

STAFF REPORT



ITEM NO. 23
CITY OF OCEANSIDE

DATE: August 13, 2008

TO: Chairman and Members of the Community Development Commission

FROM: Economic and Community Development Department

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING TENTATIVE PARCEL MAP (P-202-08), DEVELOPMENT PLAN (D-202-08) AND REGULAR COASTAL PERMIT (RC-203-08) FOR THE CONSTRUCTION OF A RESIDENTIAL DUPLEX DEVELOPMENT LOCATED AT 218 SOUTH THE STRAND – APPLICANT: BONNIE AND RICHARD HUGHES**

SYNOPSIS

The item under consideration is a Tentative Parcel Map, Development Plan and Regular Coastal Permit for the construction of a residential duplex development located at 218 South The Strand. Staff is recommending that the Commission approve the project and adopt the resolution as attached.

BACKGROUND

The subject site consists of an existing legal parcel 4,200 square feet in size that was part of original Terrace Annex recorded in 1907. The subject site currently maintains two buildings (3 units) which will be demolished as part of the development of this project.

The subject site topography is relatively flat; however, the eastern portion of the site backs onto the Pacific Street bluff which accounts for the 23-foot grade differential between the highest and lowest points of the site. The subject site rear (eastern) property line extends approximately to the western edge of the bluff. The project proposes to export approximately 800 cubic yards of soil.

The subject site is situated within the South Strand neighborhood, which consists of a mixture of condominiums and old apartment buildings.

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

Land Use and Zoning: The subject site is located within Subdistrict 4A of the "D" Downtown District. Subdistrict 4A is primarily intended to provide a mix of transient and permanent residential uses along the South Strand between Tyson and Wisconsin

Streets. Multifamily residences are permitted. The maximum density for this zone is 43 dwelling units per acre. The project proposes a density of 20.7 dwelling units per acre.

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

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

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

Tentative Map and Development Plan: The project proposes a two-unit residential duplex condominium situated on a 4,200-square-foot lot. The proposed project is a two-story building over a 5-space underground parking garage. The units are all 3 bedroom, 4.5 baths with balconies. The proposed project is a Modern design as evident by the use of geometric/ angular shapes, expansive use of glass and smooth stucco finish.

Subdistrict 4A requires that a minimum of 20 percent of the site be landscaped. The project proposes that approximately 23.8 percent of the subject site is landscaped. The project proposes Pinot Palm trees, shrubs include Aloe and Agave and groundcover consists of Rosemary and hydro-seeding the bluff.

Vehicular and pedestrian access to the units will be provided from South The Strand. It should be noted that the project proposes a dual access driveway with the property located immediately north of the subject site.

The overall project density is 20.7 dwelling units per acre. Outlined below is the residential unit breakdown:

Plan Type	Sq.Ft.	Bedrms.	Baths	Units
Plan 1	2,300	3	4.5	1
Plan 2	2,379	3	4.5	1
			Total	2

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

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	5,000 s.f.	4,200 s.f. (existing)
SETBACKS Front Side Rear	10 feet 3 feet 5 feet	10 feet 3 feet 12 feet
LANDSCAPING	20%	23.8%
PARKING	4 spaces	5 spaces
*BUILDING HEIGHT	37.3 feet	37.3 feet
DENSITY	43 du. Ac.(Maximum)	20.7 du. Ac.

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

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

Environmental Determination: A Certificate of Exemption has been prepared for the project. Under the provisions of the California Environmental Quality Act, the Community Development Commission will consider the exemption during its hearing on the project. The proposed project will incorporate green/sustainable features as part of the building's overall design which include but are not limited to the following:

- . Green roofs
- . Storm water management
- . Utilization of energy efficient appliances
- . Low E Glazing
- . Low flow fixtures
- . Job site recycling and trash management

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

ANALYSIS

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

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

Tentative Parcel Map/Development Plan: Staff believes that the proposed project conforms to the development Standards of Section 1230 of the Downtown "D" District in that it meets all of the development standards and is well below the maximum allowable density 43 du. ac. The proposed project is also compatible with the existing residential patterns as well as the architectural design. The South Strand area consists of older apartment buildings interspersed with newer multifamily condominium developments. Staff believes that the proposed product type, multifamily condominiums, is consistent with the newer condominium developments that are located on The Strand. Staff also reviewed the project's architectural compatibility and scale with similar developments located on The Strand. The Strand does not have an overall design theme; rather, it is composed of a variety of different designs from Beach Cottage to Spanish Mediterranean. The proposed modern design is different from most development projects located on The Strand; however, there is a modern design residential project (located at 502 S. The Strand) currently under construction.

Local Coastal Plan: Staff's review of the project examined the consistency of the development with the underlying zoning regulations and policies of the Local Coastal Program. The project is located within the "appealable area" which is defined as the first 300 feet east of The Strand (west side of Myers Street). The project provides a 10-foot front yard setback which is greater than typical front yard setbacks found on similar lots located on South The Strand. In addition, the project has a patio and a generous deck on the lower and upper unit respectfully which also increases the northern and southern views from the surrounding lots.

Staff also evaluated the proposed residence and its effect on public coastal views. The subject site is located approximately 150 feet south of the Tyson Street Park pedestrian access stairway. Staff believes that the effects of the proposed project on public coastal view will be minimal because of the proposed 10-foot front yard setback coupled with the recessed deck and patio.

A Wave Run-up Study was prepared (see attachment) which concluded that there will be some wave overtopping onto The Strand during severe winter storms similar to 1982-83. The result of the wave overtopping will be some minor nuisance floods. The report recommended that flood gates or even temporary flood gates such as sand bags will significantly reduce the nuisance flooding of the garage. The site should have methods to collect and convey any flood waters.

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

COMMISSION OR COMMITTEE REPORTS

The Redevelopment Design Review Committee (RDRC) approved the project on April 25, 2008, on a 4-0 vote.

The Redevelopment Advisory Committee (RAC) approved the project on July 16, 2008, on a 7-0 vote.

FISCAL IMPACT

The proposed project will add approximately \$55,000 of tax increment yearly to the project area.

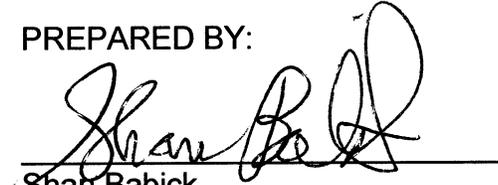
CITY ATTORNEY'S ANALYSIS

Pursuant to Oceanside Zoning Ordinance Article 41, Section 4102, and Article 43, Section 4305, the Community Development Commission is authorized to hold a public hearing on this project's applications. Consideration of the project should be based on the evidence presented at the public hearing. After conducting the public hearing, the Commission shall approve, conditionally approve, or disapprove the project. The resolution has been reviewed and approved as to form by the City Attorney.

RECOMMENDATION

Staff recommends that the Commission adopt the resolution approving Tentative Parcel Map (P-202-08), Development Plan (D-202-08) and Regular Coastal Permit (RC-203-08) for the construction of a residential duplex development located at 218 South The Strand.

PREPARED BY:

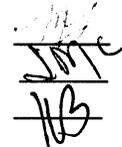

Shan Babick
Associate Planner

SUBMITTED BY:


Peter A. Weiss
Executive Director

REVIEWED BY:

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



EXHIBITS/ATTACHMENTS

1. Resolution
2. Notice of Exemption
3. Site Plan / Floor Plans / Elevations
4. Wave Run-Up Study
5. Historical Survey

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RESOLUTION NO. 08-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, AND REGULAR COASTAL PERMIT FOR THE CONSTRUCTION OF A RESIDENTIAL DUPLEX LOCATED AT 218 SOUTH THE STRAND – APPLICANT: BONNIE AND RICHARD HUGHES

WHEREAS, on August 13, 2008, the Community Development Commission held its duly noticed public hearing, considered an application for a Tentative Parcel Map (P-202-08), Development Plan (D-202-08) and Regular Coastal Permit (RC-203-08) for the construction of a residential duplex located at 218 South The Strand;

WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of Oceanside did, on April 25, 2008, review and recommend approval of Tentative Parcel Map (P-202-08), Development Plan (D-202-08) and Regular Coastal Permit (RC-203-08);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on July 16, 2008 review and recommend approval of Tentative Parcel Map (P-202-08), Development Plan (D-202-08) and Regular Coastal Permit (RC-03-08);

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

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

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

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

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1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or</u>
2			<u>Calculation Formula</u>
3			
4	Parkland Dedication/Fee	Ordinance No. 91-10	\$3,503 per unit
5		Resolution No. 06-R0334-1	
6	Drainage Fee	Ordinance No. 85-23	\$2,843 per acre
7		Resolution No. 06-R0334-1	
8	Public Facility Fee	Ordinance No. 91-09	\$2,072 per unit
9		Resolution No. 05-R0334-1	
10	School Facilities Mitigation	Ordinance No. 91-34	\$2.63 per square foot
11	Fee		
12	Traffic Signal Fee	Ordinance No. 87-19	\$15.71 per vehicle trip
13		Resolution No. 06-R0334-1	
14	Thoroughfare Fee	Ordinance No. 83-01	\$255 per vehicle trip (based
15		Resolution No. 06-R0334-1	on SANDAG trip generation
16			table)
17			
18	Water System Buy-in Fees	Oceanside City Code	Fee based on water meter
19		§37.56.1	size. Residential is typically
20		Resolution No. 87-96	\$3,746 per unit;
21		Ordinance No. 05-OR 0611-1	
22	Wastewater System Buy-in	Oceanside City Code §	Based on meter size.
23	fees	29.11.1	Residential is typically
24		Resolution No. 87-97	\$4,587 per unit;
25		Ordinance No. 05-OR 0610-1	
26			
27	San Diego County Water	SDCWA Ordinance No.	Based on meter size.
28	Authority Capacity Fees	2005-03	Residential is typically

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

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

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

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

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

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

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

FINDINGS:

For the Tentative Parcel Map:

1. The proposed condominium meets the requirement of the Subdistrict 4A zoning designation in that the project creates a 2-unit condominium map on an existing legal lot as stipulated within Article 12 of the Downtown District development standards. The subdivision

1 map is consistent with the General Plan, Redevelopment Plan, Article 12 of the Downtown District
2 and the Subdivision Ordinance of the City of Oceanside by creating two-unit condominium on a
3 one 4,200 square foot lot.

