

# STAFF REPORT



ITEM NO. 14  
CITY OF OCEANSIDE

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DATE: August 1, 2007

TO: Chairman and Members of the Community Development Commission

FROM: Economic Development and Redevelopment Department

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING TENTATIVE PARCEL MAP (P-206-06), DEVELOPMENT PLAN (D-211-06) AND REGULAR COASTAL PERMIT (RC-213-06) AND THE DEFERRAL OF THE UNDERGROUNDING OF THE OVERHEAD UTILITIES FOR THE CONSTRUCTION OF A TWO-UNIT MULTIFAMILY DEVELOPMENT LOCATED AT 602 SOUTH MYERS STREET – APPLICANT: GARY HOFMANN**

## SYNOPSIS

The item under consideration is a Tentative Parcel Map, Development Plan and Regular Coastal Permit for the construction of a two-unit multifamily development located at 602 South Myers 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 3,689 square feet in size that was part of the original Tyson's Addition subdivision of 1885. The subject site is vacant and is located adjacent to the Atchison, Topeka and Santa Fe railroad tracks.

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 Myers Street corridor neighborhood, which consists of old apartment buildings interspersed with some newer condominium units.

**Land Use and Zoning:** The subject site is located within Subdistrict 5 of the "D" Downtown District. Subdistrict 5 is primarily intended to provide a high-density residential neighborhood in an urban setting in close proximity to shopping, employment, transportation and recreational facilities. Multifamily residences are permitted. The maximum density within this zone is 43 dwelling units per acre. The project proposes a density of 23.62 dwelling units per acre.

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

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

Tentative Map and Development Plan: The project proposes a two-unit multifamily residential development with the units either 2,846 or 2,848 square feet in size to be situated on a 3,689-square-foot lot. The project also proposes over 1,000 square feet of decking. The project's height is 34.5 feet (3 stories), however there are architectural projections which are 40.5 feet high and represent approximately 2.9 percent of the ground floor. The proposed project is a Mediterranean design as evident by the smooth stucco finish and flat roof.

Subdistrict 5 requires that a minimum of 25 percent of the site be landscaped. The project proposes that approximately 30 percent of the subject site is landscaped. The project proposes Yellow Wood trees, shrubs include New Zealand Flax and Lavender and groundcover consists of turf and Star Jasmine.

Vehicular access to the units will be provided from Ash Street and pedestrian access will be provided from both Ash and South Myers Streets.

The overall project density is 23.62 dwelling units per acre. Outlined below is the residential unit breakdown:

Plan Type	Sq.Ft.	Bedrms.	Baths	Units
Plan 1	2,846	3	3.5	1
Plan 2	2,848	3	3.5	1
Total				2

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

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	5,000 square feet	N/A (pre-existing lot)
SETBACKS		
Front	10 feet	10 feet
Side	3 feet	3 feet
Corner Side	10 feet	*5 feet
Rear	5 feet	5 feet
LANDSCAPING	25%	30%
PARKING	4 spaces	4 spaces
BUILDING HEIGHT	35 feet	34.5 feet
DENSITY	43 du. Ac.(Maximum)	23.62 du. Ac.

\*Requires CDC approval for encroachment into the corner side yard setback.

**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.

**Deferral of the Overhead Utilities:** The applicant is required to underground approximately 300 lineal feet of overhead utilities located on both South Myers Street and Ash Street located north of the subject site. San Diego Gas & Electric has estimated the cost of undergrounding the overhead utilities lines at approximately \$105,000 (300 lineal feet @ \$350 per lineal foot).

**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.

**ANALYSIS**

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

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

neighborhood, especially with the newer multifamily residences that are located within the surrounding neighborhood.

Staff also reviewed 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 outside the "appealable area" which is defined as the first 300 feet east of The Strand. The project provides a 10-foot front yard setback which is consistent with the setbacks for existing development located within the surrounding neighborhood. In addition, the project is providing a 5-foot corner side yard setback with landscaping located within setback area of limited height, therefore, the project's effect on public coastal views will be minimal.

The applicant is seeking relief from a development standard (encroachment into the corner side yard setback area) that requires CDC approval. Section 1230 J. of the Downtown D District Regulations allows for projects which are located on a corner lot, to encroach into the corner side yard setback provided that the setback is a minimum of 5 feet and there is no landscaping located within the setback area that is greater than 30 inches in height. The applicant is proposing a 5-foot encroachment into the required 10-foot corner side yard setback (Ash Street); however, the project has been conditioned to not allow landscaping to exceed a height limitation of 30 inches along the corner side yard setback area (Ash Street). It should be noted that the project is required to improve Ash Street which will result in the addition of two off-site parking spaces where currently parking is not allowed.

Deferral of the requirement to underground overhead utilities: The applicant is requesting an underground utilities conversion deferral on the basis of Section 3023 of the Zoning Ordinance which requires that all existing and new electrical, telephone, cable and similar distribution lines providing direct service to a development site are to be installed underground within the site and along the site's frontage. The underground utilities provisions of the City Subdivision Ordinance apply to all projects requiring development plan approval. The City Subdivision Ordinance requires that one or more of 7 findings must be made to grant the deferral. The findings are as follows:

- a. Existing facilities are within an existing alley.
- b. The subdivision contains less than 10 residential units.
- c. A residential subdivision has less than two hundred and fifty (250) feet of existing frontage.
- d. Facilities exist along rear property line(s) within an agriculture or residential estate zoned property.
- e. Conversion as defined above creates a net increase of three (3) or more

- poles over existing number of poles.
- f. Seventy percent (70%) or more of the facilities required to be underground exist on the opposite side of the existing abutting street from the subdivision.
  - g. Subdivision is within the Redevelopment Project area:
    - (1) Subdivision is less than one-quarter block in length (fronting street or alley); or
    - (2) Subdivider provides verification by all utility companies impacted that the subdivision's obligations can be proven to be exorbitant in cost in relation to a larger conversion project within the same area and of similar conditions.

Staff believes that b., c. and g. (1) of the findings would apply to this project and thus warrant deferral.

In conclusion, staff believes that the project meets the intent of the Redevelopment Plan and goals, which encourage the development of new residential uses. The design of the project is consistent in both the height and scale of the surrounding neighborhood. The proposed project is consistent with the quality of design of the newer residences located along the South Myers Street. The proposed project is also consistent with the goals and land use policies of the Local Coastal Plan.

### **COMMISSION OR COMMITTEE REPORTS**

The Redevelopment Design Review Committee (RDRC) reviewed the project at its June 22, 2007, meeting and approved the project on a 3-0 vote.

The Redevelopment Advisory Committee (RAC) reviewed the project at its July 25, 2007, meeting.

### **FISCAL IMPACT**

The proposed project will add approximately \$6,500 of tax increment yearly to the project area.

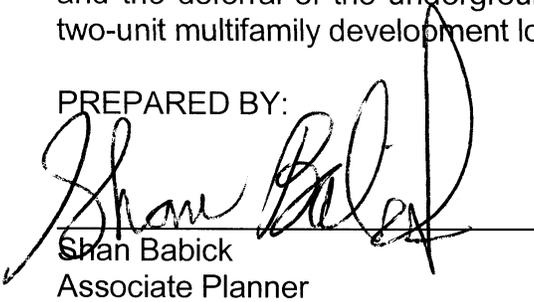
### **CITY ATTORNEY'S ANALYSIS**

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

**RECOMMENDATION**

Staff recommends that the Commission adopt the resolution approving Tentative Parcel Map (P-206-06), Development Plan (D-211-06), and Regular Coastal Permit (RC-213-06) and the deferral of the undergrounding of the overhead utilities for the construction of a two-unit multifamily development located at 602 South Myers Street.

