

**AGENDA NO. 4**  
**PLANNING COMMISSION**  **STAFF REPORT**

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DATE: May 19, 2008

TO: Chairman and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC-20-07) TO ALLOW FOR THE ADDITION OF 839 SQUARE FEET OF LIVING SPACE TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 2023 SOUTH PACIFIC STREET. THE PROJECT SITE IS ZONED RS (SINGLE-FAMILY RESIDENTIAL) AND IS SITUATED WITHIN THE SOUTH OCEANSIDE NEIGHBORHOOD AND THE COASTAL ZONE. - APPLICANT: GENERAL MATTHEW CAULFIELD**

**RECOMMENDATION**

Staff recommends that the Planning Commission by motion:

1. Confirm issuance of a Class 3 categorical exemption for new construction or conversion of small structures pursuant to Section 15303(a) of the California Environmental Quality Act.
2. Adopt Planning Commission Resolution No. 2008-P33 approving Regular Coastal Permit (RC-20-07) with findings and conditions of approval attached herein.

**PROJECT DESCRIPTION AND BACKGROUND**

**Background:** The subject site currently consists of a 2,218-square foot, rectangular, two-story, wood frame, detailed French Norman Eclectic style, single-family residence constructed circa 1930. The current owner, Matthew and Patricia Caulfield purchased the home in 1996. The Residential Building Record describes the workmanship and architectural attributes of the existing home as good, a rarely given rating.

**Site Review:** The subject property is located at 2023 South Pacific Street. The parcel is approximately 14,000 square feet in size. It has a Land Use designation of SFD-R (Single-Family Detached Residential) and a corresponding zoning classification of RS (Single-Family Residential). The property is situated within the coastal zone in the South Oceanside Neighborhood. The property is also within the "appeal jurisdiction" of the

local coastal zone. Under the certified Local Coastal Program (LCP), any local action by the City on this proposed coastal development permit may be appealed to the California Coastal Commission. Surrounding land uses included single and multi-family residences to the north, east, and south, and the Pacific Ocean lies to the west.

**Project Description:** The proposed application is comprised of one required entitlement.

Regular Coastal Permit (RC-20-07) represents a request for the following:

- (a) The addition of 839 square feet of living space to an existing single-family residence pursuant to Section 1050 of the Oceanside Zoning Ordinance (OZO).

The site plan and physical design of the project as proposed is compatible with the existing home and follows all recommendations put forth in the Historical Report. The architecture is a good example of French Norman Eclectic architecture. In adherence to the Historical Report and in keeping with the original design intent, the Caulfield Addition has been designed to best utilize the existing home and site. The project would allow for expansion while maintaining the architectural intent distinctive of the St. Malo community and surrounding homes.

The proposed project would consist of a minor building expansion (839 square feet), interior renovations, and exterior deck expansions. At the rear of the home, the main floor and basement to the west façade would be extended out 14 feet. At the main floor, the existing sun room would also extend seven feet to the west and six feet to the south. The southern exterior deck would extend seven feet towards the west. The northern exterior deck would extend along with the main floor an additional 14 feet. All materials, colors, and details of the renovation would coordinate with the existing house.

The proposed interior revisions include the renovation to the basement and two upper floors. At the basement level, an additional bedroom with a full bathroom would be provided. A breezeway between the existing structure and new portion would allow circulation from north to south patios. At the first floor level, the kitchen would be relocated on the westerly portion of the home and the office would be relocated to the location of the previous kitchen. At the second level, the master bedroom would be relocated to the westerly portion of the renovation and addition. Interior finishes, flooring, and lightening would be replaced with materials and details in keeping with the style and existing elements.

The home would maintain its existing two-car garage. The roof of the attached garage, which was previously modified, would be revised for better compatibility with the existing slope of the residence.

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

1. General Plan Land Use Element
2. Oceanside Zoning Ordinance (OZO)
3. Local Coastal Program (LCP)
4. California Environmental Quality Act (CEQA)

## **ANALYSIS**

### **KEY PLANNING ISSUES**

#### **1. General Plan Compliance**

The General Plan Land Use Map designation on the subject property is Single-Family Detached Residential (SFD-R). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

##### **I. Community Enhancement**

Goal: The consistent, significant, long term preservation and improvement of the environment, values, aesthetics, character and image of Oceanside as a safe, attractive, desirable and well-balanced community.

##### **Section 1.12 Land Use Compatibility**

Objective: To minimize conflicts with adjacent or related land uses.

Policy B: The use of land shall not create negative visual impacts to surrounding land uses.

The proposed project would consist of a minor building expansion (839 square feet), interior renovations, and exterior deck expansions. At the rear of the home, the main floor and basement to the west façade would be extended out 14 feet. All materials, colors, and details of the renovation would coordinate with the existing house. The proposed house expansion would not encroach beyond the established coastal Stringline and would not block the coastal views of the neighbors to the north or south.

##### **Section 1.23 Architecture**

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

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

The site plan and physical design of the project as proposed is compatible with the existing home and follows all recommendations put forth in the Historical Report. The architecture is a good example of French Norman Eclectic architecture. In adherence to the Historical Report and in keeping with the original design intent, the Caulfield Addition has been designed to best utilize the existing home and site. The project would allow for expansion while maintaining the architectural intent distinctive of the St. Malo community and surrounding homes.

## 2. Zoning Ordinance

This project is located in an RS (Single-Family Residential) District. Table 1 summarizes the applicable development standards for the RS District and those proposed for the project site.

**Table 1.**

	Zoning Requirements	Proposed
Minimum Lot Size	6,000 square feet	12,632 square feet
Front Yard	Blockface Average = 8.75 feet from curb to structure	5.75 ft. from curb (existing) <1 foot from property line (existing)
Side Yard (north)	7.5 feet	7.5 ft. to deck extension 24 ft. to westerly addition
Side Yard (south)	7.5 feet	7.5 ft. to deck extension 26 ft. to southerly addition
Rear Yard	Stringline	16 ft. east of Stringline
Building Height	27 feet	26 ft., 9 in. maximum for westerly addition 28 ft. for tower feature
Parking	2-car garage	2-car garage (existing)

Pursuant to OZO Section 3018, limited projections, such as towers, spires, and similar architectural projections, are allowed to extend up to 10 feet in excess of the maximum allowable height limit of 27 feet. The footprint of the projecting feature cannot exceed

more than 10 percent of the footprint of the entire building. This project proposes one tower feature to extend to a maximum height of 28 feet. This projection covers 2.7 percent of the overall project footprint.

### **3. Local Coastal Program Compliance**

The proposed project is within the appeal jurisdiction of the Local Coastal Program (LCP) and complies with all provision of this zone. Such projects must provide for sensitive development in order to promote and achieve compatibility with surrounding development. The existing character of the neighborhood and site-specific design elements have been considered at length throughout the design and review of this project. The westerly extension of the home would not impact the coastal views of the neighbors to the north or south. Public beach access is provided approximately 150 feet north of the property via a stairway leading directly to a beach. The subject property also provides private access to the beach.

#### **DISCUSSION:**

*Issue: Compatibility with the surrounding neighborhood.*

The Local Coastal Program contains policies that require development to maintain the character of the existing neighborhood. The site plan and physical design of the project as proposed is compatible with the existing home and follows all recommendations put forth in the Historical Report. In adherence to the Historical Report and in keeping with the original design intent, the Caulfield Addition has been designed to best utilize the existing home and site. The project would allow for expansion while maintaining the architectural intent distinctive of the St. Malo community and surrounding homes.

#### **ENVIRONMENTAL DETERMINATION**

The proposed project is categorically exempt pursuant to Class 3, New Construction or Conversion of Small Structures, Section 15303(a) of the California Environmental Quality Act.

#### **PUBLIC NOTIFICATION**

Legal notice was published in the North County Times and notices were sent to property owners and occupants of record within a 300-foot radius of the subject property, individuals and/or organizations requesting notification, the applicant, and other interested parties. As of May 7, 2008, one letter of support had been received.

**SUMMARY**

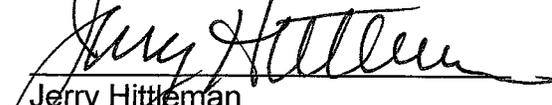
Staff believes the proposed project is consistent with the objectives and policies of the Local Coastal Plan. The proposed project would not restrict public access, obstruct public views, or preclude essential public services, nor would it be detrimental to the surrounding neighborhood. Staff recommends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

- Move to approve Regular Coastal Permit (RC-20-07) and adopt Planning Commission Resolution No. 2008-P33 as attached.

