



DATE: June 7, 2006

TO: Honorable Mayor and Members of the City Council

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF TENTATIVE PARCEL MAP (P-16-05), DEVELOPMENT PLAN (D-24-05), AND REGULAR COASTAL PERMIT (RC-11-05) FOR THE DEMOLITION OF AN EXISTING DUPLEX AND THE CONSTRUCTION OF 3 NEW TOWNHOUSE CONDOMINIUMS COMPRISING 9,705 SQUARE FEET OF HABITABLE FLOOR AREA ON ONE NEWLY MERGED 14,293-GROSS-SQUARE-FOOT LOT LOCATED AT 1621/1623 SOUTH PACIFIC STREET – PALAZZI DI PACIFICA - APPLICANT: SOUTH PACIFIC LLC**

**SYNOPSIS**

The item under consideration is a review of the Planning Commission's decision approving development of a three-unit multifamily condominium project on a newly merged lot comprising 14,293 square feet of gross lot area at 1621/1623 South Pacific Street within the South Oceanside Neighborhood. Council Member Esther Sanchez filed the call for review, and staff is recommending that following the review the City Council support the Planning Commission's decision and approve the project.

**BACKGROUND**

The Planning Commission public hearing and deliberations on the proposed subdivision were held on April 10, 2006. The Commission approved the project on a 6-to-0 vote. Following the hearing and prior to the end of the appeal period, a call for review was filed requesting additional information to be provided and presented to the City Council. This report identifies and addresses the issues raised by the call for review.

**Project Description:** The project application consists of a Tentative Map, Development Plan, and Regular Coastal Permit. Each discretionary item is discussed in depth in the April 10, 2006, Planning Commission staff report. Relevant issues are addressed below:

Tentative Parcel Map: The two legal underlying lots were created by Map No. 909 on June 8, 1904, specifically identifying the westerly lot boundary as being the mean high tide line. Under the provisions of the Subdivision Ordinance, this project meets all of

the provisions for processing a Tentative Parcel Map for a condominium project, as well as the provisions established by the General Plan, Zoning Ordinance, and Local Coastal Program.

Based on the density range of 29-43 dwelling units (DUs) per net acre for the RT zone, the combined developable lot area of 8,108 square feet could accommodate five to eight DUs. As separate 30-foot-wide lots, and based on 4,054 square feet of developable lot area for each individual lot, this project could accommodate two to four DUs on each of the two existing lots. Only three DUs are proposed under the current project scope.

The merging of the existing underlying parcels will create a 60-foot-wide lot as per the Residential Tourist (RT) zone development standard which meets the Local Coastal Program to 'encourage consolidation of small, narrow-frontage lots as a means of achieving better design.' As outlined in this report, the merging of the lot does not allow for any additional development opportunities and could be considered as an administrative merger based on ownership status. Overall, staff believes that the lot merger promotes a balanced project and a better overall project design.

Development Plan: The current proposal is to demolish an existing duplex originally constructed circa 1930 to 1936. The existing structure does not hold any significant historical value. Upon completion, the newly constructed 3-unit multifamily condominium project shall provide 12,028 square feet in total building floor area, which will include 9,705 square feet of habitable floor area, 1,200 square feet of garage area, 960 square feet of common garage access area, and 166 square feet of storage space. Two of the units will include 3 bedrooms and 3.5 bathrooms each, while the larger unit provides 3 bedrooms and 4 bathrooms.

The project meets and exceeds the established development standards of the underlying RT zone including, but not limited to, the setbacks, blockface average, Stringline, lesser of 27-feet/2-stories height limit, density calculation, parking and landscape elements. A significant portion of the structure will be subterranean, with new development classified as a 2-story-over-basement construction designed to be sensitive to the coastal element.

Garages occur on mid-level where three garages provide required legal off-street parking for six vehicles, along with an access drive serving the garage area. The mid-level is the floor directly above the lowest level, referred to as beach level on the architectural plans. Although the project provides four total levels and a mezzanine, only two can be considered true stories based on the Building Division and Uniform Building Code excluding subterranean floors and mezzanine areas when defining a true story. Therefore, the project will not exceed and is situated below the maximum 27-foot height limit as measured from existing grade while providing appropriate 2-stories-over-basement construction. Appropriate architectural projects for an elevator shaft and chimneys are also being requested. Other projects have been approved under similar circumstances.

The overall architectural theme is similar to newer projects being constructed along this portion of South Pacific Street. Contemporary architectural and landscape themes are prevalent on newer projects in the coastal areas. Such styles include enhanced design features in order to add to and further enhance the eclectic feel of the surrounding neighborhoods.

The following matrix summarizes the minimum and maximum development standards for the project:

	MINIMUM REQUIRED	PROPOSED
FRONT YARD SETBACK	*15 feet	*1-ft, 9-inches/blockface
SIDE YARD SETBACK	5/10 feet	5/10 feet
REAR YARD SETBACK	Stringline: 89.5 south P/L 96 feet north P/L	Stringline: 89.5 south P/L 96 feet north P/L
BUILDING HEIGHT	27 feet/2 stories	27 feet/2 stories
LANDSCAPE	15 percent	20 percent
PARKING	6 spaces	6 spaces

\*use of existing setback and/or front yard blockface average. The blockface average for this site is 1-foot 9-inches based on the average of the setbacks of development located between 1601 and 1747 South Pacific Street. This project will meet the established blockface setback.

Regular Coastal Permit: Projects within the Coastal Overlay Zone are required to meet the standards of the adopted Local Coastal Program and the underlying RT zone. Such projects must provide for sensitive development in order to promote and achieve compatibility with surrounding development. The existing and evolving character of the neighborhood within the Coastal Overlay Zone and site-specific design elements have been considered at length throughout the design and review of this project.

To provide a balanced development, this project does not take advantage of a unique grade feature in accommodating for overall building height. Instead, the project measures the overall building height from the conservative elevation as measured from the sidewalk located on the South Pacific Street right-of-way.

Staff believes that the elements of bulk and scale, as well as compatibility are being addressed by this project meeting the provisions of the RT zone, as well as the Coastal Overlay Zone development standards. Staff believes that existing development along the South Pacific corridor justifies compatibility of this project within the neighborhood.

The Stringline on the proposed project site is measured at 89.5 feet along the south property line and 96 feet along the north property line. Development will not extend further seaward than surrounding properties and meets a building-to-building and deck-to-deck construction concept that was agreed upon by adjacent residents, the applicant and staff. Ultimately, the Stringline is the furthest extent to which development can be considered; however, development to the Stringline is not allowed by right. A host of factors including compatibility with adjacent development is considered for projects requesting development on coastal properties comprising a section of the established Stringline. As designed, this project meets the intent for development adjacent to the Stringline.

A Wave Hazard Run-Up Study was prepared for this project. A revetment currently exists and is located completely on private property. As designed, the revetment conforms to the pattern of the existing revetment, which extends both to the north and south of this site. The revetment located on the site is not in need of major repair.

Although the study did identify some minor issues with the revetment, the study did not recommend any major changes to the revetment. At the request of the Planning Commission, staff did add condition No. 36 to the resolution requiring the applicant to provide a Wave Hazard Run-Up Study in order to allow Geotechnical and engineering staff to consider additional improvements that may be necessary and prior to issuance of any grading permit.

The existing revetment located on private property along this location and along adjacent properties is consistent and generally linear. For this specific property, the revetment does establish and will continue to preserve the public beach access to the maximum extent feasible.

1. Zoning Ordinance
2. General Plan Land Use Element
3. California Environmental Quality Act (CEQA)
4. The Subdivision Ordinance

**Environmental Issues:** The proposed project is categorically exempt from the California Environmental Quality Act (CEQA).

## **ANALYSIS**

Listed below are the issues raised by the call for review, along with staff's response to each issue. Staff reviewed the issues and believes that each of the concerns raised were addressed during the many meetings held between staff, the applicant, and interested community members. As designed, the project proposes a high-quality design that is consistent with the Land Use Element of the General Plan, Zoning Ordinance, and Local Coastal Program.

## Issues

### 1) *Bulk and Scale:*

Bulk and scale is typically controlled by development regulations establishing building envelope. In particular, standards such as setbacks, height, Stringline, as well as other site and zone-specific regulations affect what can be reasonably built on a property and relative to bulk and scale. This project does meet, and in some instances, exceeds the minimum base zone development standards as established for the Residential Tourist (RT) base zone. Since a large portion of this structure is to be subterranean, then only a limited portion of up to a maximum height of 27 feet or 2 stories can reasonably be considered in any bulk and scale analysis.

In considering bulk and scale, staff required the applicant to provide a study that compares the project bulk, or the total (above ground) interior cubic volume, and scale with the surrounding neighborhood. This is a common practice and a typical planning tool that allows a comparison of the entire neighborhood and on a broader scope than limiting a study to include only the immediate and adjacent properties. The study did point out a number of existing structures in the immediate neighborhood that are just as large, if not larger, than the current project.

In addition to the study, staff conducted numerous visual surveys of the neighborhood and identifies the eclectic mix of existing structures that have been permitted in the past. Staff agrees that since many of the existing single and multifamily structures were built in the past and possibly under less restrictive development standards, many structures were, in fact, situated on smaller lots and comprised of larger and bulkier structures. As such, staff finds the project provides specific design features that allow the project to fit well within a smaller building envelop as compared to some of the existing structures in the neighborhood.

### 2) *Incompatibility with the Neighborhood:*

Staff used the bulk and scale study to consider compatibility with the larger neighborhood. Please refer to the bulk and scale discussion above, as well as the in the Regular Coastal Permit section of this staff report that clarifies the issue of compatibility. Staff believes that this project fits well on the project site and within the larger neighborhood.

### 3) *Merging Issues:*

This project proposes to merge two substandard lots in order to create a lot that meets the development regulations of the underlying RT base zone. Under current site conditions, an existing duplex binds the two underlying 30-foot wide 1621/1623 parcels. For all intents and purposes, the existing site conditions already provide for a development that considers the combined site area of the two underlying lots, which are held under the same ownership.

However, as part of the project the applicant wishes to merge the two substandard and

underlying 30-foot-wide lots in order to create a new lot that meets the underlying RT zone regulations, while concurrently simplifying and consolidating the ownership status of the underlying common area lot for the proposed condominium project. It is important to note that the applicant could reasonably propose a condominium project over and across the existing lot line, and based on ownership interests of the project site.

In addition, the merging of two lots under the same ownership is a mapping action that typically can be processed under an administrative review and approval process. Merging the two lots is simply a cleanup item that does not affect the development opportunities of the site.

4) *Public Views:*

As designed, staff believes that the project maintains sensitivity to public views as experienced from the many public vantage points in the area. In particular, the proposed new development proposes to maintain and not significantly impact public views by the implementation of two elements into project design.

The first is the clearing of a significant amount of vegetation along the front property line that will help to create a view corridor where none currently exists. A tree on the southeast corner of the parcel will be removed, which will open up a visual corridor from South Pacific Street toward the ocean.

The second is part of the height element. This project is being proposed below the maximum allowable height limit and typically mimics the curvature of South Pacific Street. When considered as a whole, it is staff's opinion that the project will add areas for improved public visibility while limiting significant impact or alterations of existing public view corridors as referenced by the Local Coastal Program.

5) *Stringline Issues:*

This project meets the intent of Stringline development and as designed meets a building-to-building and deck-to-deck design. The concept is based on the extent of development of the adjacent site located directly to the south at 1625/27 South Pacific Street. In addition, Stringline development standards are based on the general pattern of development, meaning that further encroachment seaward is not allowed to extend beyond the Stringline. This project considered development adjacent to the Stringline on properties to the north and south in determining compatibility with the intent of the Stringline provisions. Structures located on oceanfront lots to the north extend further seaward than what is being proposed by this project. This project meets the intent for Stringline development.

6) *Situated Below Grade/Sand Level:*

This issue is a structural design issue. With exception to height, the City of Oceanside Planning Division provides very limited regulations for subterranean project elements.

The structural and engineering review of this project has found the project to be in conformance with related engineering design standards required through the discretionary review process. Furthermore, the site and the project have been found to be a suitable location for the product proposed.

In addition, there have been a number of past and recently approved projects that have obtained approvals proposing subterranean design features. This project proposes nothing different than similar projects that have been constructed in the area.

7) *Flooding Issues:*

The nature of the location of this lot as well as other oceanfront lots makes such parcels inherently vulnerable to coastal impacts, in particular susceptible to coastal flooding. As designed, however, this project proposes superior construction and design in order to limit any on-site flooding that may occur during storms or during times when the level of the ocean is higher than normal compounded with unusually strong tides and currents.

Although the revetment is not anticipated to be in need of any major repair, staff did include a condition of approval, at the request of the Planning Commission, to include the requirement for a Wave Hazard Run-Up Study to be submitted for review and consideration prior to issuance of grading permits. The applicant agreed to make appropriate changes to the revetment should the study identify that changes are required, and as required by City engineering and Geotechnical review staff.

8) *Lack of Substantial Parking:*

The project provides adequate parking for a three-unit multifamily condominium project as required by the Zoning Ordinance. The requirement of the Zoning Ordinance is clear in identifying that each unit shall provide two spaces per unit, and does not specifically require additional parking spaces for multifamily development that share common area. In addition, there are no requirements for guest parking for multifamily projects that propose less than four units.

Overall, the existing duplex only provides for two off-street parking spaces. The new project proposes to provide a total of six off-street parking spaces, along with securing adjacent on-street parking. This will allow existing on-street parking adjacent to the project site and across the street on South Pacific to continue to serve the needs of the neighborhood as well as serve the existing project under review.

9) *Grade of Parking Lot Entrance:*

The entrance to the garage is proposed at or below the maximum allowed 12 percent slope and access grade. The 12 percent grade is appropriate based on the Citywide engineering standard for driveway accessibility.

10) *Density/Intensity of Use:*

The project as designed is below the base density allocated to the project site. Based on the newly created lot size of 14,293 square feet with a developable area of 8,108 square feet combined, this site can accommodate between five and eight dwelling units based on RT base zone which allows 29 to 43 dwelling units per developable acre.

In addition, and based on the overall lot size, the proposed project's density is comparable to the home situated directly to the south at 1625/27 South Pacific Street that provides two units on a 45-foot-wide and comparably sized lot. Many other multifamily structures currently exist in the surrounding neighborhood and staff believes that the proposed three units will provide opportunities for home ownership to three families rather than just one or two families, should one single-family or a two-unit multifamily project be proposed.

**FISCAL IMPACT**

Not applicable.