PREPARED BY:

  
Shan Babick  
Associate Planner

SUBMITTED BY:

  
Peter A. Weiss  
Interim Executive Director

REVIEWED BY:

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



**EXHIBITS/ATTACHMENTS**

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

1 RESOLUTION NO. 07-

2 A RESOLUTION OF THE COMMUNITY DEVELOPMENT  
3 COMMISSION OF THE CITY OF OCEANSIDE APPROVING  
4 A TENTATIVE PARCEL MAP, DEVELOPMENT PLAN AND  
5 REGULAR COASTAL PERMIT AND THE DEFERRAL OF  
6 THE UNDERGROUNDING OF THE OVERHEAD UTILITIES  
7 FOR THE CONSTRUCTION OF A 2-UNIT RESIDENTIAL  
8 CONDOMINIUM PROJECT LOCATED AT 602 SOUTH  
9 MYERS STREET – APPLICANT: GARY HOFMANN

10 WHEREAS, on August 1, 2007, the Community Development Commission held its duly  
11 noticed public hearing, considered an application for a Tentative Parcel Map (P-206-06),  
12 Development Plan (D-211-06) and Regular Coastal Permit (RC-213-06) and the deferral of the  
13 undergrounding of the overhead utilities for the construction of a 2-unit residential  
14 condominium project located at 602 South Myers Street;

15 WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of  
16 Oceanside did, on June 22, 2007, review and recommend approval of Tentative Parcel Map (P-  
17 206-06), Development Plan (D-211-06) and Regular Coastal Permit (RC-213-06);

18 WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside  
19 did, on July 25, 2007 review and recommend approval of Tentative Parcel Map (P-206-06),  
20 Development Plan (D-211-06) and Regular Coastal Permit (RC-213-06);

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

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

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

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

///

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or</u>
2			<u>Calculation Formula</u>
3			
4	Parkland Dedication/Fee	Ordinance No. 91-10	\$3,503 per unit
5		Resolution No. 05-R0628-1	
6	Drainage Fee	Ordinance No. 85-23	\$2,843 per acre
7		Resolution No. 05-R0628-1	
8	Public Facility Fee	Ordinance No. 91-09	\$2,072 per unit
9		Resolution No. 05-R0628-1	
10	School Facilities Mitigation	Ordinance No. 91-34	\$2.63 per square foot
11	Fee		
12	Traffic Signal Fee	Ordinance No. 87-19	\$15.71 per vehicle trip
13			
14	Thoroughfare Fee	Ordinance No. 83-01	\$255 per vehicle trip (based on SANDAG trip generation table)
15			
16			
17			
18	Water System Buy-in Fees	Oceanside City Code	Fee based on water meter
19		§37.56.1	size. Residential is typically
20		Resolution No. 87-96	\$3,746 per unit;
21		Ordinance No. 05-OR 0611-1	
22	Wastewater System Buy-in	Oceanside City Code §	Based on meter size.
23	fees	29.11.1	Residential is typically
24		Resolution No. 87-97	\$4,587 per unit;
25		Ordinance No. 05-OR 0610-1	
26			
27	San Diego County Water	SDCWA Ordinance No.	Based on meter size.
28	Authority Capacity Fees	2005-03	Residential is typically

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or</u>
2			<u>Calculation Formula</u>
3			
4			\$4,154 per unit
5			

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

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

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

16 WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS FURTHER  
17 GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or  
18 other exaction described in this resolution begins on the effective date of this resolution and any  
19 such protest must be in a manner that complies with Section 66020; and

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

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

24 FINDINGS:

25 For the Tentative Parcel Map:

1. The proposed condominium meets the requirement of the Subdistrict 5 zoning designation in that the project creates a 2-unit condominium map on an existing pre-existing legal lot as stipulated within Article 12 of the Downtown District development standards. The subdivision map is consistent with the General Plan, Redevelopment Plan, Local Coastal Program,

1 Article 12 of the Downtown District and the Subdivision Ordinance of the City of Oceanside by  
2 creating a two-unit condominium on a pre-existing legal lot.

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

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

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

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

16 **For the Development Plan:**

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

24 2. The Development Plan as proposed conforms to the Redevelopment Plan, Local  
25 Coastal Program and General Plan of the City in that the proposed four unit multifamily  
26 development is consistent with the land uses of the Redevelopment Plan and the project meets  
27 the minimum setbacks, landscape, open space, height and parking spaces as stipulated within  
28 the "D" Downtown District development standards. In addition, the project is consistent with  
the newer development located within the surrounding neighborhood.

3. The area covered by the Development Plan can be adequately, reasonably and

1 conveniently served by existing and planned public services, utilities and public facilities. The  
2 proposed two-unit multifamily project will not create public service and facility demands  
3 exceeding the capacity of existing and planned infrastructure. The project proposes to “tie  
4 into” both the existing 21” sewer and 6” water line.

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

10 5. The site plan and physical design of the project is consistent with Section 1.24 and  
11 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillsides and  
12 Article 20 in that there is only 1 foot grade differentials from the highest and lowest points of the  
13 subject site and therefore the project would not be subject to the guidelines of Article 20 and  
14 Section 1.24 and 1.25 of the Land Use Element of the General Plan.

**For the Regular Coastal Permit:**

15 1. The granting of the Regular Coastal Permit is consistent with the purposes of the  
16 California Coastal Act of 1976. The proposed 2-unit multifamily development is consistent  
17 with the High Density Land Use as depicted in the Local Coastal Program Land Use Map. In  
18 addition, the project does not impede public access to the beach because the subject site is  
19 located over 500-feet east of the beach. In addition, the project provides a 10 foot front yard  
20 setback which is consistent typical front yard setbacks located on South Myers Street, therefore,  
21 impacts on public coastal views is minimal.

22 2. The proposed project is consistent with the policies of the Local Coastal Program  
23 as implemented through the City Zoning Ordinance. The proposed 2-unit multifamily  
24 development is consistent with the High Density Land Use as depicted in the Local Coastal  
25 Program Land Use Map. In addition, the project will not substantially alter or impact the  
26 existing public coastal views through the public rights-of-way view corridors by providing a 10  
27 foot front yard setback.

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

1 Act. The proposed project provides 10 foot front yard setback and the subject site is located  
2 over 500 feet east of the beach.

3 **For the Deferral of the Requirements to Underground Overhead Facilities:**

4 1. The subdivision is located within the Redevelopment Project Area; Section 901 G4 of  
5 the Oceanside Subdivision Ordinance provides that the Community Development Commission  
6 may defer all or a portion of the requirement to underground overhead utilities at the time of the  
7 Tentative Parcel Map. Based one or more findings, the subject site fits three of the listed  
8 criteria for deferral because the subdivision is less than ten units and is less than one-quarter  
9 block in length (fronting street or alley).

10 SECTION 1. That Tentative Parcel Map (P-206-06), Development Plan (D-211-06),  
11 and Regular Coastal Permit (RC-213-06) are hereby approved subject to the following  
12 conditions:

13 **Building:**

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

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

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

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

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

- 26 a) Building construction work hours shall be limited to between 7 a.m. and  
27 b) 6 p.m. Monday through Friday, and on Saturday from 7 a.m. to 6 p.m. for  
28 work that is not inherently noise-producing. Examples of work not permitted on Saturday are  
concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work

1 shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4<sup>th</sup>,  
2 Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under  
3 the provisions of the Oceanside City Code Chapter 38. (Noise Ordinance)

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

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

11 7. A minimum of two (2) exists are required from the third story (UBC 1004.2.3).

