

# STAFF REPORT



ITEM NO. 34  
CITY OF OCEANSIDE

---

DATE: June 20, 2007

TO: Chairman and Members of the Community Development Commission

FROM: Economic Development and Redevelopment Department

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

## **SYNOPSIS**

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

## **BACKGROUND**

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

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

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

There are four units (one building) on the subject site that are over 45 years old; therefore, a Historic Assessment was prepared to determine its historical significance. The Historic Assessment is attached to the staff report.

**Land Use and Zoning:** The subject site is located within Subdistrict 5 of the "D" Downtown District. Subdistrict 5 is primarily intended to provide a high-density residential neighborhood in an urban setting in close proximity to shopping, employment, transportation and recreational facilities. Multifamily residences are permitted. The density within this zone ranges from 29-43 dwelling units per acre. The project proposes a density of 17.4 dwelling units per acre.

Regular Coastal Permit: This project is situated within the Coastal Zone and requires a Regular Coastal Permit. Under the provisions of the Local Coastal Plan the project site is designated as Mixed High-Density and Transient Residential. Multifamily and single-family are primarily the uses allowed within this land use designation.

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

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

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

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

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

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

Plan Type	Sq.Ft.	Bedrms.	Baths	Units
Plan 1	3,544	3	3.5	1
Plan 2	3,826	3	3.5	1
			Total	2

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

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	5,000 s.f.	5,000 s.f.
SETBACKS *Front Side Rear	7 feet 3 feet 5 feet	7 feet 3 feet 15 feet
LANDSCAPING	25%	26%
PARKING	4 spaces	4 spaces
BUILDING HEIGHT	27 feet	27 feet
DENSITY	43 du. Ac.(Maximum)	17.4 du. Ac.

\*Block Face Average

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

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

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

**ANALYSIS**

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

Since the proposed project is an infill project, staff's review centered on the project's compatibility with the existing residential patterns. The surrounding area consists of older

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

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

Staff's review of the project examined the consistency of the development with the underlying zoning regulations and policies of the Local Coastal Program. The project is located within the "appealable area" which is defined as the first 300 feet east of The Strand. The project provides a 7-10-foot front yard setback which meets or exceeds the setbacks for existing development located within the surrounding neighborhood. Staff also evaluated the proposed residence and its effect on public coastal views. Staff believes that the 7-10-foot front yard setback is considerably greater than the existing residential units setbacks located on North Pacific Street and therefore would not block public coastal views.

In conclusion, staff believes that the project meets the intent of the Redevelopment Plan and goals, which encourage the development of new residential uses. The design of the project is consistent in both the height and scale of the surrounding neighborhood. The proposed project is consistent with the quality of design of the newer residences located along the North Pacific/Myers Streets corridor. The proposed project is also consistent with the goals and the land use policies of the Local Coastal Plan.

### **COMMISSION OR COMMITTEE REPORTS**

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

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

### **FISCAL IMPACT**

The proposed project will add approximately \$33,000 of tax increment yearly to the project area.

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

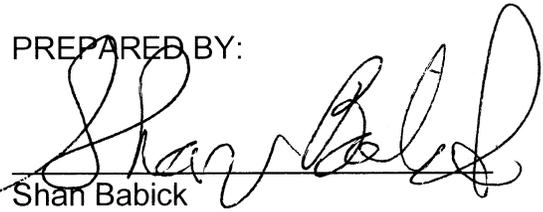
Pursuant to Oceanside Zoning Ordinance Article 4102, the Commission is authorized to

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

**RECOMMENDATION**

Staff recommends that the Commission adopt the resolution approving Tentative Parcel Map (P-202-06), Development Plan (D-205-06) and Regular Coastal Permit (RC-207-06) for the construction of a residential condominium duplex located at 717 North Pacific Street

PREPARED BY:

  
Shan Babick  
Associate Planner

SUBMITTED BY:

  
Peter A. Weiss  
Interim Executive Director

REVIEWED BY:

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



**EXHIBITS/ATTACHMENTS**

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

RESOLUTION NO. 07-

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

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

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

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

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

WHEREAS, a Categorical Exemption was prepared by the Resource Officer of the City of Oceanside for this application pursuant to the California Environmental Quality Act (CEQA) 1970 and the State Guidelines implementing the Act. Pursuant to Section 15332 of the CEQA guidelines the project is considered an infill development and will not have a detrimental effect on the environment;

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

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

////////////////////////////////////

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or</u>
2			<u>Calculation Formula</u>
3			
4	Parkland Dedication/Fee	Ordinance No. 91-10	\$3,503 per unit
5		Resolution No. 05-R0628-1	
6	Drainage Fee	Ordinance No. 85-23	\$2,843 per acre
7		Resolution No. 05-R0628-1	
8	Public Facility Fee	Ordinance No. 91-09	\$2,072 per unit
9		Resolution No. 05-R0628-1	
10	School Facilities Mitigation	Ordinance No. 91-34	\$2.63 per square foot
11	Fee		
12	Traffic Signal Fee	Ordinance No. 87-19	\$15.71 per vehicle trip
13			
14	Thoroughfare Fee	Ordinance No. 83-01	\$255 per vehicle trip (based
15			on SANDAG trip generation
16			table available from staff and
17			from SANDAG)
18			
19	Water System Buy-in Fees	Oceanside City Code	Fee based on water meter
20		§37.56.1	size. Residential is typically
21		Resolution No. 87-96	\$3,746 per unit;
22		Ordinance No. 05-OR 0611-1	
23	Wastewater System Buy-in	Oceanside City Code §	Based on meter size.
24	fees	29.11.1	Residential is typically
25		Resolution No. 87-97	\$4,587 per unit;
26		Ordinance No. 05-OR 0610-1	
27			
28	San Diego County Water	SDCWA Ordinance No.	Based on meter size.

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
2			
3			
4	Authority Capacity Fees	2005-03	Residential is typically \$4,154 per unit
5			
6			

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

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

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

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

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

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

**For the Tentative Parcel Map:**

1. The proposed two unit residential condominium subdivision is consistent with and exceed the requirements of the Subdistrict 5 zoning designation in that the proposed 5,000 square foot lot (50 X 100 feet) meets the minimum lot size of 5,000 square feet as stipulated within Article 12 of the Downtown District development standards. The subdivision map is consistent with the

1 General Plan, Redevelopment Plan, Local Coastal Program, Article 12 of the Downtown District  
2 and the Subdivision Ordinance of the City of Oceanside by creating one 5,000 square foot lot  
3 which meet the minimum development standards.

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

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

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

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

15 **For the Development Plan:**

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

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

26 3. The area covered by the Development Plan can be adequately, reasonably and  
27 conveniently served by existing and planned public services, utilities and public facilities. The  
28 proposed two unit multifamily project will not create public service and facility demands

1 exceeding the capacity of existing and planned infrastructure. The project proposes to “tie in”  
2 to the existing sewer and water lines.

