

# STAFF REPORT



ITEM NO. 13  
CITY OF OCEANSIDE

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DATE: September 19, 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-203-07), DEVELOPMENT PLAN (D-203-07) AND REGULAR COASTAL PERMIT (RC-204-07) FOR THE CONSTRUCTION OF A FOUR-UNIT MULTIFAMILY DEVELOPMENT LOCATED AT 724 NORTH PACIFIC STREET – APPLICANT: KEVIN KELSO**

## **SYNOPSIS**

The item under consideration is a Tentative Parcel Map, Development Plan and Regular Coastal Permit for the construction of a four-unit multifamily development located at 724 North Pacific Street. Staff is recommending that the Commission approve the project and adopt the resolution as attached.

## **BACKGROUND**

The subject site consists of a pre-existing legal parcel totaling 5,975 square feet in size that was part of the original Myer's Addition subdivision of 1885. The subject site currently maintains three units which will be demolished as part of the development of this project.

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

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

There are three units (two buildings) 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 maximum density within this zone is 43 dwelling units per acre. The

project proposes a density of 29 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 four-unit multifamily residential development with the units ranging in size from 1,910 to 2,120 square feet situated on a 5,975-square-foot lot. The project also proposes approximately 1,965 square feet of patio or decking. The project's height is 35 feet (3 stories), however there are architectural projections which are 38.5 feet high and represent approximately 1.8 percent of the ground floor. The proposed project is a modern design as evident by the smooth stucco finish, geometric shapes and flat roof.

Subdistrict 5 requires that a minimum of 25 percent of the site be landscaped. The project proposes that approximately 27 percent of the subject site is landscaped. The project proposes Fan Palm trees, shrubs include New Zealand Flax and Birds of Paradise and groundcover consists of turf.

Vehicular access to the units will be provided from the alley behind Pacific Street and pedestrian access will be provided from Neptune Way.

The overall project density is 29 dwelling units per acre. Outlined below is the residential unit breakdown:

Plan Type	Sq.Ft.	Bedrms.	Baths	Units
Plan 1	1,910	3	2.5	1
Plan 2	1,956	3	2.5	1
Plan 3	1,978	3	2.5	1
Plan 4	2,120	3	2.5	1
			Total	4

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

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	5,000 square feet	5,975 square feet
SETBACKS		
Front	10 feet	10 feet
Side	3 feet	3 feet
Corner Side	10 feet	10 feet
Rear	5 feet	5 feet
LANDSCAPING	25%	27%
PARKING	8 spaces	8 spaces
BUILDING HEIGHT	35 feet	35 feet
DENSITY	43 du. Ac.(Maximum)	29 du. Ac.

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

**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 newer condominium development. Staff believes that the proposed four-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 within the "appealable area" which is defined as the first 300 feet east of The Strand. The project provides a 10-foot front yard and 10-foot corner side yard setback which is consistent with the setbacks for existing development located within the surrounding neighborhood. In addition, the project is providing a 10-foot corner side yard setback which will preserve the view corridors on Neptune Way westward toward the beach.

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 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 August 17, 2007, meeting and approved the project on a 5-0 vote.

The Redevelopment Advisory Committee (RAC) reviewed the project at its September 12, 2007, meeting, and their action was forwarded to the City Council.

### **FISCAL IMPACT**

The proposed project will add approximately \$46,000 of tax increment yearly to the project area.

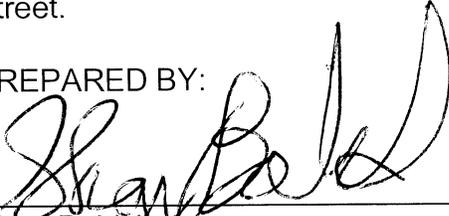
### **CITY ATTORNEY'S ANALYSIS**

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-203-07), Development Plan (D-203-07), and Regular Coastal Permit (RC-204-07) for the construction of a four-unit multifamily development located at 724 North Pacific Street.

PREPARED BY:

  
\_\_\_\_\_  
Shan Babick  
Associate Planner

SUBMITTED BY:

  
\_\_\_\_\_  
Peter A. Weiss  
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. Site Plan / Floor Plans / Elevations
3. Historic Report
4. Notice of Exemption

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 4-UNIT RESIDENTIAL CONDOMINIUM PROJECT LOCATED AT 724 NORTH PACIFIC STREET – APPLICANT: KEVIN KELSO

WHEREAS, on September 19, 2007, the Community Development Commission held its duly noticed public hearing, considered an application for a Tentative Parcel Map (P-203-07), Development Plan (D-203-07) and Regular Coastal Permit (RC-204-07) for the construction of a 4-unit residential condominium project located at 724 North Pacific Street;

WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of Oceanside did, on August 17, 2007, review and recommend approval of Tentative Parcel Map (P-203-07), Development Plan (D-203-07) and Regular Coastal Permit (RC-204-07);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on September 13, 2007 review and recommend approval of Tentative Parcel Map (P-203-07), Development Plan (D-203-07) and Regular Coastal Permit (RC-204-07);

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 1970 and the State Guidelines implementing the Act. The project is considered an infill development and will not have a detrimental effect on the environment;

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

WHEREAS, pursuant to Government Code §65590(b)(1), the project is exempt from the provisions the Mello Act regarding low income housing because the structures to be demolished consist of two residential structures totaling less than 10-units;

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 Calculation Formula</u>
2			
3			
4	Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 05-R0628-1	\$3,503 per unit
5			
6	Drainage Fee	Ordinance No. 85-23 Resolution No. 05-R0628-1	\$2,843 per acre
7			
8	Public Facility Fee	Ordinance No. 91-09 Resolution No. 05-R0628-1	\$2,072 per unit
9			
10	School Facilities Mitigation Fee	Ordinance No. 91-34	\$2.63 per square foot
11			
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 §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;
19			
20			
21			
22	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;
23			
24			
25			
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 4-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 four-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 four-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.