12 8. Wood stud walls and bearing patricians shall not support more than two (2)  
13 floors and a roof unless an analysis satisfactory to the building official depicts shrinkage of the  
14 wood framing will not have adverse affects on the structure or any plumbing, electrical or  
15 mechanical systems or other equipment installed therein due to excessive shrinkage or  
16 differential movements caused by shrinkage (UBC 2308).

17 9. Separate/unique addresses will/may be required to facilitate utility releases.  
18 Verification that the addresses have been properly assigned by the City's Planning Department  
19 shall accompany the Building Permit application.

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

22 11. The proposed roof deck requires the entire building to be equipped with an  
23 automatic fire sprinkler system as allowed by CBC 506.

24 **Engineering:**

25 12. Vehicular access rights to Myers Street and Ash Street (except the two proposed  
26 project driveways) shall be relinquished to the City along property frontage.

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

14. Prior to issuance of a building permit all improvement requirements shall be

1 covered by a development agreement and secured with sufficient improvement securities or  
2 bonds guaranteeing performance and payment for labor and materials, setting of monuments,  
3 and warranty against defective materials and workmanship.

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

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

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

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

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

- 25 a) Dirt, debris and other construction material shall not be deposited on any  
26 public street or within the City of Oceanside's storm water conveyance  
27 system.
- 28 b) All grading and related site preparation and construction activities shall  
be limited to the hours of 7 AM to 6 PM, Monday through Friday. No  
engineering related construction activities shall be conducted on Saturdays,  
Sundays or legal holidays unless written permission is granted by the City  
Engineer with specific limitations to the working hours and types of

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permitted operations. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits “any disturbing excessive or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity.”

- c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site.
- d) A haul route shall be obtained at least 7 days prior the start of hauling operations and must be approved by the City Engineer. Hauling operations shall be 8:00 A.M. to 3:30 P.M. unless approved otherwise.

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

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

22. Ash Street and Myers Street shall be improved with curb and gutter and sidewalk along property frontage per the City of Oceanside Engineers Design Standards.

23. Ash Street along the property frontage shall provide a minimum of 7 feet parkway

1 between the face of curb and the right of way line. Myers Street along the property frontage shall  
2 provide a minimum of 10 feet parkway and designed to match the existing sidewalk improvements.  
3 Sidewalk improvements shall comply with ADA requirements.

4 24. 300 feet sight distance shall be required at the two proposed project driveways  
5 along Ash Street per the corner sight distance criteria as provided by the City of Oceanside.

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

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

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

25 28. Pavement sections for all streets, alleys, driveways and parking areas shall be based  
26 upon approved soil tests and traffic indices. The pavement design is to be prepared by the  
27 developer's soil engineer and must be approved by the City Engineer, prior to paving.

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

1           30.     The undergrounding of the existing overhead utilities may be deferred. The  
2 developer shall pay an in-lieu fee, based upon the length of utilities to be placed underground,  
3 and at the rate in effect at building permit issuance or as established by the City Engineer per  
4 Section 901.G. of the Subdivision Ordinance (R91-166) and as required by the City Engineer  
5 and current City policy.

6           31.     The developer shall comply with all the provisions of the City's cable television  
7 ordinances including those relating to notification as required by the City Engineer.

8           32.     Grading and drainage facilities shall be designed and installed to adequately  
9 accommodate the local storm water runoff and shall be in accordance with the City's Engineers  
10 Manual and as directed by the City Engineer.

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

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

21           35.     This project shall provide year-round erosion control including measures for the site  
22 required for the phasing of grading. Prior to the issuance of grading permit, an erosion control  
23 plan, designed for all proposed stages of construction, shall be reviewed, secured by the applicant  
24 with cash securities and approved by the City Engineer.

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

          37.     Landscaping plans, including plans for the construction of walls, fences or other  
structures at or near intersections, must conform to intersection sight distance requirements.

1 Landscape and irrigation plans shall be approved by the City Engineer prior to the issuance of  
2 occupancy permits, and a pre-construction meeting held, prior to the start of any improvements.

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

9 39. The drainage design on the tentative parcel map is conceptual only. The final  
10 design shall be based upon a hydrologic/hydraulic study to be approved by the City Engineer  
11 during final engineering. All drainage picked up in an underground system shall remain  
12 underground 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 of Oceanside standard plan and profile  
14 sheets. 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 40. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and  
17 disposed of in accordance with all state and federal requirements, prior to stormwater discharge  
18 either off-site or into the City drainage system.

19 41. Upon acceptance of any fee waiver or reduction by the Developer, the entire  
20 project will be subject to prevailing wage requirements as specified by Labor Code section  
21 1720(b) (4). The Developer shall agree to execute a form acknowledging the prevailing wage  
22 requirements prior to the granting of any fee reductions or waivers.

23 **Fire:**

24 42. Fire Department Requirements shall be placed on plans in the notes section.

25 43. Smoke detectors are required, and detector locations must be indicated on the  
26 plans.

27 44. A minimum fire flow of 1,750 gallons per minute shall be required.

28 45. All proposed and existing fire hydrants within 400 feet of the project shall be  
shown on the site plan. A fire hydrant will be required on The Strand within 150 feet of the  
proposed project.

1           46.     The size of the fire hydrants shall be 2 ½ “X 4”.

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

6           48.     Multifamily dwellings require 6 inch address numbers.

7           49.     Plans shall be submitted to the Fire Prevention Bureau for plan check review and  
8 approval prior to the issuance of building permits.

9           50.     Buildings shall meet Oceanside Fire Departments current codes at the time of  
10 building permit application.

11           **Planning:**

12           51.     This Tentative Parcel Map (P-206-06), Development Plan (D-211-06) and  
13 Regular Coastal Permit (RC-213-06) shall expire on August 1, 2009, unless implemented as  
14 required by the Zoning Ordinance.

15           52.     This Tentative Parcel Map, Development Plan and Regular Coastal Permit  
16 approves only the construction of a 2-unit residential condominium project as shown on the  
17 plans and exhibits presented to the Community Development Commission for review and  
18 approval. No deviation from these approved plans and exhibits shall occur without Economic  
19 and Redevelopment Department approval. Substantial deviations shall require a revision to the  
20 Tentative Parcel Map, Development Plan and Regular Coastal Permit or a new Tentative Parcel  
21 Map, Development Plan and Regular Coastal Permit.

22           53.     The applicant, permittee or any successor-in-interest shall defend, indemnify and  
23 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
24 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul  
25 an approval of the City, concerning Tentative Parcel Map (P-206-06), Development Plan (D-  
26 211-06) and Regular Coastal Permit (RC-213-06). The City will promptly notify the applicant  
27 of any such claim, action or proceeding against the City and will cooperate fully in the defense.  
28 If the City fails to promptly notify the applicant of any such claim action or proceeding or fails  
to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend,  
indemnify or hold harmless the City.

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

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

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

19           a. All landscaping located on the northern portion of the subject site (Ash Street)  
20 shall be limited to 30" in height.

21           57. Front yard landscaping with a complete irrigation system, in compliance with  
22 Water Conservation Ordinance No. 91-15, shall be required.

23           58. All multi-family unit dwelling projects shall dispose of or recycle solid waste in  
24 a manner provided in City Ordinance 13.3.

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

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

1           61. Prior to the issuance of building permits, compliance with the applicable  
2 provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall  
3 be reviewed and approved by the Economic and Redevelopment Department. These  
4 requirements, including the obligation to remove or cover with matching paint all graffiti within  
5 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant  
6 affecting the subject property.