**COMMISSION OR COMMITTEE REPORT**

The Planning Commission reviewed the project on April 10, 2006. After hearing considerable public testimony from area residents as well as the applicant, the Commission unanimously approved the project by a 6-0 vote. Commissioners indicated that the project site is physically suitable for the proposed density and intensity of development. The Commissioners stated that the project did provide adequate evidence that all of the development regulations were being met, and found the project to be consistent with adopted regulations. Overall, the Commission found the project to meet the standards for development including, but not limited to, off-street parking, vehicular access, compatible grading and development, compatibility with the neighborhood, and the comprehensive development standards established by the Zoning Ordinance, General Plan, Subdivision Ordinance and Local Coastal Program.

**CITY ATTORNEY'S ANALYSIS**

The City Attorney's Office has reviewed the proposed resolution and approved it as to form.

In accordance with section 4605 of the Zoning Ordinance, the City Council shall consider the same application, plans, and related project materials that were the subject of the original decision approving the project by the Planning Commission.

The City Council shall review the record of the decision and hear testimony from staff, the applicant, and/or any interested parties.

After the hearing, the City Council shall affirm, modify or reverse the Planning

Commission's decision. If a decision is modified or reversed, the City Council shall state the specific reasons for the modification or reversal.

**RECOMMENDATION**

Staff has reviewed the issues raised under the call for review and believes that all of the concerns have been thoroughly addressed through the findings and conditions of approval as part of Resolution No. 2006-P19 and the attached City Council resolution. It is staff's recommendation that the City Council support the Planning Commission's decision and approve the project based on the findings contained in the attached City Council resolution.

**PREPARED BY**

  
Jerry Hittleman  
Acting City Planner

**SUBMITTED BY**

  
Steven R. Jepsen  
City Manager

JH/RA/vnm

**REVIEWED BY:**

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

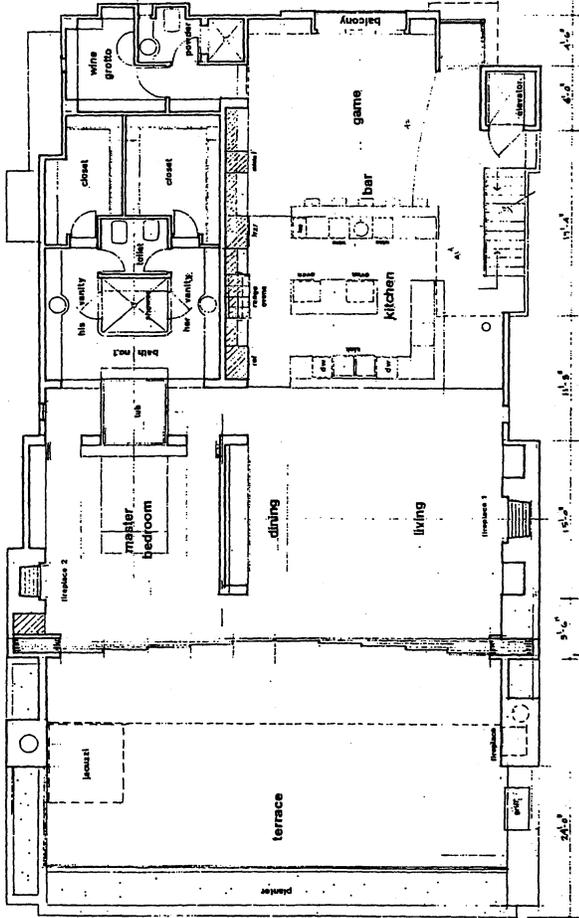
  
\_\_\_\_\_  
\_\_\_\_\_

**ATTACHMENTS:**

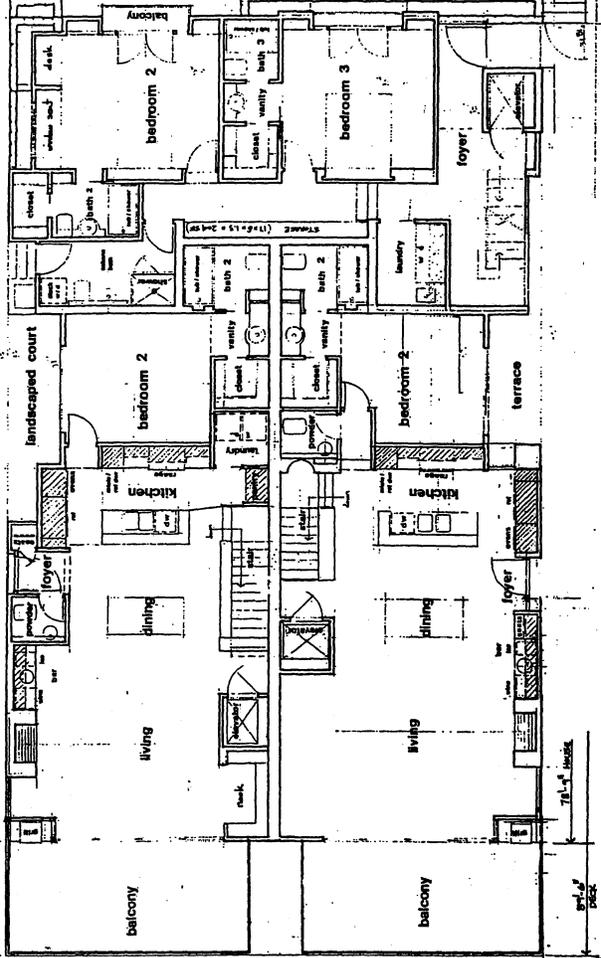
1. Area Map, Site Plan, Elevations, Architectural Guidelines
2. City Council Resolution for Approval
3. Planning Commission Resolution No. 2006-P19
4. Planning Commission Staff Report Dated April 10, 2006
5. Call For Review Appeal







**upper level**  
 Building Segment One - Roof Terrace Plan  
 Building Segment Two - Second Story Plan



**main level**  
 Building Segment One - First Story Plan  
 Building Segment Two - First Story Plan  
 (See Note 17 for details)

1621-A	Basement	670 sf
	First Floor	1,235 sf
	Second Floor	2,825 sf
	Total Living Area	4,730 sf
	Garage	400 sf
	Storage	28 sf
1621-B	Basement	670 sf
	First Floor	529 sf
	Second Floor	1,324 sf
	Total Living Area	2,523 sf
	Garage	200 sf
	Storage	86 sf
1623	Basement	88 sf
	First Floor	1,102 sf
	Second Floor	2,210 sf
	Total Living Area	4,100 sf
	Garage	400 sf
	Storage	40 sf
	Client/Access in Garage	360 sf



**floor plans**



*david lee soanes, ltd.*  
 6378 Paseo Povero, Carlsbad CA 92009  
 phone 760 476 0933; fax 760 476 0937; email soanes@ddp.com  
 architecture " golf course architecture " land planning " interior design  
 construction management " landscape architecture " oceanview, ca  
 1621 / 1623 south pacific street, oceanview, ca  
 three oceanfront residences  
 palargi di pacifica

Date 16 SEP 2005  
 Scale 3/16" = 1'-0"  
 Sheet DLS  
 App 0411-OC

Building Segment One & Two:  
 131'-0" x 211'-7 1/2" (131'-0" LF x 166'-7" OK  
 287'-7" LF PERIMETER OF FLOOR ABOVE  
 (37'-6" x 5'-0" + 12'-0" x 3'-9" + 15'-0" x 1'-3" + 6'-0" x 5'-0" + 4'-5" x 42'-0"  
 + 35'-0" + 45'-0" + 35'-0" + 2'-6" + 2'-6" + 6'-6" + 2'-6" + 14'-0" + 2'-6" + 5'-6" + 2'-6"  
 + 35'-0" + 45'-0")  
 179'-6" LF LESS THAN 8 FT TO FINISH GRADE  
 (207'-7" minus 5'-0" + 4'-6" + 42'-0" and 46'-8" = 188'-7")

BUILDING STRIKELINE  
 FROM SOUTH PACIFIC ST.



TOP OF ELEVATOR TOWER  
ELEV. 35.1'

MEZZANINE  
ELEV. 34.6'

MEZZANINE LIBRARY  
ELEV. 34.1'

SECOND STORY  
ELEV. 33.6'

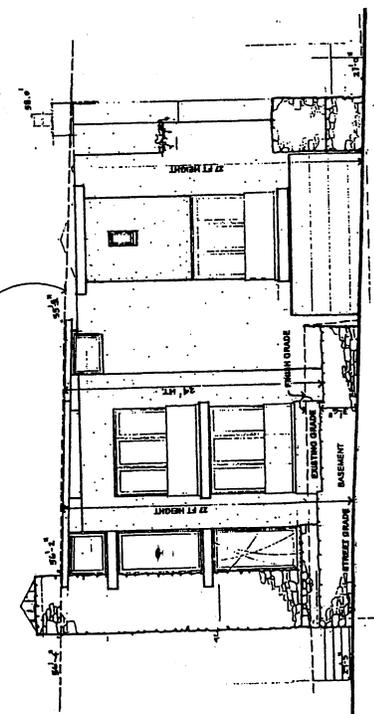
CLARE ROOM  
ELEV. 32.1'

FIRST STORY  
ELEV. 28.1'

FOYER  
ELEV. 27.6'

STREET GRADE  
ELEV. 26.1'

GARAGE  
ELEV. 25.6'



east (street)

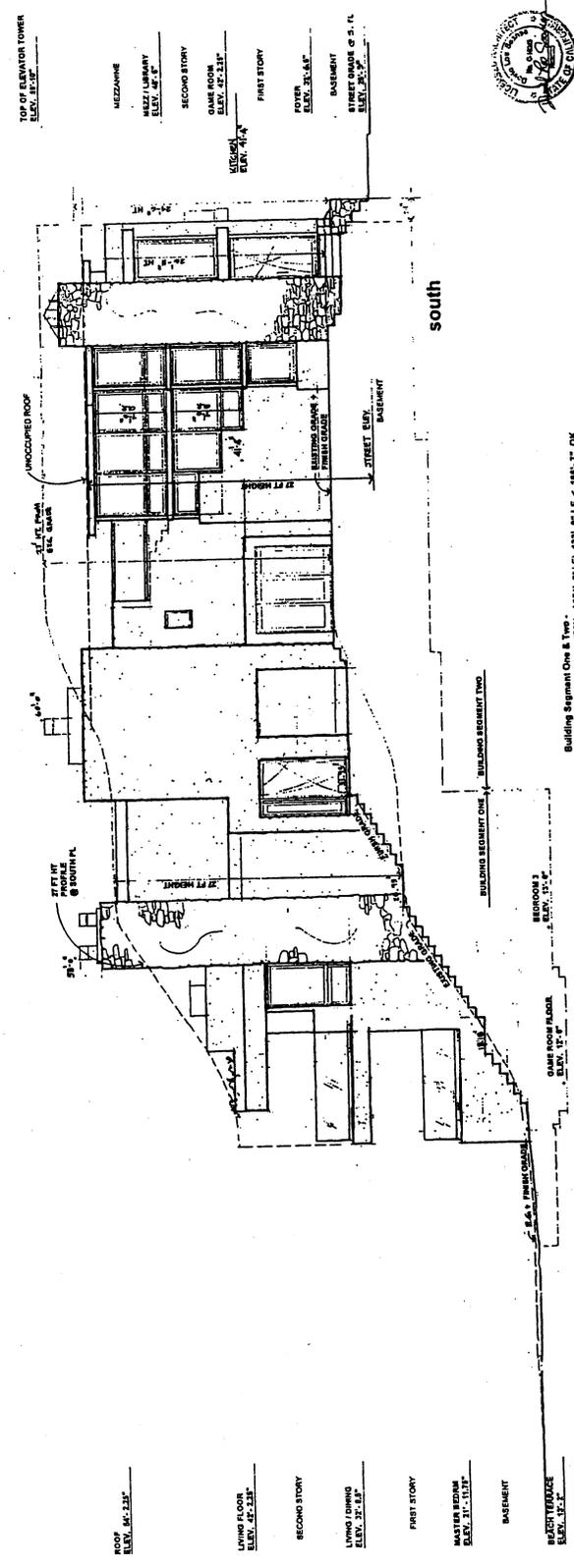
- ELEVATION NOTES & CALLOUTS -
- 01 CHIMNEY CAP DETAIL - ROUND COPPER SPANK APRESTOR
  - 02 STUCCO OR ELDERMADO STONE
  - 03 EXCLUSIVE 1/4" FT SLOPE CLASS
  - 04 STUCCO FACE & LID
  - 05 PLAT ROOFING -
  - 06 SAVE @ ROOF -
  - 07 CONCEALED COPPER FLASHING & GUTTERS
  - 08 TUMBLER PLATE GLASS IN ORIENTATED ALUMINUM FRAME RAILING
  - 09 STUCCO WALL SURFACES - ERPO MALIBU SERIES "CAPPUCCINO"
  - 10 1/2" CONTINUOUS RECESS DETAIL
  - 11 4" CMU / STUCCO FINISH
  - 12 MIRROR STUCCO REVEAL -
  - 13 SLOPE WALL SURFACES - ELDERMADO SERIES "SAMANTHA" RUSTIC LEDE
  - 14 STONE FACADE DETAILS -
  - 15 WINDOWS (SLIDING GLASS DOORS - CLEAR DUAL TEMPLER GLASS IN (NO METAL) OR REFLECTIVE (MIM) COATED ALUMINUM FRAMES BY JELD WEN
  - 16 NO METALIC OR ANODIZED GLASSING
  - 17 ENTRY DOORS & GARAGE DR - ART CARVED WOOD OR FINISHED METAL
  - 18 DECORA GLASS BLOCK DETAILS
  - 19 "RAIN GLASS" TRANSLUCENT SIDE WALL OPTION
  - 20 FINISH GRADE
  - 21 HENRY PROFILE

ROOF  
ELEV. 36.1'

MEZZANINE  
ELEV. 34.6'

SECOND STORY  
ELEV. 33.6'

STREET GRADE  
ELEV. 26.1'



south

TOP OF ELEVATOR TOWER  
ELEV. 35.1'

MEZZANINE  
ELEV. 34.6'

MEZZANINE LIBRARY  
ELEV. 34.1'

SECOND STORY  
ELEV. 33.6'

CLARE ROOM  
ELEV. 32.1'

FIRST STORY  
ELEV. 28.1'

FOYER  
ELEV. 27.6'

STREET GRADE  
ELEV. 26.1'