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

8 5. The site plan and physical design of the project is not subject to Section 1.24 and  
9 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillside and  
10 Article 20 in that there is not enough grade differentials from the highest and lowest points of the  
11 subject site, therefore, this project is not subject to the requirements of Article 20 and Section 1.24  
12 and 1.25 of the Land Use Element of the General Plan.

**For the Regular Coastal Permit:**

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

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

24 3. The proposed project will not obstruct any existing or planned public beach  
25 access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal  
26 Act. The subject site is located one lot south of the Windward Way public view corridor and,  
27 therefore, the proposed project will not obstruct and/or block any existing and/or proposed  
28 public beach access.

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

3 **Building:**

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

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

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

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

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

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

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

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

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

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

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

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

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

9           **Engineering:**

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

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

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

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

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

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

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

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

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

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

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

16 b) All grading and related site preparation and construction activities shall  
17 be limited to the hours of 7 AM to 6 PM, Monday through Friday. No  
18 engineering related construction activities shall be conducted on Saturdays,  
19 Sundays or legal holidays unless written permission is granted by the City Engineer  
20 and/or Public Works Director with specific limitations to the working hours and  
21 types of permitted operations. All on-site construction staging areas shall be as  
22 far as possible (minimum 100 feet) from any existing residential development.  
23 Because construction noise may still be intrusive in the evening or on holidays,  
24 the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive  
25 or offensive noise which causes discomfort or annoyance to reasonable persons  
26 of normal sensitivity."

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

29 d) A haul route shall be obtained at least 7 days prior the start of hauling  
operations and must be approved by the City Engineer and/or Public Works

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

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

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

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

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

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

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

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

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

12 27. Upon review of the pavement investigation, the City Engineer and/or Public Works  
13 Director shall determine whether the Developer shall: 1) Repair all failed pavement sections,  
14 header cut and grind per the direction of the City Engineer and/or Public Works Director, and  
15 construct a two (2) inch thick rubberized AC overlay; or 2) Perform R-value testing and submit a  
16 study that determines if the existing pavement meets current City of Oceanside standards/traffic  
17 index. 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 the  
19 Developer shall reconstruct the pavement per these recommendations, subject to approval by the  
City Engineer and/or Public Works Director.

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

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

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

1 Public Works Director.

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

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

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

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

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

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

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

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

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

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

17 40. Upon acceptance of any fee waiver or reduction by the Developer, the entire  
18 project will be subject to prevailing wage requirements as specified by Labor Code section  
19 1720(b)(4). The Developer shall agree to execute a form acknowledging the prevailing wage  
20 requirements prior to the granting of any fee reductions or waivers.

21 **Fire:**

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

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

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

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

1           45.     Multifamily dwellings require 6 inch address numbers.

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

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

6     **Planning:**

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

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

17          50.     The applicant, permittee or any successor-in-interest shall defend, indemnify and  
18 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
19 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul  
20 an approval of the City, concerning Tentative Parcel Map (P-202-06), Development Plan (D-  
21 205-06) and Regular Coastal Permit (RC-207-06). The City will promptly notify the applicant  
22 of any such claim, action or proceeding against the City and will cooperate fully in the defense.  
23 If the City fails to promptly notify the applicant of any such claim action or proceeding or fails  
24 to cooperate fully in the defense, the applicant shall not,  
25 thereafter, be responsible to defend, indemnify or hold harmless the City.

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

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

1 Water Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall  
2 be reviewed and approved by the City Engineer and City Planner prior to the issuance of  
3 building permits. Landscaping shall not be installed until bonds have been posted, fees paid,  
4 and plans signed for final approval.

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

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

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

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

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

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

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

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

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

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

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

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

21 64. The following unit type and floor plan mix, as approved by the Community  
22 Development Commission, shall be indicated on plans submitted to the Building Division and  
23 Planning Division for building permit:

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

26 65. Side and rear elevations and window treatments shall be trimmed to substantially  
27 match the front elevations. A set of building plans shall be reviewed and approved by the  
28 Planning Division prior to the issuance of building permits.

66. Elevations, siding materials, colors, roofing materials and floor plans shall be

1 substantially the same as those approved by the Community Development Commission. These  
2 shall be shown on plans submitted to the Building Division and Planning Division.

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

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

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

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

21 Water Utilities:

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

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

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

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

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

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

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

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

14           77.    All new development of multi-family residential units shall include hot water  
15 pipe insulation and installation of a hot water re-circulation device or design to provide hot  
16 water to the tap within 15 seconds in accordance with City of Oceanside Ordinance No. 02-  
17 OR126-1.

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

20 AYES:

21 NAYS:

22 ABSENT:

23 ABSTAIN:

\_\_\_\_\_  
Chairman

24 ATTEST:

25 \_\_\_\_\_  
Secretary

26 APPROVED AS TO FORM: ✓  
27 OFFICE OF THE CITY ATTORNEY  
28 by [Signature], Dew  
General Counsel

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

Redevelopment Design Review Committee  
RE: 717 North Pacific Street  
Oceanside, CA 92054

6/8/07

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

Dear RDRC Members:

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

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

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

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

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

Sincerely,

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

CITY OF OCEANSIDE  
PLANNING DEPARTMENT

FILED  
Gregory J. Smith, Recorder/County Clerk

DEC 28 2006

# NOTICE OF EXEMPTION

A. Consul

BY \_\_\_\_\_ DEPUTY

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

PROJECT TITLE AND FILE NUMBER:  
717 NORTH PACIFIC STREET

PROJECT LOCATION - SPECIFIC:  
717 North Pacific Street

PROJECT LOCATION - GENERAL:  
North Pacific Street  
City of Oceanside

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

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

NAME OF PUBLIC AGENCY APPROVING PROJECT:

City of Oceanside

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

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

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

Exempt Status per the Guidelines to Implement the California Environmental Quality Act (CEQA)  
(Public Resources Code Section 21000 et. al.):

   NOT SUBJECT TO CEQA PER THE GENERAL RULE, SECTION 15061(B)(3)

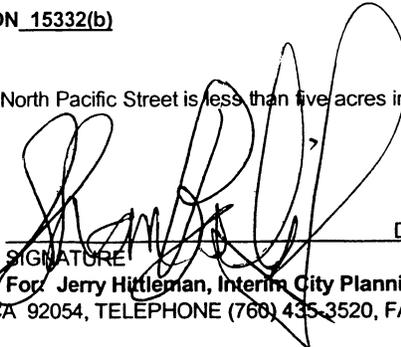
   STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