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

11           63. Failure to meet any conditions of approval for this development shall constitute a  
12 violation of the Tentative Parcel Map (P-206-06), Development Plan (D-211-06) and Regular  
13 Coastal Permit (RC-213-06).

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

19           65. The developer's construction of all fencing and walls associated with the project  
20 shall be in conformance with the approved Development Plan. Any substantial change in any  
21 aspect of fencing or wall design from the approved Development Plan shall require a revision to  
22 the Development Plan or a new Development Plan.

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

28           67. The following unit type and floor plan mix, as approved by the Community  
Development Commission, shall be indicated on plans submitted to the Building Division and  
Economic and Redevelopment Department for building permit:

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	Sq.Ft.	# Bedrms	# Baths	# Stories	# Units	%
Plan 1	2,846	3	3.5	3	1	50
Plan 2	2,848	3	3.5	3	1	50

68. Side and rear elevations and window treatments shall be trimmed to substantially match the front elevations. A set of building plans shall be reviewed and approved by the Economic and Redevelopment Department prior to the issuance of building permits.

69. Elevations, siding materials, colors, roofing materials and floor plans shall be substantially the same as those approved by the Community Development Commission. These shall be shown on plans submitted to the Building Division and Economic and Redevelopment Department.

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

71. A private Maintenance Agreement (MA) shall provide for the maintenance of the adjacent parkways and common area and shall be recorded against this property prior to recordation of the Final Map. The maintenance shall include normal care and irrigation of landscaping, repair and replacement of plant material and irrigation systems as necessary; and general cleanup of the parkway. The MA shall be subject to the review and approval of the City Attorney prior to the approval of the final map. The MA is required to be recorded prior to or concurrently with the final map. Any amendments to the MA in which the owners relinquish responsibility for the maintenance of any common open space shall not be permitted without the prior written approval of the City of Oceanside. Such a clause shall be included in the MA. The MA shall also contain provisions for the following:

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

**Water Utilities:**

72. All public water and/or sewer facilities not located within the public right-of-way

1 shall be provided with easements sized according to the City's Engineers Manual. Easements  
2 shall be constructed for all weather access.

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

5 74. The property owner will maintain private water and wastewater utilities located  
6 on private property.

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

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

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

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

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

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

26 ///

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1 PASSED AND ADOPTED by the Oceanside Community Development Commission of  
2 the City of Oceanside this \_\_\_ day of \_\_\_\_\_ 2007 by the following vote:

3 AYES:

4 NAYS:

5 ABSENT:

6 ABSTAIN:

7

\_\_\_\_\_  
Chairman

8

ATTEST:

9

10

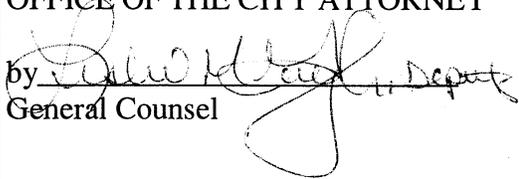
\_\_\_\_\_  
Secretary

11

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

12

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by   
General Counsel

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# ASH & MYERS RESIDENCES

## REQUIRED SPECIAL INSPECTION:

IN ADDITION TO THE REGULAR INSPECTIONS, THE FOLLOWING CHECKED ITEMS SHALL BE INCLUDED IN THE SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1707 OF THE UNIFORM BUILDING CODE.

- | ITEM                          | REQUIRED | PERMITTED |
|-------------------------------|----------|-----------|
| • SOIL COMPASSION TESTS TO NO |          |           |
| • FOUNDATION INSPECTION       | NO       |           |
| • STRUCTURAL CONCRETE         | NO       |           |
| • REINFORCING BARS            | NO       |           |
| • FIELD                       | NO       |           |
| • MASONRY FRAMES CONNECTIONS  | NO       |           |
| • BRICKS ZONES 5 AND 4 ONLY   | NO       |           |
| • EPOXY BOLTS                 | NO       |           |
| • STRUCTURAL MASONRY          | NO       |           |
| • HARDY FRAMES                | NO       |           |
| • STURDION STRONG WALLS       | NO       |           |

## SITE NOTES

1. THE CONTRACTOR MUST VERIFY ALL GRADES, CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK. THE OWNER SHALL BE NOTIFIED IMMEDIATELY IN WRITING OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK.
3. SURFACE WATER SHALL BE DIRECTED AWAY FROM STRUCTURE FOUNDATIONS THROUGH THE PROPERTY LINE FOR A MIN. OF 5'-0" OR 2/3 THE DISTANCE TO THE PROPERTY LINE.
4. WATER & SEWER LATERAL PER CITY OF OCEANSIDE'S WATER DEPARTMENT.
5. PRECISE GRADING PLAN BY CORNERSTONE ENGINEERING, OCEANSIDE, CA.
6. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE REMOVED UNLESS OTHERWISE NOTED.
7. DRAINAGE 2001-16.

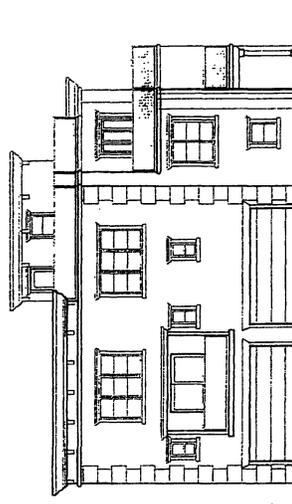
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MAY 02 2007

OCEANSIDE REDEVELOPMENT

## PROJECT INFORMATION

ZONING: DOWNTOWN, SUBDISTRICT 8  
 EXISTING LAND USE: RESIDENTIAL  
 LOT SIZE: 50' X 70' = 3,500 SQ. FT.  
 PROPOSED BLDG. COVERAGE: 65.8 X  
 LANDSCAPED/HARDSHIPED: 35K MIN.  
 DRIVEWAY: XX  
 SETBACKS:  
 FRONT YARD: 10'-0"  
 SIDE YARD: 3'-0"  
 REAR YARD: 3'-0"  
 HEIGHT MAX.: 32'-0"  
 FEATURES:  
 10'-0" OR 8'-0" W/ COMMUNITY DEVELOPMENT COMMISSION  
 3'-0" W/ 10' OR RAISED TO 4'-0" FOR NON-HABITABLE ARCHITECTURAL  
 358 SQ. FT. ABOVE 3'-0" / 358 FOOTPRINT = 6.9%



NORTH ELEVATION • ASH STREET

**ARCHITECT**  
**STUDIO 4**  
 300 W. 11TH ST., SUITE 104  
 OCEANSIDE, CA 92054  
 (760) 731-4004 PH  
 (760) 731-4003 FX  
 (760) 731-4004 FAX  
 PAUL LONGTON  
 PRINCIPAL

**PROJECT:**  
**ASH & MYERS**

**OWNER:**  
 GARY HOPMANN  
 602 MYERS  
 OCEANSIDE, CA 92054

**OWNER'S REP:**  
 PAUL LONGTON  
 200 WEA DRIVE  
 OCEANSIDE, CA 92054  
 (760) 722-6999

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 602 MYERS  
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 (760) 722-6999

**OWNER:**  
 GARY HOPMANN  
 602 MYERS  
 OCEANSIDE, CA 92054

**PROJECT ADDRESS:**  
 602 MYERS  
 OCEANSIDE, CA 92054

**ASSESSOR'S PARCEL NO.:**  
 180-183-07

**SCOPE OF WORK:**  
 TWO NEW THREE-STORY ATTACHED RESIDENCES EACH WITH A TWO-CAR GARAGE AND ROOF DECK.

**LEGAL DESCRIPTION:**  
 LOT 1 IN BLOCK 6 OF TRACTS ADDITION IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NUMBER 10,188, FILED IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA, ON JULY 18, 1986, SHOWING THE TRACTS SAID LOT 183 WHICH THEREAFTER THAT LIES WITHIN THE 100 FOOT RIGHT OF WAY OF CALIFORNIA SOUTHERN RAILROAD AS SHOWN ON MAP NO. 315 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 18, 1986.

