

**STAFF REPORT****CITY OF OCEANSIDE**

---

DATE: January 23, 2008

TO: Chairman and Members of the Community Development Commission

FROM: Economic and Community Development Department

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING DEVELOPMENT PLAN (D-205-06), VARIATION (V-208-06) AND REGULAR COASTAL PERMIT (RC-207-06) FOR A 2,025-SQUARE-FOOT ADDITION AND REMODEL TO AN EXISTING FOUR-PLEX APARTMENT BUILDING LOCATED AT 717 NORTH PACIFIC STREET - APPLICANT: PIERRE ANDRE**

**SYNOPSIS**

The item under consideration is a Development Plan, Variation, and Regular Coastal Permit for a 2,025-square-foot addition and remodel to an existing four-plex apartment building located at 717 North Pacific Street. Staff is recommending that the Commission approve the project and adopt the resolution as attached.

**BACKGROUND**

On June 20, 2007, the Community Development Commission denied on a 3-2 vote a proposed 2-unit development at the subject site. The previous project consisted of 2-unit multifamily residential development with the units 3,544 and 3,826 square feet in size. The project was denied due to the narrow width of the interior setbacks, basement and modification of the bluff.

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 preserved.

The subject site topography is relatively flat; however, the grade drops approximately 18 feet toward the western portion of the site down a severely eroded bluff. The project proposes an 18-foot high retaining wall to be placed on the western portion of the subject site. The proposed retaining wall will match the existing retaining wall located on the adjacent properties north and south of the subject site. The proposed retaining wall will stabilize the eroding bluff.

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 existing four-plex apartment building has a density of 34.8 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 Development Plan, Variation and Regular Coastal Permit. Each discretionary request is described as follows:

Development Plan: The project proposes a 2,025-square-foot addition and remodel of an existing four-plex apartment building. The new apartment layout consists of two one-bedroom units on the first floor and two two-bedroom units on the second floor. The project proposes a 265-square-foot addition on the first floor and a 1,760-square-foot addition on the second floor. The proposed design will be consistent with the existing apartment building in that it will consist of wood and stucco with a continuation of the roofing style. It should be noted that the proposed remodel and addition will not increase the number of existing bedrooms. In addition, the current side yard setbacks remain the same.

Outlined below is the residential unit breakdown:

Plan Type	Sq.Ft.	Bedrms.	Baths	Units
Plan 1	932	1	2	1
Plan 2	1,004	1	2	1
Plan 3	880	2	2	1
Plan 4	880	2	2	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 s.f.	5,000 s.f.
SETBACKS *Front Side Rear	10feet 3 feet 5 feet	*6 feet 5 feet 20 feet
LANDSCAPING	25%	26%
PARKING	4 spaces	4 spaces
BUILDING HEIGHT	27 feet	27 feet
DENSITY	43 du. Ac.(Maximum)	34.8 du. Ac.(existing)

\*Existing apartment building setback.

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

Variation: A Variation is required for exceeding the 6-foot maximum height for retaining walls.

**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. The proposed addition will not change the eastern (Pacific Street) building elevation in that the addition is located on the rear (western) portion of the apartment building.

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 will not decrease the front yard, side yard or rear yard setbacks in that the existing footprint of the building will not change. Staff also evaluated the proposed residence and its effect on public coastal views. Staff believes that since the project will not be increasing the footprint of the existing building, the coastal view will not be blocked.

The Variation is for the proposed 18-foot-high retaining wall exceeding the maximum wall height of 6 feet. The proposed retaining wall is necessary to stabilize the severely eroded bluff. The proposed retaining wall will match the existing retaining wall located on the properties immediately north and south of the subject site. The construction of the proposed retaining wall will not allow the existing building pad to be expanded westerly. In addition, the proposed retaining wall will be plantable to eventually "hide" the wall with landscaping.

In conclusion, the proposed addition and remodel is consistent with the design of the existing four-plex apartment building and will not have an effect on the surrounding neighborhood. 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 December 21, 2007, meeting and approved the project by 4-0 vote.

The Redevelopment Advisory Committee (RAC) approved the project at its January 9, 2007, meeting.

## **FISCAL IMPACT**

The proposed project will add approximately \$6,000 of tax increment yearly to the project area.

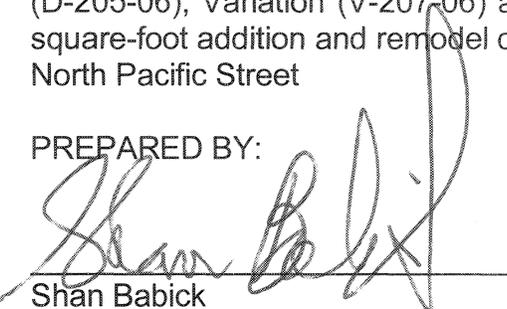
**CITY ATTORNEY'S ANALYSIS**

Pursuant to Oceanside Zoning Ordinance Articles 1230, 4102 and 4305B, the Commission is authorized to hold a public hearing on this project's applications. Consideration of the project should be based on the evidence presented at the public hearing. After conducting the public hearing, the Commission shall approve, conditionally approve, or disapprove the project. The resolution has been reviewed and approved as to form by the City Attorney.

