

STAFF REPORT



ITEM NO. 20

CITY OF OCEANSIDE

DATE: June 21, 2006

TO: Chairman and Members of the Community Development Commission

FROM: Economic Development and Redevelopment Department

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING DEVELOPMENT PLAN (D-212-04), CONDITIONAL USE PERMIT (C-207-04) AND REGULAR COASTAL PERMIT (RC-211-04) FOR THE CONSTRUCTION OF TWO UNITS LOCATED AT 318 SOUTH PACIFIC STREET – 318 SOUTH PACIFIC STREET – APPLICANTS: JOE AND MARIE JUBELA**

SYNOPSIS

The item under consideration is a Development Plan, Conditional Use Permit and Regular Coastal Permit for the construction of two residential units located at 318 South Pacific Street. Staff is recommending that the Commission approve the project and adopt the resolution as attached.

BACKGROUND

The subject site consists of a pre-existing legal parcel totaling 3,333 square feet in size that was part of the original Riverside Terrace Subdivision of 1885. The subject site currently maintains a single-family residence which will be demolished as part of the development of this project.

The subject site topography is flat with only a 1-foot grade differential between the highest and lowest points of the site.

The subject site is situated within the South Pacific Street neighborhood, which consists of old single-family residences interspersed with new single-family and condominium units.

The existing single-family residence is over 45 years old; therefore, a Historic Assessment was prepared to determine its historical significance. The Historic Assessment is attached to the staff report.

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

residential neighborhood at South Pacific Street with an urban setting in close proximity to shopping, employment, transportation and recreational facilities. The maximum density within this zone is 29 dwelling units per acre. The project proposes a density of 26.1 dwelling units per acre.

Regular Coastal Permit: This project is situated within the Coastal Zone and requires a Regular Coastal Permit. Under the provisions of the Local Coastal Plan the project site is designated as Mixed High-Density and Transient Residential. This designation is intended to allow for a minimum of 15 units per acre and up, with the upper limits set by the Zoning Ordinance and Redevelopment Design Guidelines. Multifamily and single-family are primarily the uses allowed within this land use designation.

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

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

Development Plan: The project proposes a 3-story duplex with the units 2,180 and 4,495 square feet in size to be situated on a 3,333-square-foot lot. The project also proposes a basement with a lounge, recording studio and a roof deck.

The proposed design is a Modern style, with clean lines and exposed material such as glass railings, galvanized metal and masonry walls. The exterior will be painted gray concrete trimmed in yellow.

Subdistrict 5A requires that a minimum of 25 percent of the site be landscaped. The project proposes that 25 percent of the subject site is landscaped. The project proposes Mexican Fan Palm trees, shrubs including Lily of the Nile and New Zealand Flax, and groundcover consists of turf.

Vehicular access to the units will be from the alley located between South Pacific Street and South Myers Street. Pedestrian access will be provided from South Pacific Street.

The overall project density is 26.1 dwelling units per acre. Outlined below is the residential unit breakdown:

Plan Type	Sq.Ft.	Bedrms.	Baths	Units
Plan 1	2,180	2	2.5	1
Plan 2	4,495	2	2.5	1
Total				2

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

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	N/A (pre-existing lot)	N/A (pre-existing lot)
SETBACKS Front Side Rear	10 feet 3 feet 5 feet	10 feet 3 feet 5 feet
LANDSCAPING	25%	25%
PARKING	4 spaces	4 spaces
BUILDING HEIGHT	27 feet	27 feet
DENSITY	29 du. Ac.	26.1 du. Ac.

Regular Coastal Permit: A Regular Coastal Permit is required because the project is situated within the Coastal Zone and proposes new construction that requires discretionary action.

Conditional Use Permit: A Conditional Use Permit is required for tandem parking. Tandem parking is only allowed on The Strand and/or for lots 33 feet wide or less, upon approval of a Conditional Use Permit.

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

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

ANALYSIS

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

Staff's initial concerns centered on the project's compatibility with the existing residential patterns. The surrounding area consists of older single-family residences and apartments, interspersed with some newer condominium development. Staff believes that the proposed duplex is consistent with the surrounding neighborhood, especially with the newer residential units.

Staff is also concerned with the project's architectural compatibility and scale with the surrounding neighborhood. Staff has inventoried the surrounding neighborhood and has found a varied housing stock with a variety of unit types and unit sizes. In comparing the project's product type and corresponding square footages to the unit types and square footages that exist in the area, it can be found that the proposed unit sizes are comparable in size and would have a positive effect on the area.

Staff's review of the project examined the consistency of the development with the underlying zoning regulations and policies of the Local Coastal Program. The project is located within the "appealable area" which is defined as the first 300 feet east of The Strand (west side of Myers Street). The project provides a 10-foot front yard setback which is wider than typical front yard setbacks found on existing units located on South Pacific Street, therefore, potential view blockage from either the north or south will be minimal. Staff also evaluated the proposed project and its effect on public coastal views. The subject site is located near the center of the block between Fir and Pine Streets on South Pacific Street. Due to the 10-foot front yard building setback, public coastal views will not be blocked.

A Conditional Use Permit is required to allow for the proposed four (4) tandem parking spaces. The tandem parking is necessary due to the narrow width (33 feet) of the subject lot. Staff believes that the proposed layout of the parking is appropriate for the tandem parking.

In conclusion, staff believes that the project meets the intent of the Redevelopment Plan and the underlying Subdistrict goals, which encourage the development of new residential uses. The design of the project is consistent in both the height and scale of the surrounding neighborhood. The proposed project is consistent with the quality of design of the newer residences located within the South Pacific Street area.

COMMISSION OR COMMITTEE REPORTS

The Redevelopment Design Review Committee (RDRC) reviewed the project at its February 17, 2006 meeting. After extensive review and discussion of the project, the Committee approved its layout and design.

The Redevelopment Advisory Committee (RAC) reviewed the project at its June 19, 2006 meeting. Their recommendations or comments on the project will be presented to the Commission during the hearing for the project.

FISCAL IMPACT

The proposed project will add approximately \$25,000 of tax increment yearly to the project area.

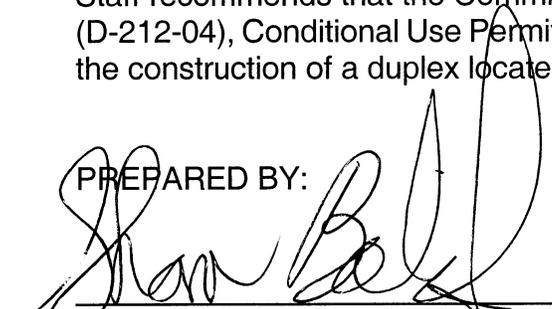
CITY ATTORNEY'S ANALYSIS

Pursuant to Oceanside Zoning Ordinance Article 4102, the Commission is authorized to hold a public hearing on this project's applications. Consideration of the project should be based on the evidence presented at the public hearing. After conducting the public hearing, the Commission shall approve, conditionally approve, or disapprove the project. The resolution has been reviewed and approved as to form by the City Attorney.

RECOMMENDATION

Staff recommends that the Commission adopt the resolution approving Development Plan (D-212-04), Conditional Use Permit (C-207-04) and Regular Coastal Permit (RC-211-04) for the construction of a duplex located at 318 South Pacific Street.