**BUILDING CODES**  
 THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:  
 THE 2001 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) ADOPTS THE 1997 UNIFORM BUILDING CODE (UBC) AND THE 2001 CALIFORNIA AMENDMENTS  
 THE 2004 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC) ADOPTS THE 1995 NATIONAL ELECTRICAL CODE (NEC) AND THE 2001 CALIFORNIA AMENDMENTS  
 THE 2001 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC) ADOPTS THE 2000 NATIONAL MECHANICAL CODE (NMC) AND THE 2001 CALIFORNIA AMENDMENTS  
 THE 2001 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC) ADOPTS THE 2000 UNIFORM PLUMBING CODE (UPC) AND THE 2001 CALIFORNIA AMENDMENTS  
 THE 2001 EDITION OF THE CALIFORNIA FIRE CODE (CFC) ADOPTS THE 2000 UNIFORM FIRE CODE (UFC) AND THE 2001 CALIFORNIA AMENDMENTS  
 THE 2004 EDITION OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS

**CONSULTANTS:**  
 CIVIL ENGINEERING BY:  
 CORNERSTONE ENGINEERING  
 4405 MANCHESTER AVE., STE. 201  
 OCEANSIDE, CA 92054  
 (760) 732-3495

**GEOTECHNICAL:**  
 GEOTECHNICAL BY:  
 CAL BRAD, INC.  
 4405 MANCHESTER AVE., STE. 201  
 OCEANSIDE, CA 92054  
 (760) 432-3185

**GRADING PLAN:**  
 CORNERSTONE ENGINEERING  
 4405 MANCHESTER AVE., STE. 201  
 OCEANSIDE, CA 92054  
 (760) 732-3495

**LANDSCAPE PLANS BY:**  
 LANDSCAPE ARCHITECT  
 4405 MANCHESTER AVE., STE. 201  
 OCEANSIDE, CA 92054  
 (760) 478-0545

**NOISE STUDY:**  
 TO BE DETERMINED

**SHEET INDEX**  
 SP-1 SITE PLAN & DEVELOPMENT INFORMATION  
 A-1 FIRST & SECOND FLOOR PLANS  
 A-2 THIRD FLOOR & ROOF PLANS  
 A-3 EXTERIOR ELEVATIONS  
 A-4 BUILDING SECTIONS & DETAILS

**DRAMAING STATUS**  
 1. PRELIMINARY DESIGN  
 2. PRELIMINARY PERMITS  
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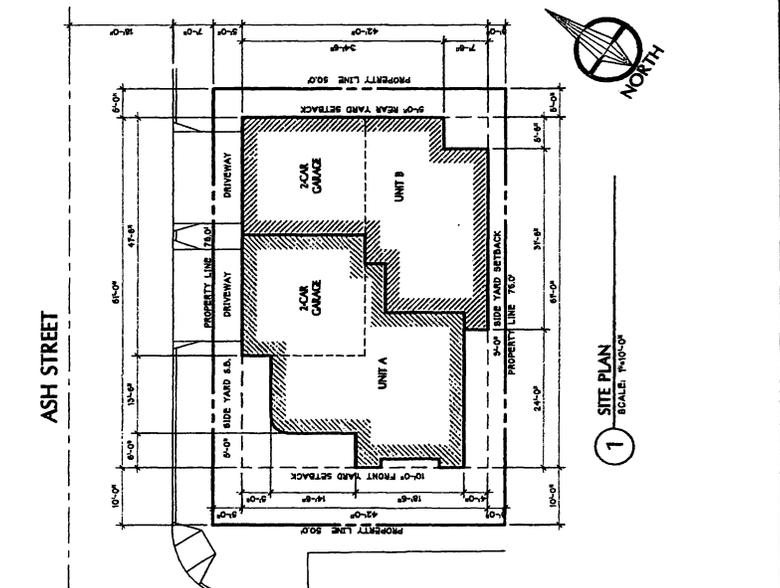
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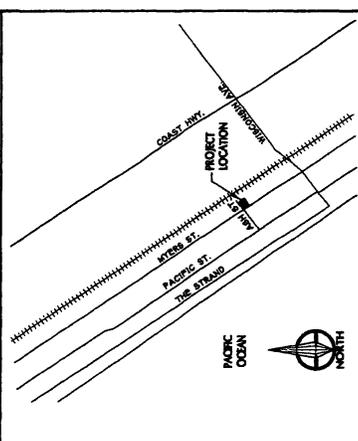
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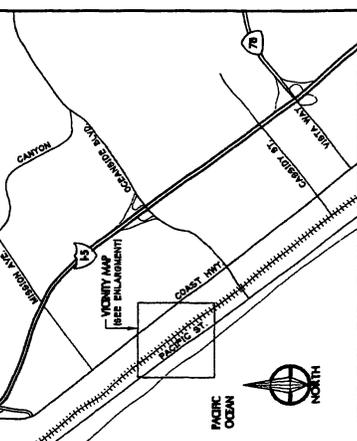
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 NUMBER 1/1/07 SUB. SET