PREPARED BY:

  
Sally Schifman  
Planner II

SUBMITTED BY:

  
Jerry Hittleman  
City Planner

REVIEWED BY:

Richard Greenbauer, Senior Planner



JH/SS/fil

Attachments:

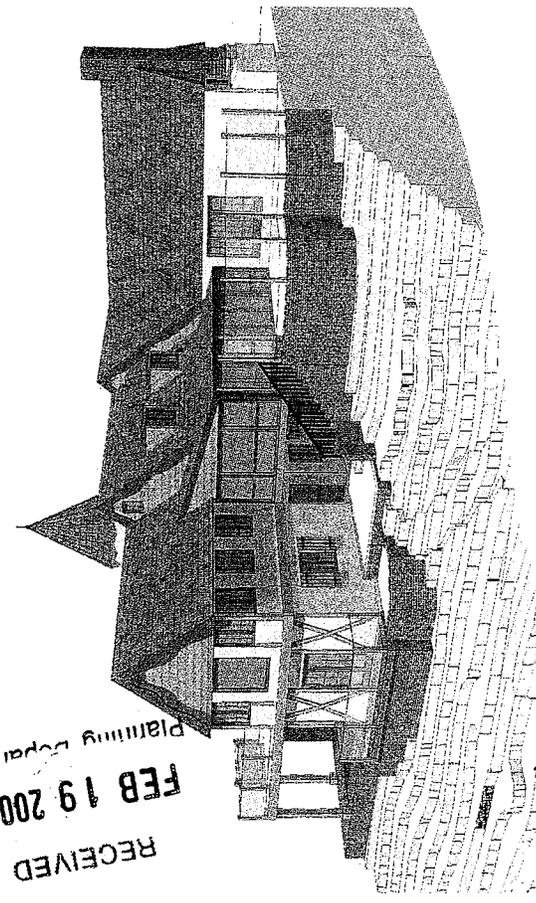
1. Site Plan/Floor Plan and Elevations
2. Planning Commission Resolution No. 2008-P33
3. Historical Report
4. Letter of Support

RECEIVED  
 FEB 19 2008  
 Planning Department

# CAULFIELD RENOVATION

2023 SOUTH PACIFIC STREET  
 OCEANSIDE, CA 92054  
 A.P.N. 155-010-03

RECEIVED  
 FEB 19 2008  
 Planning Department



## SHEET INDEX

- A0.1 TITLE SHEET
- C1 GRADING AND DRAINAGE PLAN
- A1.1 SITE PLAN (EXISTING / DEMO)
- A1.2 SITE PLAN (PROPOSED)
- A2.1 MAIN FLOOR DEMO PLAN
- A3.1 BASEMENT FLOOR PLAN
- A4.1 MAIN FLOOR DEMO PLAN
- A4.2 MAIN LEVEL FLOOR PLAN
- A5.1 SECOND FLOOR DEMO PLAN
- A5.2 SECOND LEVEL FLOOR PLAN
- A6.1 ROOF PLAN
- A7.1 EXTERIOR ELEVATIONS

## PROJECT TEAM

**CLIENT**  
 MIC & MCK M.P. CAULFIELD  
 2023 South Pacific  
 Oceanside, CA 92054  
 email: pmc@caulfield.com

**ARCHITECT**  
 T&A ARCHITECTURE, INC.  
 155-010-03  
 2023 South Pacific  
 Oceanside, CA 92054  
 email: dan@taarchitecture.com

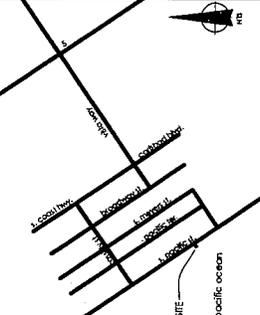
**CIVIL ENGINEER**  
 FASCO ENGINEERING  
 555 North Highway, Suite A  
 Solano Beach, CA 92075  
 phone: 858.259.8212  
 email: jason@fascoeng.com

**SOILS ENGINEER**  
 CONSULTING ENGINEERS  
 4725 Maricopa St.  
 San Diego, CA 92111  
 contact: GREGORY WHEELER  
 phone: 619.954.6554  
 email: greg@cei-engineers.com

**HISTORICAL CONSULTANT**  
 ARCHARDS  
 10000 San Diego Ave  
 San Diego, CA 92121  
 contact: BETH GAUBERBAUX  
 phone: 619.546.2181  
 email: archards@archards.com

**COASTAL ENGINEERING**  
 GEO SOILS INC.  
 5741 Palmer Way, Suite D  
 Carlsbad, CA 92010  
 contact: DAVID MELLY  
 phone: 760.438.3155  
 fax: 760.931.0715  
 email: david@geosoi.com

## VICINITY MAP



## SCOPE OF WORK

- REMOVE EXISTING HOME
- RELOCATE EXISTING ARCHEN
  - ADD NEW PORCH
  - RELOCATE EXISTING MASTER BEDROOM
  - RELOCATE EXISTING BATH
  - EXISTING EXTERIOR WALKWAY

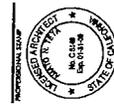
## PROJECT DATA

open 155-010-03  
 type: residential  
 occupancy: R3  
 construction type: type V - non-titled  
 building code: 2007 California code, 1998 California electrical code, California energy code, 2002 NTPA, 1998 CA fire code  
 zoning: R  
 setbacks: front yard - 20'-0", side yard - 7'-6"  
 height: 48' 0" of 33' 0" along with at least 54' & 55' height, 100' 0", 100' 0" & 110' 0"  
 area of construction: oceanfront

These plans and all work shall comply with the California Building Standards Code (based on the California Building Code) as amended and adopted by the County of San Diego.

## FLOOR AREA INFO

BUILDING AREA INFORMATION	
Proposed:	
existing conditioned sq. ft.:	459 sq. ft.
new conditioned sq. ft.:	227 sq. ft.
total:	686 sq. ft.
Deck Floor Level:	
existing conditioned sq. ft.:	2,008 sq. ft.
new conditioned sq. ft.:	2,484 sq. ft.
total:	356 sq. ft.
Second Floor Level:	
existing conditioned sq. ft.:	996 sq. ft.
new conditioned sq. ft.:	134 sq. ft.
total:	1,130 sq. ft.
Total conditioned sq. ft.:	4,202 sq. ft.
BUILDING COVERAGE INFORMATION	
Overall Building Coverage	28% sq. ft. = 27%
Tower	78 sq. ft. = 27%



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CAULFIELD RENOVATION  
 OCEANSIDE, CALIFORNIA  
 COASTAL PERMIT SUBMITAL

