ITEM NO. 11

STAFF REPORT

CITY OF OCEANSIDE

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-202-06), DEVELOPMENT PLAN (D-205-06) AND REGULAR COASTAL PERMIT (RC-207-06) FOR THE CONSTRUCTION OF A RESIDENTIAL DUPLEX CONDOMINIUM LOCATED AT 717 NORTH PACIFIC STREET - APPLICANT: PIERRE ANDRE**

SYNOPSIS

The item under consideration is a Tentative Parcel Map, Development Plan and Regular Coastal Permit for the construction of a residential duplex condominium located at 717 North Pacific Street. Staff is recommending that the Commission approve the project and adopt the resolution as attached.

BACKGROUND

The subject site consists of one pre-existing legal parcel totaling 5,000 square feet in size that was part of the original A.J. Myers Addition subdivision of 1885. The subject site currently maintains one building (4 units) situated on the lot which will be demolished as part of the development of this project.

The subject site topography is relatively flat; however, the site drops approximately 18 feet toward the western portion of the site down the bluff. The project proposes exporting 1,200 cubic yards of soil. In addition, a 6-foot high retaining wall will be situated on the rear (western) property line to stabilize the eroding bluff. It should be noted that the proposed new residence building footprint will not extend further westward than the existing residence footprint and no structure shall be located beyond the bluff edge with the exception of the proposed 6-foot high retaining wall.

The subject site is situated within the North Myers/Pacific Street corridor neighborhood, which consists of old apartment buildings interspersed with new single-family and condominium units.

There are four units (one building) on the subject site that are 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 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 density within this zone ranges from 29-43 dwelling units per acre. The project proposes a density of 17.4 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.

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 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 residential condominium duplex with the units 3,544 and 3,826 square feet in size situated on a 5,000-square-foot lot. The proposed project is a Modern design as evident by the use of geometric shapes, flat roof and wood siding.

Subdistrict 5 requires that a minimum of 25 percent of the site be landscaped. The project proposes that approximately 26 percent of the subject site is landscaped. The project proposes King Palm, shrubs include Agave and Birds of Paradise, and groundcover consists of turf.

Vehicular and pedestrian access to the units will be provided from North Pacific Street.

The overall project density is 17.4 dwelling units per acre. Outlined below is the residential unit breakdown:

Plan Type	Sq.Ft.	Bedrms.	Baths	Units
Plan 1	3,544	3	3.5	1
Plan 2	3,826	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 s.f.	5,000 s.f.
SETBACKS *Front Side Rear	 7 feet 3 feet 5 feet	 7 feet 3 feet 15 feet
LANDSCAPING	25%	26%
PARKING	4 spaces	4 spaces
BUILDING HEIGHT	27 feet	27 feet
DENSITY	43 du. Ac.(Maximum)	17.4 du. Ac.

*Block Face Average

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.

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 an 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.

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 some newer condominium development. Staff believes that the proposed residential duplex condominiums are consistent with the surrounding neighborhood, especially with the newer residential condominiums that are located within the surrounding neighborhood.

Another important issue is the 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. The project provides a 7-10-foot front yard setback which meets or exceeds the setbacks for existing development located within the surrounding neighborhood. Staff also evaluated the proposed residence and its effect on public coastal views. Staff believes that the 7-10-foot front yard setback is considerably greater than the existing residential units setbacks located on North Pacific Street and therefore would not block public coastal views.

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 North Pacific/Myers Streets corridor. The proposed project is also consistent with the goals and the land use policies of the Local Coastal Plan.

COMMISSION OR COMMITTEE REPORTS

The Redevelopment Design Review Committee (RDRC) reviewed the project at its January 19, 2007, at its February 16, 2007, and again at its June 8, 2007, meeting and approved the project.

The Redevelopment Advisory Committee (RAC) reviewed the project at its February 14, 2007, meeting and again at its June 13, 2007, meeting.

FISCAL IMPACT

The proposed project will add approximately $33,000 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 Tentative Parcel Map (P-202-06), Development Plan (D-205-06) and Regular Coastal Permit (RC-207-06) for the construction of a residential condominium duplex located at 717 North Pacific Street.

PREPARED BY:

Shan Babick
Associate Planner

SUBMITTED BY:

Peter A. Weiss
Interim Executive Director

REVIEWED BY:

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

EXHIBITS/ATTACHMENTS

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

RESOLUTION NO. 07-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A TENTATIVE PARCEL MAP, DEVELOPMENT PLAN AND REGULAR COASTAL PERMIT FOR THE CONSTRUCTION OF A RESIDENTIAL CONDOMINIUM DUPLEX LOCATED AT 717 NORTH PACIFIC STREET – APPLICANT: PIERRE ANDRE

WHEREAS, on June 20, 2007, the Community Development Commission held its duly noticed public hearing, considered an application for a Tentative Parcel Map (P-202-06), Development Plan (D-205-06) and Regular Coastal Permit (RC-207-06) for the construction of residential condominium duplex located at 717 North Pacific Street.

WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of Oceanside did, on January 19, 2007, at its February 16, 2007, and at its June 8, 2007, meeting review and recommend approval of Tentative Parcel Map (P-202-06), Development Plan (D-205-06) and Regular Coastal Permit (RC-207-06);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on February 28, 2007, and at its June 13, 2007, meeting review and recommend approval of Tentative Parcel Map (P-202-06), Development Plan (D-205-06) and Regular Coastal Permit (RC-207-06);

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, a Categorical Exemption was prepared by the Resource Officer of the City of Oceanside for this application pursuant to the California Environmental Quality Act (CEQA) 1970 and the State Guidelines implementing the Act. Pursuant to Section 15332 of the CEQA guidelines 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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Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 05-R0628-1	$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 05-R0628-1	$2,843 per acre
Public Facility Fee	Ordinance No. 91-09 Resolution No. 05-R0628-1	$2,072 per unit
School Facilities Mitigation Fee	Ordinance No. 91-34	$2.63 per square foot
Traffic Signal Fee	Ordinance No. 87-19	$15.71 per vehicle trip
Thoroughfare Fee	Ordinance No. 83-01	$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically $3,746 per unit;
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on meter size. Residential is typically $4,587 per unit;
San Diego County Water	SDCWA Ordinance No.	Based on meter size.

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
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 Tentative Parcel Map:

1. The proposed two unit residential condominium subdivision is consistent with and exceed the requirements of the Subdistrict 5 zoning designation in that the proposed 5,000 square foot lot (50 X 100 feet) meets the minimum lot size of 5,000 square feet 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, Article 12 of the Downtown District and the Subdivision Ordinance of the City of Oceanside by creating one 5,000 square foot lot which meet the minimum development standards.

2. The proposed building on the site will conform to the topography of the site, therefore, making it suitable for residential development. The 5,000 square foot site is physically suitable to allow for the development of a two unit multifamily residential project.

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

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

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

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 in that the architectural design of the proposed structure and the landscaping of the open space meets or exceeds the minimum development standards of the "D" Downtown District. The proposed project meets the minimum setbacks, landscape, open space, height and parking spaces as stipulated within the "D" Downtown District development standards.

2. The Development Plan as proposed conforms to the Redevelopment Plan, Local Coastal Program and General Plan of the City in that the proposed two unit residential duplex is consistent with the land uses of the Redevelopment Plan and the project meets the minimum setbacks, landscape, open space, height and parking spaces as stipulated within the "D" Downtown District development standards.

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. The proposed two unit multifamily project will not create public service and facility demands

exceeding the capacity of existing and planned infrastructure. The project proposes to "tie in" to the existing sewer and water lines.

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

5. The site plan and physical design of the project is not subject to Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillsides and Article 20 in that there is not enough grade differentials from the highest and lowest points of the subject site, therefore, this project is not subject to the requirements of Article 20 and Section 1.24 and 1.25 of the Land Use Element of the General Plan.

For the Regular Coastal Permit:

1. The granting of the Regular Coastal Permit is consistent with the purposes of the California Coastal Act of 1976. The proposed two unit multifamily development is consistent with the High Density Land Use as depicted in the Local Coastal Program Land Use Map. In addition, the project does not impede public access to the beach or impact public coastal views.

2. The proposed project is consistent with the policies of the Local Coastal Program as implemented through the City Zoning Ordinance. The proposed two unit multifamily development is consistent with the High Density Land Use as depicted in the Local Coastal Program Land Use Map. The project will not substantially alter or impact the existing coastal views through the public rights-of-way view corridors by providing a 7-10 foot front yard setback in addition the proposed building footprint will not be increased from the existing building footprint.

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 Act. The subject site is located one lot south of the Windward Way public view corridor and, therefore, the proposed project will not obstruct and/or block any existing and/or proposed public beach access.

SECTION 1. That Tentative Parcel Map (P-202-06), Development Plan (D-205-06) and Regular Coastal Permit (RC-207-06) are hereby approved subject to the following conditions:

Building:

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

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

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

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

5. Compliance with the Federal Clean Water Act must be demonstrated on the plans.

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

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

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

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

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

9. Energy calculations shall be required at time of plans submittal to the Building Department for plan check.

10. Separate addresses may be required to facilitate utility releases.

11. Plan submittal to the Building Department shall include a Pedestrian Protection Plan complying with the requirements of UBC 3303 and Table 33-A.

Engineering:

12. The project involves demolition of an existing structure or surface improvements, the grading plans shall be approved by the City Engineer and/or Public Works Director prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan.

13. Vehicular access rights to North Pacific Street shall be relinquished to the City along property frontage except proposed driveways to units "A" and "B".

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

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

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

17. Prior to approval of the parcel map, all improvement requirements shall be covered by a subdivision agreement and secured with sufficient improvement securities or bonds

guaranteeing performance and payment for labor and materials, setting of monuments, and warranty against defective materials and workmanship.

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

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

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

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

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 and/or Public Works Director with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive 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 and/or Public Works

Director. Hauling operations shall be 8:00 A.M. to 3:30 P.M. unless approved otherwise.

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

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. North Pacific Street shall be improved with curb and gutter and sidewalk along property frontage.

23. North Pacific Street along the property frontage shall provide a minimum of 10 feet parkway between the face of curb and the right of way line. Sidewalk improvements shall comply with ADA requirements.

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

25. Streetlights shall be maintained and installed on North Pacific street per City

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

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

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

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

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 and/or Public Works Director.

30. The developer shall comply with all the provisions of the City's cable television ordinances including those relating to notification as required by the City Engineer and/or

Public Works Director.

