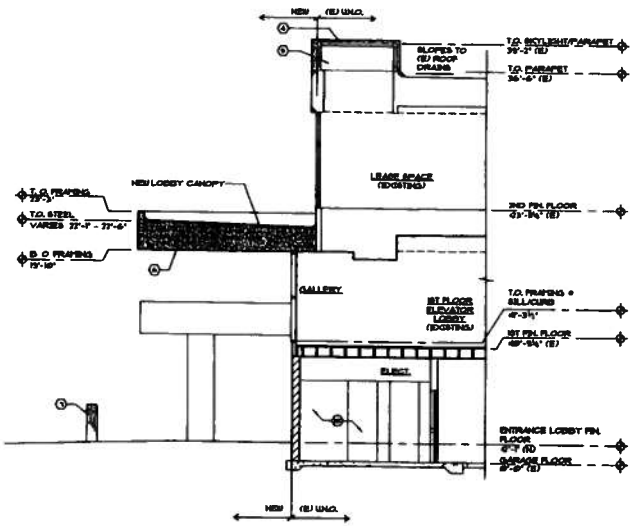
EXTERIOR ELEVATIONS

SCALE 3/16" = 1'-0"

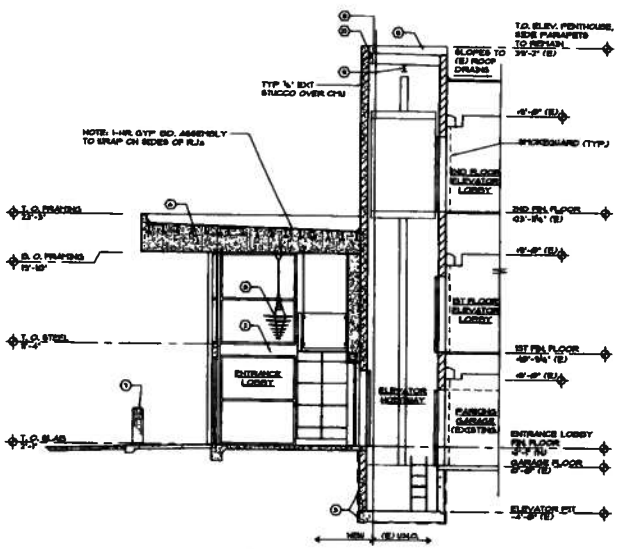
A-6



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



2 PARTIAL BUILDING SECTION
SCALE 3/16" = 1'-0"



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

GENERAL NOTES

NOTE: ALL HEIGHT CALL-OUTS ARE ± HEIGHTS TO BE DETERMINED BY EXISTING BUILDING CONDITIONS

WHERE COLUMNS ARE REQUIRED TO BE FIRE-RESISTIVE, THE ENTIRE COLUMN SHALL BE PROTECTED FROM TOP OF FLOOR TO TOP OF COLUMN.

1. CARPORT PIER
2. BRAKE METAL ALUMINUM
3. CONCRETE FOUNDATION
4. PROVIDE NEW COVER TO SEAL OFF EXISTING SKYLIGHT
5. EXISTING SKYLIGHT TO REMAIN IN PLACE
6. LOBBY CANOPY
7. LIGHTED BOLLARD, TYP FOR (4) LOCATIONS
8. PENDANT LIGHT FIXTURE
9. NEW AND/OR RELOCATED HOISTWAY BEAM. SEE ELEVATOR HVAC FOR SPECIFICS
10. ELECTRICAL EQUIPMENT (EXISTING)
11. SIDE PARAPET BEYOND
12. NEW SILL, SLOPE MIN. 5#/SF/FT MINIMUM
13. NEW ROOF FRAMING TO MATCH EXISTING ADJACENT FRAMING

NOGLE ONUFER ASSOCIATES ARCHITECTS
2388 San Diego Ave
San Diego, CA 92110
Telephone
(619) 297-6066
Fax
(619) 297-6055

REGISTERED ARCHITECT No C11878 REN ____ STATE OF CALIFORNIA

OCEAN VIEW MEDICAL PLAZA

2420 VISTA WAY
OCEANSIDE, CALIFORNIA 92056

Issue Dates	
CITY SUBMITTAL	8-14-08
CITY RESUBMITTAL	7-31-08
PROGRESS	7-28-08
BID SET	8-05-08
BID ADDENDUM	8-13-08
REVISION	11-17-08
PLANNING SUBMITTAL	12-16-08

Work Date 12-16-08 10:43a
Job Number
Drawn By
Checked
Cad No

BUILDING SECTIONS

SCALE 3/16" = 1'-0"

A-7

5/9/8

Application for Substantial Conformity

Date Accepted: _____
Accepted by: _____
Fee Paid ☐ Yes ☐ No

Application Number: SC-25-08

Applicant Information

Owner Name: Oceanview Plaza Investors, LLC

Mailing Address: 12815 Via Nestore Phone 858-337-0545

Del Mar, CA. 92014

Representative Name: Phil Buccola, Buccola Engineering, Inc.

Mailing Address: 3142 Vista Way, Suite 301 Phone 760-721-2000

Oceanside, CA 92056

Signature of Owner / Authorized Agent

Eric Thies	5/8/08
Print full name	Signature and Date

Project Description and Required Information

File Numbers: P-1-06, D-1-06
C-1-06, C-2-06

Resolution of Approval: PC 2007-P01
CC 07-R0115-1

- ☐ Set of Approved Plans
- ☐ Proposed Modification Plan
- ☐ Resolution of Approval (All)
- ☐ Letter of Description and Justification
- ☐ 8½" x 11" Reduction of Proposed Plan

Description of Request

Lowering the height of the parking area and reconfiguring the off-street parking. Total number of parking spaces will not be reduced.

Action

Conditions

Elevations of proposed revisions (shown on plans) are substantially conforming to the 2007-P01 resolution.