**RECOMMENDATION**

Staff recommends that the Commission adopt the resolution approving Development Plan (D-205-06), Variation (V-207-06) and Regular Coastal Permit (RC-208-06) for the 2,025-square-foot addition and remodel of an existing four-plex apartment building located at 717 North Pacific Street

PREPARED BY:

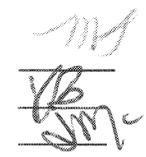
  
Shan Babick  
Associate Planner

SUBMITTED BY:

  
Peter A. Weiss  
Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager  
Kathy Baker, Redevelopment Manager  
Jane McVey, Economic and Community Development Director



**EXHIBITS/ATTACHMENTS**

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

RESOLUTION NO. 08-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A DEVELOPMENT PLAN, VARIATION AND REGULAR COASTAL PERMIT FOR A 2,025 SQUARE FOOT ADDITION AND REMODEL TO AN EXISTING FOUR-PLEX APARTMENT BUILDING LOCATED AT 717 NORTH PACIFIC STREET – APPLICANT: PIERRE ANDRE

WHEREAS, on January 23, 2008, the Community Development Commission held its duly noticed public hearing, considered an application for a Development Plan (D-205-06), Variation (V-208-06) and Regular Coastal Permit (RC-207-06) for a 2,025 square foot addition and remodel to an existing four-plex apartment building located at 717 North Pacific Street.

WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of Oceanside did, on December 21, 2007, meeting review and recommend approval of Development Plan (D-205-06), Variation (V-208-06) and Regular Coastal Permit (RC-207-06);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on January 9, 2008, reviewed and recommend approval of Development Plan (D-205-06), Variation (V-208-06) 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:

//////////

//////////

//////////

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
Drainage Fee	Ordinance No. 85-23 Resolution No. 05-R0628-1	\$2.843 per acre
School Facilities Mitigation Fee	Ordinance No. 91-34	\$2.63 per square foot

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

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

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

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

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

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

**For the Development Plan:**

1. The site plan and physical design of the project as proposed is consistent with the

1 purposes of the City's Zoning Ordinance and the "D" Downtown District in that the proposed  
2 2,025 square foot addition and remodel meets or exceeds the minimum development standards  
3 of the "D" Downtown District. The proposed project meets the minimum setbacks, landscape,  
4 open space, height and parking spaces as stipulated within the "D" Downtown District  
5 development standards.

6 2. The Development Plan as proposed conforms to the Redevelopment Plan, Local  
7 Coastal Program and General Plan of the City in that the proposed 2,025 square foot addition  
8 and remodel is consistent with the land uses of the Redevelopment Plan and the project meets  
9 the minimum setbacks, landscape, open space, height and parking spaces as stipulated within  
10 the "D" Downtown District development standards.

11 3. The area covered by the Development Plan can be adequately, reasonably and  
12 conveniently served by existing and planned public services, utilities and public facilities. The  
13 proposed 2,025 square foot addition and remodel project will not create public service and  
14 facility demands exceeding the capacity of existing and planned infrastructure.

15 4. The proposed project, a 2,025 square foot addition and remodel of an existing  
16 four-plex apartment is similar to the design of apartment buildings located within the  
17 surrounding neighborhood. A comparison of the project's product type and corresponding square  
18 footages to the unit types and square footages that exist in similar apartment buildings within the  
19 area, it can be found that the proposed unit sizes are comparable in size and product type and  
20 would have a positive effect on the area.

21 5. The site plan and physical design of the project is consistent with Section 1.24 and 1.25 of  
22 the Land Use Element of the General Plan, and Section 3039 of the Oceanside Zoning Ordinance  
23 (Hillside Development Provisions), in that there is not enough grade differentials from the highest  
24 and lowest points of the subject site, therefore, the project would not be subject to the guidelines  
25 Element of the General Plan.

26 **For the Regular Coastal Permit:**

27 1. The granting of the Regular Coastal Permit is consistent with the purposes of the  
28 California Coastal Act of 1976. The proposed 2,025 square foot addition and remodel 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

1 coastal views.