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

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

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

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

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

36. Landscaping plans, including plans for the construction of walls, fences or other structures at or near intersections, must conform to intersection sight distance requirements. Landscape and irrigation plans shall be approved by the City Engineer and/or Public Works Director prior to the issuance of occupancy permits, and a pre-construction meeting held, prior to the start of any improvements.

37. Open space areas and down-sloped areas visible from a collector-level or above roadway and not readily maintained by the property owner, shall be maintained by a homeowners'

association that will insure installation and maintenance of landscaping in perpetuity. These areas shall be indicated on the final map and reserved for an association. Future buyers shall be made aware of any estimated monthly costs. The disclosure, together with the CC&R's, shall be submitted to the City Engineer and/or Public Works Director for review prior to the recordation of final map.

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

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

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

Fire:

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

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

43. Smoke detectors are required and detector locations shall be indicated on the plans.

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

45. Multifamily dwellings require 6 inch address numbers.

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

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

Planning:

48. This Tentative Parcel Map (P-202-06), Development Plan (D-205-06) and Regular Coastal Permit (RC-207-06) shall expire on June 20, 2009, unless implemented as required by the Zoning Ordinance.

49. This Tentative Parcel Map, Development Plan and Regular Coastal Permit approves only the construction of two single family residential units project as shown on the plans and exhibits presented to the Community Development Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Department approval. Substantial deviations shall require a revision to the Tentative Parcel Map, Development Plan, Variation and Regular Coastal Permit or a new Tentative Parcel Map, Development Plan, Variation and Regular Coastal Permit.

50. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Tentative Parcel Map (P-202-06), Development Plan (D-205-06) and Regular Coastal Permit (RC-207-06). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. 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.

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

52. Landscape plans, meeting the criteria of the City's Landscape Guidelines and

Water Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall be reviewed 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.

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

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

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

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

57. A covenant or other recordable document approved by the City Attorney shall be 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.

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

59. Prior to the transfer of ownership and/or operation of the site the owner shall

provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification's provision shall run with the life of the project and shall be recorded as a covenant on the property.

60. Failure to meet any conditions of approval for this development shall constitute a violation of the Tentative Parcel Map (P-202-06), Development Plan (D-205-06) and Regular Coastal Permit (RC-207-06).

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

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

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

64. 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 Planning Division for building permit:

	S.Ft.	# Bedrms	# Baths	# Units	%
Plan 1	3,544	3	3.5	1	50
Plan 2	3,826	3	3.5	1	50

65. 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 Planning Division prior to the issuance of building permits.

66. 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 Planning Division.

67. 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.

68. 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.

<u>Water Utilities</u>:

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

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

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

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

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

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

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

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

77. 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. 02-0R126-1.

PASSED AND ADOPTED by the Oceanside Community Development Commission of the City of Oceanside this ___day of _____ 2007 by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Chairman

ATTEST:

_____
Secretary

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY
by _____, Deputy
General Counsel

Redevelopment Design Review Committee 6/8/07
RE: 717 North Pacific Street
Oceanside, CA 92054

Applicant: Pierre Andre
Tentative Parcel Map (P-202-06)
Development Plan (D-205-06),
Variation (V-208-06)
Regular Coastal Permit (RC-207-06)

Dear RDRC Members:

This letter is in response to the meeting today that I unfortunately cannot attend today. I understand that this project has been redesigned so that it is not tearing into the bluff Which, I am very happy to hear. I am also happy to hear from the last meeting that I attended on this project, that they are going to keep see through fences (as it currently has) at the side setbacks so that people can see the ocean walking down the West side of North Pacific Street.

However, I wonder why they are asking for a variation? Also, my neighbors and I are not in favor of this project if they still want to put only 3 feet side setbacks, which is not our current neighborhood character!

We do not want North Pacific Street to be a Monster Row-Home Boulevard like North Tremont and Cleveland Streets where you can literally look and see directly into your neighbors' bedrooms.

If this project and other projects are allowed to build with only 3 feet side setbacks, it will be a cancer that will spread and will destroy our neighborhood character as it will definitely significantly increase the noise on our very busy street (due to the tunnel effect), take away neighbor privacy, decrease sunshine, sea breeze and our ability to hear the wonderful ocean!

The current building sitting on the lot at 717 N. Pacific St. has 5 feet side setbacks, and I ask you and them to keep this gold standard of 5 feet side setbacks in our unique neighborhood!

Sincerely,

Pamela Myers
910 N. Pacific Street # 35
Oceanside, CA 92054

FILED
Gregory J. Smith, Recorder/County Clerk

DEC 28 2006

BY A. Consul
DEPUTY

CITY OF OCEANSIDE
PLANNING DEPARTMENT

NOTICE OF EXEMPTION

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

PROJECT TITLE AND FILE NUMBER:
717 NORTH PACIFIC STREET

PROJECT LOCATION - SPECIFIC:
717 North Pacific Street

PROJECT LOCATION - GENERAL:
North Pacific Street
City of Oceanside

TENTATIVE PARCEL MAP (P-202-06)
REGULAR COASTAL PERMITS (RC-207-06)
DEVELOPMENT PLAN (D-205-06)
VARIATION (V-208-06)

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
TENTATIVE PARCEL MAP (P-202-06), REGULAR COASTAL PERMITS (RC-207-06), VARIATION (V-208-06) AND DEVELOPMENT PLAN (D-205-06) for the construction of two residential condominium units located at 717 North Pacific Street.

NAME OF PUBLIC AGENCY APPROVING PROJECT:
City of Oceanside
NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:

SJL
P.O. Box 394
Oceanside, CA 92049
(760) 224-9704

FILED IN THE OFFICE OF THE COUNTY CLERK
San Diego County on DEC 28 2006
Posted DEC 28 2006 Removed
Returned to agency on
Deputy A. Consul

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)

X CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15332(b)

REASONS WHY PROJECT IS EXEMPT:
The proposed two unit residential infill project located at 717 North Pacific Street is less than five acres in size, and therefore is exempt from environmental review.

Contact Person: Shan Babick, Associate Planner

December 26, 2006
SIGNATURE DATE
For: Jerry Hittleman, Interim City Planning

SHEET 1 OF 2 SHEETS

TENTATIVE PARCEL MAP

P-202-06 , D-205-06 , RC-207-06

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1351 OF THE CALIFORNIA CIVIL CODE
THIS PROJECT PROPOSES TWO (2) DWELLING UNITS ON ONE (1) PARCEL OF LAND

RECEIVED
MAY 0 2007
OCEANSIDE
REDEVELOPMENT

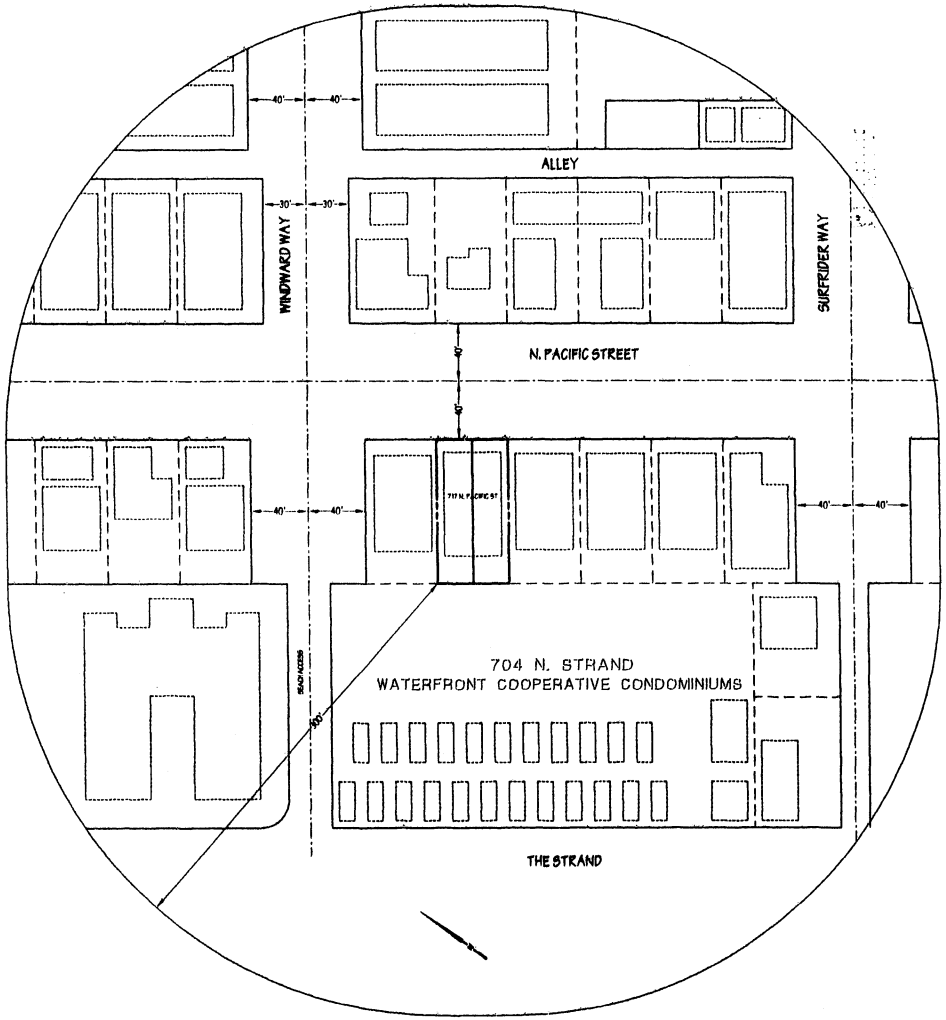
OWNER/SUBDIVIDER
PIERRE ANDRE
P.O. BOX 1833
AZUSA, CA 91702
626-625-6988

PIERRE ANDRE, OWNER DATE

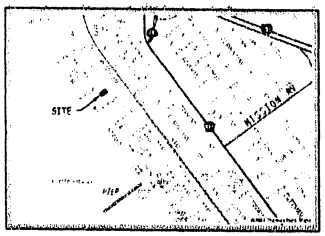
KEY MAP LEGEND

SUBDIVISION BOUNDARY	
PROPOSED AIRSPACE BOUNDARY	
EXISTING WATER MAIN	
EXISTING SEWER MAIN	
EXISTING GAS MAIN	
EXISTING FIRE HYDRANT	
EXISTING STREET LIGHT	
EXISTING CURB & GUTTER	