APPROVED AS SUBSTANTIALLY CONFORMING
5-9-08
Date
By

route to Juliana

RESOLUTION NO. 07-R0115-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE SUPPORTING PLANNING COMMISSION RESOLUTION NO. 2007-P01 AND APPROVING TENTATIVE PARCEL MAP (P-1-06), DEVELOPMENT PLAN (D-1-06) AND CONDITIONAL USE PERMITS (C-1-06, C-2-06) TO CREATE TWO RESIDENTIAL LOTS; CREATE 15 COMMERCIAL CONDOMINIUM UNITS; TO ALLOW PANHANDLE ACCESS; AND TO ALLOW OFF-STREET PARKING LOCATED AT 2420 VISTA WAY

(Oceanview Plaza Investors, LLC - Applicant)
(Roy Honig - Appellant)

WHEREAS, an application was filed for a Tentative Parcel Map (P-1-06), Development Plan (D-1-06) and Conditional Use Permits (C-1-06, C-2-06) to create two residential lots; create 15 condominium units; to allow panhandle access to Parcel 2; and to allow off-street parking on Residentially Zoned land and construct a parking structure on Parcel 3 located at 2420 Vista Way;

WHEREAS, on January 8, 2007 the Planning Commission of the City of Oceanside, after holding a duly advertised public hearing, adopted Resolution No. 2007-P01, approving said Tentative Parcel Map (P-1-06), Development Plan (D-1-06) and Conditional Use Permits (C-1-06, C-2-06);

WHEREAS, on January 16, 2007, a Call for Review was requested by Mayor Jim Wood of the Planning Commission decision with the City Clerk of the City of Oceanside;

WHEREAS, on January 17, 2007, an appeal was timely filed by Roy Honig of the Planning Commission decision with the City Clerk of the City of Oceanside;

WHEREAS, on March 21, 2007, the City Council of the City of Oceanside held a duly noticed public hearing and heard and considered evidence and testimony by all interested parties concerning the appeal of the Planning Commission approval on the above identified Tentative Parcel Map, Development Plan, and Conditional Use Permits;

WHEREAS, based on such evidence and testimony, this Council finds that the decisions of the Planning Commission did adequately and properly address concerns raised by the appellant;

NOW, THEREFORE, the City Council of the City of Oceanside does resolve as follows:

1. The Council supports the Planning Commission action of January 8, 2007.

2. The decision of the Planning Commission is affirmed. The project is consistent with the Land Use Element of the General Plan and the City's Zoning Ordinance, because it meets the density and development criteria set forth by these documents. The project site is physically suitable for the proposed density and intensity of development. The project meets development standards, such as panhandle access, lot size, requirements for off-street parking, and landscaping. The neighborhood character includes custom developments, panhandle egress across lots, and generally 10,000 square-foot lot sizes; the proposed residential subdivision design continues these neighborhood characteristics. The off-street parking is suitably buffered by landscaping and a decorative wall; the parking structure site design meets the criteria set forth by the Zoning Ordinance.

3. The applications for Tentative Parcel Map (P-1-06), Development Plan (D-1-06), Conditional Use Permits (C-1-06, C-2-06) and Planning Commission Resolution No. 2007-P01 are hereby approved, subject to all of the conditions imposed by Planning Commission Resolution No. 2007-P01 and the following additional conditions:

a) Prior to the issuance of grading permits, a 6-foot tall fence shall be constructed to fill in the gap in fencing between the office building and residential lots to the north. The fence shall be built in conformance with Zoning Ordinance requirements and of materials that match existing fencing in the area. The location and materials for the fence shall be reviewed and approved by the City Planner prior to construction.

b) To screen the appearance of the office building from the residential lots, trees shall be planted between the office building and the lots to the north. The location and quantity of trees shall be approved by the City Planner prior to approving the final landscape plan.

c) A rough surface, widely recognized as effectively deterring skateboard activities, shall be used on the surface of the parking area. The application and location of the rough surfaces shall meet the satisfaction of the City Planner and the City Engineer.

d) An 8-foot tall concrete decorative block wall shall be situated on the perimeter of the parking structure. The western face of the wall shall be a green color and stained to complement the proposed landscaping. The decorative block wall shall be shown on the grading plans and the landscape plans. The decorative block wall shall include a gate for egress and maintenance of landscaping on the western side of the wall. The design and color of the decorative block wall shall be reviewed and approved by the City Planner. Vines shall be planted adjacent to the walls.

e) A swing gate shall be installed to secure the parking structure and ramp. The gate(s) shall be closed between the hours of 9:00 p.m. and 7:00 a.m. everyday.

f) Prior to the issuance of grading permits, a photometric study shall be done to determine the recommended height of light standards in the parking areas. The light standards shall not exceed 12-feet. All parking lot lighting shall comply with the City's Light Pollution Control Ordinance and the lights shall be shielded and pointed downwards.

g) All light standards in the parking area shall be turned off at 9:00 p.m. every night.

h) Prior to issuance of grading permits, the landscape plan shall be approved showing an increase of two times the amount of landscaping proposed by the Conceptual Landscape Plan on the north and west sides of the parking structure. The design shall be completed to the satisfaction of the City Engineer and the City Planner.

i) Landscaping along the western perimeter of the parking area shall be located on the western side of the required 8-foot decorative block wall.

j) All construction access to Parcel 3 shall be from Vista Way.

k) A shuttle to the site from an off-site parking area shall be provided for construction workers and employees during the construction and grading of the parking area and no construction worker parking shall be allowed on-site.

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4. Pursuant to CCP Section 1094.6 (f), notice is hereby given that the time within which judicial review must be sought on this decision is governed by CCP Section 1094.6 as set forth in Oceanside City Code Section 1.10.

PASSED and ADOPTED by the City Council of the City of Oceanside, California this 21st day of March, 2007 by the following vote:

AYES: CHAVEZ, FELLER, KERN

NAYS: WOOD, SANCHEZ

ABSENT: NONE

ABSTAIN: NONE

Mayor of the City of Oceanside

ATTEST:

City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

City Attorney

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PLANNING COMMISSION
RESOLUTION NO. 2007-P01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A TENTATIVE PARCEL MAP, DEVELOPMENT PLAN AND CONDITIONAL USE PERMITS ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION: P-1-06, D-1-06, C-1-06 and C-2-06
APPLICANT: Oceanview Plaza Investors, LLC
LOCATION: 2420 Vista Way

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Tentative Parcel Map, Development Plan, and Conditional Use Permits under the provisions of Articles 10, 11, 30, 41 and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

subdivide an existing 2.16-acre site to establish three parcels and 15 commercial condominium units; permit off-street parking land-use within a residential district and construction of a parking structure on Parcel 3; permit panhandle access to Parcel 2; and associated site improvements;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 8th day of January 2007, conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be categorically exempt from environmental review per Article 19, Sections 15315 and 15332, because the project involves a minor subdivision of land and infill development of a parking structure and future single-family residences.