2 2. The proposed project is consistent with the policies of the Local Coastal Program  
3 as implemented through the City Zoning Ordinance. The proposed 2,025 square foot addition  
4 and remodel is consistent with the High Density Land Use as depicted in the Local Coastal  
5 Program Land Use Map. The project will not substantially alter or impact the existing coastal  
6 views through the public rights-of-way view corridors by providing a 6 foot front yard setback.  
7 In addition, the existing building footprint will not be increased.

8 3. The proposed project will not obstruct any existing or planned public beach  
9 access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal  
10 Act. The subject site is located one lot south of the Neptune Way public access/view corridor  
11 and, therefore, the proposed project will not obstruct and/or block any existing and/or proposed  
12 public beach access.

**Variation for the Retaining Wall to Exceed the Maximum 6-Foot Height Limitation:**

13 1. The application of certain regulations and development standards would result in  
14 practical difficulties inconsistent with the intent of the Redevelopment Plan. The proposed  
15 construction of the 18-foot high retaining wall is necessary to stabilize the severely eroded slope  
16 located in the rear (western) portion of the subject site.

17 2. The exceptional circumstance or uniqueness of this particular property is that due  
18 to the severely eroded bluff, the existing apartment building is in danger of collapse because of  
19 the continuing erosion of the bluff.

20 3. Permitting the Variation will not be materially detrimental to the public welfare  
21 or injurious to other properties or improvements within the 5 zone in that the retaining wall will  
22 be landscaped to “hide” or soften the height of the wall.

23 4. Permitting the Variation will not be contrary to the objectives and goals of the  
24 Redevelopment Plan, General Plan and Local Coastal Plan.

25 SECTION 1. Development Plan (D-205-06), Variation (V-208-06) and Regular Coastal  
26 Permit (RC-207-06) are hereby approved subject to the following conditions:

26 //

27 //

28 //

1 **Building:**

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

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

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

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

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

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

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

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

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

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

1  
2 9. Plan submittal to the Building Department shall include a Pedestrian Protection  
3 Plan complying with the requirements of CBC 2007.

4 **Engineering:**

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

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

12 12. 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 13. 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  
20 public street or within the City of Oceanside's storm water conveyance system.

21 b) All grading and related site preparation and construction activities shall  
22 be limited to the hours of 7 AM to 6 PM, Monday through Friday. No  
23 engineering related construction activities shall be conducted on Saturdays,  
24 Sundays or legal holidays unless written permission is granted by the City Engineer  
25 and/or Public Works Director with specific limitations to the working hours and  
26 types of permitted operations. All on-site construction staging areas shall be as  
27 far as possible (minimum 100 feet) from any existing residential development.  
28 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."

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

3 d) A haul route shall be obtained at least 7 days prior the start of hauling  
4 operations and must be approved by the City Engineer and/or Public Works  
5 Director. Hauling operations shall be 8:00 A.M. to 3:30 P.M. unless approved  
6 otherwise.

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

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

24 15. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged  
25 during construction of the project, shall be repaired or replaced as directed by the City Engineer  
26 and/or Public Works Director.

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

1 Public Works Director.

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

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

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

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

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

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

23 23. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and  
24 disposed of in accordance with all state and federal requirements, prior to storm water discharge

1 either off-site or into the City drainage system.

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

6 **Fire:**

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

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

10 27. Smoke detectors are required and detector locations shall be indicated on the  
11 plans.

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

16 29. Multifamily dwellings require 6 inch address numbers.

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

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

21 **Planning:**

22 32. This Development Plan (D-205-06), Variation (V-208-06) and Regular Coastal  
23 Permit (RC-207-06) shall expire on January 23, 2010, unless implemented as required by the  
24 Zoning Ordinance.

25 33. This Variation, Development Plan and Regular Coastal Permit approves only the  
26 construction 2,025 square foot addition and remodel of the existing four-plex apartment  
27 building as shown on the plans and exhibits presented to the Community Development  
28 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 Development Plan, Variation and Regular Coastal Permit or a new Development

1 Plan, Variation and Regular Coastal Permit.

2 34. The applicant, permittee or any successor-in-interest shall defend, indemnify and  
3 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
4 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul  
5 an approval of the City, concerning Variation (V-208-06), Development Plan (D-205-06) and  
6 Regular Coastal Permit (RC-207-06). The City will promptly notify the applicant of any such  
7 claim, action or proceeding against the City and will cooperate fully in the defense. If the City  
8 fails to promptly notify the applicant of any such claim action or proceeding or fails to  
9 cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend,  
10 indemnify or hold harmless the City.

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

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

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

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

40. 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.

41. 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.

42. 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.

43. 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.

44. Failure to meet any conditions of approval for this development shall constitute a violation of the Variation (V-208-06), Development Plan (D-205-06) and Regular Coastal Permit (RC-207-06).

45. 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.