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

**REASONS WHY PROJECT IS EXEMPT:**

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

Contact Person: Shan Babick, Associate Planner

  
\_\_\_\_\_  
SIGNATURE  
December 26, 2006  
\_\_\_\_\_  
DATE  
(For: Jerry Hittleman, Interim City Planning)

TENTATIVE PARCEL MAP

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

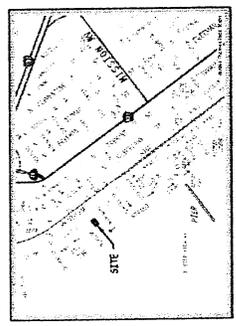
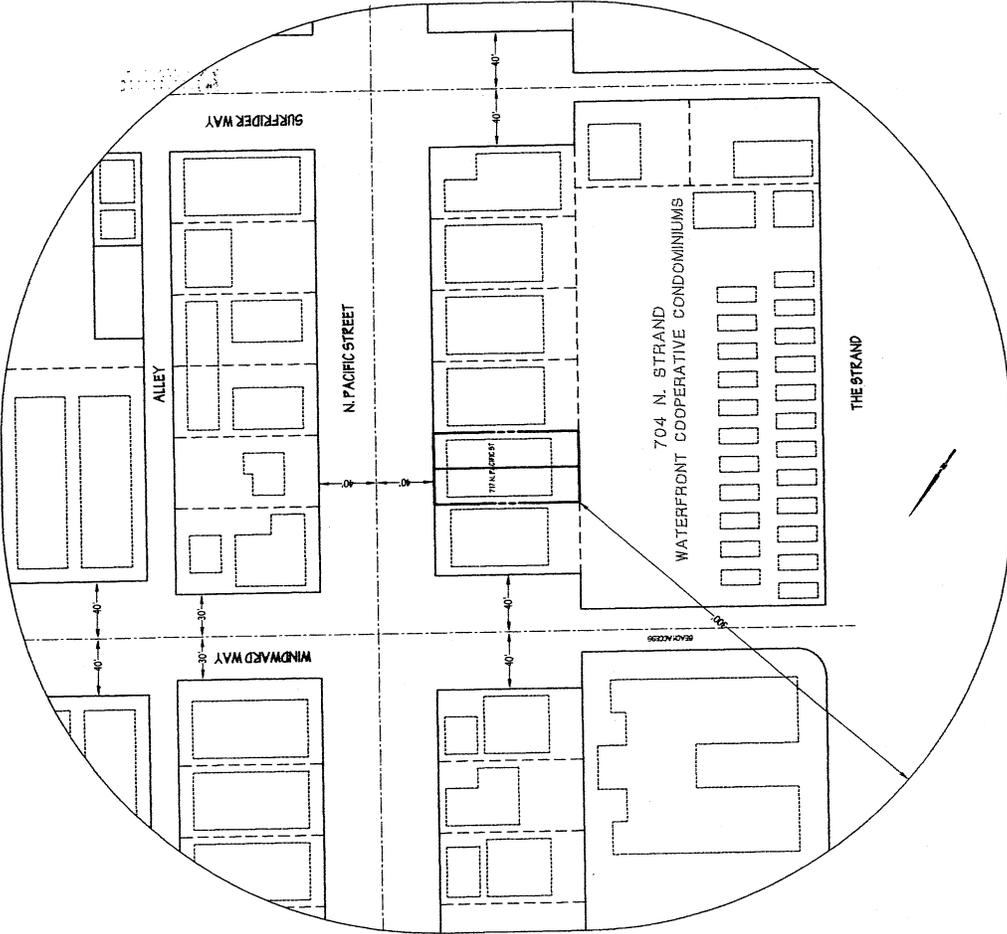
THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 151 OF THE CALIFORNIA CIVIL CODE  
THIS PROJECT PROPOSES TWO (2) DWELLING UNITS ON ONE (1) PARCEL OF LAND

RECEIVED  
MAY 10 2007  
GWINNER/SUBDIVIDER  
PERRIE ANNE  
AZUSA, CA 91702  
626-450-9888

OWNER  
DATE

- KEY MAP LEGEND**
- SUBDIVISION BOUNDARY
  - PROPOSED AIRSPACE BOUNDARY
  - EXISTING WATER MAIN
  - EXISTING SEWER MAIN
  - EXISTING GAS MAIN
  - EXISTING FIRE HYDRANT
  - EXISTING STREET LIGHT
  - EXISTING CURB & GUTTER

SEE SHEET 2 FOR GRADING AND DRAINAGE DETAILS



VICINITY MAP  
NO SCALE

KEY MAP  
SCALE 1" = 40'

LEGAL DESCRIPTION  
THE PART OF LOT 10, TRACT 10, COMMERCIAL SUBDIVISION, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1988, EXCEPTING THEREFROM THAT PORTION, IF ANY, HERETOFORE OR NOW LYING BELOW THE HIGH-WATER LINE OF THE PACIFIC OCEAN.  
APN: 143-221-07

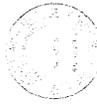
**PROJECT INFORMATION**

Lot Area	0.12 Acres (6,000 Sq-Ft)
Assessment District	Subdivided S
Map Change	1
Number of Dwelling Units	2
Density	17.4 Dwelling Units per Acre
Minimum Slope	N/A
Average Slope Gradient	N/A
Proposed Building Coverage	2,871 Sq Ft = 57.4 %
Proposed Landscaping	1,800 Sq Ft = 37.7 %
Proposed Parking	180 Sq Ft = 3.7 %
School District	Oceanside Multiple School District
Water, Sewer & Storm Drains	City of Oceanside
Fire Services	City of Oceanside
Police Services	City of Oceanside
Telephone Service	AT&T
Parking Provided	4 Covered - 0 Open

PREPARED BY:  
 J. H. HANCOCK ARCHITECTS, C.S. 1001  
 10110 N. CALIFORNIA ST., SUITE 100  
 SAN DIEGO, CA 92120  
 TEL: (619) 441-1100 FAX: (619) 735-2200  
 E-MAIL: JHH@JHHARCHITECTS.COM

Drawn: DONALD W. JONES  
 Date: 04/20/07

04/20/07  
 SHEET 1 TENTATIVE PARCEL MAP 2 SHEETS  
 TWO UNIT CONDOMINIUM SUBDIVISION OF:  
 717 N. PACIFIC STREET, OCEANSIDE  
 P-202-06, D-205-06, RC-207-06



Having examined the above described project and the information furnished to me by the architect, I hereby certify that the same comply with the provisions of the Act for the registration of architects in the State of California, and that the same are in accordance with the laws of the State of California, and that the same are in accordance with the laws of the State of California, and that the same are in accordance with the laws of the State of California.