## VICINITY MAP



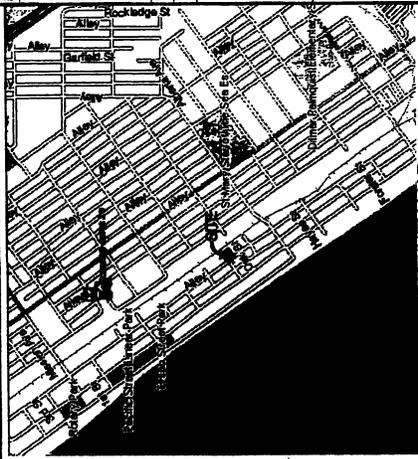
## AREA MAP



**SHEET TITLE**  
**SITE PLAN & COVER & COVER**

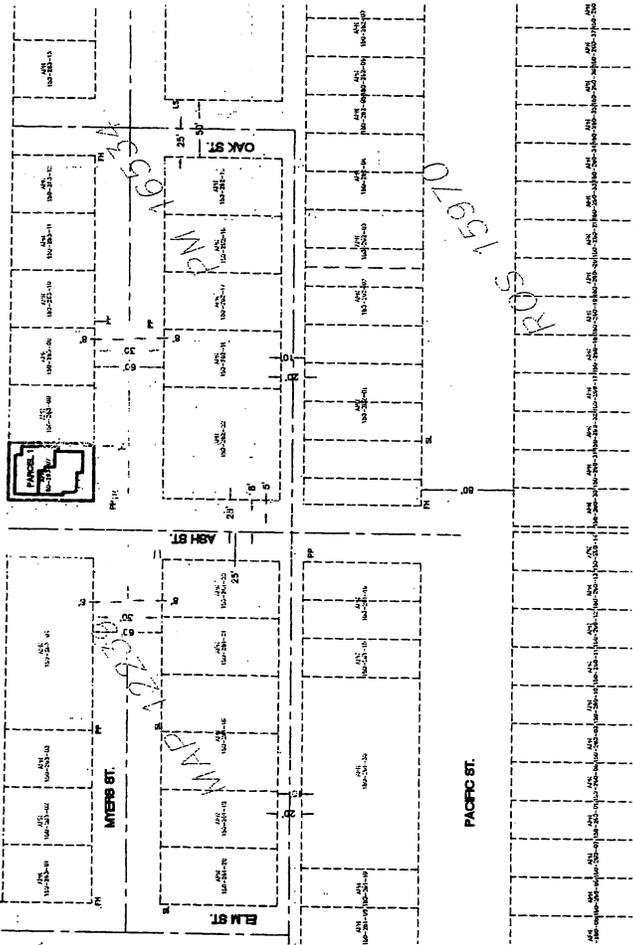
**SHEET NO.:**  
**SP.1**

# TENTATIVE PARCEL MAP 602 S. MYERS STREET 2 UNIT CONDOMINIUMS

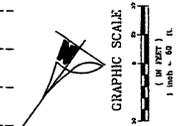


SAN DIEGO NORTHERN RAILWAY

**VICINITY MAP**  
NOT TO SCALE



**EXISTING CONDITIONS MAP**



**GENERAL NOTES**

- TOTAL AREA/SQUARE FOOTAGE: 0.15 ACRES/1,849 SF
- RESIDENTIAL D (DOWN TOWN DISTRICT)
- RESIDENTIAL D (DOWN TOWN DISTRICT)
- PROPOSED ZONING: RESIDENTIAL D (DOWN TOWN DISTRICT)
- NUMBER OF LOTS: ONE (1)
- NUMBER OF DWELLING UNITS: TWO (2) CONDOMINIUM UNITS
- DENSITY: 1,844 SF/UNIT (BASE = 1,500)
- CONTOUR INTERVALS: 2 FOOT
- MINIMUM SLOPE GRADIENT: 10%
- PERCENT OF REQUIRED LANDSCAPE: 40%
- PROPOSED LANDSCAPING (PERCENT): 40%
- STREET LIGHTING: 4
- OFF-STREET PARKING PROPOSED: 4
- AGENCY OF PROPOSED BUILDING COVERAGE: 2,202 SF
- PERCENT OF PROJECT IN STREET: 0
- AMOUNT OF GRADING PROPOSED: ESTATE B
- GENERAL PLAN DESIGNATION: ESTATE B
- TOPOGRAPHIC SOURCE: TOPOGRAPHIC SURVEY PERFORMED BY CORNISTONE ENGINEERING, INC. IN 2006 IN ACCORDANCE WITH NATIONAL MAPPING STANDARD REQUIREMENTS.

- MINIMUM LOT AREA: 5,000 SF
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: RESIDENTIAL
- CITY OF OCEANSIDE
- SEWER DISTRICT: CITY OF OCEANSIDE
- WATER DISTRICT: OCEANSIDE UNITED SCHOOL DISTRICT
- SCHOOL DISTRICT: OCEANSIDE UNITED SCHOOL DISTRICT
- BRIDGE STUDY PREPARED BY CORNISTONE ENGINEERING, INC., DATED MARCH 2006.

**OWNER/DEVELOPER**

602 INVESTMENT INC.  
1416 PHILLIPS STREET  
VISTA, CA 92083  
PH: (619) 821-1744

**ASSESSORS PARCEL NUMBER**

APN 160-243-07

**SITE ADDRESS**

602 S. MYERS STREET  
OCEANSIDE CA 92054

**LEGAL DESCRIPTION**

LOT 1 IN BLOCK 6 OF TOWN'S ADDITION, IN THE CITY OF OCEANSIDE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON MAP NO. 313 FILED IN THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 26, 1985.  
EXCEPT THEREFROM AND LOT 1, SO MUCH THEREOF THAT IS SHOWN ON MAP NO. 313 FILED IN THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 19, 1986.

**ENGINEER OF WORK**

CORNISTONE ENGINEERING, INC.  
620 MISSION AVENUE  
OCEANSIDE, CA 92054

**BENCH MARK**

1877 BASS CREEK TRAILHEAD, 2000 S.W. 1/4 OF THE SEASIDE MAP, C. 1987, INTERSECTION CORNER BEHIND AT MISSION AND PACIFIC STREETS, ADJUSTED ELEVATION = 29.835

<p><b>602 INVESTMENT INC.</b> DEVELOPMENT BY: 1416 PHILLIPS STREET VISTA, CA 92083</p>	<p><b>BARGER ENGINEERING</b> ENGINEER OF WORK: 2850 GIANELLI LANE ESCONDIDO, CA 92029 PH: (760) 743-4217 FAX: (760) 743-4217</p>	<p>CITY OF OCEANSIDE, CALIFORNIA APN NO. 150-263-07 TENTATIVE PARCEL MAP</p>	<table border="1"> <tr> <td>DESIGNER:</td> <td>S.J.B.</td> <td>1</td> <td>2</td> </tr> <tr> <td>CHECKED BY:</td> <td>S.J.B./A.E.C.</td> <td></td> <td></td> </tr> <tr> <td>DATE:</td> <td>08-09-06</td> <td></td> <td></td> </tr> <tr> <td>DRAWN BY:</td> <td>J.L./J.A.K.</td> <td></td> <td></td> </tr> <tr> <td>CHECKED BY:</td> <td>J.L./J.A.K.</td> <td></td> <td></td> </tr> <tr> <td>SCALE:</td> <td>AS SHOWN</td> <td></td> <td></td> </tr> <tr> <td>CAD FILE:</td> <td>0602263.dwg</td> <td></td> <td></td> </tr> <tr> <td>DATE PLOTTED:</td> <td>08-09-06</td> <td></td> <td></td> </tr> <tr> <td>TITLE SHEET:</td> <td>0</td> <td></td> <td></td> </tr> </table>	DESIGNER:	S.J.B.	1	2	CHECKED BY:	S.J.B./A.E.C.			DATE:	08-09-06			DRAWN BY:	J.L./J.A.K.			CHECKED BY:	J.L./J.A.K.			SCALE:	AS SHOWN			CAD FILE:	0602263.dwg			DATE PLOTTED:	08-09-06			TITLE SHEET:	0		
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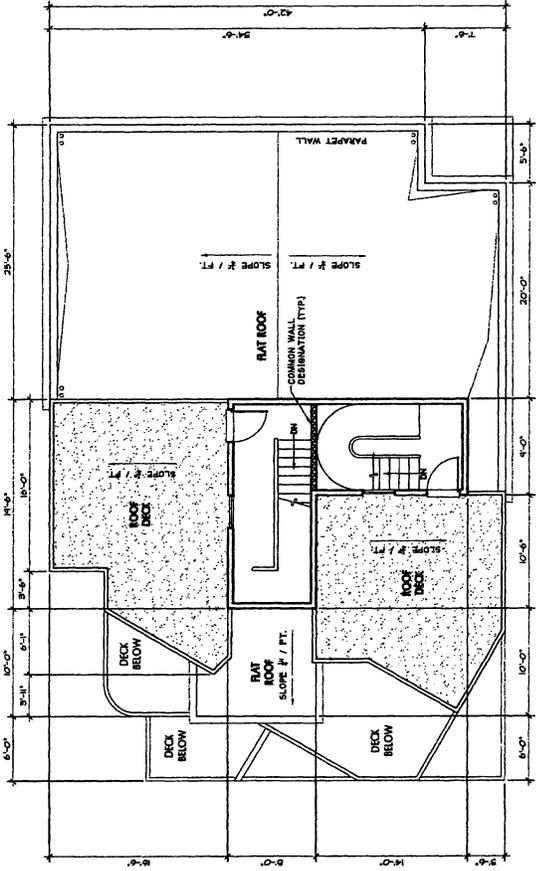