**For the Development Plan:**

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

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

1           3.       The area covered by the Development Plan can be adequately, reasonably and  
2 conveniently served by existing and planned public services, utilities and public facilities. The  
3 proposed four-unit multifamily project will not create public service and facility demands  
4 exceeding the capacity of existing and planned infrastructure. The project proposes to “tie  
5 into” both the existing sewer and water lines.

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

11           5.       The site plan and physical design of the project is consistent with Section 1.24 and  
12 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillside and  
13 Article 20 in that there is only 1 foot grade differentials from the highest and lowest points of the  
14 subject site and therefore the project would not be subject to the guidelines of Article 20, Section  
15 3039 of the Zoning Ordinance and Section 1.24 and 1.25 of the Land Use Element of the General  
16 Plan.

17           **For the Regular Coastal Permit:**

18           1.       The granting of the Regular Coastal Permit is consistent with the purposes of the  
19 California Coastal Act of 1976. The proposed 4-unit multifamily development is consistent  
20 with the High Density Land Use as depicted in the Local Coastal Program Land Use Map. In  
21 addition, the project does not impede public access to the beach because the subject site is  
22 located over 350-feet east of the beach. In addition, the project provides a 10 foot front yard  
23 setback which is consistent typical front yard setbacks located on North Pacific Street, therefore,  
24 impacts on public coastal views is minimal.

25           2.       The proposed project is consistent with the policies of the Local Coastal Program  
26 as implemented through the City Zoning Ordinance. The proposed 4-unit multifamily  
27 development is consistent with the High Density Land Use as depicted in the Local Coastal  
28 Program Land Use Map. In addition, the project will not substantially alter or impact the  
existing public coastal views through the public rights-of-way view corridors by providing a 10  
foot front yard setback.

1           3.       The proposed project will not obstruct any existing or planned public beach  
2 access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal  
3 Act. The proposed project provides 10 foot front yard and 10 foot corner side yard setback and  
4 the subject site is located over 350 feet east of the beach.

5           SECTION 1. That Tentative Parcel Map (P-203-07), Development Plan (D-203-07),  
6 and Regular Coastal Permit (RC-204-07) are hereby approved subject to the following  
7 conditions:

8           **Building:**

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

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

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

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

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

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

28                   c)       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

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

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

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

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

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

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

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

18 **Engineering:**

19 12. Vehicular access rights to North Pacific Street and Neptune Way (except the  
20 proposed project driveway) shall be relinquished to the City along property frontage.

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

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

28 15. 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

1 abandonment's as necessary. The application(s) shall be reviewed and approved or rejected by  
2 the City of Oceanside under separate process (es) per codes, ordinances, and policies in effect at  
3 the time of the application.

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

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

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

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

- 19 a) Dirt, debris and other construction material shall not be deposited on any public  
20 street or within the City of Oceanside's storm water conveyance system.
- 21 b) All grading and related site preparation and construction activities shall be  
22 limited to the hours of 7 AM to 6 PM, Monday through Friday. No engineering  
23 related construction activities shall be conducted on Saturdays, Sundays or legal  
24 holidays unless written permission is granted by the City Engineer with specific  
25 limitations to the working hours and types of permitted operations. All on-site  
26 construction staging areas shall be as far as possible (minimum 100 feet) from  
27 any existing residential development. Because construction noise may still be  
28 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."
- d) The construction site shall accommodate the parking of all motor vehicles used by  
persons working at or providing deliveries to the site.
- e) 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.

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

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

18           22.     North Pacific Street and Neptune Way shall be improved with curb and gutter and  
19 sidewalk along property frontage per the City of Oceanside Engineers Design Standards.

20           23.     Neptune Way along the property frontage shall provide a minimum of 7 feet  
21 parkway between the face of curb and the right of way line. North Pacific Street along the property  
22 frontage shall provide a minimum of 10 feet parkway and designed to match the existing sidewalk  
23 improvements. Sidewalk improvements shall comply with ADA requirements.

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

26           25.     Streetlights shall be maintained and installed on all public streets per City  
27 Standards. The system shall provide uniform lighting, and be secured prior to occupancy. The  
28 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.

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

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

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

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

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

24           31. Grading and drainage facilities shall be designed and installed to adequately  
25 accommodate the local storm water runoff and shall be in accordance with the City's Engineers  
26 Manual and as directed by the City Engineer.

27           32. The applicant shall obtain any necessary permits and clearances from all public  
28 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),

1 San Diego County Health Department, prior to the issuance of grading permits.

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

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

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

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

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

26 38. The drainage design on the tentative parcel map is conceptual only. The final  
27 design shall be based upon a hydrologic/hydraulic study to be approved by the City Engineer  
28 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. All public storm drains shall be shown on City of Oceanside standard plan and profile

1 sheets. All storm drain easements shall be dedicated where required. The applicant shall be  
2 responsible for obtaining any off-site easements for storm drainage facilities.

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

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

10 **Fire:**

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

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

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

16 44. A minimum fire flow of 2,500 gallons per minute shall be required.

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

19 46. The size of the fire hydrants shall be 2 ½ "X 2 1/2" 4".

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

24 48. Multifamily dwellings require 6 inch address numbers.

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

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

**Planning:**

51. This Tentative Parcel Map (P-203-07), Development Plan (D-203-07) and

1 Regular Coastal Permit (RC-204-07) shall expire on September 19, 2009, unless implemented  
2 as required by the Zoning Ordinance.