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

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

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

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

18 **For the Development Plan:**

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

25 2. The Development Plan as proposed conforms to the Redevelopment Plan, and
26 General Plan of the City in that the residential duplex development is consistent with the land
27 uses of the Redevelopment Plan and the project meets the minimum setbacks, landscape, open
28 space, height and parking spaces as stipulated within the "D" Downtown District development
standards. In addition, the project is consistent with the newer development located within the
surrounding neighborhood.

1 3. The area covered by the Development Plan can be adequately, reasonably and
2 conveniently served by existing and planned public services, utilities and public facilities. The
3 proposed residential duplex development project will not create public service and facility
4 demands exceeding the capacity of existing and planned infrastructure.

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

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

For the Regular Coastal Permit:

15 1. The granting of the Regular Coastal Permit is consistent with the purposes of the
16 California Coastal Act of 1976. The proposed residential duplex is consistent with the High
17 Density Land Use as depicted in the Local Coastal Program Land Use Map. In addition, the
18 project location (150 south of the Tyson Street Park public access) does not impede public
19 access to the beach or impact public coastal views due because of the 10 foot front yard
20 setbacks.

21 2. The proposed project is consistent with the policies of the Local Coastal Program
22 as implemented through the City Zoning Ordinance. The proposed residential duplex is
23 consistent with the High Density Land Use as depicted in the Local Coastal Program Land Use
24 Map. The project will not substantially alter or impact the existing coastal views through the
25 public rights-of-way view corridors by providing a 10 foot front yard setback which meets or
26 exceeds the existing buildings located within the same block.

27 3. The proposed project will not obstruct any existing or planned public beach
28 access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal
Act. The subject site is located approximately 150-feet south of the Tyson Street Park public

1 access and therefore, the proposed project will not obstruct and/or block any existing and/or
2 proposed public beach access.

3 SECTION 1. That Parcel Map (P-202-08), Development Plan (D-202-08) and Regular
4 Coastal Permit (RC-203-08) are hereby approved subject to the following conditions:

5 **Building:**

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

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

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

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

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

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

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

28 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 approved solid
waste containers shall be considered compliance with this requirement. Small amounts of

1 construction debris may be stored on-site in a neat, safe manner for short periods of time
2 pending disposal.

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

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

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

14 10. Retaining walls that will be installed as a part of this design shall be designed
15 per the soils report for the entire project.

16 11. Setbacks and Type of Construction must comply with CBC 2007. Exterior walls
17 less than 5-feet to the property line shall have one-hour rated per the California Building Code
18 (CBC Table 602).

19 12. All wired glass windows or doors between three and five feet from the property
20 line shall meet the 2007 CBC table 715.5 and 715.5.3.

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

23 14. A "plat" drawing shall be submitted depicting the first floor elevation for each
24 segment, the locations of the points where the floor level is 6 feet above grade, and the lowest
25 elevation within 5 feet from the building for each segment.

26 **Engineering:**

27 15. The project involves demolition of an existing structure or surface improvements,
28 the grading plans shall be submitted and erosion control plans be approved by the City Engineer
prior to the issuance of a demolition permit. No demolition shall be permitted without an approved
erosion control plan.

1 16. Vehicular access rights to the Strand shall be relinquished to the City from this lot,
2 except for the proposed project driveway.

3 17. Design and construction of all improvements shall be in accordance with
4 standard plans, specifications of the City of Oceanside and subject to approval by the City
5 Engineer.

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

10 19. The approval of the tentative parcel map shall not mean that closure, vacation, or
11 abandonment of any public street, right of way, easement, or facility is granted or guaranteed to
12 the developer/owner. The developer/owner is responsible for applying for all closures,
13 vacations, and abandonments as necessary. The application(s) shall be reviewed and approved
14 or rejected by the City of Oceanside under separate process (es) per codes, ordinances, and
15 policies in effect at the time of the application.

16 20. Prior to approval of the parcel map or any increment, all improvement
17 requirements, within such increment or outside of it if required by the City Engineer, shall be
18 covered by a subdivision agreement and secured with sufficient improvement securities or bonds
19 guaranteeing performance and payment for labor and materials, setting of monuments, and
20 warranty against defective materials and workmanship.

21 21. Where proposed off-site improvements, including but not limited to slopes, public
22 utility facilities, and drainage facilities, are to be constructed, the developer/owner shall, at his own
23 expense, obtain all necessary easements or other interests in real property and shall dedicate the
24 same to the City of Oceanside as required. The applicant shall provide documentary proof
25 satisfactory to the City of Oceanside that such easements or other interest in real property have
26 been obtained prior to approval of the grading plan and grading permit, building or improvement
27 permit for the development/project). Additionally, the City of Oceanside, may at its sole
28 discretion, require that the applicant obtain at his sole expense a title policy insuring the necessary
title for the easement or other interest in real property to have vested with the City of Oceanside or
the applicant, as applicable.

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

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

9 24. Prior to any grading of any part of the tract or project, a comprehensive soils and
10 geologic investigation shall be conducted of the soils, slopes, the existing bluff (adjacent to
11 Pacific Street) and formations in the project. All necessary measures shall be taken and
12 implemented to assure bluff/slope stability, erosion control, and soil integrity. The geotechnical
13 report shall include detailed analysis of the bluff adjacent to Pacific Street. No grading shall
14 occur until a detailed grading plan, to be prepared in accordance with the Grading Ordinance
and Zoning Ordinance, is approved by the City Engineer.

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

- 18 a) Dirt, debris and other construction material shall not be deposited on any public
street or within the City's storm water conveyance system.
- 19 b) All grading and related site preparation and construction activities shall be
20 limited to the hours of 7 AM to 6 PM, Monday through Friday. No engineering
21 related construction activities shall be conducted on Saturdays, Sundays or legal
22 holidays unless written permission is granted by the City Engineer with specific
23 limitations to the working hours and types of permitted operations. All on-site
24 construction staging areas shall be as far as possible (minimum 100 feet) from
25 any existing residential development. Because construction noise may still be
26 intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance
27 also prohibits "any disturbing excessive or offensive noise which causes
28 discomfort or annoyance to reasonable persons of normal sensitivity."

1 c) The construction site (or an appropriate site to the satisfaction of the City Engineer)
2 shall accommodate the parking of all motor vehicles used by persons working at or
3 providing deliveries to the site.

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

7 26. It is the responsibility of the owner/developer to evaluate and determine that all
8 soil imported as part of this development is free of hazardous and/or contaminated material as
9 defined by the City and the County of San Diego Department of Environmental Health.
10 Exported or imported soils shall be properly screened, tested, and documented regarding
11 hazardous contamination.

12 27. A traffic control plan shall be prepared according to the City traffic control
13 guidelines and be submitted to and approved by the City Engineer prior to the start of work
14 within open City rights-of-way on the Strand. Traffic control during construction of streets that
15 have been opened to public traffic shall be in accordance with construction signing, marking
16 and other protection as required by the Caltrans Traffic Manual and City Traffic Control
17 Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved
18 otherwise.

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

1 29. The Strand shall be re-constructed along the property frontage based on the R-value
2 if the existing pavement does not meet current City standards/traffic indices or if the existing
3 concrete pavement is cracked/damaged and does not meet the City standards.

4 30. Existing sidewalk (striped sidewalk) on the Strand along the property frontage shall
5 be removed and a new sidewalk shall be constructed in compliance with ADA requirements.

6 31. Sight distance requirements at the project driveway along the Strand shall conform
7 to the corner sight distance criteria as provided by SDRSD DS-20A and or DS-20B.

8 32. The developer/owner shall pay all applicable fees, energy charges, and/or
9 assessments associated with City-owned (LS-2 rate schedule) streetlights and shall also agree to
10 the formulation of, or the annexation to, any appropriate street lighting district.

11 33. Prior to approval of the grading plans, the developer/owner shall contract with a
12 geotechnical engineering firm to perform a field investigation of the existing pavement on the
13 Strand. The limits of the study shall be half-street plus twelve (12) feet along the project's
14 frontage. The field investigation shall include a minimum of one pavement boring per every fifty
15 (50') linear feet (if the frontage is less than fifty (50') linear feet, a minimum one sample) of street
16 frontage. Should the existing AC thickness be determined to be less than the current minimum
17 standard for AC and Class II Base (or minimum standard for concrete paved with acceptable base)
18 as set forth in the table for City of Oceanside Pavement Design Guidelines in the City of Oceanside
19 Engineers Manual, the Developer shall remove and reconstruct the pavement section as determined
20 by the pavement analysis submittal process detailed in the condition just listed below this
21 condition.

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

1 35. Pavement sections for the Strand, alleys, driveways and parking areas shall be
2 based upon approved soil tests and traffic indices. The pavement design is to be prepared by the
3 developer's/owner's soil engineer and must be approved by the City Engineer, prior to paving.

4 36. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged
5 during construction of the project, shall be repaired or replaced as directed by the City Engineer.

6 37. All existing overhead utility lines within the subdivision/property, and all new
7 extension services for the development of the project, including but not limited to, electrical,
8 cable and telephone, shall be placed underground per Section 901.G. of the Subdivision
9 Ordinance (R91-166) and as required by the City Engineer and current City policy.

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

12 39. Grading and drainage facilities shall be designed and installed to adequately
13 accommodate the local storm water runoff and shall be in accordance with the City's Engineers
14 Manual and as directed by the City Engineer.

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

20 41. The approval of the tentative parcel map shall not mean that proposed grading or
21 improvements on adjacent properties (including any City properties/Right-of-Way or
22 easements) is granted or guaranteed to the developer/owner. The developer/owner is
23 responsible for obtaining permission to grade to construct on adjacent properties. Should such
24 permission be denied, the tentative parcel map shall be subject to going back to the public hearing
25 or subject to a substantial conformity review.

26 42. This project shall provide year-round erosion control including measures for the site
27 required for the project grading. Prior to the issuance of grading permit, an erosion control plan,
28 designed for all proposed stages of construction, shall be reviewed, secured by the applicant with
cash securities and approved by the City Engineer.

