



DATE: January 6, 2010

TO: Chairman and Members of the Community Development Commission

FROM: Economic and Community Development Department

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND REGULAR COASTAL PERMIT FOR THE CONSTRUCTION OF A TWO- UNIT RESIDENTIAL CONDOMINIUM LOCATED AT 312 SOUTH THE STRAND – PACK CONDOMINIUMS - APPLICANT- MOE PACK**

**SYNOPSIS**

The item under consideration is a Tentative Parcel Map (P-201-09), Development Plan (D-201-09), Conditional Use Permit (C-203-09), and Regular Coastal Permit (RC-202-09) for the construction of a two-unit residential condominium development located at 312 South The Strand. Staff is recommending that the Commission approve the project and adopt the resolution as attached.

**BACKGROUND**

The subject site consists of an existing legal parcel 4,268 square feet in size that was part of the original Terrace Annex subdivision of 1907. The subject site currently maintains three apartments consisting of a two-unit front apartment building with a one unit rear building situated over a 2-car garage. The buildings will be demolished as part of the development.

The majority of the subject site is relatively flat, with less than a 1-foot grade differential between the highest and lowest points, however, the rear portion of the site backs onto a steep bluff. The project proposes to export approximately 1,000 cubic yards of soil for the below-grade parking.

The subject site is situated within the South Strand neighborhood, which consists of old apartment buildings interspersed with some new condominium buildings.

There are apartment buildings situated 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 4A of the "D" Downtown District. Subdistrict 4A is primarily intended to provide a mix of transient and permanent residential uses along the South Strand between Tyson and Wisconsin

Streets. The maximum density within this zone is 43 dwelling units per acre and the project proposes a density of 20.4 dwelling units per acre.

Regular Coastal Permit: This project is situated within the Coastal Zone and requires a Regular Coastal Permit. Under the provisions of the Local Coastal Plan the project site is designated as Mixed High-Density and Transient Residential. Multifamily and single-family are primarily the uses allowed within this land use designation. The proposed project is not subject to the low/moderate replacement housing requirement because the project proposes less than three residential units.

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

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

Tentative Parcel Map and Development Plan: The project proposes two condominium units to be situated on a 4,268-square-foot lot. The units are 2,344 and 2,636 square feet in size. The project proposes a contemporary design with flat roof, and exterior materials consisting of sand-colored brick, large glass windows, glass rails, asphalt shingled roof and dark bronze metal-clad window trim.

Subdistrict 5 requires that a minimum of 20 percent of the site be landscaped. The project proposes that approximately 29 percent of the subject site is landscaped. The project proposes Palm trees, shrubs include Sago Palms, Fescue and groundcover consists of a hydro-seed mix.

Both vehicular and pedestrian access to the units will be provided from the South Strand. There will be no pedestrian access from South Pacific Street to the units.

The overall project density is 20.4 dwelling units per acre. Outlined below is the residential unit breakdown:

<i>Plan Type</i>	<i>Sq.Ft.</i>	<i>Bedrms.</i>	<i>Baths</i>	<i>Units</i>
Plan 1	2,344	3	3.5	1
Plan 2	2,636	3	3.5	1
			Total	2

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

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	5,000 square feet	4,268 square feet (existing lot)
SETBACKS Front Side Rear	10 feet 3 feet 5 feet	10 feet 3 feet 8 feet
LANDSCAPING	20%	29%
PARKING	4 spaces	5 spaces
*BUILDING HEIGHT	22 feet (Maximum)	21'11"
DENSITY	43 du. Ac.(Maximum)	20.4 du. Ac.

\*Building height cannot exceed the centerline of Pacific Street located immediately east of the subject site.

Regular Coastal Permit: This project requires a coastal permit because the subject site is situated within the coastal zone.

Conditional Use Permit: The Use Permit is required for the proposed tandem parking.

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

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

## **ANALYSIS**

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

Redevelopment Plan: Section 301 of the Redevelopment Plan states that the Agency proposes to eliminate and prevent the spread of blight and deterioration by redevelopment of land through private enterprises. The proposed project is consistent with the Redevelopment Plan in that it develops nonconforming structures and blighted property by providing new residential uses.

Tentative Parcel Map/Development Plan: Staff believes that the proposed project conforms to the development standards of Section 1230 of the Downtown "D" District in that it is well below the maximum allowable density of 43 du. ac. The South Strand area consists of older apartment buildings interspersed with newer multifamily condominium developments. Staff believes that the proposed product type, residential duplex, is consistent with the newer condominium developments that are located on the South Strand. Staff also reviewed the project's architectural compatibility and scale with similar developments located on South Strand. Staff believes that the proposed contemporary design is consistent with the newer residential developments located on the South Strand.

Local Coastal Plan: 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. Staff evaluated the proposed project and its effect on public coastal views. The proposed project provides a 10-foot-wide setback where currently, the existing front structure has zero front yard setback, therefore, the proposed project actually increases the view corridor for adjacent properties located both north and south of the subject site.

Conditional Use Permit: The Conditional Use Permit is required to allow for tandem parking. Section 1230 W. 2. a. allows for tandem parking allowed on The Strand upon approval of a Conditional Use Permit. The purpose for allowing tandem parking spaces on The Strand is that the lots located on the Strand are typically 33 feet wide which are substandard in size. The development standards are based on a typical 50-foot-wide lot. Staff can support the Use Permit because the subject site is a substandard 33-foot-wide lot.

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 South The Strand.

## **COMMISSION OR COMMITTEE REPORTS**

The Redevelopment Design Review Committee (RDRC) reviewed the project at its September 25, 2009, meeting and approved the project on a 3-0 vote.

The Redevelopment Advisory Committee (RAC) reviewed the project at its December 16, 2009, meeting and approved the project on a 7-0 vote.

**FISCAL IMPACT**

The proposed project will add approximately \$15,000 of tax increment yearly to the project area.

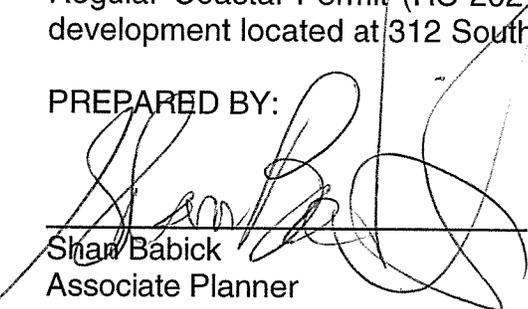
**CITY ATTORNEY'S ANALYSIS**

Pursuant to Oceanside Zoning Ordinance Article 41, Section 4102, and Article 43, Section 4305, the Community Development 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-201-09), Development Plan (D-201-09), Conditional Use Permit (C-203-09) and Regular Coastal Permit (RC-202-09) and for the construction of a two-unit residential development located at 312 South Strand.

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 Community Development Director  
Kathy Baker, Redevelopment Manager



**EXHIBITS/ATTACHMENTS**

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

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RESOLUTION NO. 10-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT AND REGULAR COASTAL PERMIT FOR THE CONSTRUCTION OF TWO RESIDENTIAL CONDOMINIUM UNITS LOCATED AT 312 SOUTH THE STRAND - PACK CONDOMINIUMS\_- APPLICANT: MOE PACK

WHEREAS, on January 6, 2010, the Community Development Commission held its duly noticed public hearing, considered an application for a Tentative Parcel Map (P-201-09), Development Plan (D-201-09), Conditional Use Permit (C-203-09) and Regular Coastal Permit (RC-202-09) for two residential condominium units located at 312 South The Strand;

WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of Oceanside did, on September 25, 2009, review and recommend approval of Tentative Parcel Map (P-201-09), Development Plan (D-201-09), Conditional Use Permit (C-203-09) and Regular Coastal Permit (RC-202-09);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on December 16, 2009 review and recommend approval of Tentative Parcel Map (P-201-09), Development Plan (D-201-09), Conditional Use Permit (C-203-09) and Regular Coastal Permit (RC-202-09);

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

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

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

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	\$2,843 per acre
Public Facility Fee	Ordinance No. 91-09 Resolution No. 05-R0334-1	\$2,072 per unit
School Facilities Mitigation Fee	Ordinance No. 91-34	\$2.63 per square foot
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
Thoroughfare Fee	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically \$3,746 per unit;
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on meter size. Residential is typically \$4,587 per unit;
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically

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

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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 Oceanside  
12 City Code and the City expressly reserves the right to amend the fees and fee calculations  
13 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 4A zoning designation in that the project creates 2-unit condominium map on a legal lot as stipulated within Article 12 of the Downtown District development standards. The subdivision map is consistent with the General Plan, Redevelopment Plan, Article 12 of the Downtown District and the

1 Subdivision Ordinance of the City of Oceanside by creating a two unit condominium map (20.4 du.  
2 ac.) on 4,268 square foot lot where the minimum lot size is 5,000 square feet and the density is 43  
3 dwelling units per acre.

4 2. The proposed building on the site will conform to the topography of the site,  
5 therefore, making it suitable for residential development. The subject site is physically suitable to  
6 allow for the development of two unit residential condominium in that the project meets or exceeds  
7 all development standards.

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

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

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

**For the Development Plan:**

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

24 2. The Development Plan as proposed conforms to the Redevelopment Plan, and General  
25 Plan of the City in that the two residential units are consistent with the land uses of the  
26 Redevelopment Plan and the project meets the minimum setbacks, landscape, open space, height  
27 and parking spaces as stipulated within the "D" Downtown District development standards. In  
28 addition, the project is consistent with 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 two residential units will not create public service and facility demands exceeding the  
4 capacity of existing and planned infrastructure.

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

10          5.       The site plan and physical design of the project is consistent with Section 1.24 and  
11 1.25 of the Land Use Element of the General Plan, and Section 3039 of the Oceanside Zoning  
12 Ordinance (Hillside Development Provisions), in that the grade differentials from the highest and  
13 lowest points of the subject site does not qualify this project and therefore would not be subject to  
14 the guidelines of the Land Use Element of the General Plan.