3 52. This Tentative Parcel Map, Development Plan and Regular Coastal Permit  
4 approves only the construction of a 4-unit residential condominium project as shown on the  
5 plans and exhibits presented to the Community Development Commission for review and  
6 approval. No deviation from these approved plans and exhibits shall occur without Economic  
7 and Redevelopment Department approval. Substantial deviations shall require a revision to the  
8 Tentative Parcel Map, Development Plan and Regular Coastal Permit or a new Tentative Parcel  
9 Map, Development Plan and Regular Coastal Permit.

10 53. The applicant, permittee or any successor-in-interest shall defend, indemnify and  
11 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
12 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul  
13 an approval of the City, concerning Tentative Parcel Map (P-203-07), Development Plan (D-  
14 203-07) and Regular Coastal Permit (RC-204-07). The City will promptly notify the applicant  
15 of any such claim, action or proceeding against the City and will cooperate fully in the defense.  
16 If the City fails to promptly notify the applicant of any such claim action or proceeding or fails  
17 to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend,  
18 indemnify or hold harmless the City.

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

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

28 56. 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

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

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

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

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

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

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

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

27 63. Failure to meet any conditions of approval for this development shall constitute a  
28 violation of the Tentative Parcel Map (P-203-07), Development Plan (D-203-07) and Regular  
Coastal Permit (RC-204-07).

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

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

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

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

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

	Sq.Ft.	# Bedrms	# Baths	# Units	%
Plan 1	1,910	3	2.5	1	25
Plan 2	1,956	3	2.5	1	25
Plan 3	1,978	3	2.5	1	25
Plan 4	2,120	3	2.5	1	25

17 68. Side and rear elevations and window treatments shall be trimmed to substantially  
18 match the front elevations. A set of building plans shall be reviewed and approved by the  
19 Economic and Redevelopment Department prior to the issuance of building permits.  
20

21 69. Elevations, siding materials, colors, roofing materials and floor plans shall be  
22 substantially the same as those approved by the Community Development Commission. These  
23 shall be shown on plans submitted to the Building Division and Economic and Redevelopment  
24 Department.  
25

26 70. This project is subject to the provisions of the Local Coastal Plan for Coastal  
27 Housing. The developer shall obtain a Coastal Affordable Housing Permit from the Director of  
28 Housing and Neighborhood Services prior to issuance of building permits or recordation of a

1 final map, whichever occurs first.

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

12 a) Prohibition against parking or storage of recreational vehicles, trailers, or  
13 boats.

14 b) Maintenance of all common areas, parkway, and on-site and frontage  
15 landscaping.

16 **Water Utilities:**

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

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

22 74. The property owner will maintain private water and wastewater utilities located  
23 on private property.

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

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

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

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

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

9 80. All new development of multi-family residential units shall include hot water pipe  
10 insulation and installation of a hot water re-circulation device or design to provide hot water to  
11 the tap within 15 seconds in accordance with City of Oceanside Ordinance No. 02-0R126-1.

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

14 AYES:

15 NAYS:

16 ABSENT:

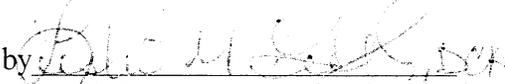
17 ABSTAIN:

18 \_\_\_\_\_  
19 Chairman

20 ATTEST:

21 \_\_\_\_\_  
22 Secretary

23 APPROVED AS TO FORM:  
24 OFFICE OF THE CITY ATTORNEY

25 by   
26 General Counsel  
27  
28







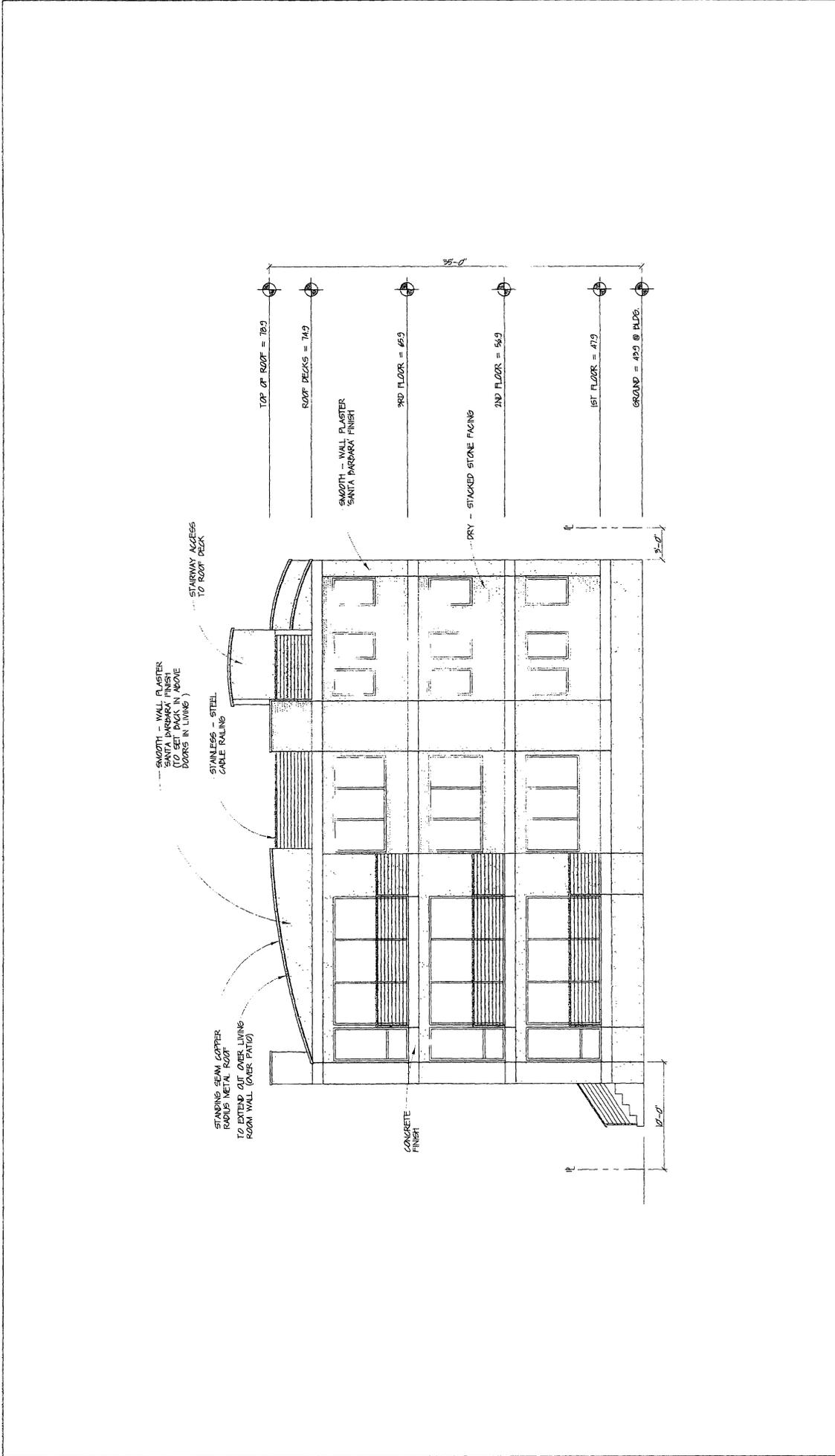




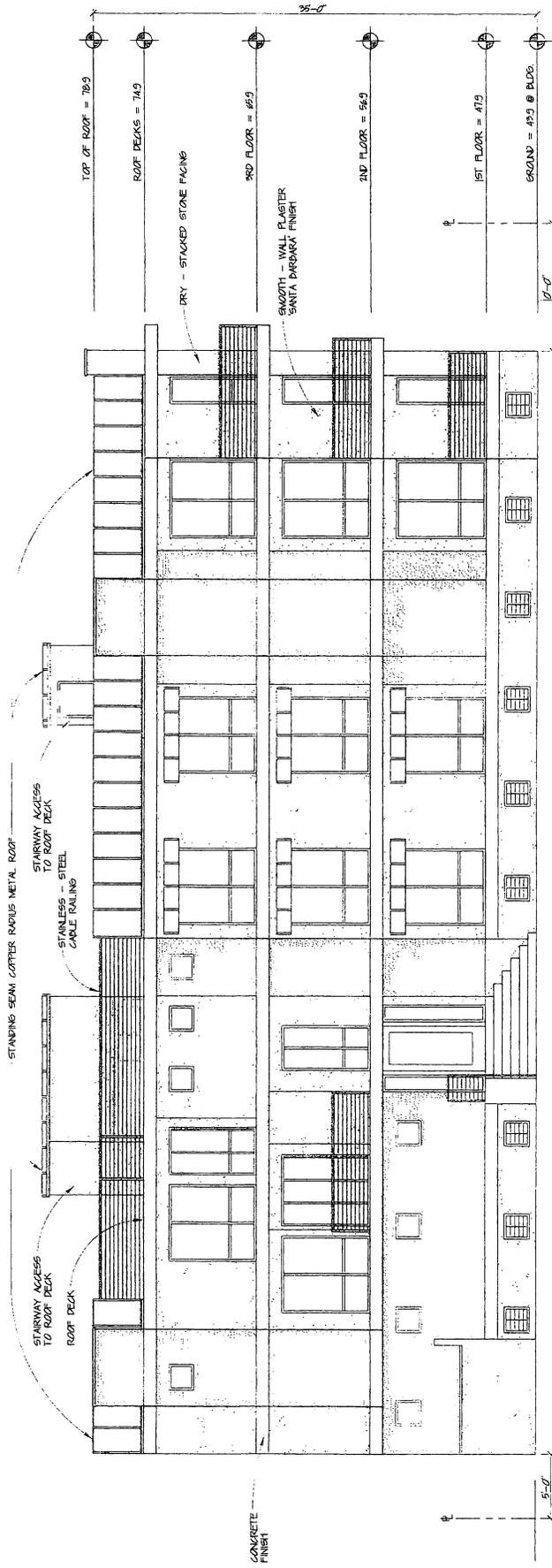




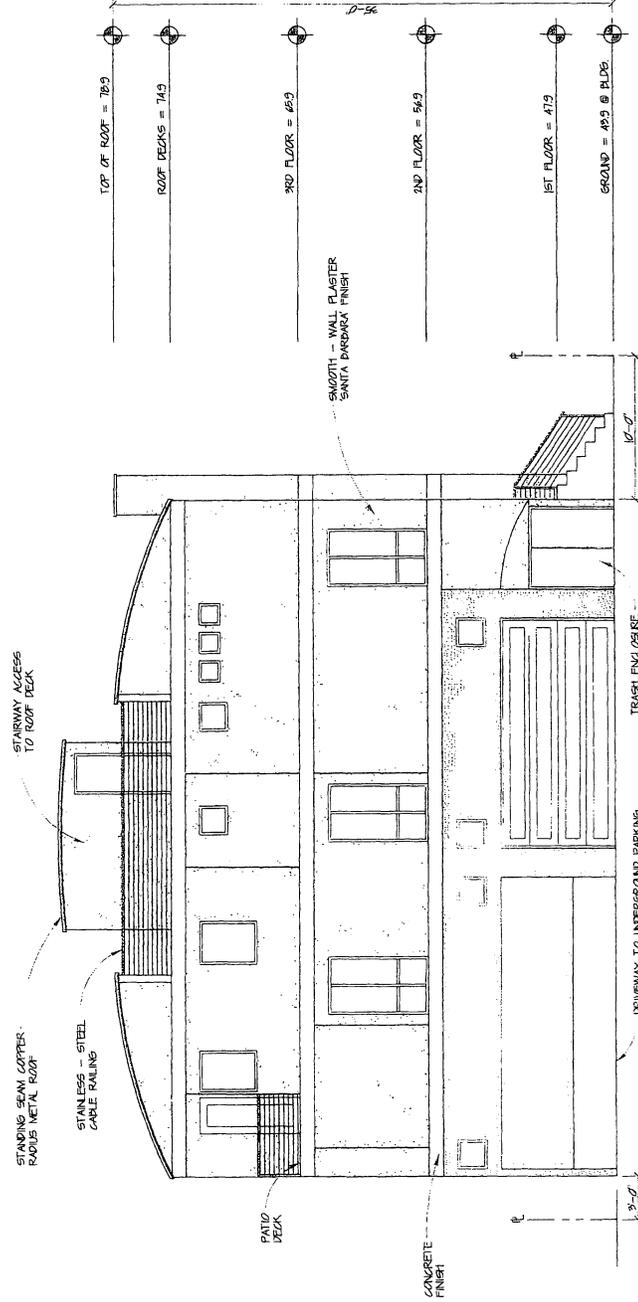




DRAWN BY	OWNER / APPLICANT	STRUCTURAL	ARCHITECT	PROJECT	SHEET TITLE	REVISIONS		SHEET
						NO.	DATE BY	
	Kevin & Anna Kelso 3350 Ridgeway Drive Cansbad, CA 92008 (760) 729-1897		RICHARD GOMBES 651 CRAVILLA STREET LA JOLLA, CA 92037 (658) 496-4070	STONE TERRACE CONDOMINIUMS 105 Neptune Way, Oceanside, CA 92054	WEST ELEVATION Scale 1/4" = 1'-0"			7
							NOTES	

