

STAFF REPORT



ITEM NO. 16

CITY OF OCEANSIDE

DATE: May 3, 2006

TO: Chairman and Members of the Community Development Commission

FROM: Economic Development and Redevelopment Department

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING TENTATIVE MAP (T-200-06), DEVELOPMENT PLAN (D-200-06), CONDITIONAL USE PERMIT (C-200-06), REGULAR COASTAL PERMIT (RC-200-06) AND VARIATIONS (V-200-06, V-201-06, V-202-06 & V-203-06) FOR THE CONSTRUCTION OF AN EIGHT-UNIT RESIDENTIAL CONDOMINIUM PROJECT LOCATED AT 400-404 SOUTH THE STRAND – 400 SOUTH THE STRAND – APPLICANT: BARRY VENISON**

SYNOPSIS

The item under consideration is a Tentative Map, Development Plan, Conditional Use Permit, Variations and Regular Coastal Permit for the construction of an eight-unit residential condominium project located at 400-404 South The Strand. Staff is recommending that the Commission approve the project and adopt the resolution as attached.

BACKGROUND

The subject site consists of three pre-existing legal parcels totaling 13,041 square feet in size that was part of the original Terrace Annex Subdivision of 1907. The subject site currently maintains six buildings (six units) situated on three parcels which will be demolished as part of the development of this project.

The subject site topography is relatively flat, however, the eastern portion of the site backs onto the Pacific Street bluff which accounts for the 18-foot grade differential between the highest and lowest points of the site.

The subject site is situated within the South Strand neighborhood, which consists of old apartment buildings interspersed with new single-family and condominium units.

There are 4 units 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. Multifamily residences are permitted. The density within this zone ranges from 29-43 dwelling units per acre. The project proposes a density of 26.7 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. This designation is intended to allow for a minimum of 15 units per acre and up, with the upper limits set by the Zoning Ordinance and Redevelopment Design Guidelines. Multifamily and single-family are primarily the uses allowed within this land use designation.

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

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

Tentative Map and Development Plan: The project proposes a 2-story, 8-unit residential condominium with units ranging in size from 1,937 to 2,217 square feet to be situated on a 13,041-square-foot lot. The project proposes an underground basement garage with 18 parking spaces, elevator and storage areas. The project also proposes to dedicate to the City a 5-foot-wide public access way located on the northern portion of the subject site and to construct a new public stairway. The stairway will allow people to access the beach from Myers Street via Pine Street which terminates at South Pacific Street.

The proposed design is contemporary Italian Tuscan Villa with deep walnut colored stucco base, lighter brown upper stucco, with light beige cornice and stone veneer.

Subdistrict 4A requires that a minimum of 20 percent of the site be landscaped. The project proposes that approximately 5 percent (5%) of the subject site is landscaped. The project proposes Italian Cypress, Mexican Palm trees, shrubs include Day Lily and Birds of Paradise, and groundcover consists of succulents.

The project is required to provide 1,600 square feet of common useable open space 50 percent of which can be private (balconies and patios) The project provides approximately 500 square feet of common useable open space plus 1,440 square feet of private useable open space for a total of 1,940 square feet of common and private useable open space.

Vehicular access to the units will be from The Strand via a driveway located on the southern portion of the subject site. Pedestrian access will be provided from South The

Strand as well as South Pacific Street via construction of a new public stairway. It should also be noted that the nearest public coastal access points are located 330 feet to the north (Tyson Street) and 930 feet to the south (Ash Street).

The overall project density is 26.7 dwelling units per acre. Outlined below is the residential unit breakdown:

Plan Type	Sq.Ft.	Bedrms.	Baths	Units
Plan 1	1,937	2	2.5	1
Plan 2	1,944	2	2.5	2
Plan 3	2,084	2	2.5	2
Plan 4	2,121	2	2.5	1
Plan 5	2,171	2	2.5	1
Plan 6	2,217	2	2.5	1
Total				8

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

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	N/A (pre-existing lot)	N/A (pre-existing lot)
SETBACKS		
Front	10 feet	*7 feet
Side	3 feet	3 feet
Corner Side	10 feet	2 feet
Rear	5 feet	5 feet
LANDSCAPING	20%	5%
PARKING	16 spaces	18 spaces
BUILDING HEIGHT	**24 feet	24 feet
DENSITY	29-43 du. Ac.	26.7 du. Ac.

*Requires CDC approval for encroachment into the front yard setback.

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

Regular Coastal Permit: A Regular Coastal Permit is required because the project is

situated within the Coastal Zone and proposes new construction that requires discretionary action.

Conditional Use Permit: A Conditional Use Permit is required for tandem parking. Tandem parking is only allowed on The Strand and/or for lots 33 feet wide or less, upon approval of a Conditional Use Permit.

Variations: The applicant is requesting four Variations for relief from the development standards. The Variations are for encroachment into the corner side yard setback, exceeding the maximum wall height, inadequate common area and landscaping.

CDC Approval: In addition to the four Variations, the applicant is also requesting special consideration regarding relief from the development standards for encroachment into the front yard setback area and the façade modulation.

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.

Since the proposed project is an infill project, staff's initial concerns centered on the project's compatibility with the existing residential patterns. The surrounding area consists of older apartments interspersed with some newer condominium development. Staff believes that the proposed 8-unit condominium is consistent with the surrounding neighborhood, especially with the newer condominium units.

Staff is also concerned with the project's architectural compatibility and scale with the surrounding neighborhood. Staff has inventoried the surrounding neighborhood and has found a varied housing stock with a variety of unit types and unit sizes. In comparing the project's product type and corresponding square footages to the unit types and square footages that exist in the area, it can be found that the proposed unit sizes are comparable in size and would have a positive effect to the area.

Staff's review of the project examined the consistency of the development with the underlying zoning regulations and policies of the Local Coastal Program. The project is

located within the “appealable area” which is defined as the first 300 feet east of The Strand (west side of Myers Street). The project provides a 7-to 10-foot front yard setback which is greater than typical front yard setbacks found on existing units located on South The Strand. Staff also evaluated the proposed residence and its effect on public coastal views. The proposed project will be creating a new public access way and view corridor to be situated on the northern portion of the subject site. Staff believes that the creation of the new pedestrian access further the goals and objectives of the Local Coastal Program.

A Wave Runup Study was prepared (see attachment) which concluded that there will be some wave overtopping onto The Strand during severe winter storms similar to 1982-83. The result of the wave overtopping will be some minor nuisance floods. The report recommended that flood gates will significantly reduce the nuisance flooding of the garage. The project proposes flood gates to reduce any potential nuisance flooding.

A Conditional Use Permit is required to allow for the proposed ten (10) tandem parking spaces. Staff believes that the proposed layout of the underground parking is appropriate for the tandem parking.

The applicant is requesting four Variations from the development standards which are as follows:

- . Eight-foot encroachment into the corner side yard setback;
- . Exceeding the maximum wall height within the front yard setback area including a wall and handrail for the proposed public stairway which exceeds the height limitation for Proposition “A”;
- . The project provides approximately 500 square feet of common area where 800 square feet are required;
- . The project provides only 5% of site landscaping where 20% of the site is required to be landscaped.

The 8-foot encroachment into the corner side yard setback is the direct result of the dedication of the 5-foot pedestrian access way. The applicant is seeking relief from this development standard because of the dedication and construction of the stairway. Section I. C. 3. of the Local Coastal Program states that in order to benefit property owners who dedicate an access way, the side yard setback can be reduced. Staff believes the reduction of the corner side yard setback is appropriate.

The project proposes two walls that exceed the 42” maximum wall height within the front yard setback area in addition to a small retaining wall and handrail that exceed the height for Proposition “A”. A 5-foot-high retaining wall is located within the front yard setback area in addition to a 6-foot-high trash enclosure wall. Staff believes the additional wall height is necessary to retain the slopes, the trash enclosure walls are required to screen the trash bins and the handrail is necessary for public safety.

The project provides 340 square feet more than the required open space requirement; however, it is in the form of private useable open space. Staff believes that providing more private open space for projects located on The Strand is appropriate due to residences taking advantage of the view of the Pacific Ocean by providing more private patios, terraces and balconies as opposed to common areas.

The lack of landscaping is the result of the dedication of the public access way. The applicant will be providing additional landscaping in the form of potted plants within the hardscape area. Landscaping is difficult to establish on the South Strand area due to the salt air, vandalism, constant winds, etc. Staff believes that hardscape may be a more appropriate alternative to landscaping for the heavily traveled South Strand area. Hardscape is a more appropriate material to create separation for the residences from the public utilizing the South Stand area while incorporating planter boxes as accents.

The applicant is also seeking relief from two additional development standards (encroachment into the front yard setback and façade modulation) that requires CDC approval. For projects located on The Strand, encroachments are allowed into the front yard setback provided that the setback is a minimum of 5 feet. The applicant is proposing a 3-foot encroachment into the required 10-foot front yard setback for the proposed second story terrace.

The façade modulation development standard requires that a project provide an additional 5-foot setback for both the front and corner side yards for 25 percent of a building frontage. The project provides 0 percent of front and 11 percent of side modulations (northern building only). Staff believes the encroachment into the frontyard setback area and lack of facade modulation is appropriate and is consistent with similar type of new development located on South The Strand. Projects located on the South Strand are limited in their development capability due to height and topography constraints.

In conclusion, staff believes that the project meets the intent of the Redevelopment Plan and the underlying subdistrict 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 within the emerging South The Strand area. The project also furthers the goals and the land use policies of the Local Coastal Plan by creating a new public access stairway.

COMMISSION OR COMMITTEE REPORTS

The Redevelopment Design Review Committee (RDRC) reviewed the project at its February 17, 2006 meeting. After extensive review and discussion of the project, the Committee approved its layout and design.

The Redevelopment Advisory Committee (RAC) will review the project at its May 1, 2006 meeting. Any recommendations or comments on the project will be presented to the Commission during the hearing for the project.

FISCAL IMPACT

The proposed project will add approximately \$135,000 of tax increment yearly to the project area.

CITY ATTORNEY'S ANALYSIS

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

RECOMMENDATION

Staff recommends that the Commission adopt the resolution approving Tentative Map (T-200-06), Development Plan (D-200-06), Conditional Use Permit (C-200-06), Regular Coastal Permit (RC-200-06) and Variations (V-200-06, V-201-06, V-202-06 & V-203-06) for the construction of an 8-unit residential condominium project located at 400-404 South The Strand.

PREPARED BY:



Shan Babick
Associate Planner

SUBMITTED BY:



Steven R. Jepsen
Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Assistant to the City Manager
Mike Blessing, Deputy City Manager
Kathy Baker, Redevelopment Manager



EXHIBITS/ATTACHMENTS

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

RESOLUTION NO. 06-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A TENTATIVE MAP, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, VARIATIONS AND REGULAR COASTAL PERMIT FOR THE CONSTRUCTION OF AN 8-UNIT RESIDENTIAL CONDOMINIUM PROJECT LOCATED AT 400-404 SOUTH THE STRAND – APPLICANT: BARRY VENISON

WHEREAS, on April 19, 2006, the Community Development Commission held its duly noticed public hearing, considered an application for a Tentative Map (T-200-06), Development Plan (D-200-06), Conditional Use Permit (C-200-06), Variations (V-200-06, V-201-06, V-202-06 & V-203-06) and Regular Coastal Permit (RC-200-06) for the construction of a 8-unit residential condominium project located at 400 South The Strand;

WHEREAS, the Community Development Commission continued this item to their May 3, 2006 meeting;

WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of Oceanside did, on February 17, 2006, review and recommend approval of Tentative Map (T-200-06), Development Plan (D-200-06), Conditional Use Permit (C-200-06), Variations (V-200-06, V-201-06, V-202-06 & V-203-06) and Regular Coastal Permit (RC-200-06);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on April 17, 2006, review and recommend approval of Tentative Map (T-200-06), Development Plan (D-200-06), Conditional Use Permit (C-200-06), Variations (V-200-06, V-201-06, V-202-06 & V-203-06) and Regular Coastal Permit (RC-200-06);

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

WHEREAS, studies and investigations made by the Community Development Commission reveal the following facts:

FINDINGS:

For the Tentative Map:

1. The proposed subdivision creates parcels that are consistent with and exceed the requirements of the Subdistrict 4A zoning designation. The subdivision map is consistent with the General Plan of the City.

1 2. The proposed building on the site will conform to the topography of the site,
2 therefore, making it suitable for residential development. The 13,041square foot site is physically
3 suitable to allow for the development of eight residential condominium units.

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

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

9 5. The design of the subdivision or the proposed improvements will not cause
10 substantial environment damage or substantially and avoidably injure fish or wildlife or their
11 habitat.

12 **For the Development Plan:**

13 1. The site plan and physical design of the project as proposed is consistent with the
14 purposes of the City’s Zoning Ordinance and the “D” Downtown District.

15 2. The Development Plan as proposed conforms to the Redevelopment Plan and
16 General Plan of the City.

17 3. The area covered by the Development Plan can be adequately, reasonably and
18 conveniently served by existing and planned public services, utilities and public facilities.

19 4. The project as proposed is compatible with the existing and potential
20 development on adjoining properties or in the surrounding neighborhood.

21 5. The location of the eight residential condominium units and proposed conditions
22 under which this use will be operated or maintained will be consistent with the General Plan and
23 will not be detrimental to the public health, safety or welfare of persons residing or working in
24 or adjacent to the neighborhood of such use and will not be detrimental to properties or
25 improvements in the vicinity or the general welfare of the City.

26 6. The project and uses will comply with the provisions of the Zoning Ordinance,
27 including any specific condition required for such use in Subdistrict 4A.

28 **The Conditional Use Permit for the Tandem Parking Spaces:**

 1. The development portion of the subject property is zoned Subdistrict 4A which
allows for tandem parking for projects located on The Strand. The design of the proposed tandem
parking spaces will not conflict with the accessibility of the parking spaces.

1 2. The location and conditions with which the subject application must comply
2 insure that the project will not cause detriment to the public, health safety or welfare of persons
3 residing or working in or adjacent to the project area.

4 3. The project has been adequately conditioned or designed to comply with
5 applicable requirements of the Zoning Ordinance.

6 **For the Regular Coastal Permit:**

7 1. The granting of the Regular Coastal Permit is consistent with the purposes of the
8 California Coastal Act of 1976.

9 2. The proposed project is consistent with the policies of the Local Coastal Program
10 as implemented through the City Zoning Ordinance. In addition, the project will not
11 substantially alter or impact the existing coastal views through the public rights-of-way view
12 corridors.