**For the Regular Coastal Permit:**

15          1.       The granting of the Regular Coastal Permit is consistent with the purposes of the  
16 California Coastal Act of 1976. The proposed two residential units are consistent with the High  
17 Density Land Use as depicted in the Local Coastal Program Land Use Map. In addition, the  
18 project location does not impede public access to the beach or impact public coastal views.

19          2.       The proposed project is consistent with the policies of the Local Coastal Program  
20 as implemented through the City Zoning Ordinance. The proposed two residential units are  
21 consistent with the High Density Land Use as depicted in the Local Coastal Program Land Use  
22 Map. The project will not substantially alter or impact the existing coastal views through the  
23 public rights-of-way view corridors by providing a 10-foot wide front yard setback where  
24 currently the existing building provides no front yard setback.

25          3.       The proposed project will not obstruct any existing or planned public beach  
26 access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal Act.  
27 The proposed project is located in the center of the block and will not obstruct any existing or  
28 future public beach pedestrian access.

1 **Conditional Use Permit for the Tandem Parking:**

2 1. That the proposed tandem parking spaces is in accord with the objectives of this  
3 ordinance and purposes of the zoning district in which the site is located, specifically, the  
4 Downtown "D" District Section 1230 (W) 2 (a), which allows for tandem parking spaces for  
5 development projects located on The Strand. The located of the development project and the  
6 proposed tandem parking spaces is consistent with the allowable development standards of this  
7 land use district (Subdistrict 4A) of the Redevelopment Downtown "D" District.

8 2. That the proposed tandem parking spaces use and the proposed conditions under  
9 which it would be operated or maintained will be consistent with the General Plan and the  
10 Redevelopment Plan, and will not be detrimental to the public health, safety or welfare of  
11 persons residing or working in or adjacent to the neighborhood of such use; and will not be  
12 detrimental to properties or improvements in the vicinity or to the general welfare of the city.  
13 Tandem parking spaces are allowed on the South Strand due to the existing lots narrow widths.  
14 The proposed tandem parking spaces will not be detrimental to the public health, safety or  
15 welfare of persons residing or working in or adjacent to the subject site.

16 3. That the proposed tandem parking spaces will comply with the provisions of this  
17 Ordinance, including any specific condition required for the proposed conditional use in the district  
18 in which it would be located. The proposed project will comply with all conditions of this  
19 resolution and any specific conditions established in the Downtown "D" District Zoning  
20 Ordinance.

21 SECTION 1. That Parcel Map (P-201-09), Development Plan (D-201-09), Conditional  
22 Use Permit (C-203-09) and Regular Coastal Permit (RC-202-09) are hereby approved subject to  
23 the following conditions:

24 **Building:**

25 1. Applicable Building Codes and Ordinances shall be based on the date of submittal  
26 for Building Department plan check (Currently the 2007 California Building Code and 2007  
27 California Electrical Code).

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

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

3           4.       All outdoor lighting must comply with Chapter 39 of the City Code. (Light  
4 Pollution Ordinance) Where color rendition is important, high-pressure sodium, metal halide or  
5 other such lights may be utilized and shall be shown on building and electrical plans.

6           5.       Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on  
7 the plans.

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

11           a)       Building construction work hours shall be limited to between 7 a.m. and  
12 6 p.m. Monday through Friday, and on Saturday from 7 a.m. to 6 p.m. for work that is not  
13 inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout  
14 pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted  
15 on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4<sup>th</sup>, Labor Day,  
16 Thanksgiving Day, and Christmas Day) except as allowed for emergency work under the  
17 provisions of the Oceanside City Code Chapter 38. (Noise Ordinance)

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

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

25           8.       A building (demolition) permit shall be required for the demolition of any existing  
26 structures. Plans for the Demolition Permit shall clearly depict that all utilities (electric, gas,  
27 water & sewer) are properly terminated/capped in accordance with the requirements of the utility  
28 service provider. Any underground septic or water storage tanks must be removed or filled in  
accordance with the Uniform Plumbing Code and/or the City's Grading Ordinance.

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

4           10.       Setbacks and Type of Construction must comply with CBC 2007. Exterior walls  
5 less than 5-feet to the property line shall be protected per table 704.8 of the CBC. Exterior walls  
6 less than five feet to the property line must be one hour rated per California Building Code (CBC  
7 Table 602).

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

11           12.       Retaining walls that will be installed as part of this design must be designed per  
12 the soils report for the entire project.

13           13.       All wired glass windows or doors between three and five feet from the property  
14 line shall meet the requirements of the 2007 CBC table 715.5 and 715.3.

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

17 **Engineering:**

18           15.       This project involves demolition of an existing structure or surface improvements;  
19 an erosion control plan shall be submitted and approved by the City Engineer before issuance of any  
20 demolition permit. No grading operation shall be allowed in conjunction with the demolition  
21 operation without an approved grading plan and permit. No demolition shall be permitted without  
22 an approved erosion control plan.

23           16.       All right-of-way alignments, street dedications, exact geometrics and widths shall be  
24 dedicated and constructed or replaced as required by the City Engineer.

25           17.       Design and construction of all improvements shall be in accordance with the City of  
26 Oceanside Engineers Design and Processing Manual, City Ordinances, and standard engineering  
27 and specifications of the City of Oceanside and subject to approval by the City Engineer.

28           18.       Prior to approval of the parcel map or any increment, all improvement  
requirements, within such increment or outside of it if required by the City Engineer, shall be  
covered by a subdivision agreement and secured with sufficient improvement securities or bonds

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

3 19. Where proposed off-site improvements, including but not limited to public utility  
4 facilities, and drainage facilities, are to be constructed, the owner/developer shall, at his own  
5 expense, obtain all necessary easements or other interests in real property and shall dedicate the  
6 same to the City of Oceanside as required. The owner/developer shall provide documentary  
7 proof satisfactory to the City of Oceanside that such easements or other interest in real property  
8 have been obtained prior to the approval of the parcel map for the development. Additionally,  
9 the City of Oceanside, may at its sole discretion, require that the owner/developer obtain at his  
10 sole expense a title policy insuring the necessary title for the easement or other interest in real  
11 property to have vested with the City of Oceanside or the owner/developer, as applicable.

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

16 21. Prior to the issuance of a grading permit, the owner/developer shall notify and  
17 host a neighborhood meeting with all of the area residents located within 300 feet of the project  
18 site, to inform them of the grading and construction schedule, and to answer questions.

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

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

24 b. All grading and related site preparation and construction activities shall be limited  
25 to the hours of 7 AM to 6 PM, Monday through Friday. No engineering related  
26 construction activities shall be conducted on Saturdays, Sundays or legal holidays unless  
27 written permission is granted by the City Engineer with specific limitations to the  
28 working hours and types of permitted operations. All on-site construction staging areas

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

5  
6 c. The construction site shall accommodate the parking of all motor vehicles used by  
7 persons working at or providing deliveries to the site. An alternate parking site can be  
8 considered by the City Engineer in the event that the lot size is too small and cannot  
9 accommodate parking of all motor vehicles.

10 d. The owner/developer shall complete a haul route permit application (if required  
11 for import/export of dirt) and submit to the City of Oceanside Engineering Department  
12 forty eight hours (48) in advance of beginning of work. Hauling operations (if required)  
13 shall be 8:00 A.M. to 3:30 P.M. unless approved otherwise.

14  
15 23. It is the responsibility of the owner/developer to evaluate and determine that all  
16 soil imported as part of this development is free of hazardous and/or contaminated material as  
17 defined by the City and the County of San Diego Department of Environmental Health.  
18 Exported or imported soils shall be properly screened, tested, and documented regarding  
19 hazardous contamination.

20 24. A traffic control plan shall be prepared according to the City traffic control  
21 guidelines and approved to the satisfaction of the City Engineer prior to the start of work within  
22 the public right-of-way (South The Strand). Traffic control during construction of South The  
23 Strand that have been opened to public traffic shall be in accordance with construction signing,  
24 marking and other protection as required by the Caltrans Traffic Manual and City Traffic Control  
25 Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved  
26 otherwise.

27 25. Approval of this development is conditioned upon payment of all applicable  
28 impact fees and connection fees in the manner provided in chapter 32B of the Oceanside City  
Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees,

1 reimbursements, and other applicable charges, fees and deposits shall be paid prior to recordation  
2 of the parcel map in accordance with City Ordinances and policies. The drainage, traffic signal  
3 and thoroughfare fees may be deferred to prior to issuance of building permit.

4 26. Pavement sections for South the Strand and private driveway shall be based upon  
5 approved soil tests and traffic indices. The pavement design is to be prepared by the  
6 owner/developer's soil engineer and must be in compliance with the City of Oceanside  
7 Engineers Design and Processing Manual and be approved by the City Engineer, prior to paving.

8 27. Prior to approval of the grading plans, the owner/developer shall contract with a  
9 geotechnical engineering firm to perform a field investigation of the existing pavement on South  
10 the Strand adjacent to the project boundary. The limits of the study shall be half-street plus  
11 twelve (12) feet along the project's frontage. The field investigation shall include a minimum of  
12 one pavement boring on South The Strand. Should the existing pavement thickness be  
13 determined to be less than the current minimum standard as set forth in the table for City of  
14 Oceanside Pavement Design Guidelines in the City of Oceanside Engineers Manual, the  
15 Owner/developer shall remove and reconstruct the pavement section as determined by the  
16 pavement analysis submittal process detailed in the condition listed below:

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

25 29. Any existing broken pavement, concrete curb, gutter, driveways, pedestrian ramps  
26 and sidewalk and or damaged during construction of the project, shall be repaired or replaced as  
27 directed by the City Engineer.

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

1           31.     Drainage facilities shall be designed and installed to adequately accommodates  
2 the local storm water runoff and shall be in accordance with the San Diego County Hydrology  
3 and Design Manual and in compliance with the City of Oceanside Engineers Design and  
4 Processing Manual to the satisfaction of the City Engineer.