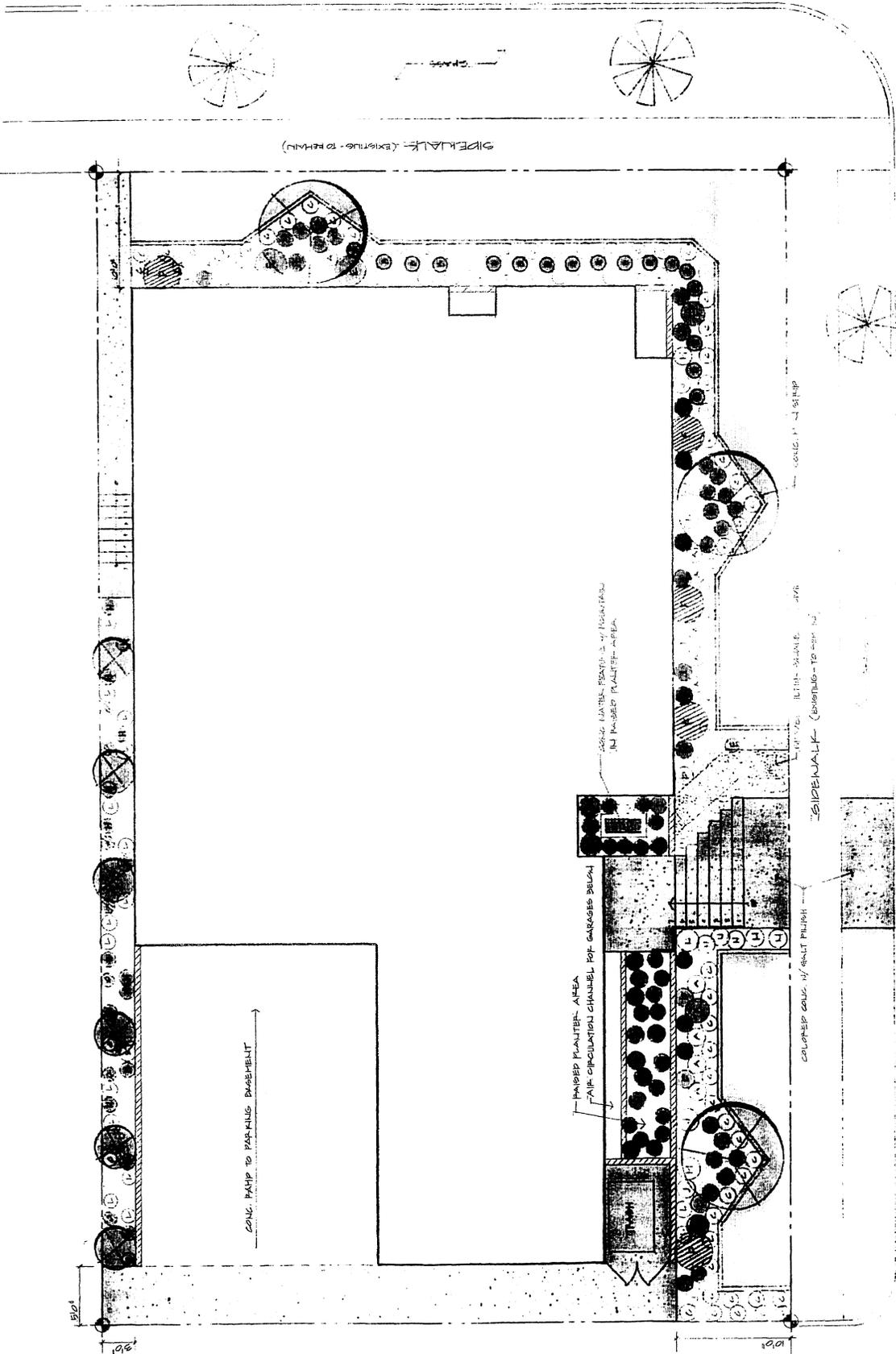


DRAWN BY	OWNER / APPLICANT	STRUCTURAL	ARCHITECT	PROJECT	SHEET TITLE	REVISIONS		SHEET	
						NO.	DATE BY		NOTES
	Kevin & Anna Kelso 3350 Ridgcrest Drive Carlsbad, CA 92008 (760) 729-1897		RICHARD GOMBES 651 GRAVILLA STREET LA JOLLA, CA 92037 (858) 456-4070	STONE TERRACE CONDOMINIUMS 105 Neptune Way, Oceanside, CA 92054	NORTH ELEVATION Scale 1/4" = 1'-0"				8



DRAWN BY	OWNER / APPLICANT	STRUCTURAL	ARCHITECT	PROJECT	SHEET TITLE	REVISIONS		SHEET
						NO.	DATE BY	
	Kevin & Anna Keiso 3350 Ridgecrest Drive Carlsbad, CA 92008 (760) 729-1897		RICHARD GOMBES 651 GRAVILLA STREET LA JOLLA, CA 92037 (858) 456-4070	STONE TERRACE CONDOMINIUMS 105 Neptune Way, Oceanside, CA 92054	EAST ELEVATION Scale 1/4" = 1'-0"			9
							NOTES	





**PLANTING GUIDE**

- TREES**
- 1. DORY MYRTLE
  - 2. LAURISTEMONA JAVICA
  - 3. FICUS MEXICANA
  - 4. WASHINGTONIA RUBRA
  - 5. WHITE OLEIFERIA 'SISTER ARBEE'
  - 6. 'CLAY'
  - 7. B. WOODY
  - 8. AUSTRALIAN TREE FERN
  - 9. SAND PALM
  - 10. GIANT BIRD OF PARADISE
  - 11. PAMPAS
  - 12. DATELY
  - 13. NEW ZEALAND PALM
  - 14. GOLF PRO PALM
  - 15. LILY OF THE RILLE
  - 16. ASPIDISTRA
  - 17. PIPERIA
  - 18. COUSUM MEXICANA
  - 19. HOUSTONIA
  - 20. BOSTON IVY (CLIMBER)
- PLANTS**
- 1. BANYAN CLEANER
  - 2. BANYAN CLEANER
  - 3. BANYAN CLEANER
  - 4. BANYAN CLEANER
  - 5. BANYAN CLEANER
  - 6. BANYAN CLEANER
  - 7. BANYAN CLEANER
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  - 19. BANYAN CLEANER
  - 20. BANYAN CLEANER

DRAWN BY	OWNER / APPLICANT	STRUCTURAL	ARCHITECT	PROJECT	SHEET TITLE	REVISIONS	SHEET
						NO.	DATE
	Kevin & Anna Kelson 3350 Ridgcrest Drive Carlsbad, CA 92008 (760) 729-1887		Richard Gombas 651 Gravilla Street La Jolla, CA 92037 (858) 456-4070	STONE TERRACE CONDOMINIUMS 105 Neptune Way, Oceanside, CA 92054	LANDSCAPE PLAN Scale 1/4" = 1'0"		