PREPARED BY:

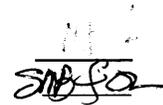

Shan Babick
Associate Planner

SUBMITTED BY:


Barry E. Martin
Interim City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Assistant to the City Manager
Kathy Baker, Redevelopment Manager



EXHIBITS/ATTACHMENTS

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

RESOLUTION NO. 06-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND REGULAR COASTAL PERMIT FOR THE CONSTRUCTION OF TWO RESIDENTIAL UNITS LOCATED AT 318 SOUTH PACIFIC STREET - APPLICANT: JOE & MARIE JUBELA

WHEREAS, on June 21, 2006, the Community Development Commission held its duly noticed public hearing, considered an application by Joe & Marie Jubela Development Plan (D-212-04), Conditional Use Permit (C-207-04) and Regular Coastal Permit (RC-211-04) for the construction of two residential units located at 318 South Pacific Street;

WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of Oceanside did, on February 17, 2006, review and recommend approval of Development Plan (D-212-04), Conditional Use Permit (C-207-04) and Regular Coastal Permit (RC-211-04);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on June 19, 2006, review and recommend approval of Development Plan (D-212-04), Conditional Use Permit (C-207-04) and Regular Coastal Permit (RC-211-04);

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, studies and investigations made by the Community Development Commission reveal the following facts:

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

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

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

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1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or</u>
2			<u>Calculation Formula</u>
3			
4	Parkland Dedication/Fee	Ordinance No. 91-10	\$3,278 per unit
5		Resolution No. 05-R0628-1	
6	Drainage Fee	Ordinance No. 85-23	\$2,660 per acre
7		Resolution No. 05-R0628-1	
8	Public Facility Fee	Ordinance No. 91-09	\$1,939 per unit
9		Resolution No. 05-R0628-1	
10	School Facilities Mitigation	Ordinance No. 91-34	\$2.14 per square foot
11	Fee		
12	Traffic Signal Fee	Ordinance No. 87-19	\$14.70 per vehicle trip
13			
14	Thoroughfare Fee	Ordinance No. 83-01	\$239 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
15			
16			
17			
18			
19	Water System Buy-in Fees	Oceanside City Code	Fee based on meter size.
20		§37.56.1	Typical is \$3,746 per unit
21		Resolution No. 87-96	
22		Ordinance No. 05-OR 0611-1	
23	Wastewater System Buy-in	Oceanside City Code §	Based on meter size. Typical
24	fees	29.11.1	is \$4,587 per unit
25		Resolution No. 87-97	
26		Ordinance No. 05-OR 0610-1	
27			
28	San Diego County Water	SDCWA Ordinance No.	Based on meter size.

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
Authority Capacity Fees	2005-03	Residential is typically \$4,154 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 amounts that will be owing when such fees become 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 Government 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; and

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

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

For the Development Plan:

1. The site plan and physical design of the project as proposed is consistent with the purposes of the City’s Zoning Ordinance and the “D” Downtown District.
2. The Development Plan as proposed conforms to the Redevelopment Plan and General Plan of the City.
3. The area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.

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

3 5. The location of the residential complex and proposed conditions under which this use
4 will be operated or maintained will be consistent with the General Plan and will not be detrimental to
5 the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of
6 such use and will not be detrimental to properties or improvements in the vicinity or the general welfare
7 of the City.

8 6. The project and uses will comply with the provisions of the Zoning Ordinance, including
9 any specific condition required for such use in Subdistrict 5A.

The Conditional Use Permit for the Tandem Parking Spaces:

10 1. The development portion of the subject property is zoned Subdistrict 5A which allows for
11 tandem parking provided that the subject lot is 33 foot wide or less. The subject site lot width is 33 feet
12 wide. The design of the proposed tandem parking spaces will not conflict with the accessibility of the
13 parking spaces.

14 2. The location and conditions with which the subject application must comply insure that
15 the project will not cause detriment to the public, health safety or welfare of persons residing or
16 working in or adjacent to the project area.

17 3. The project has been adequately conditioned or designed to comply with applicable
18 requirements of the Zoning Ordinance.

For the Regular Coastal Permit:

19 1. The granting of the Regular Coastal Permit is consistent with the purposes of the
20 California Coastal Act of 1976.

21 2. The proposed project is consistent with the policies of the Local Coastal Program as
22 implemented through the City Zoning Ordinance. In addition, the project will not substantially alter or
23 impact the existing coastal views through the public rights-of-way view corridors.

24 3. The proposed project will not obstruct any existing or planned public beach access;
25 therefore, the project is in conformance with the policies of Chapter 3 of the Coastal Act.

26 SECTION 1. That Development Plan (D-212-04), Conditional Use Permit (C-207-04) and
27 Regular Coastal Permit (RC-211-04) are hereby approved subject to the following conditions:

Building:

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

1 Building Department plan check.

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

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

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

9 5. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the
10 plans.

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

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

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

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

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

30 9. Compliance with UBC table 5-A is required - For "R-1" Occupancies the minimum
31 setback from the property lines is 5-feet. All construction closer than 5-feet from the property lines

1 must be a 1-Hour Fire – resistive construction.

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

6 11. A minimum of two (2) complying exits are required from the third story.

7 12. UBC 904.2.9 requires automatic fire sprinkler systems in buildings having three or more
8 stories.

9 13. Wood stud walls and bearing partitions shall not support more than two floors and a roof
10 unless approved by the Building Department.

11 14. The design of the project shall meet all the recent code changes (2002 NEC and 2005
12 Energy Standards).

13 15. Building levels below grade (on all sides) shall be provided with a mechanical drainage
14 system that provides drainage to an approved location/receptor.

15 16. The basement design shall meet all requirements for light and ventilation of the 1997
16 Section 1203 for habitable rooms in the basement.

17 17. The floor plans must have a note that the basement may not be used for sleeping
18 purposes unless window wells are installed per section 310.4 of the UBC.

19 **Engineering:**

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

23 19. All right-of-way alignments, street dedications, exact geometrics and widths shall be
24 dedicated and improved as required by the Public Works Director

25 20. Vehicular access rights to Pacific Street shall be relinquished to the City prior to
26 occupancy.

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

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

1 defective materials and workmanship.

2 23. Prior to issuance of a building permit a phasing plan for the construction of public and
3 private improvements including landscaping, shall be approved by the Public Works Director.

4 24. A construction-phasing plan for the construction of on-site public and private
5 improvements shall be reviewed and approved by the Public Works Director prior to the issuance of
6 any grading or improvement permits. Prior to the issuance of any building permits all off-site or
7 frontage improvements including landscaping and any required streets or arterials shall be under
8 construction to the satisfaction of the Public Works Director. All improvements shall be completed prior
9 to issuance of any certificates of occupancy.

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

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

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

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

27 b) All grading and related site preparation and construction activities shall be
28 limited to the hours of 7 a.m. to 6 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 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

1 any existing residential development. Because construction noise may still be intrusive in the evening
2 or on holidays, the City of Oceanside Noise Ordinance also prohibits “any disturbing excessive or
3 offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity.”

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

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

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

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

25 30. All public streets shall be improved with curbs and gutters.

26 31. All streets shall provide a minimum of 11-feet of parkway between the face of curb and
27 the right-of-way line. Sidewalks improvements shall comply with ADA requirements.

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

33. Streetlights shall be maintained on Pacific Street along the frontage of the project. The
system shall provide uniform lighting, and be secured prior to building permit issuance, if a map is not

1 recorded. The developer shall pay all applicable fees, energy charges, and/or assessments associated
2 with City-owned (LS-2 rate schedule) streetlights and shall also agree to the formulation of, or the
3 annexation to, any appropriate street lighting district.

4 34. Prior to approval of the grading plans, the developer shall contract with a geotechnical
5 engineering firm to perform a field investigation of the existing pavement on all streets adjacent to the
6 project boundary. The limits of the study shall be half-street plus twelve (12) feet along the
7 subdivision's frontage. The field investigation shall include a minimum of one pavement boring per
8 every fifty (50) linear feet of street frontage. Should the existing AC thickness be determined to be
9 less than three (3) inches or without underlying Class II base material, the Subdivider shall remove and
10 reconstruct the pavement section as determined by the pavement analysis submittal process.

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

19 36. Pavement sections for all streets, alleys, driveways and parking areas shall be based
20 upon approved soil tests and traffic indices. The pavement design is to be prepared by the developer's
21 soil engineer and must be approved by the Public Works Director, prior to paving.