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

10          33.     The approval of the parcel map shall not mean that proposed grading or  
11 improvements on adjacent properties (including any City properties/right-of-way or easements)  
12 is granted or guaranteed to the owner/developer.     The owner/developer is responsible for  
13 obtaining permission to grade to construct on adjacent properties.     Should such permission be  
14 denied, the parcel map shall be subject to going back to the public hearing or subject to a  
15 substantial conformity review.

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

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

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

1           37.     Shoring is required for the construction of the proposed development. The  
2 shoring design plans and structural calculations shall be submitted concurrently with the precise  
3 grading plan.

4           38.     Landscaping plans, including plans for the construction of walls, fences or other  
5 structures at or near intersections, must conform to intersection sight distance requirements.  
6 Landscape and irrigation plans for disturbed areas shall be submitted to the City Engineer prior  
7 to the issuance of a preliminary grading permit and approved by the City Engineer prior to the  
8 issuance of occupancy permits. Frontage and median landscaping shall be installed prior to the  
9 issuance of any certificates of occupancy. Any project fences, sound or privacy walls and  
10 monument entry walls/signs shall be shown on, bonded for and built from the landscape plans.  
11 These features shall also be shown on the precise grading plans for purposes of location only.  
12 Plantable, segmental walls shall be designed, reviewed and constructed by the grading plans and  
13 landscaped/irrigated through project landscape plans. All plans must be approved by the City  
14 Engineer and a pre-construction meeting held, prior to the start of any improvements.

15           39.     Open space areas and down-sloped areas visible from a collector-level or above  
16 roadway and not readily maintained by the property owner, shall be maintained through the  
17 private Maintenance Agreement that will insure installation and maintenance of landscaping,  
18 common areas and driveways in perpetuity. These areas shall be indicated on the parcel map and  
19 reserved for an association. Future buyers shall be made aware of any estimated monthly costs.  
20 The disclosure, together with the CC&R's, shall be submitted to the City Engineer for review  
21 prior to the recordation of the parcel map.

22           40.     A Private Maintenance Agreement (PMA) shall be required prior to the  
23 recordation of the Parcel Map for the maintenance for the common driveway and common open  
24 space areas. The PMA shall be subject to review and approval by the City Attorney prior to the  
25 recordation of the Parcel Map. Any amendment to the PMA in which the owners relinquish  
26 responsibility for maintenance of the private driveway or any common open space areas shall not  
27 be permitted without the prior written approval of the City of Oceanside.

28           41.     Prior or concurrent with the recordation of parcel map, the owner/developer shall  
reserve a reciprocal access for ingress and egress over and across the common driveway for the  
purpose of providing pedestrian and vehicular access to and from South The Strand, and for  
drainage and utility purposes, for the benefit of the future owners.

1           42.     The drainage design on the development plan is conceptual only. The final design  
2 shall be based upon a hydrologic/hydraulic study to be approved by the City Engineer during  
3 final engineering. All drainage picked up in an underground system shall remain underground  
4 until it is discharged into an approved channel, or as otherwise approved by the City Engineer.  
5 All public storm drains shall be shown on City standard plan and profile sheets. All storm drain  
6 easements shall be dedicated where required. The owner/developer shall be responsible for  
7 obtaining any off-site easements for storm drainage facilities.

8           43.     The owner/developer shall place a covenant on the title sheet of the parcel map  
9 agreeing to the following: "The present or future owner/developer shall indemnify and save the  
10 City of Oceanside, its officers, agents, and employees harmless from any and all liabilities,  
11 claims arising from any flooding that occurs on this site."

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

15           45.     The owner/developer shall provide a copy of the title page the approved SWMP  
16 with the first engineering submittal package. The SWMP shall be prepared by the  
17 owner/developer's Civil Engineer. All Storm water documents shall be in compliance with the  
18 latest edition of submission requirements.

19           46.     Following approval of the SWMP by the City Engineer and prior to issuance of  
20 grading permits, the owner/developer shall submit and obtain approval of an Operation &  
21 Maintenance (O&M) Plan, prepared to the satisfaction of the City Engineer. The O&M Plan  
22 shall include an approved and executed Maintenance Mechanism pursuant to Section 4.1 of the  
23 Interim Standard Urban Storm Water Mitigation Plan (ISUSMP). The O&M shall satisfy the  
24 minimum Maintenance Requirements pursuant to Section 4.3 of the ISUSMP. At a minimum the  
25 O&M Plan shall include the designated responsible party to manage the storm water BMP(s),  
26 employee training program and duties, operating schedule, maintenance frequency, routine  
27 service schedule, specific maintenance activities, copies of resource agency permits, cost  
28 estimate for implementation of the O&M Plan, a security to provide maintenance in the event of  
noncompliance to the O&M Plan, and any other necessary elements. The owner/developer shall  
provide the City with access to site for the purpose of BMP inspection and maintenance by

1 entering into an Access Rights Agreement with the City. The owner/developer shall complete  
2 and maintain O&M forms to document all operation, inspection, and maintenance activities. The  
3 owner/developer shall retain records for a minimum of 5 years. The records shall be made  
4 available to the City upon request.

5 47. The owner/developer shall enter into a City-Standard Stormwater Facilities  
6 Maintenance Agreement with the City obliging the owner/developer to maintain, repair and  
7 replace the Storm Water Best Management Practices (BMPs) identified in the project's approved  
8 SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be approved by the  
9 City Attorney prior to issuance of any precise grading permit and shall be recorded at the County  
10 Recorder's Office prior to issuance of any building permit. Security in the form of cash (or  
11 certificate of deposit payable to the City) or an irrevocable, City standard letter of credit shall be  
12 required prior to issuance of a precise grading permit. The amount of the security shall be equal  
13 to 10 years of maintenance costs, as identified by the O&M Plan, but not to exceed a total of  
14 \$25,000. The owner/developer's civil engineer shall prepare the O&M cost estimate.

15 48. At a minimum, maintenance agreements shall require the staff training, inspection  
16 and maintenance of all BMPs on an annual basis. The owner/developer shall complete and  
17 maintain O&M forms to document all maintenance activities. Parties responsible for the O&M  
18 plan shall retain records at the subject property for at least 5 years. These documents shall be  
19 made available to the City for inspection upon request at any time.

20 49. The Agreement shall include a copy of executed onsite and offsite access  
21 easement and or access rights necessary for the operation and maintenance of BMPs that shall be  
22 binding on the land throughout the life of the project to the benefit of the party responsible for  
23 the O&M of BMPs, satisfactory to the City Engineer. The agreement shall also include a copy  
24 of the O&M Plan approved by the City Engineer.

25 50. The BMPs described in the project's approved SWMP shall not be altered in any  
26 way, unless reviewed and approved to the satisfaction of the City Engineer. The determination of  
27 whatever action is required for changes to a project's approved SWMP shall be made by the City  
28 Engineer.

51. During final engineering design and prior to approval of the grading plan, the  
Engineer of Record shall evaluate the potential impact to flood hazard areas. The elevation and

1 flood proofing requirements shall be in accordance with the City of Oceanside Ordinance 94-03  
2 and Federal Emergency Management Agency (FEMA) Standards.

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

7 53. In the event that the conceptual plan does not match the conditions of approval,  
8 the resolution of approval shall govern.

9 54. Landscape plans, shall meet the criteria of the City of Oceanside Landscape  
10 Guidelines and Specifications for Landscape Development (latest revision), Water Conservation  
11 Ordinance No. 91-15, Engineering criteria, City code and ordinances, including the maintenance  
12 of such landscaping, shall be reviewed and approved by the City Engineer prior to the issuance  
13 of building permits. Landscaping shall not be installed until bonds have been posted, fees paid,  
14 and plans signed for final approval. The following landscaping requirements shall be required  
15 prior to plan approval and certificate of occupancy:

16 a. Final landscape plans shall accurately show placement of all plant material such  
17 as but not limited to trees, shrubs, and groundcovers.

18 b. Landscape Architect shall be aware of all utility, sewers, storm drain easement  
19 and place planting locations accordingly to meet City of Oceanside requirements.

20 c. All required landscape areas shall be maintained by owner. The landscape areas  
21 shall be maintained per City of Oceanside requirements.

22 d. Proposed landscape species shall be native or naturalized to fit the site and meet  
23 climate changes indicative to their planting location. The selection of plant material shall also be  
24 based on cultural, aesthetic, and maintenance considerations. In addition proposed landscape  
25 species shall be low water users as well as meet all fire department requirements.

26 e. All planting areas shall be prepared with appropriate soil amendments, fertilizers,  
27 and appropriate supplements based upon a soils report from an agricultural suitability soil sample  
28 taken from the site.

f. Ground covers or bark mulch shall fill in between the shrubs to shield the soil  
from the sun, evapotranspiration and run-off. All the flower and shrub beds shall be mulched to

1 a 3” depth to help conserve water, lower the soil temperature and reduce weed growth.

2 g. The shrubs shall be allowed to grow in their natural forms. All landscape  
3 improvements shall follow the City of Oceanside Guidelines.

4 h. Root barriers shall be installed adjacent to all paving surfaces, where a paving  
5 surface is located within 6 feet of a trees trunk on site (private) and within 10 feet of a trees trunk  
6 in the right-of-way (public). Root barriers shall extend 5 feet in each direction from the  
7 centerline of the trunk, for a total distance of 10 feet. Root barriers shall be 24 inches in depth.  
8 Installing a root barrier around the tree’s root ball is unacceptable.

9 i. All fences, gates, walls, stone walls, retaining walls, and plantable walls shall  
10 obtain planning department approval for these items in the conditions or application stage prior  
11 to 1<sup>st</sup> submittal of working drawings.

12 j. For the planting and placement of trees and their distances from hardscape and  
13 other utilities/ structures the landscape plans shall follow the City of Oceanside’s (current) Tree  
14 Planting Distances and Spacing Standards.

15 k. An automatic irrigation system shall be installed to provide coverage for all  
16 planting areas shown on the plan. Low precipitation equipment shall provide sufficient water for  
17 plant growth with a minimum water loss due to water run-off.