1 43. A precise grading and improvement plan (the Strand) shall be prepared, reviewed,
2 secured and approved prior to the issuance of any building permits. The plan shall reflect all
3 pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, and
4 signage, footprints of all structures, walls, drainage devices and utility services.

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

16 45. The drainage design on the tentative parcel map is conceptual only. The final
17 design shall be based upon a hydrologic/hydraulic study to be approved by the City Engineer
18 during final engineering. All drainage picked up in an underground system shall remain
19 underground until it is discharged into an acceptable drainage system, or as otherwise approved by
20 the City Engineer. All public storm drains shall be shown on City standard plan and profile sheets.
21 All storm drain easements shall be dedicated where required. The applicant shall be responsible for
22 obtaining any off-site easements for storm drainage facilities.

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

26 47. The development shall comply with all applicable regulations established by the
27 United States Environmental Protection Agency (USEPA) as set forth in the National Pollutant
28 Discharge Elimination System (NPDES) permit requirements for urban runoff and storm water
discharge and any regulations adopted by the City pursuant to the NPDES. Regulations or
requirements. Further, the developer/owner may be required to file a Notice of Intent with the

1 State Water Resources Control Board to obtain coverage under the NPDES. General Permit for
2 Storm Water Discharges Associated with Construction Activity and may be required to
3 implement a Storm Water Pollution Prevention Plan (SWPPP) concurrent with the
4 commencement of grading activities. SWPPPs include both construction and post construction
5 pollution prevention and pollution control measures and identify funding mechanisms for post
6 construction control measures. The developer/owner shall comply with all the provisions of the
7 Clean Water Program during and after all phases of the development process, including but not
8 limited to: mass grading, rough grading, construction of street and landscaping improvements,
9 and construction of dwelling units. The developer/owner shall design the Project's storm drains
10 and other drainage facilities to include Best Management Practices to minimize non-point
11 source pollution, satisfactory to the City Engineer.

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

16 49. The project requires the submission and approval of a Storm Water Management
17 Plan (SWMP); the Developer/owner shall prepare and submit an Operations & Maintenance
18 (O&M) Plan to the City Engineer with the first submittal of engineering plans. The O&M Plan
19 shall be prepared by the developer's/owner's Civil Engineer. It shall be directly based on the
20 project's SWMP previously approved by the project's approving authority (Planning
21 Commission/City Council/Community Development Commission). At a minimum the O&M
22 Plan shall include the designated responsible parties to manage the storm water BMP(s),
23 employee's training program and duties, operating schedule, maintenance frequency, routine
24 service schedule, specific maintenance activities, copies of resource agency permits, cost
25 estimate for implementation of the O&M Plan and any other necessary elements.

26 50. The developer/owner shall enter into a City-Standard Stormwater Facilities
27 Maintenance Agreement with the City obliging the project proponent to maintain, repair and
28 replace the Storm Water Best Management Practices (BMPs) identified in the project's
approved SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be
approved by the City Attorney prior to issuance of any precise grading permit and shall be

1 recorded at the County Recorder's Office prior to issuance of any building permit. Security in
2 the form of cash (or certificate of deposit payable to the City) or an irrevocable, City-Standard
3 Letter of Credit shall be required prior to issuance of a precise grading permit. The amount of
4 the security shall be equal to 10 years of maintenance costs, as identified by the O&M Plan, but
5 not to exceed a total of \$25,000. The applicant's Civil Engineer shall prepare the O&M cost
6 estimate.

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

12 52. The Agreement shall include a copy of executed onsite and offsite access
13 easements necessary for the operation and maintenance of BMPs that shall be binding on the
14 land throughout the life of the project to the benefit of the party responsible for the O&M of
15 BMPs, satisfactory to the City Engineer. The agreement shall also include a copy of the O&M
16 Plan approved by the City Engineer.

17 53. The BMPs described in the project's approved SWMP shall not be altered in any
18 way, shape or form without formal approval by either an Administrative Substantial
19 Conformance issued by the Community Development Department/Planning Division or the
20 project's final approving authority (Planning Commission/Community Development
21 Commission/City Council) at a public hearing. The determination of whatever action is required
22 for changes to a project's approved SWMP shall be made by the Community Development
23 Department/Planning Division.

24 54. The Developer/owner shall provide a copy of the title/cover page of an approved
25 Storm Water Management Plan (SWMP) with the first engineering submittal package. If the
26 project triggers the City's Stormwater requirements but no approved Stormwater document
27 (SWMP) exists, the appropriate document shall be submitted for review and approval by the
28 Public Works Department. The SWMP shall be prepared by the applicant's Civil Engineer. All
Stormwater documents shall be in compliance with the latest edition of submission
requirements.

1 55. In the event that the conceptual plan does not match the conditions of approval,
2 the resolution of approval shall govern.

3 56. An easement for ingress and egress over and across the common driveway is
4 required prior to recordation of the Parcel Map for the purpose of providing pedestrian and
5 vehicular access to and from The Strand for the benefit of the future property owners.

6 57. A Private Maintenance Agreement (PMA) shall be required prior to the recordation
7 of the Parcel Map for the maintenance for the common driveway and common open space areas.
8 The PMA shall be subject to review and approval by the City Attorney prior to the recordation of
9 the Parcel Map. Any amendment to the PMA in which the owners relinquish responsibility for
10 maintenance of the private driveway or any common open space areas shall not be permitted
11 without the prior written approval of the City of Oceanside.

11 **Fire:**

12 58. A minimum fire flow of 1,500 gallons per minute shall be provided.

13 59. The size of fire hydrant outlets shall be 2 ½ inches X 4 inches.

14 60. The fire hydrants shall be installed and tested prior to placing any combustible
15 materials on the job site.

16 61. Buildings shall meet Oceanside sprinkler ordinance in effect at the time of
17 building permit application.

18 62. All proposed and existing fire hydrants within 400 feet of the subject site shall be
19 depicted on the site plan.

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

23 64. Multifamily residential buildings require 6 inch address numbers.

24 65. Plans shall be submitted to the Fire Prevention Bureau for plan check review and
25 approval prior to the issuance of building permits. A site plan indicating the fire access and
26 hydrant locations shall also be submitted on CD Rom.

27 66. Buildings shall meet Oceanside Fire Departments current codes at the time of
28 building permit application.

1 **Economic/Redevelopment:**

2 67. This Tentative Parcel Map (P-202-08), Development Plan (D-202-08) and
3 Regular Coastal Permit (RC-203-08) shall expire on August 13, 2010, unless implemented as
4 required by the Zoning Ordinance.

5 68. This Tentative Map, Development Plan and Regular Coastal Permit approve only
6 a residential duplex as shown on the plans and exhibits presented to the Community
7 Development Commission for review and approval. No deviation from these approved plans
8 and exhibits shall occur without Economic and Community Development Department approval.
9 Substantial deviations shall require a revision to the Tentative Parcel Map, Development Plan,
10 and Regular Coastal Permit or a new Tentative Parcel Map, Development Plan and Regular
11 Coastal Permit.

12 69. The applicant, permittee or any successor-in-interest shall defend, indemnify and
13 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or
14 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul
15 an approval of the City, concerning Tentative Parcel Map (P-202-08), Development Plan (D-
16 203-08) and Regular Coastal Permit (RC-203-08). The City will promptly notify the applicant
17 of any such claim, action or proceeding against the City and will cooperate fully in the defense.
18 If the City fails to promptly notify the applicant of any such claim action or proceeding or fails
19 to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend,
20 indemnify or hold harmless the City.

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

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

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

10 73. Front yard landscaping with a complete irrigation system, in compliance with
11 Water Conservation Ordinance No. 91-15, shall be required.

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

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

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

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

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

1 79. Failure to meet any conditions of approval for this development shall constitute a
2 violation of the Tentative Parcel Map (P-202-08), Development Plan (D-202-08) and Regular
3 Coastal Permit (RC-203-08).

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

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

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

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

	Sq.Ft.	# Bedrms	# Baths	# Units	%
21 Plan 1	2,300	3	4.5	1	50
22 Plan 2	2,379	3	4.5	1	50

23 84. Side and rear elevations and window treatments shall be trimmed to substantially
24 match the front elevations. A set of building plans shall be reviewed and approved by the
25 Economic and Community Development Department prior to the issuance of building permits.

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

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

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

- 15 a) Prohibition against parking or storage of recreational vehicles, trailers, or
16 boats.
- 17 b) Maintenance of all common areas, parkway, and on-site and frontage
18 landscaping.

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

- 22 a). That the applicant understands that the site may be subject to
23 extraordinary hazard from waves during storms and from erosion and the applicant assumes the
24 liability from those hazards.
- 25 b). That the applicant unconditionally waives any claim of liability on the
26 part of the City and agrees to defend and indemnify and hold harmless the City and its advisors
27 relative to the City's approval of the project for any damage due to natural hazards.

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

1 height at various stages of construction.

2 90. Flood gates shall be utilized to reduce nuisance flooding of the garage. In addition,
3 methods shall be utilized to collect and convey any flood waters.

4 91. Photograph documentation of all existing structure(s) shall be required. Photograph
5 documentation shall be as follows:

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

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

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

13 **Water Utilities:**

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

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

19 94. The property owner will maintain private water and wastewater utilities located
20 on private property.

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

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

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

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

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

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

101. Subterranean parking spaces shall be drained to the City’s Storm Drain System and shall comply with the California Regional Water Quality Control Board Order No. 2007-01.