WHEREAS, the documents or other material which constitutes the record of proceedings upon which the decision is based will be maintained by the City of Oceanside Planning Division, 300 North Coast Highway, Oceanside, California 92054.

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

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

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is $2,843-$15,964 per acre)
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
School Facilities Mitigation Fee	Ordinance No. 91-34	$.42 per square foot non-residential for Oceanside, Vista and Fallbrook
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the .75 per cent 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)
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. Non-residential is $19,967 for a 2" meter.
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. Non-residential is $24,444 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is $21,599 for a 2" meter.

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and

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resolutions, presume the accuracy of relevant project information provided by the applicant/permittee, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

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

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

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

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

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

FINDINGS:

For the Tentative Parcel Map:

1. The proposed subdivision creates parcels that are consistent and meet or exceed the requirements for development within the RS (Single-Family Residential) and CP (Commercial Professional) zoning districts. The subdivision map is consistent with the General Plan of the City.
2. The 2.16-acre site is physically suitable for the subdivision of the existing property into three parcels and establishment of 15 condominium units within the existing building.
3. The subdivision complies with all other applicable ordinances, regulations and guidelines of the City.
4. The design of the subdivision or proposed improvements will not conflict with easements, acquired by the public at large, for access through the use of property within the subdivision.

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5. That the design of the subdivision or the proposed improvements will not cause substantial environment damage or substantially and avoidably injure fish or wildlife or their habitat.

For the Development Plan:

1. The site plan and physical design of the project is consistent with the Zoning Ordinance and the underlying RS (Single-Family Residential) and CP (Commercial Professional) Zones.
2. The Development Plan conforms to the General Plan of the City.
3. The project site can be adequately served by existing public facilities, services and utilities.
4. The project, as proposed, is compatible with the existing and potential development on adjoining properties or in the surrounding neighborhood.
5. The site plan and parameters for the architecture and physical design of the project is consistent with the policies contained within the Land Use Element of the General Plan.

For the Conditional Use Permits:

1. The proposed use of a panhandle access and the proposed location of the lot is in accord with the objectives of the Zoning Ordinance and the purposes of the districts in which it is located.
2. The use of panhandle access, and the proposed conditions under which they would be established or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

Permitting parking in a project subject to differing zoning classifications (off-street parking within a Residential District and construction of a parking structure to serve a Professional Commercial site):

1. The site on which the parking is to be located is contiguous to the site on which the medical office building is located. The site is not separated by any public right-of-way and the applicant proposes that the two sites be combined into one lot.
2. All property is under the same ownership.

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3. The proposed parking facility, as conditioned, will not cause any detriment to the surrounding area or land uses in near proximity to the site. The parking area will be buffered from adjacent residential uses by landscaping and a natural slope where the residential land use is at least 10 feet above the off-street parking area.

4. The proposed parking facility is consistent with all applicable provisions contained within the Zoning Ordinance. Conditions have been placed to insure compliance with applicable building and safety codes, including but not limited to parking facility lighting. The lighting of the parking area will be properly shielded so as to prevent glare on any adjacent property.

5. The site having a residential designation is less than 0.5 acres.

6. The proposed off-street parking facility will provide a necessary function for continued use of the site. The use is consistent with the land use policies of the General Plan and the underlying zones.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve the environmental exemption and approve Tentative Parcel Map (P-1-06) Development Plan (D-1-06) and Conditional Use Permits (C-1-06, C-2-06) based on the following conditions of approval:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Division plan check. (Currently the 2001 California Building Code, and 2004 California Electrical Code)

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

3. Site development, parking, access into buildings and building interiors shall comply with the State's Disabled Accessibility Regulations. (2001 California Building Code (CBC), Chapter 11B)

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

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

6. All outdoor lighting shall comply with Chapter 39 of the City Code (Light Pollution Ordinance). Where color rendition is important, high-pressure sodium, metal halide or other such lights shall be utilized and shall be shown on building and electrical plans.

7. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the plans.

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

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

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

9. Separate, unique addresses may be required to facilitate utility releases. Verification that the addresses have been properly assigned by the City's Planning Division must accompany the Building Permit application.

10. A complete Soils Report, Structural Calculations, & Energy Calculations shall be required at time of plans submittal to the Building Division for plan check. The Soils Report & Structural Calculations must show that the hillside soils conditions are suitable

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to support the buildings. Retaining walls that are a part of this design shall be designed per the Soils report for the whole project.

11. Documentation of properly recorded easements (for access and utilities) shall be required for plan check review of building projects on panhandle lots.

12. Tenant Improvements, or other construction to the existing building, requires permits (including all required inspections and approvals, and Issuance of Certificate of Occupancy) from the Building Division.

13. On Parcel 3, a trash enclosure (or trash enclosures) shall be provided as required by Chapter 13 of the City Code and shall also include additional space for storage and collection of recyclable materials per City standards. The enclosure(s) shall be built in a flat, accessible location as determined by the City Engineer and or Public Works Director. The enclosure(s) shall meet City standards including being constructed of concrete block, reinforced with rebar and filled with cement. A concrete slab must be poured with a berm on the inside of the enclosure to prevent the bin(s) from striking the block walls. The slab must extend out of the enclosure for the bin(s) to roll out onto. Steel posts must be set in front of the enclosure with solid metal gates. All driveways and service access areas must be designed to sustain the weight of a 50,000-pound service vehicle. Trash enclosures and driveways and service access areas shall be shown on both the improvement and landscape plans submitted to the City Engineer. The specifications shall be reviewed and approved by the City Engineer and/or Public Works Director. The City's waste disposal contractor is required to access private property to service the trash enclosures, a service agreement shall be signed by the property owner and shall remain in effect for the life of the project. All trash enclosures shall be designed to provide user access without the use and opening of the service doors for the bins. Trash enclosures shall have design features such as materials and trim similar to that of the rest of the project. This design shall be shown on the landscape plans and shall be approved by the Community Development Department/Planning Division.

Engineering:

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

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

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

17. The developer shall provide public street dedication as required to serve the property.

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

19. Prior to approval of the Parcel Map or any increment, all improvement requirements, within such increment or outside of it if required by the City Engineer/Public Works Director, shall be covered by a subdivision agreement and secured with sufficient improvement securities or bonds guaranteeing performance and payment for labor and materials, setting of monuments, and warranty against defective materials and workmanship.