18 l. Irrigation systems shall use high quality, automatic control valves, controllers and  
19 other necessary irrigation equipment. All components shall be of non-corrosive material. All  
20 drip systems shall be adequately filtered and regulated per the manufacturer’s recommended  
21 design parameters.

22 m. All irrigation improvements shall follow the City of Oceanside Guidelines and  
23 Water Conservation Ordinance.

24 n. The landscape plans shall match all plans affiliated with the project.

25 o. Landscape plans shall comply with Biological and/or Geotechnical reports, as  
26 required, shall match the grading and improvement plans, comply with SWMP Best  
27 Management Practices and meet the satisfaction of the City Engineer.

28 p. Existing landscaping on and adjacent to the site shall be protected in place and  
supplemented or replaced to meet the satisfaction of the City Engineer.

q. All landscaping, fences, walls, etc. on the site, in medians within the public right-

1 of-way and within any adjoining public parkways shall be permanently maintained by the owner,  
2 his assigns or any successors-in-interest in the property. The maintenance program shall include:  
3 a) normal care and irrigation of the landscaping b) repair and replacement of plant materials c)  
4 irrigation systems as necessary d) general cleanup of the landscaped and open areas e) parking  
5 lots and walkways, walls, fences, etc. Failure to maintain landscaping shall result in the City  
6 taking all appropriate enforcement actions including but not limited to citations. This  
7 maintenance program condition shall be recorded with a covenant as required by this resolution.

8 55. In the event that the conceptual landscape plan (CLP) does not match the  
9 conditions of approval, the resolution of approval shall govern.

10 **Fire:**

11 56. Smoke detectors are required, and detector locations must be indicated on the  
12 plans.

13 57. Fire sprinklers are required for residential occupancies containing two or more  
14 dwelling units require a system meeting current NFPA standards (NFPA-13-D).

15 58. In accordance with the California Fire Code Sec. 505, City approved addresses for  
16 residential occupancies shall be placed on the structure in such a position as to be plainly visible  
17 and legible from the street or roadway fronting the property. Numbers shall be contrasting with  
18 their background.

19 59. Multifamily residential buildings require 6 inch address numbers.

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

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

24 62. A minimum fire flow of 2,000 gallons per minute shall be provided.

25 63. Fire Department requirements shall be placed on plans in the notes section.

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

28 65. Blue hydrant identification markers shall be placed as per Oceanside's Engineers  
Design and Processing Manual Standard drawing No. M-13.

1           66.    The fire hydrants shall be installed and tested prior to placing any combustible  
2 materials on the job site.

3           67.    Provide on-site hydrants and mains capable of supplying the required fire flow.

4           68.    All streets less than 32 feet wide shall be posted "No Parking Fire Lane" per  
5 Vehicle Code Section 22500.1. Any markings, signs and/or fire lane identification shall be in  
6 accordance with the Fire Department Standard Guidelines for emergency access.

7           69.    Provide a horn strobe device on the exterior of the building to be activated by fire  
8 sprinkler water flow.

9           **Economic/Redevelopment:**

10           70.    This Tentative Parcel Map (P-201-09), Development Plan (D-201-09),  
11 Conditional Use Permit (C-203-09) and Regular Coastal Permit (RC-202-09) shall expire on  
12 January 6, 2012, unless implemented as required by the Zoning Ordinance.

13           71.    This Tentative Map, Development Plan, Conditional Use Permit and Regular  
14 Coastal Permit approve only a residential duplex development as shown on the plans and  
15 exhibits presented to the Community Development Commission for review and approval.

16           72.    No deviation from these approved plans and exhibits shall occur without  
17 Economic and Community Development Department approval. Substantial deviations shall  
18 require a revision to the Tentative Parcel Map, Development Plan, Conditional Use Permit and  
19 Regular Coastal Permit or a new Tentative Parcel Map, Development Plan, Conditional Use  
20 Permit and Regular Coastal Permit.

21           73.    The applicant, permittee or any successor-in-interest shall defend, indemnify and  
22 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
23 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul  
24 an approval of the City, concerning Tentative Parcel Map (P-201-09), Development Plan (D-  
25 201-09), Conditional Use Permit (C-203-09) and Regular Coastal Permit (RC-202-09). The City  
26 will promptly notify the applicant of any such claim, action or proceeding against the City and  
27 will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such  
28 claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not,  
thereafter, be responsible to defend, indemnify or hold harmless the City.

1           74. All multifamily development projects shall dispose of or recycle solid waste in a  
2 manner provided in City Ordinance 13.3.

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

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

9           77. Prior to the issuance of building permits, compliance with the applicable  
10 provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall  
11 be reviewed and approved by the Economic and Community Development Department. These  
12 requirements, including the obligation to remove or cover with matching paint all graffiti within  
13 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant  
14 affecting the subject property.

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

19           79. Failure to meet any conditions of approval for this development shall constitute a  
20 violation of the Tentative Parcel Map (P-201-09), Development Plan (D-201-09), Conditional  
21 Use Permit (C-203-09) and Regular Coastal Permit (RC-202-09).

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

27           81. The developer's construction of all fencing and walls associated with the project  
28 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.

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

	Sq.Ft.	# Bedrms	# Baths	# Units	%
4           Plan 1	2,344	3	3.5	1	50
5           Plan 2	2,636	3	3.5	1	50

6  
7           83. Side and rear elevations and window treatments shall be trimmed to substantially  
8 match the front elevations. A set of building plans shall be reviewed and approved by the  
9 Economic and Community Development Department prior to the issuance of building permits.

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

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

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

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

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

3           87. The project shall prepare a Management Plan. The Management Plan is subject to  
4 the review and approval of the Redevelopment Manager prior to the occupancy of the project, and  
5 shall be recorded as CC&R's against the property. The Management Plan shall cover the following:

6           a) Maintenance - The Management Plan shall cover, but not be limited to anti-  
7 graffiti and site and exterior building, landscaping, parking lots, sidewalks, walkways and overall  
8 site maintenance measures and shall ensure that a high standard of maintenance at this site exists at  
9 all times.

10           88. Photograph documentation of all existing structure(s) shall be required. Photograph  
11 documentation shall be as follows:

12           a). Format (4 inches X 5 inches) to include black and white photographs of all  
13 exterior elevations as well as interior photographs producing archival quality negatives and contacts.

14           b). Color slide photograph documentation is also required with the number of  
15 photographs to be determined by the Oceanside Historical Preservation Advisory Committee  
(OHPAC).

16           c). All photograph documentation shall be under the direction of a designated  
17 member of OHPAC and to the satisfaction of the Economic and Redevelopment Director.

18           89. Prior to the issuance of a building permit, the applicant and landowner, shall execute  
19 and record a covenant, in a form and content acceptable to the City Attorney, which shall  
20 provide:

21           a). That the applicant understands that the site may be subject to  
22 extraordinary hazard from waves during storms and from erosion and the applicant assumes the  
23 liability from those hazards.

24           b). That the applicant unconditionally waives any claim of liability on the part  
25 of the City and agrees to defend and indemnify and hold harmless the City and its advisors  
26 relative to the City's approval of the project for any damage due to natural hazards.

27           90. The proposed building cannot exceed the height of the centerline of Pacific Street  
28 located immediately east of the subject site. To ensure compliance, the applicant is required, at  
their expense, to hire a registered surveyor or civil engineer to measure the building  
height at various stages of construction.

1           91. Flood gates across the driveway entrance and between structures shall be utilized  
2 to reduce nuisance flooding of the garage. In addition, methods shall be utilized to collect and  
3 convey any flood waters.

4 **Water Utilities:**

5           92. All public water and/or sewer facilities not located within the public right-of-way  
6 shall be provided with easements sized according to the Water, Sewer, and Reclaimed Water  
7 Design and Construction Manual. Easements shall be constructed for all weather access.

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

10          94. The property owner shall maintain private water and wastewater utilities located  
11 on private property.

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

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

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

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

25          99. All Water and Wastewater construction shall conform to the most recent edition of  
26 the Water, Sewer, and Reclaimed Water Design and Construction Manual, or as approved by the  
27 Water Utilities Director.

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

1           101. Subterranean parking structures shall be designed with a drainage system that  
2 conveys runoff to the City's Storm Drain System and shall comply with the California Regional  
3 Water Control Board Order No. 2007-001.

4           102. Residential units shall be metered individually. Private utility systems for  
5 residential developments are not allowed.

6  
7           PASSED AND ADOPTED by the Oceanside Community Development Commission of  
8 the City of Oceanside this \_\_\_ day of \_\_\_\_\_ 2010 by the following vote:

9 AYES:

10 NAYS:

11 ABSENT:

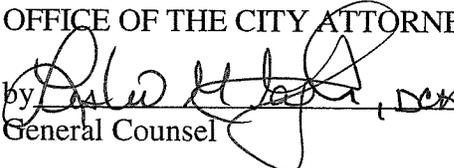
12 ABSTAIN:

13 \_\_\_\_\_  
Chairman

14 ATTEST:

15 \_\_\_\_\_  
16 Secretary

17 APPROVED AS TO FORM:  
18 OFFICE OF THE CITY ATTORNEY

19 by  \_\_\_\_\_  
20 General Counsel

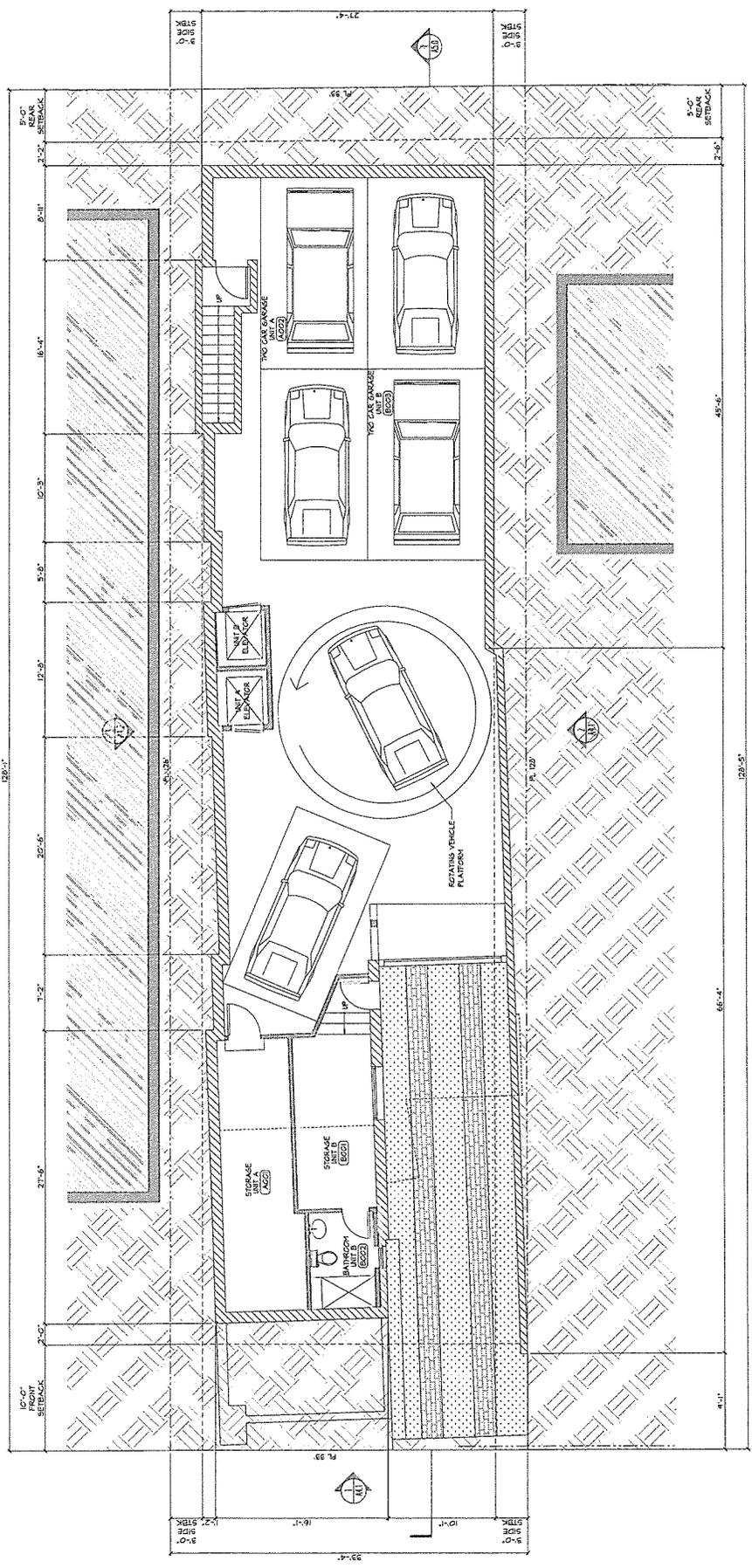








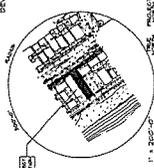


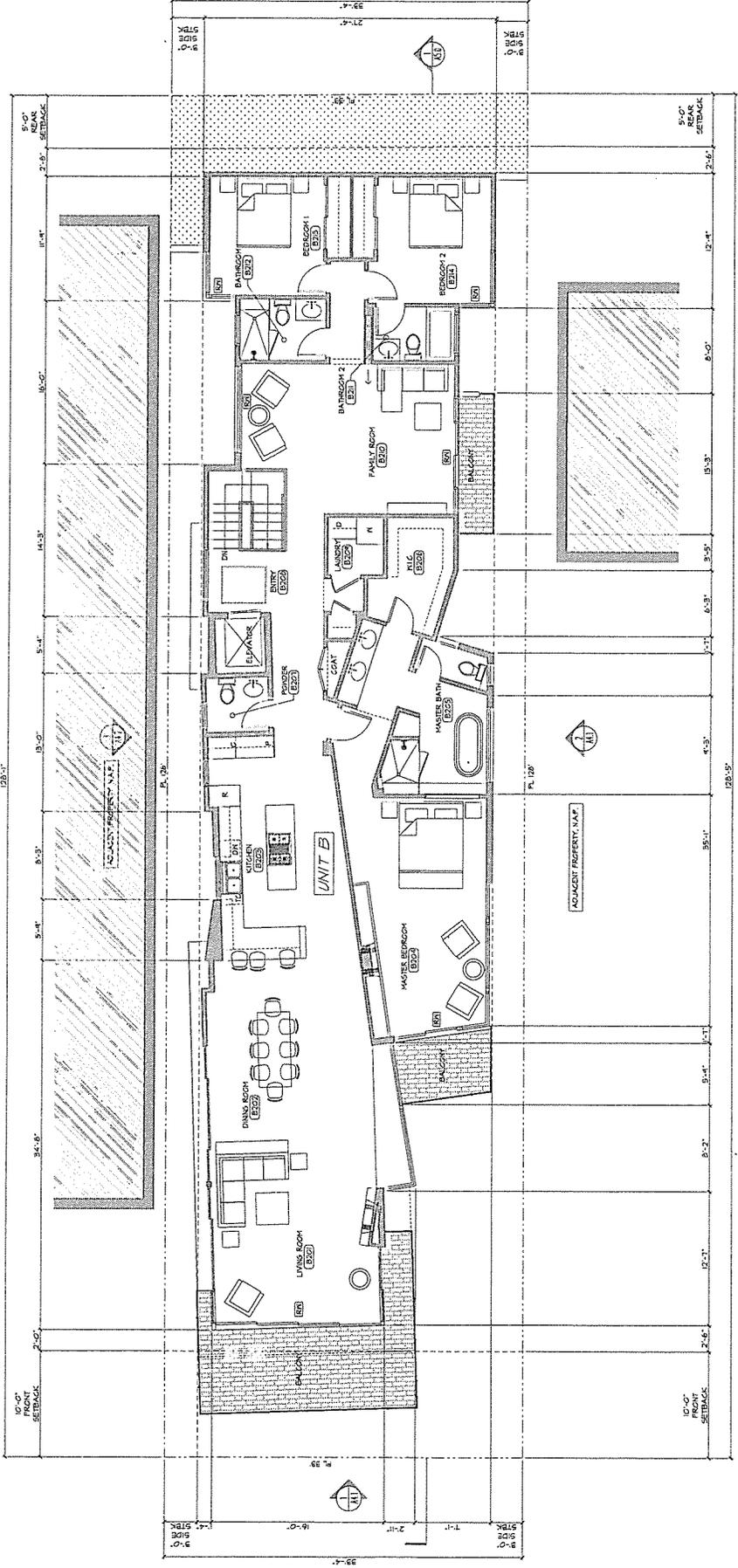


**BASEMENT PLAN**



- NOTE**  
SEE SHEET 2.1 TO 2.4 FOR AREA CALCULATION
- NOTE**  
SEE SHEET 501 FOR INFORMATION
- NOTE**  
RY INDICATES REQUIRED FINISH



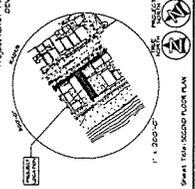


SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

- NOTE**  
 SEE UNIT SET FOR  
 SITE CALCULATION  
 FOR AREA CALCULATION
- NOTE**  
 SEE UNIT SET FOR  
 SITE CALCULATION  
 FOR AREA CALCULATION
- NOTE**  
 SEE UNIT SET FOR  
 SITE CALCULATION  
 FOR AREA CALCULATION

Prepared by: J. J. J.  
 Address: 11111 S. HAYWARD AVE.  
 Suite 100  
 Hayward, CA 94541  
 Phone: (925) 784-1111  
 Fax: (925) 784-1112  
 Project Name: PACK CONDOMINIUMS  
 Project Address: 312 SOUTH THE STRAND  
 OCEANSIDE, CA 92054  
 Project No.: 08-09  
 Date: 08/20/10  
 Drawn: J. J. J.  
 Checked: J. J. J.  
 Approved: J. J. J.



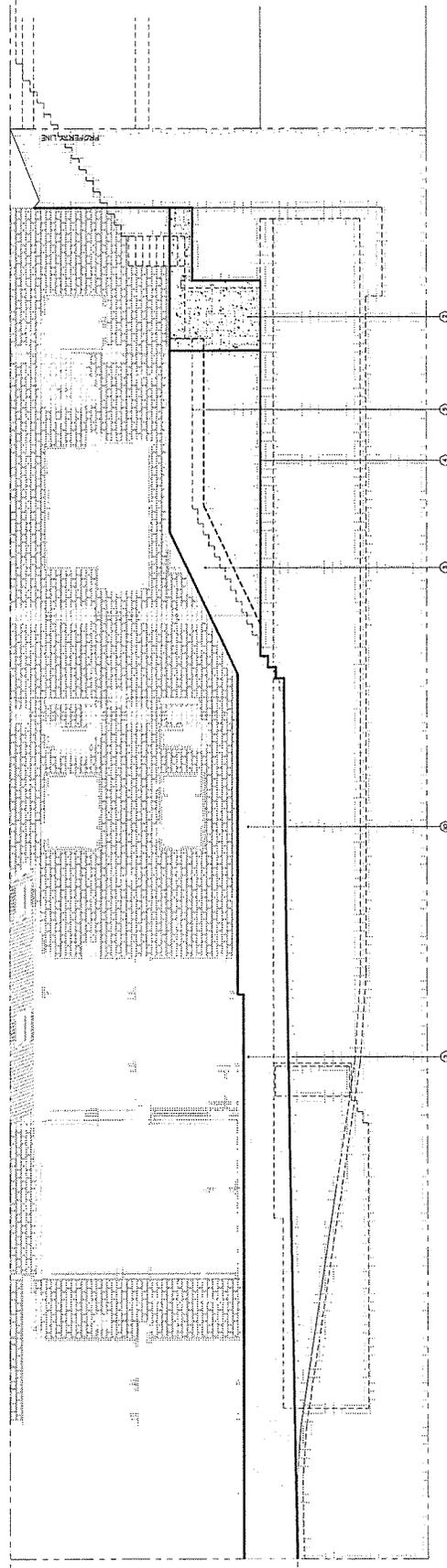
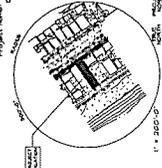
1" = 200'-0"  
 SHEET 1 OF 18  
 SECOND FLOOR PLAN