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

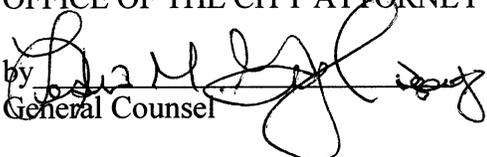
PASSED AND ADOPTED by the Oceanside Community Development Commission of the City of Oceanside this ___ day of _____ 2008 by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

Chairman

ATTEST:

Secretary

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

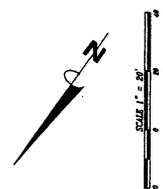
TENTATIVE PARCEL MAP AND DEVELOPMENT PLAN FOR HUGHES (FOR CONDOMINIUM PURPOSES)

GENERAL NOTES

- ASSESSOR'S PARCEL MAP NO. 150-07-08
- TOTAL ACRES 0.068 ACRES
- APPROVED PLAN MAP NO. 150-07-08
- GENERAL PLAN DESIGNATION 150-07-08
- NUMBER OF LOTS 12
- NUMBER OF UNITS 12
- CONTOUR INTERVAL 1 FOOT
- PROPOSED FINISH FLOOR ELEVATION 100.00
- PROPOSED FINISH GRADE ELEVATION 99.00
- PROPOSED FINISH DRIVEWAY ELEVATION 98.00
- PROPOSED FINISH SIDEWALK ELEVATION 97.00
- PROPOSED FINISH CURB ELEVATION 96.00
- PROPOSED FINISH STREET ELEVATION 95.00
- PROPOSED FINISH OFF-STREET PARKING ELEVATION 94.00

LEGEND

- EXISTING SEWER 5
- EXISTING WATER 6
- EXISTING RECLAIMED WATER 7
- EXISTING GAS 8
- EXISTING OVERHEAD ELECTRIC 9
- EXISTING FIRE HYDRANT 10
- EXISTING STREET LIGHT 11
- PROPOSED DRIVE 12
- PROPOSED DRIVEWAY 13
- RETAINING WALL 14



LEGAL DESCRIPTION

LOT 8, BLOCK 37, TERRACE ANNEX TO BE CONVEYED TO THE HUGHES CONDOMINIUM ASSOCIATION, INC. AS THE DEVELOPER OF THE HUGHES CONDOMINIUM PROJECT, ACCORDING TO THE MAP HERETOBY, MAP NO. 150-07-08, FILED IN THE COUNTY RECORDS OF SAN DIEGO COUNTY, CALIF., ON 04/11/2007.

BENCH MARK

CHISELED TO IN TOP OF CURB AT INTERSECTION OF TERRY AND PACIFIC LOCATED BETWEEN FIRE HYDRANT AND FIRE ALARM BOX. ELEVATION = 97.00 FEET. ADJUSTED ELEVATION = 97.20 FEET.

SITE ADDRESS

210 THE STRAND
OCEANVIEW, CA 92084

SOURCE OF TOPOGRAPHY

DAVID M. HUGHES, INC., 2004 S. HIGHWAY 161, SUITE 100, CARLSBAD, CA 92008
PH: 760-439-0122

DATE OF PHOTOGRAPHY

MAY 3, 2007

DATE OF PHOTOGRAPHY

MAY 11, 2007

FLOOD INSURANCE RATE MAP

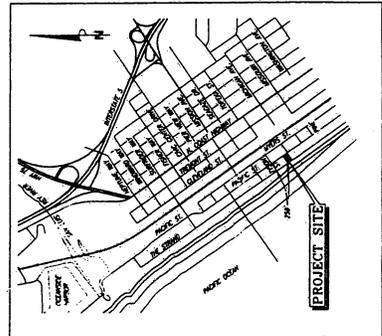
ZONE 741 OF 2075 MAP NUMBER 80070074 G. DATED JANUARY 19, 2007.

SOILS REPORT

GEOTECHNICAL EVALUATION FOR HUGHES PREPARED BY GEOTECHNICAL INC. DATED 03/10/08

PREPARED IN THE OFFICE OF:

RUCCOLA ENGINEERING, inc
3142 View Way, Suite 301, Oceanside, CA 92084
760-731-1888



VICINITY MAP

NOT TO SCALE

PREPARED BY:

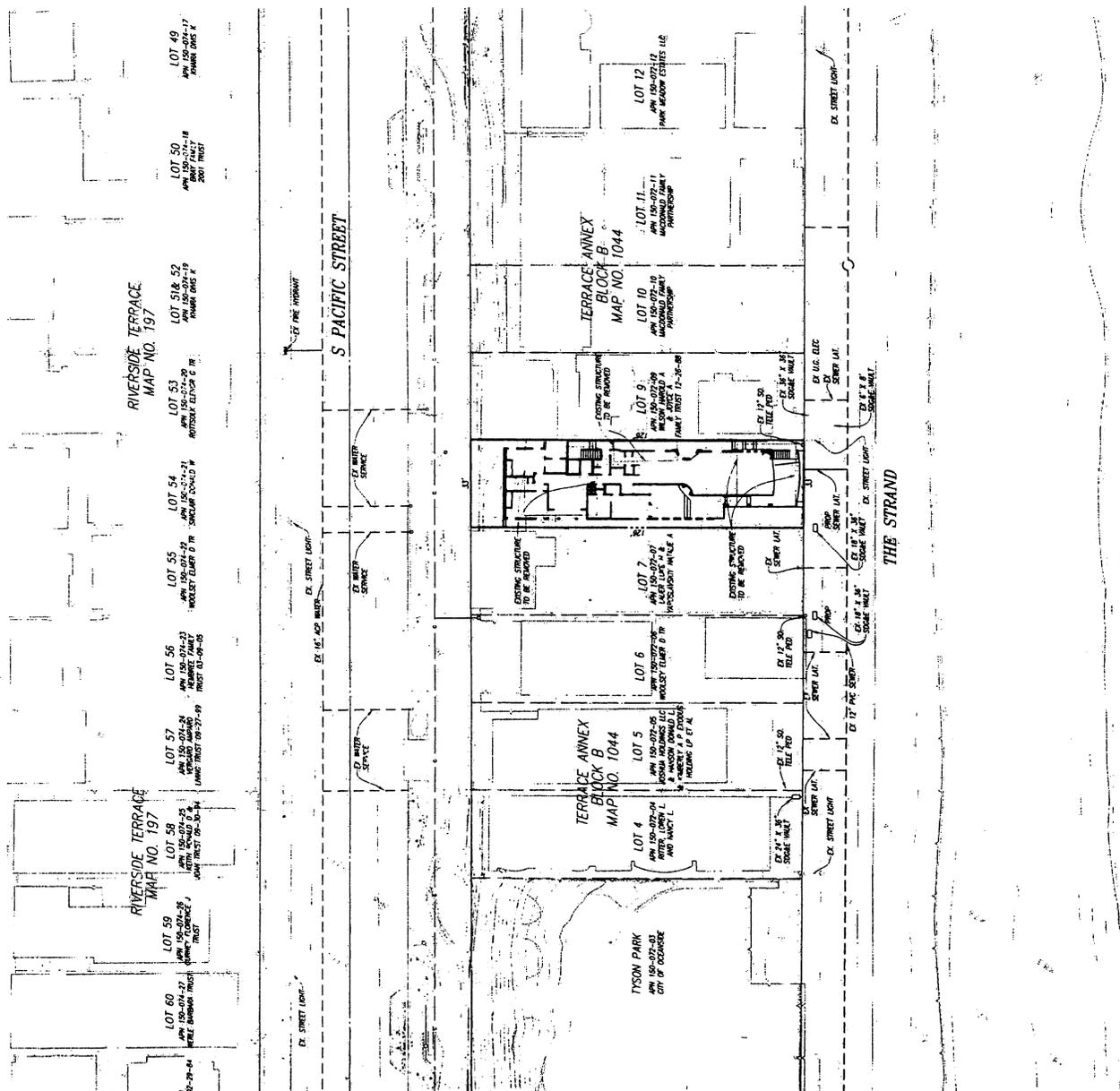
RUCCOLA ENGINEERING, INC.
3142 VIEW WAY, SUITE 301
OCEANSIDE, CA 92084
TEL: (760) 731-1888 / FAX: (760) 731-2046

OWNER/DEVELOPER

HUGHES CONDOMINIUM ASSOCIATION, INC.
3142 VIEW WAY, SUITE 301
OCEANSIDE, CA 92084
TEL: (760) 731-1888

DATE: 3-31-10
DATE: 3-31-10
DATE: 3-31-10

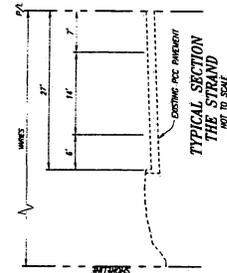
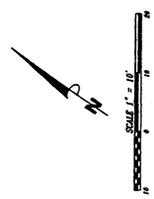
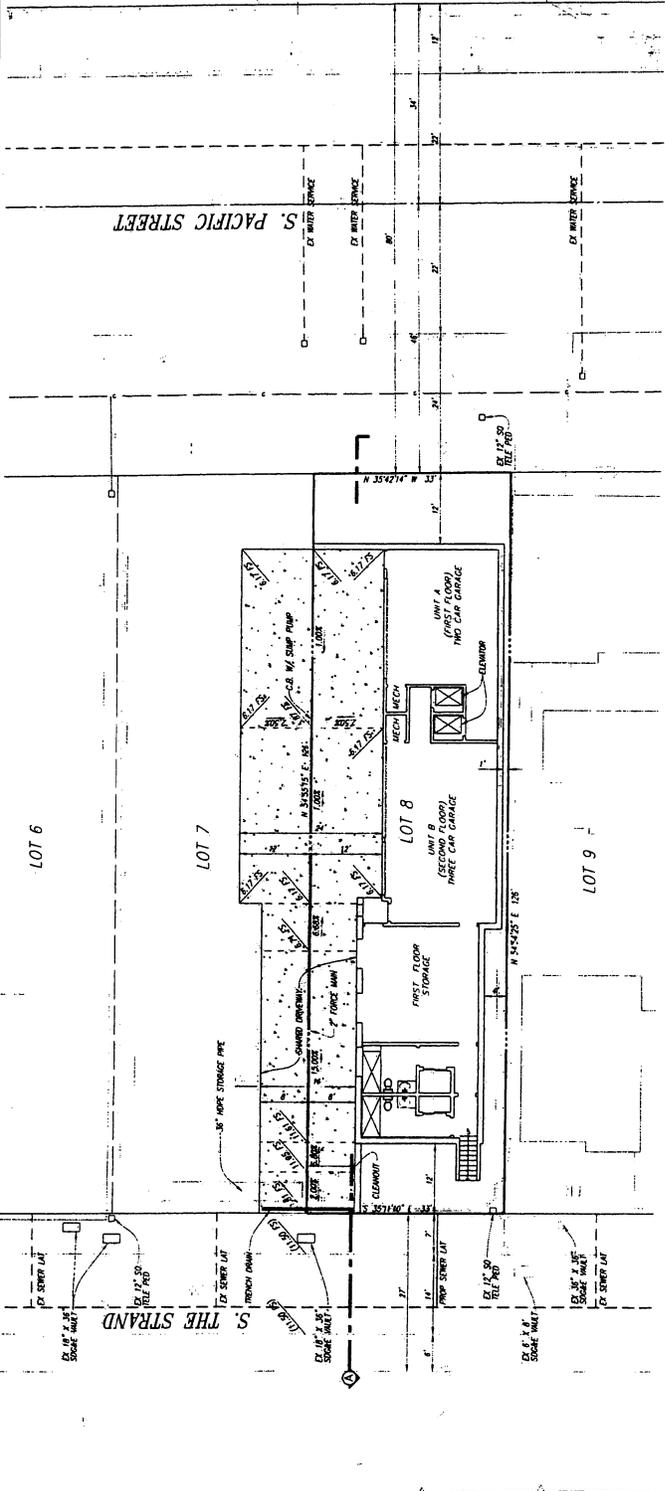
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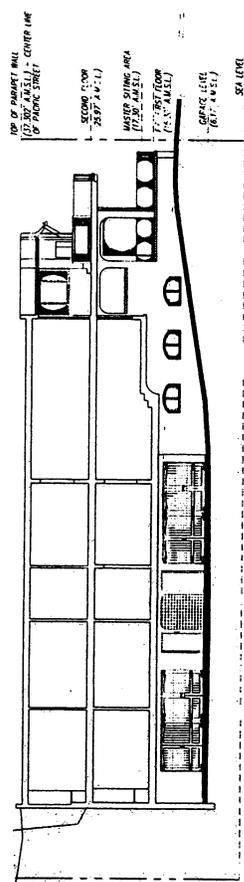
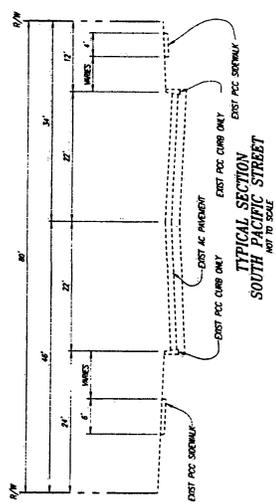
PACIFIC OCEAN