GARAGE  
ELEV. 25.6'

Building Segment One & Two  
 (50% of 217' x 133' x 188' x 7' OK  
 287' x 7' PERIMETER OF FLOOR AREA  
 + 20' x 4' x 2.5'  
 178' x 1' x 2.5' x 2.5' x 2.5'  
 178' x 1' x 2.5' x 2.5' x 2.5'  
 178' x 1' x 2.5' x 2.5' x 2.5'



exterior elevations

Palazzi di pacifica  
 three oceanfront residences  
 1621 / 1623 south pacific street, ocean view, ca

david lee soanes, ltd.  
 6378 Paseo Portera, Carlsbad CA 92009  
 phone 760.476.0933; fax 760.476.0931; e-mail soanes@delsoanes.com  
 architecture • golf course architecture • landscape architecture • interior design  
 construction management

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5
NO. 6	NO. 7	NO. 8	NO. 9	NO. 10
NO. 11	NO. 12	NO. 13	NO. 14	NO. 15
NO. 16	NO. 17	NO. 18	NO. 19	NO. 20

DATE: 15 SEP 200  
 DRAWN BY: JLS  
 CHECKED BY: JLS  
 PROJECT NO: 0411-0C  
 SHEET NO: 5



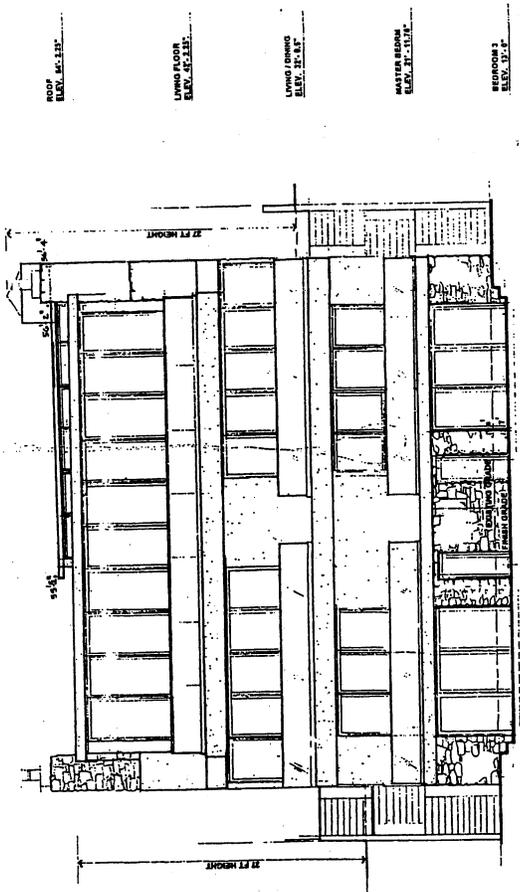
**exterior elevations**

Sheet **6**  
of 11

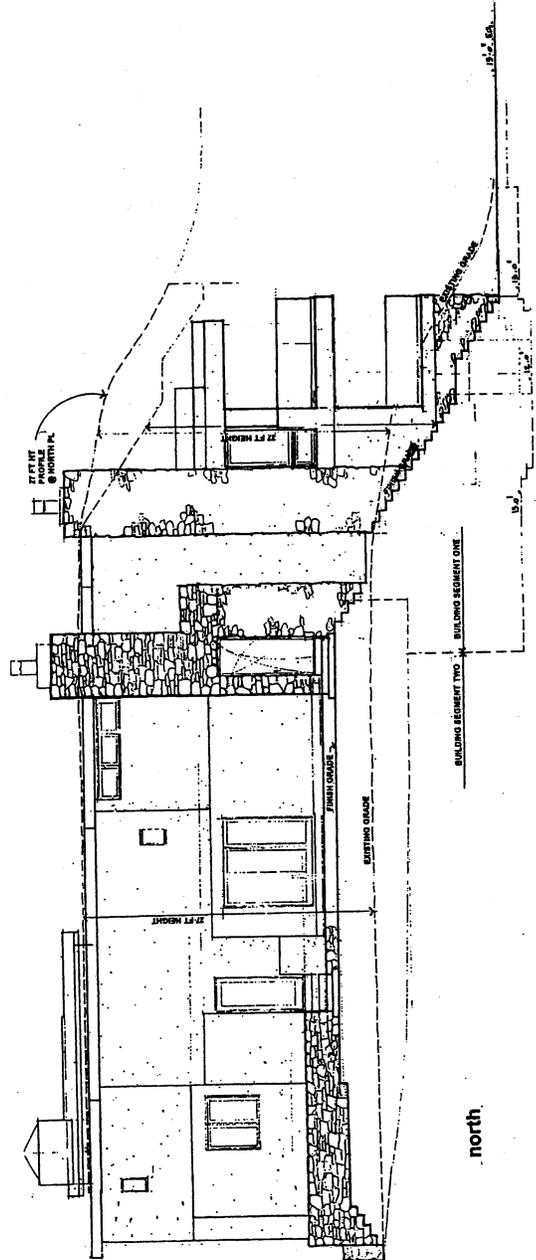
*Palargi di pacifica*  
Three oceanfront residences  
1621 / 1623 south pacific kresk, oceanview, ca

**david lee soanes, ltd.**  
6376 Paseo Patero, Carlsbad CA 92009  
phone 760.476.0933, fax 760.476.0937, email soanes@dslp.com  
architecture • golf course architecture • landscape architecture • interior design  
construction management • landscape management • land planning • civil engineering

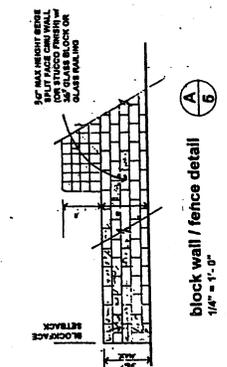
REVISION/DATE	BY
1.00 / 11/11/04	DL
2.00 / 01/11/05	DL
3.00 / 04/11/05	DL
4.00 / 04/11/05	DL



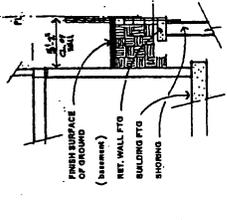
west (ocean)



north



block wall / fence detail  
1/4" = 1'-0"



retaining wall face  
1/4" = 1'-0"

- ROOF ELEV. 84'-1.5"
- TOP OF CHIMNEY CAP ELEV. 85'-0"
- ROOF ELEV. 84'-2.5"
- LIVING FLOOR ELEV. 42'-2.5"
- SECOND STORY ELEV. 48'-0"
- LIVING DINING ELEV. 33'-0.5"
- FIRST STORY ELEV. 33'-0"
- MASTER BEDRM ELEV. 31'-10.5"
- BASEMENT
- STREET GRADE ELEV. 77'-0"
- TOP OF CHIMNEY CAP ELEV. 85'-0"
- ROOF ELEV. 84'-2.5"
- LIVING FLOOR ELEV. 42'-2.5"
- SECOND STORY ELEV. 48'-0"
- LIVING DINING ELEV. 33'-0.5"
- FIRST STORY ELEV. 33'-0"
- MASTER BEDRM ELEV. 31'-10.5"
- BASEMENT

- TOP OF CHIMNEY CAP ELEV. 85'-0"
- ROOF ELEV. 84'-1.5"
- SECOND STORY ELEV. 48'-0"
- WALK OUT ELEV. 41'-0"
- FIRST STORY ELEV. 33'-0"
- BASEMENT ELEV. 31'-0"
- STREET GRADE ELEV. 77'-0"

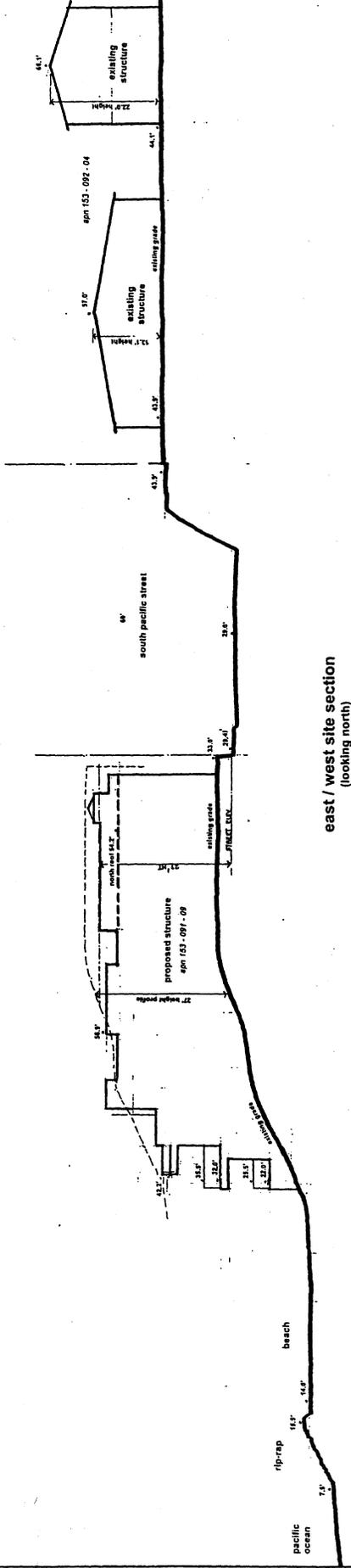
1/4" = 1'-0" (SEE SHEET 5)

PROJECT NO.	153-091-09
DATE	11/17/2005
SCALE	1" = 10'
DRAWN BY	DLS
CHECKED BY	DLS
DATE	11/17/2005
PROJECT	153-091-09
DATE	11/17/2005
PROJECT	153-091-09

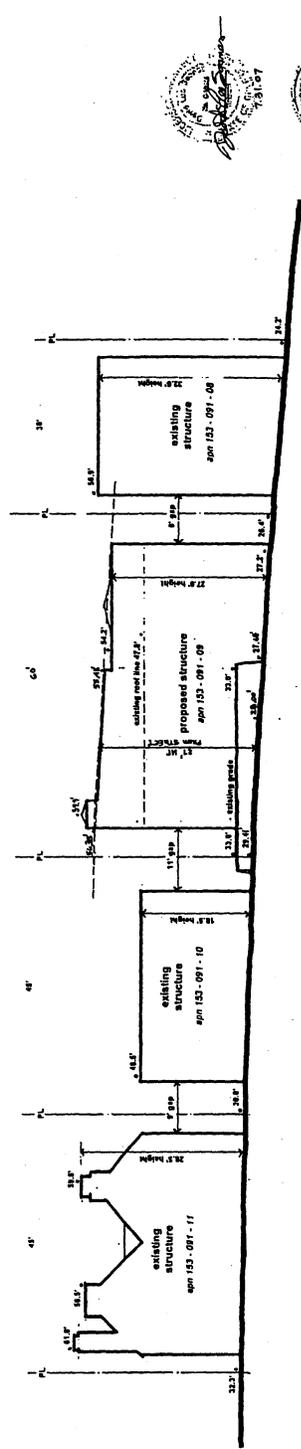
6378 Paseo Poirero, Carlsbad CA 92009  
 phone 760.476.0933; fax 760.476.0937; e-mail soanes@dspina.net  
 david lee soanes, ltd.  
 architecture " golf course architecture " land planning " civil engineering  
 construction management " landscape architecture " interior design

Palargi di pacifica  
 three oceanfront residences  
 1621 / 1623 north pacific street, oceanview, ca

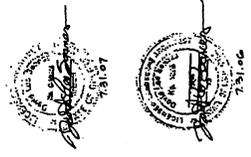
Date: 15 SEP 2005  
 Scale: 1" = 10'  
 Drawn: DLS  
 Job: 0411-0C  
 Sheet: 7  
 Of: Sheets



east / west site section (looking north)



adjacent properties north / south street profile (looking west)



# EXISTING CONDITIONS EXHIBIT PALAZZI DI PACIFICA RESIDENCES, 1621 S. PACIFIC STREET



**LEGEND**

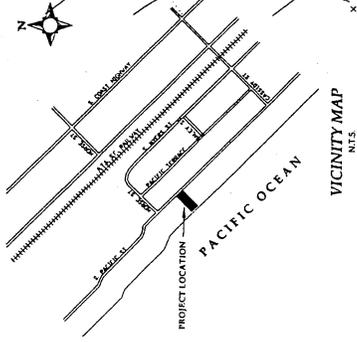
- PARCEL BOUNDARY
- INDICATES EXISTING STREET LIGHT
- INDICATES EXISTING SPOT ELEVATION
- INDICATES EXISTING CONTOUR
- INDICATES EXISTING WATER METER
- INDICATES EXISTING FIRE HYDRANT
- INDICATES EXISTING CONCRETE SURFACE
- INDICATES EXISTING SEMI UR

**PROPERTY INFORMATION:**

ADDRESS: 1621-1623 S. PACIFIC STREET  
 PROPOSED ZONING: RT (RESIDENTIAL TOURIST)  
 GENERAL PLAN DESIGNATION: SP  
 EXISTING PARCELS: TWO (2)  
 PROPOSED DWELING UNITS: THREE (3) CONDOMINIUM UNITS  
 FROM PERM. NO. 0605009917 (EXHIBIT 1)

**OWNER/APPLICANT:**

1621 SOUTH PACIFIC, LLC  
 1621 SOUTH PACIFIC STREET  
 OCEANSIDE, CA 92084  
 (760) 419-4991



**gi TAYLOR GROUP, INC.**  
 710 Pier View Way, Oceanside, CA 92084  
 tel. 760.721.9990 fax. 760.721.9991

RECEIVED  
**MAR 20 2006**

Planning Department

P-16-05, D-24-05, RC-11-05  
 SHEET 1 OF 1  
 EXISTING CONDITIONS EXHIBIT  
 PALAZZI DI PACIFICA, 1621 S. PACIFIC STREET  
 OCEANSIDE, CALIFORNIA  
 A.P.N. 153-091-09-00 SAN DIEGO COUNTY



*Gregory J. Taylor*  
 GREGORY J. TAYLOR  
 LICENSE EXPIRES: 06/30/2008

# PALAZZI DI PACIFICA TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES P-16-05, D-24-05, RC-11-05

### GEOTECHNICAL REPORT

THE PALAZZI DI PACIFICA PROJECT IS LOCATED IN AN AREA OF LOW TO MODERATE SEISMIC HAZARD AS DETERMINED BY THE CITY OF SAN DIEGO. THE PROJECT IS NOT LOCATED IN A SEISMIC HAZARD ZONE.