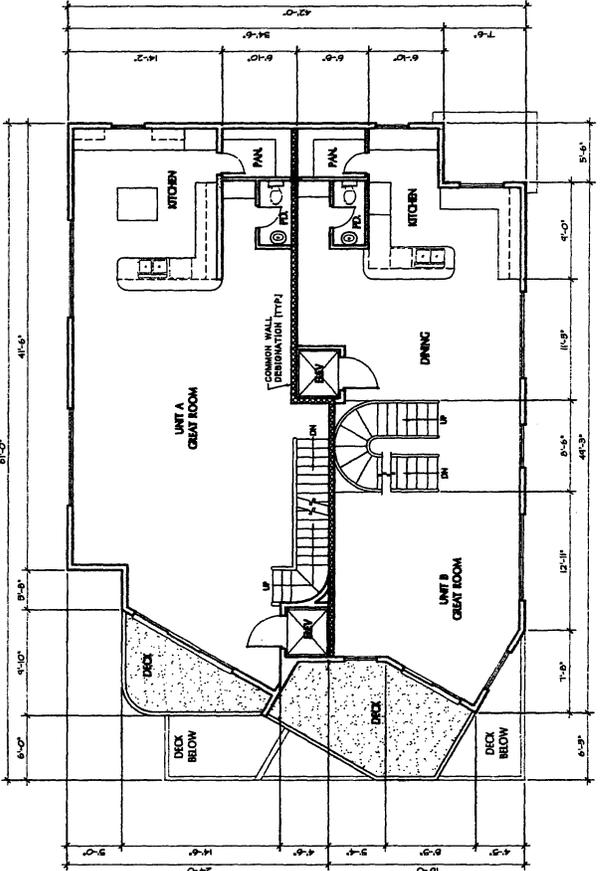
- ROOF PLAN NOTES:**
- CONCRETE ROOF TILES, "RAVAGE" ROOFING PRODUCTS MALIBU SERIES. CONCRETE TILE MANUFACTURER'S INSTALLATION AND MAINTENANCE MANUALS SHALL BE REFERENCED FOR ALL INSTALLATION AND MAINTENANCE REQUIREMENTS. INSTALL TILE PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE 1/2" MIN. OVERLAP. PROVIDE 1/2" MIN. OVERLAP. PROVIDE 1/2" MIN. OVERLAP. PROVIDE 1/2" MIN. OVERLAP.
  - NO BUTTERS & ROOF OVERLAPS. LANDSCAPE PLAN SHALL PROVIDE SUFFICIENT DRAINAGE TO PREVENT WATER FROM ENTERING THROUGH ROOF PENETRATIONS.
  - ROOF SLOPE = 6:12
  - PROVIDE ATTIC VENTILATION. MINIMUM VENT AREA IS 1/2" OF ATTIC AREA. PROVIDE 1/2" OF ATTIC AREA. PROVIDE 1/2" OF ATTIC AREA. PROVIDE 1/2" OF ATTIC AREA.
  - PROVIDE 24 GA. COPPER FLASHING @ ALL ROOF AND WALL INTERSECTIONS. VALLEYS, AND COPPER FLASHING @ ALL ROOF AND WALL INTERSECTIONS. VALLEYS, AND COPPER FLASHING @ ALL ROOF AND WALL INTERSECTIONS. VALLEYS, AND COPPER FLASHING @ ALL ROOF AND WALL INTERSECTIONS.
  - WATER COLLECTION SYSTEMS SHALL BE INSTALLED AT ALL ROOF PENETRATIONS. WATER COLLECTION SYSTEMS SHALL BE INSTALLED AT ALL ROOF PENETRATIONS. WATER COLLECTION SYSTEMS SHALL BE INSTALLED AT ALL ROOF PENETRATIONS.
  - ALL COPPER FLASHING SHALL BE PER S.A.M.A.C.H.A. STANDARDS.

- DOOR & WINDOW NOTES:**
- ALL OPERABLE WINDOWS ARE TO HAVE ACCESS TO THE EXTERIOR. ELEVATIONS FOR THE OPENING SECTIONS AND LOCATIONS OF WINDOWS TO HAVE WITHIN EACH. COLOR TO MATCH WINDOW FRAME.
  - MANUFACTURED DOORS AND WINDOWS ARE TO BE FULLY WEATHERSTRIPPED. STAINLESS STEEL AND ARE TO BE WEATHERSTRIPPED.
  - ALL EXTERIOR DOORS AND WINDOWS ARE TO BE FULLY WEATHERSTRIPPED. STAINLESS STEEL AND ARE TO BE WEATHERSTRIPPED.
  - ALL WINDOWS ARE TO BE CALLED AND SEALED, I.E. AROUND JOINTS IN WEATHERSTRIPPING.
  - WEATHERS IN ALL BATHS SHALL START AT THE COUNTER TOPS AND EXTEND TO 2" OF ABOVE THE FLOOR.
  - ALL SLIDING GLASS DOORS AND WINDOWS MARKED TEMP ARE TO HAVE 2" OF TEMPERED GLASS.
  - WINDOWS ARE TO BE VINYL FRAMED, DUAL GLAZED, CLEAR GLASS.
  - SEE T-14 CALLS FOR GLAZING REQUIREMENTS AND VALUES.
  - THE MANUFACTURED WINDOWS SHALL HAVE A LABEL, ATTACHED CERTIFIED BY THE MANUFACTURER, WHICH SHALL INDICATE THE MANUFACTURER'S NAME, MODEL NUMBER, AND DATE OF MANUFACTURE.
  - GLAZING IN THE FOLLOWING LOCATIONS SHOULD BE OF SAFETY GLAZING: BATHS, KITCHENS, AND ANY OTHER ROOMS WHERE THERE IS A HIGH RISK OF BATTERY AND SHOWER AND IN ANY POSITION OF A BUILDING WALL EXCLUDING SLEEPING ROOMS. SLEEPING ROOMS SHALL BE OF SAFETY GLAZING. SLEEPING ROOMS SHALL BE OF SAFETY GLAZING. SLEEPING ROOMS SHALL BE OF SAFETY GLAZING.
  - SLEEPING ROOMS MUST HAVE A WINDOW ON EXTERIOR DOOR FOR EMERGENCY ESCAPE. SLEEPING ROOMS MUST HAVE A WINDOW ON EXTERIOR DOOR FOR EMERGENCY ESCAPE. SLEEPING ROOMS MUST HAVE A WINDOW ON EXTERIOR DOOR FOR EMERGENCY ESCAPE.

- EMERGENCY EGRESS WINDOWS**
- MINIMUM 5.7 SQUARE FEET CLEAR OPENING AREA.
  - MINIMUM 20" CLEAR OPENING WIDTH.
  - MINIMUM 20" CLEAR OPENING WIDTH.
  - MINIMUM 20" CLEAR OPENING WIDTH.
  - MINIMUM 20" CLEAR OPENING WIDTH.
- EMERGENCY EGRESS WINDOWS SHALL BE INSTALLED IN SLEEPING ROOMS. EMERGENCY EGRESS WINDOWS SHALL BE INSTALLED IN SLEEPING ROOMS. EMERGENCY EGRESS WINDOWS SHALL BE INSTALLED IN SLEEPING ROOMS.