P-XXX-08
D-XXX-08

**TENTATIVE PARCEL MAP
AND
DEVELOPMENT PLAN
FOR
HUGHES
(FOR CONDOMINIUM PURPOSES)**



BASEMENT PLAN
SCALE 1" = 10'



SECTION A
SCALE 1" = 10'

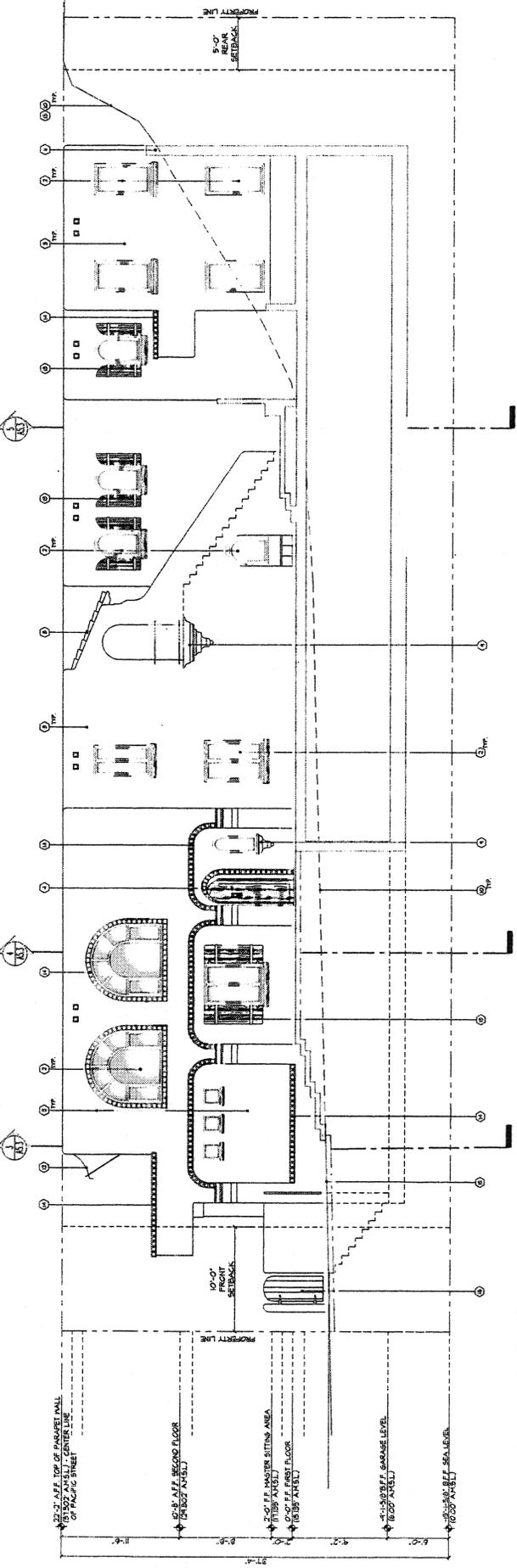
PREPARED IN THE OFFICE OF:
**BUCCOLA
ENGINEERING, Inc**
1142 10th Way, Suite 101, Orinda, CA 94556



Professional Engineer Seal
 State of California
 License No. 10000

HUGHES CONDOMINIUMS
 218 SOUTH THE STRAND
 OCEANSIDE CA 92054

NO.	DATE	DESCRIPTION
1	10/15/10	PRELIMINARY
2	11/15/10	REVISED
3	12/15/10	REVISED
4	01/15/11	REVISED
5	02/15/11	REVISED
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7	04/15/11	REVISED
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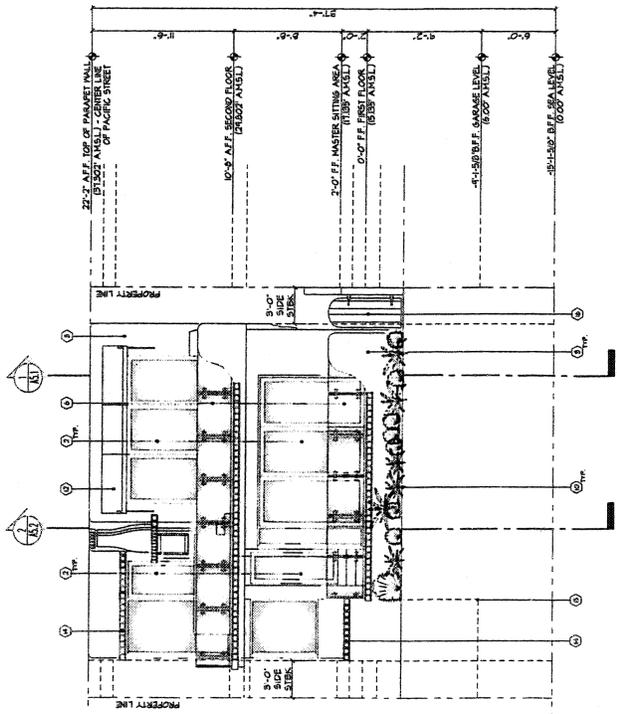


3 SOUTH ELEVATION

SCALE 1/4"=1'-0"

- ELEVATION NOTES**
- 1) DECORATIVE PRESSED IRON RAIL BRONZE
 - 2) METAL CLAD HOOD AND/OR FIREPROOF DOORS
 - 3) EXTERIOR GROUT PLASTER BY ERD STRECO
 - 4) SANTA BARBARA FINISH COLOR CEMENT RAFT (S2)
 - 5) CUSTOM HOOD ENTRY DOOR
 - 6) GARAGE STYLE GARAGE DOOR
 - 7) GLASS GARAGE RAIL
 - 8) SHAPED HOOD TRELLIS/DECORATIVE BEAMS
 - 9) CLAY TILE ROOFING
 - 10) COI PRECAST CONCRETE OR TRIM
 - 11) EXISTING GRADE
 - 12) RETAINING WALL PER CIVIL DRAWINGS
 - 13) HEAVY DUTY CANVAS WINING GARAGE COLOR TO MATCH VISTA THIN - COUNTRY HEADYOT GREEN
 - 14) STAINED HOOD SHUTTER
 - 15) DECORATIVE MEXICAN TILE PER OWNER
 - 16) PROPOSED GRADE
 - 17) CUSTOM HOOD GATE

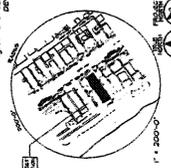
FIRE DEPARTMENT NOTES:
 1) ALL APPROVED ADDRESSES FOR COMMERCIAL, INDUSTRIAL AND RESIDENTIAL OCCUPANCIES SHALL BE PLAINLY VISIBLE FROM THE STREET OR ROADWAY FROM THE BACKWARD. NUMBERS SHALL CONTRAST WITH THE BACKGROUND.
 2) COMMERCIAL BUILDINGS AND MULTIFAMILY DWELLINGS REQUIRE 4' ADDRESS NUMBERS



4 WEST ELEVATION

SCALE 1/4"=1'-0"

Prepared by:
 Bruce A. Smith
 1000 10th Street, Suite 100
 Oceanside, CA 92054
 Phone: 760.431.1000
 Fax: 760.431.1001
 Project Address: 218 South The Strand
 Oceanside, CA 92054
 Project Name: Hughes Condominiums
 Architect: Bruce A. Smith



1" = 200'-0"
 SHEET 1310 EXTERIOR ELEVATIONS
 DATE: 07/20/07

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 *Resource Name or #: (Assigned by recorder) 218 S. The Strand

*P1. Other Identifier: Elise G. Baillif and Ann DeWeese Rental Property
*P2. Location: Not for Publication Unrestricted * a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Oceanside *Date: 1975 T11S R 4W; ¼ of ¼ of Sec; B.M.: SB
c. Address: 218 S. The Strand City: Oceanside Zip: 92054

d. UTM: (Give more than one for large or linear resources) Zone 11 ; Me/ mN
e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): The legal description of the property is Lot 8, Block B of the Terrace Annex Subdivision; the Assessor's Parcel Number is 150-072-08.