20. Prior to approval of the Parcel Map a phasing plan for the construction of public and private improvements including landscaping, streets and arterials shall be approved by the City Engineer/Public Works Director. All improvements shall be under construction to the satisfaction of the City Engineer/Public Works Director prior to the issuance of any building permits. All improvements shall be completed prior to issuance of any certificates of occupancy.

21. Where proposed off-site improvements, including but not limited to slopes, public utility facilities, and drainage facilities, are to be constructed, the applicant shall, at his own expense, obtain all necessary easements or other interests in real property and shall dedicate the same to the City of Oceanside as required. The applicant shall provide

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documentary proof satisfactory to the City of Oceanside that such easements or other interest in real property have been obtained prior to the approval of the Parcel Map. Additionally, the City of Oceanside, may at its sole discretion, require that the applicant obtain at his sole expense a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the applicant, as applicable.

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

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

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

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

b) All grading and related site preparation and construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No engineering related construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the City Engineer/Public Works Director with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive

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or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

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

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

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

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

27. Ivy Road along the project frontage shall be improved with curbs and gutters.

28. Ivy Road along the project frontage shall provide a minimum of 10 feet of parkway between the face-of-curb and the right-of-way line. Sidewalk improvements shall comply with ADA requirements.

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

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

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

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

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

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

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

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

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

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

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

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

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services. Any parking lot striping and any on-site traffic calming devices, if applicable shall also be shown on all Precise Grading and Private Improvement Plans.

41. Landscaping plans, including plans for the construction of walls, fences or other structures at or near the intersections, must conform to intersection sight distance requirements. Landscape and irrigation plans for disturbed areas must be submitted to the City Engineer/Public Works Director prior to the issuance of a preliminary grading permit and approved by the City Engineer/Public Works Director prior to the issuance of occupancy. Frontage and median landscaping shall be installed prior to the issuance of any certificates of occupancy. Any project fences, sound or privacy walls and monument entry walls/signs shall be shown on, bonded for and built from the landscape plans. These features shall also be shown on the precise grading plans for purposes of location only. Plantable, segmental walls shall be designed, reviewed and shown on the grading plans and landscape plans. The planted walls shall be irrigated, as shown on the landscape plans.

42. For parcel 3, open-space areas and down-sloped areas visible from a collector-level or above roadway and not readily maintained by the property owner, shall be maintained by a owners' association that will insure installation and maintenance of landscaping in perpetuity. These areas shall be indicated on the final parcel map and reserved for an association. Future buyers shall be made aware of any estimated monthly costs. The disclosure, together with the CC&R's, shall be submitted to the City Engineer/Public Works Director for review prior to the recordation of final parcel map.

43. The drainage design on the Tentative Parcel Map is conceptual only. The final design shall be based upon a hydrologic/hydraulic study to be approved by the City Engineer/Public Works Director during final engineering. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the City Engineer/Public Works Director. The applicant shall be responsible for obtaining any off-site easements for storm drainage facilities.

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

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

46. For Parcel 3, unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high barrier, approved by the City Engineer/Public Works Director, shall be provided at the top of all slopes whose height exceeds 20 feet or where the slope exceeds four feet and is adjacent to an arterial street or state highway.

47. Development on Parcel 3 shall comply with all applicable regulations established by the United States Environmental Protection Agency (USEPA) as set forth in the National Pollutant Discharge Elimination System (NPDES) permit requirements for urban runoff and stormwater discharge and any regulations adopted by the City pursuant to the NPDES regulations or requirements. Further, the applicant may be required to file a Notice of Intent with the State Water Resources Control Board to obtain coverage under the NPDES. General Permit for Storm Water Discharges Associated with Construction Activity and may be required to implement a Storm Water Pollution Prevention Plan (SWPPP) concurrent with the commencement of grading activities. SWPPPs include both construction and post construction pollution prevention and pollution control measures and identify funding mechanisms for post construction control measures. The developer shall comply with all the provisions of the Clean Water Program during and after all phases of the development process, including but not limited to: mass grading, rough grading, construction of street and landscaping improvements, and construction of dwelling units. The applicant shall design the Project's storm drains and other drainage facilities to include Best Management Practices to minimize non-point source pollution, satisfactory to the City Engineer/Public Works Director.

48. Upon acceptance of any fee waiver or reduction by the subdivider, the entire project will be subject to prevailing wage requirements as specified by Labor Code section 1720(b)

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(4). The subdivider shall agree to execute a form acknowledging the prevailing wage requirements prior to the granting of any fee reductions or waivers.

49. For Parcel 3, the subdivider shall prepare and submit an Operations & Maintenance (O&M) Plan as set forth in the approved Storm Water Mitigation Plan (SWMP) to the City Engineer/Public Works Director with the first submittal of the Precise Grading Plans. The O&M Plan shall be prepared by the applicant's Civil Engineer. It shall be directly based on the project's Storm Water Mitigation Plan (SWMP) previously approved by the Planning Commission. At a minimum the O&M Plan shall include the designated responsible parties to manage the stormwater BMPs, employee's training program and duties, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of resource agency permits, cost estimate for implementation of the O&M Plan and any other necessary elements.

50. For Parcel 3, the subdivider shall enter into a City-Standard Stormwater Facilities Maintenance Agreement (SWFMA) with the City obliging the project proponent to maintain, repair and replace the stormwater BMPs identified in the project's approved SWMP and as detailed in the O&M Plan that shall be a part of the SWFMA into perpetuity. The Agreement shall be approved by the City Attorney prior to issuance of any precise grading permit and shall be recorded at the County Recorder's Office prior to issuance of any building permit. Security in the form of cash (or certificate of deposit payable to the City) or an irrevocable, City-Standard Letter of Credit shall be required prior to issuance of a precise grading permit. The amount of the security shall be equal to 10 years of maintenance costs, as identified by the O&M Plan. The applicant's Civil Engineer shall prepare the O&M cost estimate. The O&M cost estimate shall be approved by the City Engineer/Public Works Director prior to approval of any engineering plans for the project.

51. At a minimum, the O&M Maintenance Agreement shall require the staff training, inspection and maintenance of all BMPs on an annual basis. The project proponent shall complete and maintain O&M forms to document all maintenance activities. Parties responsible for the O&M plan shall retain records at the subject property for at least 5

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years. These documents shall be made available to the City for inspection upon request at any time.