2 ROOF PLAN SCALE: 3/16"=1'-0"



1 THIRD FLOOR PLAN SCALE: 3/16"=1'-0"



# TENTATIVE PARCEL MAP 602 S. MYERS STREET

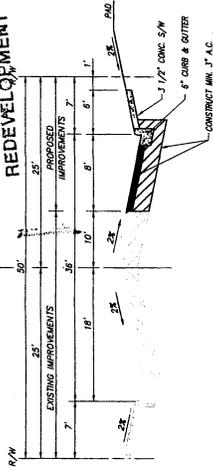
## EXISTING EASEMENTS

CONFORMS TO TITLE POLICY NO. 98888888 BY OCEANIDE DTC INSURANCE COMPANY THERE ARE NO EXISTING EASEMENTS WHICH AFFECT THIS PROPERTY.

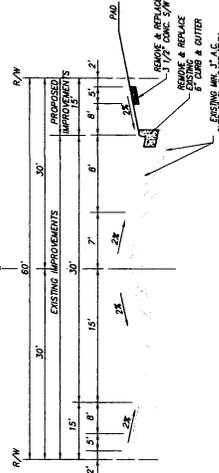
**RECEIVED**

JUN 28 2007

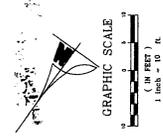
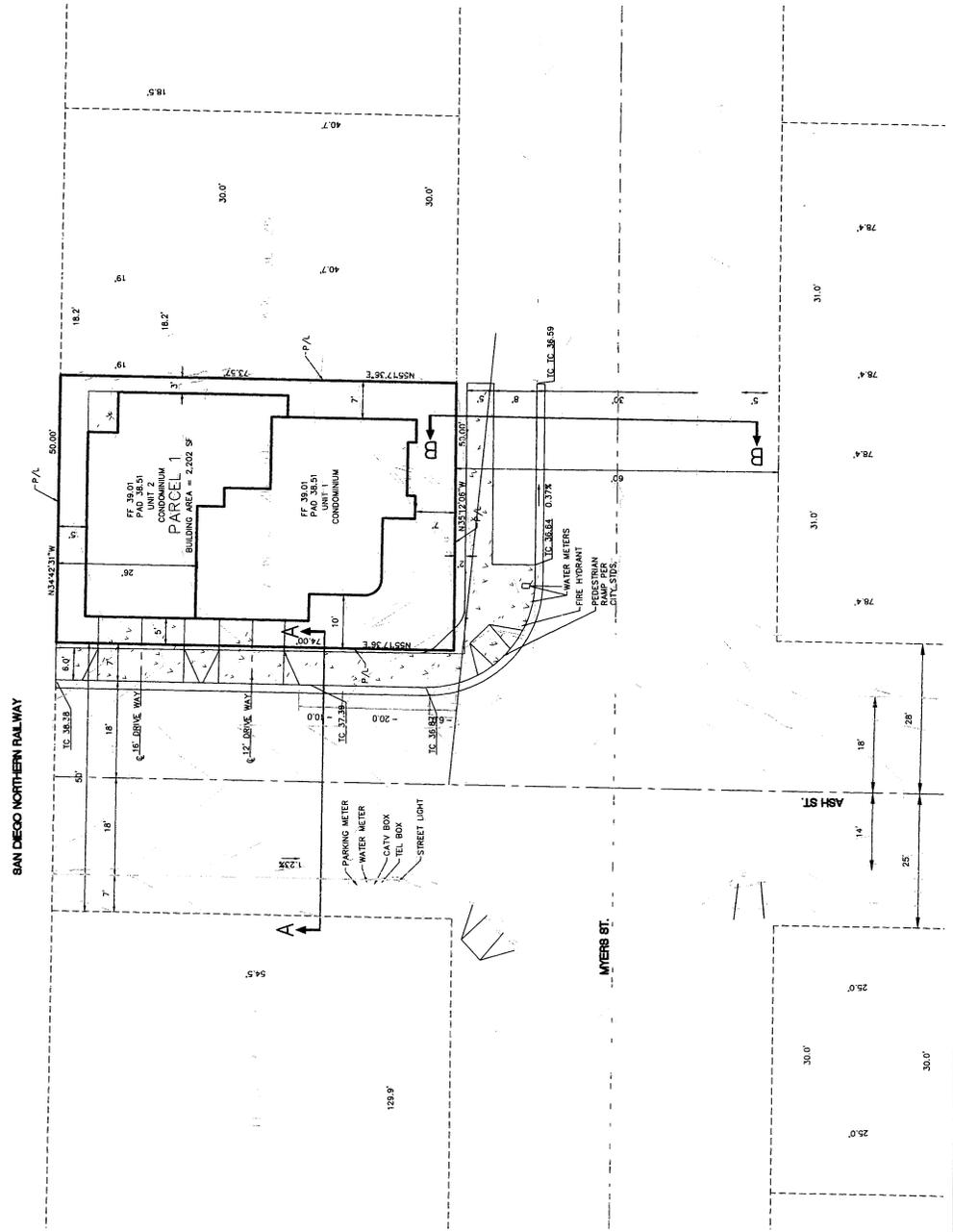
## OCEANIDE REDEVELOPMENT



**TYPICAL SECTION ASH STREET A-A**  
NOT TO SCALE



**TYPICAL SECTION MYERS STREET B-B**  
NOT TO SCALE



GRAPHIC SCALE  
(IN FEET)  
1 inch = 10 ft

TENTATIVE PARCEL MAP  
APN NO. 150-263-07  
CITY OF OCEANIDE, CALIFORNIA

DEVELOPMENT BY:  
**602 INVESTMENT INC.**  
1416 PHILLIPS STREET  
VISTA, CA 92083

ENGINEERS OF WORK:  
**BARGER ENGINEERING**  
2851 GALELLI LANE  
ESCONDIDO, CA 92025  
PH: (760) 743-4217  
FAX: (760) 743-4217



DESIGNER	SUB	2
CHECKED BY	SCALE	AS SHOWN
DATE	DATE	DATE
NO.	DATE	NO.
BY	DATE	BY

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:**

TENTATIVE PARCEL MAP (P-206-06), DEVELOPMENT PLAN (D-211-06) AND REGULAR COASTAL PERMIT (RC-213-06) for the construction of 2-unit multifamily development on a 3,867 s.f. lot located at 602 S. Myers Street.

**PROJECT LOCATION - SPECIFIC:**  
602 S. Myers Street

**PROJECT LOCATION - GENERAL:**  
Ash & S. Myers Street

TENTATIVE PARCEL MAP (P-206-06)  
DEVELOPMENT PLAN (D-211-06)  
REGULAR COASTAL PERMIT (RC-213-06)

**DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**

Construction of a 2-unit multifamily development on a 3,867 sq. ft. lot located at 602 S. Myers Street.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:**

City of Oceanside

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

Gary Hofmann  
P.O. Box 72  
Carlsbad, CA 92018  
(760) 435-1345

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)

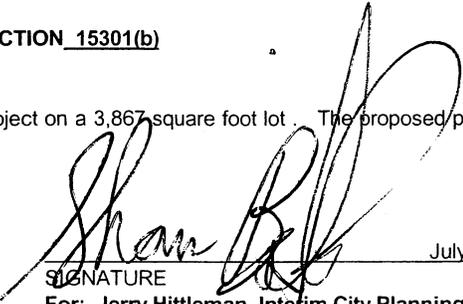
STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15301(b)

**REASONS WHY PROJECT IS EXEMPT:**

The proposed project consists of a 2-unit multifamily project on a 3,867 square foot lot. The proposed project is considered an infill project and is less than 5-acres in size.

Contact Person: Shan Babick, Associate Planner

  
SIGNATURE

July 5, 2007

DATE

For: Jerry Hittleman, Interim City Planning

CITY HALL, 300 NORTH COAST HIGHWAY, OCEANSIDE CA 92054, TELEPHONE (760) 435-3534, FAX (760) 435-3538