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 5

\*Resource Name or # 724 N. Pacific St.

P1. Other Identifier: none

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (132b and 132c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Quad:

Date: 1975 T 11 S R 4w, 1/4 of 1/4 of Sec ; M.D. B.M. S.B.

c. Address: 724 N. Pacific St.

City: Oceanside

Zip: 92054

d. UTM: Zone: 10, mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN# 143-225-12

\*133a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

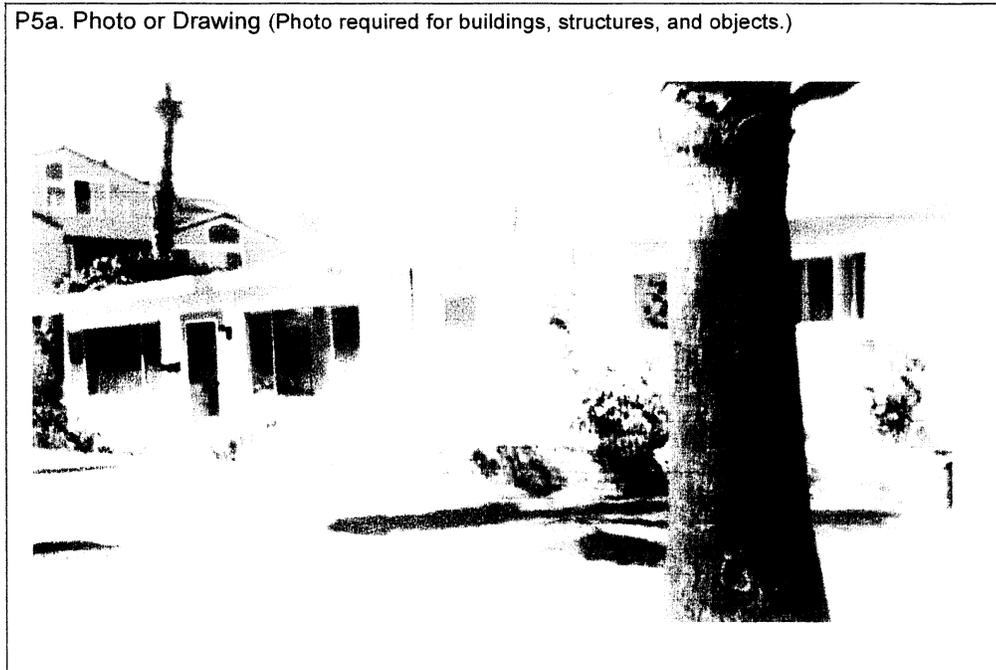
The resource consists of two buildings--a duplex and a small cottage. The duplex, built in 1958, is located on the corner of North Pacific Street and Neptune Way with the Pacific Ocean across the street. It has a small front yard and narrow side yards. The lot is landscaped with mature plants and a grass lawn. One of the apartments fronts on North Pacific and the other fronts on Neptune Way. The building is typical of late 1950's architecture with stucco walls accented by vertical siding. The shallow hip roof, covered with gravel, is mostly hidden by the fascia board which goes around the entire building. The roof projects over each front door to form a covered entry. Concrete and brick planters are a decorative feature. The large picture windows and long, narrow casement windows are original to the building. The double garage is located between the two apartments with access from each unit. Each apartment has two bedrooms and one bath. The kitchens have the original cabinets and ceramic tile counter tops. The bathrooms feature the original pink and green ceramic tile. The duplex 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.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) 6/11/07  
western elevation