52. The O&M Maintenance Agreement shall include a copy of executed on-site and off-site access easements necessary for the operation and maintenance of BMPs that shall be binding on the land throughout the life of the project to the benefit of the party responsible for the O&M of BMPs, until such time that the stormwater BMP requiring access is replaced, satisfactory to the City Engineer/Public Works Director. The Agreement shall also include a copy of the O&M Plan approved by the City Engineer/Public Works Director.

53. The BMPs described in the project's approved Storm Water Mitigation Plan (SWMP) shall not be altered in any way, shape or form without formal approval by either an Administrative Substantial Conformance issued by the Community Development Department/Planning Division or Planning Commission. The determination of whatever action is required for changes to a project's approved SWMP shall be made by the Community Development Department/Planning Division.

54. All single-family dwelling projects shall dispose of or recycle solid waste in a manner provided in City Code Section 13.3.

Engineering Landscape:

55. The landscape plans must comply with and match the site, grading plan, conceptual landscape plan, and approved SWMP requirements.

56. Removal of any existing tree shall be replaced on-site per Section 401.I of the Subdivision Ordinance and memorandum of accepted caliper replacement schedules.

57. Trees planted on the western boundary of Parcel 3 shall be 24-inch box size.

Fire Prevention:

58. Submit a copy of as-built plans on a CD for all developments on the site before final occupancy.

59. Future development of the site will require compliance with all applicable Fire Department Standards.

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Planning:

60. This Tentative Parcel Map (P-1-06), Development Plan (D-1-06) and Conditional Use Permits (C-1-06, C-2-06) shall expire on January 8, 2009, unless implemented as per the Zoning Ordinance or unless the Planning Commission grants a time extension.

61. This Tentative Parcel Map (P-1-06) approves the subdivision of an existing 2.16-acre site in order to establish three parcels and 15 commercial condominium units; the Conditional Use Permits (C-1-06 and C-2-06) allow on Parcel 3 off-street parking land-use within a Residential District and permit panhandle access to Parcel 2; and the Development Plan (D-1-06) permits associated site improvements, as shown on the plans and exhibits presented to the Planning Commission for review and approval, and as modified by said conditions of approval. No deviation from these approved plans and exhibits shall occur without the approval of the City Planner and/or the Planning Commission. Substantial deviations shall require a revision to the Tentative Parcel Map, Development Plan and Conditional Use Permits.

62. Uses generating additional parking shall not be allowed unless a revision to this permit is obtained and a separate use permit is granted by the Planning Commission demonstrating that adequate off-street parking is provided on-site.

63. All lighting showcasing building architecture shall be shown on the building plans and prior to building permit approval.

64. Outdoor storage or display of merchandise of materials shall meet the requirements of the Zoning Ordinance.

65. All site lighting shall adhere to the adopted City of Oceanside Light Pollution Ordinance.

66. Elevation materials, colors, roofing materials and floor plans shall be substantially the same as those approved by the Planning Commission. These shall be shown on plans submitted to the Building Division and Planning Division.

67. The applicant/permittee shall provide a copy of this permit identifying the use limitations on Parcel 3 based on the 125 off-street parking spaces provided on-site, as well as a copy of the County of San Diego Recorder's Office recorded O&M plan to any prospective tenants/property owners.

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68. Prior to the issuance of the first building permit, the applicant/permittee shall illustrate compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19, Section 20.25 of the City Code) which shall be noted on the building permit plan set for reference. These requirements, which include the obligation to remove all graffiti within 24 hours.

69. Unless expressly prohibited by the City of Oceanside Fire Division, all retaining walls over four feet in height shall be landscaped and irrigated, at all times.

70. Within two years of the issuance of the first construction/building permits, planting on the retaining walls shall be required to cover 50 percent of the exposed retaining wall surface that is in excess of four feet in height.

71. All walls and landscaping will be maintained in a disease free and graffiti-free manner, at all times.

72. Prior to issuance of any building permits, the applicant/permittee shall show evidence on a building plan set that all mechanical rooftop equipment are screened from public views. All mechanical rooftop and ground equipment shall be screened from public view as required by the Zoning Ordinance. This information shall be shown on the building permit plan set.

73. On Parcel 3, outdoor eating areas shall not be removed or converted, and all outdoor eating area furnishings shall be kept in good condition and shall be operable, at all times.

74. On Parcel 3, outdoor eating areas shall be kept clean in a neat, debris-free, and graffiti-free manner, at all times.

75. Failure to meet any conditions of approval for this development shall constitute a violation of Tentative Parcel Map (P-1-06), Development Plan (D-1-06), and Conditional Use Permits (C-1-06, C-2-06).

76. To ensure that new development complies with all applicable requirements of the Zoning Ordinance, development plans shall be approved for development projects as provided in Article 43. The City Planner shall administratively approve, conditionally approve, or disapprove development plans for residential projects. Administrative Development Plans shall be processed and approved by the City Planner for lots 1 and 2 of the Tentative Parcel Map prior to the issuance of grading permits for each lot.

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Development on each lot shall provide superior architectural, landscaping design and materials compatible with those found within the Fire Mountain Neighborhood. Front yard landscaping shall be provided by the developer of each lot and shall be shown on each Administrative Development Plan.

77. Development on each of the new lots created by this parcel map shall meet the following development standards: minimum unit size, 2,500 square feet; front yard 20 feet; interior side yard 7.5 feet; corner side yard 10 feet; rear yard 15 feet; maximum height 36 feet; lot coverage, maximum 45 percent; roofing, fire resistant roof tile; minimum combination of one 2-car garage and one 1-car garage.

78. Building floor plans, elevations, architectural style, color and materials palette employed on the design of structures on each lot shall differ from but compliment development on adjoining parcels.