412 SOUTH  
412 SOUTH THE STRAND  
OCEANSIDE, CALIFORNIA 92054

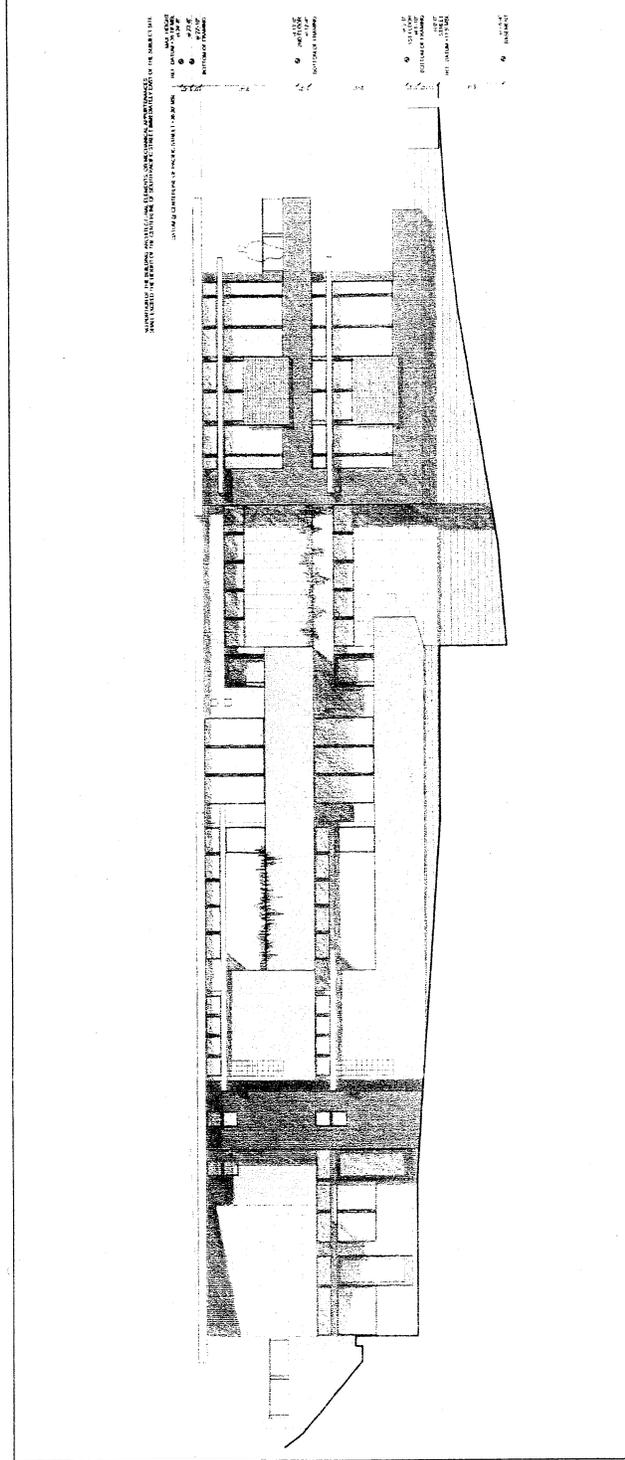
No.	Date	Issue
1	09/01/06	Concept Design
2	7/31/06	Draft Preliminary
3	11/16/06	Consult Application
4	02/24/06	City Revision #1

Project Number  
06002

A-3.1

**KEYNOTES**

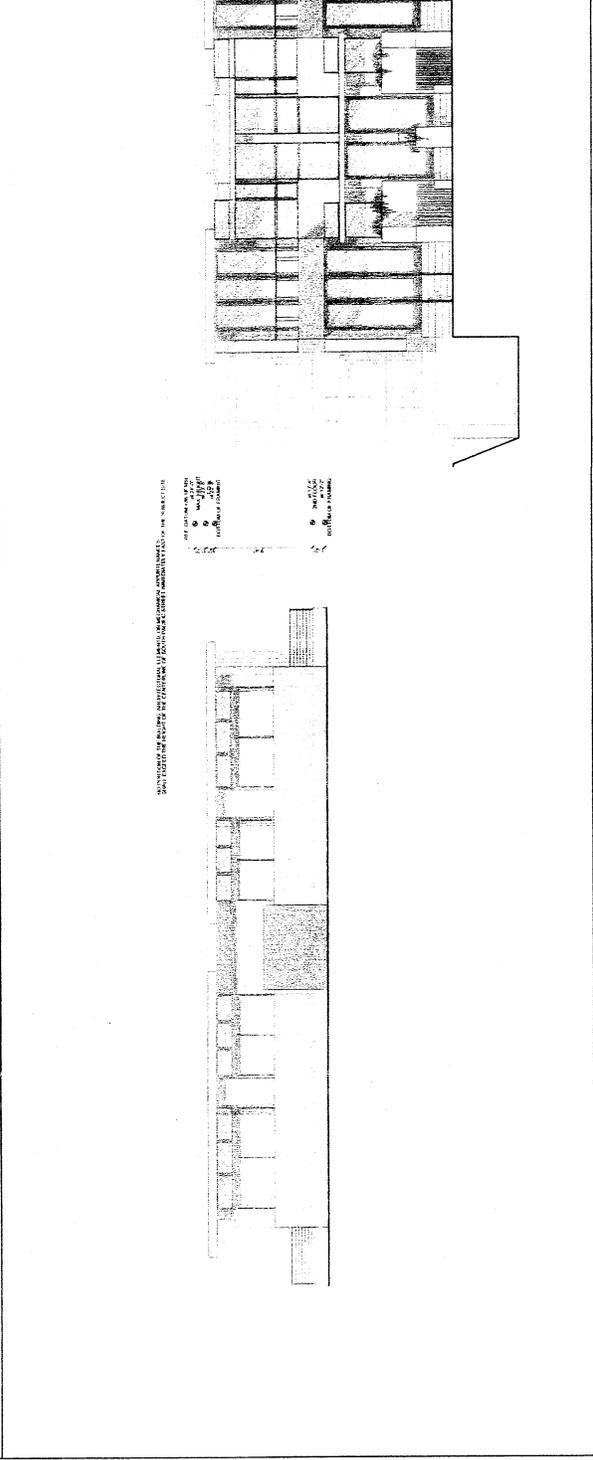
CEMENT PLASTER WITH SMOOTH EPS FINISH COAT  
METAL STAIRS/SEAM SISING  
WOOD DOOR WITH CLEAR TEMPERED GLASS  
CLEAR WOOD WINDOW  
CLEAR WOOD WINDOW  
METAL CLAD GLASS BLOCK WITH PATTERNEED GLASS BLOCK  
METAL SKIN WARE  
STONE TILE FLOOR  
METAL PANEL  
GROUND FLOOR COLOURED GOLF  
COLoured WOOD DOOR WITH TEMPERED GLASS  
PAINTED METAL FENCE AND GATE  
METAL ALUMINUM CLAD CURTLE  
CONCRETE WET LAMINA WALL  
BUILD UP ROOF WITH ZIP SHEET  
PAINTED METAL PIPE GROUNDWAL