SEE SHEET 2 FOR GRADING AND DRAINAGE DETAILS



KEY MAP
SCALE: 1" = 40'



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

LOT 1, BLOCK 35, OF OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF No. 344, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1886, EXCEPTING THEREFROM THAT PORTION, IF ANY, HERETOPORE OR NOW LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN

APN: 143 - 221 - 07

PROJECT INFORMATION

Lot Area	0.12 Acres (5,000 Sq Ft)
Existing Zoning	"D" Downtown District - Subdistrict 5
Proposed Zoning	No Change
Number of Lots	1
Number of Dwelling Units	2
Density	17.4 Dwelling Units per Acre
General Plan	Redevelopment Area
Maximum Slope Gradient	N/A
Average Slope Gradient	N/A
Proposed Building Coverage	2,871 sq ft = 57.4 %
Proposed Landscaping	1,380 sq ft = 27.6 %
Proposed Paving	887 sq ft = 17.7 %
School District	Oceanside Municipal School District
Water, Sewer & Storm Drains	City of Oceanside
Fire Services	City of Oceanside
Gas & Electric Service	SDG&E
Telephone Service	SBC
Parking Provided	4 Covered - 0 Open

PREPARED BY:

Resource Development Corporation
2410 Stromberg Circle, Carlsbad, CA 92019
Tel: (760) 842-1106 Fax: (760) 730-3269
EMail: brian@rdc2000.com

Brian Donald, RCE 26175 Date
License Expires 3/31/08

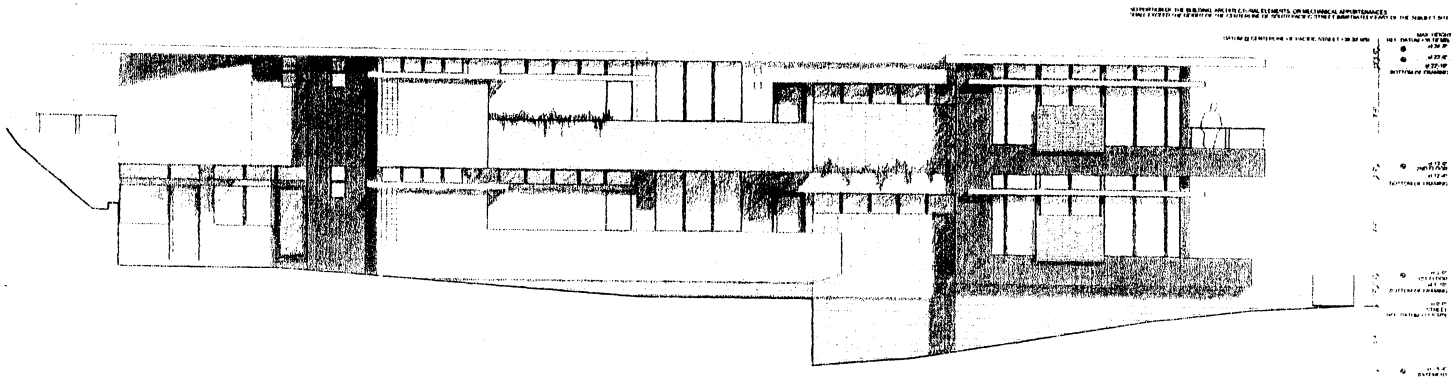
04/20/07

SHEET 1 — TENTATIVE PARCEL MAP — 2 SHEETS

TWO UNIT CONDOMINIUM SUBDIVISION OF:

717 N. PACIFIC STREET, OCEANSIDE
P-202-06 , D-205-06 , RC-207-06

RESOURCE DEVELOPMENT CORPORATION JN05-002K



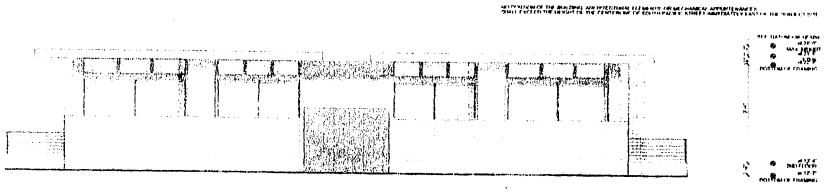
NORTHWEST ELEVATION

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

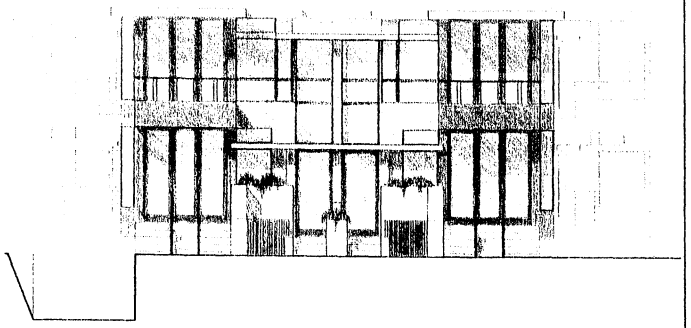
KEYNOTES

- CEMENT PLASTER WITH SMOOTH FIBS FINISH COAT
- METAL STANDING SEAM SIDING
- WOOD DOOR WITH CLEAR TEMPERED GLAZING
- CLAD WOOD WINDOW
- TEMPERED CLEAR GLASS RAIL WITH METAL CAP
- PATTERNED GLASS BLOCK
- METAL RUN SHADE
- STONE TILE VENEER
- METAL FACIA
- GROUND FACE COLORED CMU
- FOLDING WOOD DOORS WITH CLEAR TEMPERED GLAZING
- PAINTED METAL FENCE AND GATE
- MATTE ALUMINUM ROLLING GRILLE
- CONCRETE RETAINING WALL
- BUILT UP ROOF WITH CAP SHEET
- PAINTED METAL PIPE GUARDRAIL

LEGEND



NORTHEAST ELEVATION



SOUTHWEST ELEVATION

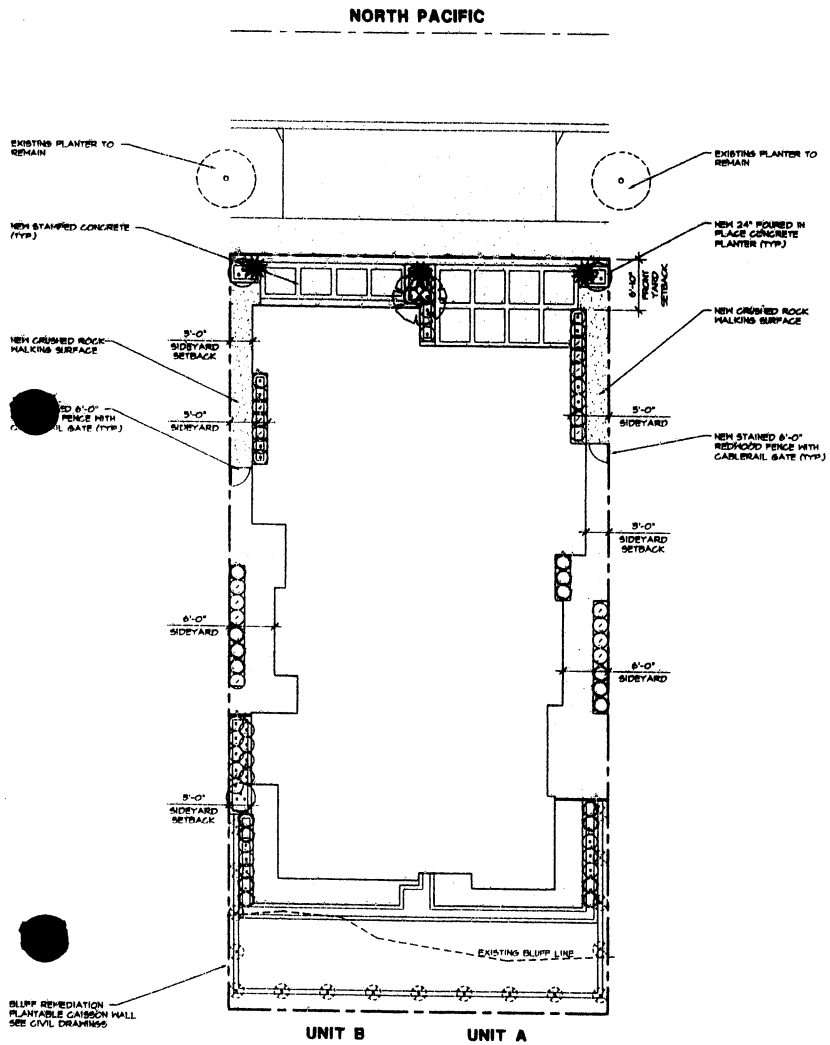
GALVIN+CRISTELLI+PARSHALL
ARCHITECTS

412 SOUTH
412 SOUTH THE STRAND
OCEANSIDE, CALIFORNIA 92054

No.	Date	Issue
1	6/30/06	Concept Design
2	7/31/06	Draft Preliminary
3	11/16/06	Coastal Application
4	02/24/06	City Revision #1

Project Number
06002

A-3.1



SITE PLAN

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

OWNER / APPLICANT:

PIERRE J. ANDRE AND DEBORAH ANDRE
P.O. BOX 1557
AZUSA, CA. 91702
PH. 626.204.7914
F: 626.116.8854

PROJECT CONSULTANTS:

DESIGN:

DRAWINGS PREPARED BY tower-6

A CONSULTANT FOR

S.E. DRAFTING, INC.
P.O. BOX 226
SAN MARCOS, CA 92079
PH: 760.224.9704
F: 760.746.1811

LANDSCAPE

THE LIGHTFOOT PLANNING GROUP
5750 FLEET STREET
CARLSBAD, CA 92008
PH: 760.942.1001
F: 760.942.1055

CIVIL ENGINEER

RESOURCE DEVELOPMENT CORPORATION
2410 STRAWBERRY CIRCLE
CARLSBAD, CA 92010
PH: 760.942.1106
F: 760. 730.3059

PLANNING CONSULTANTS:

ELIZABETH J. GRAFF, AICP
5529 SEA RIDGE ROAD
OCEANSIDE, CA 92054
PH: 760.231.7454
F: 760.231.7454

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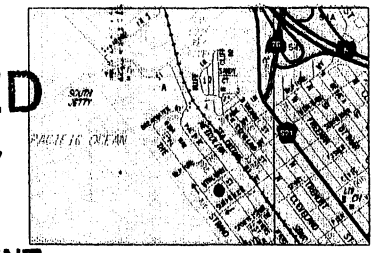
MAY 02 2007
OCEANSIDE
DEVELOPMENT

LOCATION MAP:



PROJECT ADDRESS:

717 NORTH PACIFIC STREET
OCEANSIDE, CA 92054

ASSESSOR'S PARCEL #:

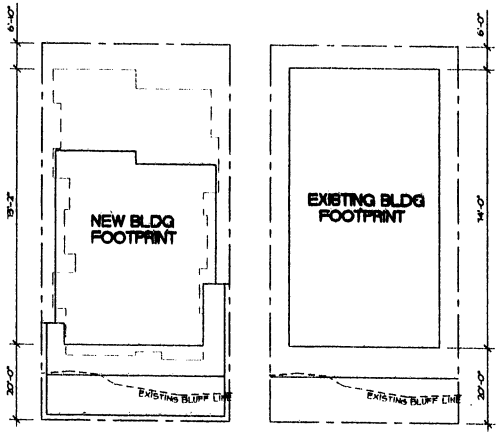
145-221-01

PROJECT SUMMARY:

REMOVAL OF EXISTING APARTMENT BUILDINGS. PROPOSED TWO UNIT CONDOMINIUM.