### DRAINAGE REPORT

THE PALAZZI DI PACIFICA PROJECT IS LOCATED IN AN AREA OF LOW TO MODERATE SEISMIC HAZARD AS DETERMINED BY THE CITY OF SAN DIEGO. THE PROJECT IS NOT LOCATED IN A SEISMIC HAZARD ZONE.

### STORM WATER MITIGATION PLAN

THE PALAZZI DI PACIFICA PROJECT IS LOCATED IN AN AREA OF LOW TO MODERATE SEISMIC HAZARD AS DETERMINED BY THE CITY OF SAN DIEGO. THE PROJECT IS NOT LOCATED IN A SEISMIC HAZARD ZONE.

PREPARED BY TAYLOR GROUP, INC.

1101 S. PACIFIC STREET, 1100 PALAZZI DI PACIFICA, SAN DIEGO, CA 92108

DATE: 07/11/2006

### LEGAL DESCRIPTION

THE PALAZZI DI PACIFICA PROJECT IS LOCATED IN AN AREA OF LOW TO MODERATE SEISMIC HAZARD AS DETERMINED BY THE CITY OF SAN DIEGO. THE PROJECT IS NOT LOCATED IN A SEISMIC HAZARD ZONE.

PREPARED BY TAYLOR GROUP, INC.

1101 S. PACIFIC STREET, 1100 PALAZZI DI PACIFICA, SAN DIEGO, CA 92108

DATE: 07/11/2006

### LEGEND

- INDICATES PROPOSED DRAINAGE GRADIENTS
- INDICATES PROPOSED RETAINING WALL GRADIENTS
- INDICATES EXISTING RETAINING WALL GRADIENTS
- INDICATES EXISTING WATER MAIN
- INDICATES EXISTING WATER MAIN SIZE
- INDICATES EXISTING WATER MAIN DEPTH
- INDICATES EXISTING WATER MAIN MATERIAL
- INDICATES EXISTING WATER MAIN LOCATION
- INDICATES EXISTING WATER MAIN CONDITION
- INDICATES EXISTING WATER MAIN REPLACEMENT
- INDICATES EXISTING WATER MAIN REPAIR
- INDICATES EXISTING WATER MAIN REMOVAL
- INDICATES EXISTING WATER MAIN ADDITION
- INDICATES EXISTING WATER MAIN ENLARGEMENT
- INDICATES EXISTING WATER MAIN REDUCTION
- INDICATES EXISTING WATER MAIN BRANCH
- INDICATES EXISTING WATER MAIN JUNCTION
- INDICATES EXISTING WATER MAIN CROSSING
- INDICATES EXISTING WATER MAIN UNDERPASS
- INDICATES EXISTING WATER MAIN OVERPASS
- INDICATES EXISTING WATER MAIN TRENCH
- INDICATES EXISTING WATER MAIN DUCT
- INDICATES EXISTING WATER MAIN CONDUIT
- INDICATES EXISTING WATER MAIN PIPE
- INDICATES EXISTING WATER MAIN CULVERT
- INDICATES EXISTING WATER MAIN BOX CULVERT
- INDICATES EXISTING WATER MAIN STRUCTURE
- INDICATES EXISTING WATER MAIN STRUCTURE TYPE
- INDICATES EXISTING WATER MAIN STRUCTURE MATERIAL
- INDICATES EXISTING WATER MAIN STRUCTURE CONDITION
- INDICATES EXISTING WATER MAIN STRUCTURE REPLACEMENT
- INDICATES EXISTING WATER MAIN STRUCTURE REPAIR
- INDICATES EXISTING WATER MAIN STRUCTURE REMOVAL
- INDICATES EXISTING WATER MAIN STRUCTURE ADDITION
- INDICATES EXISTING WATER MAIN STRUCTURE ENLARGEMENT
- INDICATES EXISTING WATER MAIN STRUCTURE REDUCTION
- INDICATES EXISTING WATER MAIN STRUCTURE BRANCH
- INDICATES EXISTING WATER MAIN STRUCTURE JUNCTION
- INDICATES EXISTING WATER MAIN STRUCTURE CROSSING
- INDICATES EXISTING WATER MAIN STRUCTURE UNDERPASS
- INDICATES EXISTING WATER MAIN STRUCTURE OVERPASS
- INDICATES EXISTING WATER MAIN STRUCTURE TRENCH
- INDICATES EXISTING WATER MAIN STRUCTURE DUCT
- INDICATES EXISTING WATER MAIN STRUCTURE CONDUIT
- INDICATES EXISTING WATER MAIN STRUCTURE PIPE
- INDICATES EXISTING WATER MAIN STRUCTURE CULVERT
- INDICATES EXISTING WATER MAIN STRUCTURE BOX CULVERT
- INDICATES EXISTING WATER MAIN STRUCTURE STRUCTURE

### SOURCE OF TOPOGRAPHY

TOPOGRAPHY WAS OBTAINED FROM THE CITY OF SAN DIEGO. THE TOPOGRAPHY WAS OBTAINED ON 07/11/2006.

### GENERAL NOTES

- TOTAL AREA: 1.08 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED BUILDING: 1.08 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED DRIVEWAY: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED WALKWAY: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED PATIO: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED PORCH: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED BALCONY: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED TERRACE: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED STAIRWAY: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED ELEVATOR: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED MECHANICAL ROOM: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED ELECTRICAL ROOM: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED TELEPHONE ROOM: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED STORAGE ROOM: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED JANITORY ROOM: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED LAUNDRY ROOM: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED BICYCLE STORAGE: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED GYMNASIUM: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED SWIMMING POOL: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED TENNIS COURT: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED PLAYGROUND: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED PARKING LOT: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED DRIVEWAY: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED WALKWAY: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED PATIO: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED PORCH: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED BALCONY: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED TERRACE: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED STAIRWAY: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED ELEVATOR: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED MECHANICAL ROOM: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED ELECTRICAL ROOM: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED TELEPHONE ROOM: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED STORAGE ROOM: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED JANITORY ROOM: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED LAUNDRY ROOM: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED BICYCLE STORAGE: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED GYMNASIUM: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED SWIMMING POOL: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED TENNIS COURT: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED PLAYGROUND: 0.00 SQ. FT. (GROSS BUILDABLE AREA)
- PROPOSED PARKING LOT: 0.00 SQ. FT. (GROSS BUILDABLE AREA)

### SITE DATA

RECORDS: 1101 S. PACIFIC STREET, 1100 PALAZZI DI PACIFICA, SAN DIEGO, CA 92108

### OWNER/SUBDIVIDER

1101 S. PACIFIC STREET, 1100 PALAZZI DI PACIFICA, SAN DIEGO, CA 92108

DATE: 07/11/2006

BY: *Kan Magallon, Managing Director*

PROJECT LOCATION

1101 S. PACIFIC STREET, 1100 PALAZZI DI PACIFICA, SAN DIEGO, CA 92108

DATE: 07/11/2006

BY: *Kan Magallon, Managing Director*

PROJECT LOCATION

1101 S. PACIFIC STREET, 1100 PALAZZI DI PACIFICA, SAN DIEGO, CA 92108

DATE: 07/11/2006

BY: *Kan Magallon, Managing Director*

PROJECT LOCATION

1101 S. PACIFIC STREET, 1100 PALAZZI DI PACIFICA, SAN DIEGO, CA 92108

DATE: 07/11/2006

BY: *Kan Magallon, Managing Director*

PROJECT LOCATION

1101 S. PACIFIC STREET, 1100 PALAZZI DI PACIFICA, SAN DIEGO, CA 92108

DATE: 07/11/2006

BY: *Kan Magallon, Managing Director*

PROJECT LOCATION

1101 S. PACIFIC STREET, 1100 PALAZZI DI PACIFICA, SAN DIEGO, CA 92108

DATE: 07/11/2006

BY: *Kan Magallon, Managing Director*

PROJECT LOCATION

1101 S. PACIFIC STREET, 1100 PALAZZI DI PACIFICA, SAN DIEGO, CA 92108

DATE: 07/11/2006

BY: *Kan Magallon, Managing Director*

PROJECT LOCATION

1101 S. PACIFIC STREET, 1100 PALAZZI DI PACIFICA, SAN DIEGO, CA 92108

DATE: 07/11/2006

BY: *Kan Magallon, Managing Director*

PROJECT LOCATION

1101 S. PACIFIC STREET, 1100 PALAZZI DI PACIFICA, SAN DIEGO, CA 92108

DATE: 07/11/2006

BY: *Kan Magallon, Managing Director*

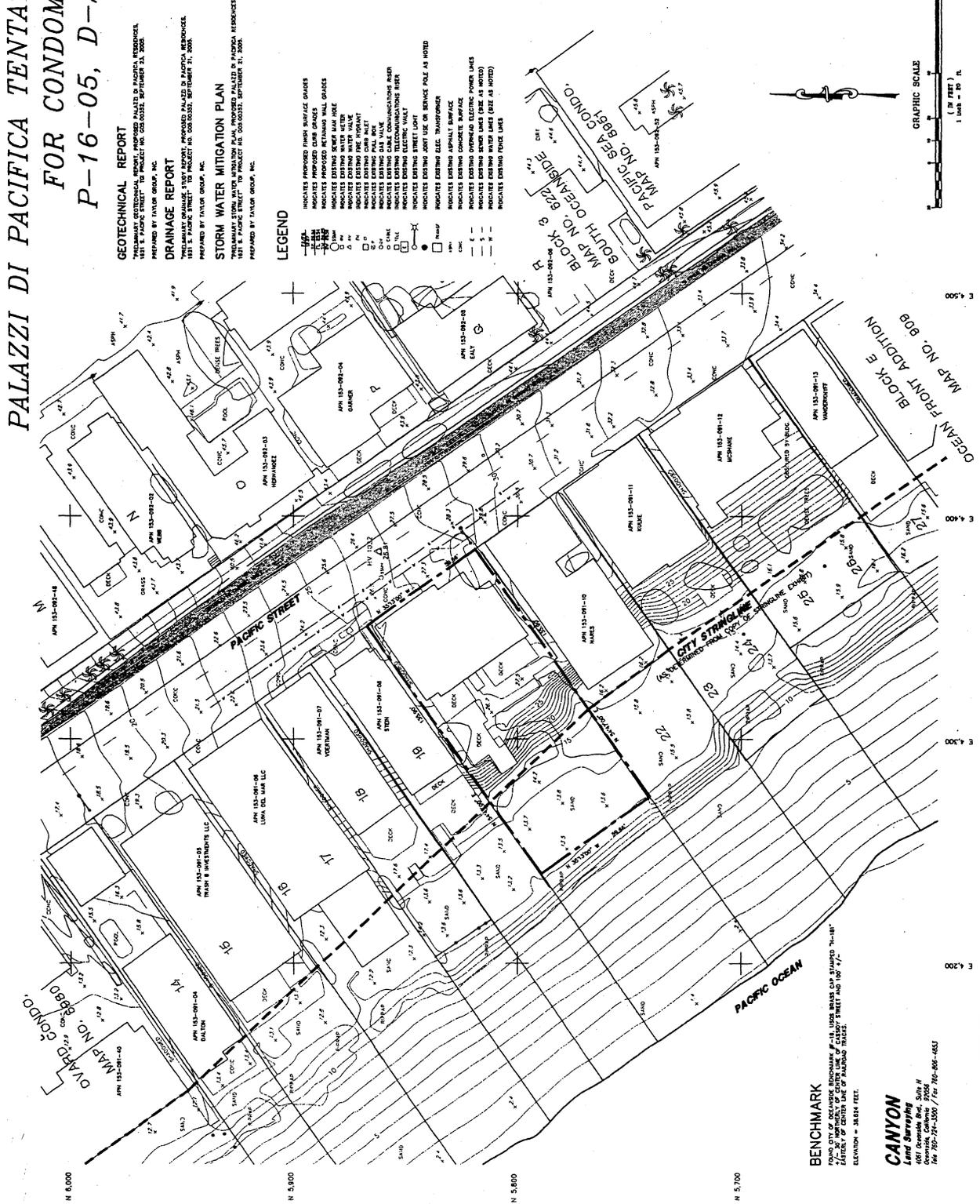
PROJECT LOCATION

1101 S. PACIFIC STREET, 1100 PALAZZI DI PACIFICA, SAN DIEGO, CA 92108

DATE: 07/11/2006

BY: *Kan Magallon, Managing Director*

PROJECT LOCATION



VICINITY MAP  
NOT TO SCALE

PROJECT LOCATION  
1101 S. PACIFIC STREET, 1100 PALAZZI DI PACIFICA, SAN DIEGO, CA 92108  
DATE: 07/11/2006  
BY: *Kan Magallon, Managing Director*

TENTATIVE PARCEL MAP  
**PALAZZI DI PACIFICA**  
OCEANSIDE, CALIFORNIA

A.P.N. 13-091-09 SAN DIEGO COUNTY

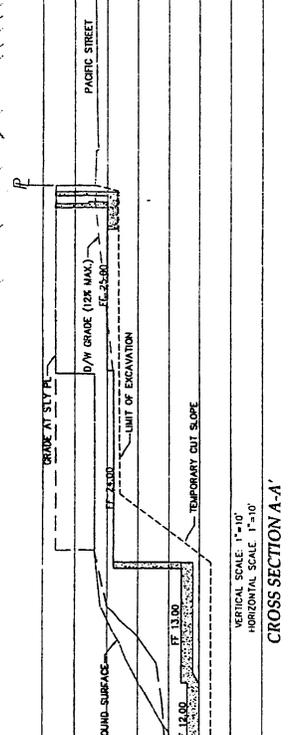
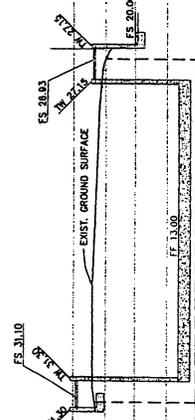
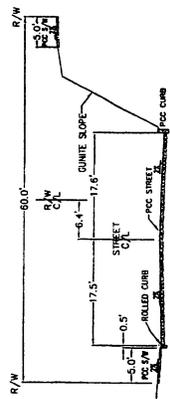
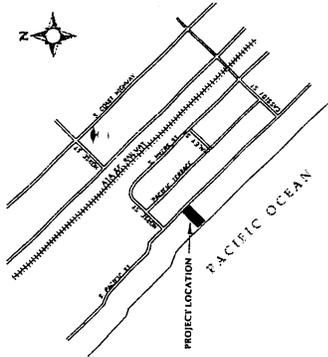
SHEET 1 OF 3



**BENCHMARK**  
THE CITY OF SAN DIEGO BENCHMARK IS 11.500 METERS SLIP BEARING 111.111° FROM THE CORNER OF CENTER LINE OF PACIFIC STREET AND 100' 0.00' FROM THE CORNER OF CENTER LINE OF PACIFIC STREET AND 100' 0.00' FROM THE CORNER OF CENTER LINE OF PACIFIC STREET.