79. Development on Parcel 1 and Parcel 2 created by this parcel map shall meet the following design guidelines:

a) Use of retaining walls shall be minimized. Where use of retaining walls cannot be avoided, such walls shall be screened to the maximum extend possible and use of plantable walls shall be employed as part of the design solution.

b) Structures shall complement the surrounding natural and built environment in pattern, function, scale, character and materials.

c) Variable setbacks shall be provided along street frontages and between adjoining properties in order to establish different patterns of open space, thereby achieving an aesthetically pleasing street scene and minimizing privacy loss between dwellings.

d) Garages shall be designed to be subordinate to the main dwelling. Garages with side entries, split, recessed garages or motor courts are required.

e) Garage doors shall incorporate multi-panel designs, windows or architectural detailing to reduce their impact and scale.

f) Garage frontages shall be setback a minimum of 5 feet from the dwelling's first story façade. Garages may be recessed less or project in front of the dwelling

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only if they occupy no more than 50 percent of the building frontage and incorporate at least one of the following mitigating design features:

i. A porch not less than 12 feet wide and 8 feet deep in front of the living area; or

ii. A trellis/arbor extending not less than 2 feet beyond the front of the garage; or

iii. A balcony above the garage with a trellis or roof along the garage frontage.

g) A minimum 15 feet wide landscaped planting area shall be provided between adjacent driveways to minimize adverse visual impacts from expansive driveway surfaces.

h) Walls and fences visible from public right-of-ways shall be architecturally enhanced and complimented by adjoining, tiered landscaping.

i) Driveway entries on private property shall incorporate decorative paving.

j) The type and location of site and building lighting shall preclude direct glare onto adjoining properties and streets.

k) Dwelling structures shall be designed to complement, yet be distinguishable from adjacent structures. Buildings shall relate in terms of mass but utilize different form and detail compositions to create a unique design statement. The same building elevations shall not be repeated within the subject parcel map subdivision area.

l) One story architectural elements and massing shall be incorporated into two-story building designs to the greatest extent possible. Where two-story building massing occurs, one or more of the following features should be used to soften the visual impact of a two-story wall surface:

i. Variety of hip and gable roofs;

ii. Arbors, trellises and shade structures;

iii. Balconies;

iv. Cantilevered building elements.

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m) Roof designs shall be compatible in terms of type slope, size, materials and colors to surrounding residential structures. Flat roofs are discouraged, unless appropriate to the selected architectural style.

n) All building elevations shall be architecturally enhanced. The selected architectural design shall be consistently employed on all building elevations.

o) Unarticulated building wall planes and monolithic forms are prohibited. Use of horizontal and vertical massing offsets is required.

p) Selection and application of building materials and colors shall take into consideration and relate to surrounding development. Use of colors that reduce and eliminate reflectivity and blend structures into the terrain is recommended.

q) Materials shall stylistically compliment architectural details. Frequent changes in materials shall be avoided. Changes in colors and materials shall occur at interior corners and shall coincide with vertical and horizontal wall plane changes.

r) Landscaping shall frame, soften and embellish the quality of the residential environment, buffer residences from noise and enhance privacy. Tiered planting shall be used to enhance the character of the project. Preservation of existing vegetation, to the maximum extent possible, and effective integration within the overall landscaping plan shall be required.

80. Unless expressly waived, all zoning standards, and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the Description and Justification, Operations and Maintenance (O&M) plan and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

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

82. Prior to the approval of a building permit the areas for 1) refuse, and 2) recycling collection shall be illustrated in plan view as dedicated areas for each refuse and

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recycling, and per City of Oceanside, Municipal Code, Chapter 13. An area calculation shall be provided on building plans in order to illustrate compliance with all applicable refuse and recycling elements of the Zoning Ordinance/adopted City policy.

Water Utilities:

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

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

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

86. A separate irrigation meter and approved backflow prevention device is required.

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

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

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

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

91. All Water and Wastewater construction shall conform to the most recent edition of the Water, Sewer, and Reclaimed Water Design and Construction Manual.

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

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93. A Grease, Oil, and Sand Interceptor, described by the Uniform Plumbing Code, relating to garages and wash racks shall be installed in each building sewer in an appropriate location and shall be maintained by the property owner. The location shall be called out on the approved Improvement Plans.

94. Subterranean parking spaces shall be drained to the City's Storm Drain System and shall comply with the California Regional Water Quality Control Board Order No. 2001-01.

PASSED AND ADOPTED Resolution No. 2007-P01 on January 8, 2007 by the following vote, to wit:

AYES:	Parker, Horton, Blom, Balma and McLeod
NAYS:	None
ABSENT:	Martinek
ABSTAIN:	None

Richard Parker for
Dennis Martinek, Chairman
Oceanside Planning Commission

ATTEST:

Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2007-P01.

Dated: January 8, 2007

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RESOLUTION NO. 85-259

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE APPROVING DEVELOPMENT PLAN D-29-85 FOR A TWO-STORY OFFICE COMPLEX ON 1.2 ACRES OF REAL PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF VISTA WAY BETWEEN VIA ESMARCA AND JEFFERSON ABUTTING IVY ROAD, AND SPECIFYING CONDITIONS IMPOSED

(W. F. Hall Construction -- Applicant)

WHEREAS, an application for Development Plan D-29-85 has been filed which would authorize a 25,000 square foot office complex known as Hall DeCino on 1.2 acres of real property located on the north side of Vista Way between Via Esmarca and Jefferson abutting Ivy Road, which such real property is more particularly described on Exhibit "A", attached hereto and incorporated herein by reference thereto; and

WHEREAS, the Planning Commission of the City of Oceanside, after holding a duly noticed public hearing, has recommended, by the adoption of Resolution No. 85-P108, the approval of said Development Plan application; and

WHEREAS, said Planning Commission recommendation was made in conjunction with a recommendation of approval of a proposed General Plan Amendment (A-21-85), and Zone Change (Z-13-85), and the approval of a Tentative Parcel Map (P-19-85) conditioned on the approval of the General Plan Amendment, Zone Change and Development Plan; and

WHEREAS, on November 20, 1985, this Council held a duly noticed public hearing and heard and considered all offered evidence and testimony by all interested parties on the above identified Development Plan Application; and

WHEREAS, based on such evidence and testimony, and staff

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CITY ATTORNEY
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Oceanside Calif
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reports, this Council finds as follows:

1. Consideration has been given and restrictions imposed in view of the size, shape, present and proposed zoning, and the use of the property and surrounding uses to permit the same degree of enjoyment and neighborhood protection as would be accorded in normal circumstances with standard restrictions, in that:

-- The 1.2 acre parcel is adequate in size for the development of a 25,000 square foot office building with adequate parking, access and setbacks and is consistent with the Zoning Ordinance for such development and the surrounding uses.