LEGAL DESCRIPTION:

LOT 2 OF BLOCK 55 OF OCEANSIDE, ACCORDING TO THE MAP THEREOF NO. 544 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JULY 1, 1888 EXCEPTING THEREFROM ANY PORTION LYING BELOW THE MEAN TIDE LINE.

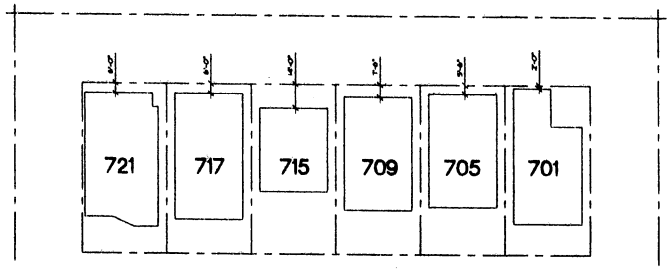


BUILDING FOOTPRINT COMPARISON DIAGRAM

SCALE: NTS

PROJECT DATA:

ZONING:	SUBDISTRICT 5	
GENERAL PLAN:	'D' DOWNTOWN DISTRICT	
LOT SIZE:	5,000 SQ. FT.	
PROPOSED LOT COVERAGE:	2,871 SQ. FT. OR 57.4%	
PROPOSED LANDSCAPING:	1,260 SQ. FT. OR 27.6%	
PROPOSED PAVING:	867 SQ. FT. OR 17.7%	
REQUIRED SETBACKS:	FRONTYARD - 10'-0" REARYARD - 5'-0" SIDEYARDS - 5'-0"	
PROPOSED SETBACKS:	FRONTYARD - 10'-0" REARYARD - 5'-0" SIDEYARDS - 5'-0"	
DENSITY ALLOWED:	29-43 D.U. / ACRE	
DENSITY PROPOSED:	17 D.U. / ACRE	
HEIGHT LIMIT:	27'-0"	
PROPOSED HEIGHT:	27'-0"	
UNIT AREAS:		
UNIT A:	LEVEL 0	472 SQ.FT.
	LEVEL 1	1,204 SQ.FT.
	LEVEL 2	1,368 SQ.FT.
	TOTAL	3,544 SQ.FT.
	DECK	275 SQ.FT.
UNIT B:	LEVEL 0	1,064 SQ.FT.
	LEVEL 1	1,994 SQ.FT.
	LEVEL 2	1,778 SQ.FT.
	TOTAL	3,836 SQ.FT.
	DECK	386 SQ.FT.



BLOCK FACE AVERAGE DIAGRAM

SCALE: NTS

BLOCK FACE AVERAGE ANALYSIS
TOTAL BLOCK SETBACK = 41'-0"
TOTAL # OF LOTS ON THE BLOCK = 6
AVERAGE BLOCK SETBACK = 41'-0" / 6 = 6.83'

SHEET INDEX

A-1 COVER SHEET / SITE PLAN
C-1 CIVIL TENTATIVE PARCEL MAP
C-2 CIVIL TENTATIVE PARCEL MAP
L-1 LANDSCAPE CONCEPTUAL PLAN
A-2 FLOOR PLANS
A-3 ELEVATIONS
A-4 BUILDING SECTIONS

DATE	REVISIONS
8.8.06	PLANNING SUBMITTAL
10.21.06	PLANNING SUBMITTAL
11.30.06	PLANNING SUBMITTAL
12.11.06	PLANNING SUBMITTAL
3.8.07	FOR BUILDING

PLANS PREPARED BY: tower-6
CONSULTANT FOR: S.E. DRAFTING, INC. P.O. BOX 226 SAN MARCOS, CA 92079 PH: 760.224.9704

OWNER/APPLICANT: PIERRE ANDRE P.O. BOX 1557 AZUSA, CA 91702 PH: 626.204.7914

717 N. PACIFIC

717 NORTH PACIFIC STREET
OCEANSIDE, CA 92054

717 N. PACIFIC COVER SHEET/SITE PLAN

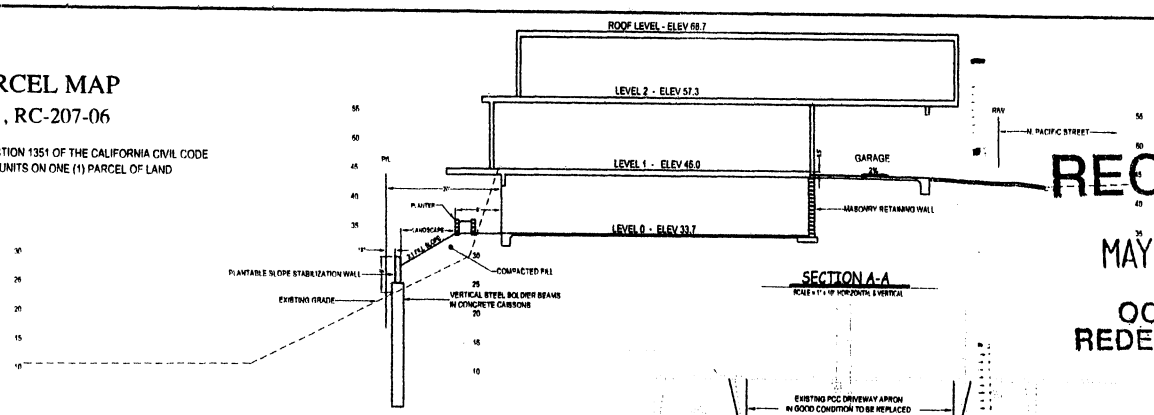
DRAWN BY: TB
DATE: 4/06

A-1
SHEET 1 OF 7

TENTATIVE PARCEL MAP

P-202-06 , D-205-06 , RC-207-06

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1351 OF THE CALIFORNIA CIVIL CODE
THIS PROJECT PROPOSES TWO (2) DWELLING UNITS ON ONE (1) PARCEL OF LAND



SECTION A-A
SCALE = 1" = 10' HORIZONTAL & VERTICAL

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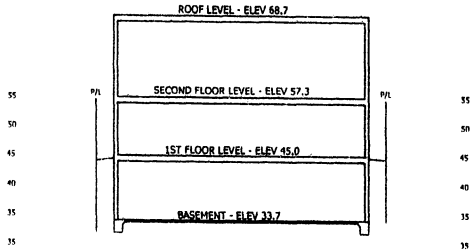
MAY 02 2007
OCEANSIDE
REDEVELOPMENT

PROJECT PERMITS

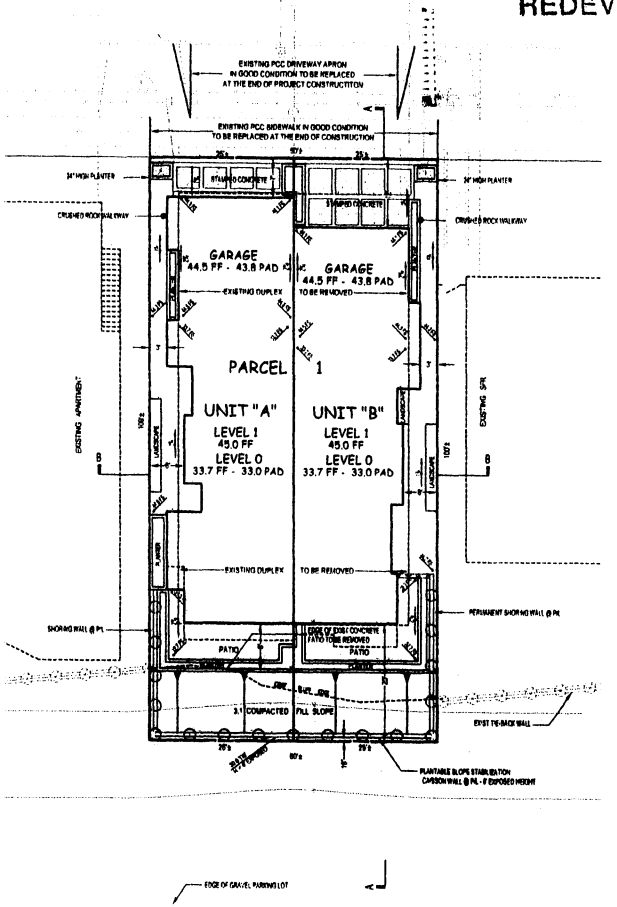
TENTATIVE PARCEL MAP No. P-202-06
SITE DEVELOPMENT PLAN No. D-205-06
COASTAL PERMIT No. RC-207-06

SPECIAL PROJECT NOTES

1. All Street, Sewer, Water & Storm Drain Improvements shall conform to the City of Oceanside Standards, unless otherwise approved by the City Engineer. Note: All Streets and Utilities are Existing
2. Easements shall be granted as required by the City Engineer.
3. All proposed new utilities shall be constructed underground. Street lights and Fire Hydrants are as shown hereon.