**CANYON**  
Land Surveying  
2005  
San Diego, California 92108  
Tel: 619-794-3000 / Fax: 619-496-4833  
ELEVATION = 16.511' (VEL)

# PRELIMINARY GRADING & DEVELOPMENT PLAN PALAZZI DI PACIFICA RESIDENCES, 1621 S. PACIFIC STREET



- LEGEND**
- FINISH SURFACE GRADES
  - PROPOSED FINISH SURFACE GRADES
  - PROPOSED RETAINING WALL GRADES
  - PROPOSED TOP OF GRADE ELEV.
  - PROPOSED INVERT ELEV.
  - PROPOSED DRAINAGE
  - PROPOSED SUBDRAIN
  - PROPOSED RETAINING WALL
  - PROPOSED TEMPORARY SHORING
  - PARCEL BOUNDARY
  - EXISTING STREET LIGHT
  - EXISTING UTILITY
  - EXISTING TOPOGRAPHIC CONTOUR
  - EXISTING SEWER MAN HOLE
  - EXISTING WATER METER
  - EXISTING FIRE HYDRANT
  - EXISTING CONCRETE SURFACE
  - EXISTING SEWER LINE

**EARTHWORK QUANTITIES:**  
 CUT: 3,140 CUBIC YARDS  
 FILL: 860 CUBIC YARDS  
 NET EXPORT: 1,420 CUBIC YARDS

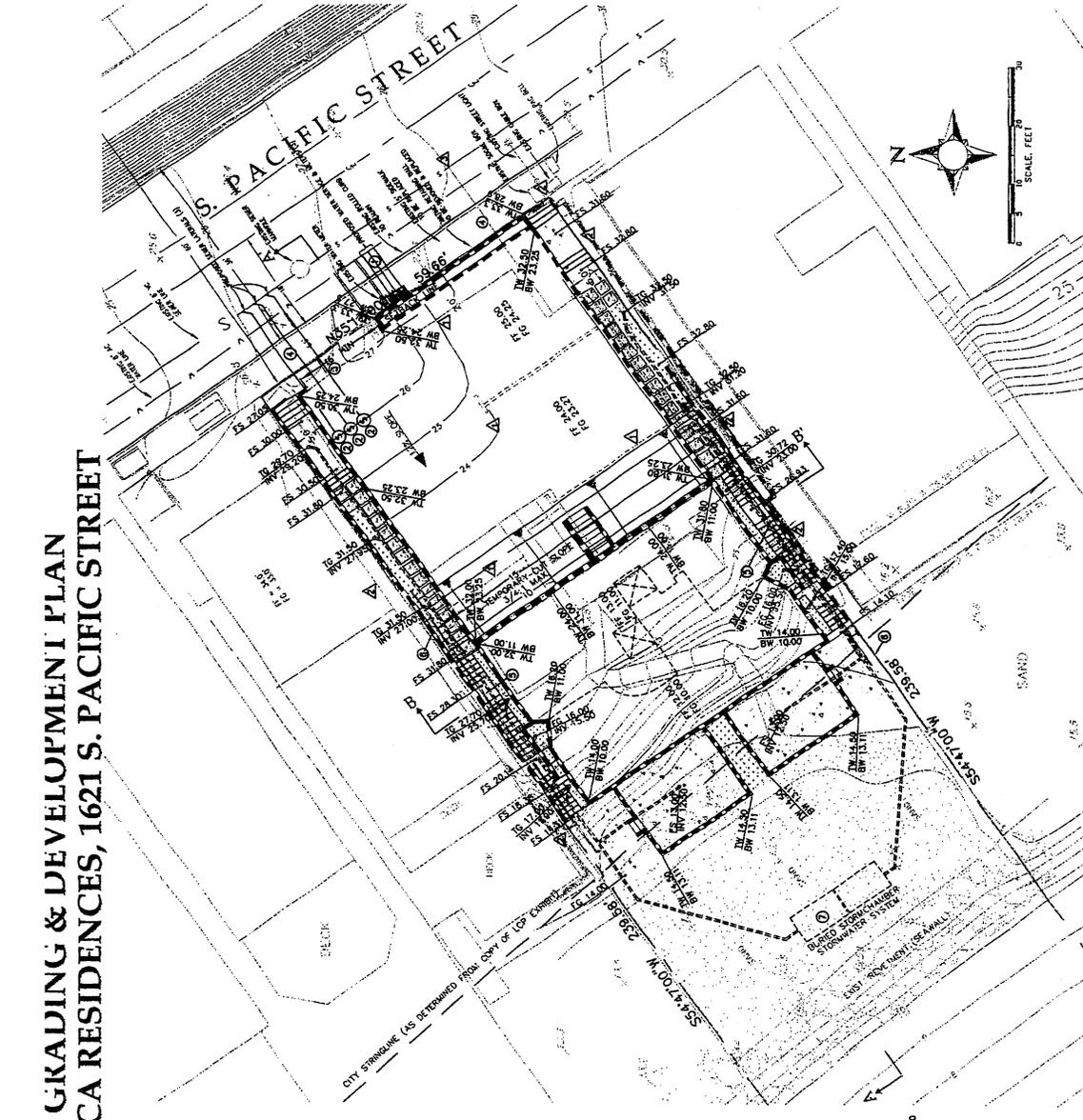
**UNDERGROUNDING OF UTILITIES:**  
 ALL UTILITIES ARE CURRENTLY UNDERGROUND.

**REPORTS:**  
 PRELIMINARY GEOTECHNICAL REPORT, PALAZZI DI PACIFICA RESIDENCES, PREPARED BY TAYLOR GROUP, INC., PROJECT NO. 002-00352, SEPT. 21, 2000.  
 DRAINAGE STUDY REPORT, PALAZZI DI PACIFICA RESIDENCES, 1621 S. PACIFIC STREET, OCEANSIDE, CA, PREPARED BY TAYLOR GROUP, INC., PROJECT NO. 002-00352, SEPT. 21, 2000.  
 STORM WATER MITIGATION PLAN, PALAZZI DI PACIFICA RESIDENCES, 1621 S. PACIFIC STREET, OCEANSIDE, CA, PREPARED BY TAYLOR GROUP, INC., PROJECT NO. 002-00352, SEPT. 21, 2000.

- CONSTRUCTION NOTES:**
1. INSTALL 3/4" WATER SERVICE NEW 5/8" WATER METER PER CITY OF OCEANSIDE STANDARD PLAN W-16, INSTALL PER CITY VAULT PER CITY OF OCEANSIDE STANDARD PLAN W-1.
  2. INSTALL "C" SDR 35 PVC SEWER LATERAL AND RAINFALL PER CITY OF OCEANSIDE STANDARD DRAWINGS M-1 AND M-2A.
  3. CONSTRUCT PCC DRIVEWAY.
  4. REPLACE EXIST. PCC 5/8" PER SAN DIEGO RESD G-11.
  5. CONSTRUCT TEMPORARY SHORING PER SEPARATE PLAN.
  6. CONSTRUCT CHU RETAINING WALL - BY SEPARATE PERMIT.
  7. CONSTRUCT "STORCHAMBER" STORM WATER DETENTION AND INFILTRATION SYSTEM PER SWMP.

- DISPOSITION NOTES:**
- △ ALL EXISTING STRUCTURES, FOUNDATIONS, SPRINGS, FLATWORK, BELOW-GRADE STRUCTURES, ETC. ASSOCIATED WITH PREVIOUS RESIDENCE TO BE COMPLETELY REMOVED AND DISPOSED OFF-SITE.
  - △ PROTECT IN PLACE.
  - △ ABANDON SEWER LATERAL TO MAIN

**igi TAYLOR GROUP, INC.**  
 GEOTECHNICAL & ENGINEERING CONSULTANTS  
 719 Pier View Way, Oceanside, CA 92054  
 Tel: 760.721.9990 Fax: 760.721.9991



**OWNER/APPLICANT:**  
 1621 SOUTH PACIFIC, LLC  
 1325 STRATFORD COURT  
 OCEANSIDE, CA 92054  
 (760) 419-1891

**P - 16 - 05 , D - 24 - 05 , RC - 11 - 05**

NO. DATE REVISION  
 1 10/20/05 INITIAL DESIGN/ISSUE CONTRACTOR  
 SHEET 2 OF 2

**TENTATIVE PARCEL MAP/DEVELOPMENT PLAN**  
 PALAZZI DI PACIFICA, 1621 S. PACIFIC STREET  
 OCEANSIDE, CALIFORNIA

APP.N. 153-091-09-00 SAN DIEGO COUNTY

**PROPERTY INFORMATION:**

ADDRESS: 1621-1623 S. PACIFIC STREET  
 APN: 153-091-09-00  
 EXISTING ZONING: RC (RESIDENTIAL, TOURIST)  
 PROPOSED ZONING: NO CHANGE  
 GENERAL PLAN DESIGNATION: STD  
 EXISTING PARCELS: TWO (2)  
 PROPOSED DWELLING UNITS: THREE (3) CONDOMINIUM UNITS  
 FEMA FIRM NO.: 0607200781 F (ZONE X)



LARRY F. TAYLOR P.E. 50274  
 LICENSE EXPIRES: 06.30.2006



1           3.       The proposed 3-unit condominium project would not be detrimental to the public health,  
2 safety and welfare because the project is located within the building envelop established by setbacks,  
3 height, stringline, and other development standards of the RT zone and the project does not  
4 significantly alter public views.

5           4.       The proposed 3-unit condominium project is consistent with the Land Use Policies of  
6 the Local Coastal Program (Section VI of the Land Use Plan, Visual Resources and Special  
7 Communities) because the structure is compatible with the bulk, scale, height and color of the  
8 surrounding neighborhood, creates and balances view corridors through the public rights-of-ways,  
9 consolidates small and narrow lots as a means of achieving better design, achieves variety, creativity,  
10 and site-responsive design, does not extend beyond the Stringline with above grade structures, and is  
11 below the maximum height limit of the lesser between 27-feet or 2-stories. The project will not extend  
12 further seaward than the existing and surrounding projects located along this section of the Stringline.

13           5.       The project meets and exceeds the standards established by the Zoning Ordinance under  
14 the Residential Tourist (RT) base zone standards.

15           6.       The two legal lots were created by map No. 909 on June 8, 1904, specifically identifying  
16 the westerly lot boundary as being the mean high tide line. A revetment is located completely on  
17 private property, preserves the public beach access to the maximum extent feasible and is not in need of  
18 major repair.

18 ///  
19 ///  
20 ///

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

7. Pursuant to CCP Section 1094.6 (f), notice is hereby given that the time within which judicial review must be sought on this decision is governed by CCP Section 1094.6 as set forth in Oceanside City Code Section 1.10.

PASSED and ADOPTED by the City Council of the City of Oceanside, California this \_\_\_\_ day of \_\_\_\_\_, 2006 by the following vote:

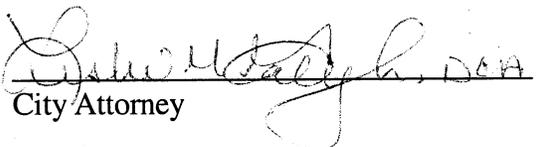
- AYES:
- NAYS:
- ABSENT:
- ABSTAIN:

\_\_\_\_\_  
Mayor of the City of Oceanside

ATTEST:

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
City Attorney

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  
29

PLANNING COMMISSION  
RESOLUTION NO. 2006-P19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, AND REGULAR COASTAL PERMIT ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

---

APPLICATION NO: P-16-05, D-24-05, RC-11-05  
APPLICANT: South Pacific LLC  
LOCATION: 1621 and 1623 South Pacific Street

---

THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Tentative Parcel Map, Development Plan, and Regular Coastal Permit under the provisions of Articles 10, 41, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

a three-unit townhouse condominium comprising of a total of 9,705 square feet of habitable floor area;  
on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 10<sup>th</sup> day of April, 2006 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be categorically exempt per Article 19 from environmental review per the General Rule, Section 15061 (B)(3).

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 Gov't 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  
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  
29

<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
Drainage Fee	Ordinance No. 85-23 Resolution No. 05-R0628-1	Depends on area (range=\$2,660-\$14,937/acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 05-R0628-1	\$1,939 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	\$2.14 per square foot
Traffic Signal Fee	Ordinance No. 87-19	\$14.70 per vehicle trip
Thoroughfare Fee	Ordinance No. 83-01	\$239 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Based on meter size. Residential is typically \$3,746 per unit.
Wastewater System Buy-in Fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Residential is typical \$4,587 per unit.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-3	Based on meter size. Residential is typically \$4,154 per unit.
Inclusionary Housing In-Lieu Fees-Residential Only	Chapter 14-C of the City Code	\$1,000 per development project + \$100 per unit plus \$10,275 per unit.

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 are  
4 not necessarily the fee amount that will be owing when such fee becomes due and payable;

5 WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated  
6 and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code  
7 and the City expressly reserves the right to amend the fees and fee calculations consistent with  
8 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 Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that  
12 the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction  
13 described in this resolution begins on the effective date of this resolution and any such protest must  
14 be in a manner that complies with Section 66020;

15 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes  
16 effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

17 WHEREAS, studies and investigations made by this Commission and in its behalf reveal  
18 the following facts:

19 FINDINGS:

20 For the Tentative Parcel Map:

- 21 1. The proposed subdivision creates parcels that are consistent with and exceed the  
22 requirements of the RT zoning designation. The subdivision map is consistent with the  
23 General Plan of the City.
  - 24 2. The proposed building on the site will conform to the topography of the site, therefore,  
25 making it suitable for residential development. The 14,293 gross square foot site is  
26 physically suitable to allow for the development of three condominium units.
  - 27 3. The subdivision complies with all other applicable ordinances, regulations and guidelines  
28 of the City.
- 29

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

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

6 For the Development Plan:

7 1. The site plan and physical design of the project is consistent with the Zoning Ordinance  
8 and the underlying Residential Tourist (RT) zone.

9 2. The Development Plan conforms to the General Plan of the City.