**NORTHWEST ELEVATION**

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

**LEGEND**



**SOUTHWEST ELEVATION**

**NORTHEAST ELEVATION**

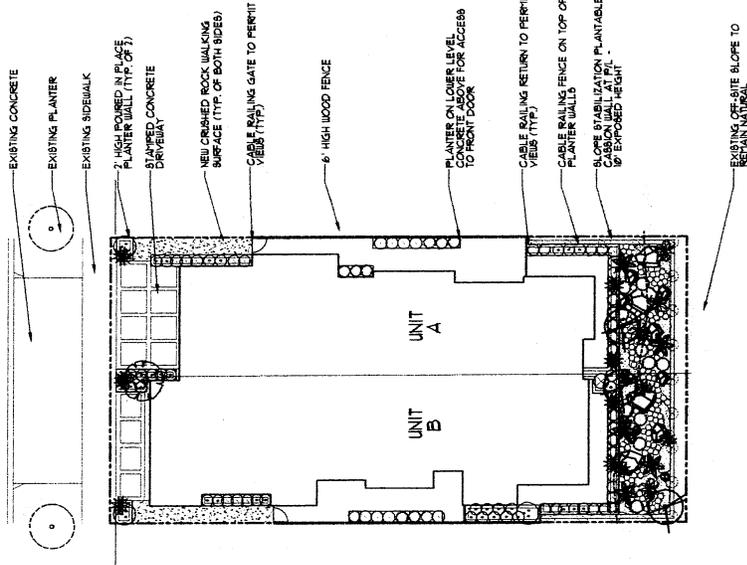




# LANDSCAPE CONCEPT PLAN

## 717 N. PACIFIC STREET

N. PACIFIC STREET



### IRRIGATION NOTES

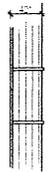
AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AS SHOWN ON THE PLAN FOR ALL PLANTING AREAS SHOWN ON THE PLAN. SOIL PRECIPITATION EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM OF WATER LOSS DUE TO RUN-OFF. ALL IRRIGATION IMPROVEMENTS SHALL BE INSTALLED AS PER THE PROVISIONS OF THE CITY OF OCEANSIDE ZONING ORDINANCE AND SPECIFICATIONS FOR LANDSCAPE DEVELOPMENT (1985, REVISED 1937) AND WATER CONSERVATION ORDINANCE (2015).

### PLANTING NOTES

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH SOIL CONDITIONER, FERTILIZERS, AND MULCH. PLANTING MATERIALS SHALL BE INSTALLED AS PER THE PROVISIONS OF THE CITY OF OCEANSIDE ZONING ORDINANCE AND SPECIFICATIONS FOR LANDSCAPE DEVELOPMENT (1985, REVISED 1937).

### CONCEPTUAL CABLE RAILING FENCE

A 4" CABLE RAILING FENCE WILL BE USED ALONG THE TOP OF THE BLUFF-SIDE PLANTER WALLS



### CONCEPTUAL SOLID WOOD FENCE

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



SCALE: 1" = 10'

### CONCEPTUAL PLANT LIST

- ARCHONDOPHORIX CRANNIANTIANA - KING PALM (10' BTH)
- EXISTING PALM - PROTECT IN PLACE
- SEMPERPARVULA AND S. GIGANTEA
- AGAVE ATTENUATA - SWAINSON'S AGAVE
- ANGOSTATHOS HYBRIDS BIG RED - KANGAROO PALM
- CYPERUS PAPPYRUS - PAPER PLANT
- MUSA COCCINEA - RED ORNAMENTAL BANANA
- PHORHITUM TENAX 'JACK SPRATT' - NEW ZEALAND FLAX
- SANSEVIERIA TRESAFCIATA - VARIEGATED SNAKE PLANT

### CONCEPTUAL CORAL GARDEN PALLETTE

- FINAL SELECTION BASED ON SPECIFIC AVAILABILITY
- VOLCANIC ROCKS - VARYING SIZES WITH POCKETS FOR PLANTING
  - LARGE BOLD SILHOUETTE SUCCEULENTS SUCH AS: (8" POT TO 9 GALLON)
    - UPRIGHT BRANCHING ARBORESCENT FORTY
    - PHOBIA VIRENS - 'JACKIE' - 'NEN
    - PHOBIA ROSELENI - 'PIGMY DATE
    - CEREUS PERUVIANUS 'TROPICUS' - 'HONORABLE GENEUS
  - LARGE BOLD ACCENT SUCCEULENTS SUCH AS: (8" POT TO 9 GALLON)
    - (LARGE ROSETTE FORTY)
    - ALOE STRIATA - CORAL ALOE
    - ALOE BURROVIOLOACEA - NON
    - ACCENT PLANT OR SUCCEULENT SUCH AS: (8" POT TO 9 GALLON)
      - (UPRIGHT VERTICAL OR CORAL LIKE FORTY)
      - HEPHERALOE PARVIFLORA - 'RED YUCCA
      - EPHORBIA ANTIGALLOIDES - NON
      - EPHORBIA TRICALLI FINE BRIDGES - 'PENCIL BUSH
  - LOW FORTY SUCCEULENTS SUCH AS: (8" POT TO 1 GALLON)
    - (CORAL SEA ANEMONE-SHAPED OR STARFISH-LIKE LOW ACCULENT)
    - ALOE NOBILIS - NON
    - ALOE BARNABIA - 'BOAP ALOE
    - ALOE VICTORIAN-REGANAE - NON
    - AGAVE VICTORIAN-REGANAE - NON
    - GASTERIA VERUCORNA - 'WARTY ALOE
    - STIPA TENUBRIBIA - 'PEX FEATHERGRASS
  - SUCCEULENT GROUND COVERS WITH TULCHERS SUCH AS:
    - (PROSTRATE-SPREADING LOW-ROSETTE FORTY) WHITE SAND AND GRAVEL TULCHER
    - BEDETT BREVIFOLIA - NON
    - BEDETT HYDRALICALE - BLUE ICE PLANT
    - BEDETT BREVIFOLIA - NON
    - BEDETT BREVIFOLIA - NON
    - BEDETT BREVIFOLIA - NON