SECTION B-B
SCALE = 1" = 10' HORIZONTAL & VERTICAL

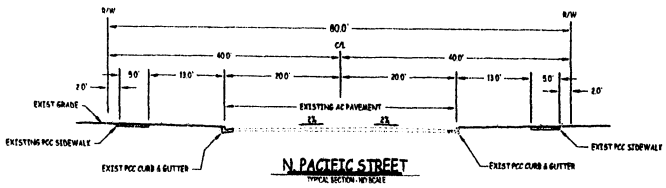


GRADING

EXCAVATION: 1,300 CUBIC YARDS (BASEMENT) FILL: 100 CUBIC YARDS
EXPORT: 1,200 CUBIC YARDS

TOPOGRAPHY

CONTOURS, EXISTING SPOT ELEVATIONS AND STRUCTURES SHOWN ON THIS PLAN ARE BASED ON A FIELD TOPOGRAPHIC SURVEY PERFORMED BY COASTAL LAND SOLUTIONS (SEAN ENGLERT, LS 7959) ON OCTOBER 1, 2005



N. PACIFIC STREET
TYPICAL SECTION - NO SCALE

PREPARED BY:

Resource Development Corporation
2410 Stromberg Circle, Carlsbad, CA 92010
Tel: (760) 942-1108 Fax: (760) 730-3059
Email: brian@rdc2000.com

Brian Donald, RCE 26175 Date
License Expires 3/31/08

04/20/07

SHEET 2 — TENTATIVE PARCEL MAP — 2 SHEETS

TWO UNIT CONDOMINIUM SUBDIVISION OF:

717 N. PACIFIC STREET, OCEANSIDE
P-202-06 , D-205-06 , RC-207-06

LANDSCAPE CONCEPT PLAN

717 N. PACIFIC STREET

IRRIGATION NOTES

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED OR REDESIGNED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW PRECIPITATION EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM OF WATER LOSS DUE TO RUN-OFF. ALL IRRIGATION IMPROVEMENTS SHALL BE INSTALLED AS PER THE PROVISIONS OF THE CITY OF OCEANSIDE ZONING ORDINANCE SECTION 3019, CITY OF OCEANSIDE GUIDELINES AND SPECIFICATIONS FOR LANDSCAPE DEVELOPMENT (1985, REVISED 1997) AND WATER CONSERVATION ORDINANCE 091-15.

PLANTING NOTES

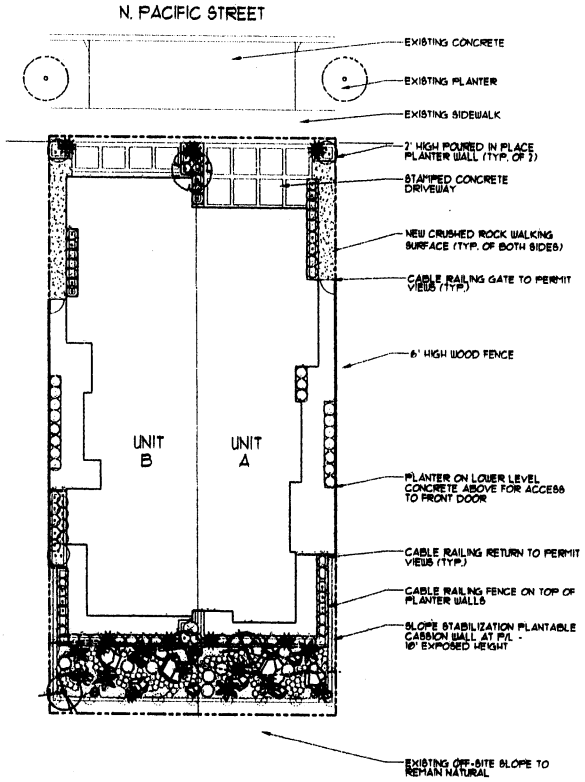
THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH SOIL CONDITIONER, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON SOIL SAMPLES TAKEN FROM THE SITE. GROUND COVERS SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN AND EVAPOTRANSPIRATION. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR MORE NATURAL FORMS. THIS WILL WORK TOGETHER WITH THE GROUND COVERS AND MULCHES TO REDUCE THE EVAPOTRANSPIRATION RATES OF THE SOIL. ALL LANDSCAPING SHALL MEET THE REQUIREMENTS OF THE CITY OF OCEANSIDE GUIDELINES AND SPECIFICATIONS FOR LANDSCAPE DEVELOPMENT (1985, REVISED 1997).

CONCEPTUAL CABLE RAILING FENCE

A 42" CABLE RAILING FENCE WILL BE USED ALONG THE TOP OF THE BLUFF-SIDE PLANTER WALLS

CONCEPTUAL SOLID WOOD FENCE

A CEDAR OR DOUGLAS FIR FENCE WILL BE USED IN PROJECT INTERIORS AS SIDE YARD FENCING.



SCALE: 1" = 10'

CONCEPTUAL PLANT LIST

ARCHONTOPHOENIX CUNNINHAMIANA - KING PALM (10' BTH)

EXISTING PALM - PROTECT IN PLACE

SHRUBS (1 GAL. 60% AND 5 GAL. 40%)

AGAVE ATTENUATA - SWAN'S NECK AGAVE
ANIGOZANTHOS HYBRIDS 'BIG RED' - KANGAROO PAW
CYPERUS PAPYRUS - PAPER PLANT
MUSA COCCINEA - RED ORNAMENTAL BANANA
PHORMIUM TENAX 'JACK SPRATT' - NEW ZEALAND FLAX
SANSEVIERIA TRIFASCIATA - VARIEGATED SNAKE PLANT

CONCEPTUAL CORAL GARDEN PALLETTE

FINAL SELECTION BASED ON SPECIMEN AVAILABILITY

ACCENT BOULDERS: (3-5' ROUNDED)

VOLCANIC ROCKS - VARYING SIZES, WITH POCKETS FOR PLANTING

LARGE, BOLD SILHOUETTE SUCCULENTS SUCH AS: (8" POT TO 15 GALLON)

(UPRIGHT, BRANCHING, ARBORESCENT FORM)
EUPHORBIA CHARACIAS 'WULFENII' - NCN
EPHEDRA VIRIDIS - JOINT FIR
PHOENIX ROEBELENII - PYGMY DATE
CEREUS PERUVIANUS 'MONSTROUS' - MONSTROSE CEREUS

LARGE, BOLD ACCENT SUCCULENTS SUCH AS: (8" POT TO 15 GALLON)

(LARGE ROSETTE FORM)
AGAVE PARRYII
ALOE RUBROVIOLACEA - NCN
ALOE STRIATA - CORAL ALOE

ACCENT PLANT OR SUCCULENT SUCH AS: (5" POT TO 5 gallon)

(UPRIGHT VERTICAL OR CORAL-LIKE FORM)
AGAVE VILMORINIANA- OCTOPUS AGAVE
HESPERALOE PARVIFLORA - RED YUCCA
EUPHORBIA AMYGDALOIDES - NCN
EUPHORBIA x MARTINII 'RED MARTIN' - NCN
EUPHORBIA TIRUCALLI 'FIRE STICKS' - PENCIL BUSH

LOW FORMY SUCCULENTS SUCH AS: (6" POT TO 1 GALLON)

(CORAL, SEA ANEMONE-SHAPED OR STARFISH-LIKE LOW SUCCULENT)
ALOE NOBILIS- NCN
ALOE SAPONARIA - SOAP ALOE
ALOE VARIEG. - PARTRIDGE BREAST ALOE
AGAVE VICTORIA-REGINAE - NCN
GASTERIA VERUCOSA- WARTY ALOE
STIPA TENUISSIMA - MEX. FEATHERGRASS
ECHEVERIA HYBRID SPP. - NCN
STAPELIA SPP. - NCN
OPUNTIA VARIEG. - TOAD CACTUS
CRASSULA MULTICAVA - FAIRY CRASSULA
KALANCHOE THRYSIFLORA 'BRONZE SCULPTURE' - DESERT CABBAGE

SUCCULENT GROUND COVERS WITH MULCHES SUCH AS:

(PROSTRATE-SPREADING/LOW-ROSETTE FORM, WHITE SAND, AND GRAVEL MULCH)
ALOE BREVIFOLIA - NCN
CALANDRINIA SPECTABILIS
SENECIO MADRALISCAE- BLUE ICE PLANT
SEDUM BREVIFOLIA - NCN
SEDUM SPURIUM