10 3. The project site can be adequately served by existing public facilities, services and  
11 utilities.

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

14 5. The site plan and parameters for the architecture and physical design of the project are  
15 consistent with the policies contained within Sections 1.24 and 1.25 of the Land Use  
16 Element of the General Plan.

17 For the Regular Coastal Permit:

18 1. The proposed project is consistent with the policies of the Local Coastal Program as  
19 implemented through the Zoning Ordinance. Specifically, the proposed height is the  
20 lower of two-stories or 27 feet, and the bulk and scale of the project is consistent with the  
21 properties within the surrounding neighborhood. In addition, the subject site is located  
22 west of Meyers Street and based on the criteria for development, the proposed project  
23 shall not substantially alter or impact existing public views of the coastal zone area.

24 2. The proposed project is situated west of Meyers Street and will not obstruct any existing or  
25 planned public beach access; therefore, the project is in conformance with the policies of  
26 Chapter 3 of the Coastal Act.

27 For the Deferral of the Requirement to Underground Facilities:

28 1. All utilities are underground.

29 2. The subdivision contains three condominium units, which is less than ten residential units  
stipulated as a finding for deferring the underground conversion.

1 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
2 approve Tentative Parcel Map (P-16-05), Development Plan (D-24-05), and Regular Coastal Permit  
3 (RC-11-05) subject to the following conditions:

4 **Building:**

- 5 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for  
6 Building Division plan check. (Currently the 2001 California Code of Regulations, and  
7 2004 California Electrical Code)
- 8 2. The granting of approval under this action shall in no way relieve the applicant/project  
9 from compliance with all State and Local building codes.
- 10 3. The building plans for this project are required by State law to be prepared by a licensed  
11 architect or engineer and must be in compliance with this requirement prior to submittal  
12 for building plan review.
- 13 4. All electrical, communication, CATV, etc. service lines within the exterior lines of the  
14 property shall be underground (City Code Sec. 6.30).
- 15 5. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution  
16 Ordinance). Where color rendition is important, high-pressure sodium, metal halide or  
17 other such lights may be utilized and shall be shown on building and electrical plans.
- 18 6. The developer shall monitor, supervise and control all building construction and  
19 supporting activities so as to prevent these activities from causing a public nuisance,  
20 including, but not limited to, strict adherence to the following:
  - 21 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00  
22 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for  
23 work that is not inherently noise-producing. Examples of work not permitted on  
24 Saturday are concrete and grout pours, roof nailing and activities of similar noise-  
25 producing nature. No work shall be permitted on Sundays and Federal Holidays  
26 (New Year's Day, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving Day,  
27 Christmas Day) except as allowed for emergency work under the provisions of the  
28 Oceanside City Code Chapter 38 (Noise Ordinance).
  - 29 b) The construction site shall be kept reasonably free of construction debris as  
specified in Section 13.17 of the Oceanside City Code. Storage of debris in

1 approved solid waste containers shall be considered compliance with this  
2 requirement. Small amounts of construction debris may be stored on-site in a neat,  
3 safe manner for short periods of time pending disposal.

4 7. Separate/unique addresses will/may be required to facilitate utility releases. Verification  
5 that the addresses have been properly assigned by the City's Planning Division must  
6 accompany the Building Permit application.

7 8. A complete Soils Report, Structural Calculations & Energy Calculations/documentation  
8 will be required at time of plans submittal to the Building Division for plan check.

9 9. A Building (Demolition) Permit will be required for the demolition of any existing  
10 structures. Plans for the Demolition Permit must clearly show that all utilities (electric,  
11 gas, water, & sewer) are properly terminated/capped in accordance with the requirements  
12 of the utility service provider.

13 10. If a mechanical pump is used instead of a gravity flow sewer system, it must be designed  
14 by a licensed Engineer and routed and approved by all City Divisions and/or  
15 Departments.

16 **Engineering:**

17 11. A preliminary grading plan with an accompanying erosion control plan shall be prepared  
18 for any project related demolition activity.

19 12. Design and construction of all improvements shall be in accordance with standard plans,  
20 specifications of the City of Oceanside and subject to approval by the Community  
21 Development Director.

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

26 14. Prior to issuance of a building permit a phasing plan for the construction of public and  
27 private improvements including landscaping, shall be approved by the Community  
28 Development Director.

29 15. The approval of the Tentative Parcel Map shall not mean that closure, vacation, or  
abandonment of any public street, right-of-way, easement, or facility is granted or

1 guaranteed to the subdivider. The subdivider is responsible for applying for all closures,  
2 vacations, and abandonments as necessary. The application(s) shall be reviewed and  
3 approved or rejected by the City under separate process(es) per codes, ordinances, and  
4 policies in effect at the time of the application.

5 16. Prior to approval of the Parcel Map, all improvement requirements, within such increment  
6 or outside of it if required by the Community Development Director, shall be covered by a  
7 subdivision agreement and secured with sufficient improvement securities or bonds  
8 guaranteeing performance and payment for labor and materials, setting of monuments, and  
9 warranty against defective materials and workmanship.

10 a) A construction-phasing plan for the construction of on-site public and private  
11 improvements shall be reviewed and approved by the Community Development  
12 Director prior to the issuance of any grading or improvement permits. All  
13 improvements shall be completed prior to issuance of any certificates of  
14 occupancy.

15 17. Where proposed off-site improvements, including but not limited to slopes, public utility  
16 facilities, and drainage facilities, are to be constructed, the applicant shall, at his own  
17 expense, obtain all necessary easements or other interests in real property and shall  
18 dedicate the same to the City as required. The applicant shall provide documentary proof  
19 satisfactory to the City that such easements or other interest in real property have been  
20 obtained prior to the approval of the Parcel Map. Additionally, the City, may at its sole  
21 discretion, require that the applicant obtain at his sole expense a title policy insuring the  
22 necessary title for the easement or other interest in real property to have vested with the  
23 City of Oceanside or the applicant, as applicable.

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

28 19. Prior to the issuance of a grading permit, the developer shall notify and host a  
29 neighborhood meeting with all of the area residents located within 300 feet of the project  
site, and residents of property along any residential streets to be used as a "haul route", to

1 inform them of the grading and construction schedule, haul routes, and to answer  
2 questions.

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

- 6 a) Dirt, debris and other construction material shall not be deposited on any public  
7 street or within the City's stormwater conveyance system.
- 8 b) All grading and related site preparation and construction activities shall be  
9 limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No  
10 engineering related construction activities shall be conducted on Saturdays,  
11 Sundays or legal holidays unless written permission is granted by the Community  
12 Development Director with specific limitations to the working hours and types of  
13 permitted operations. All on-site construction staging areas shall be as far as  
14 possible (minimum 100 feet) from any existing residential development.
- 15 c) The City of Oceanside Noise Ordinance also prohibits "any disturbing excessive,  
16 or offensive noise which causes discomfort or annoyance to reasonable persons  
17 of normal sensitivity" in the evening or on holidays.
- 18 d) The construction site shall accommodate the parking of all motor vehicles used by  
19 persons working at or providing deliveries to the site.
- 20 e) A haul route shall be obtained at least 7 days prior the start of hauling operations  
21 and must be approved by the Community Development Director. Hauling  
22 operations shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

23 21. Approval of this development project is conditioned upon payment of all applicable  
24 impact fees and connection fees in the manner provided in chapter 32B of the Oceanside  
25 City Code. All drainage fees, traffic signal fees and contributions, highway thoroughfare  
26 fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be  
27 paid prior to recordation of the map or the issuance of any building permits, in  
28 accordance with City Ordinances and policies. The subdivider shall also be required to  
29 join into, contribute, or participate in any improvement, lighting, or other special district  
affecting or affected by this project. Approval of the tentative map (project) shall

1 constitute the developer's approval of such payments, and his agreement to pay for any  
2 other similar assessments or charges in effect when any increment is submitted for final  
3 map or building permit approval, and to join, contribute, and/or participate in such  
4 districts.

5 22. Sight distance requirements at the project driveway or street shall conform to the corner  
6 sight distance criteria as provided by the California Department of Transportation  
7 Highway Design Manual.

8 23. Streetlights shall be maintained and installed on all public streets per City Standards.  
9 The system shall provide uniform lighting, and be secured prior to occupancy. The  
10 developer shall pay all applicable fees, energy charges, and/or assessments associated  
11 with City-owned (LS-2 rate schedule) streetlights and shall also agree to the formulation  
12 of, or the annexation to, any appropriate street lighting district.

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

16 25. The developer shall comply with all the provisions of the City's cable television  
17 ordinances including those relating to notification as required by the Community  
18 Development Director.

19 26. Grading and drainage facilities shall be designed and installed to adequately  
20 accommodate the local stormwater runoff and shall be in accordance with the City's  
21 Engineers Manual and as directed by the Community Development Director.

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

28 28. This project shall provide year-round erosion control including measures for the site  
29 required for the phasing of grading. Prior to the issuance of grading permit, an erosion  
control plan, designed for all proposed stages of construction, shall be reviewed, secured

1 by the applicant with cash securities and approved by the Community Development  
2 Director.

3 29. An erosion control plan and precise grading and private improvement plan shall be  
4 prepared, reviewed, secured and approved prior to the issuance of any building permits.  
5 The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs,  
6 gutters, medians, striping, signage, footprints of all structures, walls, drainage devices  
7 and utility services. Parking lot striping and any on-site traffic calming devices shall be  
8 shown on all Precise Grading and Private Improvement Plans.

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

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

28 32. The drainage design on the Tentative Parcel Map is conceptual only. The final design  
29 shall be based upon a hydrologic/hydraulic study to be approved by the Community  
Development Director during final engineering. All drainage picked up in an

1 underground system shall remain underground until it is discharged into an approved  
2 channel, or as otherwise approved by the Community Development Director.

3 33. Storm drain facilities shall be designed and located such that the inside travel lanes on  
4 streets with collector or above design criteria shall be passable during conditions of a  
5 100-year frequency storm.

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

9 35. The development shall comply with all applicable regulations established by the United  
10 States Environmental Protection Agency (USEPA) as set forth in the National Pollutant  
11 Discharge Elimination System (N.P.D.E.S.) permit requirements for urban runoff and  
12 stormwater discharge and any regulations adopted by the City pursuant to the N.P.D.E.S.  
13 regulations or requirements. Further, the applicant may be required to file a Notice of  
14 Intent with the State Water Resources Control Board to obtain coverage under the  
15 N.P.D.E.S. General Permit for Storm Water Discharges Associated with Construction  
16 Activity and may be required to implement a Storm Water Pollution Prevention Plan  
17 (SWPPP) concurrent with the commencement of grading activities. SWPPPs include  
18 both construction and post construction pollution prevention and pollution control  
19 measures and identify funding mechanisms for post construction control measures. The  
20 developer shall comply with all the provisions of the Clean Water Program during and  
21 after all phases of the development process, including but not limited to: mass grading,  
22 rough grading, construction of street and landscaping improvements, and construction of  
23 dwelling units. The applicant shall design the Project's storm drains and other drainage  
24 facilities to include Best Management Practices (BMPs) to minimize non-point source  
25 pollution, satisfactory to the Community Development Director.

26 36. Prior to the issuance of the first grading permit, the developer and/or permittee shall  
27 submit a Wave Hazard Run-Up Study for review and approval by the City's  
28 Geotechnical Consultant. The project shall incorporate any recommendations required  
29 to improve the existing revetment and/or other recommendations made by the study, and  
as directed by the City's Geotechnical Consultant.

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

5 **Fire:**

6 38. Fire Department requirements shall be placed on plans in the notes section.

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

9 40. Smoke detectors are required in each bedroom and hallway outside of bedroom.

10 41. In accordance with the Uniform Fire Code Sec. 901.1.4.4, approved addresses for  
11 commercial, industrial, and residential occupancies shall be placed on the structure in  
12 such a position as to be plainly visible and legible from the street or roadway fronting the  
13 property. Numbers shall contrast with their background.

14 42. Commercial buildings and multi-family dwellings require 6-inch address numbers.

15 43. Plans shall be submitted to the Fire Prevention Bureau for plan check review and  
16 approval prior to the issuance of building permits.

17 **Planning:**

18 44. This Tentative Parcel Map, Development Plan, Conditional Use Permit and Regular  
19 Coastal Permit shall expire on April 10, 2008, unless implemented per the Zoning  
20 Ordinance or unless the Planning Commission grants a time extension.

21 45. This Tentative Parcel Map (P-16-05), Development Plan (D-24-05), and Regular Coastal  
22 Permit (RC-11-05) approves only a three-unit residential condominium comprising of  
23 9,705 habitable square feet as shown on the plans and exhibits presented to the Planning  
24 Commission for review and approval. No deviation from these approved plans and  
25 exhibits shall occur without Community Development Department approval. Substantial  
26 deviations shall require a revision to the Parcel Map, Development Plan, Conditional  
27 Use Permit and Regular Coastal Permit or a new Parcel Map, Development Plan,  
28 Conditional Use Permit and Regular Coastal Permit.

29 46. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold  
harmless the City of Oceanside, its agents, officers or employees from any claim, action

1 or proceeding against the City, its agents, officers, or employees to attack, set aside, void  
2 or annul an approval of the City, concerning Tentative Parcel Map (P-16-05),  
3 Development Plan (D-24-05), and Regular Coastal Permit (RC-11-05). The City will  
4 promptly notify the applicant of any such claim, action or proceeding against the City  
5 and will cooperate fully in the defense. If the City fails to promptly notify the applicant  
6 of any such claim action or proceeding or fails to cooperate fully in the defense, the  
7 applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the  
8 City.

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

13 48. Failure to meet any conditions of approval for this development shall constitute a  
14 violation of the Tentative Parcel Map, Development Plan, and Regular Coastal Permit.

15 49. Unless expressly waived, all current zoning standards and City ordinances and policies  
16 in effect at the time building permits are issued are required to be met by this project.  
17 The approval of this project constitutes the applicant's agreement with all statements in  
18 the Description and Justification, Management Plan and other materials and information  
19 submitted with this application, unless specifically waived by an adopted condition of  
20 approval.

21 50. Balconies, terraces, and/or any other outdoor areas shall not be enclosed, unless the owner  
22 and/or permittee first obtains a revision to the Regular Coastal Permit or a new Regular  
23 Coastal Permit approving such enclosures.

24 51. Rooftop terraces, balconies, decks, and/or railings shall not project above the maximum  
25 allowable 27-foot or 2-story height limit, whichever is lower, and as referenced by the  
26 approved exhibits, or unless the owner and/or permittee first obtains a revision to the  
27 Regular Coastal Permit or a new Regular Coastal Permit approving such projections.