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a very small, (approximately 440 sq ft) rectangular, one story, wood frame, modified Ranchesque style beach cottage resting on a concrete foundation. The medium pitched front gabled roof is covered with composition shingles and has ridge crests; the open eaves project narrowly over the walls and have exposed rafters. A metal pelican weather vane sits on the westernmost extent of the ridge crest. The exterior of the house, originally covered with 1" x 8" wood siding, is now stucco clad; the front facade is asymmetrical. The fenestration consists of replaced rectangular vinyl fixed panes and double hung sash windows of varying sizes. The original wood window trim was stuccoed when the building was reclad. Two sliding glass patio doors have been added - one on the north wall, the other on the west wall. Access to the house is from the asphalt parking lot on the north side of the property, through a low wood fence, to a low wood deck, to the entry, a single wood door with an "X" patterned lower and a diamond patterned upper lite. Landscaping is minimal and is limited to plantings of succulents around the building foundation and potted plants. A large metal sun plaque is affixed to the north wall and a small seating area has been created on the asphalt parking lot at the front of the property. The property is maintained and appears to be in good condition.



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

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

P5b. Description of Photo: (View, date, accession #) Looking southeast, 3/05/08, 1091:1

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

*P7. Owner and Address: Richard and Bonnie Hughes
1175 Harbor View Lane
Carlsbad, CA 92008

*P8. Recorded by (Name, affiliation, and address): Ruth Alter,
Archaeos, 11209 Golden
Birch Way, San Diego, CA
92131 *P9 Date Recorded: 3/10/08

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

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

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

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

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 2 of 5 *Resource Name or #: (Assigned by recorder) 218 1/2 S. The Strand

*P1. Other Identifier: Rosic and Serdar Garage Conversion
 *P2. Location: Not for Publication Unrestricted * a. County: San Diego
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad Oceanside *Date: 1975 T11S R 4W; 1/4 of 1/4 of Sec; B.M.: SB
 c. Address: 218 1/2 S. The Strand City: Oceanside Zip: 92054
 d. UTM: (Give more than one for large or linear resources) Zone 11 ; Me/ mN
 e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): The legal description of the property is Lot 8, Block B of the Terrace Annex Subdivision; the Assessor's Parcel Number is 150-072-08.
 *P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The resource, located behind 218 S. The Strand at the rear of the property, consists of a 1,216 sq ft rectangular, two story, wood frame, modified Craftsmanesque style duplex resting on a concrete foundation. Originally a garage, the front facade is symmetrical. The medium pitched end gabled roof is covered with composition shingles and has ridge crests; the open eaves project narrowly over the walls and have exposed rafters. The exterior of the building is stucco clad. The fenestration consists of replaced rectangular vinyl double hung sash and slider windows of varying sizes and four sliding patio doors - one on the upper unit and three on the lower. Access to the upper unit is from the asphalt parking lot, to a wood staircase and deck on the north side of the building. The single wood replaced front door has lower recessed panels and an arched leaded upper. The entry sits beneath a gabled porch roof supported by corner braces. The lower unit appears to be accessed directly off the asphalt lot, through a low wood fence. A slatted rail wood deck is positioned on the west side of the upper level. This deck extends over the lower level and is supported by three square posts. The property is maintained and appears to be in good condition.



*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property
 P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)
 P5b. Description of Photo: (View, date, accession #) Looking east west, 3/05/08, 1091:2
 *P6. Date Constructed/Age and Source Historic Prehistoric Both Constructed as a garage in 1941 converted to living space in 1982, per Residential Building Record
 *P7. Owner and Address: Richard and Bonnie Hughes 1175 Harbor View Lane Carlsbad, CA 92008
 *P8. Recorded by (Name, affiliation, and address): Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA

92131 *P9 Date Recorded: 3/10/08 *P10. Type of Survey: (Describe) Field Check *P11. Report Citation (Cite survey report and other sources, or enter "none".) None *Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Resource Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5

*Resource Name or # (Assigned by recorder) 218 & 218 ½ S. The Strand

*Recorded by Ruth C. Alter

Date 3/10/08

Continuation Update

According to the chain of title prepared by California Lot Books, Inc., in June, 1907, the Bank of Oceanside sold this property to Mary A. Abernethy, who resided in East San Gabriel, California at the time. About nine months later, in March, 1908, Mrs. Abernethy deeded the lot to her husband, Thomas Abernethy.

Elisa G. Baillif, a resident of Los Angeles, purchased the proeprty from Mr. Abernethy in November, 1923. Mrs. Baillif, a native of France, was the widow of Eugene Baillif, a Los Angeles County fruit grower, who died in 1919. Ann DeWeese of Long Beach was added to the title in November, 1941, and shortly thereafter, in January, 1942, a Notice of Completion was filed for the subject resource. Unfortunately, the document for this record was unavailable. As both owners resided in the Los Angeles area when the house was constructed, it is likely the resource initially was constructed for rental income. However, Mrs. Bailiff was residing on the property in 1954.

In May, 1957, Mrs. Bailiff conveyed sole title to DeWeese, who subsequently sold the property to Carl and Alice Lough in October of that year. The Loughs also owned the adjacent lot, 217 S. Pacific Street. The couple sold both properties to William and Sandra Stahnke, natives of Minnesota, in November, 1958. Mrs. Stahnke quitclaimed her interest to Mr. Stahnke in January, 1962.

Harold E. and Gladys Pust and their son and daughter-in-law Harold W. and Norma Pust purchased both lots from Mr. Stahnke in March, 1963. Title was acquired by Dr. Dinko Rosic and his wife Gail and Dr. Ivan Serdar and his wife Mirjana in March, 1981. Both couples resided in Irvine. They sold both properties to Charles F. Rowe of Carlsbad in February, 1987. R.C. and Dorothy Hughes, Richard Hughes and Bonnie Moore purchased Lot 8 from Rowe in September, 1987; title is retained by Richard Hughes, and Bonnie Moore Hughes in 2008.

B1. Historic Name: Elise G. Baillif and Ann DeWeese Rental Property
 B2. Common Name: None
 B3. Original Use: Single family
 *B5. Architectural Style: Ranchesque B4. Present Use Single family

*B6. Construction History: (Construction date, alternations, and date of alterations)
 The subject resource was constructed in 1941. The original windows, described by the Residential Building Record as double hungs, probably wood framed, have been replaced with vinyl double hungs and fixed panes. Two sliding patio doors have been added on the north and west walls. The dates of these modifications were not recorded.

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

*B8. Related Features: Rear duplex at 218 1/2 S. The Strand

B9a. Architect: None b. Builder: Unknown

*B10. Significance Oceanside Residential Beach development Area Oceanside, California

Period of Significance 1880 to 1960 Property Type Multiple family Applicable Criteria N/A

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

The subject resource is located in the Terrace Annex Subdivision, one of the oldest subdivisions in Oceanside. It figured prominently in Oceanside's development as an early recreational destination. Because of its desirable coastal locale, land speculators often purchased multiple lots, hoping to capitalize on visitors appreciation of the climate and the proximity of the railroad station and the water. The neighborhood built up slowly, initially consisting of small vacation cottages and residences. The dominant architectural styles of the area until the 1920s were Victorian and Craftsman. Many of the properties were used as beach rentals. Following World War II, many of these buildings were torn down and replaced with multi-family units. The immediate neighborhood currently consists of post-war apartments, a few Spanish Eclectic houses, several nondescript multi-family units, and early Craftsmanesque bungalows.

The resource is typical of the area. The resource is not associated with any known significant historic event or events. Historically important individuals are not directly associated with it. Its design, modified by stucco recladding and window replacement, is not distinctive or important. The resource does not represent the work of a master architect or craftsman, and it is not constructed of rare or unique materials. The building is unlikely to yield important information relevant to local, state or national history, and its research potential has been exhausted with this study. The original setting has been altered by the addition of larger scale single buildings, but remains residential. The resource is not eligible for nomination for listing in the National Register of Historic Places or the California Register of Historical Resources. Similarly, it does not qualify for nomination to the local register.

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

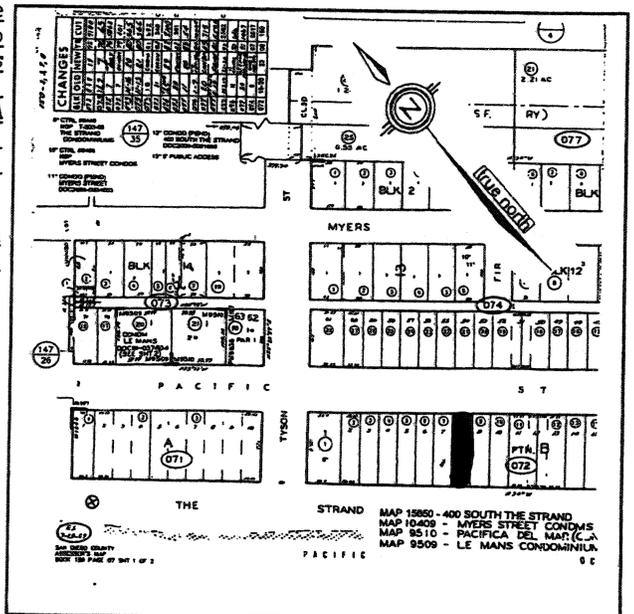
*B12. References: Assessor's records, San Diego County; Hawthorne, K., Oceanside, Where Life is Worth Living, 2001. Donning Company Publishers, Virginia Beach, Virginia; McAlester, V. and L., A Field Guide to American Houses, 2000. Alfred A. Knopf, New York.

B13. Remarks:

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

*Date of Evaluation: 3/10/08

(This space reserved for official comments.)



B1. Historic Name: Rosic and Serdar Garage Conversion
 B2. Common Name: None
 B3. Original Use: Garage B4. Present Use Multiple family
 *B5. Architectural Style: Craftsmanesque
 *B6. Construction History: (Construction date, alternations, and date of alterations)
 The subject resource was constructed in 1941 as a garage and is documented as being converted into living space in 1982. The garage may have been modified prior to 1982 however//
 *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features: Residence at 218 S. The Strand
 B9a. Architect: None b. Builder: Unknown
 *B10. Significance Oceanside Residential Beach development Area Oceanside, California
 Period of Significance 1880 to 1960 Property Type Multiple family Applicable Criteria N/A
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject resource is located in the Terrace Annex Subdivision, one of the oldest subdivisions in Oceanside. It figured prominently in Oceanside's development as an early recreational destination. Because of its desirable coastal locale, land speculators often purchased multiple lots, hoping to capitalize on visitors appreciation of the climate and the proximity of the railroad station and the water. The neighborhood built up slowly, initially consisting of small vacation cottages and residences. The dominant architectural styles of the area until the 1920s were Victorian and Craftsman. Many of the properties were used as beach rentals. Following World War II, many of these buildings were torn down and replaced with multi-family units. The immediate neighborhood currently consists of post-war apartments, a few Spanish Eclectic houses, several nondescript multi-family units, and early Craftsmanesque bungalows.