PROJECT NUMBER: TA-0004  
 DOCUMENT NO.  
 DATE: 11/15/07  
 7' MAX PER COPY, PERMIT

TITLE SHEET  
 DOCUMENT NUMBER

A0.1













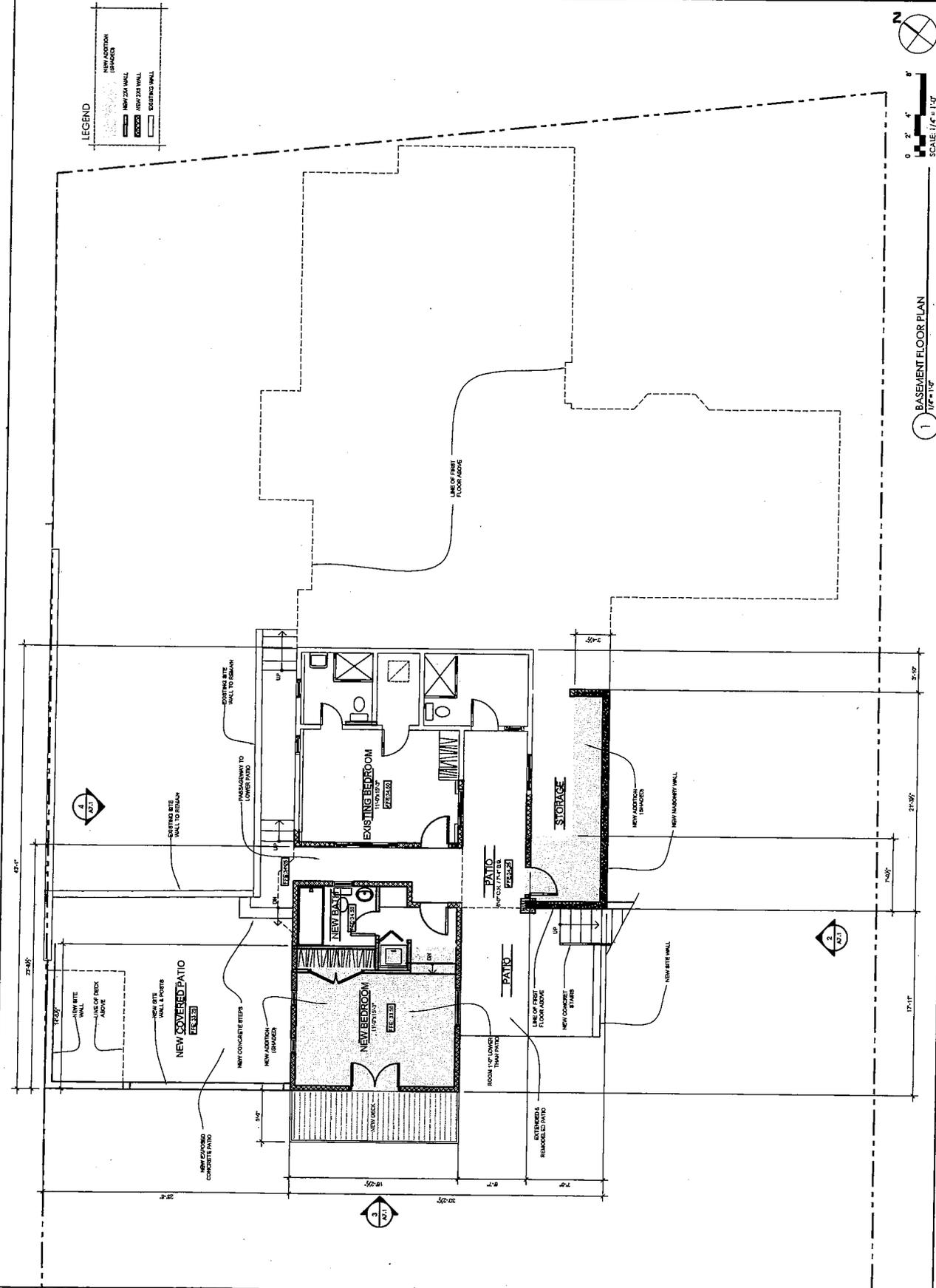
David A. Johnson, P.E.  
 License No. 61048  
 State of California  
 PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING

**CAULFIELD RENOVATION**  
 OCEANSIDE, CALIFORNIA  
 COASTAL PERMIT SUBMITTAL

PROJECT NUMBER: TA 0009  
 DOCUMENT FOR: PERMIT SUBMITTAL  
 DATE: 10/20/17  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN

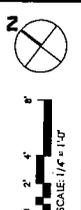
DOCUMENT TITLE: BASEMENT FLOOR PLAN  
 DOCUMENT NUMBER: 1

**A3.2**



**LEGEND**

(Symbol)	NEW 2X4 WALL
(Symbol)	EXISTING 2X4 WALL
(Symbol)	EXISTING 2X6 WALL
(Symbol)	NEW 2X6 WALL
(Symbol)	NEW 2X8 WALL
(Symbol)	NEW 2X10 WALL
(Symbol)	NEW 2X12 WALL
(Symbol)	NEW 2X14 WALL
(Symbol)	NEW 2X16 WALL
(Symbol)	NEW 2X18 WALL
(Symbol)	NEW 2X20 WALL
(Symbol)	NEW 2X22 WALL
(Symbol)	NEW 2X24 WALL
(Symbol)	NEW 2X26 WALL
(Symbol)	NEW 2X28 WALL
(Symbol)	NEW 2X30 WALL
(Symbol)	NEW 2X32 WALL
(Symbol)	NEW 2X34 WALL
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(Symbol)	NEW 2X76 WALL
(Symbol)	NEW 2X78 WALL
(Symbol)	NEW 2X80 WALL
(Symbol)	NEW 2X82 WALL
(Symbol)	NEW 2X84 WALL
(Symbol)	NEW 2X86 WALL
(Symbol)	NEW 2X88 WALL
(Symbol)	NEW 2X90 WALL
(Symbol)	NEW 2X92 WALL
(Symbol)	NEW 2X94 WALL
(Symbol)	NEW 2X96 WALL
(Symbol)	NEW 2X98 WALL
(Symbol)	NEW 2X100 WALL



**1 BASEMENT FLOOR PLAN**  
 1/4" = 1'-0"













1 PLANNING COMMISSION  
2 RESOLUTION NO. 2008-P33

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

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6 APPLICATION NO: RC-20-07  
7 APPLICANT: Gen. Matt Caulfield  
8 LOCATION: 2023 South Pacific Street

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

11 WHEREAS, there was filed with this Commission a verified petition on the forms  
12 prescribed by the Commission requesting approval of a Regular Coastal Permit under the  
13 provisions of Articles 10 of the Zoning Ordinance of the City of Oceanside to permit the following:

14 an 839-square foot addition of living space to an existing single-family residence;  
15 on certain real property described in the project description.

16 WHEREAS, the Planning Commission, after giving the required notice, did on the 19th  
17 day of May, 2008 conduct a duly advertised public hearing as prescribed by law to consider said  
18 application.

19 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State  
20 Guidelines thereto; this project has been found to be categorically exempt from environmental  
21 review per Article 19 Section 15303 New Construction or Conversion of Small Structures;

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

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

26 ////////////////

27 ////////////////

28 ////////////////

29 ////////////////

30 ////////////////

31 ////////////////

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 for Oceanside
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
Thoroughfare Fee	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. 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	Based on meter size. Residential is typically \$4,326 per unit

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

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

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

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

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

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

11 WHEREAS, the documents or other material which constitute the record of proceedings  
12 upon which the decision is based will be maintained by the City of Oceanside Planning Division,  
13 300 North Coast Highway, Oceanside, California 92054.

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

16 FINDINGS:

17 For the Regular Coastal Permit (RC-20-07):

- 18 1. The proposed 839-square foot addition to an existing single-family residence is  
19 consistent with the land use policies of the Local Coastal Program as implemented  
20 through the Zoning Ordinance. Specifically, the project will not substantially alter or  
21 impact existing public views of the coastal zone area. In addition, in adherence to the  
22 Historical Report and in keeping with the original design intent, the Caulfield Addition  
23 has been designed to best utilize the existing home and site. The project will allow for  
24 expansion while maintaining the architectural intent distinctive of the St. Malo  
25 community and surrounding homes.
- 26 2. The proposed single-family residence will not obstruct any existing, planned, or required  
27 public beach access; therefore, the project is in conformance with the policies of Chapter  
28 3 of the Coastal Act.

29 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
approve Regular Coastal Permit (RC-20-07) subject to the following conditions:

1 **Building:**

- 2 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for  
3 Building Division plan check.
- 4 2. Construction plans submitted to the Building Division after January 1, 2008 must meet all  
5 requirements of the newly adopted CBC codes.
- 6 3. The granting of approval under this action shall in no way relieve the applicant/project  
7 from compliance with all State and Local building codes.
- 8 4. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the  
9 plans.
- 10 5. A complete Soils Report, Structural Calculations, & Energy Calculations/documentation  
11 shall be required at time of plans submittal to the Building Division for plan check to  
12 show that the hillside soil conditions are suitable to support the proposed buildings,  
13 retaining walls etc.
- 14 6. The building plans for this project are required by State law to be prepared by a licensed  
15 architect or engineer and must be in compliance with this requirement prior to submittal  
16 for building plan review.
- 17 7. The developer shall monitor, supervise and control all building construction and supporting  
18 activities so as to prevent these activities from causing a public nuisance, including, but not  
19 limited to, strict adherence to the following:
- 20 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00  
21 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work  
22 that is not inherently noise-producing. Examples of work not permitted on  
23 Saturday are concrete and grout pours, roof nailing and activities of similar noise-  
24 producing nature. No work shall be permitted on Sundays and Federal Holidays  
25 (New Year's Day, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving Day,  
26 Christmas Day) except as allowed for emergency work under the provisions of the  
27 Oceanside City Code Chapter 38 (Noise Ordinance).
- 28 b) The construction site shall be kept reasonably free of construction debris as  
29 specified in Section 13.17 of the Oceanside City Code. Storage of debris in  
approved solid waste containers shall be considered compliance with this

1 requirement. Small amounts of construction debris may be stored on-site in a neat,  
2 safe manner for short periods of time pending disposal.