22 37. Any existing broken pavement, concrete curb and gutter, or sidewalk or any damaged
23 during construction of the project, shall be repaired or replaced as directed by the Public Works
24 Director.

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

27 39. Grading and drainage facilities shall be designed and installed to adequately
28 accommodate the local storm water runoff and shall be in accordance with the City's Engineers Manual
and as directed by the Public Works Director.

40. 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

1 necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil
2 integrity. No grading shall occur until a detailed grading plan, to be prepared in accordance with the
3 Grading Ordinance and Zoning Ordinance, is approved by the Public Works Director.

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

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

12 43. Landscaping plans, including plans for the construction of walls, fences or other
13 structures at or near intersections, must conform to intersection sight distance requirements.
14 Landscape and irrigation plans for disturbed areas must be submitted to the Public Works Director prior
15 to the issuance of a preliminary grading permit and approved by the Public Works Director prior to the
16 issuance of building permits. Frontage and median landscaping shall be installed prior to the issuance
17 of any building permits. Any project fences, sound or privacy walls and monument entry walls/signs
18 shall be shown on, bonded for and built from the landscape plans. These features shall also be shown
19 on the precise grading plans for purposes of location only. Plantable, segmental walls shall be
20 designed, reviewed and constructed by the grading plans and landscaped/irrigated through project
21 landscape plans. All plans must be approved by the Public Works Director and a pre-construction
meeting held, prior to the start of any improvements.

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

28 45. 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

1 frequency storm.

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

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

9 48. All existing overhead utility lines within the frontage subdivision or within any full width
10 street or right-of-way abutting a new subdivision and all new extension services for the development of the
11 project, including but not limited to, electrical, cable and telephone, shall be placed underground per
12 Section 901.G. of the Subdivision Ordinance (R91-166) and as required by the Community Development
13 Director and current City policy.

14 49. Full width public alley improvements including the installation of a longitudinal concrete
15 alley gutter shall be constructed in accordance with the standard plans and specifications of the City of
16 Oceanside and as approved by the Public Works Director.

17 **Fire:**

18 50. Submit a copy of as-built plans on a CD for all projects on the job site.

19 51. Plans shall be submitted to the Planning Division for plan check review and approval
20 prior to the issuance of building permits.

21 52. All proposed and existing fire hydrants within 400 feet of the project shall be shown on
22 the site plan.

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

27 54. Multi-family residential dwellings shall have 6-inch address numbers.

28 55. Buildings shall meet Oceanside Fire Department's current adopted codes at the time of
building permit application.

56. In accordance with the Uniform Fire Code Section 901.1.4.4, approved addresses for
residential occupancies shall be placed on the structure in such a position as to be plainly visible and

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

3
4 **Planning:**

5 57. This Development Plan (D-212-04), Conditional Use Permit (C-207-04) and Regular
6 Coastal Permit (RC-211-04) shall expire on June 21, 2008, unless implemented as required by the
7 Zoning Ordinance.

8 58. This Development Plan, Conditional Use Permit and Regular Coastal Permit approves
9 only for the construction of two residential units as depicted on the plans and exhibits presented to the
10 Community Development Commission for review and approval. No deviation from these approved
11 plans and exhibits shall occur without Planning Department approval. Substantial deviations shall
12 require a revision to the Development Plan, Conditional Use Permit and Regular Coastal Permit or a
13 new Development Plan, Conditional Use Permit and Regular Coastal Permit.

14 59. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
15 harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding
16 against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the
17 City, concerning Development Plan (D-212-04), Conditional Use Permit (C-207-04) and Regular
18 Coastal Permit (RC-211-04). The City will promptly notify the applicant of any such claim, action or
19 proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify
20 the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the
21 applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

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

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

62. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and

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

9 63. Front yard landscaping with a complete irrigation system, in compliance with Water
10 Conservation Ordinance No. 91-15, shall be required.

11 64. All multi-family unit dwelling projects shall dispose of or recycle solid waste in a
12 manner provided in City Ordinance 13.3.

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

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

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

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

28 69. Failure to meet any conditions of approval for this development shall constitute a
violation of the Development Plan (D-212-04), Conditional Use Permit (C-207-04) and Regular Coastal
Permit (RC-211-04).

70. Unless expressly waived, all current zoning standards and City ordinances and policies

1 in effect at the time building permits are issued are required to be met by this project. The approval of
2 this project constitutes the applicant's agreement with all statements in the Description and Justification,
3 and other materials and information submitted with this application, unless specifically waived by an
4 adopted condition of approval.

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

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

14 73. The following unit type and floor plan mix, as approved by the Community
15 Development Commission, shall be indicated on plans submitted to the Building Division and Planning
16 Division for building permit:

	Sq.Ft.	# Bedrms	# Baths	# Stories	# Units	%
17 Plan 1	2,180	2	2.5	2	1	50
18 Plan 2	4,495	2	2.5	2	1	50

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

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

25 76. This project is subject to the provisions of the Local Coastal Plan for Coastal Housing.
26 The developer shall obtain a Coastal Affordable Housing Permit from the Director of Housing and
27 Neighborhood Services prior to issuance of building permits or recordation of a final map, whichever
28 occurs first.

77. There shall be no bedrooms or kitchen facilities located within the basement. The
basement shall not be converted into an additional unit.

1 **Water Utilities:**

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

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

7 80. The property owner will maintain private water and wastewater utilities located on
8 private property.

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

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

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

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

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

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

PASSED AND ADOPTED by the Oceanside Community Development Commission of the City of Oceanside this _____ day of _____ 2006 by the following vote:

AYES:

NAYS:

ABSENT:

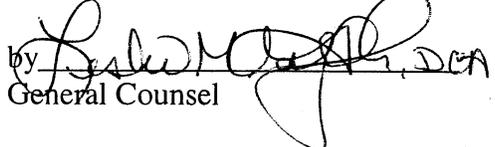
ABSTAIN:

Chairman

ATTEST:

Secretary

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

by 
General Counsel

1055086

EXHIBIT "A"