\*P6. Date Constructed/Age and Sources:  Historic  
 Prehistoric  Both  
1958--County Assessor

\*P7. Owner and Address:  
Kevin & Anna Kelso  
3350 Ridgecrest Dr.  
Carlsbad, CA 92008

\*P8. Recorded by: (Name, affiliation, and address)

Mary Taschner  
322 N. Nevada, Oceanside, CA

\*P9. Date Recorded: 6/28/07

\*P10. Survey Type: (Describe)

Intensive

\*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 Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 2 of 5

\*Resource Name or #- 724 N. Pacific St.

P1. Other Identifier: none

\*P2. Location:  Not for Publication  Unrestricted

• a. County: San Diego

and (132b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Quad:

Date: 1975 T11s R 4w, 1/4 of 1/4 of Sec ; M.D. B.M. S.B.

c. Address: 724 N. Pacific St.

City: Oceanside

Zip: 92054

d. UTM: Zone: 10, nnE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN# 143-225-12

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

The 1928 cottage is located at the rear of the lot, separated from the duplex by a small fenced yard. The entrance to the cottage is located there. The back of the building is situated directly on the alley. A back door opens onto the alley. At one time, there was a garage, but this no longer exists. The cottage features the original horizontal wooden siding, although the windows have been replaced. The wooden moldings around the windows are original to the building. The building is an irregular shape with many quirky angles and projections. This is reflected in the shingle roof which is partially a gable roof as well as a shed roof. Portions of the roof have exposed rafter tails, while the rafters are enclosed on most of the roof.

The interior of the cottage has two bedrooms and one bath. The plaster walls and ceilings feature rounded corners. The kitchen and bath have been replaced.

The cottage is in fair condition.

\*133b. Resource Attributes: (List attributes and codes) HP2 Single family property

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) 6/11/07

eastern elevation

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1928-County Assessor

\*P7. Owner and Address:

Kevin & Anna M. Kelso

3350 Ridgecrest Dr.

Carlsbad, CA 92008

\*P8. Recorded by: (Name, affiliation, and address)

Mary Taschner

322 N. Nevada, Oceanside, CA

\*P9. Date Recorded: 6/28/07

\*P10. Survey Type: (Describe)

Intensive



\*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 Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**CONTINUATION SHEET**

\*Recorded by: Mary Taschner

\*Date: 6/28/07

Continuation

Update

Type in here!

The California land booms of the 1880s saw the formation of many new towns, among them, Oceanside. The subject property was subdivided by Andrew J. Myers, who is called the "Father of Oceanside". Myers arrived first in the San Luis Rey valley and started a dairy business. When he realized that the new railroad would be passing below him on the coast, he moved west to the present site of Oceanside. He filed for a patent on a 160 acre parcel at the same time as Francis H. Whaley. Both claims arrived in Washington on the same day, but Myers' letter was opened first and thus he got the land. After the land was surveyed and platted into lots, he began selling the property.

Myers had nine children, but only two of them survived to adulthood—Edward and Joseph. These two, along with Annie L. Myers, were the first owners of the subject property. They sold the land to Anita L. Utt in 1904.

Utt held the vacant property until 1928, when she sold it to real estate broker, Ross M. Russell and Jemmie B. Hayes. Hayes was married to Fred Hayes, son of J. Chauncey Hayes. Chauncey Hayes is considered to be one of the founders of Oceanside. He had great political and financial influence in the city throughout his career. His son, Fred, one of fourteen children, was in the family real estate business. Although his wife Jemmie, lived in Long Beach with their two children, she was also involved in the family business.

Hayes and Russell built the cottage on the property in 1928. It was built to be used as a rental. The first tenant in the house was Mrs. W.H. (Anna) Abbercrombe and her daughter Jean. Anna was a widow and her daughter was a stenographer.

Hayes and Russell kept the property until 1941, when they sold it to Arthur and Clarice Anderson. Arthur was a custodian at several Oceanside elementary schools. Three months after their purchase, the Anderson's sold to Arthur and Dorothy Henzell. The Henzell's owned a jewelry store at 211 North Hill Street and later, after Arthur's death, Dorothy ran the Nic Nac Shop. The Henzells owned the property until 1944, when they sold it to Ray and Mary B. Nolan.

The Nolan's were the first owners to live on the property. Ray was an engineer. He and his wife also owned Mesdames Dress Shop located at 706 Mission Avenue in Oceanside. They kept the property until 1956.

The next buyer was Rose D. Queen, a local resident since 1938. She bought the property and on the same day, deeded it to her son Jack L.D. Queen. Mrs. Queen lived on the property while her son built the duplex on the front of the lot.