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

16 **Variation for the Encroachment into the Corner Side yard Setback:**

17 1. The application of certain regulations and development standards would result in
18 practical difficulties inconsistent with the intent of the Redevelopment Plan. The 8-foot
19 encroachment into the corner side yard setback is the direct result of the developer dedication of
20 5 feet to the City for a public stairway.

21 2. The exceptional circumstance or uniqueness of this particular property is the
22 dedication of the 5 feet for a public access way that does not apply to other similar properties
23 within the same 4A zone.

24 3. Permitting the Variation will not be materially detrimental to the public welfare
25 or injurious to other properties or improvements within the 4A zone.

26 4. Permitting the Variation will not be contrary to the objectives and goals of the
27 Redevelopment Plan.

28 **Variation for Exceeding the Wall and Railing Heights:**

 1. The application of certain regulations and development standards would result in
practical difficulties inconsistent with the intent of the Redevelopment Plan. The need for 5-foot
high retaining walls is due to the topography of the site. Because of the height restriction placed

1 on buildings located on The South Strand, and the Pacific Street bluff and the inability of Waste
2 Management to access the trash enclosures from the basement garage, the trash enclosure was
3 placed within the front yard setback area. The railing is required for public safety which
4 exceeds the height limitation of proposition "A".

5 2. The exceptional circumstance or uniqueness of this particular property is the
6 height restrictions and topography that does not apply to other similar properties within the
7 same 4A zone.

8 3. Permitting the Variation will not be materially detrimental to the public welfare
9 or injurious to other properties or improvements within the 4A zone.

10 4. Permitting the Variation will not be contrary to the objectives and goals of the
11 Redevelopment Plan.

Variation for the Reduction of Common Area:

12 1. The application of certain regulations and development standards would result in
13 practical difficulties inconsistent with the intent of the Redevelopment Plan. The 300-foot
14 reduction in common useable open space area is compensated by providing 340 square feet
15 more than the minimum requirements of private useable open space in the form of terraces and
16 balconies.

17 2. The exceptional circumstance is the bluff located in the east (rear) of the subject
18 site and the height limitations imposed by Proposition "A" limits the ability to provide adequate
19 common area.

20 3. Permitting the Variation will not be materially detrimental to the public welfare
21 or injurious to other properties or improvements within the 4A zone.

22 4. Permitting the Variation will not be contrary to the objectives and goals of the
23 Redevelopment Plan.

Variation for the Reduction in Landscaping:

24 1. The application of certain regulations and development standards would result in
25 practical difficulties inconsistent with the intent of the Redevelopment Plan. The
26 reduction in landscaping is the direct result of the developer dedication of 5-feet to the City for a
27 public stairway.

28 2. The exceptional circumstance or uniqueness of this particular property is the
dedication of the 5-feet for a public accessway that does not apply to other similar properties

1 within the same 4A zone.

2 3. Permitting the Variation will not be materially detrimental to the public welfare
3 or injurious to other properties or improvements within the 4A zone.

4 4. Permitting the Variation will not be contrary to the objectives and goals of the
5 Redevelopment Plan.

6 **Reductions of Setbacks Approved by the CDC:**

7 1. Allowing the reduced front yard setback on The Strand is consistent with the
8 existing buildings located on the South Strand.

9 2. Granting the reduced setbacks will enhance this project design by providing
10 terraces that “break-up” the building which would be eliminated if the project complied with the
11 current development standards.

12 3. The granting of the reduced front yard setbacks is justified by the new
13 development that will occur on the subject site.

14 4. Permitting the reduction of the front yard setbacks will not hinder provisions for
15 utilities, services and emergency vehicle access; and public service demands will not exceed the
16 capacity of existing and planned systems.

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

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

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

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 05-R0628-1	\$3,278 per unit

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
2			
3			
4	Drainage Fee	Ordinance No. 85-23	\$2,660 per acre
5		Resolution No. 05-R0628-1	
6	Public Facility Fee	Ordinance No. 91-09	\$1,939 per unit
7		Resolution No. 05-R0628-1	
8	School Facilities Mitigation	Ordinance No. 91-34	\$2.14 per square foot
9	Fee		
10	Traffic Signal Fee	Ordinance No. 87-19	\$14.70 per vehicle trip
11			
12	Thoroughfare Fee	Ordinance No. 83-01	\$239 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
13			
14			
15			
16	Water System Buy-in Fees	Oceanside City Code §37.56.1	Fee based on water meter size. Residential is typically \$3,746 per unit; Non-residential is \$19,967 for a 2” meter.
17		Resolution No. 87-96	
18		Ordinance No. 05-OR 0611-1	
19			
20	Wastewater System Buy-in	Oceanside City Code § 29.11.1	Based on capacity or water meter size. Residential is typically \$4,587 per unit;
21	fees	Resolution No. 87-97	
22		Ordinance No. 05-OR 0610-1	
23			
24	San Diego County Water	SDCWA Ordinance No.	Based on meter size.
25			
26	Authority Capacity Fees	2005-03	Residential is typically \$4,154 per unit
27			
28			

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

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

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

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

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

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

19 SECTION 1. That Tentative Map (T-201-04), Development Plan (D-205-04),
20 Conditional Use Permit (C-206-04) and Regular Coastal Permit (RC-208-04) are hereby
21 approved subject to the following conditions:

22 **Building:**

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

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

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

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

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

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

7 a) Building construction work hours shall be limited to between 7 a.m. and
8 6 p.m. Monday through Friday, and on Saturday from 7 a.m. to 6 p.m. for work that is not
9 inherently noise-producing. Examples of work not permitted on Saturday are concrete and
10 grout pours, roof nailing and activities of similar noise-producing nature. No work shall be
11 permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor
12 Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the
13 provisions of the Oceanside City Code Chapter 38. (Noise Ordinance)

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

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

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

24 9. A private sewer system design must be submitted to the Building Department
25 and approved prior to the construction of the sewer system. If a gravity flow system is not used,
26 an engineered mechanical system must be submitted and approved by all City of Oceanside
27 departments.

28 10. This design shall meet all the requirements of the recent code change; the 2002
29 NEC (as of August 1, 2005), 2005 Energy Standards (as of October 1, 2005).

 11. As part of the applicant's plan check submittal for a building permit, submit a
plat drawing depicting the first floor elevations for each segment; the locations of the points

1 where the floor level is 6-feet above grade and lowest elevation within 5-feet from the building
2 for each segment.

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

5 13. The 8-unit condominium must be designed to meet the Disabled Access
6 requirements of AB 1025. ten percent of the units must be designed for ADA compatibility.

7 **Engineering:**

8 14. Because the project involves demolition of existing structures or surface
9 improvements, the Community Development Director shall approve the grading plans prior to
10 the issuance of a demolition permit. No demolition shall be permitted without an approved
erosion control plan.

11 15. All right-of-way alignments, street dedications, exact geometrics and widths
12 shall be dedicated and improved as required by the Community Development Director.

13 16. Vehicular access rights to South The Strand shall be relinquished to the City with
14 the exception of the access driveway.

15 17. Design and construction of all improvements shall be in accordance with
16 standard plans, and specifications of the City of Oceanside and subject to approval by the
17 Community Development Director.

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

21 19. Prior to issuance of a building permit a phasing plan for the construction of
22 public and private improvements including landscaping, shall be approved by the Community
23 Development Director.

24 20. The approval of the Tentative Map shall not mean that closure, vacation, or
25 abandonment of any public street, right-of-way, easement, or facility is granted or guaranteed to
26 the developer. The subdivider is responsible for applying for all closures, vacations, and
27 abandonments as necessary. The application(s) shall be reviewed and approved or rejected by
28 the City under separate process (es) per codes, ordinances, and policies in effect at the time of
the application.

1 21. Prior to approval of the Final Map, all improvement requirements, required by
2 the Community Development Director, shall be covered by a subdivision agreement and
3 secured with sufficient improvement securities or bonds guaranteeing performance and payment
4 for labor and materials, setting of monuments, and warranty against defective materials and
5 workmanship.

6 22. Where proposed off-site improvements, including but not limited to slopes, public
7 utility facilities, and drainage facilities, are to be constructed, the applicant shall, at his own
8 expense, obtain all necessary easements or other interests in real property and shall dedicate the
9 same to the City as required. The applicant shall provide documentary proof satisfactory to the City
10 that such easements or other interest in real property have been obtained prior to issuance of any
11 grading, building or improvement permit for the project. Additionally, the City, may at its sole
12 discretion, require that the applicant obtain at his sole expense a title policy insuring the necessary
13 title for the easement or other interest in real property to have vested with the City of Oceanside or
14 the applicant, as applicable.

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

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

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

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

28 b) All grading and related site preparation and construction activities shall
be limited to the hours of 7 a.m. to 6 p.m., Monday through Friday. No engineering related
construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written
permission is granted by the Community Development Director with specific limitations to the

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

6 c) A haul route shall be obtained at least 7 days prior to the start of hauling
7 operations and must be approved by the Community Development Director. Hauling operations
8 shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

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

20 27. A traffic control plan shall be prepared according to the City traffic control
21 guidelines and be submitted to and approved by the Community Development Director prior to
22 the start of work within open City rights-of-way. Traffic control during construction of streets
23 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
25 Control Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless
26 approved otherwise.

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

30 29. Streetlights shall be maintained on The South Strand along the frontage of the
31 project. The system shall provide uniform lighting, and be secured prior to building permit

1 issuance, if a map is not recorded. The developer shall pay all applicable fees, energy charges,
2 and/or assessments associated with City-owned (LS-2 rate schedule) streetlights and shall also
3 agree to the formulation of, or the annexation to, any appropriate street lighting district.

4 30. Prior to approval of the grading plans, the developer shall contract with a
5 geotechnical engineering firm to perform a field investigation of the existing pavement on all
6 streets adjacent to the project boundary. The limits of the study shall be half-street plus twelve
7 (12) feet along the subdivision's frontage. The field investigation shall include a minimum of
8 one pavement boring per every fifty (50) linear feet of street frontage. Should the existing AC
9 thickness be determined to be less than three (3) inches or without underlying Class II base
10 material, the Subdivider shall remove and reconstruct the pavement section as determined by
11 the pavement analysis submittal process.

12 31. Upon review of the pavement investigation the Community Development
13 Director shall determine whether the Subdivider shall: 1) Repair all failed pavement sections,
14 header cut and grind per the direction of the Transportation/Development Inspector, and
15 construct a two (2) inch thick rubberized AC overlay; or 2) Perform R-value testing and submit
16 a study that determines if the existing pavement meets current City standards/traffic indices.
17 Should the study conclude that the pavement does not meet current requirements,
18 rehabilitation/mitigation recommendations shall be provided in a pavement analysis report, and
19 the Subdivider shall reconstruct the pavement per these recommendations, subject to approval
20 by the Community Development Director.

21 32. Dedication of the public access from South Pacific Street to South The Strand
22 shall be depicted on the Final Map and free and clear of any title encumbrances for the specific
23 use intended by the public.

24 33. Any existing broken pavement, concrete curb and gutter, or sidewalk or any
25 damaged during construction of the project, shall be repaired or replaced as directed by the
26 Community Development Director.

27 34. The developer shall comply with all the provisions of the City's cable television
28 ordinances including those relating to notification as required by the Community Development
29 Director.

30 35. Grading and drainage facilities shall be designed and installed to adequately
31 accommodate the local storm water runoff and shall be in accordance with the City's Engineers

1 Manual and as directed by the Community Development Director.

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

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

12 38. Precise grading and private improvement plans shall be prepared, reviewed,
13 secured and approved prior to the issuance of any building permits. The plan shall reflect all
14 pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping,
15 signage, footprints of all structures, walls, drainage devices and utility services. Parking lot
16 striping and any on site traffic calming devices shall be shown on all Precise Grading and
17 Private Improvement Plans.

18 39. Landscaping plans, including plans for the construction of walls, fences or other
19 structures at or near intersections, must conform to intersection sight distance requirements.
20 Landscape and irrigation plans for disturbed areas must be submitted to the Community
21 Development Director prior to the issuance of a preliminary grading permit and approved by the
22 Community Development Director prior to the issuance of building permits. Frontage and
23 median landscaping shall be installed prior to the issuance of any building permits. Any project
24 fences, sound or privacy walls and monument entry walls/signs shall be shown on, bonded for
25 and built from the landscape plans. These features shall also be shown on the precise grading
26 plans for purposes of location only. Plantable, segmental walls shall be designed, reviewed and
27 constructed by the grading plans and landscaped/irrigated through project landscape plans. All
28 plans must be approved by the Community Development Director and a pre-construction
meeting held, prior to the start of any improvements.

40. All plans must be approved by the Community Development Director and a pre-
construction meeting held, prior to the start of any improvements.

1 41. Open space areas and down-sloped areas visible from a collector-level or above
2 roadway and not readily maintained by the property owner, shall be maintained by a homeowners'
3 association that will insure installation and maintenance of landscaping in perpetuity. These areas
4 shall be indicated on the final map and reserved for an association.
5 Future buyers shall be made aware of any estimated monthly costs. The disclosure, together with
6 the CC&R's, shall be submitted to the Community Development Director for review prior to the
7 recordation of final map. In the event the homeowner's association dissolves, responsibility for
8 irrigation and maintenance of the slopes (open space areas) adjacent to each property shall become
9 that of the individual property owner.

10 42. The drainage design on the project Tentative Map is conceptual only. The final
11 design shall be based upon a hydrologic/hydraulic study to be approved by the Community
12 Development Director during final engineering. All drainage picked up in an underground system
13 shall remain underground until it is discharged into an approved channel, or as otherwise approved
14 by the Community Development Director. All public storm drains shall be shown on City
15 standard plan and profile sheets. All storm drain easements shall be dedicated where required. The
16 applicant shall be responsible for obtaining any off-site easements for storm drainage facilities.

17 43. Storm drain facilities shall be designed and located such that the inside travel lanes
18 on streets with Collector or above design criteria shall be passable during conditions of a 100-year
19 frequency storm.

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

23 45. Unless determined to be exempt, this development shall comply with any
24 applicable regulations established by the United States Environmental Protection Agency
25 (USEPA) as set forth in the National Pollutant Discharge Elimination System (N.P.D.E.S.)
26 permit requirements for urban runoff and storm water discharge and any regulations adopted by
27 the City pursuant to the N.P.D.E.S. regulations or requirements. Further, the applicant may be
28 required to file a Notice of Intent with the State Water Resources Control Board to obtain
coverage under the N.P.D.E.S. General Permit for Storm Water Discharges Associated with
Construction Activity and may be required to implement a Storm Water Pollution Prevention
Plan (SWPPP) concurrent with the commencement of grading activities. SWPPP_s include both

1 construction and post construction pollution prevention and pollution control measures and
2 identify funding mechanisms for post construction control measures.