3 **Engineering:**

- 4 8. For the demolition of any existing structures or surface improvements, grading plans shall  
5 be submitted and erosion control plans be approved by the City Engineer prior to the  
6 issuance of a demolition permit. No demolition shall be permitted without an approved  
7 erosion control plan.
- 8 9. With the exception of the approved access points, vehicular access rights to South Pacific  
9 Street shall be relinquished by the property owner to the City.
- 10 10. No permit shall be issued for the development prior to the City Engineer's approval of the  
11 exact alignment, geometrics, and widths of all right-of-way dedications and street  
12 improvements.
- 13 11. The project shall have no vertical obstructions greater the 30 inches in height within three  
14 feet of the proposed project driveway and no vertical obstructions greater than 30 inches in  
15 height within 10 feet of the proposed project driveway.
- 16 12. Design and construction of all improvements shall be in accordance with standard plans,  
17 specifications of the City of Oceanside and subject to approval by the City Engineer.
- 18 13. Prior to issuance of a building permit, all improvement requirements shall be covered by a  
19 development agreement and secured with sufficient improvement securities or bonds  
20 guaranteeing performance and payment for labor and materials, setting of monuments, and  
21 warranty against defective materials and workmanship.
- 22 14. The approval of the development shall not mean that closure, vacation, or abandonment of  
23 any public street, right-of-way, easement, or facility is granted or guaranteed to the  
24 developer. The developer is responsible for applying for all closures, vacations, and  
25 abandonments as necessary. The application(s) shall be reviewed and approved or rejected  
26 by the City of Oceanside under separate process(es) per codes, ordinances, and policies in  
27 effect at the time of the application.
- 28 15. A construction phasing plan for all public and private improvements shall be reviewed and  
29 approved by the City Engineer prior to the issuance of any grading or improvement  
permits. Prior to the issuance of any building permits all off-site or frontage improvements  
including landscaping and any required streets or arterials shall be under construction to the

1 satisfaction of the City Engineer. All improvements shall be completed prior to issuance of  
2 any certificates of occupancy.

3 16. Where off-site improvements, including but not limited to slopes, public utility facilities,  
4 and public drainage facilities, are to be constructed, the applicant shall, at his own expense,  
5 obtain all necessary easements or other interests in real property and, in case of public  
6 easements or rights-of-way, shall dedicate the same to the City of Oceanside as required.  
7 The applicant shall provide documentary proof satisfactory to the City of Oceanside that  
8 such easements or other interest in real property have been obtained prior to issuance of any  
9 grading, building or improvement permit for the development. Additionally, the City of  
10 Oceanside, may at its sole discretion, require that the applicant obtain at his sole expense a  
11 title policy insuring the necessary title for the easement or other interest in real property to  
12 have vested with the City of Oceanside or the applicant, as applicable.

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

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

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

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

- 1 c) The construction site shall accommodate the parking of all motor vehicles used by  
2 persons working at or providing deliveries to the site.
- 3 d) A haul route shall be obtained at least 7 days prior the start of hauling operations  
4 and must be approved by the City Engineer. Hauling operations shall be 8:00 a.m.  
5 to 3:30 p.m. unless approved otherwise.
- 6 19. A traffic control plan shall be prepared according to the City traffic control guidelines and  
7 be submitted to and approved by the City Engineer prior to the start of work within open  
8 City rights-of-way. Traffic control during construction of streets that have been opened to  
9 public traffic shall be in accordance with construction signing, marking and other  
10 protection as required by the Caltrans Traffic Manual and City Traffic Control Guidelines.  
11 Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved  
12 otherwise.
- 13 20. Approval of this development project is conditioned upon payment of all applicable impact  
14 fees and connection fees in the manner provided in chapter 32B of the Oceanside City  
15 Code. All drainage fees, traffic signal fees and contributions, highway thoroughfare fees,  
16 park fees, reimbursements, and other applicable charges, fees and deposits shall be paid  
17 prior to the issuance of any building permits, in accordance with City Ordinances and  
18 policies. The developer shall also be required to join into, contribute, or participate in any  
19 improvement, lighting, or other special district affecting or affected by this project.  
20 Approval of the development project shall constitute the developer's approval of such  
21 payments, and his agreement to pay for any other similar assessments or charges in effect  
22 when any increment is submitted for building permit approval, and to join, contribute,  
23 and/or participate in such districts.
- 24 21. The improvements on South Pacific Street along the frontage of the development shall  
25 include portland cement concrete curb, gutter, and sidewalk, unless such improvement is  
26 specifically exempted by current General Plan, City code, or ordinance.
- 27 22. Sidewalk improvements shall comply with ADA requirements. The parkway shall be  
28 landscaped and maintained by the owner of the subject property in perpetuity to the  
29 satisfaction of the City Engineer.
23. Sight distance and clear space easement requirements at the project driveways shall  
conform to the corner sight distance criteria as provided by San Diego County Standards

1 DS-20A and/or DS-20B. The project's civil engineer shall submit an appropriate "Sight  
2 Distance Letter" to the City Engineer certifying compliance with this requirement.

3 24. Streetlights shall be maintained and installed on all public streets within the project and  
4 along the project's frontage per City Standards. The system shall provide uniform lighting,  
5 and be secured prior to occupancy. The developer shall pay all applicable fees, energy  
6 charges, and/or assessments associated with City-owned (LS-2 rate schedule) streetlights  
7 and shall also agree to the formulation of, or the annexation to, any appropriate street  
8 lighting district.

9 25. Pavement sections for all streets, driveways and parking areas within the project and along  
10 the project's frontage shall be based upon approved soil tests and traffic indices. The  
11 pavement design is to be prepared by the developer's soil engineer and must be approved  
12 by the City Engineer, prior to paving.

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

15 27. Grading and drainage facilities shall be designed and installed to adequately accommodate  
16 the local storm water runoff and shall be in accordance with the City's Engineers Manual  
17 and as directed by the City Engineer.

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

24 29. The approval of the development project shall not mean that proposed grading or  
25 improvements on adjacent properties (including any City properties/rights-of-way or  
26 easements) is granted or guaranteed to the developer. The developer is responsible for  
27 obtaining permission to grade or to construct on adjacent properties. Should such  
28 permission be denied, the resulting changes to the Development Plan shall be subject to a  
29 Substantial Conformity review. Changes not meeting substantial conformity requirements  
shall be submitted for appropriate public hearing action.

- 1 30. Prior to any grading of any part of the development/project, a comprehensive soils and  
2 geologic investigation shall be conducted of the soils, slopes, and formations in the project.  
3 All necessary measures shall be taken and implemented to assure slope stability, erosion  
4 control, and soil integrity. No grading shall occur until a detailed grading plan, to be  
5 prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by  
6 the City Engineer.
- 7 31. If the project requires shoring, the Geotechnical consultants shall review and approve the  
8 detailed shoring/ foundation/grading/site work plans prior to issuance of any permits. This  
9 approval shall be by wet signature which clearly indicates that the Geotechnical  
10 Consultants have reviewed the plans prepared by the design engineer and that plans are in  
11 conformance with the recommendations contained in their Geotechnical Report
- 12 32. An “as-built” report prepared by the consultant must be submitted to the City for review.  
13 The report must include the results of all compaction tests as well as a map depicting the  
14 limits of over excavation, observed geologic conditions, locations of all density tests,  
15 locations and all removal bottoms, and location and elevation of all retaining wall  
16 backdrains and outlets.
- 17 33. Print the name, address, and phone number of the Project Geotechnical consultant and list  
18 all applicable geotechnical reports on the building/grading plans.
- 19 34. The foundation plans and foundation details shall clearly depict the embedment material  
20 and minimum depth of embedment for the foundations.
- 21 35. The following note must appear on all the foundation plans: “All foundation excavations  
22 must be observed and approved by the Project Geotechnical Consultant prior to placement  
23 of reinforcing steel.”
- 24 36. Final shoring, grading, drainage, and foundation plans should be reviewed, signed and wet  
25 stamped by the project geotechnical consultants.
- 26 37. It is the responsibility of the owner/developer to evaluate and determine that all soil  
27 imported as part of this development is free of hazardous and/or contaminated material as  
28 defined by the City and the County of San Diego Department of Environmental Health.  
29 Exported or imported soils shall be properly screened, tested, and documented regarding  
hazardous contamination.