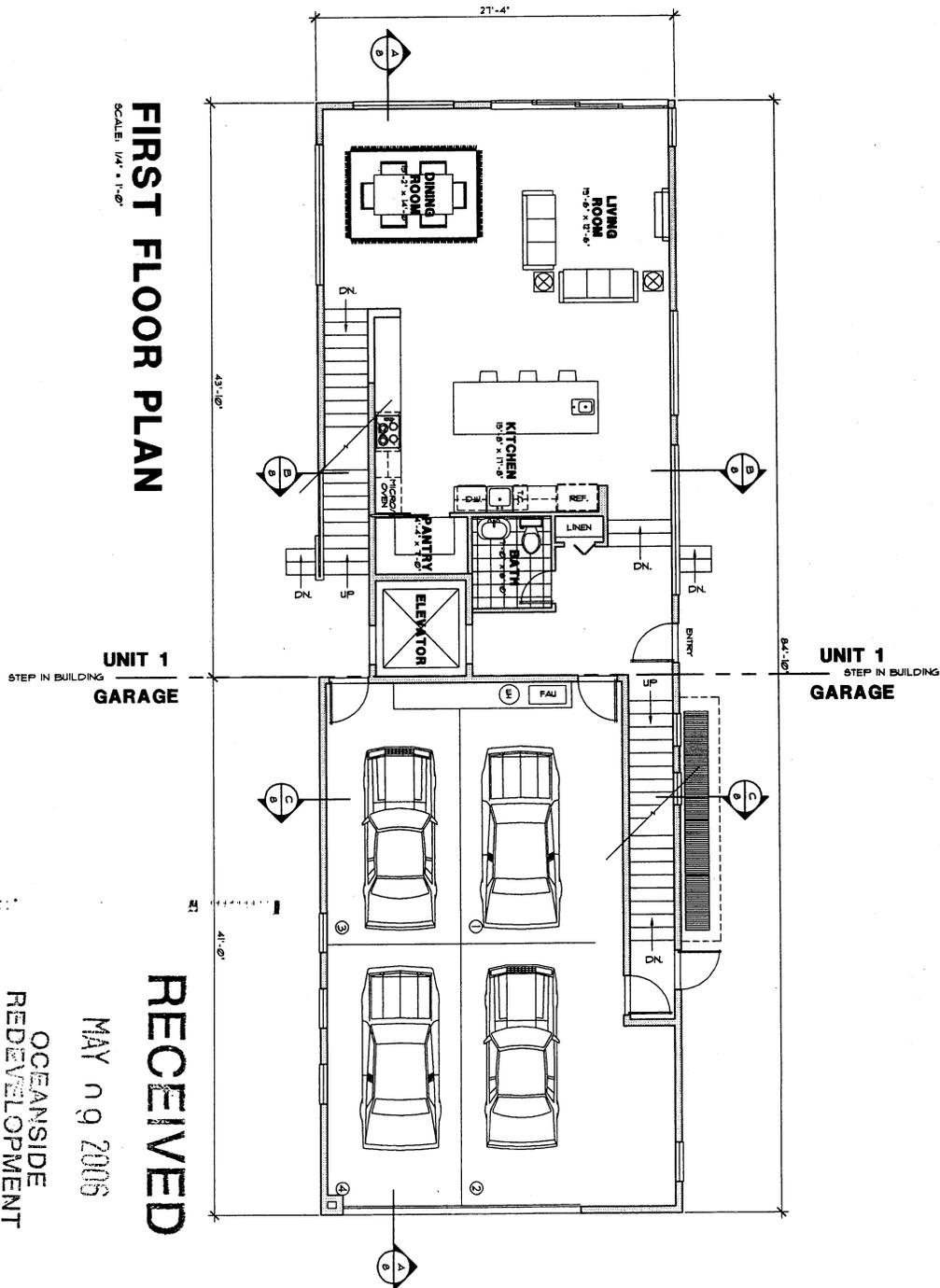
Lot 46 of Riverside Terrace, in the City of Oceanside, County of San Diego, State of California, according to Map thereof No. 197, filed in the Office of the County Recorder of San Diego County, May 18, 1885.

APN: 150-074-14

FIRST FLOOR PLAN

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

- LEGEND:**
-  CHIU WALL
 -  FRAME WALL
 -  FRAME WALL (1-1/2" CONSTRUCTION)
 -  4" FRAME WALL

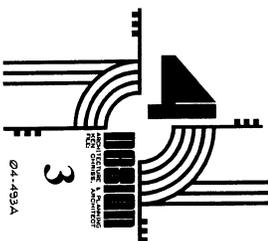
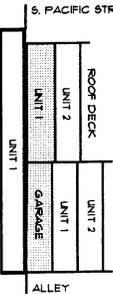


RECEIVED

MAY 09 2005

OCEANSIDE
REDEVELOPMENT

LOCATION KEY :



- LEGEND:**
- CUI WALL
 - PARTY WALL
 - PARTY WALL (1-HR CONSTRUCTION)

SECOND FLOOR PLAN

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

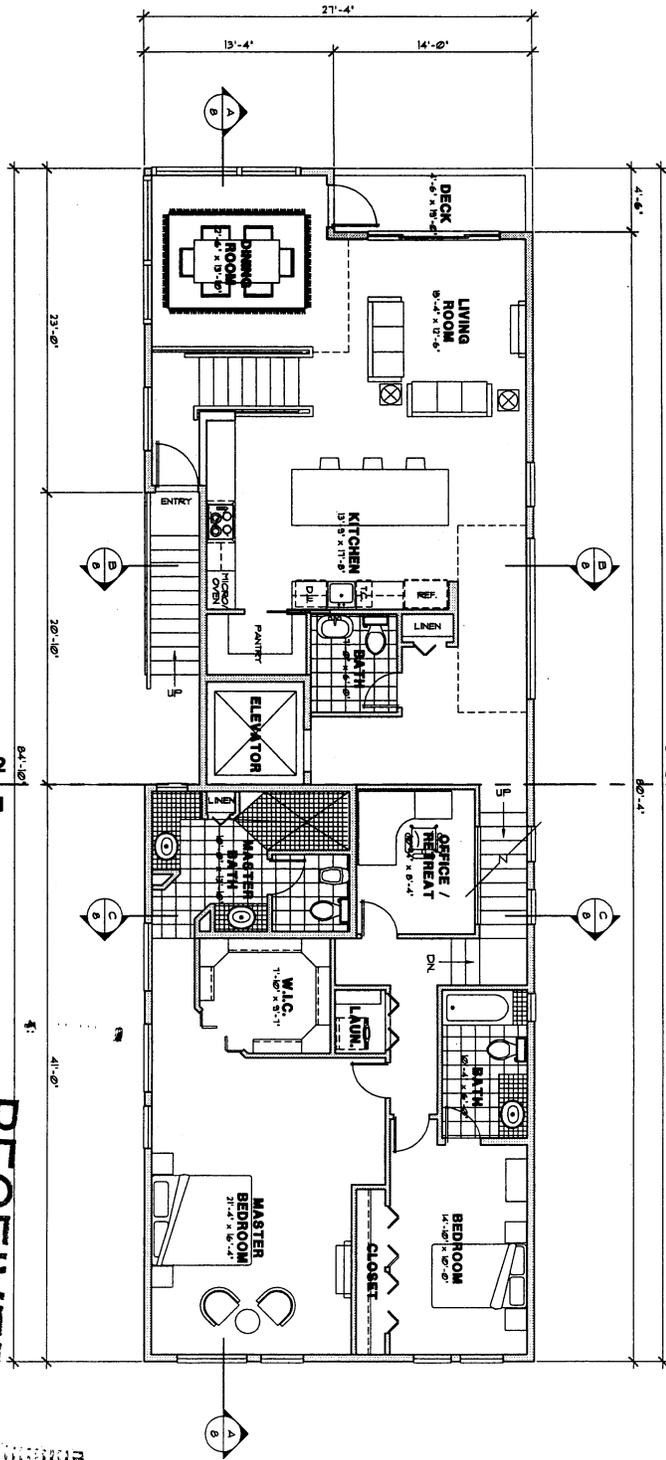


UNIT 2
STEP IN BUILDING

UNIT 1

UNIT 2
STEP IN BUILDING

UNIT 1

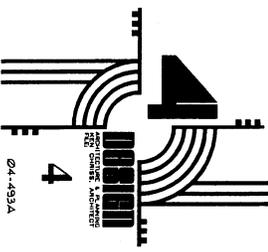
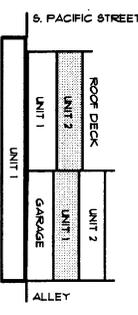