28 52. All mechanical rooftop and ground equipment shall be screened from public view as  
29 required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks,

1 mechanical equipment, screen and vents shall be painted with non-reflective paint to  
2 match the roof. This information shall be shown on the building plans.

3 53. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water  
4 Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall  
5 be reviewed and approved by the Community Development Director prior to the  
6 issuance of building permits. Landscaping shall not be installed until bonds have been  
7 posted, fees paid, and plans signed for final approval. The following special landscaping  
8 requirements shall be met:

- 9 a) The developer shall be responsible for irrigating and landscaping all  
10 embankments within the project, and all slopes along major streets.
- 11 b) To mitigate the loss of landmark and/or mature existing trees on-site the  
12 determination of replacement shall be based on tree number, type, and caliper  
13 (caliper measured 2 1/2 feet from the base of the tree at existing grade). The total  
14 number of tree caliper lost shall be equal to the total number of caliper replaced.  
15 Replacement trees shall be a minimum of 15-gallon container stock. A field survey  
16 shall be performed under the supervision of the City Landscaping Section to  
17 evaluate the existing tree population and the replacement requirements. The  
18 existing trees to remain or proposed for removal shall be identified on the  
19 Preliminary Grading Plan, Precise Grading Plan and Landscape Plan. The existing  
20 tree type, location, and caliper shall be shown on the above plans. Replacement  
21 trees shall be identified and shown on the Landscape Plan and shall be subject to  
22 review and approval by the Community Development Director.
- 23 c) Shrubs shall be a minimum of 2-gallon in size.

24 54. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and  
25 in any adjoining public parkways shall be permanently maintained by the owner, his  
26 assigns or any successors-in-interest in the property. The maintenance program shall  
27 include normal care and irrigation of the landscaping; repair and replacement of plant  
28 materials; irrigation systems as necessary; and general cleanup of the landscaped and  
29 open areas, parking lots and walkways, walls, fences, etc. Failure to maintain  
landscaping shall result in the City taking all appropriate enforcement actions by all

1 acceptable means including but not limited to citations and/or actual work with costs  
2 charged to or recorded against the owner. This condition shall be recorded with the  
3 covenant required by this resolution.

4 55. No landscaping in the side yards shall extend above 15 feet as measured from grade, at  
5 any time.

6 56. No landscaping along the front elevation shall extend above the height of the main  
7 building, at any time.

8 57. The quantity of Italian Cypress trees identified as part of the approved exhibits shall not  
9 be increased, unless the owner and/or permittee first obtains a revision to the Regular  
10 Coastal Permit or a new Regular Coastal Permit approving additional Italian Cypress  
11 trees.

12 58. Prior to issuance of any building permit, all fencing shall be illustrated in plan view and  
13 elevation to conform to the requirements outlined per this resolution, or as referenced by  
14 the approved exhibits.

15 59. Fencing located along the interior property line shall be a maximum six feet in height as  
16 measured from the tallest side of the fence as measured from finished grade. At no time  
17 shall such fencing be allowed to extend further seaward than the existing limit of  
18 development and adjacent on-site balconies.

19 60. The developer's construction of all fencing and walls associated with the project shall be  
20 in conformance with the approved Development Plan. Any substantial change in any  
21 aspect of fencing or wall design from the approved Development Plan shall require a  
22 revision to the Development Plan or will require a new Development Plan.

23 61. If any aspect of the project fencing and walls is not covered by an approved  
24 Development Plan, the construction of fencing and walls shall conform to the  
25 development standards of the City Zoning Ordinance. In no case, shall the construction  
26 of fences and walls (including combinations thereof) exceed the limitations of the zoning  
27 code, unless expressly granted by a Variance or other development approval.

28 62. All wood fences adjacent to public right-of-way and/or visible from the public right-of-  
29 way will be stained or otherwise finished with a waterproof material.

- 1 63. Prior to the issuance of building permits, compliance with the applicable provisions of  
2 the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be  
3 reviewed and approved by the Planning Division. These requirements, including the  
4 obligation to remove or cover with matching paint all graffiti within 24 hours, shall be  
5 noted on the Landscape Plan and shall be recorded in the form of a covenant affecting  
6 the subject property.
- 7 64. All multi-family unit dwelling projects shall dispose of or recycle solid waste in a  
8 manner provided in City Code 13.3.
- 9 65. A letter of clearance from the affected school district in which the property is located  
10 shall be provided as required by City policy at the time building permits are issued.
- 11 66. A covenant or other recordable document approved by the City Attorney shall be  
12 prepared by the developer and recorded prior to the approval of the Final Map. The  
13 covenant shall provide that the property is subject to this resolution, and shall generally  
14 list the conditions of approval.
- 15 67. An association shall be formed and Covenants, Conditions and Restrictions (C.C. & R's)  
16 shall provide for the maintenance of all common open space, commonly owned fences  
17 and walls, revetment, and any other shared on-site development or structure(s). The  
18 maintenance shall include normal care and irrigation of landscaping, repair and  
19 replacement of plant material and irrigation systems as necessary; and general cleanup of  
20 the landscaped open areas, and shared walkways. The C.C. & R's shall be subject to the  
21 review and approval of the City Attorney prior to the approval of the final map. The  
22 C.C. & R's are required to be recorded prior to or concurrently with the final map. Any  
23 amendments to the C.C. & R's in which the association relinquishes responsibility for  
24 the maintenance of any common open space shall not be permitted without the specific  
25 approval of the City of Oceanside. Such a clause shall be a part of the C.C. & R's. The  
26 C.C. & R's shall also contain provisions for the following:  
27 a) Prohibition of parking or storage of recreational vehicles, trailers or boats.  
28 b) Provisions regulating individual patio covers, room additions and other  
29 appurtenances.

- c) Provisions for the maintenance of all common open space and open space easements on private lots, including provisions establishing mechanisms to ensure adequate and continued monetary funding for such maintenance by the homeowners' association.
- d) Provisions that restrict any private use of open space easement areas. Restrictions shall include, but are not limited to, removing retaining walls, installing structures such as trellises, decks, retaining walls and other hardscape and any individual landscape improvements.
- e) Provisions prohibiting the homeowners association from relinquishing its obligation to maintain the common open space and open space easement areas without prior consent of the City of Oceanside.
- f) An acknowledgement that the City of Oceanside does not have a view preservation ordinance and that views may be subject to change with maturing off-site landscape and the potential for future off-site building.
- g) There shall be no subletting of first floor rooms.

68. The City Attorney may require such additional provisions to be inserted into the C.C. & R's as he or she deems may be reasonably necessary to accomplish the purpose and intent of this resolution.

69. The following unit type and floor plan mix, as approved by the Planning Commission, shall be indicated on plans submitted to the Community Development Department/Building and Planning Divisions for building permit:

	Sq.Ft.	# Bedrms.	# Baths	#Garage Spaces	# Stories	# Units	%
Unit 1	2,605	3	3.5	2	2	1	33.3
Unit 2	2,940	3	3.5	2	2	1	33.3
Unit 3	4,160	3	4	2	2	1	33.3

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

- 1 71. Elevations, siding materials, colors, roofing materials and floor plans shall be
- 2 substantially the same as those approved by the Planning Commission. These shall be
- 3 shown on plans submitted to the Building Division and Planning Division.
- 4 72. This project is subject to the provisions of Chapter 14C of the City Code regarding
- 5 Inclusionary Housing.
- 6 73. This project shall comply with all provisions of the City's Affirmative Fair Housing
- 7 Marketing Agreement policy. Such agreement shall be submitted to and approved by the
- 8 Housing and Neighborhood Services Director prior to the recordation of a final map or
- 9 the issuance of a building permit for the project, whichever comes first.

10 **Water Utilities:**

- 11 74. The property owner will maintain private water and wastewater utilities located on
- 12 private property.
- 13 75. Water services and sewer laterals constructed in existing right-of-way locations are to be
- 14 constructed by approved and licensed contractors at developer's expense.
- 15 76. The developer will be responsible for developing all water and sewer utilities necessary
- 16 to develop the property. Any relocation of water and/or sewer utilities is the
- 17 responsibility of the developer and shall be done by an approved licensed contractor at
- 18 the developer's expense.
- 19 77. All lots with a finish pad elevation located below the elevation of the next upstream
- 20 manhole cover of the public sewer shall be protected from backflow of sewage by
- 21 installing and maintaining an approved type backwater valve, per the Uniform Plumbing
- 22 Code (U.P.C.).
- 23 78. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are
- 24 to be paid to the City and collected by the Water Utilities Department at the time of
- 25 Building Permit issuance.
- 26 79. All Water and Wastewater construction shall conform to the most recent edition of the
- 27 Water, Sewer, and Reclaimed Water Design and Construction Manual.

27 //  
28 //  
29 //

1 80. All new development of single-family and multi-family residential units shall include hot  
2 water pipe insulation and installation of a hot water recirculation device or design to provide  
3 hot water to the tap within 15 seconds in accordance with City of Oceanside Ordinance No.  
4 02-OR126-1.

5 PASSED AND ADOPTED Resolution No. 2006-P19 on April 10, 2006 by the following  
6 vote, to wit:

7 AYES: Chadwick, Todd, Neal, Blom, Schaffer and Parker

8 NAYS: None

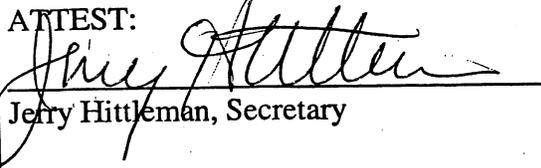
9 ABSENT: Horton

10 ABSTAIN: None

11 

12 Nancy Chadwick, Chairperson  
13 Oceanside Planning Commission

14 ATTEST:

15   
16 Jerry Hittleman, Secretary

17 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that  
18 this is a true and correct copy of Resolution No. 2006-P19.  
19

20 Dated: April 10, 2006  
21  
22  
23  
24  
25  
26  
27  
28  
29



DATE: April 10, 2006

TO: Chairperson and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A TENTATIVE PARCEL MAP (P-16-05), DEVELOPMENT PLAN (D-24-05), AND REGULAR COASTAL PERMIT (RC-11-05) FOR THE DEMOLITION TO AN EXISTING DUPLEX AND THE CONSTRUCTION OF 3 NEW TOWNHOUSE CONDOMINIUMS COMPRISING OF 9,705 SQUARE FEET OF HABITABLE FLOOR AREA ON ONE NEWLY MERGED 14,293 GROSS SQUARE FOOT LOT LOCATED AT 1621-1623 SOUTH PACIFIC STREET. THE PROJECT IS ZONED RT (RESIDENTIAL TOURIST) AND IS SITUATED WITHIN THE SOUTH OCEANSIDE NEIGHBORHOOD AND THE COASTAL ZONE – PALAZZI DI PACIFICA - APPLICANT: SOUTH PACIFIC LLC**

**RECOMMENDATION**

Staff recommends that the Planning Commission approve Tentative Parcel Map (P-16-05), Development Plan (D-24-06), and Regular Coastal Permit (RC-11-05) and adopt Planning Commission Resolution No. 2006-P19 as attached.

**PROJECT DESCRIPTION AND BACKGROUND**

**Background:** The development proposes a three-unit condominium townhouse project located in the Residential Tourist (RT) base zone comprising of an Urban High Density (UHD-R) land use designation. The site is situated within the South Oceanside Neighborhood in near proximity of Buccaneer Beach and south of Morse Street.

A duplex currently exists on-site and will be removed under this proposal. A historic survey for the existing structure identifies that no historic elements exist at this location. The two underlying oceanfront parcels will be merged into one new lot totaling 14,293 gross square feet. The portion of the new lot that extends seaward to the mean high tide line from the existing revetment is 6,185 square feet and is considered undevelopable, while the developable portion is approximately 8,108 square feet.

The site can accommodate five to eight dwelling units based on the 8,108 square feet of developable lot area. The underlying Residential Tourist (RT) base zone and the Urban High Density Residential (UHD-R) land use designation allows for a density of 29 to 43 dwelling units per acre.

The adopted Housing Plan, and more specifically the Coastal Housing Implementation procedures established for coastal projects, identify that the removal of less than three dwelling units in one building are allowed without any further consideration or protections. In addition, and per section A.2 of the Coastal Housing element, projects are also exempt when more than one residential structure is demolished, with a caveat that ten or fewer units are removed at any one time.

The project is subject to the Coastal Zone regulations as established by the provisions of the adopted Local Coastal Program, adopted Zoning Ordinance, and/or the General Plan. Since this property is located within the appealable Coastal Zone jurisdiction situated west of Myers Street, action that is taken on this project is subject to appeals to the California Coastal Commission.

**Project Description:** The project application consists of a Tentative Parcel Map, Development Plan, and Regular Coastal Permit as follows:

Tentative Parcel Map: Under the provisions of the Subdivision Ordinance, this project requires the processing of a Tentative Parcel Map in order to subdivide four or less parcels. Included in this Tentative Parcel Map filing is a request to consolidate and merge the two underlying lots into one larger lot. The Tentative Parcel Map will create three condominium air units on the newly merged 14,293 square feet lot. A future Homeowner's Association will be responsible in maintaining all on-site shared and common areas.

The merging of the existing parcels with the Tentative Parcel Map does meet the intent of the Local Coastal Program, which 'encourages consolidation of small, narrow frontage lots as a means of achieving better design.' As outlined in this report, the merging of the lot does allow for opportunities in developing a project, which promotes a better overall project design.

Development Plan: The current proposal is to demolish an existing duplex originally constructed circa 1930 to 1936. The historical report prepared for the project identifies no historical significance at this location. Following demolition, the project will construct three condominium units integrated into one main structure on-site.

The entire structure shall provide 12,028 square feet in total building floor area, which will include 9,705 square feet of habitable floor area, 1,200 square feet of garage area, 960 square feet of common garage access area, and 166 square feet identified for storage. The 12,028 square feet of total building area does not include balconies or terraces, which shall be in addition to the area identified.

A significant portion of the structure will be subterranean on the largely disturbed lot, with new development classified as a two-story over basement construction designed to be sensitive to the coastal element. The project meets all of the established development regulations of the underlying RT zone including, but not limited to the maximum 27-foot and/or two-story height standard, stringline criteria, blockface average, setbacks, and density calculations for projects situated within the Coastal Overlay Zone and regulated by the adopted Local Coastal Program. Such projects are reviewed for compatibility with existing and surrounding development, while concurrently addressing applicable public access and public benefits when new development is proposed.