46. 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. The gate and/or fencing within the front yard setback area shall be of a "see through" material such as wrought iron or similar material

1 so as not to obstruct the public's view of the ocean.

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

7 48. The following unit type and floor plan mix, as approved by the Community  
8 Development Commission, shall be indicated on plans submitted to the Building Division for  
9 building permit:

	S.Ft.	# Bedrms	# Baths	# Units	%
10 Plan 1	932	1	2	1	25
11 Plan 2	1,004	1	2	1	25
12 Plan 3	880	2	2	1	25
13 Plan 4	880	2	2	1	25

14 49. Side and rear elevations and window treatments shall be trimmed to substantially  
15 match the front elevations. A set of building plans shall be reviewed and approved by the  
16 Planning Division prior to the issuance of building permits.

17 50. Elevations, siding materials, colors, roofing materials and floor plans shall be  
18 substantially the same as those approved by the Community Development Commission. These  
19 shall be shown on plans submitted to the Building Division and Planning Division.

20 Water Utilities:

21 51. The property owner will maintain private water and wastewater utilities located  
22 on private property.

23 ///  
24 ///  
25 ///  
26 ///  
27 ///  
28 ///

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

52. 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.

PASSED AND ADOPTED by the Oceanside Community Development Commission of the City of Oceanside this \_\_\_ day of \_\_\_\_\_ 2008 by the following vote:

AYES:

NAYS:

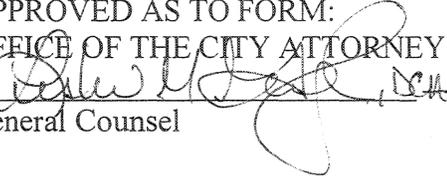
ABSENT:

ABSTAIN:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

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



**OWNER / APPLICANT:**

PACIFIC STRAND AND BEDFORD APTS  
 201 N. 1ST ST  
 ALBANY, CA 94703  
 PH: (925) 764-1111  
 F: (925) 764-1111

**PROJECT CONSULTANTS:**

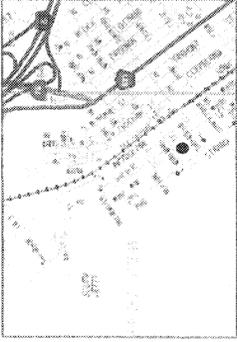
**DESIGNER**  
 S.L. DRAFTING, INC.  
 1000 W. 14TH ST  
 SAN MARINO, CA 91081  
 PH: (909) 291-1111  
 F: (909) 291-1111

**CIVIL ENGINEER**  
 RESOURCE DEVELOPMENT CORPORATION  
 1000 W. 14TH ST  
 SAN MARINO, CA 91081  
 PH: (909) 291-1111  
 F: (909) 291-1111