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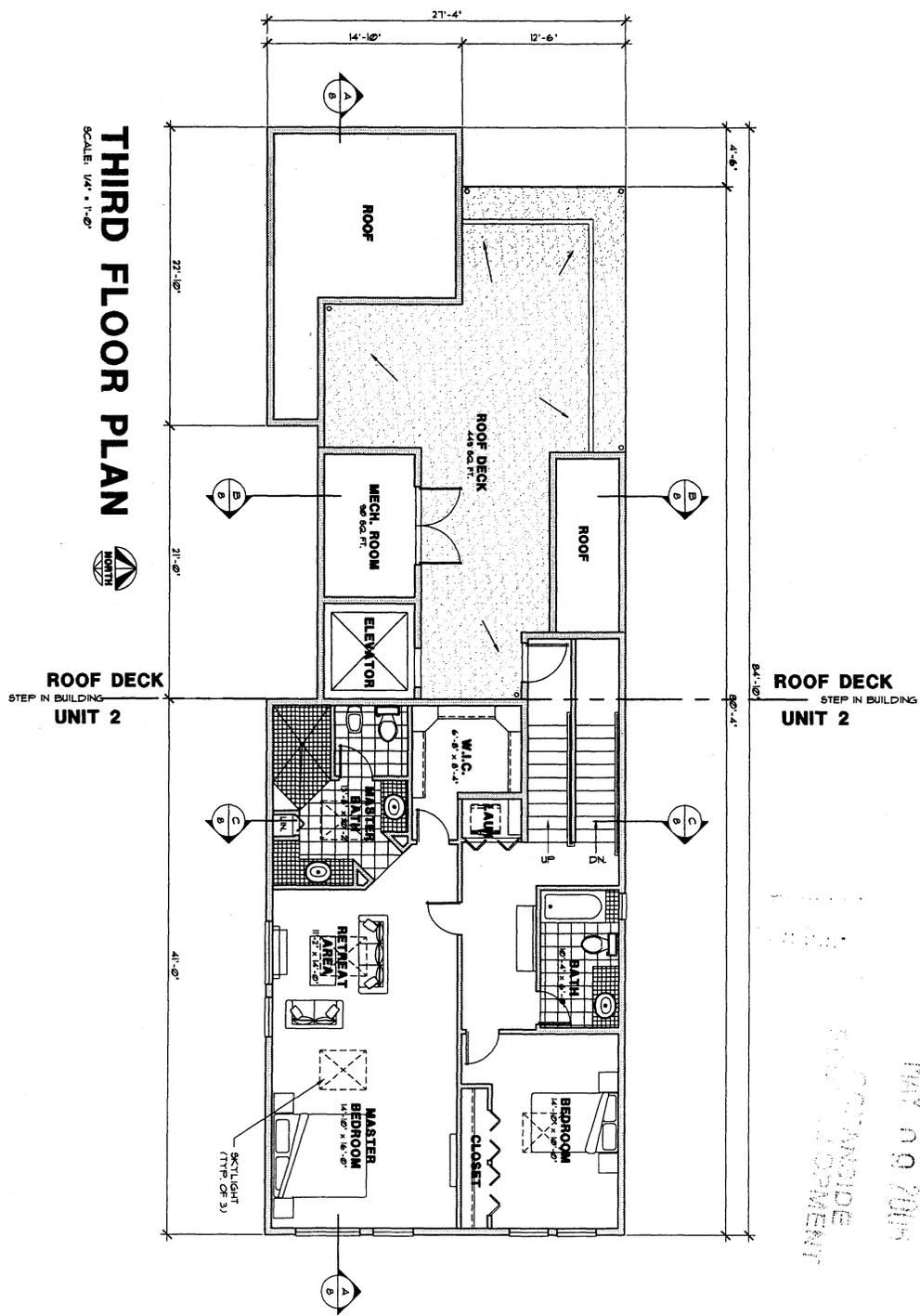
LOCATION KEY :



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OCEANSIDE
 DEVELOPMENT

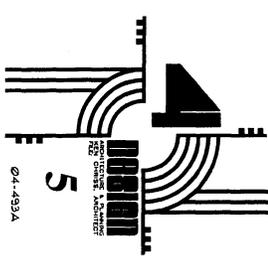
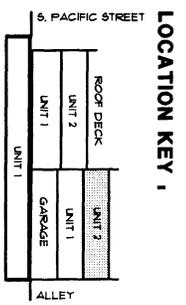


THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- LEGEND:**
- CHILL WALL
 - FRAME WALL
 - FRAME WALL (1-HR CONSTRUCTION)
 - PARTY WALL

ROOF DECK
 STEP IN BUILDING
 UNIT 2

ROOF DECK
 STEP IN BUILDING
 UNIT 2



CONSTRUCTION OUTLINE:

CONSTRUCTION CONSTRUCTION TO BE TYPE V-1, IFC CONSTRUCTION SPRINKLED.
 BASEMENT: THE FLOOR SHALL BE A CONCRETE FIRST FLOOR. THE FLOOR SHALL BE A CONCRETE FLOOR AT GARAGE AREA.
 SECOND AND THIRD FLOORS: THE FLOOR SHALL BE A CONCRETE FLOOR.

EXTERIOR WALLS: THE EXTERIOR WALLS SHALL BE EITHER 2X6 STEEL FRAMING WITH STUCCO FINISH OVER EXPANDED METAL LATH OVER 60 LB. BUILDING PAPER AT THE EXTERIOR SIDE AND SMOOTH FINISH CONCRETE BLOCK WITH A WATER PROOF GYPSUM BOARD AT THE EXTERIOR SURFACE AND A PAINTED INTERIOR SURFACE. THE INTERIOR SURFACE SHALL HAVE A SMOOTH FINISH, OR CMU BLOCK WITH SMOOTH FINISH.

CEILING WALLS: WALL TO BE TWO 2X4 STEEL FRAME WITH 2X4 STEEL FRAMING WITH GYPSUM BOARD AT THE INTERIOR SURFACE AND A PAINTED INTERIOR SURFACE WITH A TROULED SMOOTH FINISH. THE WALL SHALL HAVE A ONE HOUR CONSTRUCTION AND A 50 5TC FINISH.

INTERIOR WALLS: THE INTERIOR NON-BEARING WALLS SHALL BE 2X4 STEEL FRAMING WITH GYPSUM BOARD AT THE INTERIOR SURFACE AND A PAINTED INTERIOR SURFACE. LINDOY, KITCHEN BATHS AND OTHER WET AREAS SHALL HAVE WATER PROOF GYPSUM BOARD.
 ROOF DECKS AND BALCONIES, DECKS AND BALCONIES SHALL CONSIST OF WEATHERPROOF DECK SURFACE BY EXCEL-COATING ICBO 4624 OR AN APPROVED EQUAL.

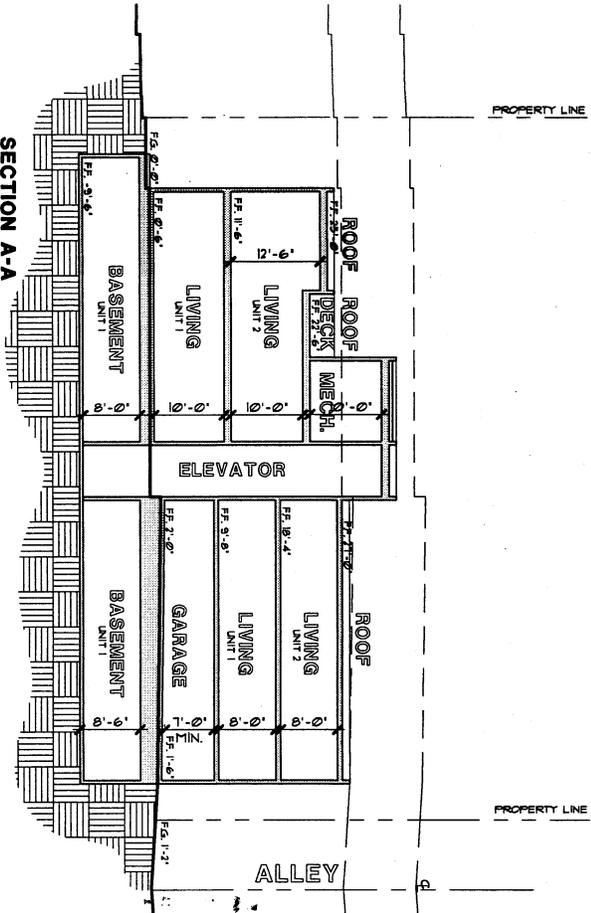
CEILING: THE CEILING SHALL BE GYPSUM BOARD ATTACHED TO CONCRETE WITH A TROULED SANDED CHANNELS WHERE REQUIRED.