- 1 38. This project shall provide year-round erosion control including measures for the site  
2 required for the phasing of grading. Prior to the issuance of grading permit, an erosion  
3 control plan, designed for all proposed stages of construction, shall be reviewed, secured by  
4 the applicant with cash securities and approved by the City Engineer.
- 5 39. Appropriate grading and private improvement plans shall be prepared, reviewed, secured  
6 and approved prior to the issuance of any building permits. The plan shall reflect all  
7 pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, footprints of all  
8 structures, walls, drainage devices and utility services.
- 9 40. The drainage design on the development plan is conceptual only. The final design shall be  
10 based upon a hydrologic/hydraulic study to be approved by the City Engineer during final  
11 engineering. All drainage picked up in an underground system shall remain underground  
12 until it is discharged into an approved channel, or as otherwise approved by the City  
13 Engineer. All public storm drains shall be shown on City standard plan and profile sheets.  
14 All storm drain easements shall be dedicated where required. The applicant shall be  
15 responsible for obtaining any off-site easements for storm drainage facilities.
- 16 41. All storm drains shall be designed and constructed per current editions of the City's  
17 Engineers Design and Processing Manual, the San Diego County Hydrology and Drainage  
18 Design Manuals, and San Diego Area Regional Standard Drawings.
- 19 42. For any increase of storm water flows from the development site to other properties the  
20 developer shall secure appropriate easement(s) from and maintenance agreement(s) with  
21 the owner(s) of the impacted properties to the satisfaction of the City Engineer. Upon  
22 approval by City Engineer and the City Attorney, the appropriate documents shall be  
23 recorded prior to issuance of any permits for the development. Should the developer be  
24 unable to secure such easement(s) or agreement(s), the resulting changes to the  
25 Development Plan shall be subject to a Substantial Conformity review. Changes not  
26 meeting substantial conformity requirements shall be submitted for appropriate public  
27 hearing action.
- 28 43. The developer shall comply with applicable FEMA regulations. The developer shall record  
29 a covenant against the property indemnifying and holding the City harmless from any  
claims regarding drainage and flooding prior to issuance of any grading, building or  
improvement permit.

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

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

21 46. The applicant shall provide a copy of the title/cover page of either an approved Storm  
22 Water Mitigation Plan or Runoff Assessment Report (RAR) with the first engineering  
23 submittal package. If the project triggers the City's Stormwater requirements but no  
24 approved Stormwater document (SWMP or RAR) exists, the appropriate document shall be  
25 submitted for review and approval by the Engineering Division. The RAR or SWMP shall  
26 be prepared by the applicant's Civil Engineer. All Stormwater documents shall be in  
27 compliance with the latest edition of submission requirements.

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

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

18 49. In the event that the conceptual landscape plan (CLP) does not match the conditions of  
19 approval, the resolution of approval shall govern.

20 50. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water  
21 Conservation Ordinance No. 91-15, comply with Zoning Ordinance Article 30, Section  
22 3019 including the maintenance of such landscaping, shall be reviewed and approved by  
23 the City Engineer prior to the issuance of building permits. Landscaping shall not be  
24 installed until bonds have been posted, fees paid, and plans signed for final approval. The  
25 following special landscaping requirements shall be met:

- 25 a) The plant species removed from the slope to make way for the proposed brick  
26 pathway shall be replaced on the slope where damaged by equipment and  
27 construction foot traffic.
- 28 b) After the demolition of the existing brick pathway is cleared, the exposed area  
29 shall be replaced with plants identical to the adjacent plant species.

- 1 c) All planting areas shall have an automatic irrigation system to properly distribute  
2 water evenly and accurately to the plant material. Low precipitation equipment  
3 shall provide sufficient water for plant growth with a minimum water loss due to  
4 water run-off.
- 5 d) Irrigation systems shall use high quality, automatic control valves, controllers  
6 and other necessary irrigation equipment. All components shall be of non-  
7 corrosive material. All drip systems shall be adequately filtered and regulated  
8 per the manufacturer's recommended design parameters.
- 9 e) All irrigation improvements shall follow the City of Oceanside Guidelines and  
10 Water Conservation Ordinance.
- 11 f) All required landscape areas shall be maintained by the owner. The landscape  
12 areas shall be maintained per City of Oceanside requirements.
- 13 g) Existing landscaping on and adjacent to the site shall be protected in place and  
14 supplemented or replaced to meet the satisfaction of the City Engineer. Final  
15 landscape plans shall accurately show placement of all plant material such as but  
16 not limited to trees, shrubs, and groundcovers.
- 17 h) Landscape Architect shall verify utility, sewer, storm drain easements and place  
18 planting locations accordingly to meet City of Oceanside requirements.

18 **Planning:**

- 19 51. Regular Coastal Permit (RC-20-07) shall expire on May 19, 2010 unless implemented as  
20 required by the Zoning Ordinance.
- 21 52. Regular Coastal Permit (RC-20-07) approves only the addition of 839 square feet to an  
22 existing single-family residence as shown on the plans and exhibits presented to the  
23 Planning Commission for review and approval. No deviation from these approved plans  
24 and exhibits shall occur without Planning Division approval. Substantial deviations shall  
25 require a revision to Regular Coastal Permit (RC-20-07) or Regular Coastal Permit.
- 26 53. Regular Coastal Permit (RC-20-07) is valid for a two-year period beginning on the date of  
27 approval and is subject to possible extension pursuant to the provisions of the Zoning  
28 Ordinance. The Commission may add new conditions and/or delete and/or modify existing  
29 conditions, as it deems necessary to protect the general health, safety and welfare of  
residents in the area or surrounding land uses.

1 54. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold  
2 harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
3 proceeding against the City, its agents, officers, or employees to attack, set aside, void or  
4 annul an approval of the City, concerning Regular Coastal Permit (RC-20-07). The City  
5 will promptly notify the applicant of any such claim, action or proceeding against the  
6 City and will cooperate fully in the defense. If the City fails to promptly notify the  
7 applicant of any such claim action or proceeding or fails to cooperate fully in the  
8 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold  
9 harmless the City.

10 55. All mechanical rooftop and ground equipment shall be screened from public view. The  
11 roof jacks, mechanical equipment, screen and vents shall be painted with non-reflective  
12 paint to match the roof. This information shall be shown on the building plans.

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

17 57. Prior to issuance of a building permit, the applicant and landowner, shall execute and  
18 record a covenant, in a form and content acceptable to the City Attorney, which shall  
19 provide:

20 a) That the applicant understands that the site may be subject to extraordinary hazard  
21 from waves during storms and from erosion and the applicant assumes the liability  
22 from those hazards.

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

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

1 59. Failure to meet any conditions of approval for this development shall constitute a violation  
2 of Regular Coastal Permit (RC-20-07).

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

8 61. The developer's construction of all fencing and walls associated with the project shall be in  
9 conformance with the approved plans. Any substantial change in any aspect of fencing or  
10 wall design from the approved plans shall require a revision to the Regular Coastal Permit  
11 or a new Regular Coastal Permit.

12 62. If any aspect of the project fencing and walls is not covered by an approved plan, the  
13 construction of fencing and walls shall conform to the development standards of the City  
14 Zoning Ordinance. In no case, shall the construction of fences and walls (including  
15 combinations thereof) exceed the limitations of the zoning code, unless expressly granted  
16 by a Variance or other development approval.

17 63. All retaining walls visible from public right-of-way areas shall be decorative. The type of  
18 retaining wall shall be subject to review and approval by the City Planner prior to issuance  
19 of grading permits.

20 64. Side and rear elevations and window treatments shall be trimmed to substantially match  
21 the front elevations. A set of building plans shall be reviewed and approved by the  
22 Planning Division prior to the issuance of building permits.

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

26 66. Construction employees shall strictly limit their activities, vehicles, equipment, and  
27 construction materials to the proposed footprint and designated staging areas and routes  
28 of travel. The construction area(s) shall be the minimal area necessary to complete the  
29 project and shall be specified in the construction plans. Construction limits shall be  
fenced with orange snow screen. Exclusion fencing shall be maintained until the

1 completion the completion of all construction activities. All employees shall be  
2 instructed that their activities are restricted to the construction areas.