3 46. The developer shall comply with all the provisions of the Clean Water Program
4 during and after all phases of the development process, including but not limited to: mass
5 grading, rough grading, construction of street and landscaping improvements, and construction
6 of dwelling units. The applicant shall design the Project's storm drains and other drainage
7 facilities to include Best Management Practices to minimize non-point source pollution,
8 satisfactory to the Community Development Director.

9 47. Upon acceptance of any fee waiver or reduction by the Subdivider, the entire
10 project will be subject to prevailing wage requirements as specified by Labor Code section
11 1720(b) (4). The Subdivider shall agree to execute a form acknowledging the prevailing wage
12 requirements prior to the granting of any fee reductions or waivers.

13 48. If the development is determined to be subject found to warrant the Subdivider
14 shall prepare and submit an Operations & Maintenance (O&M) Plan to the Community
15 Development & Transportation Department with the first submittal of engineering plans. The
16 O&M Plan shall be prepared by the applicant's Civil Engineer. It shall be directly based on the
17 project's Storm Water Mitigation Plan (SWMP) previously approved by the project's approving
18 authority Community Development Commission. The O&M Plan shall be approved by the
19 Community Development Director prior to approval of any plans by the Community
20 Development & Transportation Department. At a minimum the O&M Plan shall include the
21 designated responsible parties to manage the storm water Best Management Practices (BMPs),
22 employee's training program and duties, operating schedule, maintenance frequency, routine
23 service schedule, specific maintenance activities, copies of resource agency permits, cost
24 estimate for implementation of the O&M Plan and any other necessary elements.

25 49. The Subdivider shall enter into City-Standard Storm water Facilities
26 Maintenance Agreement (SWFMA) obliging the project proponent to maintain, repair and
27 replace the storm water BMPs identified in the project's approved SWMP, as detailed in the
28 O&M Plan into perpetuity. The Agreement shall be approved by the City Attorney prior to
issuance of any precise grading permit and shall be recorded at the County Recorder's Office
prior to issuance of any building permit. Security in the form of cash (or certificate of deposit
payable to the City) or an irrevocable, City-Standard Letter of Credit shall be required prior to

1 issuance of a precise grading permit. The amount of the security shall be equal to 10 years of
2 maintenance costs, as identified by the O&M Plan. The applicant's Civil Engineer shall prepare
3 the O&M cost estimate. The O&M cost estimate shall be approved by the Community
4 Development Director prior to approval of any engineering plans for the project.

5 50. At a minimum, maintenance agreements shall require the staff training,
6 inspection and maintenance of all BMPs on an annual basis. The project proponent shall
7 complete and maintain O&M forms to document all maintenance activities. Parties responsible
8 for the O&M plan shall retain records at the subject property for at least 5 years. These
9 documents shall be made available to the City for inspection upon request at any time.

10 51. The SWFMA shall include a copy of executed onsite and offsite access
11 easements necessary for the operation and maintenance of BMPs that shall be binding on the
12 land throughout the life of the project to the benefit of the party responsible for the O&M of
13 BMPs, until such time that the storm water BMP requiring access is replaced, satisfactory to the
14 Community Development Director. The agreement shall also include a copy of the O&M Plan
15 approved by the Community Development Director.

16 52. The BMPs described in the project's approved Storm Water Mitigation Plan
17 (SWMP) shall not be altered in any way; shape or form without formal approval by the project's
18 final approving authority (Planning Commission/ Community Development Commission/City
19 Council) at a public hearing, if such hearing was required for the approval of the project.

20 53. The public stairway shall be completed prior to certificate of occupancy.

21 Fire:

22 54. Fire Department Requirements shall be placed on plans in the notes
23 section.

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

26 56. A minimum fire flow of 1,500 gallons per minute shall be provided.

27 57. The size of fire hydrant outlets shall be 2 ½ "X 4.

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

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

3 60. Detailed plans of underground fire service mains shall be submitted to the
4 Oceanside Fire Department for approval prior to installation.

5 61. Blue hydrant identification markers shall be placed as per Oceanside's
6 Engineers Design and Processing Manual Standard Drawing No. M-13.

7 62. A "Knox" key storage box shall be provided for all new construction. For
8 buildings, other than high-rise, a minimum of 3 complete sets of keys shall be provided.
9 Keys shall be provided for all exterior entry doors, fire protection equipment control
10 rooms, mechanical and electrical rooms, elevator controls and equipment spaces, etc.
11 For high-rise buildings, 6 complete sets are required.

12 63. Fire extinguishers are required and shall be included on the plans
13 submitted for plan check.

14 64. An automatic fire sprinkler system shall be installed throughout every
15 apartment house three or more stories in height or containing 5 or more dwelling units.

16 65. In accordance with the California Fire Code Sec. 901.4.4, approved
17 address for commercial, industrial, and residential occupancies shall be placed on the
18 structure in such a position as to be plainly visible and legible from the street or roadway
19 fronting the property. Numbers shall be contrasting with their background.

20 66. Multifamily multi-family dwellings require 6 inch address numbers.

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

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

25 **Planning:**

26 69. This Tentative Map (T-200-06), Development Plan (D-200-06), Conditional Use
27 Permit (C-200-06), Variations (V-200-06, V-201-06, and V-202-06 & V-203-06) and Regular
28 Coastal Permit (RC-200-06) shall expire on May 3, 2008, unless implemented as required by
the Zoning Ordinance.

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

9 71. The applicant, permittee or any successor-in-interest shall defend, indemnify and
10 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or
11 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul
12 an approval of the City, concerning Tentative Map (T-200-06), Development Plan (D-200-06),
13 Conditional Use Permit (C-200-06), Variations (V-200-06, V-201-06, V-202-06 & V-203-06)
14 and Regular Coastal Permit (RC-200-06). The City will promptly notify the applicant of any
15 such claim, action or proceeding against the City and will cooperate fully in the defense. If the
16 City fails to promptly notify the applicant of any such claim action or proceeding or fails to
17 cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend,
18 indemnify or hold harmless the City.

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

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

28 74. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-
way and in any adjoining public parkways shall be permanently maintained by the owner, his
assigns or any successors in interest in the property. The maintenance program shall include
normal care and irrigation of the landscaping; repair and replacement of plant materials;

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

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

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

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

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

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

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

26 81. Failure to meet any conditions of approval for this development shall constitute a
27 violation of the Tentative Map (T-200-06), Development Plan (D-200-06), Conditional Use
28 Permit (C-200-06), Variations (V-200-06, V-201-06, V-202-06 & V-203-06) and Regular
Coastal Permit (RC-200-06).

82. Unless expressly waived, all current zoning standards and City ordinances and
policies in effect at the time building permits are issued are required to be met by this project.

1 The approval of this project constitutes the applicant's agreement with all statements in the
2 Description and Justification, and other materials and information submitted with this
3 application, unless specifically waived by an adopted condition of approval.

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

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

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

	Sq.Ft.	# Bedrms	# Baths	# Stories	# Units	%
16 Plan 1	1,937	2	2.5	1	1	12.5
17 Plan 2	1,944	2	2.5	1	2	25
18 Plan 3	2,084	2	2.5	1	2	25
19 Plan 4	2,121	2	2.5	1	1	12.5
20 Plan 5	2,171	2	2.5	1	1	12.5
21 Plan 6	2,217	2	2.5	1	1	12.5

22 86. Side and rear elevations and window treatments shall be trimmed to substantially
23 match the front elevations. A set of building plans shall be reviewed and approved by the
24 Planning Division prior to the issuance of building permits.

25 87. Elevations, siding materials, colors, roofing materials and floor plans shall be
26 substantially the same as those approved by the Community Development Commission. These
27 shall be shown on plans submitted to the Building Division and Planning Division.

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

1 89. An association of homeowners (HOA) shall be formed and Covenants,
2 Conditions and Restrictions (CC&R's) shall provide for the maintenance of all common open
3 space, and commonly owned fences and walls and adjacent parkways. The maintenance shall
4 include normal care and irrigation of landscaping, repair and replacement of plant material and
5 irrigation systems as necessary; and general cleanup of the landscaped and open area, parking
6 lots and walkways. The CC&R's shall be subject to the review and approval of the City
7 Attorney prior to the approval of the final map. The CC&R's are required to be recorded prior
8 to or concurrently with the final map. Any amendments to the CC&R's in which the association
9 relinquishes responsibility for the maintenance of any common open space shall not be
10 permitted without the specific approval of the City of Oceanside. Such a clause shall be a part
11 of the CC&R's. The CC&R's shall also contain provisions for the following:

12 a) The subterranean garage parking shall be exclusive to the residential
13 occupancy of the site and shall not be shared or used by any other occupancy.

14 b) Prohibition of parking or storage of recreational vehicles, trailers, or boats.

15 c) Maintenance of all common areas, and on-site and frontage landscaping.

16 90. Prior to the issuance of a building permit, the applicant and landowner, shall execute and
17 record a covenant, in a form and content acceptable to the City Attorney, Which shall provide:

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

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

24 **Water Utilities:**

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

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

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

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

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

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

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

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

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99. 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-OR126-1.

PASSED AND ADOPTED by the Oceanside Community Development Commission of the City of Oceanside this ___ day of _____ 2006 by the following vote:

AYES:

NAYS:

ABSENT:

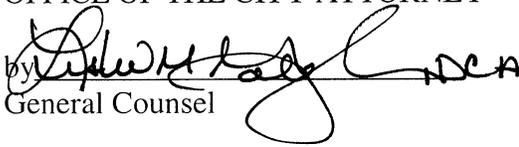
ABSTAIN:

Chairman

ATTEST:

Secretary

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

by 
General Counsel

"four hundred south the strand" P-200-06/RC-200-06

T.M. SHEET 2 OF 2
DEVELOPMENT PLAN

GENERAL NOTES

- STREET ADDRESS: 404 AND 405 SOUTH STREET
- ASSessor'S PARCEL NUMBER: 150-075-16, 150-077-14, 150-075-20
- EXISTING ZONE: D-30
- PROPOSED ZONE: D
- GENERAL PLANNING USE: MULTI-FAMILY RESIDENTIAL
- DENSITY (ALLOWED): 1
- APPROXIMATE DENSITY: 1
- NUMBER OF UNITS: 1
- WATER DISTRICT: OCEANSIDE IMPROVED SCHOOL DISTRICT
- WATER DISTRICT: CITY OF OCEANSIDE
- SEWERAGE SOURCE: CITY OF OCEANSIDE
- CONTRACTOR INFORMATION: 2' (1-15-200) OUTSIDE OF 300-19 FLOORPLAN
- FLOOD PLAN INFORMATION: NONE

LEGEND:

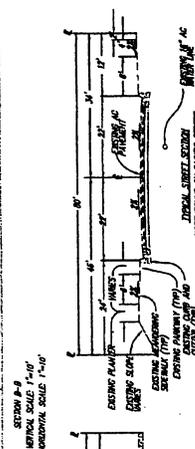
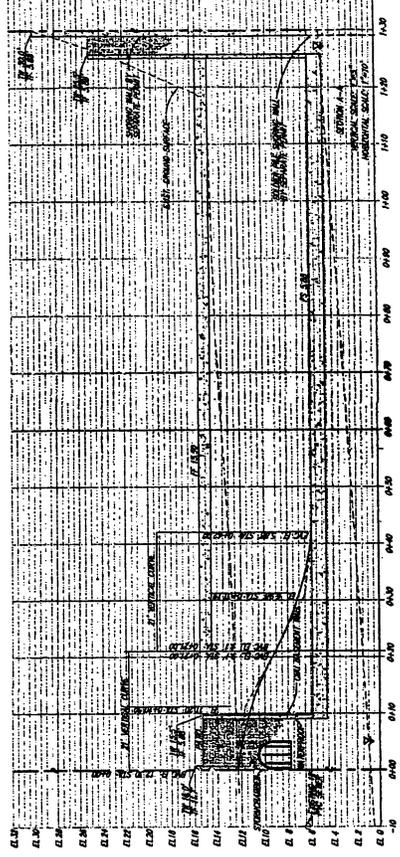
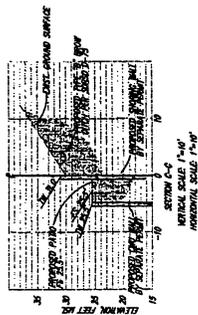
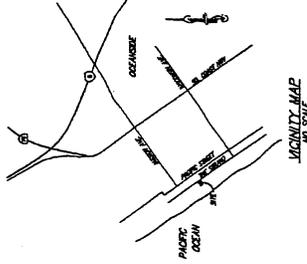
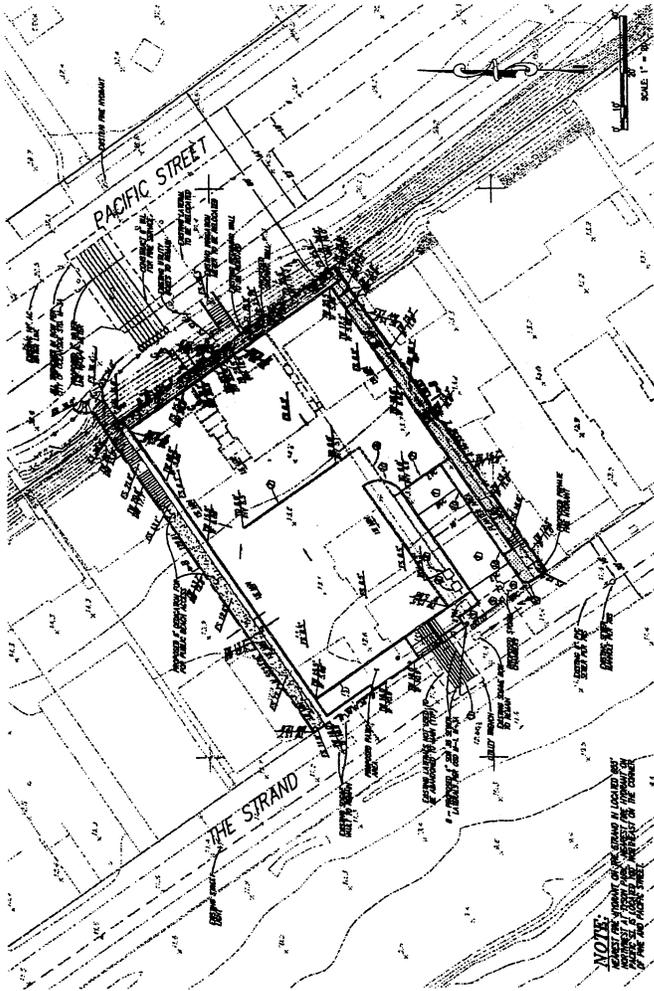
- SEWERAGE BOUNDARY
- LOT NUMBER & CORNER
- EXISTING CONTIGUOUS
- EXISTING SPOT ELEVATION
- EXISTING WATER MAIN
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING SEWER LINE
- EXISTING SEWER LATERAL
- PROPOSED PRIVATE FIRE HYDRANT
- PROPOSED 4" SEWER LATERAL
- PROPOSED WATER METER
- PROPOSED SPOT ELEVATION
- PROPOSED GAS MAIN (BY SEPARATE PERMIT)
- PROPOSED SINKING WALL (BY SEPARATE PERMIT)
- PROPOSED 8" GAS (BY SEPARATE PERMIT)
- PROPOSED 4" FIRE MAIN
- PROPOSED 4" PVC AREA DRAIN
- PROPOSED 4" DWP
- PROPOSED LANDSCAPING