INSULATION: ALL 2X6 EXTERIOR WALLS TO ATTIC SPACES TO RECEIVE FIBERGLASS BATT INSULATION TO MEET TITLE 24 REGULATIONS. ALL INTERIOR WALLS OF SLEEPING ROOMS TO RECEIVE FIBERGLASS BATT INSULATION.

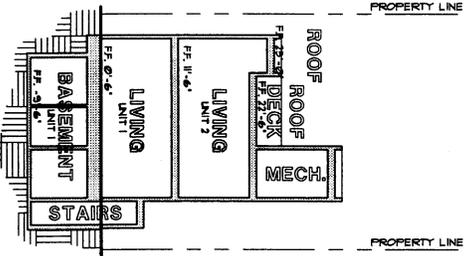
DOORS: EXTERIOR ENTRANCE DOORS TO BE ALUMINUM EXTERIOR 3048 SOLID CORE FLEETWOOD CORE 3069 FLEETWOOD DOORS. INTERIOR DOORS TO BE FIBERGLASS HOLLOW CORE FLEETWOOD DOORS.
 GLASS AND GLAZING: ALL WINDOWS TO BE SINGLE GLAZED ALUMINUM WINDOWS WITH ANODIZED FINISH. ALL WINDOWS TO BE COLORED TINTED WITH LOW E GLASS.

CABINETS: ALL CABINETS TO BE HARDWOOD. CUSTOM GRADE KITCHEN COUNTER AND SPLASH TO BE GRANITE. ALL OTHER COUNTERS AND SPLASHES TO BE TILE.
 PAINTING: INTERIOR SURFACES TO RECEIVE ONE COAT PAINT ENAMEL PAINT SHALL BE USED IN ALL INTERIOR SPACES. INTERIOR SURFACES SHALL BE PAINTED IN THE BEST PRACTICE AND WITH QUALITY MATERIALS.
 EXPOSED METAL: ALL METAL FLASHING THAT IS EXPOSED TO THE EXTERIOR SHALL BE COPPER.

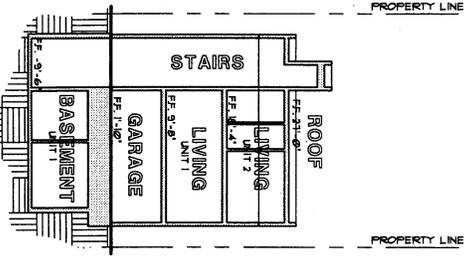
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SECTION A-A

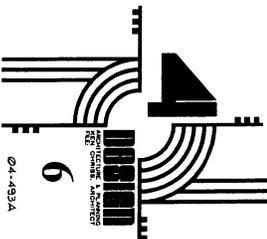


SECTION B-B

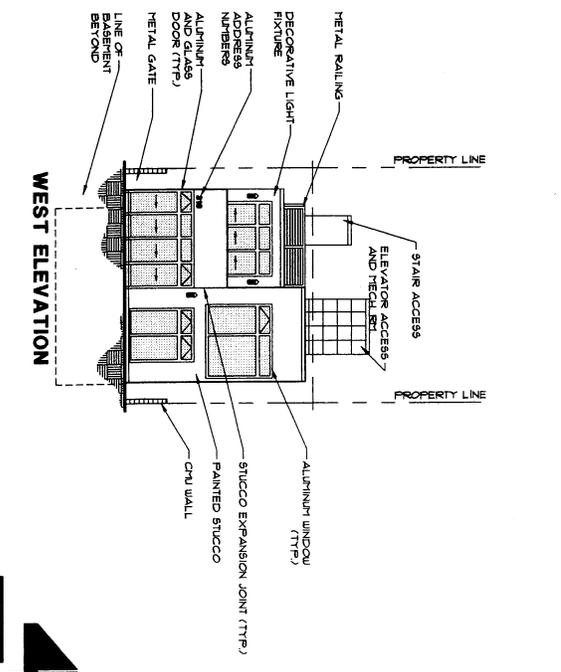
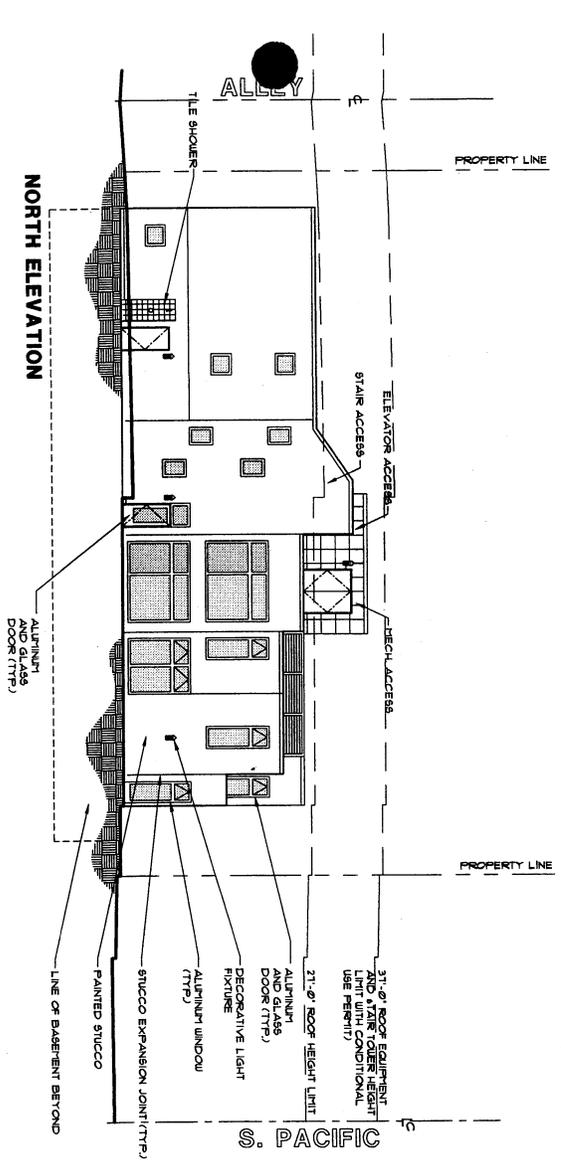
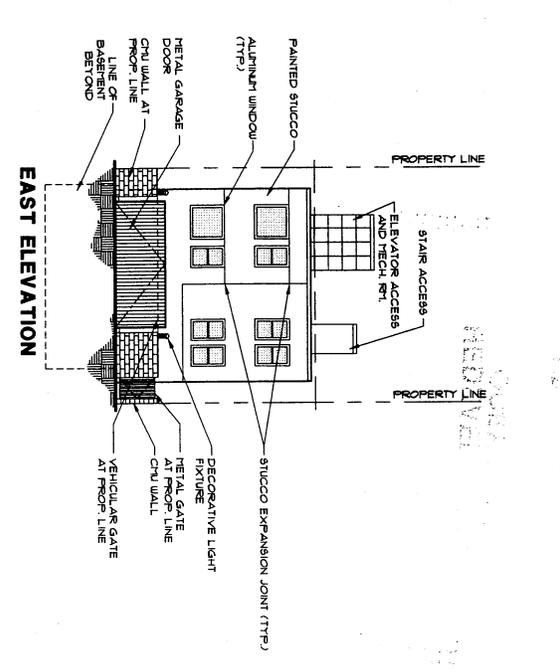
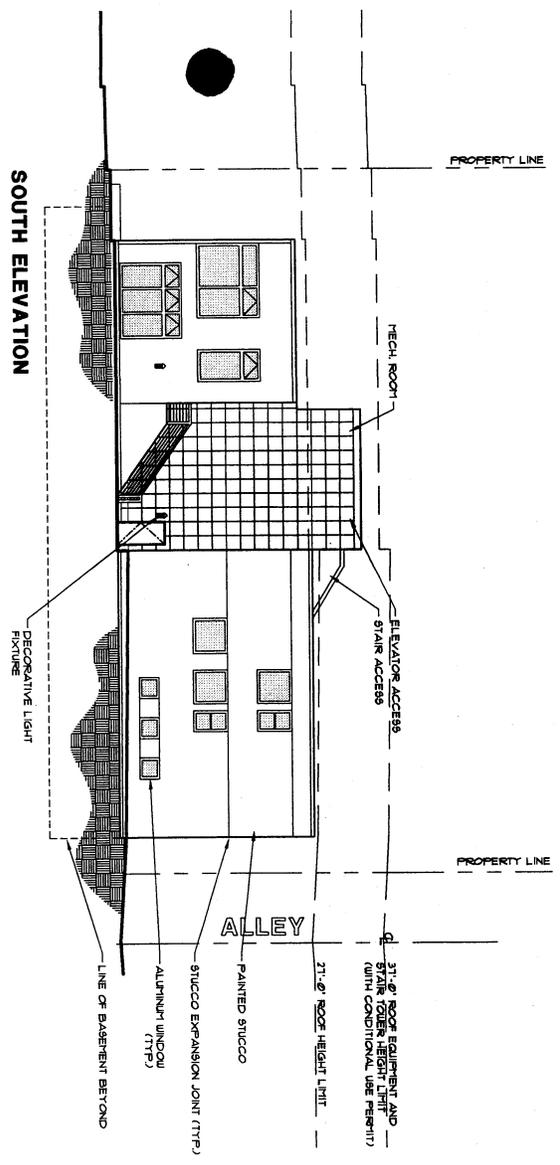