3 67. Photo documentation of structures shall be accomplished in the following manner:  
4 Format (4" X 5") to include black and white shots of all exterior elevations of the  
5 cultural resource, producing archival quality negatives and contacts. Interior shots shall  
6 be accomplished in the same format. Color slide photo documentation shall be required,  
7 the number of shots to be determined by the OHPAC. All photo documentation shall be  
8 accomplished under the direction of a designated member of the OHPAC and to the  
9 satisfaction of the City Planner.

10 **Water Utilities:**

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

15 69. The property owner will maintain private water and wastewater utilities located on private  
16 property.

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

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

22 72. Prior to the issuance of building permits, Water and Wastewater Buy-in fees and the San  
23 Diego County Water Authority Fees are to be paid to the City and collected by the Water  
24 Utilities Department at the time of Building Permit issuance.

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73. Prior to occupancy, it shall be shown that the new single-family residential unit 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.

PASSED AND ADOPTED Resolution No. 2008-P33 on May 19, 2008 by the following vote, to wit:

- AYES:
- NAYS:
- ABSENT:
- ABSTAIN:

\_\_\_\_\_  
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. 2008-P33.

Dated: May 19, 2008

PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 5S2

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) 2023 S. Pacific Street

\*P1. Other Identifier: John McWilliams, Jr. and Carolyn McWilliams Summer Residence

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

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

\*b. USGS 7.5' Quad San Luis Rey \*Date: 1975 T 11S R 5W;  $\frac{1}{4}$  of  $\frac{1}{4}$  of Sec; SB B.M.

c. Address: 2023 S. Pacific Street City: Oceanside Zip: 92054

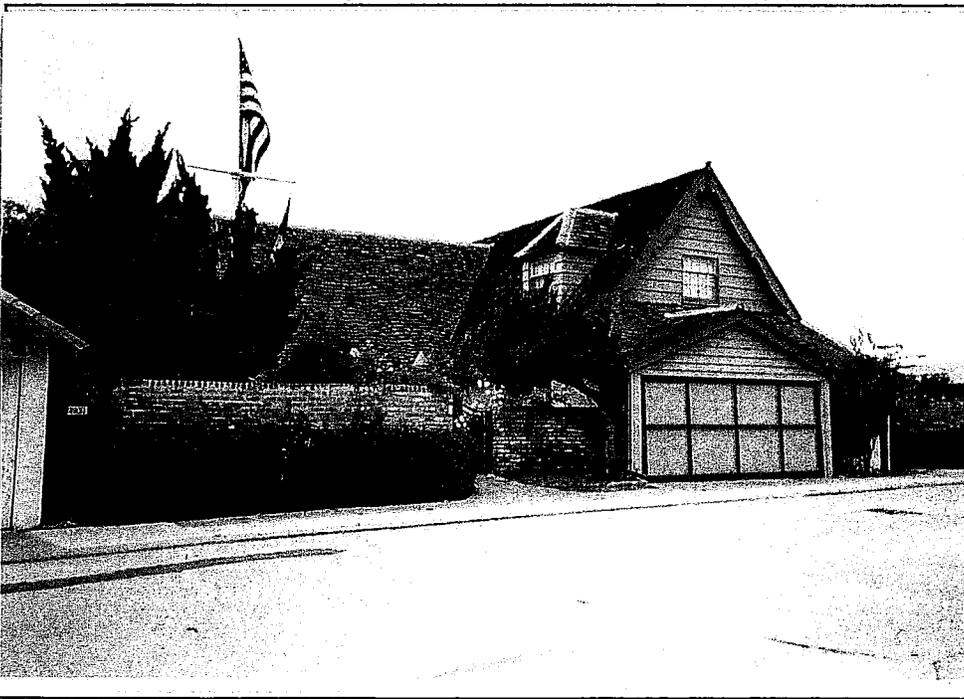
d. UTM: (Give more than one for large or linear resources) Zone ; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Lots 54 & 55 and the southeasterly 20 feet of Lot 53, Block F, Ocean Front Addition; APN: is 155-010-03.

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

This resource consists of a 2,218 sq ft, rectangular, two story, wood frame, charmingly detailed French Norman Eclectic style single-family residence resting on a concrete foundation with a rear basement. The front facade is asymmetrical and the house is primarily stucco clad, with overlapping, hewn wood board and batten trim defining areas beneath gable ends and dormers. An area of half-timbering is present at the rear of the residence, as well. The dominant gable has patterned wood cornice edging. The high pitched, cross gabled roof is covered with wood shingles laid in a wavy pattern with a tile ridge crest. The roof has an open rake, exposed rafters, and narrow eave projection. Two three-quarter hipped, crest tiled roof dormers, one facing south, the other north, are located on the dominant roof plane. Two slightly stepped, shingled north-facing shingled shed roof planes are present on the upper level. A lipped brick end chimney is located on the south wall. A small cupola vent is mounted on the roof at the back of the house. The fenestration consists of single and triple wood framed double hung sash windows, with 4-lite uppers and 8-lite lowers; casement windows are also present. All of the windows appear original. A four-window focal front bay has double central 6-lite casements flanked by single 6-lite casements on the sides. The bay rests on a simple stucco corbel base. (Continued next

page).



\*P3b. Resource Attributes: (List attributes and codes) HP2 -Single-family residence

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

P5b. Description of Photo: (View, date, accession #) Facade looking northwest, 12/06/06, 1043:1

\*P6. Date Constructed/Age and Source  Historic  Prehistoric  Both Constructed circa 1930 per Residential Building Record

\*P7. Owner and Address: Caulfield Family Trust  
2023 S. Pacific Street  
Oceanside, CA 92054

\*P8. Recorded by (Name, affiliation, and address): Ruth Alter,  
Archaeos, 11209 Golden Birch Way, San Diego, CA

92131 \*P9. Date Recorded: 4/30/07 \*P10. Type of Survey: (Describe) Field Check \*P11. Report Citation (Cite survey report and other sources, or enter "none".) Letter Report: Results of the Historical Building Assessment for 2023 S. Pacific Street \*Attachments:  NONE  Location Map  Sketch Map  Continuation

Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 2 of 4 \*Resource Name or # (Assigned by recorder) 2023 S. Pacific Street  
\*Recorded by R.C. Alter Date 4/30/07  Continuation  Update

Access to the house is from the sidewalk, through a custom wrought iron gate set in a herringbone patterned, used brick wall, into a lovely French style garden with brickwork walks. A portion of the brick wall, which encloses the property, is curved. The front entry is offset beneath the roof eaves. The wide custom wood door is trimmed with wood half timbering, rosette nail heads, and wood rope detailing around the inner surround. The entry is accentuated by an area of rusticated stucco work located to the right of the door.

A large brick walled garden, entered through a second custom wrought iron gate, is located on the north side of the house. The landscaping, consisting of rose beds and shrubs, is consistent with the French theme of the house and is in excellent condition. The attached, wood clapboard clad double garage appears to have been extended out toward the street at sometime in the past. With the exception of the front of the garage and an enclosed rear patio, the property is essentially intact. The house appears to be in excellent condition. The RBR describes the workmanship and architectural attributes of the resource as good, a rarely given rating.

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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 4

\*Resource Name or # (Assigned by recorder) 2023 S. Pacific Street

\*Recorded by Ruth C. Alter

Date 4/30/07

Continuation  Update

According to the chain of title provided by California Lot Book, Inc., in November, 1920, Earl and Helen Van Luven, R.C. and Nina Harbison, and F.A. and Fannie Leonard sold the subject property to the Oceanside based South Coast Land Company as part of a transaction involving all the property later to become St. Malo and its adjacent lots. The Van Luvens, the Harbisons and the Leonards were prominent residents of San Bernardino County, and probably initially purchased the land for speculative purposes. At the time of the sale, Mr. Van Luven owned a 4,000-acre citrus ranch, Mr. Harbison was the owner of *The Sun/Evening Telegram* newspapers, and Mr. Leonard was a Superior Court judge.