Jack owned the property until 1964, when he deeded it to William L. and Sally M. Queen. The Queens lived in one of the units.

**CONTINUATION SHEET**

\*Recorded by: Mary Taschner

\*Date: 6/28/07

Continuation

Update

Type in here!

In 1975, Barnard Development Company purchased the property and retained it until 2002, when it was sold to the Ernest M. Hirayama Family Trust. The Hirayama Trust owned other rental properties in the area.

The present owners, Kevin and Anna Marie Kelso, purchased the property in 2005.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page of 5 of 5

\*NRHP Status Code

\*Resource Name or # (Assigned by recorder) 724 N. Pacific St.

B1. Historic Name: none

B2. Common Name: none

B3. Original Use: residential

B4. Present Use: residential

\*B5. Architectural Style: duplex-ranch style; house-bungalow style

\*1916. Construction History: (Construction date, alterations, and date of alterations)  
house-1928, duplex-1958, 1928 garage demolished at unknown time

\*137. Moved?  No  Yes  Unknown Date:

Original Location:

\*138. Related Features: none

139a. Architect: none

b. Builder: unknown

\*1310. Significance: Theme: residential architecture

Area: Oceanside

Period of Significance: 1928-present

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 resource is located across the street from the Pacific Ocean. The history of the area was shaped by this proximity with many rentals being built, including the subject resource. At the present time, the area is a mix of older multi-family units, mid-century single family houses and new condos. Because beach property is so desirable, the trend for new buildings will continue. The two buildings on the property were built at different periods. They retain the integrity of their construction. They were built of average materials typical of their purposes as rental properties. The resource buildings were not designed by a master architect with a national reputation. They were not constructed of rare or unique materials. The buildings are not directly associated with any known historic events. Persons of historic standing are not directly associated with them. The buildings are unlikely to offer any information which would be of local, state or national importance. This study has effectively exhausted all research potential which may have existed for these buildings. The buildings are not eligible for nomination to national, California or local historic registers.

131 1. Additional Resource Attributes: (List attributes and codes) HP2 single family, HP3 multiple family

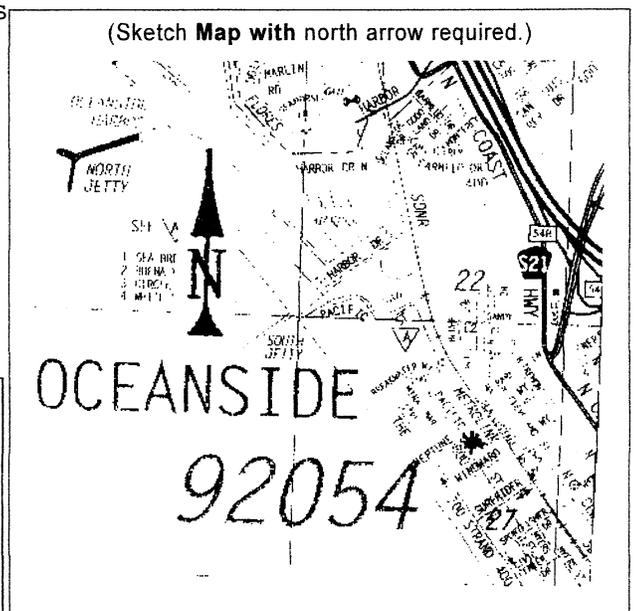
\*1312. References: County Assessor's records; Blade Tribune 1963; US Census records 1860-1930; Foley, Mary Mix, The American Home, Harper & Row, New York, NY, 1980; Oceanside Phone Directories, various; SD City & County Directories various

B13. Remarks:

\*1314. Evaluator: Mary Taschner *Mary Taschner*

\*Date of Evaluation: 6/28/07

(this space reserved for official comments.)



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:  
TENTATIVE PARCEL MAP (P-203-07), DEVELOPMENT PLAN (D-203-07) AND REGULAR COASTAL PERMIT (RC-204-07) for the construction of 4-unit multifamily development on a 5,975 s.f. lot located at 724 North Pacific Street.

PROJECT LOCATION - SPECIFIC:  
724 North Pacific Street

PROJECT LOCATION - GENERAL:  
North Pacific Street & Neptune Way

TENTATIVE PARCEL MAP (P-203-07)  
DEVELOPMENT PLAN (D-203-07)  
REGULAR COASTAL PERMIT (RC-204-07)

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:  
Construction of a 4-unit multifamily development on a 5,975 sq. ft. lot located at 724 North Pacific Street.

NAME OF PUBLIC AGENCY APPROVING PROJECT:  
City of Oceanside

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

Bob Sukup  
4322 Ridgecrest Drive  
Carlsbad, CA 92008  
(760) 720-0098

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)

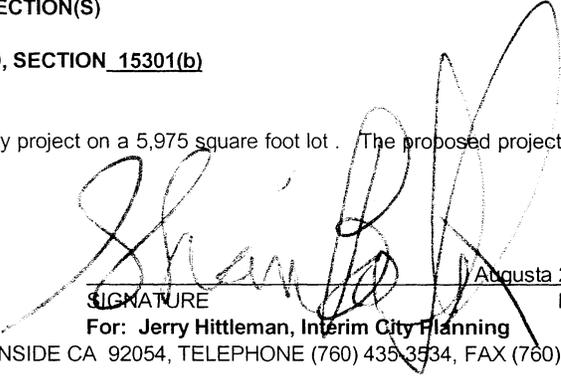
STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15301(b)

**REASONS WHY PROJECT IS EXEMPT:**

The proposed project consists of a 4-unit multifamily project on a 5,975 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

Augusta 20, 2007  
DATE

For: Jerry Hittleman, Interim City Planner

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