THE LIGHTFOOT PLANNING GROUP

PLANNING  
SITE DESIGN  
LANDSCAPE ARCHITECTURE

2700 W. 15TH STREET  
OCEANSIDE, CA 92054  
TEL: (760) 431-1111  
WWW.LIGHTFOOTPLANNING.COM



PIERRE ANDRE  
717 N. PACIFIC STREET  
OCEANSIDE, CALIFORNIA

DATE: 1-15-20  
JOB #: 650204  
SCALE: LSC  
JOB TITLE:  
JOB NUMBER: 10/17/2019 - 01  
JOB DATE: 4/10/2020

LANDSCAPE CONCEPT PLAN

Job # 650204



DATE	REVISIONS
8/20/06	1. INITIAL
10/27/06	2. REVISED
11/20/06	3. REVISED
12/04/06	4. REVISED
1/10/07	5. REVISED
2/20/07	6. REVISED

PLANS PREPARED BY  
 PERRE ANDRE  
 CONSULTANT FOR  
 S.L. ENGINEERING  
 P.O. BOX 258  
 SAN MARINO, CA 91764  
 PH 714.261.8704

OWNER/ARCHITECT  
 PERRE ANDRE  
 P.O. BOX 1837  
 AZUSA, CA 91702  
 PH 951.201.2511

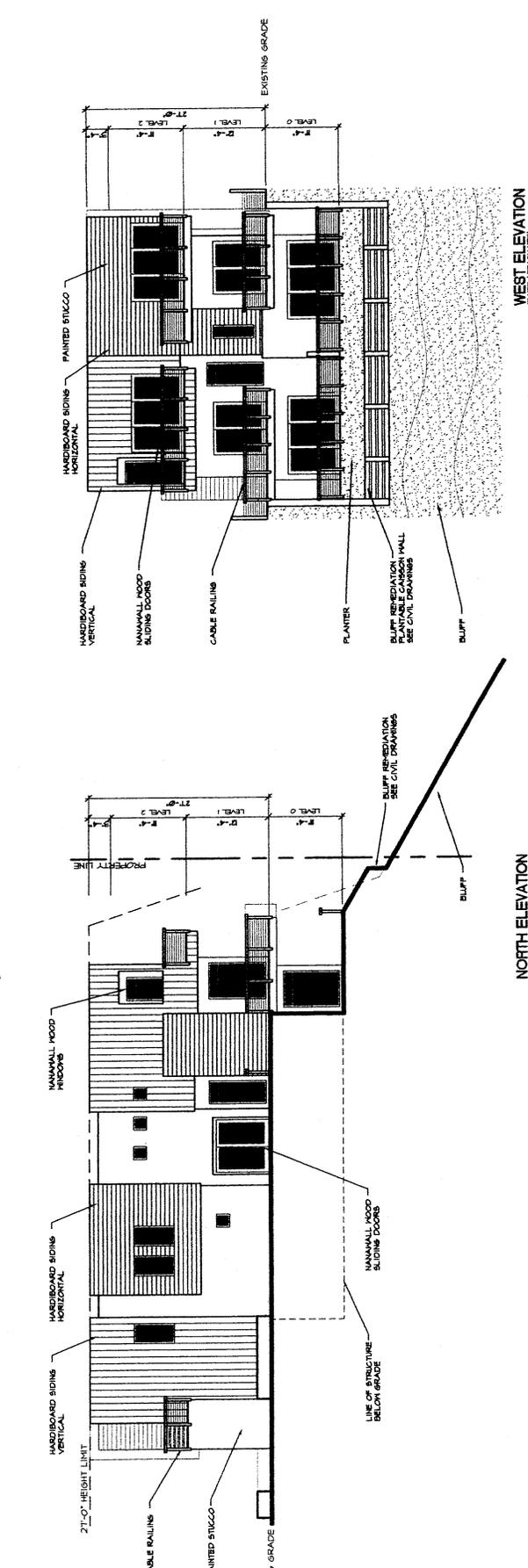
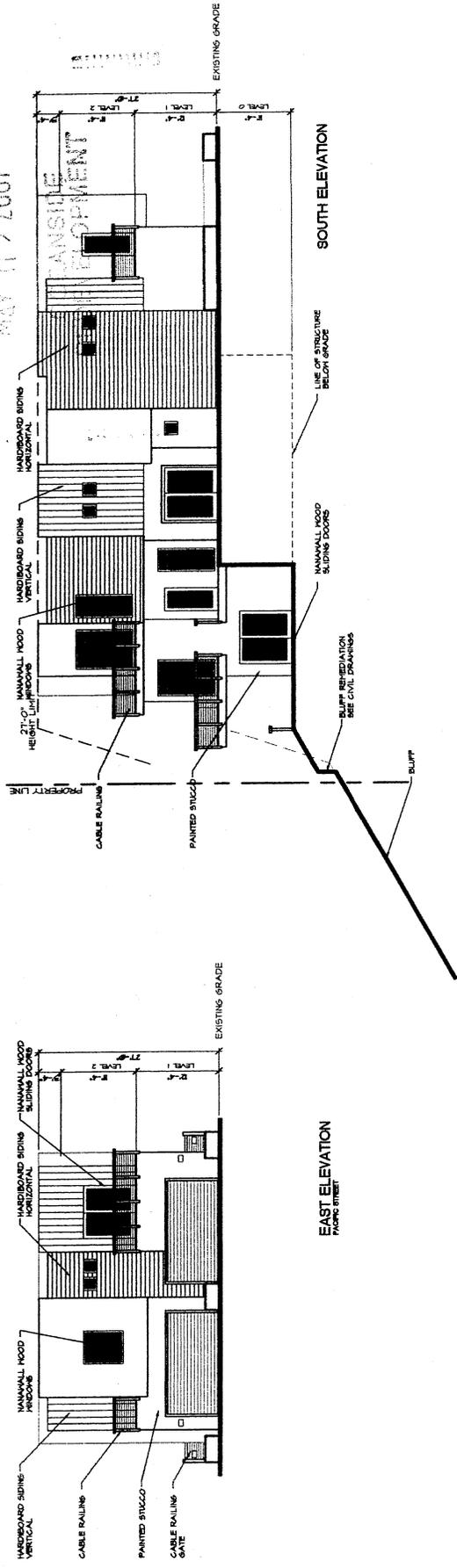
**717 N. PACIFIC**  
 77 NORTH PACIFIC STREET  
 OCEANSIDE, CA 92054

**717 N. PACIFIC**  
 ELEVATIONS

DRAWN BY: [ ]  
 TO: [ ]  
 DATE: 4/06

**A-3**  
 SHEET 6 OF 7

RECEIVED  
 MAY 17 2007



**PRELIMINARY ELEVATIONS**  
 SCALE: 1/8" = 1'-0"

DATE	REVISIONS
12/10/06	1. INITIAL
12/10/06	2. REVISED
12/10/06	3. REVISED
12/10/06	4. REVISED
12/10/06	5. REVISED
12/10/06	6. REVISED
12/10/06	7. REVISED
12/10/06	8. REVISED
12/10/06	9. REVISED
12/10/06	10. REVISED