**SHEET INDEX**

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

**LOCATION MAP:**



**PROJECT ADDRESS:**  
 777 N PACIFIC STREET  
 OCEANSIDE, CA 92054

**ASSESSOR'S PARCEL #:**  
 48-224-07

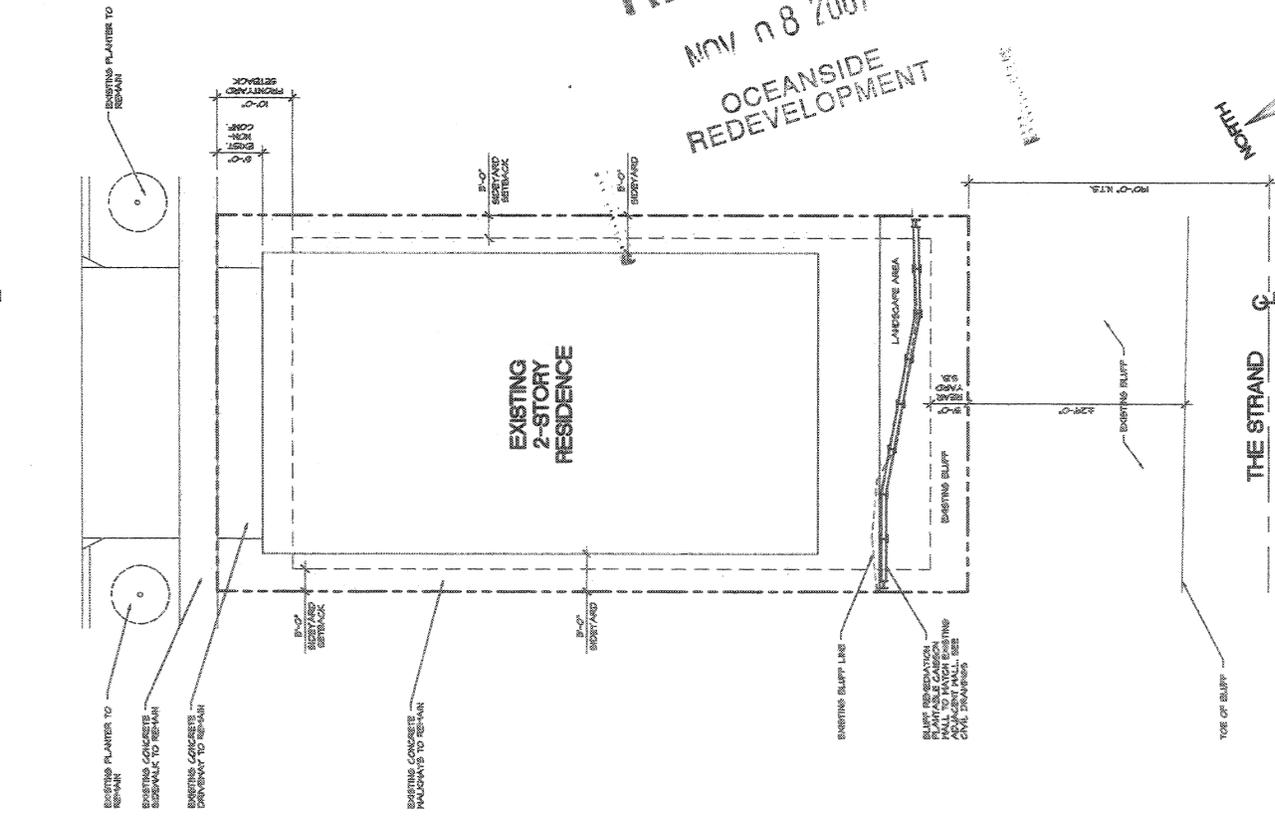
**PROJECT SUMMARY:**  
 RE-DEVELOPMENT OF EXISTING 4-UNIT APARTMENT BUILDING.

**LEGAL DESCRIPTION:**  
 LOT 2 OF BLOCK 55 OF OCEANSIDE, ACCORDING TO THE MAP THEREOF  
 COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, BEING EXCEPTED THEREFROM ANY PORTION LYING BELOW  
 THE NEAR TIDE LINE.

**PROJECT DATA:**

<b>ZONING:</b>	SUBDISTRICT 5
<b>GENERAL PLAN:</b>	D' DOWNTOWN DISTRICT
<b>LOT SIZE:</b>	5000 SQ. FT.
<b>EXISTING LOT COVERAGE:</b>	2840 SQ. FT. OR 56.8% (NO CHANGE)
<b>EXISTING LANDSCAPING:</b>	940 SQ. FT. OR 18.8% (NO CHANGE)
<b>REQUIRED SETBACKS:</b>	FRONTYARD - 10'-0" SIDEYARD - 5'-0" REAR YARD - 5'-0" (EXISTS NON-COMFORMING)
<b>PROPOSED SETBACKS:</b>	FRONTYARD - 5'-0" SIDEYARD - 5'-0" REAR YARD - 5'-0"
<b>DENSITY ALLOWED:</b>	24-49 DU / ACRE
<b>DENSITY PROPOSED:</b>	84.0 DU / ACRE
<b>HEIGHT LIMIT:</b>	27'-0"
<b>PROPOSED HEIGHT:</b>	28'-0"
<b>UNIT AREAS:</b>	
<b>UNIT A:</b> Lower North Unit	EXISTING 16,500 S.F. CONVERT FROM 2 BORN TO 1 BORN TOTAL 16,500 S.F.
<b>UNIT B:</b> Lower North Unit	EXISTING 191,500 S.F. ADDITION 241,500 S.F. CONVERT FROM 2 BORN TO 1 BORN TOTAL 433,000 S.F.
<b>UNIT C:</b> Upper South Unit	EXISTING 293,500 S.F. ADDITION 300,500 S.F. CONVERT FROM 1 BORN TO 2 BORN TOTAL 594,000 S.F.
<b>UNIT D:</b> Upper North Unit	EXISTING 493,500 S.F. ADDITION 172,500 S.F. CONVERT FROM 1 BORN TO 2 BORN TOTAL 666,000 S.F.
<b>PROJECT AREAS:</b>	
<b>SQUARE FOOTAGE</b>	EXISTING 2,095,500 S.F. ADDITION 2,025,500 S.F. TOTAL 4,121,000 S.F.
<b>BEDROOMS</b>	EXISTING 0 BEDRMS ADDITION 6 BEDRMS TOTAL 6 BEDRMS

**NORTH PACIFIC**



**THE STRAND**

**SITE PLAN**

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

**RECEIVED**  
 NOV 08 2007  
 OCEANSIDE REDEVELOPMENT



PROPOSED SETBACKS

EXISTING SETBACKS

DATE	REVISIONS

PLANS PREPARED BY  
 S.L. DRAFTING, INC.  
 1000 W. 14TH ST  
 SAN MARINO, CA 91081  
 PH: (909) 291-1111  
 F: (909) 291-1111