ALL PROPOSED UTILITIES TO BE UNDERGROUND

- CUT
- EXCISE
- 4000 CY
- 0 CY
- 4000 CY
- FURNISH GUARANTEE = 0 CY

CONSTRUCTION NOTES:

1. 8" PIPING TO BE CONSTRUCTED OF 8" PVC OVER 3" CLASS 1 BASE
2. INSTALL 1" WATER SERVICE NEW 1/2" WATER METER PER CITY OF OCEANSIDE STANDARD PLAN W-1-A. INSTALL WATER VALVE PER CITY OF OCEANSIDE STANDARD PLAN W-1-A.
3. INSTALL 4" GAS BY THE OWNER AS LATERAL AND BLACKWALL PER CITY OF OCEANSIDE STANDARD DRAWINGS M-1 AND M-2-A.
4. CONSTRUCT TEMPORARY SHORING PER SEPARATE PLAN
5. CONSTRUCT "STORMCHAMBER" STORM WATER DETENTION AND INFLTRATION SYSTEM PER SWMP.
6. INSTALL SENSITIVE BATTERY SWAMP PUMP "TYPE 30" PLUMBER'S CHOICE STAINLESS STEEL 1/2" FT. OF HEAD
7. INSTALL 2" CHARGE VALVE AND THE 200 1/2" INCH THICK COVER
8. INSTALL 4" GAS OVER OR UNDERNEATH 4" PVC
9. INSTALL 4" GAS OVER OR UNDERNEATH 4" PVC
10. INSTALL 4" DWP



BENCHMARK

DESCRIPTION	DATE OF BENCHMARK	ELEVATION
LOCATION: SITUATED AT THE CORNER OF THE CORNER OF THE CORNER		
ADDRESS: CORNER OF THE CORNER OF THE CORNER		
RECORD NUMBER		
ELEVATION		

DATE: _____
DRAWN BY: _____
CHECKED BY: _____



LEGAL DESCRIPTION:
LOTS 25, 26 AND 27, BLOCK 17 OF SERVICE AREA 10, OCEANSIDE, CITY OF OCEANSIDE, CLATSOP COUNTY, OREGON, AS SHOWN ON THE CITY OF OCEANSIDE STANDARD PLAN W-1-A, AS AMENDED BY THE CITY OF OCEANSIDE, CLATSOP COUNTY, OREGON, RECORD 150-075-16, 150-077-14, 150-075-20.

OWNER:
MARTY WOOD
RENOVATION, LLC
1400 SOUTH STREET
TACOMA, WA 98402

NOTES:
1. ALL NOTES SHALL BE OBTAINED AND READ CAREFULLY CONNECTED TO THE DRAWING.
2. THE PRIVATE UTILITY SYSTEMS SHOWN ON THESE PLANS IS FOR INFORMATION ONLY. THE CITY OF OCEANSIDE SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF OCEANSIDE STANDARD DRAWINGS.
4. ALL UTILITIES SHALL BE INSTALLED AND COVERED IN ACCORDANCE WITH THE CITY OF OCEANSIDE STANDARD DRAWINGS.

SOILS ENGINEER:
SOILS ENGINEERING
1111 1/2 SOUTH STREET, SEASIDE, OR 97138
(503) 731-1000

STAMP:
PREPARED BY: TAYLOR GROUP, INC.
1400 SOUTH STREET, TACOMA, WA 98402
(253) 771-1000

TAYLOR GROUP, INC.
1400 SOUTH STREET, TACOMA, WA 98402
(253) 771-1000

"four hundred south the strand" P-200-06/RC-200-06

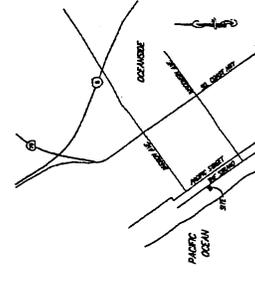
T.M. SHEET 2 OF 2
DEVELOPMENT PLAN

GENERAL NOTES

- SEE 485, 491, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

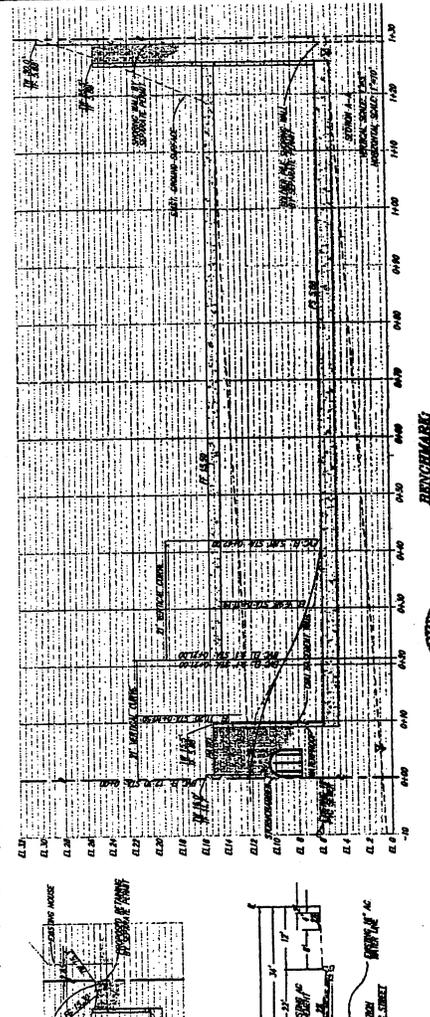
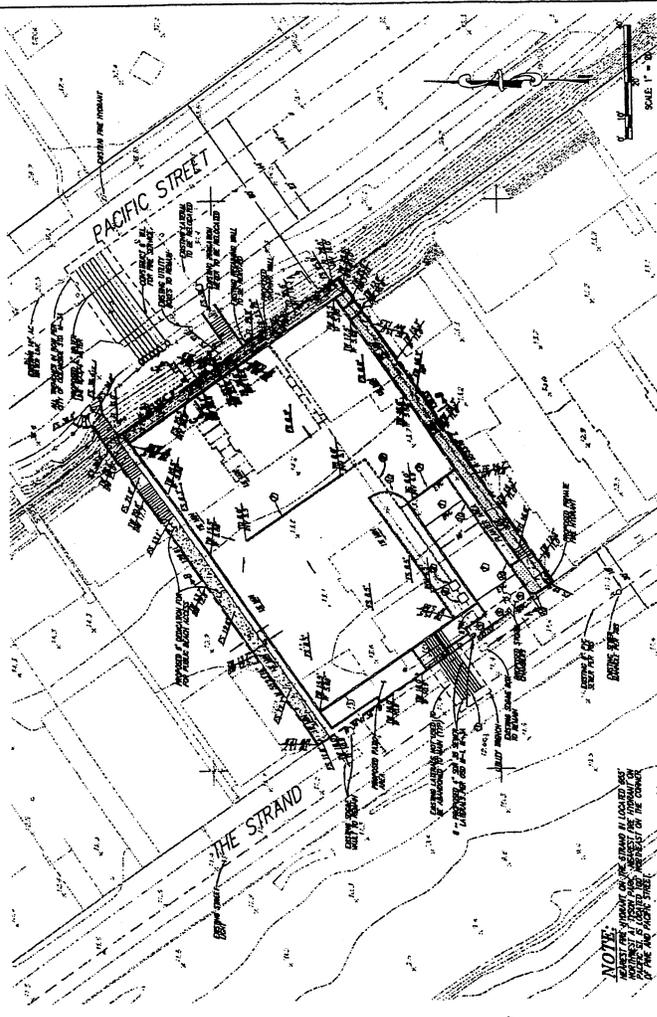
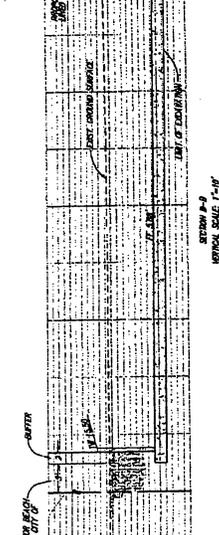
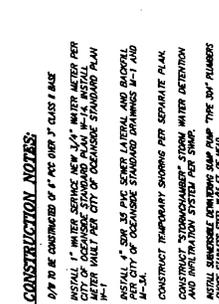
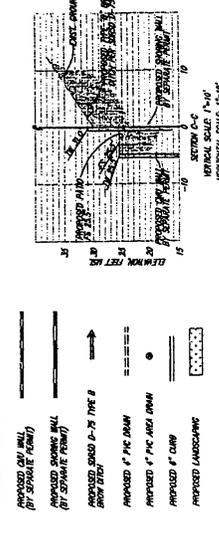
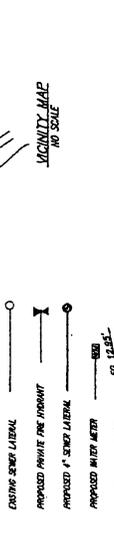
LEGEND:

- SECTION BOUNDARY
- LOT NUMBER & PARCEL
- EXISTING CONTIGUOUS
- EXISTING SPOT ELEVATION
- EXISTING WATER MAIN
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING SEWER LINE
- EXISTING SEWER LATERAL
- PROPOSED PRIVATE FIRE HYDRANT
- PROPOSED 4" SEWER LATERAL
- PROPOSED WATER METER
- PROPOSED SPOT ELEVATION
- PROPOSED 6" MANHOLE (BY SPRAWL FORM)
- PROPOSED 6" MANHOLE (BY 15" DIA. CONCRETE)
- PROPOSED 4" FIRE MAIN
- PROPOSED 4" FIRE AREA DRAIN
- PROPOSED 4" GWP
- PROPOSED LANDSCAPING



CONSTRUCTION NOTES

- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- 4" PIPES TO BE CONSTRUCTED OF 4" PVC UNF J CLASS 1 BASE.
- INSTALL 1" WATER SERVICE NEW 1/4" WATER METER PER CITY OF OCEANSIDE STANDARD PLAN W-14. INSTALL PER CITY OF OCEANSIDE STANDARD PLAN W-14.
- INSTALL 4" COPR. 4" DIA. SEWER LATERAL AND BRACKET PER CITY OF OCEANSIDE STANDARD DRAWINGS M-1 AND M-31.
- CONSTRUCT TEMPORARY SHOWING PER SEPARATE PLAN.
- CONSTRUCT TEMPORARY STORM WATER DETENTION AND INFILTRATION SYSTEM PER SWP.
- INSTALL SENSITIVE LOW-VOLTAGE SWP PER THE SWP PLANS.
- ONCE SENSITIVE SWP IS IN PLACE, THE SWP SHALL BE COVERED AND THE SWP SHALL BE PROTECTED.
- INSTALL 4" GAS SWP OR SCHEDULE 40 PVC.
- INSTALL 4" GWP.



BENCHMARK:
DESCRIPTION: CITY OF OCEANSIDE BENCHMARK E-1
LOCATION: CENTER OF LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
RECORD FROM: ELEV. 1.511' M.S.L.
DATE: 11/11/06



LEGAL DESCRIPTION:
LOT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
RECORD OF SAN DIEGO COUNTY, BOOK 18, PAGE 1807

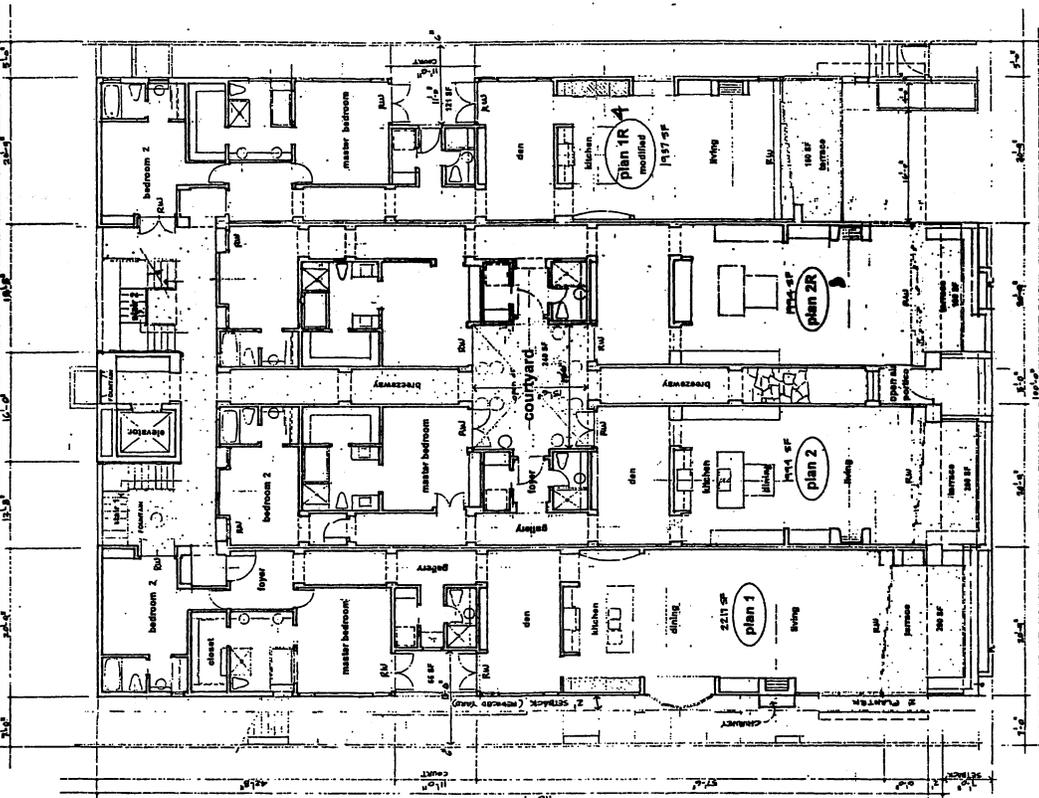
NOTES:

- ALL NOTES SHALL BE EXTENDED AND DOWN SPREADS CONNECTED TO SHOW SAME SYSTEM.
- THE PRIVATE UTILITY SYSTEM SHOWN ON THESE PLANS IS FOR THE INFORMATION OF THE CITY OF OCEANSIDE. THE CITY OF OCEANSIDE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED PER THE CITY OF OCEANSIDE STANDARD DRAWINGS.
- PLANNERS ARE ADVISED THAT THE CITY OF OCEANSIDE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS.