THE LIGHTFOOT PLANNING GROUP

PLANNING
SITE DESIGN
LANDSCAPE ARCHITECTURE

6780 FLEET STREET
CARLSBAD, CA 92009
(760) 602-1020
FAX (760) 602-1025
TLPG@TLPGROUP.COM

REGISTERED LANDSCAPE ARCHITECT
JAMES L. TAYLOR
2981
STATE OF CALIFORNIA

PIERRE ANDRE
717 N. PACIFIC STREET
OCEANSIDE, CALIFORNIA

Scale: 1" =10'
Date: 6/5/06
Drawn By: LKD
Revisions:
10/12/06 - BH
4/07 - DB

LANDSCAPE CONCEPT PLAN

Job # 06-0.05.01

1
1

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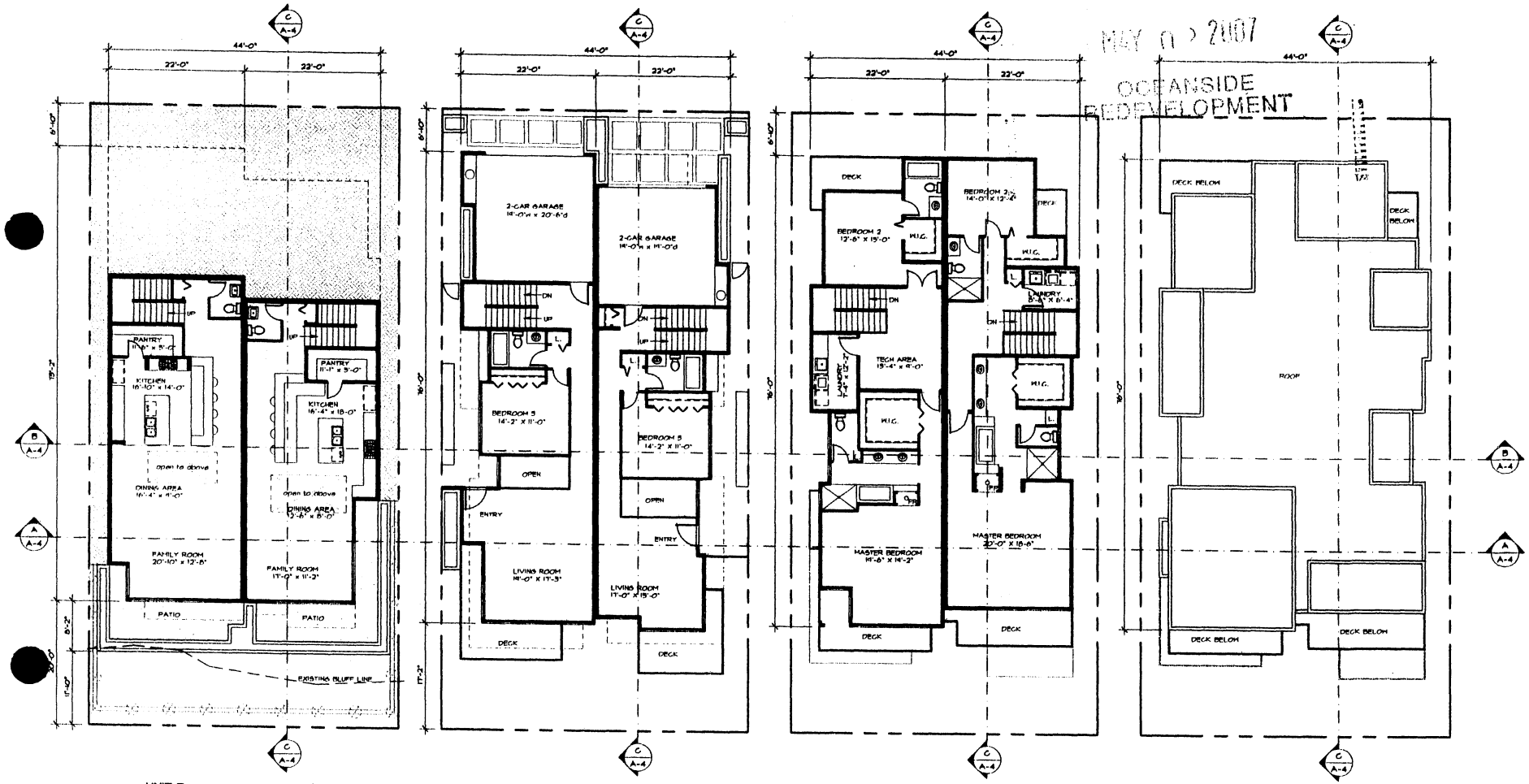
REDEVELOPMENT



UNIT B
1,084 SQ. FT.

UNIT A
972 SQ. FT.

FLOOR PLAN - LEVEL 0
2,061 SQ. FT.

UNIT B
1,354 SQ. FT.

UNIT A
1,204 SQ. FT.

FLOOR PLAN - LEVEL 1
2,568 SQ. FT.

UNIT B
1,378 SQ. FT.

UNIT A
1,363 SQ. FT.

FLOOR PLAN - LEVEL 2
2,741 SQ. FT.

ROOF PLAN

PRELIMINARY FLOOR PLANS

DATE	REVISIONS
6.8.06	PLANNING SUBMITTAL
10.21.06	PLANNING SUBMITTAL
11.30.06	PLANNING SUBMITTAL
12.11.06	PLANNING SUBMITTAL
3.8.07	REDESIGN FOR BLUFF

PLANS PREPARED BY:
tower-6
CONSULTANT FOR
S.J. DRAFTING, INC.
P.O. BOX 2235
SAN MARCOS, CA 92079
PH: 760.224.9704

OWNER/APPLICANT:
PIERRE ANDRE
P.O. BOX 1337
AZUSA, CA 91702
PH: 949.204.7314

717 N. PACIFIC
717 NORTH PACIFIC STREET
OCEANSIDE, CA 92054

717 N. PACIFIC
FLOOR PLANS

DRAWN BY:
TB
DATE:
9/06

A-2
SHEET 5 OF 7

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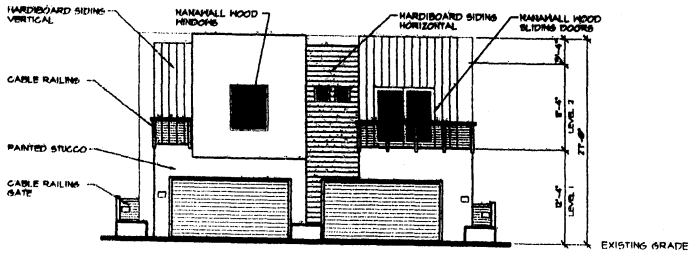
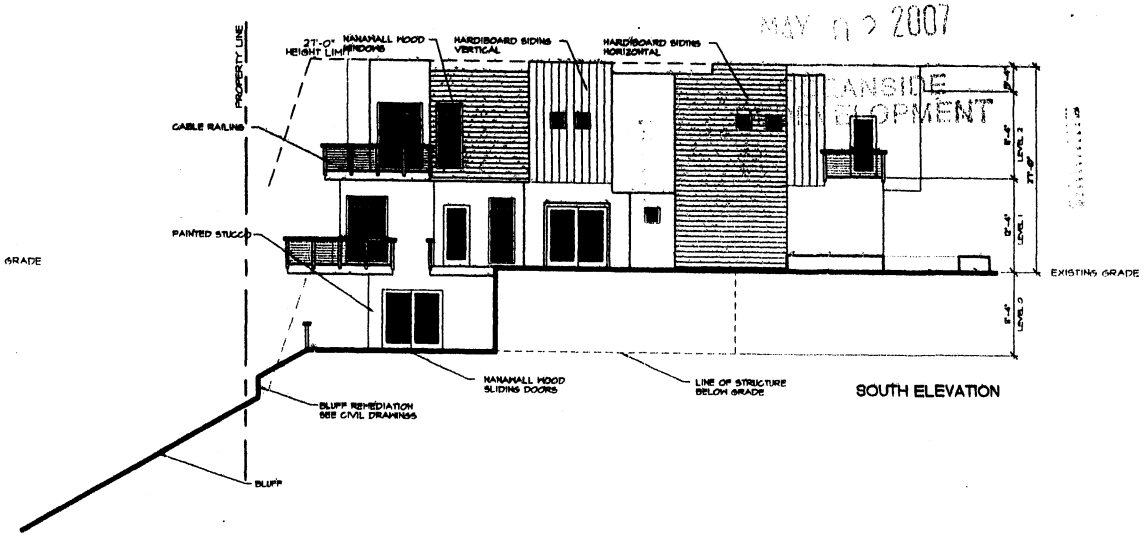
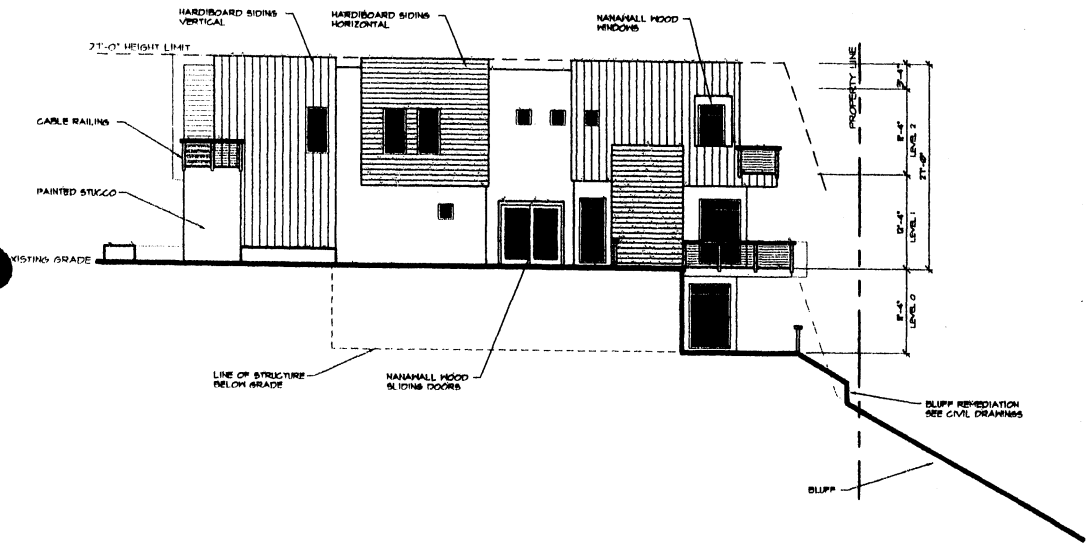


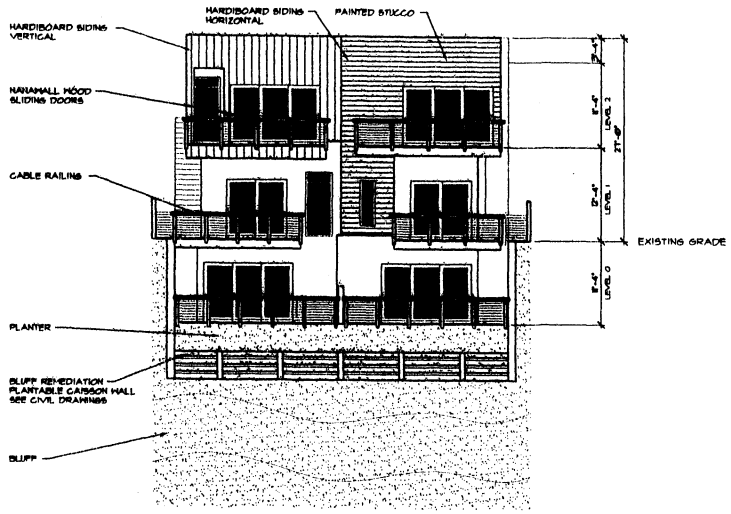
EAST ELEVATION
PACIFIC STREET



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION
BLUFF / BEACH VIEW

PRELIMINARY ELEVATIONS

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

DATE	REVISIONS
6.8.06	PLANNING SUBMITTAL
10.21.06	PLANNING SUBMITTAL
11.30.06	PLANNING SUBMITTAL
12.11.06	PLANNING SUBMITTAL
3.8.07	REVISIONS FOR BLUFF