SECTION C-C

PLUMBING: ALL FIXTURES TO BE KOLAER OR AN APPROVED EQUAL. ALL PLUMBING TO BE INSTALLED AS SHOWN. ALL PLUMBING TO BE INSTALLED AS GAS-FIRED. ALL PLUMBING SHALL BE PER THE UNIFORM PLUMBING CODE.
 MECHANICAL: INSTALL A CENTRAL FORCED AIR HEATING UNIT. HEAT TO BE ELECTRIC. ALL WORK SHALL BE PER THE UNIFORM MECHANICAL CODE.
 ELECTRICAL: ALL ELECTRICAL WORK TO BE PER THE NATIONAL ELECTRICAL CODE. PREWIRE FOR CABLE TV, SECURITY SYSTEM, AUDIO SYSTEM, INTERNET, AND COMPUTER WITH INTERNET SYSTEM. ALL ELECTRICAL WORK SHALL BE PER THE NATIONAL ELECTRICAL CODE. ALL ELECTRICAL WORK SHALL BE PER THE UNIFORM ELECTRICAL CODE. ALL ELECTRICAL WORK SHALL BE PER THE UNIFORM ELECTRICAL CODE. ALL ELECTRICAL WORK SHALL BE PER THE UNIFORM ELECTRICAL CODE.

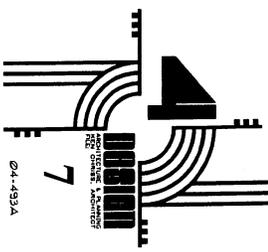


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EXTERIOR ELEVATIONS

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



PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 318 S. Pacific Street

*P1. Other Identifier: Oceanside Development Company Rental Property

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

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

*b. USGS 7.5' Quad Oceanside *Date: 1975 T11S R 4W; ¼ of ¼ of Sec; B.M.: SB

c. Address: 318 S. Pacific Street City: Oceanside Zip: 92054

d. UTM: (Give more than one for large or linear resources) Zone 11 ; Me mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): The legal description of the property is Lot 46 of the Riverside Terrace Subdivision; the Assessor's Parcel Number is 150-074-14.

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a very small, (approximately 676 sq ft) one story, wood frame Craftsmanesque style beach cottage on a concrete foundation; 463 sq ft rental unit was built onto the rear of the cottage in 1945. The medium pitched front gabled roof is covered with composition shingles; the double fascia eaves project narrowly over the walls and have exposed rafter tails. The exterior of the house is clapboard clad and the front facade is asymmetrical. A wood lattice vent sits beneath the gable end. The fenestration consists of primarily wood framed 1-over-1 double hungs of varying shapes and sizes. One focal window with a central fixed pane with a transom upper is located next to the entry; the other, a triple wood framed fixed pane in a single wood surround, is located on the north end of the front facade. Metal sliders are located in the addition at the rear of the house. Access to the house from the sidewalk is via a concrete walkway, up two concrete steps, to a wood deck with wood post railing. The porch door is covered by a front gabled roof supported by two replaced posts. The single wood, screened, entry door is located on the south end of the deck. The original small garage at the rear of the lot has been converted into a studio unit.

The house appears to be in good condition.

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

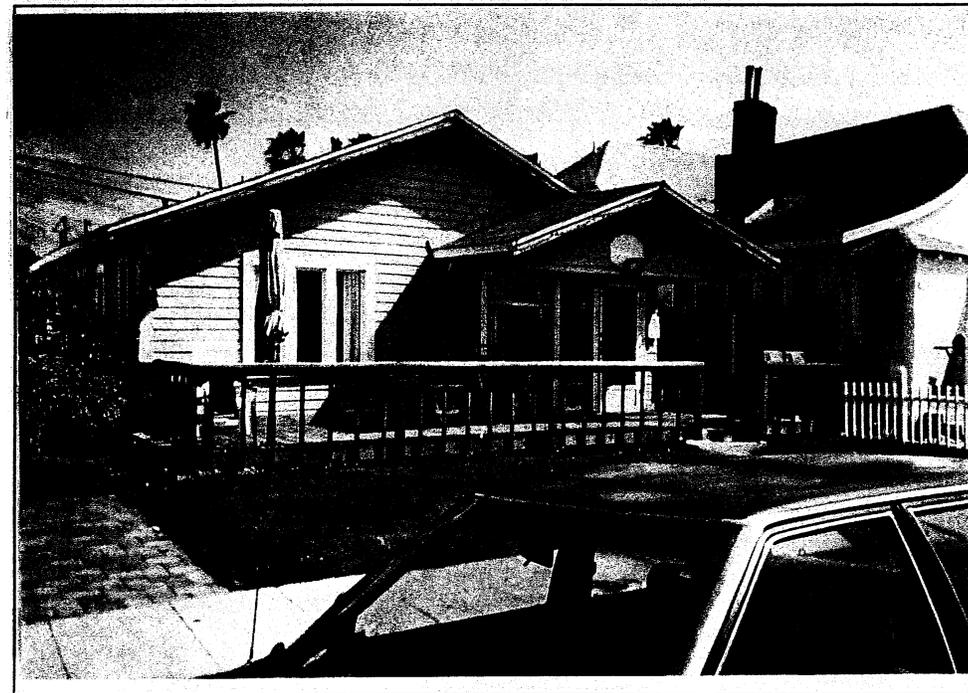
P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Facade looking east, 3/05/04/03, 901:1

*P6. Date Constructed/Age and Source Historic Prehistoric Both Constructed 1904 per Residential Building Record

*P7. Owner and Address: Jubela Family LTD Partnership
318 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: 3/04/04 *P10. Type of Survey: (Describe) Field

Check *P11. Report Citation (Cite survey report and other sources, or enter "none".) None *Attachments: None

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

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

Primary # _____

HRI # _____

Trinomial _____

Page 2 of 3

*Resource Name or # (Assigned by recorder) 318 S. Pacific Street

*Recorded by Ruth C. Alter

Date 3/15/04

Continuation Update

According to the chain of title, in August, 1904, Thomas H. Sharpless, a real estate speculator, sold this unimproved parcel to Long Beach resident C.J. Walker, who also was involved with land transactions in Oceanside. The same day, Walker transferred title to the property to the Oceanside Development Company.

It appears that the Oceanside Development Company constructed the small subject beach cottage shortly thereafter. The cottage likely was built as and used as a beach rental. About two years later, in October, 1906, I.N. Butters purchased the house and held title to the property for about six years. He then sold the property to Isaac Ford in August, 1912.