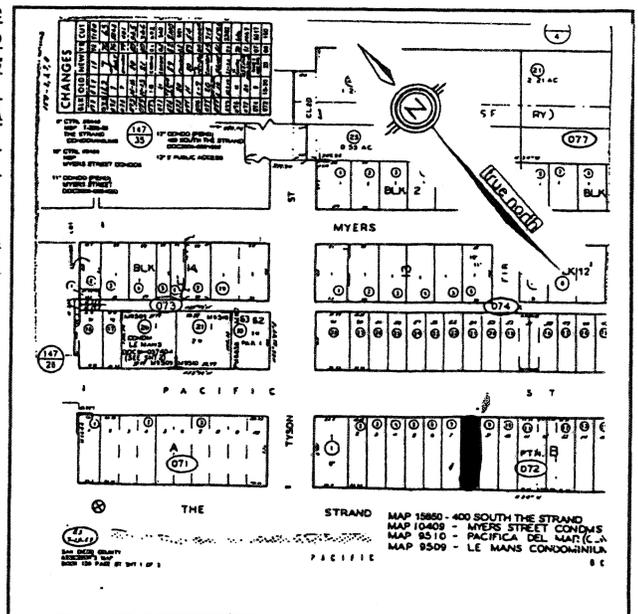
The resource is typical of the area, in that it was constructed for use as a rental property. Its many owners primarily resided elsewhere, leaving the property largely tenant occupied. The resource is not associated with any known significant historic event or events. Historically important individuals are not directly associated with it. Its design is not distinctive or important. The resource does not represent the work of a master architect or craftsman, and it is not constructed of rare or unique materials. The building is unlikely to yield important information relevant to local, state or national history, and its research potential has been exhausted with this study. The original setting has been altered by the addition of larger scale single buildings, but remains residential. The resource is not eligible for nomination for listing in the National Register of Historic Places or the California Register of Historical Resources. Similarly, it does not qualify for nomination to the local register.

B11. Additional Resource Attributes: (List attributes and codes) None
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 B13. Remarks:

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

*Date of Evaluation: 3/10/08

(This space reserved for official comments.)





**WAVE RUNUP
&
COASTAL HAZARD STUDY**

218 SOUTH THE STRAND

OCEANSIDE, CA

RECEIVED

MAR 13 2008

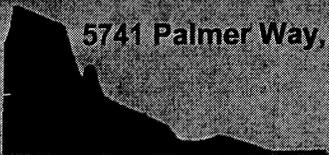
February 2008

**OCEANSIDE
REDEVELOPMENT**

Prepared For

Richard & Bonnie Hughes

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



GeoSoils Inc.

February 27, 2008

Richard & Bonnie Hughes
1175 Harbor View Lane
Carlsbad, CA 92008

SUBJECT: Wave Runup and Coastal Hazard Study, 218 South The Strand, Oceanside, CA.

Dear Mr. & Mrs Hughes:

At your request and authorization GeoSoils Inc, (GSI) is pleased to present the following report describing the wave runup and coastal hazards for the property located at 218 South The Strand, Oceanside, CA. The analysis is based upon our site inspection, existing published reports concerning the local coastal processes, site elevations, and knowledge of local coastal conditions. The analysis also utilizes the criteria guidelines of the 2003 FEMA Guidelines and Specifications for Flood Hazard Mapping Partners. This report constitutes an investigation of the wave and water level conditions expected at the site in consequence of extreme storm and wave action. The purpose of this report is to provide the necessary coastal engineering permit information to support the construction of a condominium buildings. It also provides conclusions and recommendations regarding the stability of the existing shoreline, the susceptibility of the property to wave attack, and methods for controlling wave overtopping and flooding on the property.

INTRODUCTION

The subject site, located at 218 South The Strand is a 35 foot by 125 foot parcel that lies seaward of the face of a wave cut sea cliff. The parcel is currently occupied by residential/rental structures. Figure 1 is an aerial photograph of the site, taken in fall 2006, downloaded from the California Coastal Records Project web site (<http://www.californiacoastline.org/>). The property is fronted by The Strand, an approximately 26-foot wide street, which in turn is fronted by a low height quarry stone revetment and sand beach. Figure 2, downloaded from the same web site, shows the site in 1979, when the beach was narrower and the cobble stones, below the sand in front of The Strand, are exposed. Figure 3 shows the site in 1972 with a beach width comparable to the current beach width. The beach in front of the revetment currently consists of sand and overlying cobbles and sandstone. The elevations on the property vary from +11.5 feet Mean Sea Level (MSL) at The Strand to about +37 feet MSL next to the landscape walkway bordering Pacific Street at about elevation +37 feet MSL. The property and neighboring Oceanside beaches are situated along a moderately high wave energy portion of the Southern California coast.

5741 Palmer Way, Suite D, Carlsbad CA 92010 W.O. S5635 Phone 760-438-3155



Figure 1. Subject site in fall 2006 showing the existing conditions.



Figure 2. Subject site and shoreline in 1979, note the cobble beach.

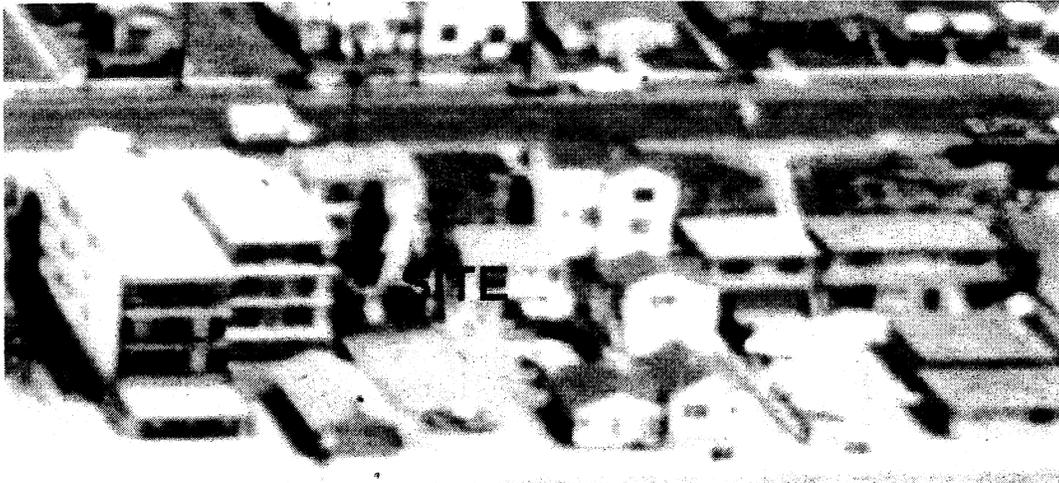


Figure 3. Subject site in 1972. Note the beach width is comparable to the beach width in Figure 1, taken 35 years later (2006).

SITE INSPECTION

A visual inspection of the property, the quarry stone revetment in front of The Strand, and the beach was performed in February, 20 2008. It is our understanding that the proposed development includes the construction of a two unit condo building with a partial below grade garage. The revetment, which fronts The Strand, was almost entirely covered with sand. Based upon observations of the site in the past and historical photographs (Figures 2 and 3), the primary shore protection at this location is a low height structure quarry stone revetment. The stones are rounded to angular in shape and range in size from 100 lbs to about ± 5 tons. The quarry stone revetment varies in height from about +10 feet MSL to +12 feet MSL and is currently owned and maintained by the City of Oceanside. The Strand is also a form of shore protection in that it provides for a buffer from the top of the revetment to the actual site. This buffer also provides a path for the wave runup waters to flow off the property and back towards the ocean. The site has been subject to wave runup flooding in the past. However, to our knowledge there has not been significant structural damage to the existing development.

DATUM & DATA

The datum used in this report is MSL, which is +0.19 feet National Geodetic Vertical Datum (NGVD). In the open ocean of the San Diego County coast, Mean High Water (MHW) is 1.87 feet above MSL. The units of measurement in this report are feet (ft), pounds force (lbs), and second (sec). Site elevations were provided by Buccola Engineering, Inc. Preliminary development plans were provided by EOS Architecture.

WAVE RUNUP AND OVERTOPPING ANALYSIS

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

Wave runup and overtopping at the proposed structure is calculated using the US Army Corps of Engineers Automated Coastal Engineering System, ACES. The methods to calculate runup and overtopping implemented within this ACES application are discussed in greater detail in the Coastal Engineering Manual (2004). The overtopping estimates calculated herein are corrected for the effect of onshore winds. Figure 4 from the ACES manual shows some of the variables involved in the runup and overtopping analysis.

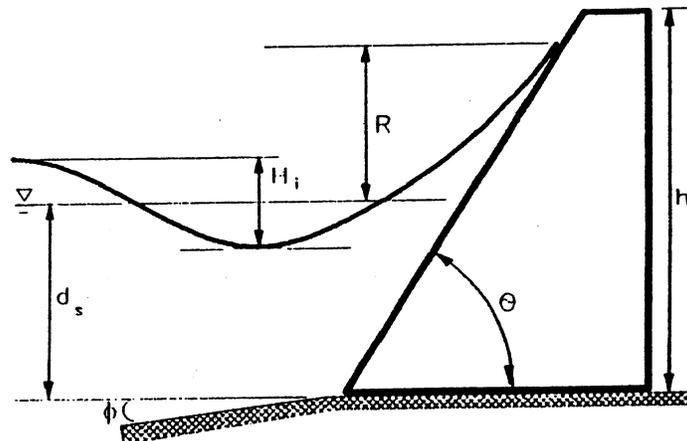


Figure 4. Wave runup terms from ACES analysis.