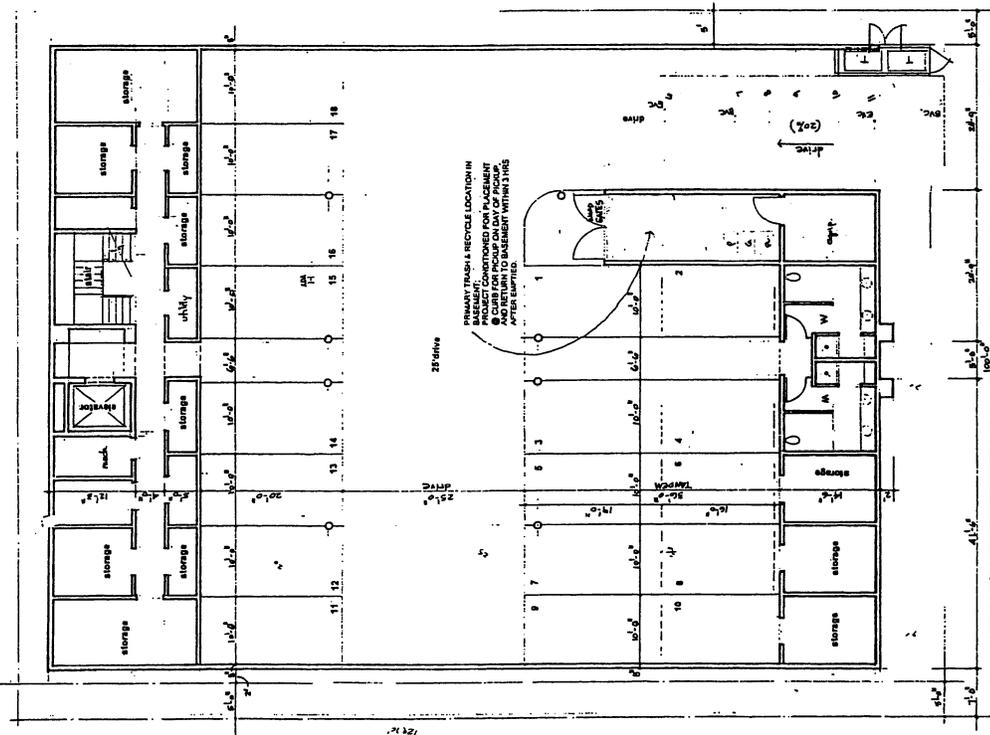
SOILS ENGINEERS:
DRAINAGE STUDY
BY: [Name]
DATE: 11/11/06

STAMP:
DAVID L. TAYLOR, P.E.
STATE OF CALIFORNIA
LICENSE NO. 45123

TAYLOR GROUP, INC.
775 PINE STREET, SUITE 200
SAN DIEGO, CALIFORNIA 92101
(619) 594-8800



450 SF BASEMENT (AREA)
 200 SF COVERED
 812. SQUARE
first floor plan



450 SF BASEMENT (AREA)
 200 SF COVERED
 812. SQUARE
basement plan

REVISIONS BY:

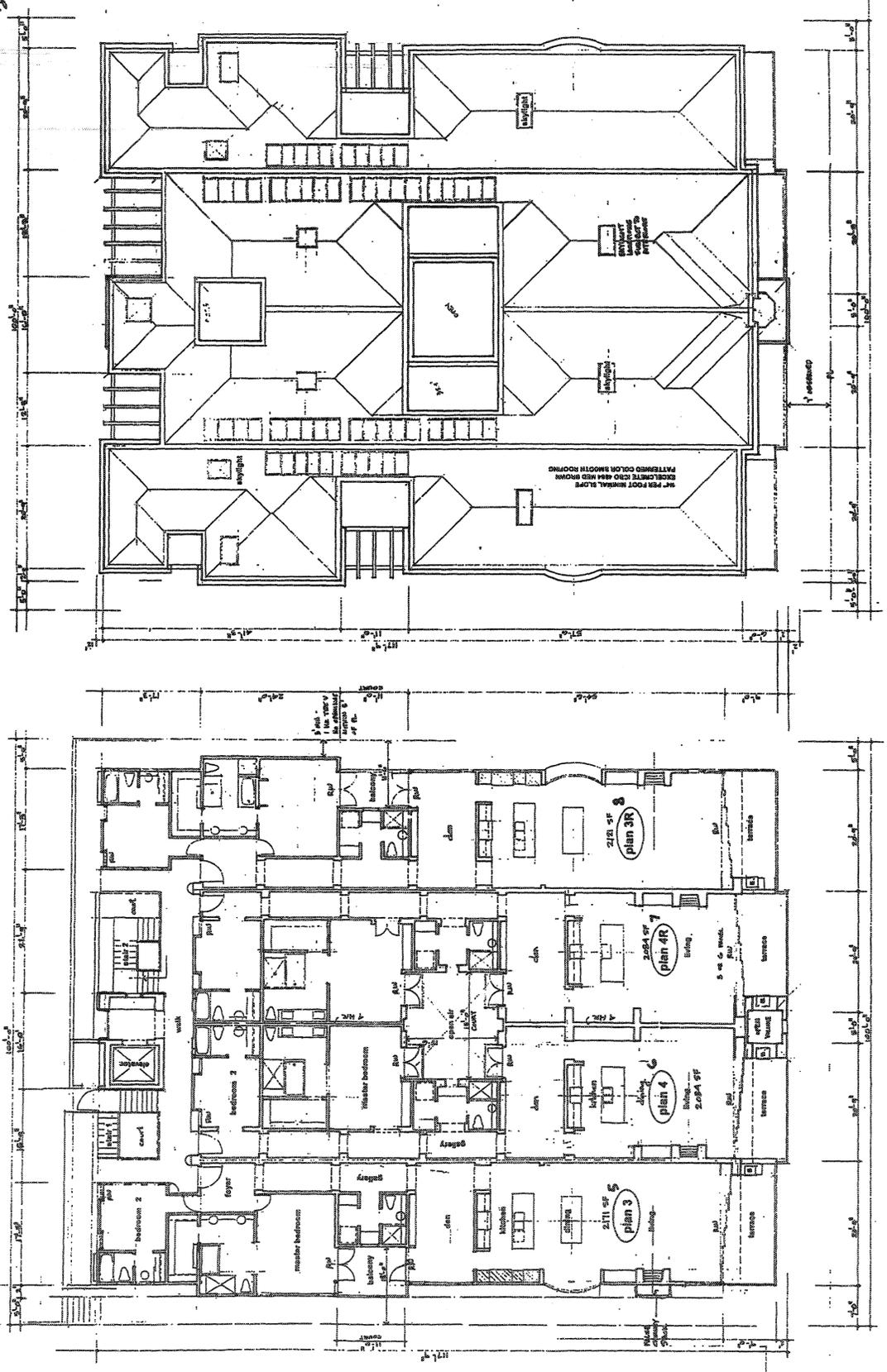
NO.	DATE	BY	DESCRIPTION
1	10/15/08	DLS	ISSUE FOR PERMITS
2	11/11/08	DLS	ISSUE FOR PERMITS
3	12/16/08	DLS	ISSUE FOR PERMITS



roof plan

second floor plan

545 SF GARAGE
8460 SQUARE



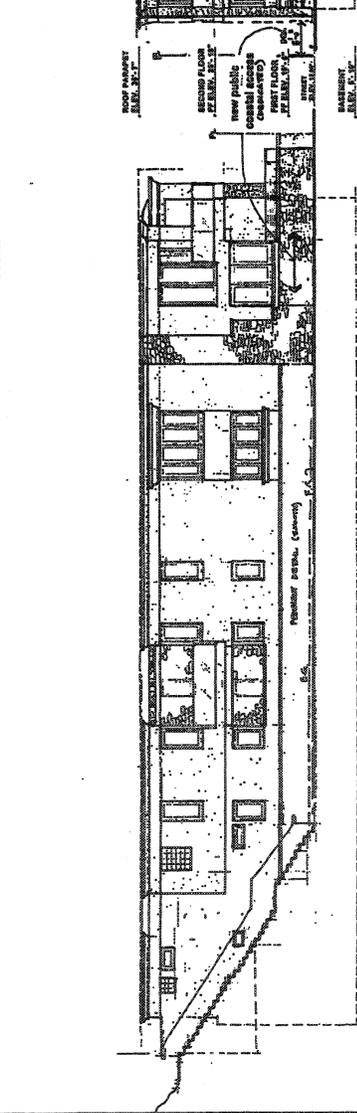
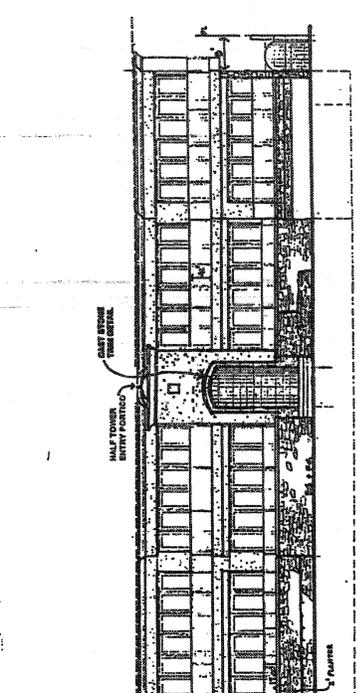
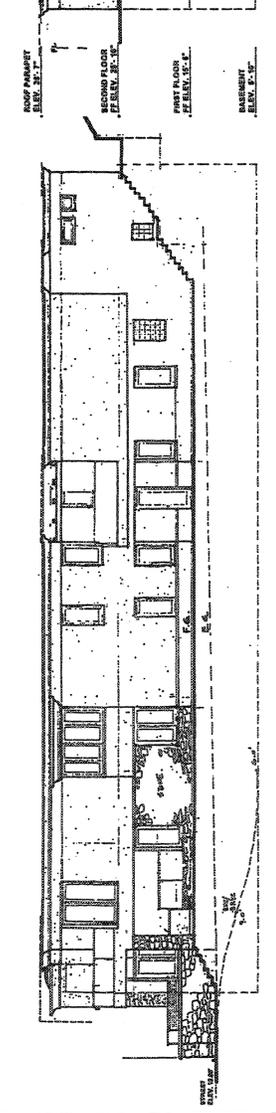
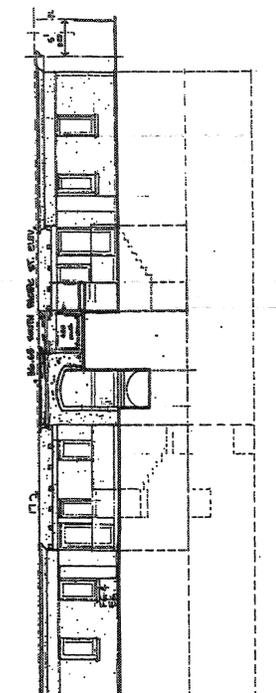
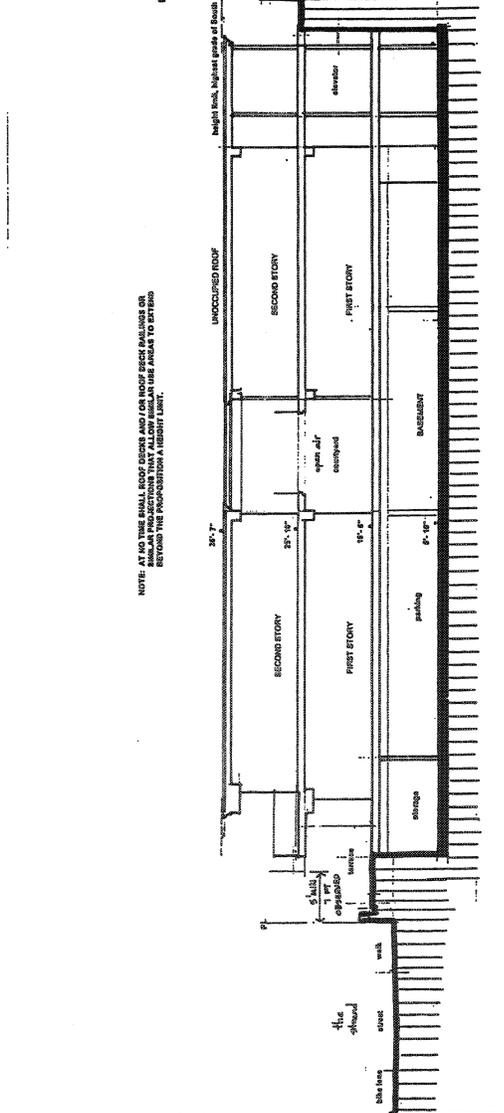
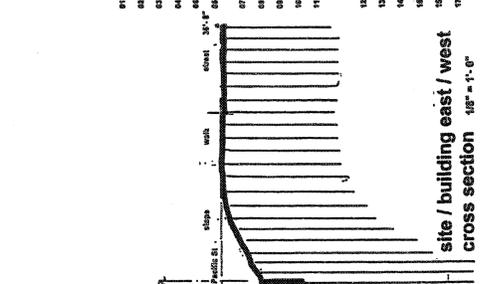
David Lee Soanes, Ltd.
 6378 Paseo Priero, Carlsbad CA 92009
 phone 760.476.0933; fax 760.476.0937; email dsnaes@delso.com
 architecture * golf course architecture * land planning * civil engineering
 construction management * landscape architecture * interior design
 oceanside call for 92054
 400 / 402 / 404 south, the strand
 the strand
 four hundred south

NO.	DATE	DESCRIPTION
01		ISSUED FOR PERMITS
02		REVISED PER COMMENTS
03		REVISED PER COMMENTS
04		REVISED PER COMMENTS
05		REVISED PER COMMENTS
06		REVISED PER COMMENTS
07		REVISED PER COMMENTS
08		REVISED PER COMMENTS
09		REVISED PER COMMENTS
10		REVISED PER COMMENTS



REVISIONS	BY	DATE	DESCRIPTION
01	DL	10/15/08	REVISED PER COMMENTS
02	DL	10/20/08	REVISED PER COMMENTS
03	DL	10/20/08	REVISED PER COMMENTS
04	DL	10/20/08	REVISED PER COMMENTS
05	DL	10/20/08	REVISED PER COMMENTS