**PACIFIC STREET REMODEL**  
 777 N Pacific Street  
 Oceanside, California 92054

**COVER SHEET / SITE PLAN**

DESIGNER  
 S.L. DRAFTING, INC.  
 1000 W. 14TH ST  
 SAN MARINO, CA 91081  
 PH: (909) 291-1111  
 F: (909) 291-1111

# SITE DEVELOPMENT PLAN



N. PACIFIC STREET

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

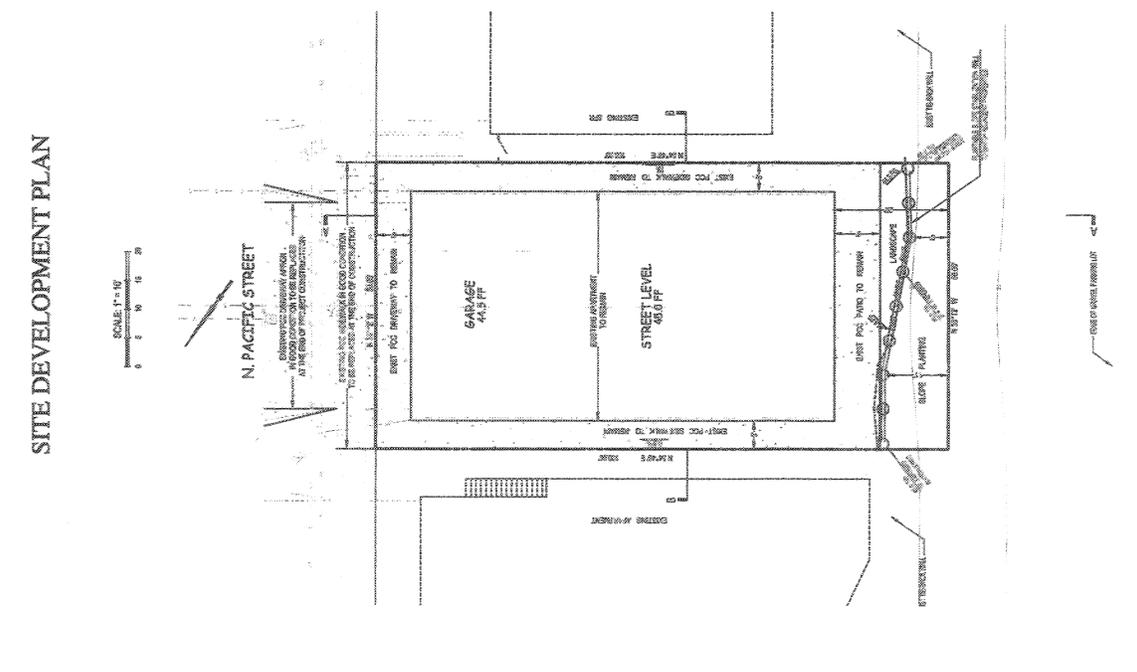
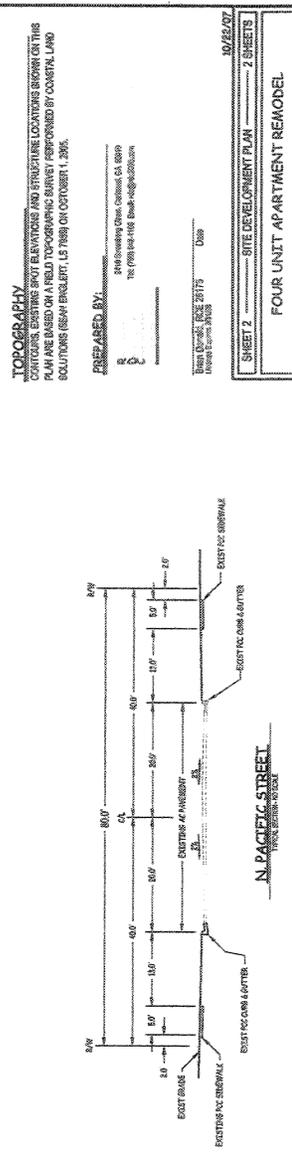
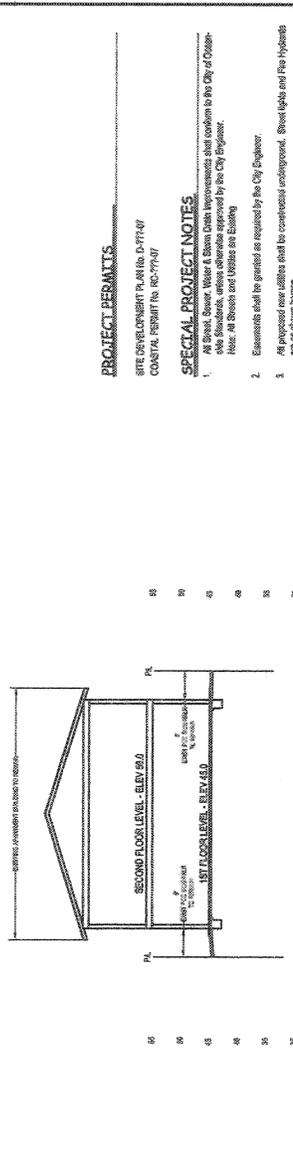
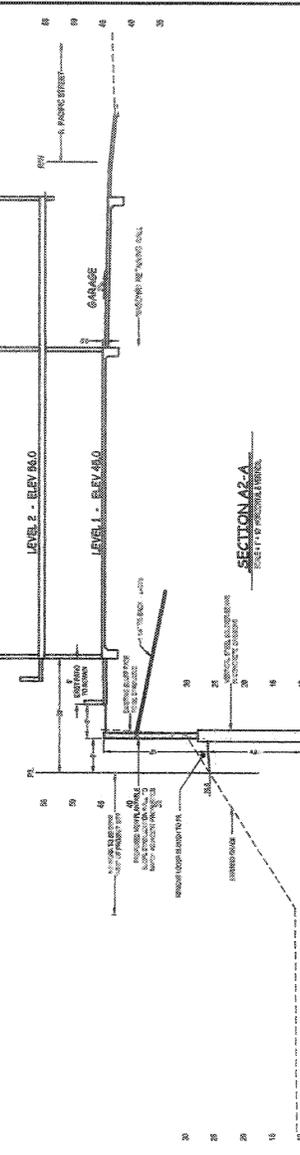
EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.

EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND'S ORDINANCES AND REGULATIONS.



**PROJECT PERMITS**  
 SITE DEVELOPMENT PLAN NO. D-171-07  
 CONSTRUCTION PERMIT NO. RC-171-07

**SPECIAL PROJECT NOTES**  
 1. All Street, Sewer, Water & Storm Drain Improvements shall conform to the City of Oakland Standards, unless otherwise approved by the City Engineer.  
 Note: All Streets and Utilities are Existing.  
 2. Easements shall be granted as requested by the City Engineer.  
 3. All proposed new utilities shall be constructed underground. Street Lights and Fire Hydrants are as shown herein.

**GRADING**  
 EXCAVATION: NONE  
 REPORT EXPERT: NONE  
 FILL: NONE

**TOPOGRAPHY**  
 CONTOURS, EXISTING SPOT ELEVATIONS AND STRUCTURE LOCATIONS SHOWN ON THIS PLAN ARE BASED ON A FIELD TOPOGRAPHIC SURVEY PERFORMED BY CONSTAT LAND SOLUTIONS (ISSUE ENCL. 18 7/89) ON OCTOBER 1, 2004.

**PREPARED BY:**  
 248 Broadway Street, Oakland, CA 94612  
 Tel: (909) 844-1188 Fax: (909) 844-1200

Drawn: D. J. JONES  
 Date: 01/07

10/26/07  
 SHEET 2 OF 2  
 SITE DEVELOPMENT PLAN  
 2 SHEETS  
 FOUR UNIT APARTMENT REMODEL  
 717 N. PACIFIC STREET, OCEANSIDE







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 \_\_\_\_\_

Page 1 of 3

\*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.

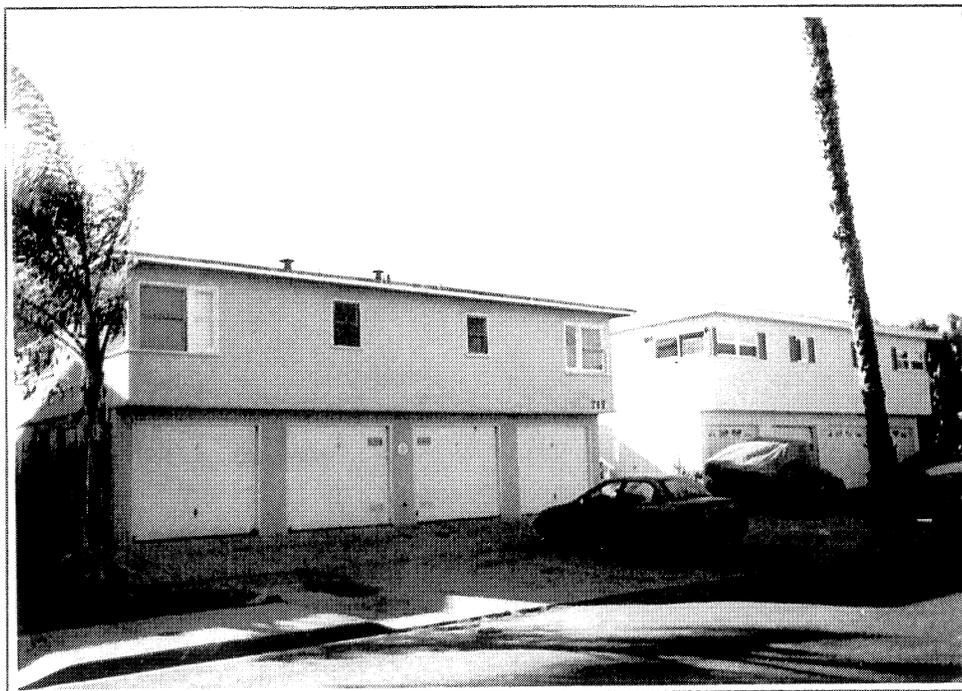
\*P3b. Resource Attributes: (List attributes and codes) HP3 - Multiple-family property