2. The Development Plan as approved will not substantially depreciate property values in the vicinity or unreasonably interfere with the use or enjoyment of the neighboring property and/or occupants, in that:

-- This Development Plan is properly designed to protect the adjacent residential uses due to a slope buffer between the two uses and is being built to compliment adjacent commercial uses.

3. The Development Plan as approved will not endanger the public peace, health, safety, or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity, in that:

-- The Development Plan is for the construction of general office uses not generally considered dangerous or hazardous to those working or residing in the area or to improvements in the vicinity.

4. Pursuant to the California Environmental Quality Act of 1970, the State Guidelines thereto, and Ordinance No. 73-10, as amended to date, a Mitigated Negative Declaration has been

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prepared by the Resource Officer of the City of Oceanside and certified by the City Council in conjunction with its approval of the General Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Oceanside as follows:

1. Development Plan No. D-29-85 is hereby approved subject to all of the conditions appearing in Planning Commission Resolution No. 85-P108, attached hereto as Exhibit "B" and incorporated herein by reference thereto.

2. The Mitigated Negative Declaration referred to hereinabove has been reviewed by this Council prior to the approval of this project.

3. Development Plan No. D-29-85 shall not become effective unless and until General Plan Amendment No. A-21-85 and Zone Change No. Z-13-85 become effective.

PASSED AND ADOPTED by the City Council of the City of Oceanside, California, this 4th day of December, 1985, by the following vote:

AYES: BAGLEY, GILBERT, MACDONALD, MARIONCELLI, WILLIAMSON

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

Mayor of the City of Oceanside

ATTEST:

City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By
Assistant City Attorney

CHARLES R REVLETT
CITY ATTORNEY
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Oceanside Calif
Telephone 439 7306

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EXHIBIT B
Reso. 85-259

PLANNING COMMISSION
RESOLUTION NO. 85-P108

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA RECOMMENDING APPROVAL OF A GENERAL PLAN AMENDMENT, ZONE CHANGE, DEVELOPMENT PLAN AND APPROVING A PARCEL MAP ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: A-21-85; Z-13-85; P-19-85; D-29-85
APPLICANT: W. F. Hall Construction
LOCATION: No. side of Vista Way between Via Esmarca and Jefferson abutting Ivy Road.

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a General Plan Amendment; Zone Change; Development Plan and Parcel map under the provisions of Article 3, 5, 8 and 17 of the Zoning Ordinance of the City of Oceanside and the General Plan Land Use Element to permit the following:

a General Plan Amendment from Low Density Residential to Office-Professional on 1.2 acres, a Zone Change from R-1 single family to OP (Office-Professional), a Development Plan for a two-story office complex containing 25,000 square feet and a Tentative Parcel Map to create four lots on a 1.88 acre parcel

on certain real property l ally described as shown on EXHIBIT "A" attached hereto and incorporated herein by reference thereto.

WHEREAS, the Planning Commission, after giving the required notice, did on the 21st day of October, 1985 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, the project has been reviewed pursuant to the California Environmental Quality Act of 1970 and a Mitigated Negative Declaration has been issued.

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

A. Findings for recommending approval of the General Plan Amendment from Low Density Residential to Office Professional:

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1. That the public services can be provided to the site or are available to serve a commercial project.

2. That the opportunity for additional commercial uses in conformance with the City's objectives for orderly development along its major arterials helps to protect residential areas from traffic intrusion while also providing easily accessible services.

B. Findings for recommending approval of the Zone Change from R-1-10,000 to Office Professional:

1. That the Zone Change is necessary to carry out the general purpose of the Zoning Ordinance which is to protect the public health, safety and general welfare of the residents and provide economic and social benefits for an orderly, planned use of the land resources.

- This zone change is necessary to provide for development more compatible to the existing uses in the area and the recent approvals. The site has excellent access reducing the need for traffic through residential areas, will help to provide for economic vitality and provide needed services for an orderly, planned use of the land resources.

2. That the proposed Zone Change is consistent with the City's General Plan and with any applicable Specific Plan.

- With the adoption of the requested General Plan Amendment, this zone change will become consistent with the General Plan and any applicable Specific Plans.

C. Findings for the Parcel Map from one parcel to four legal parcels:

1. Division of the parcel into three developable residential lots of 10,000 square feet net or more is consistent with the Zoning Ordinance for R-1-10,000 and each has appropriate frontage and access on Ivy Road.

2. Creation of any further parcel splits in the vicinity shall be approved only after the completion of a comprehensive analysis and determination of areawide land use impacts.

3. Creation of a fourth, commercial lot adjacent to Vista Way and with a slope buffer between it and adjacent residential lots is consistent with the Zoning Ordinance and the orderly development of the vicinity.

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D. Findings for the Development Plan:

1. Consideration has been given and restrictions imposed in view of the size, shape, present and proposed zoning, and the use of the property and surrounding uses to permit the same degree of enjoyment and neighborhood protection as would be accorded in normal circumstances with standard restrictions.

   - The 1.2 acre parcel is adequate in size for the development of a 25,000 square foot office building with adequate parking, access and setbacks and is consistent with the Zoning Ordinance for such development and the surrounding uses.

2. That the Development Plan as approved will not substantially depreciate property values in the vicinity or unreasonably interfere with the use or enjoyment of neighboring property and/or occupants.

   - This Development Plan is properly designed to protect the adjacent residential uses due to a slope buffer between the two uses and is being built to compliment adjacent commercial uses.

3. That the Development Plan as approved will not endanger the public peace, health, safety, or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.

   - The Development Plan is for the construction of general office uses not generally considered dangerous or hazardous to those working or residing in the area or to improvements in the vicinity.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby RECOMMEND APPROVAL of A-21-85; Z-13-85; D-29-85 and APPROVE P-19-85 subject to the following conditions:

Building:

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

2. Site development, parking, access into buildings and building interiors shall comply with C.A.C. Title 24, Part 2 (Handicapped Access - Non-residential buildings - O.S.A.)

3. Solar water heating (or equivalent energy savings measures) required for 20 gallons or more heated water (Ordinance #81-62). (Applicable to non-residential buildings only.)

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

Environmental:

5. In the event any subsurface archaeological resources are encountered during grading or construction activities, such activities in the locality of the find shall be halted immediately. A qualified archaeologist shall be brought in to determine the significance of the archaeological resources and implement appropriate mitigations prior to recommending earthwork.