- 01 ELEVATION NOTES & CALLOUTS -
- 02 CHIMNEY CAP DETAIL - NONE
- 03 CHIMNEY BRICK -
- 04 FLAT ROOFING -
- 05 RAFT @ ROOF -
- 06 CONCRETE SLAB ON GRADE WITH WALKWAY COLLAR CHEMICALS ALUMINUM FRAMES PANELS
- 07 STUCCO WALL SURFACES -
- 08 MASONRY WALL SURFACES -
- 09 BLOCK WALL SURFACES -
- 10 STONE WALL SURFACES -
- 11 WINDOW / SLIDING GLASS DOORS -
- 12 ENTRY DOORS & GARAGE DO -
- 13 ENTRY PARTIAL GLASS - DARK BROWN METAL UPPER DETAIL, ALUM. TOP
- 14 "RAIN CLAY" TRANSPARENT SIDE RAILE OPTION
- 15 EXISTING GRASS
- 16 FINISH GRADE
- 17 EXISTING FLOOR



exterior elevations

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

RECEIVED
JAN 20 2006
Planning Department

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6

*Resource Name or #: (Assigned by recorder) 400 S. The Strand (Building A)

*P1. Other Identifier: Cornwall Cottage

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

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

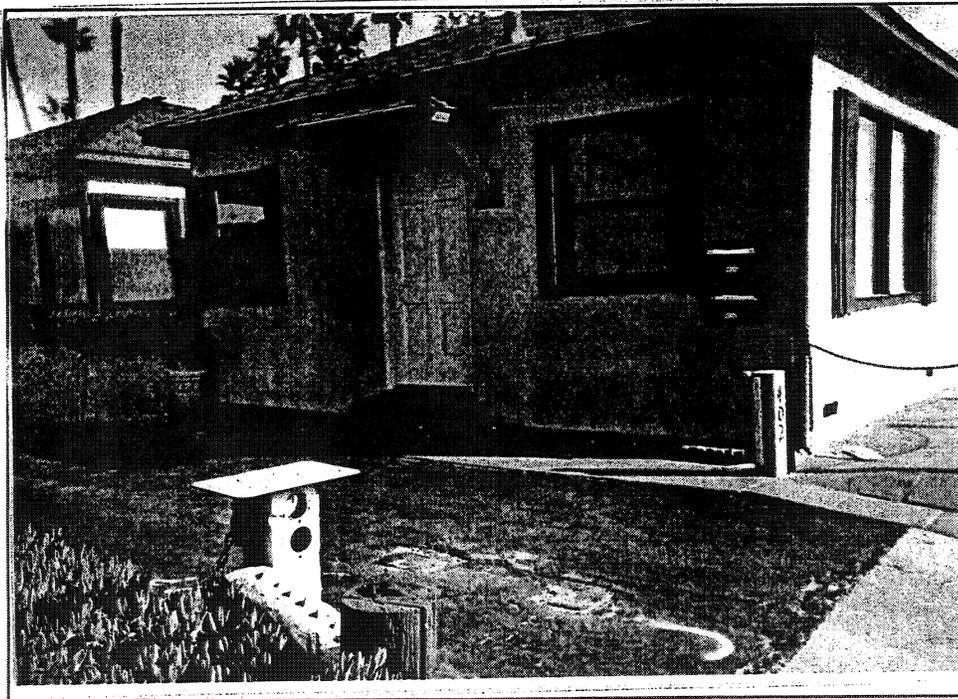
*b. USGS 7.5' Quad San Luis Rey *Date: 1975 T11S R 5W; ¼ of ¼ of Sec; B.M.: SB

c. Address: 400 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 Lots 20 and 21, Block B, of the Terrace Annex Subdivision; the Assessor's Parcel Number for the property is 150-072-19.

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource is part of a four building complex. It consists of a small, one story, square-shaped frame and stucco Ranchesque style cottage on a concrete foundation. The roof is medium pitched and hipped. The eaves are narrow and the roof is covered with composition shingles. The fenestration consists of rectangular, wood framed, 1-over-1 double hung sash windows of varying shapes and sizes. Shutters frame the primary windows. The building is accessed from the driveway, up two concrete steps, to the front entry. The entry is covered by a flat roof supported by two stuccoed braces. The single, wood, entry door has recessed panels. A low wood fence separates Cornwall Cottage from Devon Cottage (Building B) located immediately to the east. The building appears to be in good condition.



*P3b. Resource Attributes: (List attributes and codes) HP2 -Single-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, Building A, 11/17/05, 988:1

*P6. Date Constructed/Age and Source Historic Prehistoric Both Constructed 1941 per Residential Building Record

*P7. Owner and Address: Barry Venison
14 Monarch Bay Plaza #388
Monarch Beach, CA 92629

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

*P9. Date Recorded:

11/26/05 *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) 400 S. The Strand (Building B)

P1. Other Identifier: Devon Cottage

*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; $\frac{1}{4}$ of $\frac{1}{4}$ of Sec; B.M.: SB

c. Address: 400 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 Lots 20 and 21, Block B, of the Terrace Annex Subdivision; the Assessor's Parcel Number for the property is 150-072-19.

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

The resource is part of a four building complex. It consists of a small, one story, square-shaped frame and stucco Ranchesque style cottage on a concrete foundation. The roof is medium pitched and hipped. The eaves are narrow and the roof is covered with composition shingles. The fenestration consists of rectangular, wood framed, 1-over-1 double hung sash windows and fixed panes of varying shapes and sizes. Shutters frame the primary windows. The building is accessed from the driveway, up two concrete steps, to the front entry. The entry is covered by a flat roof supported by two stuccoed braces. The single, wood, entry door has recessed panels. A low wood fence separates Devon Cottage from Cornwall Cottage (Building A) located immediately to the west. The building appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single-family residence

P4. Resources Present: Building Structure Object Site District Element of District Other

(Isolates, etc.) P5b. Description of Photo: (View, date, accession #) North facade, Building B, 11/17/05, 988:2

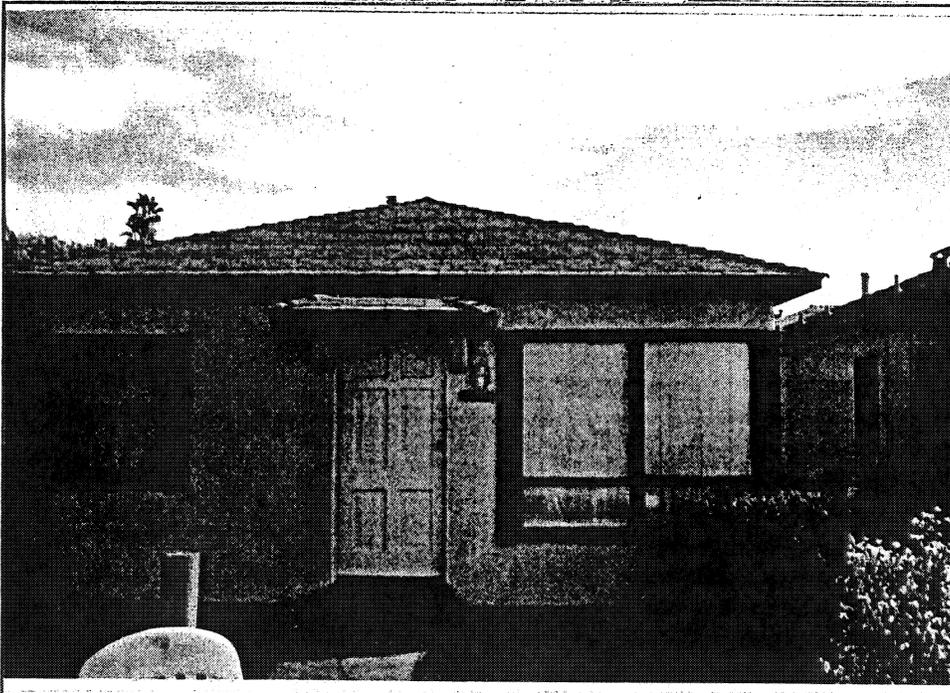
*P6. Date Constructed/Age and Source Historic Prehistoric Both Constructed 1941 per Residential Building Record

*P7. Owner and Address: Barry Venison
14 Monarch Bay Plaza #388
Monarch Beach, CA 92629

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

11/26/05 *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
PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 3 of 6 *Resource Name or #: (Assigned by recorder) 402 S. The Strand (Building C)

*P1. Other Identifier: Somerset Unit

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

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

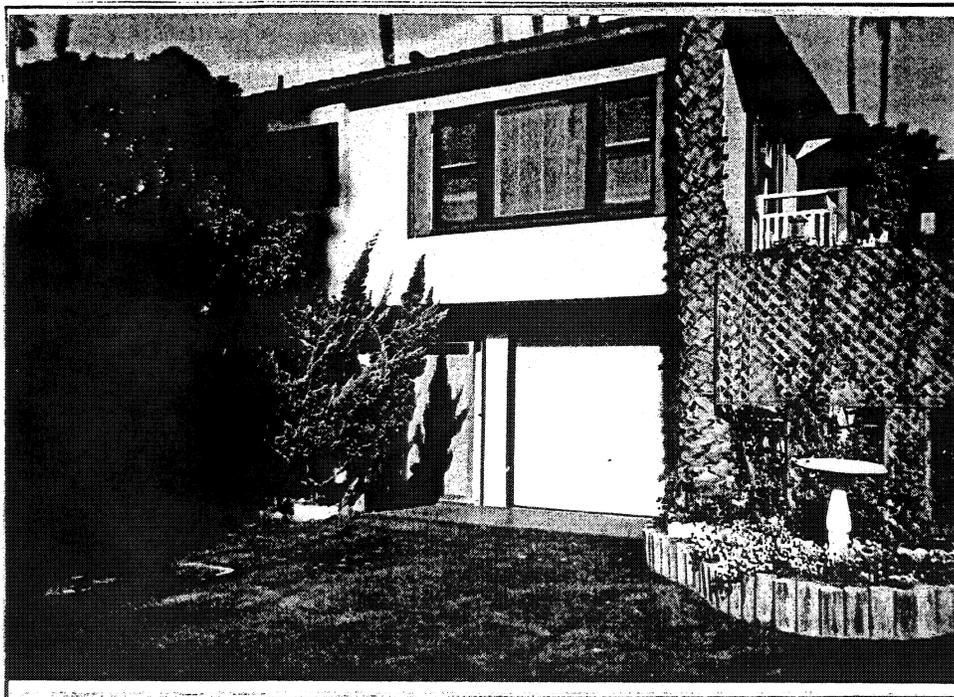
*b. USGS 7.5' Quad San Luis Rey *Date: 1975 T11S R 5W; ¼ of ¼ of Sec; B.M.: SB

c. Address: 402 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 Lots 20 and 21, Block B, of the Terrace Annex Subdivision; the Assessor's Parcel Number for the property is 150-072-18.

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource is part of a four building complex. It consists of a small, two story, rectangular-shaped, frame and stucco, Ranchesque style unit on a concrete foundation located at the rear of the property. The living space sits partially over a single-car garage. The entry facade is asymmetrical and faces south. The roof is medium pitched and hipped. The eaves are boxed and narrow. The roof is covered with composition shingles. The fenestration consists of rectangular, wood framed, 1-over-1 double hung sash windows of varying shapes and sizes; replaced metal patio doors are present. The focal window is a single central fixed pane flanked by a pair of double hungs. A shallow one window bay is located on the west facade. Shutters frame the primary windows. The building is accessed from the asphalt parking area, to a central concrete stairwell, to wood railed decking, to the flat roofed and stucco braced front entry. The single, wood door has a recessed paneled lower and a 9-lite paned upper. The building is identical to the Dorset unit located immediately to the south, except for the door style. The west facade is shade by a porch cover supported by a single wood post. The building appears to be in good condition.



*P3b. Resource Attributes: (List attributes and codes) HP2 - Single-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, Building C, 11/17/05, 988:3

*P6. Date Constructed/Age and Source Historic Prehistoric Both Constructed 1941 per Residential Building Record

*P7. Owner and Address: Barry Venison
14 Monarch Bay Plaza #388
Monarch Beach, CA 92629

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

92131 *P9. Date Recorded: 11/26/05 *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
PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 4 of 6 *Resource Name or #: (Assigned by recorder) 402 S. The Strand (Building D)

*P1. Other Identifier: Dorset Unit

*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: 402 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 Lots 20 and 21, Block B, of the Terrace Annex Subdivision; the Assessor's Parcel Number for the property is 150-072-19.