PLANS PREPARED BY:
Tower-6
CONSULTANT FOR:
S.L. DRAFTING, INC.
P.O. BOX 229
6646 MATOON, CA 93079
PH 760.224.6704

OWNER/APPLICANT:
PIERRE ANDRE
P.O. BOX 1557
AZUSA, CA 91702
PH 949.234.7294

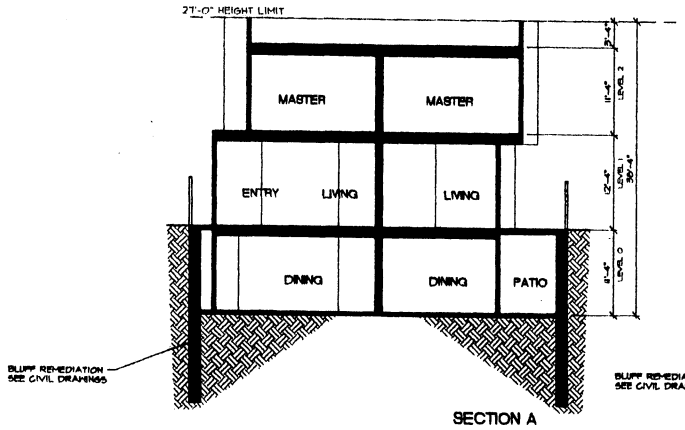
717 N. PACIFIC

717 NORTH PACIFIC STREET
OCEANSIDE, CA 92054

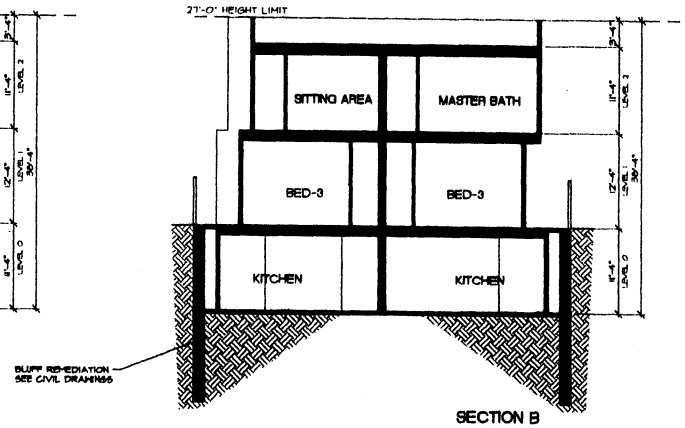
717 N. PACIFIC ELEVATIONS

DRAWN BY: TB
DATE: 4/06

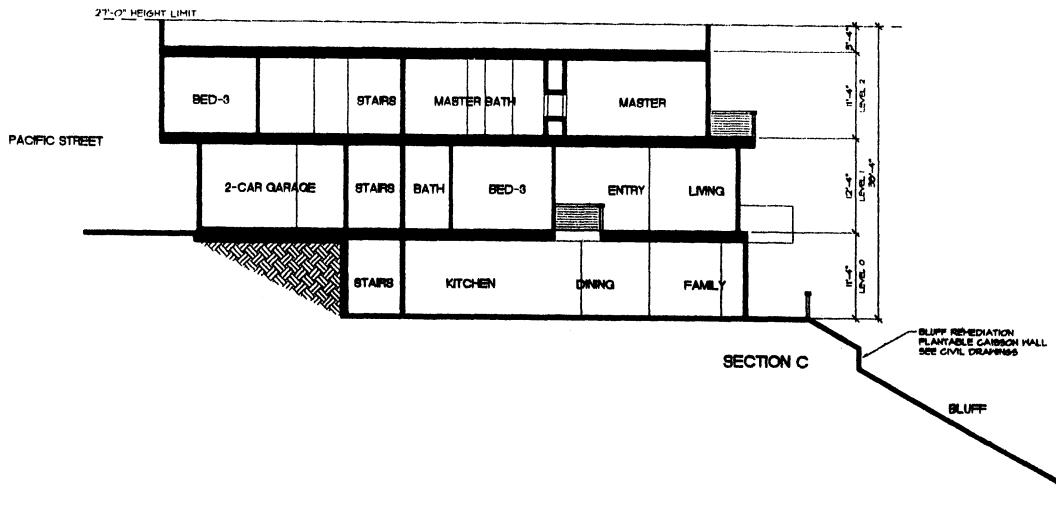
A-3
SHEET 6 OF 7



SECTION A



SECTION B



SECTION C

PRELIMINARY BUILDING SECTIONS

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

DATE	REVISIONS
6.8.06	PLANNING SUBMITTAL
10.21.06	PLANNING SUBMITTAL
11.30.06	PLANNING SUBMITTAL
12.11.06	PLANNING SUBMITTAL
3.8.07	REDESIGN FOR BLUFF

PLANS PREPARED BY:
tower-6
CONSULTANT FOR:
S.J. DRAFTING, INC.
P.O. BOX 2218
SAN MARCOS, CA 92079
PH: 760.224.5704

OWNER/APPLICANT:
PIERRE ANDRE
P.O. BOX 1337
AZUSA, CA 91702
PH: 949.204.7514

717 N. PACIFIC
717 NORTH PACIFIC STREET
OCEANSIDE, CA 92054

717 N. PACIFIC
BUILDING SECTIONS

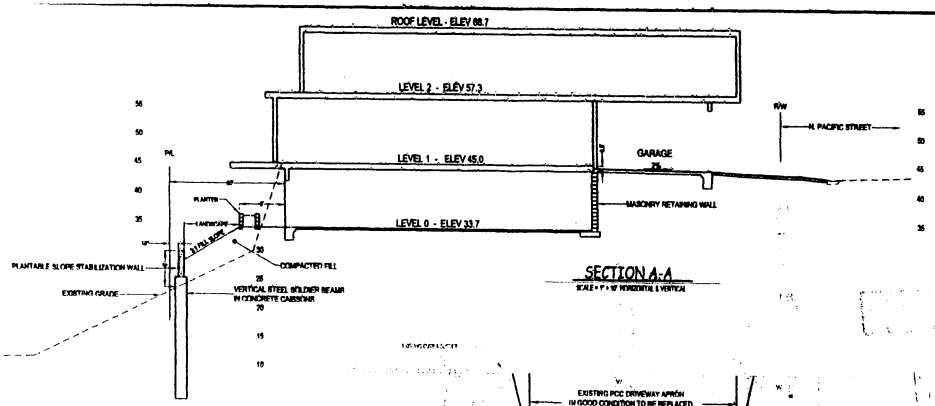
DRAWN BY: TB
DATE: 4/06

A-4
SHEET 7 OF 7

TENTATIVE PARCEL MAP

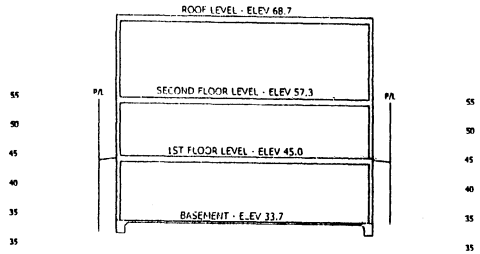
P-202-06 , D-205-06 , RC-207-06

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1351 OF THE CALIFORNIA CIVIL CODE
THIS PROJECT PROPOSES TWO (2) DWELLING UNITS ON ONE (1) PARCEL OF LAND



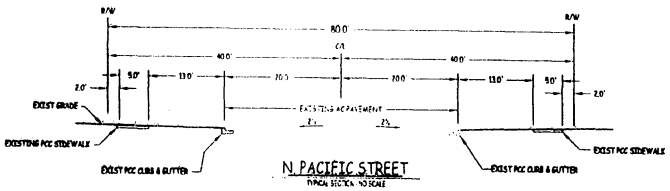
SECTION A-A

SCALE = 1' = 10' HORIZONTAL & VERTICAL



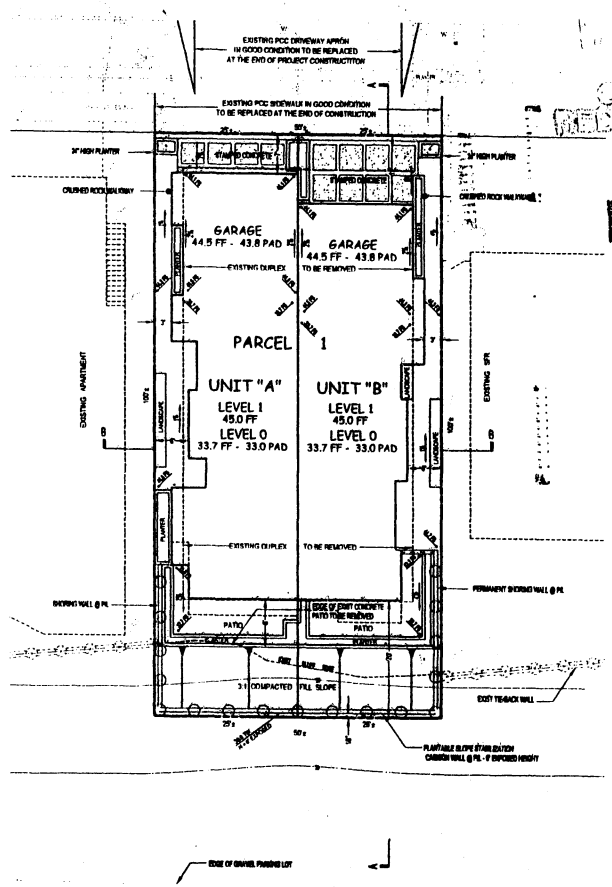
SECTION B-B

SCALE = 1' = 10' HORIZONTAL & VERTICAL



N. PACIFIC STREET

TYPICAL SECTION - NO SCALE



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REDEVELOPMENT AGENCY

PROJECT PERMITS

TENTATIVE PARCEL MAP No. P-202-06
SITE DEVELOPMENT PLAN No. D-205-06
COASTAL PERMIT No. RC-207-06

SPECIAL PROJECT NOTES

1. All Street, Sewer, Water & Storm Drain Improvements shall conform to the City of Oceanside Standards, unless otherwise approved by the City Engineer. Note: All Streets and Utilities are Existing
2. Easements shall be granted as required by the City Engineer.
3. All proposed new utilities shall be constructed underground. Street lights and Fire Hydrants are as shown hereon.

GRADING

[illegible] (BASEMENT) - FILL: 100 CUBIC YARDS
EXPORT: 1,200 CUBIC YARDS

TOPOGRAPHY

CONTOURS, EXISTING SPOT ELEVATIONS AND STRUCTURES SHOWN ON THIS PLAN ARE BASED ON A FIELD TOPOGRAPHIC SURVEY PERFORMED BY COASTAL LAND SOLUTIONS (SEAN ENGLERT, LS 7858) ON OCTOBER 1, 2005.