PROJECT NO.	2012-001
DATE	02-20-10
SCALE	AS SHOWN
DESIGNER	EOS
CHECKER	EOS
DATE	02-20-10
PROJECT NAME	PACK CONDOMINIUMS
PROJECT ADDRESS	312 SOUTH THE STRAND
CITY	OCEANSIDE, CA
COUNTY	SAN DIEGO
OWNER	PACK CONDOMINIUMS
PROJECT TYPE	CONDOMINIUM PROJECT

Prepared By: JES ALVARADO, INC.  
Address: 2553 25TH AVENUE  
Suite 100  
San Diego, CA 92106  
Phone: (619) 224-4800  
Fax: (619) 224-4800  
Project Address: 312 SOUTH THE STRAND  
City: OCEANSIDE, CA  
County: SAN DIEGO  
Project Name: PACK CONDOMINIUM PROJECT



3 SOUTH FENCING ELEVATION

SCALE 1/4"=1'-0"

**FIRE DEPARTMENT NOTES**  
1) ALL FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED PER 2010 IBC AND 2010 IBC STRUCTURAL.  
2) ALL FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED PER 2010 IBC AND 2010 IBC STRUCTURAL.  
3) ALL FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED PER 2010 IBC AND 2010 IBC STRUCTURAL.  
4) ALL FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED PER 2010 IBC AND 2010 IBC STRUCTURAL.  
5) ALL FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED PER 2010 IBC AND 2010 IBC STRUCTURAL.

**FENCING ELEVATION NOTES**  
1) NEW WOOD FENCE WITH STAINLESS STEEL POSTS  
2) EXISTING GAUGE  
3) EXISTING GAUGE  
4) EXISTING GAUGE  
5) EXISTING GAUGE  
6) EXISTING GAUGE  
7) EXISTING GAUGE  
8) EXISTING GAUGE  
9) EXISTING GAUGE  
10) EXISTING GAUGE







# TENTATIVE PARCEL MAP 312 South The Strand P-09, D-09, RC-09, RC-09

**CONDOMINIUM NOTE:**  
THIS TENTATIVE PARCEL MAP IS A CONDOMINIUM PROJECT AS DEFINED IN THE SUBDIVISION MAP ACT AND THE CONDOMINIUM ACT, AND IS SUBJECT TO THE RECORDATION ACT AND THE CONDOMINIUM ACT.

**GENERAL NOTES**

- STREET ADDRESS: 312 SOUTH THE STRAND
- ASSASSIN'S PARCEL NUMBER: 150-072-13-00
- TOTAL ACRES: 0.08
- EXISTING ZONING: D-09
- GENERAL PLANNING USE: RESIDENTIAL
- NUMBER OF UNITS: 2
- NUMBER OF BUILDING UNITS: 2
- SUBDIVISION DISTRICT: OCEANOGRAPHIC DISTRICT
- CITY DISTRICT: CITY OF OCEANOGRAPHIC
- COUNTY DISTRICT: COUNTY OF SAN DIEGO
- FLOOD PLAIN INFORMATION: 1' FLOOD PLAIN INFORMATION
- SEA & TIDE: 1' FLOOD PLAIN INFORMATION
- FIRE PROTECTION: OCEANOGRAPHIC FIRE DEPT.
- SEWERAGE: PACIFIC BELL
- CABLE TELEVISION: CABLE

**FIRE NOTE:**

THE FIRE DEPARTMENT OF THE CITY OF OCEANOGRAPHIC HAS REVIEWED THIS PARCEL MAP AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF OCEANOGRAPHIC FIRE DEPARTMENT REQUIREMENTS.

**GEOTECHNICAL REPORT:**

A GEOTECHNICAL REPORT HAS BEEN OBTAINED FROM TAYLOR GROUP, INC. ON THE PROPOSED DEVELOPMENT. THE REPORT IS DATED JULY 10, 2008.

**DRAINAGE REPORT:**

A DRAINAGE REPORT HAS BEEN OBTAINED FROM TAYLOR GROUP, INC. ON THE PROPOSED DEVELOPMENT. THE REPORT IS DATED JULY 10, 2008.

**STORM WATER MITIGATION PLAN:**

A STORM WATER MITIGATION PLAN HAS BEEN OBTAINED FROM TAYLOR GROUP, INC. ON THE PROPOSED DEVELOPMENT. THE PLAN IS DATED JULY 10, 2008.

**BOUNDARY SURVEY:**

A BOUNDARY SURVEY HAS BEEN PERFORMED BY CANTON LAND SURVEYING DATED SEPTEMBER 3, 2008.

**LEGEND:**

- EXISTING CONTIGUOUS BOUNDARY
- EXISTING STREET LIGHT
- EXISTING DRAINAGE
- EXISTING UTILITY
- EXISTING WATER MAIN
- EXISTING SEWER LINE

**LEGAL DESCRIPTION:**

LOT 12, BLOCK 10, OF PARCEL MAP NO. 150-072-13, AS SHOWN ON THE TENTATIVE PARCEL MAP NO. 150-072-13, DATED JULY 10, 2008, AND FILED IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, APRIL 24, 1987.

**SITE DATA:**

SETBACKS: 5 FT. FRONT, 5 FT. SIDE, 5 FT. REAR

**SOURCE OF TOPOGRAPHY:**

TOPOGRAPHIC DATA ON THIS MAP WAS OBTAINED BY CANTON LAND SURVEYING DATED SEPTEMBER 3, 2008.

**BENCHMARK:**

ALL BENCHMARKS SHOWN ON THIS MAP ARE PERMANENT BENCHMARKS (PBM) WHICH ARE BENCHMARKS OF THE NATIONAL GEODETIC SURVEY (NGS).

**UTILITIES:**

ALL EXISTING UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS.

**OWNER/DEVELOPER:**

MR. & MRS. TAYLOR GROUP, INC.  
1500 AVENUE 66  
ESCONDIDO, CA 92025

**SHEET INDEX**

- 1. TENTATIVE MAP
- 2. RECYCLED PAPER

**ENGINEER OF WORK**

MR. TAYLOR GROUP, INC.  
1500 AVENUE 66  
ESCONDIDO, CA 92025



PREPARED BY:  
TAYLOR GROUP, INC.  
1500 AVENUE 66  
ESCONDIDO, CA 92025

DATE: 08/10/08

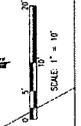
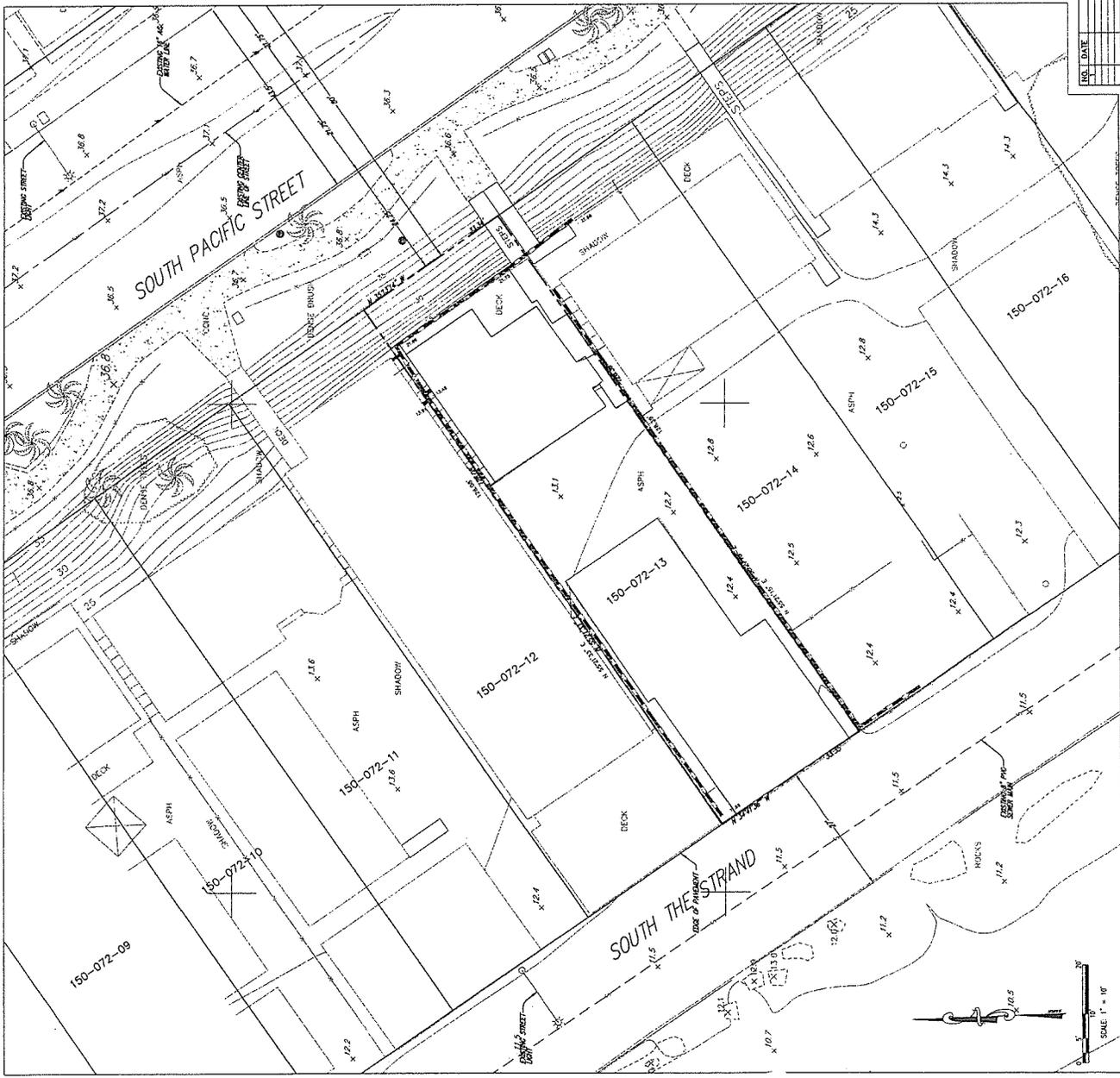
SCALE: 1" = 10'