After about nine years, in September, 1929, the property was sold to Kenyon and Louise Keith, the developers of St. Malo. In June, 1930, John McWilliams, Jr. and his wife Carolyn bought the unimproved subject Lots 54 and 55 from Keith. The purchase came with a number of restrictions, principal among which were that no saloon or liquor sales, foundry, blacksmith, repair, crematory, hospital, or other such unsuitable use be permitted on the property, that only single-family dwellings be erected on the property, that the design plans of the house be approved by the St. Malo Architectural Review Committee, and that only Caucasians could own and reside in the house, servants excepted. These restrictions expired January 1, 1969.

The McWilliams, residents of Pasadena, were responsible for constructing the subject resource, which obviously conformed to the specifications outlined in the deed restriction. The couple subsequently purchased the southeasterly 20 feet of Lot 53 from widows Sarah Bovey and Mittie Porter in June, 1936.

Decidedly upper middle class, the McWilliams used the subject resource as a summer home, bringing their cook with them from Pasadena. Their daughter, Julia, who subsequently married Paul Child and became widely recognized as the cooking icon, Julia Child, was about 18 years old when the house was built. She told her biographer years later that she barely knew how to boil water when she graduated from Smith College in 1934. Mrs. Child met her husband during World War II while she was working for the Office of Strategic Services. They married, and her husband was assigned to the U.S. Information Service at the American Embassy in Paris. To fill her time, Julia enrolled at the Cordon Bleu and her cooking career was launched. Her first cook book was published in 1961, long after the McWilliams had sold the subject house.

Mrs. McWilliams, Julia's mother, became very active in the Oceanside community while associated with the subject resource, serving as the president of the Mira Costa College Board of Trustees and as the vice-chairman of the City's Human Relations Commission. She also served as co-chair of the Christmas Bureau, which coordinated a drive to collect and disburse food, clothing, and toys to needy and low income families, and also sat on the library and the high school boards of directors.

Homer Dale Hoskins and his wife Lucy Cutler Hoskins acquired title to the house from the McWilliams in February, 1945. Mr. Hoskins was Mr. McWilliams physician. In January, 1996, Roberta Jean Collier, one of the Hoskins' daughters and the First Successor Trustee of Mrs. Hoskins Estate, sold the house to the current owners, Matthew and Patricia Caulfield.

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

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_

Page 4 of 4

\*NRHP Status Code 5S2

\*Resource Name or # (Assigned by recorder) 2023 S. Pacific Street

B1. Historic Name: John McWilliams, Jr. and Carolyn McWilliams Summer Residence

B2. Common Name: Matthew and Patricia Caulfield Residence

B3. Original Use: Single-family residence

B4. Present Use Single-family residence

\*B5. Architectural Style: French Norman Eclectic

\*B6. Construction History: (Construction date, alternations, and date of alterations)  
The house was constructed circa 1930. With the exception of garage alterations, no major exterior modifications are evident.

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

\*B8. Related Features: Attached double garage

B9a. Architect: Unknown

b. Builder: Unknown

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

Period of Significance 1930 to present Property Type Single-family Applicable Criteria A & C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource is located in the Ocean Front Addition, in South Oceanside. The Pacific Ocean lies across the street to the west, and the history of the neighborhood was shaped by its proximity to the water. Many of the earliest houses built on this block appear to have been intended as beach houses, possibly serving as recreational second residences for their owners. The property is also adjacent to the exclusive St. Malo residential neighborhood, of which it is part, although it lies outside the gated portion of the enclave.

Per the Residential Building Record, the architectural attributes and workmanship of the subject resource are of good quality. The resource is typical of houses associated with the St. Malo development in its design and in the quality of construction.

The resource is not associated with any known significant national or state historic event or events; it is associated with the development of the exclusive St. Malo community, however, and would be considered significant under local Criterion A. No one of national, state, or local historical importance is directly associated with it, although the parents of Julia Child designed and once owned the property. Its custom design is distinctive and likely represents the work of an unidentified master architect or craftsman. The resource has very uncommon roof patterning and while not constructed of rare or unique materials, is a very fine example of a detailed French Norman Eclectic style house. The resource would be considered significant under local Criterion C. It is unlikely to yield further important information relevant to local, state or national history. Its feeling, design, locational, workmanship, and associational integrity are intact. The setting, while still single-family residential, has been somewhat altered by stylistic additions and revisions to the neighborhood.

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

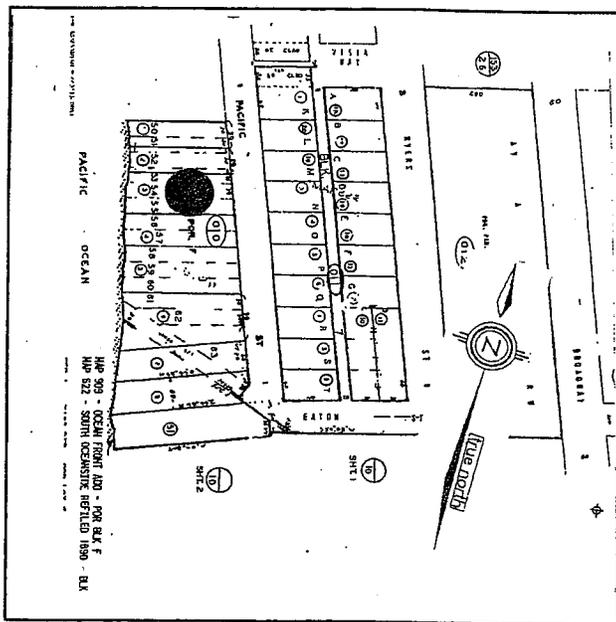
\*B12. References: Hawthorne, K., Oceanside, Where Life is Worth Living, Donning Company Publishers, Virginia Beach, Virginia, 2002; McAlester, V. and L., A Field Guide to American Houses, 2000. Alfred A. Knopf, New York, Oceanside Historic Resources Inventory, 1992.

B13. Remarks:

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

Date of Evaluation: 4/30/07

(This space reserved for official comments.)



**Sally Schiffman**

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**From:** Paula Alexander [casealex@yahoo.com]

**Sent:** Thursday, May 01, 2008 10:02 AM

**To:** Sally Schiffman

**Subject:** Caulfield Home Renovation

Dear Commission,

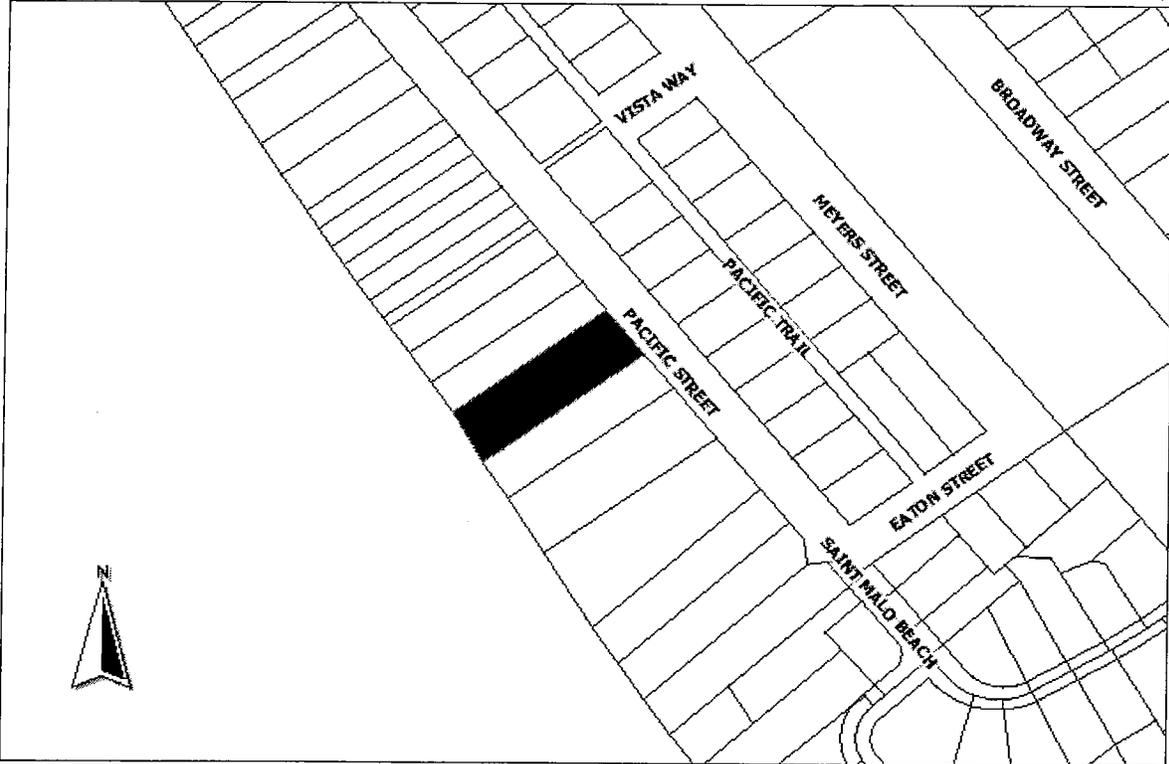
My wife and I live across the street from Matt and Pat Caulfield. They asked us to review their plans for the relatively small Westward extension of their kitchen and porch. This would not at all impinge on our view and the architectural drawings are in keeping with the surrounding homes.