In determining compatibility with the lower of 27-foot maximum height and/or two-stories, staff reviewed each requirement to ensure that the project meets the height restrictions of the Zoning Ordinance. With the grading and subterranean project elements featured in the design, staff finds that the basement areas will not be exposed more than six feet for more than 50-percent of the exterior wall area at finished grade. The basement is therefore not defined as a story, as per the Building Division criteria established for height and story considerations. Accordingly, this project is at or below the maximum allowable 27-foot and/or two-story height limit.

Limited un-habitable projections such as elevator shafts, chimneys, and similar architectural projections are allowed based on a maximum 10-percent overall project footprint. Such projections can extend up to 10-feet in excess of the maximum allowable height limit of 27-feet by right. This project proposes projections to extend a maximum of five feet to a height of 33-feet for allowable architectural projects.

An upper floor terrace occurs along the westernmost edge of the upper floor to take advantage of the views along the Pacific Ocean. A smaller 168-square foot rooftop terrace also occurs adjacent the top floor mezzanine. Roof decks are designed to be sensitive to surrounding development by the use of glass railings constructed at or below the maximum allowable 27-foot height limit with the building stepping along the beach elevation to create interest and to conform to the established height limit.

Garages occur on mid-level. The mid-level is the floor directly above the lowest level referred to as beach level on the architectural plans. Both the beach and mid-level mostly occur below existing grade, with the two-story construction over the lowest two levels. Overall, minor grading of the site shall excavate a total of 2,100 cubic yards of dirt. Of that quantity, 680 cubic yards will be redistributed on-site while 1,420 cubic yards will be exported off-site.

The architectural theme is similar to newer projects being constructed along this portion of South Pacific Street. Mediterranean architectural and landscape themes are prevalent on newer projects in the coastal areas. Such styles include enhanced design features in order to add to and further enhance the eclectic feel of the surrounding neighborhoods.

The project uses Mediterranean themes and includes details such as earth tone stucco exterior treatments, intricate stone veneer elements, architectural features along the roofline that create interest and a sense of balance for the site. Window and glass treatments add interest to the home while promoting a sense of openness.

Landscaping is provided and covers approximately 1,580 square feet of the lot area or nearly 20-percent, where 15-percent is required. Landscaped areas occur along the front and interior side yards. The landscape palette is sensitive to the surrounding properties and uses materials that will not create visual impacts at maturity. Groundcover and planters along the front elevation shall be low growing *Dychondra* or *Zoysia* and/or Mondo grass ground cover to accent and frame the front entryway into the main structure.

Wall vines and 'Tiny Tower' Italian Cypress will also be planted along the front and side yards. The 'Tiny Tower' Italian Cypress can grow to a maximum of 15-feet in height. Staff has conditioned the project in order to limit the height of any side yard landscaping to not extend above a 15-foot maximum height as measured from grade. Future condominium owners and/or the homeowner's association will be required to maintain and upkeep all landscaping in order to meet the Local Coastal Program for landscaping to 'frame and accent (but not obscure) coastal views.'

Hardscape improvements are also proposed on-site. A below grade patio terrace occurs and straddles the Stringline. Such hardscape improvements are generally allowed if the improvements remain below six-inches as measured from existing grade.

The existing retaining walls along the front property line adjacent South Pacific Street will be reduced in size and reconfigured to 3.5-foot tall within the front yard setback. A 3.5-foot open decorative fence is proposed along limited segments of the retaining wall.

All future proposed fencing shall meet the provisions of the Zoning Ordinance, with exception to interior side yard fencing which shall be a maximum 6-feet in height as measured from the tallest side of any fence. In addition, fencing located on and/or along the interior side yards cannot extend any further seaward than the on-site balconies.

The following matrix summarizes the minimum and maximum development standards and as compared to the proposed project:

	MINIMUM REQUIRED	PROPOSED
FRONT YARD SETBACK	* 15 feet	*1-foot, 9-inches
SIDE YARD SETBACK	5/10-feet	5/10-feet
REAR YARD SETBACK	Stringline: 89.5 south P/L 96-feet north P/L	Stringline: 89.5 south P/L 96-feet north P/L
BUILDING HEIGHT	27 feet/2-stories	27 feet/2-stories
PARKING	6-spaces	6-spaces

\*use of existing setback and/or front yard blockface average.

The blockface average for this site is 1-foot 9-inches based on the average of the setbacks of development located between 1601 and 1747 South Pacific Street. This project will meet the established blockface setback.

Each of the three-condominium townhouse units are required to provide two off-street parking spaces dimensioned to 20-feet by 19-feet. The project includes a total of three 400-square foot two-car garage spaces to accommodate required off-street parking. All three garages are accessed by a 24-foot common area access aisle that connects to South Pacific Street.

**Regular Coastal Permit:** Projects within the Coastal Overlay Zone are required to meet the provisions of the adopted Local Coastal Program and the underlying RT zone. Such projects must provide for sensitive development in order to promote and achieve compatibility with surrounding development. The existing and evolving character of the neighborhood within the Coastal Overlay Zone and site-specific design elements have been considered at length throughout the design and review of this project.

Staff believes that the elements of bulk and scale are being addressed concurrently with the project meeting the RT zone and Coastal Overlay Zone development standards. The project provides a bulk and scale survey addressing bulk and scale based on lot size, building footprint, average height, with a total cubic feet of above ground building area in order to establish a method to quantify bulk and scale.

The survey does provide typical examples of existing development along the South Pacific corridor that can be used to justify compatibility as referenced by the concept of bulk and scale. More importantly staff finds that this project provides a comparable bulk and scale as other existing projects situated along the South Pacific Street corridor, while proposing to meet or exceed the development regulations established for this site.

Staff agrees that the newly merged lot will provide adequate lot area for the proposed project. Site design and project specific architectural elements will add interest in order to minimize the bulk and scale while proposing to integrate subterranean construction technique in order to develop the site, as designed.

Apart from the height issues previously discussed, this project also does address the intent of the coastal provisions for development, in that development will not extend further seaward than surrounding properties, and as referenced by Stringline development provisions.

Ultimately, the Stringline is the furthest extent to which development can be considered; however, development to the Stringline is not allowed by right. A host of factors including compatibility with adjacent development is considered for projects requesting development on coastal properties comprising of a section of the established Stringline. The Stringline on the proposed project site and newly merged lot is measured at 89.5-feet along the south property line and 96-feet along the north property line.

For reference, the Stringline for oceanfront lots near Cassidy Street is approximately 80-feet as measured from front property lines. The Stringline for oceanfront lots north of Cassidy Street are approximately 85-feet and 87-feet depending on the lot location at mid-block between Cassidy Street and Buccaneer Beach. The Stringline continues to curve seaward on properties located to the north, to an extreme point for this section of the Stringline at the southwest corner of the condominium project located west of Morse Street.

The current project proposes no above grade improvements beyond the 89.5 feet/96 feet established Stringline. Development will not extend to the Stringline and is largely limited to building-to-building and deck-to-deck construction concepts illustrated by the location of adjacent home(s), and more specifically the location of the home located directly on the south where the face of the west elevation is constructed to 78.75-feet as measured from the front property line. The project under consideration largely observes the same building-to-building and deck-to-deck concept noted above with the caveat that the lowest beach level of the home does extend to 89.5-feet, which is typical of recently constructed homes in the area.

However, all the floors above the lowest beach level shall be built under the building-to-building and deck-to-deck concept, with only balconies constructed between the 78.75-foot and the 89.5-foot line. All balconies shall be constructed with glass railings in order to preserve the visual openness intended for development adjacent the Stringline.

Although the home directly on the north sits further back on the lot and closer to South Pacific Street, the current condominium project includes architectural features such as knock outs along the north elevation of the terrace so that the home on the north will continue to observe a sense of openness once the new building is constructed. Overall,

the building elevation facing the Pacific Ocean steps with open balconies and terraced areas that will serve to soften the visual effect of the structure as viewed from the beach and/or adjacent properties.

As with all other projects located in the appealable portions of the coastal zone, significant additions and/or changes to outdoor balconies, including enclosure of balconies cannot be permitted without first processing a discretionary coastal permit application.

The lot merger will create a 60-foot wide lot where two 30-foot wide lots currently exist. As previously noted, this is preferred as identified by the Local Coastal Program. The newly created lot meets the underlying zone requirements for lot size and is well suited for a three-unit condominium townhouse built as two-story over basement development.

In addition, a unique grade feature along the front property line does exist. Homes that have been built along this part of South Pacific have removed and balanced these grade features to allow for better transition from development and the right-of-way. This is the last lot on the block featuring the unique grade along the front property line.

To provide a balanced development, this project does not take advantage of the unique grade feature in accommodating for overall building height. Instead, the project measures the overall building height from the conservative elevation as measured from the sidewalk located on within the South Pacific Street right-of-way.

The project is subject to the following Ordinances and City policies:

1. Zoning Ordinance
2. Local Coastal Program
3. General Plan

## **ANALYSIS**

### **KEY PLANNING AND ZONING ISSUES**

1. Is the proposed project consistent with the development standards and land use policies of the Zoning Ordinance, Local Coastal Program, and the General Plan?

### **DISCUSSION:**

In reviewing the application, the main issues identified for this project include meeting the required development regulations established for the project, as well considering compatibility with the surrounding neighborhood. Overall, staff reviewed the project for consistency with the regulations established by the underlying zone and Zoning Ordinance, Local Coastal Program, and the General Plan.

The Local Coastal Program identifies that new development shall maintain the character of the neighborhood. Staff believes that the project does maintain the character of the neighborhood by adding well-integrated design solutions. This project continues to promote the unique character of the existing and established neighborhood, while providing a balanced design in order to compliment the evolving character of the surrounding area.

Development located along the South Pacific Street corridor provide for a blend of multi-family and single-family attached and detached units, with a mix that includes owner occupied, absentee, for rent apartment and/or vacation units. Development in the immediate area generally lacks a specific architectural style. Staff believes that the superior architectural style proposed with the project will further enhance the eclectic feel of the neighborhood.

As designed, the project proposes to meet and/or exceed the required development standards established for this lot and based on adopted ordinances and policies, including those outlined by the adopted Local Coastal Program. With other larger developments located in the area, it can be interpreted that this site fits within the framework identified as bulk and scale for the larger neighborhood. It is also reasonable to consider this project as being sensitive to this element of the Local Coastal Program, in that based on the character of the larger neighborhood, the design features allow this project to fit well on the site and within the development envelop.

The Local Coastal Program also outlines consolidation of smaller lots in order to achieve opportunities in better design. This project consolidates two smaller lots in order to meet the objective. The overall design stemming from the lot consolidation also promotes variety, creativity, and site-responsive design encouraged for projects within the Coastal Zone.

Part of the requirement of the Local Coastal Program requires projects to consider public access and public views when developing along oceanfront properties. Some of the requirements are to create, maintain, and/or enhance public visibility and access to the coast. Public access exists both the north and south of the project site. Beach access to the north is provided at Buccaneer Beach approximately 500-feet to the north, while beach access to the south occurs near Whaley Street and just 150-feet south of the project site. Overall, beach access is observed on average at every 800-feet along this part of the coast.

The City does not regulate private views and any such impacts experienced by adjacent property owners cannot be considered through the discretionary review process. The project does include sensitive design solutions in order to provide a well-balanced and visually attractive design, and does not substantially alter or impact existing public views in the area. The project promotes visual corridors that will occur from public vantage points, including those along the South Pacific Street right-of-way.

Although private development located directly east and on the opposite side of South Pacific Street will experience minor view impacts, this project does not propose to exceed the established height limit. The height limit is conservatively measured from the street elevation rather than the unique grade near the front property line on-site. Staff believes that the proposed residence would not significantly alter the appearance of the shoreline and does not represent a major change in the type of development, which has been allowed to occur in the near proximity. As such, the project would not be a visual impact to the surrounding neighborhood nor will it restrict public access, and conforms to the requirements of the adopted Local Coastal Program. Staff finds that the project meets or exceeds the development standards established for the site.

### **ENVIRONMENTAL DETERMINATION**

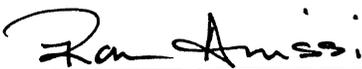
The project is exempt under the provisions of the California Environmental Quality Act (CEQA).

### **SUMMARY**

Staff believes the project is consistent with the objectives and policies of the Zoning Ordinance, Local Coastal Program, and the General Plan. The proposed project would not restrict public access and will not impact public views. As part of the project, demolition of existing one duplex building. The buildings do not possess any significant historical value, and therefore can be demolished per adopted City regulations. Staff recommends that the Planning Commission approve the project. The Planning Commission action should be:

- Move to approve Tentative Parcel Map (P-16-05), Development Plan (D-24-06), and Regular Coastal Permit (RC-11-05) and adopt Planning Commission Resolution No. 2006-P19, as attached.

PREPARED BY:



Roman Anissi  
Senior Planner

SUBMITTED BY:



Jerry Hittleman  
Acting City Planner

JH/RA/fil

#### Attachments:

1. Site Plan, Floor Plan, Elevations, Landscape Plan
2. Planning Commission Resolution No. 2006-P19
3. Wave Run-Up Study
4. Historic Report

-----Original Message-----

**From:** Jacob M. Regalado  
**Sent:** Thursday, April 20, 2006 4:40 PM  
**To:** Barbara Riegel Wayne  
**Cc:** City Clerk - Administration; Jerry Hittleman; Mike Blessing; Esther Sanchez  
**Subject:** Request for Review

Barbara,

Please see the below request. Thank you.

Request by Council Member Sanchez to review the Planning Commission decision of TENTATIVE PARCEL MAP (P-16-05), DEVELOPMENT PLAN (D-24-05) and REGULAR COASTAL PERMIT (RC-11-05) for the demolition to an existing duplex and the construction of 3 new townhouse condominiums comprising of 9,705 square feet of habitable floor area on one newly merged 14,293 gross square foot lot located at 1621-1623 South Pacific Street. The project site is zoned RT (Residential Tourist) and is situated within the South Oceanside Neighborhood and the Coastal zone - PALAZZI DI PACIFICA; grounds are bulk and scale, incompatibility with the neighborhood, merging issues, public views, stringline issues, situated below grade/sand level, flooding issues, lack of substantial parking, grade of parking lot entrance, density/intensity of use; direction to staff.

**Jacob Regalado**  
City of Oceanside  
Aide to Council Member Esther Sanchez  
Off 760.435.3044 Fax 760.435.6065