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource is part of a four building complex. It consists of a small, two story, rectangular-shaped, frame and stucco, Ranchesque style unit on a concrete foundation located at the rear of the property. The living space sits partially over a single-car garage. The entry facade is asymmetrical and faces south. The roof is medium pitched and hipped. The eaves are boxed and narrow. The roof is covered with composition shingles. The fenestration consists of rectangular, wood framed, 1-over-1 double hung sash windows of varying shapes and sizes; replaced metal patio doors are present. The focal window is a single central fixed pane flanked by a pair of double hungs. A shallow one window bay is located on the west facade. Shutters frame the primary windows. The building is accessed from the asphalt parking area, to a central concrete stairwell, to a railed decking, to the flat roofed and stucco braced front entry. The single, wood door has a recessed porch lower. The building is identical to the Somerset unit located immediately to the north, except for the style. The west facade is shade by a porch cover supported by a single wood post. The building appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single-family residence

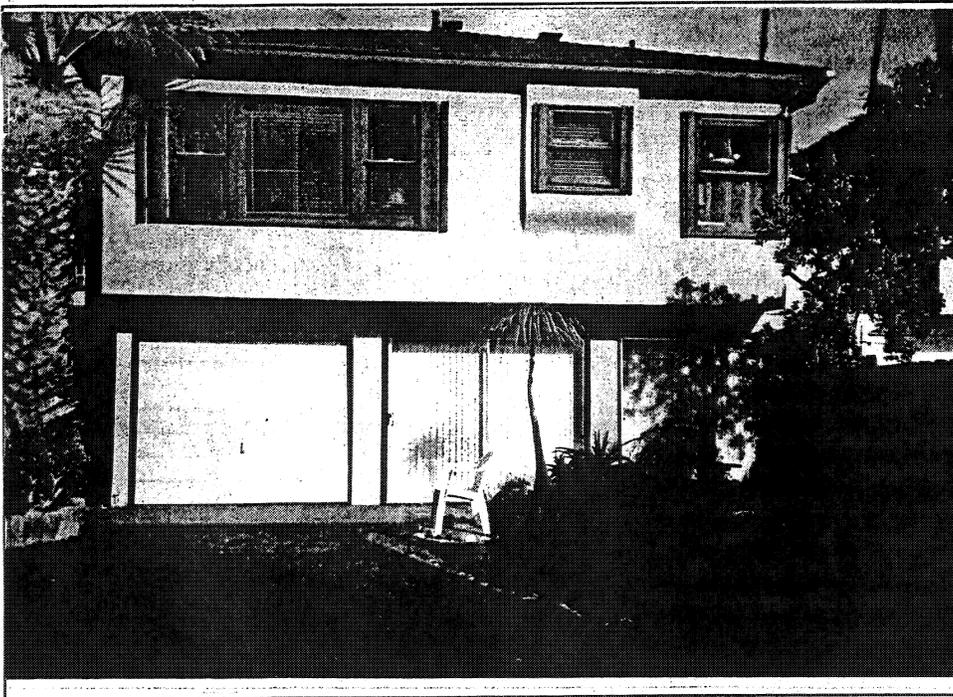
P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) West facade, Building D, 11/17/05, 988:4

*P6. Date Constructed/Age and Source Historic Prehistoric Both Constructed 1941 per Residential Building Record

*P7. Owner and Address: Barry Venison
14 Monarch Bay Plaza #388
Monarch Beach, CA 92629

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



92131 *P9. Date Recorded: 11/26/05 *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 5 of 6

*Resource Name or # (Assigned by recorder) 400-402 S. The Strand

*Recorded by Ruth C. Alter

*Date 11/26/05

Continuation Update

According to the chain of title, in May, 1914, Clara Grant Curry and her husband, stockbroker Elvin Curry, residents of Los Angeles, deeded the subject property to James G. Warren. The sale carried the condition that no building could be erected on the property with a value of less than \$1,000.00. It appears Mr. Warren defaulted on the purchase and title reverted to Mrs. Curry, who sold the property to Elizabeth G. Strother, probably the Curry's daughter, for \$500.00 in August, 1915. Mrs. Strother and her husband, D.J.F. Strother, then residents of Welch, West Virginia, deeded the property back to Mrs. Curry in September, 1923.

Title to the land passed back and forth between Mrs. Curry and Mrs. Strother several times in 1926; fruit farmer William Gibson and his wife Rhoda, who lived in Yucaipa, acquired the property from Curry in October, 1929. Following Mr. Gibson's death, in June, 1939, his widow granted the unimproved lots to her children, William H. Gibson, Earl H. Gibson, and Ethel Gara. The heirs sold both lots to barber Daniel West and his wife Emma in January, 1941. The same day, the Wests deeded Lot 21 to Alvin and Helena Lucke, probably the Wests' daughter. The Wests had two separate buildings constructed on their property in 1941 - small one-story cottages at the front of the property. The couple occupied one of the cottages. The Luckes built two over-garage units at the rear of the property and occupied one of these units as well. Mrs. Lucke acquired title to the entire property following the deaths of Mr. and Mrs. West.

J.A. and Jean MacDonald purchased the property from the Bank of America in November, 1961 after Mrs. Lucke died. Both natives of Canada, the couple came to Oceanside in 1930, where Mr. MacDonald worked as a pharmacist for Exton and Nichols Drug Store. Jerry and Georgia Maler purchased the subject property from the MacDonald's in July, 1964; the Malers sold it to Roger and Jo Ann Wood in November, 1976. Diane Miller Kelly acquired title a few months later, in March, 1977. As Diane M. Bessell, she entered into a trust with Doryce H. Miller, probably her mother, each owning 50 percent of the property. In November, 2005, following Mrs. Miller's death, Mrs. Bessell sold the property to the current owner, Barry Venison.

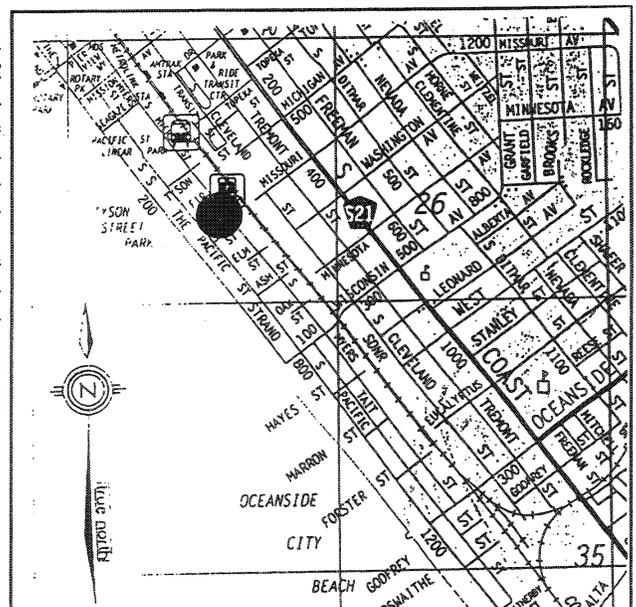
B1. Historic Name: The Daniel and Emma West Rental Complex
B2. Common Name: None
B3. Original Use: Multiple-family complex B4. Present Use Multiple-family complex
*B5. Architectural Style: Ranchesque
*B6. Construction History: (Construction date, alternations, and date of alterations) The buildings were constructed in 1941. Other than some window replacements, no major exterior modifications were noted.
*B7. Moved? No Yes Unknown Date: _____ Original Location: _____
*B8. Related Features: Four related buildings make up the complex. They share a common concrete patio area outfitted with patio furniture and a barbecue grill.
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme: residential development Area Oceanside, California

Period of Significance 1890 to 1960 Property Type Residential Applicable Criteria N/A (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The subject 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 four subject buildings appear to be very typical of their setting. They were constructed as a beach rental complex which has retained this use until the present time. No individuals of national, state or local historic standing are directly associated with the buildings. They are not the work of a master architect or craftsman, they are not constructed of rare or unique materials, and no known historic events are associated with the complex. The buildings are examples of Ranchesque style architecture; Ranch was the most common architectural style of the 1940s through 1960. The buildings are unlikely to yield important information relevant to local, state or national history. Their locational and associational integrity are intact, and their design and feeling are intact as well. 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 complex 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 11/26/05

(This space reserved for official comments.)



four hundred south, the strand

Legal Descriptions

Parcel 1 - 400 / 402 / 404 South Strand, APN's: 150 - 072 - 18, 19 & 20

LOTS 20, 21 & 22, BLOCK "B" OF TERRACE ANNEX TO OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1044, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 29, 1907.

EXCEPTING THEREFROM THAT PORTION THEREOF, IF ANY, HERETOFORE OR NOW, LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.



RECEIVED
JAN 20 2006
Planning Department

**WAVE RUNUP STUDY
&
COASTAL HAZARD**

400,402,404 SouthThe Strand

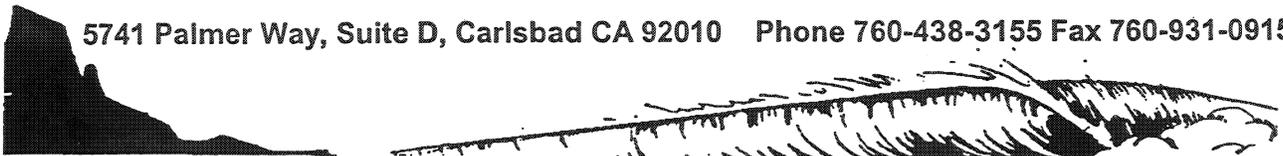
OCEANSIDE, CA

December 2005

Prepared For

Residencia LLC

5741 Palmer Way, Suite D, Carlsbad CA 92010 Phone 760-438-3155 Fax 760-931-0915



GeoSoils Inc.

December 14, 2005

Residencia LLC
c/o soanes, ltd.
6378 Paseo Potrero
Carlsbad, CA 92009-3021

SUBJECT: Wave Runup and Coastal Hazard Study, 400, 402, & 404 South The Strand, (APN 150-072-18-00), Oceanside, CA.

Dear Sirs:

The following letter report is in response to your request for a wave runup and coastal hazard study and shore protection inspection for the property located at 400, 402, & 404 South The Strand, Oceanside, CA. The analysis is based upon our site inspection, existing published reports concerning the local coastal processes, site elevations, and knowledge of local coastal conditions. The analysis also utilizes the criteria guidelines of the 2003 FEMA Guidelines and Specifications for Flood Hazard Mapping Partners. This report constitutes an investigation of the wave and water level conditions expected at the site in consequence of extreme storm and wave action. The purpose of this report is to provide the necessary coastal engineering permit information to support the construction of a condominium building. It also provides conclusions and recommendations regarding the stability of the existing shoreline, the susceptibility of the property to wave attack, and methods for controlling wave overtopping and flooding on the property.

INTRODUCTION

The subject site, located at 400, 402, & 404 South The Strand lies seaward of the face of a wave cut sea cliff and is currently occupied by residential structures. Figure 1 is an aerial photograph of the site, taken in fall 2004, downloaded from the California Coastal Records Project web site (<http://www.californiacoastline.org/>). The property is fronted by The Strand, a 26-foot wide street, which in turn is fronted by a sand covered low height rubble mound revetment. Figure 2, downloaded from the same web site, shows the site in 1989, when the beach was narrower and the stones in front of The Strand exposed. The beach in front of the revetment currently consists of sand and overlying cobbles and sandstone. The elevations on the property vary from +12 feet Mean Sea Level (MSL) at The Strand to about +29 feet MSL next to the landscape walkway bordering Pacific Street at about elevation +36.5 feet MSL. The property and neighboring Oceanside beaches are situated along a moderately high wave energy portion of the Southern California coast.

5741 Palmer Way, Suite D, Carlsbad CA 92008 W.O. S5048 Phone 760-438-3155

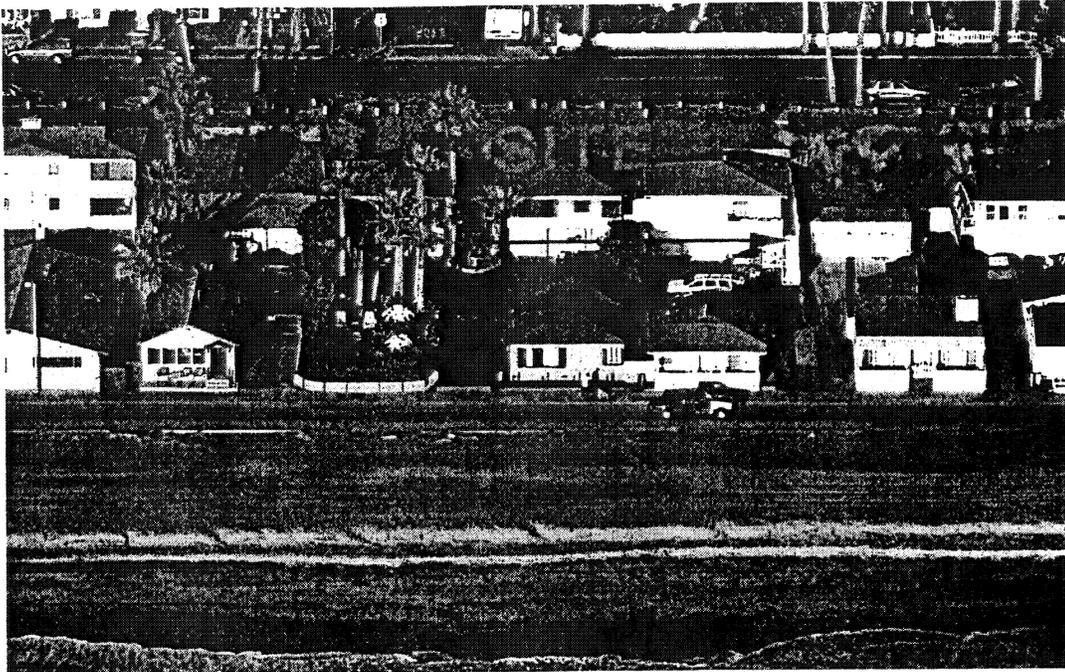


Figure 1. Subject site in fall 2004 showing the existing development and site conditions. Note the tips of the quarry stones fronting the road and the masonry block walls in front of the site. This ~32-inch high walls act as flood shields when The Strand is overtopped by waves.



Figure 2. Subject site in 1989 showing the partially exposed revetment. Note that the beach width is narrower than the current beach width shown in Figure 1.

SITE INSPECTION

A visual inspection of the property, the quarry stone revetment in front of The Strand, and the beach was performed on December 8, 2005. The site is occupied by several buildings and it is our understanding that the proposed development includes demolition of these structures and replacement with a condominium building with below grade parking. The revetment, which fronts The Strand, was almost entirely covered with sand. Based upon observations of the site in the past and historical photographs (Figure 2), the primary shore protection at this location is a low height structure quarry stone revetment. The stones are rounded in shape and range in size from 100 lbs to about ± 5 tons. The quarry stone revetment varies in height from about +11.0 feet MSL to +12.5 feet MSL and is maintained by the City of Oceanside. The Strand is also a form of shore protection in that it provides for a 26-foot buffer from the top of the revetment to the actual site. This 26-foot buffer also provides a path for the wave runup waters to flow off the property and back towards the ocean. The final forms of protection at the site from waves and flooding are the block walls fronting the site and the elevation of the first floors above the adjacent grade. The site has been subject to wave runup flooding in the past. However, to our knowledge there has not been significant structural damage.

DATUM & DATA

The datum used in this report is MSL, which is +0.19 feet National Geodetic Vertical Datum (NGVD). In the open ocean of the San Diego County coast, Mean High Water (MHW) is 1.87 feet above MSL. The units of measurement in this report are feet (ft), pounds force (lbs), and second (sec). Site elevation were provide by Indigo Surveying, Inc., and preliminary development plans were provided by soanes, ltd, the project architect

WAVE RUNUP AND OVERTOPPING ANALYSIS

As waves encounter the beach in front of this section of shoreline, the water rushes up the beach and the revetment, and sometimes over the revetment across The Strand. Often, wave runup strongly influences the design and the cost of coastal projects. Wave runup is defined as the vertical height above the still water level to which a wave will rise on a structure of infinite height. Overtopping is the flow rate of water over the top of a finite height structure as a result of wave runup.

Wave runup and overtopping is calculated using the US Army Corps of Engineers Automated Coastal Engineering System, ACES. ACES is an interactive computer based design and analysis system in the field of coastal engineering. The methods to calculate runup and overtopping implemented within this ACES application are discussed in greater

detail in Chapter 7 of the Shore Protection Manual (1984). The overtopping estimates calculated herein are corrected for the effect of onshore winds. Figure 3 is a diagram showing the analysis terms.