This would make a huge difference for their family as their kitchen, and the attached screened "porch" are extremely small.

Thank you for your kind consideration,

Clay and Paula Alexander

2016 So. Pacific St ., Oceanside



**File Number:** RC-20-07

**Applicant:** Gen. Matt Caulfield

**Description:**

REGULAR COASTAL PERMIT (RC-20-07) to allow for the addition of 839 square feet of living space to an existing single-family residence located at 2023 South Pacific Street. The project site is zoned RS (Single-Family Residential District) and is situated within the South Oceanside Neighborhood and the Coastal Zone. – **CAULFIELD ADDITION**

**Environmental Determination:**

The project is exempt from the California Environmental Quality Act.

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

Date: May 7, 2008

Public Hearing Coastal Permit  
Identification No. RC-20-07

NOTICE OF PUBLIC HEARING  
COASTAL DEVELOPMENT PERMIT

This is a notice to you as an interested party that the City of Oceanside Planning Commission will hold a public hearing on the Coastal Permit application of Gen. Matt Caulfield. This application was received on October 9, 2007. The application is described as follows:

To allow for the addition of 839 square feet of living space to an existing single-family residence located at 2023 South Pacific Street.

The project site is zoned RS (Single-Family Residential District) and is situated within the South Oceanside Neighborhood and the Coastal Zone.

Said hearing will be held on May 19, 2008, at 7:00 p.m. in the Council Chamber of City Hall, 300 North Coast Hwy., Oceanside, California at which time and place any and all interested persons may appear and be heard. Interested persons may contact the Planning Division at (760) 435-3520 after May 14, 2008, to be informed of the place on the agenda and the approximate time of hearing.

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

If you disagree with the decision of the Planning Commission concerning this project's conformance to the Local Coastal Plan, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate fee must be filed in the City Clerk's Office, 300 North Coast Hwy., Oceanside, no later than 5:00 p.m. on May 29, 2008 (10 days from the adoption of the Planning Commission Resolution).

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

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



### Application for Public Hearing

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

**STAFF USE ONLY**

ACCEPTED **10/9/07** BY  
**RECEIVED**  
**OCT - 9 2007**  
 Planning Department **SN.**

**Please Print or Type All Information**

HEARING

**PART I - APPLICANT INFORMATION**

1. APPLICANT: **GEN. MATT CAULFIELD**  
 2. STATUS: **OWNER**  
 3. ADDRESS: **2023 S. PACIFIC, 92054**  
 4. PHONE/FAX/E-mail: **760/721-6211**  
 5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): **ALLAN TETA**  
 6. ADDRESS: **2810 ROOSEVELT, CARLSBAD, CA 92008**  
 7. PHONE/FAX/E-mail: **619-847-0860**

GPA  
 MASTER/SP.PLAN  
 ZONE CH.  
 TENT. MAP  
 PAR. MAP  
 DEV. PL.  
 C.U.P.  
 VARIANCE **V-9-07; V-10-07**  
 COASTAL **RC-20-07**  
 O.H.P.A.C. **H-4-07**

**PART II - PROPERTY DESCRIPTION**

8. LOCATION: **2023 S. PACIFIC, OCEANSIDE, CA 92054**  
 9. SIZE: **allan@tetaarchitecture.com**

10. GENERAL PLAN: **RESIDENTIAL RS**  
 11. ZONING: **RS**  
 12. LAND USE: **RS**  
 13. ASSESSOR'S PARCEL NUMBER: **155-010-03**

**PART III - PROJECT DESCRIPTION****REV-2/19/08**

14. GENERAL PROJECT DESCRIPTION: **MINOR BUILDING EXPANSION. EXTENSION OF EXISTING EXTERIOR DECKS ON NORTH & SOUTH RESULTING IN REQUEST FOR (2) VARIANCES.**

15. PROPOSED GENERAL PLAN: **RS**  
 16. PROPOSED ZONING: **RS**  
 17. PROPOSED LAND USE: **RS**  
 18. NO. UNITS: **1**  
 19. DENSITY:  
 20. BUILDING SIZE: **4,302 SF**  
 21. PARKING SPACES: **2**  
 22. % LANDSCAPE:  
 23. % LOT COVERAGE or FAR:

**PART IV - ATTACHMENTS**

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

**PART V - SIGNATURES**

33. APPLICANT OR REPRESENTATIVE (Print): **ALLAN TETA**  
**TETA ARCHITECTURE**  
 34. DATE: **9/23/07**  
 SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).  
 Sign: **M.P. Caulfield**  
 35. OWNER (Print): **M.P. CAULFIELD**  
 36. DATE: **9-24-2007**  
 I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
 Sign: **M.P. Caulfield**

**SALLY****RECEIVED****OCT - 9 2007****Planning Department****for**

# Caulfield Renovation

## Coastal Permit

### Description and Justification

April 2008

This application is for the Coastal Permit for the renovation of one single family residence. The subject property consists of 80.44 feet along South Pacific Drive, south of Cassidy (APN 155-010-03). The parcel currently has a General Plan land use designation of Residential (RS), and a zoning designation of RS. Located near the St. Malo community, the parcel is bordered by single family residences to the north, south and east.

The site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance and conforms to the General Plan of the City. All planned public services, utilities and public facilities can reasonably serve the proposed area. The proposed renovation is compatible with the existing home and follows all recommendation put forth in the Historical Report.

The proposed project will consist of a minor building expansion, interior revision, and exterior deck expansion. At the rear of the house, the main floor and basement to the west façade will be extended out 14 feet. At the main floor, the existing sun room will also extend 7 feet to the west and 6 feet to the south. The southern exterior deck will extend 7 feet towards the west. The northern exterior deck will extend along with the main floor an additional 14 feet. All materials, colors, and details of the renovation will coordinate with the existing house.

The proposed interior revisions include the renovation to the basement and two upper floors. At the basement level, an addition bedroom with full bath will be provided. A breezeway between the existing structure and new portion will allow circulation from north to south patios. At the first floor level, the kitchen will now be located on the west portion of the home and office relocated to the location of the previous kitchen. At the second level, the master bedroom will be relocated to the westerly portion of the renovation. Interior finishes, flooring and lighting will be replaced with materials and details in keeping with the style and existing elements.

#### Parking

The home will maintain its existing 2-car garage. In the front of the house, the roof of the attached garage which was previously modified will be revised for better compatibility with the existing slope of the residence.

### Project Data

The building coverage of the proposed design is 2,809 sf. The proposed design adds 839sf bringing the new habitable square footage to 4,302sf. The required setbacks are as follows: 20ft- front, 7.5ft-side and 15ft – rear. However, the front yard setback has been calculated through a Block Face Average per attached documents. Also, the rear is governed by a Coastal Stringline as shown on the site plan. The maximum height of the structure is 27'-0". The proposed height of the westerly renovated portion is below the maximum, at 26'-9" and the easterly portion of the garage renovation is proposed at 17'-0".

### Architecture

The Caulfield Residence project architecture is a good example of French Norman Eclectic architecture. All elements of the renovation will be in keeping with this style.

### Coastal Development Permit

The project conforms to the Local Coastal Plan including the policies of the Plan and all development conforms to the public access and recreation policies of Chapter 3 of the Coastal Act.

### Conclusion

In adherence to the Historical Report and in keeping with the original design intent, the Caulfield Renovation has been designed to best utilize the existing home and site. The project offers appropriate architectural style that not only provides interest, but also keeps with the Historical meaning of the home. The site now takes full advantage of the outdoors and provides more useful outdoor space. The project allows for expansion while maintaining the architectural intent distinctive of the St. Malo community and surrounding homes.