6. A comprehensive erosion control program shall be implemented in conformance with the City's Grading Ordinance and Development Guidelines for Hillsides. Implementation of the erosion control program shall be strictly enforced by periodic site inspections.

7. Based on the geotechnical evaluation of the site, the developer shall provide remedial measures for landslide stabilization as recommended by the City Engineer, or the developer's representative shall recommend remedial measures with equivalent effectiveness as concurred with and approved by the City Engineer.

8. Lighting shall be directed away from residential areas.

9. The developer shall provide public street dedication of Vista Way and Ivy Road if required to serve the property. Curbs and gutters shall be provided on Ivy road if required by the City Engineer.

10. A traffic signal contribution shall be made per the requirements of the City Traffic Engineer.

11. Sediment, silt and grease traps shall be included in drainage improvements.

12. Grading and drainage facilities shall be designed to adequately accommodate the local storm water runoff and shall be in accordance with standard plans and specifications of the City of Oceanside and subject to the approval of the City Engineer.

13. On-site grading design and construction shall be in accordance with the City's current Grading Ordinance.

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

15. The project is subject to payment of Master Plan of Drainage acreage fees, to be paid prior to approval of any building permit. All storm drains and appurtenances shall be designed and installed to the satisfaction of the City Engineer. On and off-site drains shall be shown on City standard plans and profile sheets. Storm drain easements shall be dedicated where required.

16. The entire project shall be served with a water system adequate enough for fire protection and domestic supply, with hydrants and other appurtenances as needed. The main lines shall be dedicated to the City, and appropriate easements shall be provided. The sewer system to serve the project shall be designed and constructed to City standards. All other utilities to serve the tract, including electrical, telephone, and cable T.V., shall be constructed underground.

17. All traffic signal contributions, highway thoroughfare fees, park fees, inclusion fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to the issuing of any building permits in accordance with City policies. The developer shall also be required to join into, contribute, or participate in any improvement lighting, or other special district affecting or affected by this project. Approval of the project shall constitute the developer's approval of all such payments, and his agreement to pay for any other similar assessments or charges in effect at the time any building permit is submitted and to join, contribute, or participate in such districts.

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

19. Pursuant to the State Map Act, improvements shall be required at the time of development; a certificate of which shall be placed on the final parcel map.

20. The developer shall pay traffic fees as required by the City's Thoroughfare Fee Ordinance in effect at the time building permits are issued.

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21. Down slopes at the rear of parcels 2 and 3 must be maintained with parcel 4.

22. Landscape Improvement Plans must comply with the latest Guidelines and Specifications for Landscape Development and must be approved prior to issuance of building permits.

Fire:

23. Fire hydrants shall be 2 1/2" X 2 1/2" X 4" for the commercial building.

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

25. Fire hydrants shall be located on indicated on a map filed in the Fire Prevention Bureau. Blue reflectors shall be placed opposite each hydrant in the street per City Standards.

26. All-weather access roads shall be installed and made serviceable prior to and during time of construction. Sec. 10.301(c) and (d) Uniform Fire Code.

27. All security gates shall have a Knox-box override.

28. Buildings shall meet Oceanside Sprinkler Ordinance in effect at the time of building permit application.

29. Fire flow shall be determined at the time of building permit application.

30. Replace 6 A.C. water line in Ivy Road to meet City Master Plan or 8 inch minimum.

Water Utilities:

31. A water and sewer study will have to be prepared by the Water Utilities Department before the Final Map at the developer's expense.

32. Water facilities located on private property will be private lines and will be maintained by the owner.

33. Sewer facilities located on private property will be private lines and will be maintained by the owner.

34. The developer will be responsible for developing all water and sewer facilities necessary to this property. Any relocation of water or sewer lines are the responsibility of the developer.

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Planning:

35. This (Tentative Parcel Map and Development Plan) shall expire two years from the effective date of the City Council Ordinance approving Zone Change No. Z-13-85.

36. This Tentative Parcel Map and Development Plan shall not become effective until the City Council's resolution and ordinance approving General Plan Amendment A-21-85 and Zone Change No. Z-13-85 become effective.

37. Applicable park fees shall be paid as required by City policy at the time building permits are issued.

38. Applicable school fees or a letter of clearance from the affected school district in which the property is located shall be paid or provided as required by City Policy at the time building permits are issued.

39. Landscape plans, meeting the criteria of the City's Landscape Guidelines, shall be reviewed and approved by the Engineering Division prior to the issuance of any building permit. Landscaping shall not be installed until approval is obtained.

40. Trash enclosures shall meet City Standards and shall include space for re-cycling containers. Concrete aprons for trash trucks shall be provided as required by the City Engineer.

41. Trash enclosures shall have design features such as materials and trim similar to that of the rest of the project.

42. All roof-top equipment shall be screened as required by the Zoning Ordinance.

43. A comprehensive sign package program shall be submitted to the Planning Division and approved prior to the issuance of sign permits. No temporary or portable signs shall be permitted after 39 days of the date of occupancy begins.

44. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification's provision shall run with the life of the project.

45. Unless expressly waived, all current zoning standards and City ordinances and policies are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the Description and Justification, Management Plan and other materials and

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information submitted with this application, unless specifically waived by an adopted condition of approval.

46. All retaining and other free-standing walls, fences, and enclosures shall be architecturally designed in a manner similar to and consistent with the primary structures. These items shall be approved by the Planning Division prior to the issuance of building permits.

47. A geologic study must be completed and appropriate mitigation actions taken to the satisfaction of the City Engineer prior to grading permit and/or building permit.

48. Joint access easements, maintenance agreements and slope bank maintenance easements for the R-1 lots must be recorded prior to the issuance of building permits.

49. Slope banks between the residential and commercial lots shall be landscaped with an intensive use of trees and other vegetation to help relieve visual impacts to the residential community.

PASSED on October 21, 1985 by the following vote, to wit:

AYES: Jakovac, Ramsey, Lyon, Burgeson, Sullivan, Skinner

NAYES: None

ABSENT: Wilson

ABSTAIN: None

ADOPTED on this 4th day of November, 1985.

Brian Sullivan, Chairman

ATTEST:

Michael J. Blessing, Secretary

I, MICHAEL J. BLESSING, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 85-P108.

Dated: 4 Nov '85

MICHAEL J. BLESSING, Secretary
OCEANSIDE PLANNING COMMISSION

EXHIBIT F