The empirical expression for the monochromatic-wave overtopping rate is:

$$Q = C_w \sqrt{g Q_0^* H_0^3} \left(\frac{R+F}{R-F} \right)^{\frac{-0.1085}{a}}$$

where

Q = overtopping rate/unit length of structure

C_w = wind correction factor

g = gravitational acceleration

Q_0^*, α = empirical coefficients (see SPM Figure* = 7-27)

H_0 = unrefracted deepwater wave height

R = runup

F = $h_s - d_s$ = freeboard

h_s = height of structure

d_s = water depth at structure

The correction for offshore winds is:

$$C_w = 1 + W_r \left(\frac{F}{R} + 0.1 \right) \sin \theta$$

where $W_r = \frac{U^2}{1800}$

U = onshore wind speed (mph)

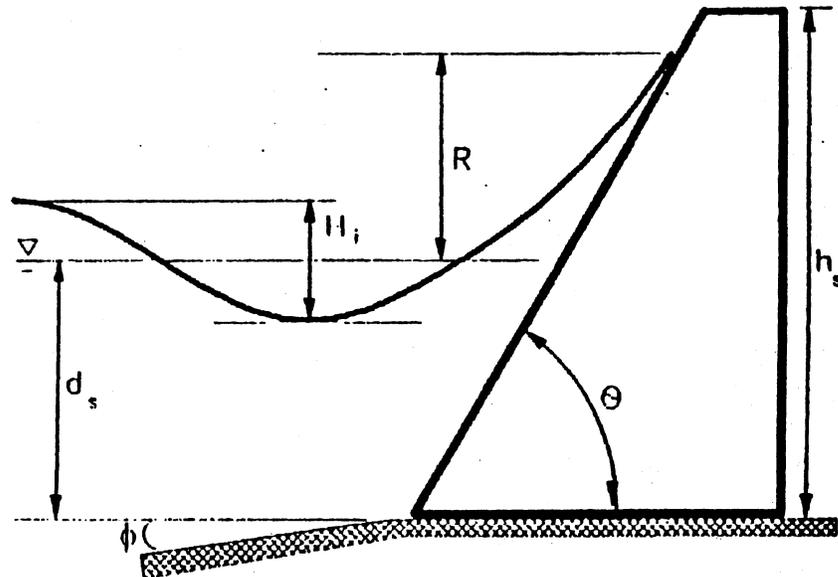


Figure 3. Wave runup terms from ACES analysis.

The wave, wind, and water level data used as input to the ACES runup and overtopping application was taken from the historical data reported in USACOE CCSTWS Report #88-6. The North County shoreline has experienced a series of storms over the years. These events have impacted coastal property and beaches depending upon the severity of the storm, the direction of wave approach, and the local shoreline orientation. The ACES analysis was performed on oceanographic conditions that represent a typical 50-75 year recurrence storm. The onshore wind speed was chosen to be 40 knots. During storm conditions, the sea surface rises along the shoreline (super-elevation) and allows waves to break closer to the shoreline and runup on the revetment. Superelevation of the sea surface can be accounted for by: wave set-up (1 to 2.5 feet); wind set-up and inverse barometer (0.5 to 1.5 feet); wave group effects (1 to 2.5 feet); and El Niño effects (0.5 to 1.0 feet). These conditions rarely occur simultaneously. The extreme water elevation used in this analysis is +6.5 feet MSL (100 year recurrence water level). This still water elevation uses EPA (Titus & Narayanan, 1995) estimates of 8 inches of sea level rise in the next 75 years.

The wave that has the greatest runup is the wave that has not yet broken when it reaches the toe of the structure. It is not the largest wave to come into the area. The larger waves break offshore of the revetment and lose most of their energy before reaching the shoreline. If the total water depth is 7.5 feet, based upon a maximum scour depth of -1.0

feet MSL at the toe of the revetment and a water elevation of +6.5 feet MSL, then the design wave height would be about 6 feet. These conditions may never occur at the site over the life time of the structure, but are considered herein to insure a conservative analysis. The height of the revetment is about +11.5 feet MSL. The slope of the revetment varies from 2/1 to 1.5/1 and the nearshore slope was chosen to be 1/60. Because our analysis uses conservative conditions, the longshore transport rate and the seasonal beach profile changes are not relevant. **Table I** is the ACES output for these design conditions.

Table I

Wave Runup and Overtopping on Impermeable Structures				
Item	Unit	Value		
Wave Height at Toe	Hi: ft	6.500	Monochromatic	
Wave Period	T: sec	18.000	Wave	
COTAN of Nearshore Slope		60.000	Rough Slope	
Water Depth at Toe	ds: ft	7.500	Runup and	
COTAN of Structure Slope		1.500	Overtopping	
Structure Height Above Toe	hs: ft	12.500		
Rough Slope Coefficient	a:	0.956		
Rough Slope Coefficient	b:	0.398		
Deepwater Wave Height	H0: ft	3.747		
Relative Height	(ds/H0):	2.002		
Wave Steepness	(H0/gT ²):	0.360E-03		
Wave Runup	R: ft	12.633		
Onshore Wind Velocity	U: ft/sec	67.512		
Overtopping Coefficient	Alpha:	0.500E-01		
Overtopping Coefficient	Qstar0:	0.140		
Overtopping Rate	Q: ft ³ /s-ft	3.312		

Under the extreme, worst case (100 year recurrence interval), oceanographic conditions, the analysis shows the revetment can be overtopped at a rate of about 3.3 ft³/s-ft. This is about 1 to 2 feet of water coming over the top of the revetment for each wave (18 second period).

COASTAL HAZARDS

We have reviewed the FEMA Guidelines and Specifications for Flood Hazard Mapping Partners (FEMA 2003) to determine the necessary information for flood hazard determination at the subject site. Based upon the types of information required in the FEMA reference for flood hazard analysis for the East and Gulf coast of the United States, we would like to offer the following discussion on coastal hazards at the site.

There are three different potential oceanographic hazards identified at this site; shoreline erosion, flooding, and waves. For ease of review each of these hazards will be analyzed and discussed separately followed by a summary of the analysis including conclusions and recommendations as necessary.

Erosion Hazard

The back shore area of the beach fronting the subject site has been stabilized by a quarry stone revetment and The Strand. This shore protection structure and road prevents significant erosion of the site from waves. The beach fronting the site is subject to seasonal erosion and occasionally subject to artificial sand nourishment. This section of shoreline was subject to an extensive study by the US Army Corps of Engineers as part of the Coast of California Storm and Tidal Wave Study (CCSTWS). Historically, the shoreline is supplied sand by the San Luis Rey and Santa Margarita Rivers, and some bluff erosion. The construction of Oceanside Harbor and development within the watershed has reduced the amount of sand reaching the shoreline and fronting the site. The local history of erosion for this particular area is rather complex due to the impacts of dams, coastal structures, severe El Nino conditions, creek flow, and beach nourishment projects. The CCSTWS Main Report dated September 1999 provides a very comprehensive history of erosion at and near the site.

Analysis of historical aerial photographs contained in the California Coastal Records Project web site (<http://www.californiacoastline.org/>) shows visible shore protection fronting the site for at least the last 25 years. Most likely the revetment was augmented in 1983 in response to the 1982-83 El Nino winter severe storms. The winter of 1982-83 was a extreme El Nino winter which resulted in shoreline damage throughout southern California and partial destruction of The Strand. As a result of the erosion, much of Oceanside's shoreline was hardened or "beefed up" by quarry stone in 1983. The revetment has been in place for about three decades and appears to be functioning as intended. No maintenance history of the structure is available. There are no signs of significant erosion landward of the revetment over the last 30+ years. Because the shoreline is stabilized by the revetment and as long as the revetment is maintained, the site is reasonable safe from erosion hazards.

Flooding Hazard

The lowest habitable finished floor improvement on site is about elevation +14 feet MSL. This is well above any potential flood elevation from storm surge or extreme tides (maximum still water elevation of ~+7 feet MSL). The elevation of the basement/garage is about +4 feet MSL which can be flooded by wave runup. The potential flooding associated with wave runup is discussed further in the next section. Site drainage due to waters other than from the ocean are mitigated through the site drainage plan designed by the project civil engineer. Due to its elevation above the ocean, the height of revetment, and the site drainage plan the habitable portions of the proposed development is reasonably safe from sustained flooding.

Wave Attack & Wave Runup

The site is safe from direct wave attack due to the presence of the revetment, The Strand, and the elevation of the proposed improvements. Under the extreme, worst case (~100 year), oceanographic conditions the revetment, at elevation + 11.5 feet MSL, can be overtopped at a rate of about 3.3 ft³/s-ft. This is about 2-foot of water coming over the top of the revetment for each wave (18 second period) and onto The Strand. Any overtopping that occurs will easily flow across The Strand to the site. The majority of the site is proposed to be fronted by ~36 inch high masonry block privacy walls. Ocean waters that make it across The Strand to the block walls will be reflected back to the ocean. The open area for the garage access will be subject to flooding from wave overtopping. This flooding can be mitigated and managed as discussed in the recommendations section below.

CONCLUSIONS

- A. The existing revetment fronting the site will be subject to wave overtopping during storms similar to the 1982-83 winter.
- B. A worst case wave event, similar to the January of 1988 or the winter of 1982-83, will produce wave overtopping of the revetment at elevation ~+11.5 feet MSL. This overtopping will amount to about 3.3 ft³/s-ft. This amount of overtopping will occur on each wave cycle but only during about a 45 minute window when sea level is the highest during spring tides.
- C. During extreme wave events coinciding with an extreme high tide, wave runup will flow onto The Strand and ultimately onto the site. The water depth will be on the order of one foot, with possible instantaneous water elevations greater than 1 foot. Minor site washout may occur from this overtopping but such temporary flooding is acceptable as per code standards.
- D. The presence of the quarry stone revetment and the asphaltic paved street, The Strand, will protect the property from direct wave attack. However, cobbles may be propelled by wave action over The Strand and onto the property causing minor damage.
- E. The existing revetment is at about elevation +11.5' MSL and is above the FEMA 100-year still water elevation of +11.0' MSL. The finished first floor elevation of +14 feet MSL is above the FEMA 100-year still water elevation.

GeoSoils Inc.

PAGE 9

RECOMMENDATIONS

- A. Long term stability of the site will depend on the proper maintenance of the revetment. This is the responsibility of the City of Oceanside. Maintenance includes replacement of the stones lost due to the combined effects of settlement, scour, and wave action dislodging the stones.
- B. Flooding damage can be reduced by controlling the way water flows onto the property and by designing the proposed new structure and landscape improvements with this type of minor flooding in mind. This type of design consideration is classified as a good practice, although not currently a mandatory condition of local or FEMA approval.
- C. The use of flood shields across the garage entrance, such as a solid gate or even temporary flood shields such as sand bags, will significantly reduce nuisance flooding of the garage. Finished first floor elevations should be at least 1 foot above adjacent site grade to minimize nuisance flooding.
- D. Final plans for the development should be reviewed for additional comments and approved for conformance with this wave runup and coastal hazard study.

LIMITATIONS

Coastal engineering is characterized by uncertainty. Professional judgements presented herein are based partly on our evaluation of the technical information gathered, partly on our understanding of the proposed construction, and partly on our general experience. Our engineering work and judgements have been prepared in accordance with current accepted standards of engineering practice; we do not guarantee the performance of the project in any respect. This warranty is in lieu of all other warranties expressed or implied.

Sincerely,



David W. Skelly MS, PE
Coastal Engineer
RCE# 47857



REFERENCES

FEMA, 2003, Guidelines and Specifications for Flood Hazard Mapping Partners.

Inman, D.L. and S.A. Jenkins, 1983, "Oceanographic Report for Oceanside Beach Facilities", prepared for the City of Oceanside, California, 206 pp.

Titus and Narayanan, 1995, "The Probability of Sea Level Rise" (EPA 230-R-95-008).

USACOE 1984 Shore Protection Manual.

USACOE 1988 CCSTWS report #88-6 "Historic Wave and Water Level Data Report San Diego Region."

USACOE 1991, CCSTWS "State of the Coast Report San Diego Region."

USACOE 2004 Coastal Engineering Manual.

CITY OF OCEANSIDE
PLANNING DEPARTMENT

NOTICE OF EXEMPTION

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

PROJECT TITLE AND FILE NUMBER:
South Strand Condominiums

PROJECT LOCATION - SPECIFIC:
400-404 South The Strand
TENTATIVE MAP (T-200-06)
DEVELOPMENT PLAN (D-200-06)
CONDITIONAL USE PERMIT (C-200-06)
REGULAR COASTAL PERMIT (RC-200-06)
VARIANCES (V-200-06, V-201-06, V-202-06 & V-203-06)

PROJECT LOCATION - GENERAL:
South Strand area
City of Oceanside

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
TENTATIVE MAP (T-200-06), DEVELOPMENT PLAN (D-200-06), CONDITIONAL USE PERMIT (C-200-06), VARIANCES (V-200-06, V-201-06, V-202-06 & V-203-06) AND REGULAR COASTAL (RC-200-06) construction of 8-unit multi-family condominium units situated on a 13,041 sq. ft. site, located at 400-404 South The Strand.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

City of Oceanside

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

David Lee Soanes
6378 Paseo Potrero
Carlsbad, CA 92009
(760) 476-0933

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)

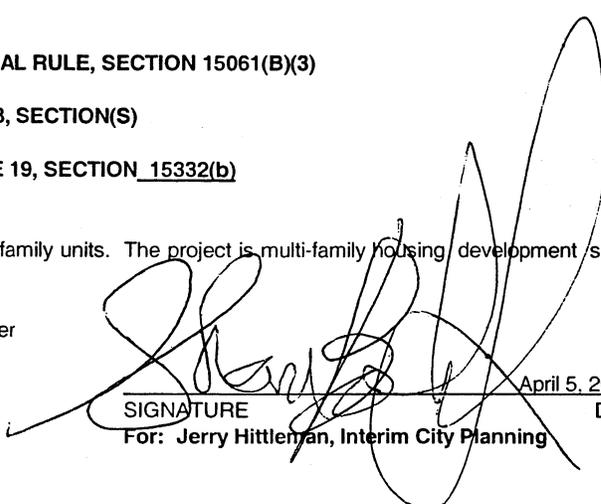
STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15332(b)

REASONS WHY PROJECT IS EXEMPT:

The project involves the construction of 8-multi-family units. The project is multi-family housing development situated on a less than 5-acres site within an urbanized area.

Contact Person: Shan Babick, Associate Planner



SIGNATURE

For: Jerry Hittlerman, Interim City Planner

April 5, 2006

DATE