PLANS PREPARED BY  
 JAMES W. HARRIS  
 CONSULTANT FOR  
 B.L. DRYBANK INC.  
 P.O. BOX 228  
 SAN MARCOS, CA 92069  
 PH 949.204.7574

OWNER/APPLICANT:  
 FERRE ANDRE  
 AZUSA, CA 91702

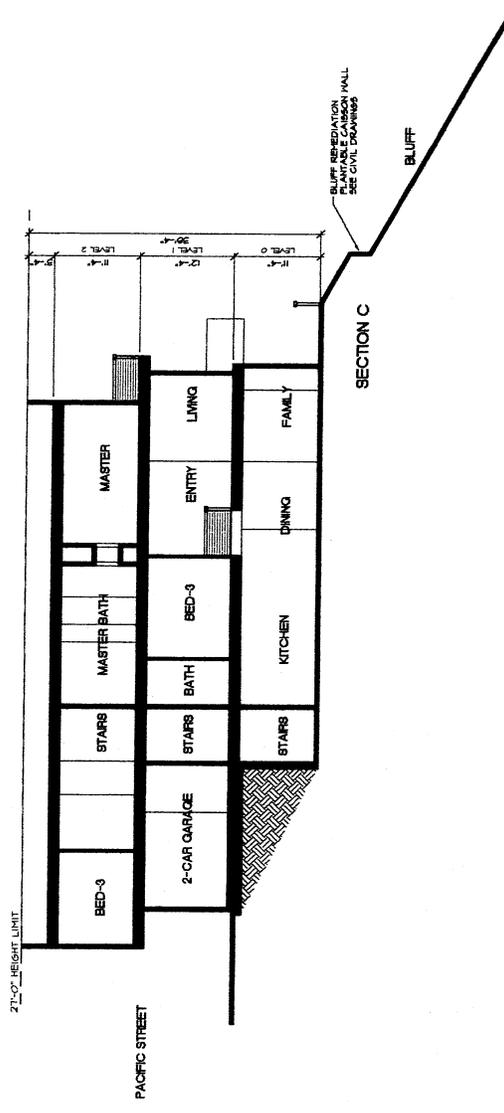
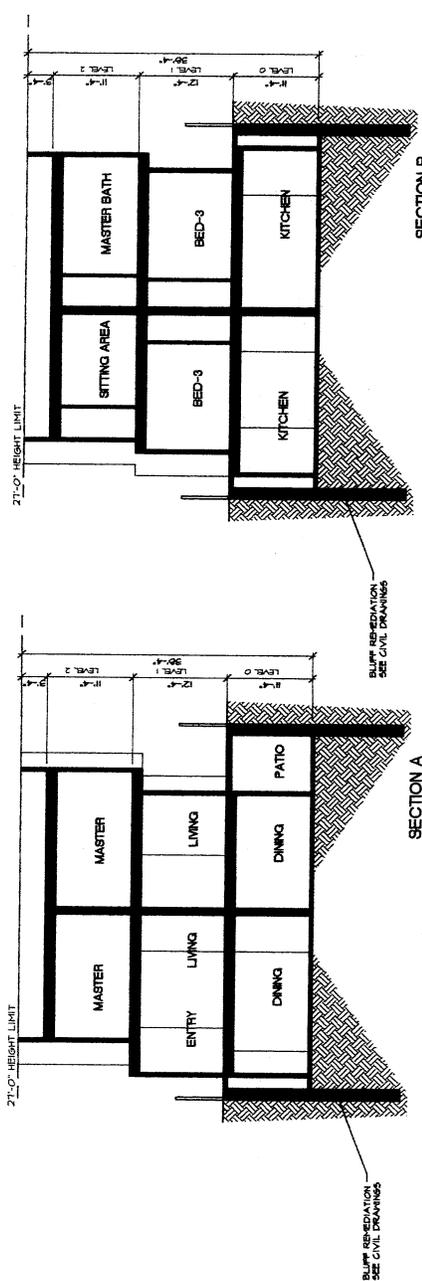
**717 N. PACIFIC**  
 717 NORTH PACIFIC STREET  
 OCEANSIDE, CA 92054

**717 N. PACIFIC**  
**BUILDING SECTIONS**

DRAWN BY:  
 TO  
 DATE:  
 4/09

**A-4**  
 SHEET 1 OF 1

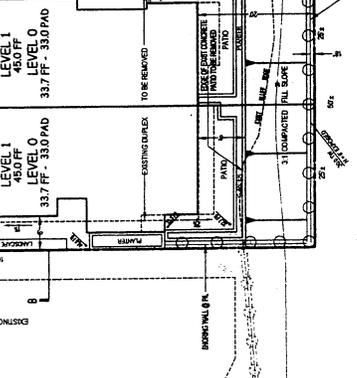
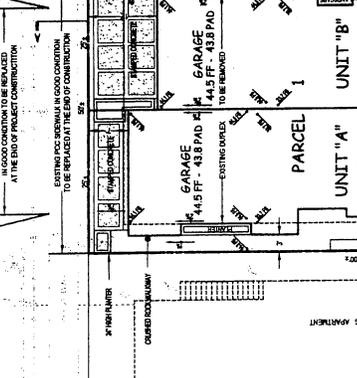
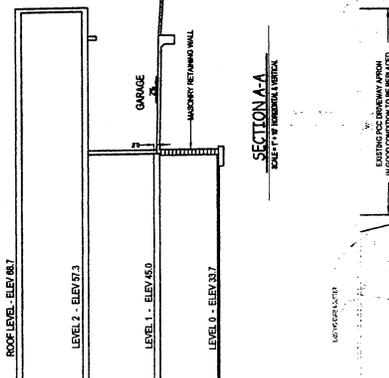
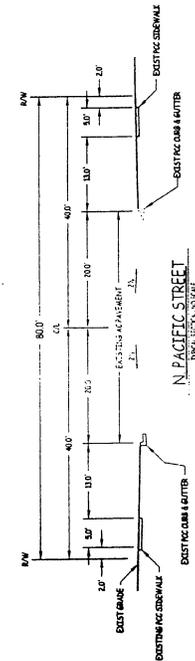
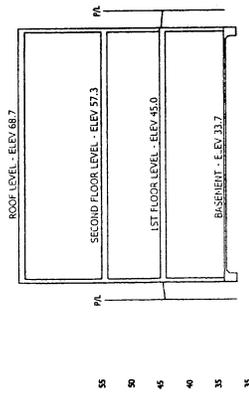
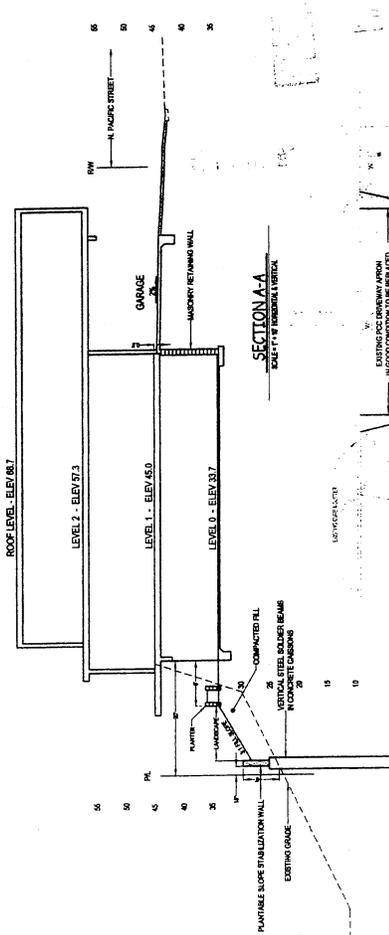
RECEIVED  
 MAY 12 2007