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):

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

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

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 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

Page 3 of 3

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

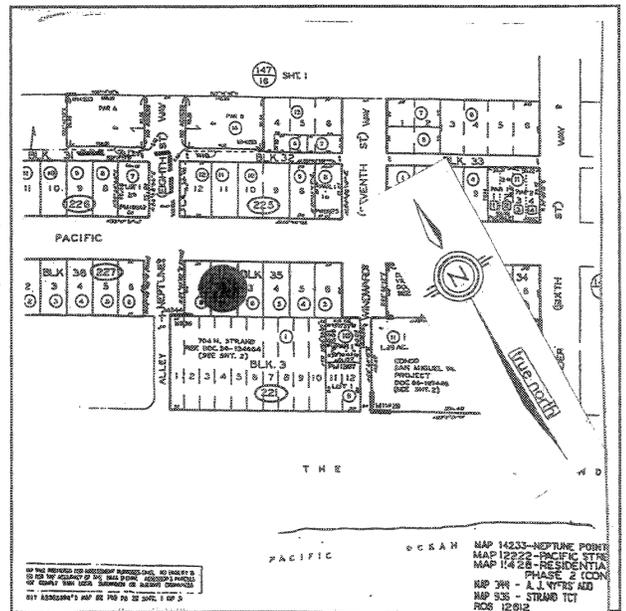
\*B12. References: Assessor's records, San Diego County; Hawthorne, K., Oceanside, Where Life is Worth Living, 2001. Donning Company Publishers, Virginia Beach, Virginia; McAlester, V. and L., A Field Guide to American Houses, 2000. Alfred A. Knopf, New York.

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.)



CITY OF OCEANSIDE  
PLANNING DEPARTMENT

## NOTICE OF EXEMPTION

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

**PROJECT TITLE AND FILE NUMBER:**

DEVELOPMENT PLAN (D-205-06), VARIATION (V-208-06) AND REGULAR COASTAL PERMIT (RC-207-06) FOR A 2,025 SQUARE FOOT ADDITION AND REMODEL TO AN EXISTING FOUR-PLEX APARTMENT BUILDING LOCATED AT 717 NORTH PACIFIC STREET.

**PROJECT LOCATION - SPECIFIC:**  
717 North Pacific Street

**PROJECT LOCATION - GENERAL:**  
North Pacific Street and Windward Way

DEVELOPMENT PLAN (D-205-06)  
VARIATION (V-208-06)  
REGULAR COASTAL PERMIT (RC-207-06)

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

A Development Plan, Variation and Regular Coastal Permit for a 2,025 square foot addition and remodel of an existing four-plex apartment building located at 717 North Pacific Street.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:**

City of Oceanside

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

Pierre Andre  
P.O. Box 1337  
Azusa, CA 91702  
(626) 625-6988

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)

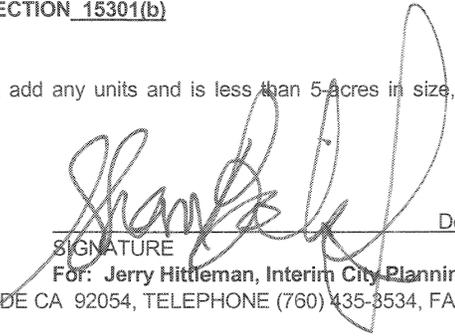
STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15301(b)

**REASONS WHY PROJECT IS EXEMPT:**

The proposed project is an infill project that does not add any units and is less than 5 acres in size, therefore, it is exempt from environmental review.

Contact Person: Shan Babick, Associate Planner

  
SIGNATURE

December 27, 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