REVISION:

SHEET 2 OF 2

312 SOUTH THE STRAND  
OCEANOGRAPHIC, CALIFORNIA

APR. 15-07-13









PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 6

\*Resource Name or #: (Assigned by recorder) 312 S. The Strand/Building 1

P1. Other Identifier: Surrey Lodge Apartments

\*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 San Luis Rey \*Date: 1975 T11S R 5W; ¼ of ¼ of Sec; B.M.: SB

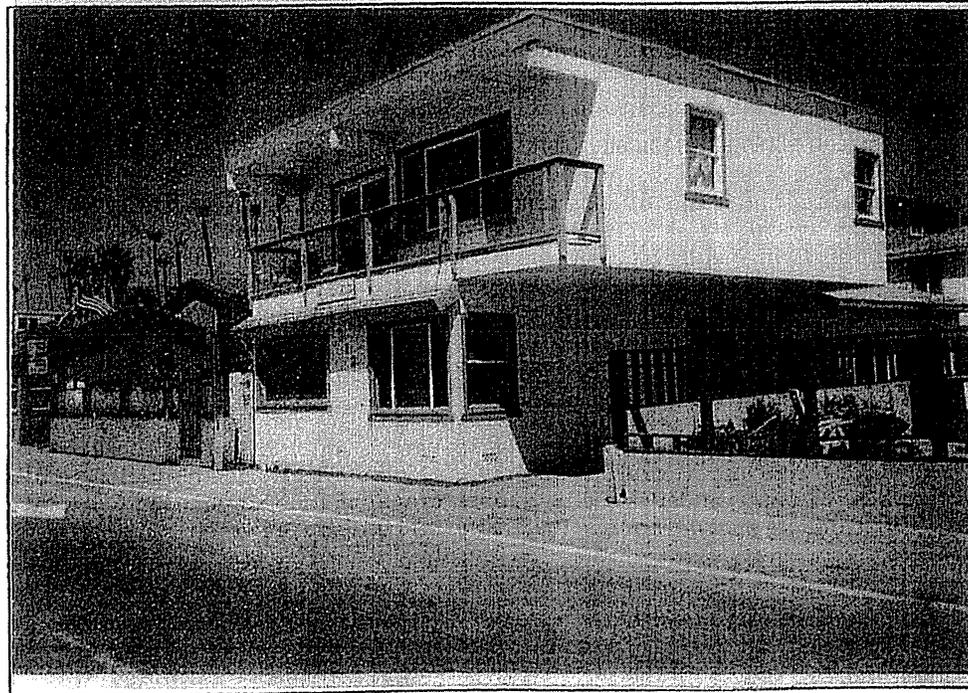
c. Address: 312 S. The Strand City: Oceanside Zip: 92054

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): The legal description of this property is Lot 15, Block B, of the Terrace Annex Subdivision; the Assessor's Parcel Number for the property is 150-072-14.

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The subject resource consists of a one and two story, 1000 sq ft, two-unit frame and stucco apartment building with a concrete foundation, constructed in a Modern Contemporary/Beach Cottage Hybrid style. The front portion of the building appears to have been added onto an older structure. The Residential Building Record does not document the date of the addition, but describes the building's architectural attributes and workmanship as average. The front portion of the building has a flat roof, while the rear is low pitched and hipped with composition shingles. The second story is cantilevered over the first on the south side; an upper balcony with a glass panel and wood railing is set back along the front of the west end of the building. The balcony is set beneath an extension of the roof and features three exposed beams and a sliding patio door. A shed roof shades the front of the lower floor. Lattice grilled foundation vents are positioned around the base of the building. Some of the original wood trimmed and silled metal framed 1/1 double hung windows have been replaced with vinyl sliders. Access to the building is from a concrete drive along the south side of the structure and leads to a parking area behind the building. The single wood paneled door to the front unit is located on the south side of building. It has a glass upper and paneled side lites. The

single paneled door to the lower unit is on the east wall. Both doors have low concrete stoops. The building appears to be in good condition.



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

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

P5b. Description of Photo: (View, date, accession #) West facade, 3/31/09, 1116:1

\*P6. Date Constructed/Age and Source  Historic  Prehistoric  Both Constructed 1946 per Residential Building Record

\*P7. Owner and Address: M. & C. Pack Trust  
10135 Jesmond Drive  
Escondido, CA 92026

\*P8. Recorded by (Name, affiliation, and address): Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*P9. Date Recorded: 4/06/09 \*P10. Type of Survey: (Describe) Field Check \*P11. Report Citation (Cite survey report and other sources, or enter "none"). None \*Attachments:  NONE  Location Map  Sketch Map

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

PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 2 of 6

\*Resource Name or #: (Assigned by recorder) 312 S. The Strand/Building 2

P1. Other Identifier: Surrey Lodge Apartments

\*P2. Location:  Not for Publication  Unrestricted \*

a. County: San Diego

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

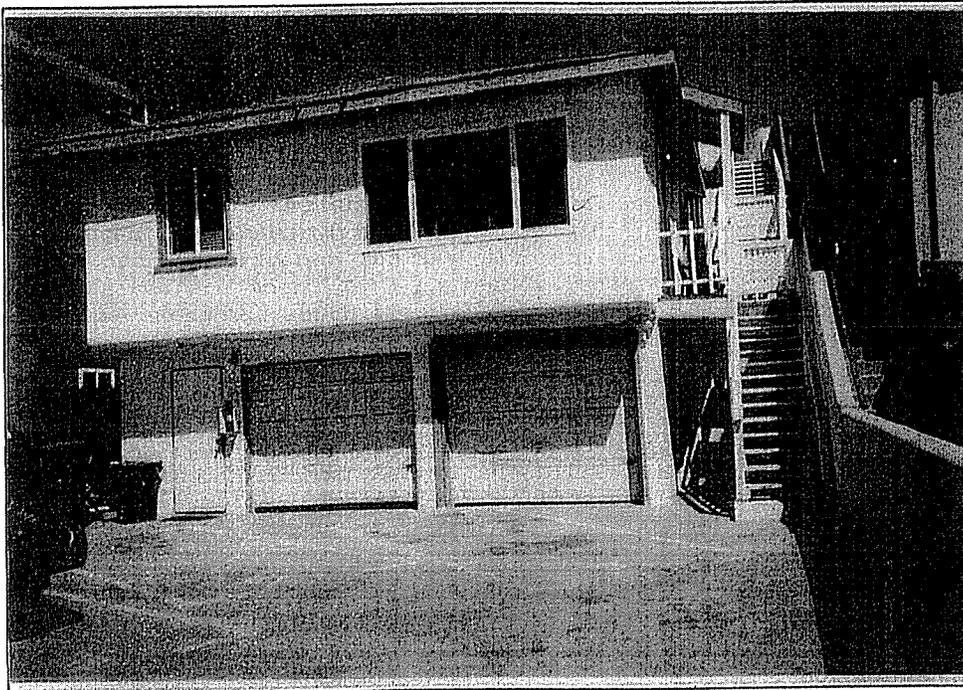
\*b. USGS 7.5' Quad San Luis Rey \*Date: 1975 T11S R 5W; ¼ of ¼ of Sec; B.M.: SB

c. Address: 312 S. The Strand 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): The legal description of this property is Lot 15, Block B, of the Terrace Annex Subdivision; the Assessor's Parcel Number for the property is 150-072-14.

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource is part of a two building apartment complex. The subject resource is a Ranchesque style two story structure which, per the Residential Building Record, has two studio units over the two-car frame and stucco garage and storage facility. The second story is slightly canted over the first. The low pitched hipped roof is covered with composition shingles. The narrow eaves are open, with exposed rafters. The replaced windows are vinyl sliders. A wooden staircase along the south side of the building provides access to the upper floor. A lattice gate leads to the narrow, slat railed entry deck. A roof extension supported by two simple wood posts covers the only apparent upper entry, a single wood door. The garage has two single lift style vinyl garage doors; locked storage is located beneath the wood staircase. A single wood door is located on the garage level, on the northwest end of the building. A second staircase on the south side at the rear of the building links the property with S. Pacific Street above it to the east. The Residential Building Record identifies the architectural attributes and workmanship of the building as average. The lot has no landscaping and the building is in good condition.



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

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

P5b. Description of Photo: (View, date, accession #) West facade, 3/31/09, 1116:2

\*P6. Date Constructed/Age and Source  Historic  Prehistoric  Both Constructed 1946 per Residential Building Record

\*P7. Owner and Address: M. & C. Pack Trust  
10135 Jesmond Drive  
Escondido, CA 92026

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

4/06/09 \*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 3 of 6

\*Resource Name or # (Assigned by recorder) 312 S. The Strand

\*Recorded by Ruth C. Alter \*Date 4/6/09  Continuation  Update

The subject property has a long and very complicated history of ownership, probably due to its value as an ocean-front lot. It was very common for land speculators to purchase such properties, buying and selling as the values rose and dropped, and the lot's history clearly reflects this.