PREPARED BY:

Resource Development Corporation
Development Planning
California Certified
Civil Engineering / Surveying
2410 Stonehenge Circle, Carlsbad, CA 92010
Tel: (760) 640-1108 Fax: (760) 720-3059
E-Mail: brian@rdc2000.com

Brian Donald, RCE 26175
License Expires 3/31/08
Date

04/20/07

SHEET 2 — TENTATIVE PARCEL MAP — 2 SHEETS

TWO UNIT CONDOMINIUM SUBDIVISION OF:

717 N. PACIFIC STREET, OCEANSIDE

P-202-06 , D-205-06 , RC-207-06

RESOURCE DEVELOPMENT CORPORATION JN05-002K

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #:** (Assigned by recorder) 717 N. Pacific Street

***P1. Other Identifier:** A.R. and Bessie M. Boehm Apartment Complex

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

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

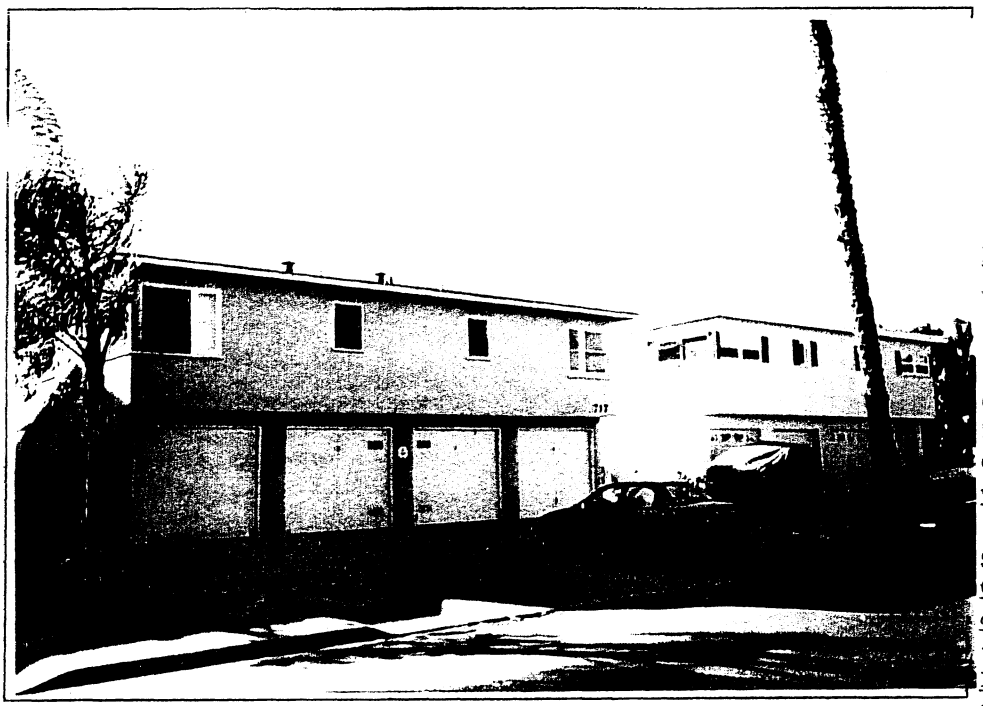
***b. USGS 7.5' Quad** Oceanside **Date:** 1975 T11S R 5W; ¼ of ¼ of Sec; B.M.: SB

c. Address: 717 N. Pacific Street City: Oceanside Zip: 92054

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

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN: 143-221-07; Lot 2, Block 35, A.J. Myers Addition

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a 2,510 sq ft, four unit, wood frame and stucco, rectangular, one story and two story, Ranchesque style apartment complex, comprised of two duplexes sharing a common interior courtyard space; the buildings rest on concrete foundations. Horizontal board trim is present. The front building is two stories with its two units located over four single garages, which face the street It has a low pitched hipped roof covered with composition shingles. Its narrow eaves are open with exposed rafters The rear building has a flat roof and boxed eaves. The original fenestration of both buildings consists of 1/1 wood framed double hungs; replacement windows are metal and vinyl sliders of varying shapes and sizes. The double hung windows are screened. The front building has identical focal windows on the north and south corners - central 1/1 double hungs flanked by narrow 1/1 double hungs side lites, one each of which wraps around the corners The complex is accessed through wood and metal fencing and gates on the sides of the front building which lead into the interior courtyard; the primary entry is on the north side of the property. A wood railed and stepped staircase provides access to a wood deck and the upper front units, which have offset entries. The single wood doors into the units have 4-lite uppers and are covered by screens. The rear building units are accessed directly off the courtyard and have single wood doors with recessed panels and screens Landscaping consists of trees and shrubs; brick planters are located on the side and parking strip of the front building The complex is 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 west, 1/3/07, 1050:1

***P6. Date Constructed/Age and Source** ☒ Historic ☐ Prehistoric ☐ Both Constructed 1951 per Notice of Completion

***P7. Owner and Address:** P. J. & D. P. Andre 1963 Paseo Gabriela San Dimas, CA 91773-4409

***P8. Recorded by** (Name, affiliation, and address): Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 1/26/07 ***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):

Primary # _____
HRI # _____
Trinomial _____
*Resource Name or # (Assigned by recorder) 717 N. Pacific Street
*Recorded by Ruth Alter Date 1/26/07 ☒ Continuation ☐ Update

According to the chain of title prepared by California Lot Book, Inc., the Commercial Finance Corporation of San Diego sold this lot to Oceanside residents Henry S. and Ruth E. Loether in May 1926. The couple retained title to the property until selling it to Herman G. and Beatrice Snodgrass in October, 1941. Ownership of the as yet unimproved lot was conveyed to A.R. Boehm and his wife Bessie in July, 1950. Contractor John Woodlief was subsequently hire to construct the subject complex, two duplexes sharing a common courtyard, which, per the Notice of Completion, were finished in April, 1951. During their tenure as owners, tenants of the four-unit complex included R. Buckridge (1955-56), G.M. Kling (1955-56), S.L. McLeod (1955-56), and A.M. Hirmer (1955-56).

John and Shirley Marshall, residents of Crawford County, Kansas, bought the apartment complex from the Boehms in November, 1961. They sold the property to John R. Burrus in September, 1965. Burrus, a former newspaper reporter for the *Blade-Tribune* and the *San Diego Union*, and his wife Grace lived in one of the units, renting out the other three. Their tenants included J.M. Edwards (1981) and James P. Weins (1981).

Elizabeth A. Lehman purchased the property from Mr. Burrus in May, 1996, selling it about a year later to Orecchini DD, LLC in June, 1997. The current owners, Pierre J. and Deborah P. Andre, took title in August, 2003.

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

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

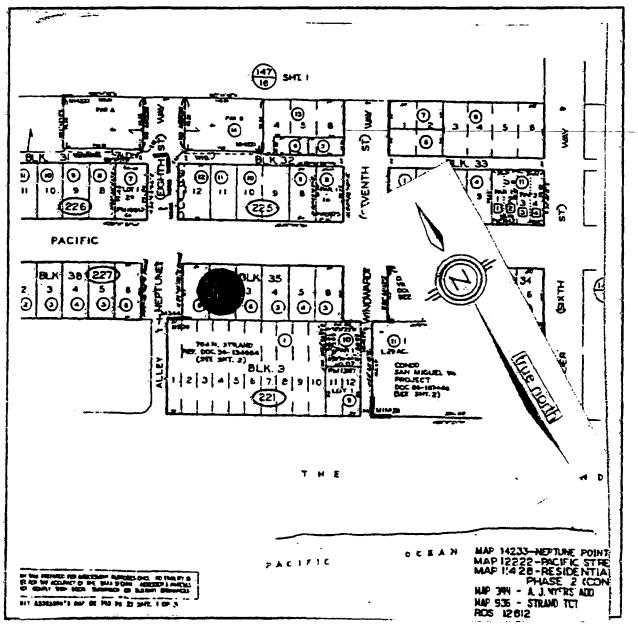
Resource Name or # (Assigned by recorder) 717 N. Pacific Street

B1. Historic Name: A.R. and Bessie M. Boehm Apartment Complex
B2. Common Name: Pierre J. and Deborah P. Andre Apartment Building
B3. Original Use: Multiple-family residence B4. Present Use Multiple-family residence
*B5. Architectural Style: Ranchesque
***B6. Construction History:** (Construction date, alternations, and date of alterations)
The resource was constructed in 1951 per the Notice of Completion. Other than some window replacements, no major exterior modifications were observed.
***B7.** Moved? ☒No ☐Yes ☐ Unknown Date: _____ Original Location: _____
***B8. Related Features:** None
B9a. Architect: Unknown b. Builder: John Woodlief
***B10. Significance:** Theme: residential development Area Oceanside, California
Period of Significance 1869 to 1960 Property Type Residential 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 complex is located in the A.J. Myers Addition, north of downtown Oceanside. This is an area that saw early residential development, with many of the oldest houses being smaller single-family dwellings situated in a quiet portion of the developing town. The area would have been close enough to walk to the town center to purchase necessary goods or services, but far enough away to avoid town bustle. A second period of growth occurred after World War II, when infill lots in the northern areas of the Addition were developed as small apartment complexes and duplexes. Beginning in the late 1970s, earlier houses were demolished to make way for larger multi-storied apartments and condominiums that now dominate the neighborhood.

The subject resource is very typical of the area for its time of construction. The property remained undeveloped until after World War II, with the apartment complex intended for rental income. Constructed in a common Ranchesque type design, the property is representative of the post-war trend of densification. Further, the proximity to the Pacific Ocean made this an attractive residential site.

The resource is not associated with any known significant historic event or events and no one of historic importance is directly associated with it. The design of the complex, while well-suited to its locale, is not distinctive and does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and is unlikely to yield important information relevant to local, state or national history. The resource's locational and associational integrity, design, feeling, workmanship, materials, and setting are intact. The resource is not eligible for listing in the national, state, or local registers under any of the qualifying criteria.

B11. Additional Resource Attributes: (List attributes and codes) None
*B12. References: Assessor's records, San Diego County; Hawthorne, K., *Oceanside, Where Life is Worth Living*, 2001. Donning Company Publishers, Virginia Beach, Virginia; McAlester, V. and L., *A Field Guide to American Houses*, 2000. Alfred A. Knopf, New York.
B13. Remarks:
***B14. Evaluator:** Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
Date of Evaluation: 1/26/07

(This space reserved for official comments.)