**PRELIMINARY BUILDING SECTIONS**  
 SCALE: 1/8" = 1'-0"

**TENTATIVE PARCEL MAP**  
**P-202-06, D-205-06, RC-207-06**

THIS IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1531 OF THE CALIFORNIA CIVIL CODE  
 THIS PROJECT PROPOSES TWO (2) DWELLING UNITS ON ONE (1) PARCEL OF LAND



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

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

**RECEIVED**  
**MAY 02 2007**

**OCEANSIDE**  
**REDEVELOPMENT AGENCY**

**TOPOGRAPHY:**  
 CONTOURS, EXISTING SPOT ELEVATIONS AND STRUCTURES SHOWN ON THIS PLAN ARE BASED ON A REDEVELOPMENT SURVEY PERFORMED BY COASTAL LAND SOLUTIONS (SUN BRIDGE, U.S. 108) ON OCTOBER 1, 2005.

**PREPARED BY:**  
 2410 Broadway Circle, Carlsbad, CA 92010  
 Telephone: (760) 434-1108 Fax: (760) 730-2059  
 Email: info@landmark.com

Scale: As Shown  
 Date: 04/20/07

**SHEET 2** — TENTATIVE PARCEL MAP — **2 SHEETS**  
**TWO UNIT CONDOMINIUM SUBDIVISION OF:**  
**717 N. PACIFIC STREET, OCEANSIDE**  
**P-202-06, D-205-06, RC-207-06**

PRIMARY RECORD

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

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

Page 1 of 3

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

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

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

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

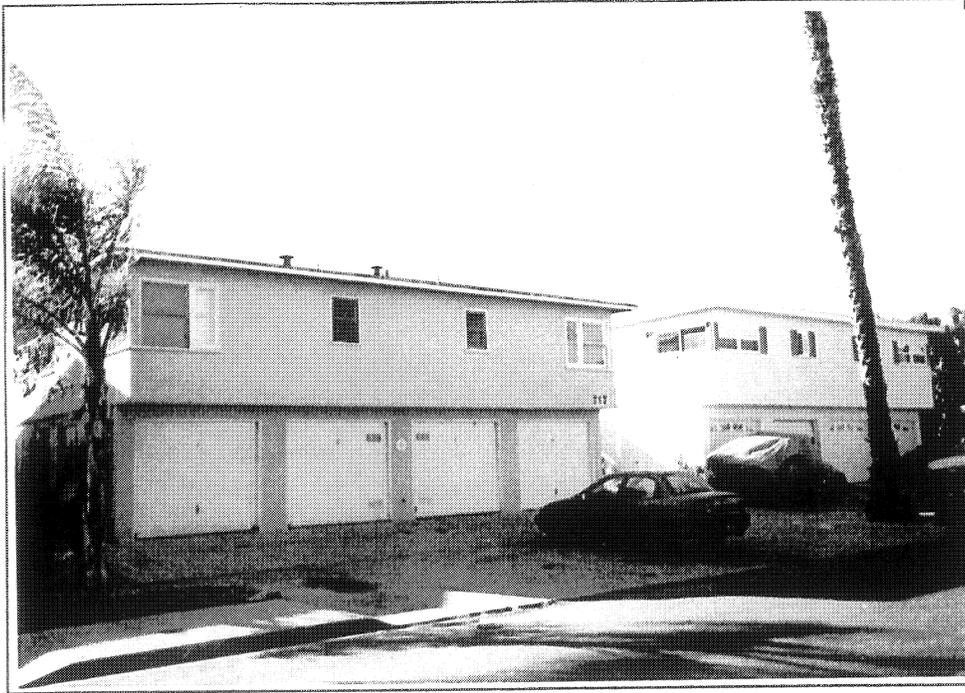
\*b. USGS 7.5' Quad Oceanside Date: 1975 T11S R 5W; 1/4 of 1/4 of Sec; B.M.: SB

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

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

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

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



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

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

P5b. Description of Photo: (View, date, accession #) Facade looking west, 1/3/07, 1050:1

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

\*P7. Owner and Address: P. J. & D. P. Andre  
1963 Paseo Gabriela

San Dimas, CA 91773-4409 \*P8. Recorded by (Name, affiliation, and address): Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 \*P9. Date Recorded: 1/26/07 \*P10. Type of Survey:

(Describe) Field Check \*P11. Report Citation (Cite survey report and other sources, or enter "none".) None

Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

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

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

Page 2 of 3

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

\*Recorded by Ruth Alter Date 1/26/07  Continuation  Update

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

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

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

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

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

Page 3 of 3

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

B1. Historic Name: A.R. and Bessie M. Boehm Apartment Complex  
 B2. Common Name: Pierre J. and Deborah P. Andre Apartment Building  
 B3. Original Use: Multiple-family residence B4. Present Use Multiple-family residence

\*B5. Architectural Style: Ranchesque

\*B6. Construction History: (Construction date, alternations, and date of alterations)  
 The resource was constructed in 1951 per the Notice of Completion. Other than some window replacements, no major exterior modifications were observed.

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

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: John Woodlief

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

Period of Significance 1869 to 1960 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject complex is located in the A.J. Myers Addition, north of downtown Oceanside. This is an area that saw early residential development, with many of the oldest houses being smaller single-family dwellings situated in a quiet portion of the developing town. The area would have been close enough to walk to the town center to purchase necessary goods or services, but far enough away to avoid town bustle. A second period of growth occurred after World War II, when infill lots in the northern areas of the Addition were developed as small apartment complexes and duplexes. Beginning in the late 1970s, earlier houses were demolished to make way for larger multi-storied apartments and condominiums that now dominate the neighborhood.

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

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

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

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

B13. Remarks:

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

Date of Evaluation: 1/26/07

(This space reserved for official comments.)