According to the chain of title prepared by California Lot Book, Inc., in June 1903, Mrs. E.D. Bowers, a widow, and Santiago Bia deeded the subject lot to Emily M. Hayes, the daughter of Oceanside's first real estate broker J. Chauncey Hayes. Mr. Bia, a native of Mexico, appears to have been illiterate and signed the deed with an "X." Miss Hayes was an active member of the family real estate business and the transaction was likely a speculative purchase.

Miss Hayes deeded the property to her father in July, 1905 for a \$10.00 consideration. At that time, the subject lot was part of a much larger parcel of property that Miss Hayes had amassed through her real estate ventures for the Hayes business. Between April, 1906 and April, 1907, Mr. Hayes and his wife Felipa granted title to the property to the Bank of Oceanside. The bank then sold the subject lot to William H. Scott and his wife Julia in September, 1907. Mr. Scott, a local barber, also built a movie theater in Oceanside that opened in 1913. In September of that year, the Scotts sold the unimproved lot to Wesley Kesler.

Mr. Kesler conveyed title to the property to Emily Arguello, nee Hayes, in October, 1923. Title passed to Townsend and Elizabeth Sharpless of Redlands. Mr. Sharpless conducted many land deals in Oceanside during this period. The lot was deeded to Emily Arguello's sister-in-law Jemmie Hayes in July, 1924. Mrs. Arguello and Mrs. Hayes sold the property to Adam Layer in October, 1926.

Mr. Layer and his wife Lottie were local land speculators with many such holdings in the area. The Layers sold the lot to Audrey Campbell in December, 1932, but subsequently became embroiled in litigation with her and fellow investors Marion Holthe, A.J. Clark, the manager of the Palomar Theater, and Roland M. Taylor, a resident of Long Beach, California involving the subject lot, among others. The legal actions finally ended with the City of Oceanside assuming ownership of the lot for non-payment of taxes.

The City then conveyed title back to Jemmie Hayes in March, 1945. Mrs. Hayes sold the lot to Ernest and Mary Smith, who were responsible for the construction of Building 1 and the rear garage/apartment, Building 2 in 1946. The property was known as the Surrey Lodge Apartments during the Smiths' ownership. Mr. Smith died in May, 1949 and his widow added their son Robert C. Smith to the title later that year. Mrs. Smith took sole title in May, 1951.

Following Mrs. Smith's death in 1957, the property was sold to George and Evelyn Schiefer, residents of Los Angeles. The couple deeded the lot to H. W. Heers, Inc., owned by Harold Willard Heers, also of Los Angeles, in May, 1964. Ditmar Bezold, Eileen Lisio, and Kenneth Kyle purchased the property in February, 1966. Title reverted to H.W. Heers, Inc. in March, 1967, and was sold to J.M. and Doris McFadden the same day. The McFaddens retained ownership for about 10 years until the property was sold to Nayda Prentice, Joan Nasio, and Arthur J. Witkin in April, 1979.

A syndicate consisting of Richard and Diane Eisendrath, David and Bette Sue Overgard, Thomas A. Ledbetter, Robert H. Hansen, Robert C. Eisendrath, Craig and Patti Price, Charles K. Tarplay, and Robert F. and Dolores Truelove bought the property in November, 1986. Oscar and Miriam Wood took title in May, 1988. The couple deeded the property to Patricia Kaczinski in January, 1989.

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

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

Page 4 of 6

\*Resource Name or # (Assigned by recorder) 312 S. The Strand

\*Recorded by Ruth C. Alter

\*Date 4/6/09

Continuation     Update

Following an apparent foreclosure, title was conveyed to the Torrance Bank, S.S.B. in June 1994. About three months later, Mary Nichols bought the property from the bank. Clement Charbonneau and Rosalynn Schaefer acquired the property from Nichols in April, 2001. Checkerboard Square, LLC took title in December, 2003, deeding the property to Sydney and Lynne Tufts the same day. The current owners, Maurice and Charlyn Pack, acquired the property from the Tufts in June, 2008.

B1. Historic Name: Surrey Lodge Apartments  
 B2. Common Name: Oceana Brisas  
 B3. Original Use: Single-family residence B4. Present Use Multiple-family residence

\*B5. Architectural Style: Modern Contemporary/Beach Cottage Hybred

\*B6. Construction History: (Construction date, alternations, and date of alterations) Per the Residential Building Record, this structure was constructed in 1946, however, the rear portion appears to be older than the front. The Residential Building Record date likely references the construction of the original rear dwelling, rather than that of the cantilevered Modern Contemporary addition on the west end of the building. The original windows have been replaced with vinyl sliders and metal framed 1/1 double hungs.

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

\*B8. Related Features: Detached garage/apartment at rear of property

B9a. Architect: None b. Builder: Unknown

\*B10. Significance: Theme: Coastal residential development Area Oceanside, California

Period of Significance 1890 to 1960 Property Type Residential Applicable Criteria None (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The subject resource is located in the Terrace Annex Subdivision, one of Oceanside's early subdivisions, created in 1907. Because of its desirable coastal locale, land speculators often purchased multiple lots, hoping to capitalize on visitors appreciation of the climate, the proximity of the railroad station, and the Pacific Ocean and its beaches. The neighborhood built up slowly, initially consisting of small vacation cottages and residences. The dominant architectural styles of the area until the 1920s were Victorian and Craftsman. Many of the properties were used as beach rentals. Following World War II, many of these buildings were torn down and replaced with multi-family units. The immediate neighborhood currently consists of post-war apartments, a few Craftsman and Spanish Eclectic houses, several nondescript multi-family units, and Neo-Mediterranean and Contemporary residences.

The subject building appears to be very typical of its setting. Constructed as a beach cottage, probably a rental, it retains this use. No individuals of national, state or local historic standing are directly associated with the building. It is not the work of a master architect or craftsman, it is not constructed of rare or unique materials, and no known historic events are associated with it. The front portion of the building is an example of Modern Contemporary style architecture; the rear appears to represent an earlier, most likely Victorian-era beach cottage that was incorporated into the later addition. The building is unlikely to yield important information relevant to local, state or national history. Its locational and associational integrity are intact, but its design and feeling have been severely altered. The setting has been somewhat altered by post-war multi-family residential units and recently constructed Contemporary and Neo-Mediterranean style residences, but the neighborhood remains single- and multiple family residential. The subject resource does not qualify under any criteria for nomination for listing in the National Register of Historical Places, California Register of Historical Resources, or the Oceanside historical resources register.

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

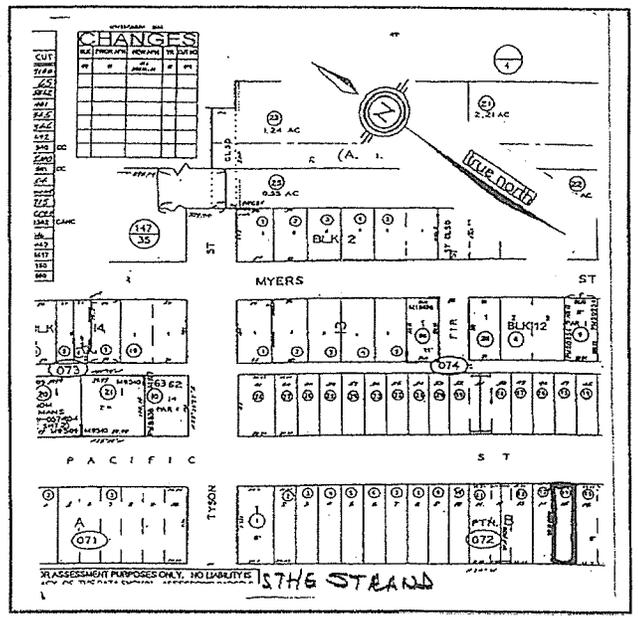
\*B12. References: Hawthorne, K., Oceanside, Where Life is Worth Living, Donning Company Publishers, Virginia Beach, Virginia, 2002; McAlester, V. and L., A Field Guide to American Houses, 2000. Alfred A. Knopf, New York, Oceanside Historic Resources Inventory, 1992.

B13. Remarks:

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

\*Date of Evaluation April 6, 2009

(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:

TENTATIVE PARCEL MAP (P-201-09), DEVELOPMENT PLAN (D-201-09), CONDITIONAL USE PERMIT (C-203-09) AND REGULAR COASTAL PERMIT (RC-202-09) FOR A TWO UNIT RESIDENTIAL DEVELOPMENT LOCATED AT 312 SOUTH THE STRAND

PROJECT LOCATION - SPECIFIC:  
312 South The Strand

PROJECT LOCATION - GENERAL:  
Tyson Street and the Strand

TENTATIVE PARCEL MAP (P-201-09)  
DEVELOPMENT PLAN (D-201-09)  
REGULAR COASTAL PERMIT (RC-202-09)  
CONDITIONAL USE PERMIT (C-203-09)

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:

For a two unit residential duplex located at 312 South the Strand. .

NAME OF PUBLIC AGENCY APPROVING PROJECT:

City of Oceanside

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

EOS

4852 Santa Monica Avenue  
San Diego, CA 92107  
(619) 224-6100

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)

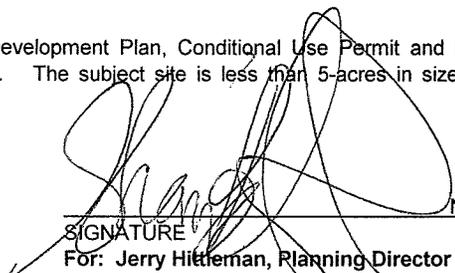
STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15301(b)

REASONS WHY PROJECT IS EXEMPT:

The proposed project is a Tentative Parcel Map, Development Plan, Conditional Use Permit and Regular Coastal Permit for a residential duplex located at 312 South The Strand. The subject site is less than 5-acres in size, therefore, it is exempt from environmental review.

Contact Person: Shan Babick, Associate Planner

  
SIGNATURE

November 10, 2009

DATE

For: Jerry Hittelman, Planning Director

CITY HALL, 300 NORTH COAST HIGHWAY, OCEANSIDE CA 92054, TELEPHONE (760) 435-3354, FAX (760) 722-1057