A succession of owners subsequently acquired the house. In June, 1913, Sarah Babcock bought the house, selling it to W.E. and Anna Curran in August, 1920, probably in a speculative transaction. The Currans then sold the property to R.C. and Marion Bowlsby then following month. M.J. Bardwell purchased the cottage from the Bowlsbys in November, 1922; the Oceanside City Directory identifies the 1927 resident of the house as Thomas K. Neeley. John W. Todd and his wife Mary acquired the property from Bardwell in November, 1930. The couple may have briefly lived there, as they and a Thomas Kelley are listed by the City Directory as the residents of the small house in 1930.

In December, 1934, Bentley and Sarah Elmore purchased the cottage; it was sold to Maure and Mildred Hurt in May, 1935. Myrtle Vaughan, the widow of L.B. Vaughan, bought the house as her residence in January, 1938 and appears to have lived there until its sale to Ben and Edna Jackson in May, 1949. The rear studio unit and the rental unit on the back of the cottage were added in 1945, toward the end of her period of ownership. Harriet Ford bought the cottage from Mrs. Vaughan in April, 1950. She is identified by the City Directory as occupying the cottage in 1962, and retained title until December, 1968, when the property was purchased by William and Ida Collins.

In February, 1972, Donald and Nan Smith bought the cottage from Mr. and Mrs. Collins. The property continued to be used as a rental with a tenant identified as P.J. Muldowney in the 1977 City Directory and again in 1981 by the Haines Directory. Eileen and Robert Pulsifer acquired the cottage from the Smiths in March, 1985. Title was transferred to SI Financial by Robert Pulsifer in July, 1994. The same day ownership was granted to Jonathan and Sara Gordon. The current owners, members of the Jubela Family, purchased the property from the Gordons in April, 2001.

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

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

Page 3 of 3 *Resource Name or # (Assigned by recorder) 318 S. Pacific Street

B1. Historic Name: Oceanside Development Company Beach Rental Property

B2. Common Name: None

B3. Original Use: Single family property B4. Present Use Multiple family property

*B5. Architectural Style: Craftsmanesque Beach Cottage

*B6. Construction History: (Construction date, alternations, and date of alterations)
 Per the Residential Building Record, the subject resource was constructed in 1904. The building was substantially altered in 1945 to accommodate multiple units.

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

*B8. Related Features: Studio unit at the rear of the house

B9a. Architect: None b. Builder: Oceanside Development Company

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

Period of Significance 1880 to 1960 Property Type Single family Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The subject resource is located in the Riverside Terrace Subdivision, one of the earliest subdivisions in Oceanside. It figured prominently in Oceanside's development as an early recreational destination. Because of its desirable coastal locale, land speculators often purchased multiple lots, hoping to capitalize on visitors appreciation of the climate and the proximity of the railroad station and the water. The neighborhood built up slowly, initially consisting of small vacation cottages and residences. The dominant architectural styles of the area until the 1920s were Victorian and Craftsman. Many of the properties were used as beach rentals. Following World War II, many of these buildings were torn down and replaced with multi-family units. The immediate neighborhood currently consists of post-war apartments, a few Spanish Eclectic houses, several nondescript multi-family units, and one Craftsmanesque bungalow.

The resource is typical of the area, in that it was constructed for use as a rental property. Throughout its 100 year history, it appears to have continued in this use. Its many owners resided elsewhere, leaving the property tenant occupied. While old, the resource is not associated with any known significant historic event or events. Persons of historic standing are not directly associated with it. Its design, modified by the creation of a second unit at the rear of the house and the addition of a wood deck at the front of the house, is not distinctive. The resource does not represent the work of a master architect or craftsman, and it is not constructed of rare or unique materials. The building is unlikely to yield important information relevant to local, state or national history, and its research potential has been exhausted with this study. The original setting has been altered by the addition of larger scale single and multi-family buildings, but remains residential. Were this the last example of a beach rental property in the Riverside subdivision, it would be considered a significant resource, but other examples of this type of resource are still extant in the area. The resource is not eligible for nomination for listing in the National Register of Historic Places or the California Register of Historical Resources. Similarly, it does not qualify for nomination to the local register.

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

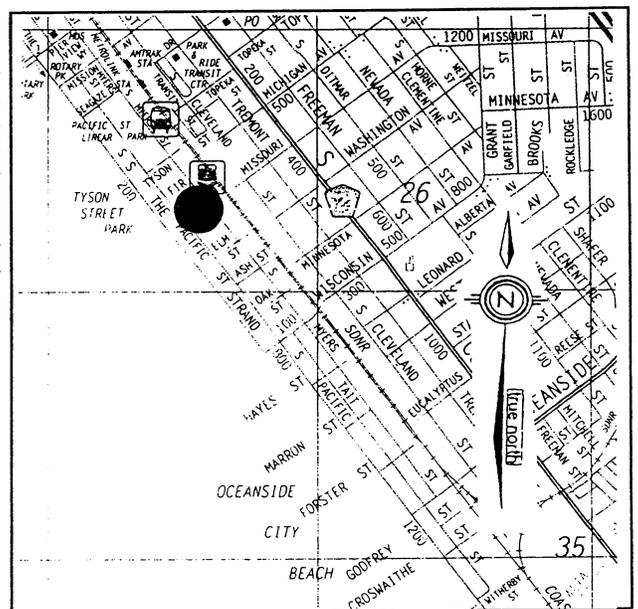
*B12. References: City and County Directories; County Assessors records; Hawthorne, Kristi, Oceanside archivist; McAlester, V. and L, A Field Guide to American Houses, 1991. Alfred A. Knopf, New York;

B13. Remarks:

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

*Date of Evaluation: 3/15/04

(This space reserved for official comments.)



CITY OF OCEANSIDE
PLANNING DEPARTMENT

NOTICE OF EXEMPTION

TO: RECORDER/COUNTY CLERK
COUNTY OF SAN DIEGO
P.O. BOX 1750
SAN DIEGO, CA 92112-4147

PROJECT TITLE AND FILE NUMBER:
318 S. Pacific

PROJECT LOCATION - SPECIFIC:
318 South Pacific Street

PROJECT LOCATION - GENERAL:
Fir and South Pacific Street
City of Oceanside

DEVELOPMENT PLAN (D-212-04)
CONDITIONAL USE PERMIT (C-207-04)
REGULAR COASTAL (RC-211-04)

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
DEVELOPMENT PLAN (D-212-04), CONDITIONAL USE PERMIT (C-207-02) AND REGULAR
COASTAL PERMIT (RC-211-04) for the construction of a duplex situated on a 3,333 sq. ft. site, located
at 318 South Pacific Street.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

City of Oceanside

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

4 Design Architecture
P.O. Box 848
Oceanside, CA 92049
(760) 433-1785

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

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

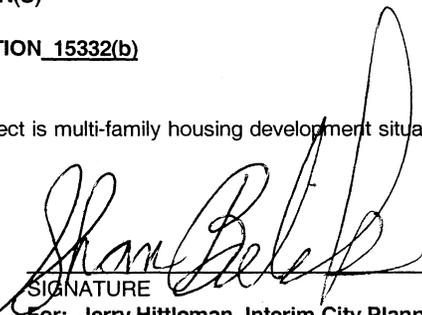
STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15332(b)

REASONS WHY PROJECT IS EXEMPT:

The project proposes construction of a duplex. The project is multi-family housing development situated on a less than 5-acres site within an urbanized area.

Contact Person: Shan Babick, Associate Planner


SIGNATURE

May 12, 2006

DATE

For: Jerry Hittleman, Interim City Planning

CITY HALL, 300 NORTH COAST HIGHWAY, OCEANSIDE CA 92054, TELEPHONE (760) 435-3520, FAX (760) 435-3538