Oceanographic Design Parameters

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

The wave that has the greatest runup is the wave that has not yet broken when it reaches the toe of the structure (revetment). It is not the largest wave to come into the area. The larger waves break offshore of the revetment and lose much of their energy before reaching the shoreline. If the total water depth is 7.5 feet, based upon a maximum scour depth of -1.0 feet MSL at the toe of the revetment and a water elevation of +6.5 feet MSL, then the design wave height would be about 6 feet. This analysis is consistent with the guidelines in FEMA 2003. These conditions may never occur at the site over the life time of the structure, but are considered herein to insure a conservative analysis. The average height of the revetment (and The Strand) is about +11.5 feet MSL. The slope of the revetment varies from 2/1 to 1.5/1 and the nearshore slope was chosen to be 1/60. Because our analysis uses conservative conditions, the longshore transport rate and the seasonal beach profile changes are not relevant. **Table I** is the ACES output for these design conditions.

Table I

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

Under the extreme, worst case (100 year recurrence interval), oceanographic conditions, the analysis shows the revetment can be overtopped at a rate of about 3.3 ft³/s-ft. This is about 1 to 1.5 feet of water coming over the top of the revetment and across The Strand for each wave (18 second period).

COASTAL HAZARDS

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

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

Erosion Hazard

The back shore area of the beach fronting the subject site has been stabilized by a quarry stone revetment and The Strand. This shore protection structure and road prevents significant erosion of the site from waves. The beach fronting the site is subject to seasonal erosion and occasionally subject to artificial sand nourishment. This section of shoreline was subject to an extensive study by the US Army Corps of Engineers as part

of the Coast of California Storm and Tidal Wave Study (CCSTWS). Historically, the shoreline is supplied sand by the San Luis Rey and Santa Margarita Rivers, and some bluff erosion. The construction of Oceanside Harbor and development within the watershed has reduced the amount of sand reaching the shoreline and fronting the site. The local history of erosion for this particular area is rather complex due to the impacts of dams, coastal structures, severe El Nino conditions, creek flow, and beach nourishment projects. The CCSTWS Main Report dated September 1999 provides a very comprehensive history of erosion at and near the site.

Analysis of historical aerial photographs contained in the California Coastal Records Project web site (<http://www.californiacoastline.org/>) shows visible shore protection fronting the site for at least the last 33 years. Most likely the revetment was augmented in 1983 in response to the 1982-83 El Nino winter severe storms. The winter of 1982-83 was a extreme El Nino winter which resulted in shoreline damage throughout southern California and partial destruction of The Strand. As a result of the erosion, much of Oceanside's shoreline was hardened or "beefed up" by quarry stone in 1983. The revetment has been in place for about three decades and appears to be functioning as intended. No maintenance history of the structure is available. There are no signs of significant shoreline movement or significant damage to structures landward of The Strand over the last 30+ years. Because the shoreline is stabilized by the revetment and as long as the revetment and road are maintained, the site is reasonably safe from erosion hazards.

Flooding Hazard

The lowest habitable finished floor improvement on site is above elevation +11.5 feet MSL. This is above any potential flood elevation from storm surge or extreme tides (maximum still water elevation of ~+7 feet MSL). The basement/garage floor elevation is low enough for temporary flooding by wave runup. The potential flooding associated with wave runup is discussed further in the next section. Site drainage due to waters other than from the ocean are mitigated through the site drainage plan designed by the project civil engineer. Due to its elevation above the ocean, the height of revetment, and the development of a site drainage plan the habitable portions of the proposed development should be reasonably safe from sustained flooding.

Wave Attack & Wave Runup

The site is safe from direct wave attack due to the presence of the revetment and The Strand. Under the extreme, worst case (~100 year), oceanographic conditions the revetment, at elevation + 11.5 feet MSL, can be overtopped at a rate of about 3.3 ft³/s-ft. This is about 1.5 feet of water coming over the top of the revetment for each wave (18

second period) and onto The Strand. Any overtopping that occurs will easily flow across The Strand to the site. A review of the plans shows that the seaward facing portions of residential structures will be designed such that wave runup water cannot flow directly into the residence. In addition, the proposed finished first floor is over 2 feet above the elevation of The Strand. However, ocean waters that make it across The Strand can flow down the driveway to the garage and basement level. It should be noted that wave runup waters will only come on the site for a few hours during the peak of the high tide. Wave runup that reaches the site is managed by first preventing wave runup from coming on to the site and then by collecting the flood waters that do come onto the site and conveying them back into the drainage paths.

Prevention

1. The majority of the ocean frontage of the site is composed of ~36 inch high masonry block walls . These walls will reflect the overtopping waters back to the ocean. This is the method that several of the improved sites use along The Strand.
2. The common driveway will be sand bagged to prevent wave overtopping from flowing to the garage/basement area. In addition, flood shields can be deployed in front of doors and windows that face the ocean to protect from spray and splash.
3. The portions of the structure that will be subject to wave runup/flooding will be constructed of concrete or masonry block that has been water proofed.

Collection & Conveyance

1. The site will have a drainage plan developed by the design civil engineer. The drainage plan will include water collection sumps , and dedicated flow pathways. The sumps should be plumbed to allow a portable pump to evacuate any flood waters.
2. Permeable pavers will be used to allow percolation of flood waters.
3. The garage/basement will be concrete or tile and should be fitted with a sump to collect any water that come into the structure.

Tsunami Flooding

Tsunami are waves generated by submarine earthquakes, landslides, or volcanic action. Lander et. al. (1993) discusses the frequency and magnitude of recorded or observed tsunami in the southern California area. James Houston (1980) predicts a tsunami of less than 5 feet for a 500 year recurrence interval for this area. Legg et. al. (2002) examined

the potential tsunami wave runup in southern California. While this study is not specific to the Oceanside site it provides a first order analysis for the area. Figure 5 shows the tsunami runup in the southern California bight. The maximum tsunami runup in the Oceanside area is less than 2 meters in height. The Legg et. al. (2002) report determined a maximum open ocean tsunami height of less than 2 meters. The wave runup analysis performed herein can be used to calculate the expected runup due to a tsunami about 2 meters in height. The wave runup and overtopping analysis herein considers the maximum possible unbroken wave at the revetment. This wave is about 6.5 feet high. The runup and overtopping analysis serves to estimate the amount of wave overtopping as a result of a tsunami occurring at the peak high tide. A 6 foot high tsunami, during a very high tide, will impact the site much like the 100-year recurrence interval wave height overtopping. The tsunami, much like the design extreme wave, will break on or before the structure, losing much of its energy. Due to the infrequent nature and the relatively low 500 year recurrence interval tsunami wave height, the site is reasonably safe from tsunami hazards.

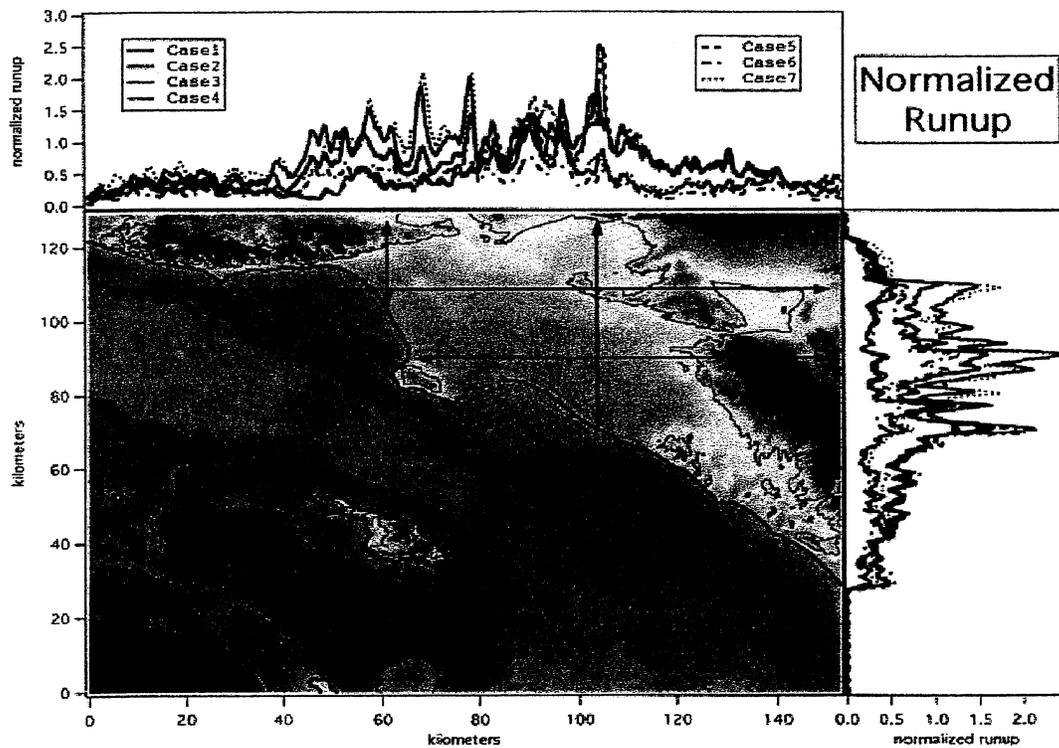


Figure 10. Map showing maximum runup normalized to the maximum seafloor/island uplift for each of the seven Catalina Fault tsunamigenic earthquake scenarios modeled in this study (fault parameters in Table 4).

Figure 5. Taken from Legg et. al. (2002). Note the maximum wave runup in the Oceanside area is less than 2 meters.

CONCLUSIONS

- A. The existing revetment and The Strand fronting the site will be subject to wave overtopping during extreme storms.
- B. A worst case wave event, similar to the January of 1988 or the winter of 1982-83, will produce wave overtopping of the revetment at elevation $\sim +11.5$ feet MSL. This overtopping will amount to about $3.3 \text{ ft}^3/\text{s-ft}$ (~ 1.5 feet in height). This amount of overtopping will occur on each wave cycle but only during about a 60 minute window when sea level is the highest during spring tides.
- C. During extreme wave events coinciding with an extreme high tide, wave runup will flow across The Strand and ultimately onto the site. The water depth will be on the order of one foot, with possible instantaneous water elevations greater than 1 foot but less than 2 feet. Minor site washout may occur from this overtopping but such temporary flooding is acceptable as per code standards.
- D. Ocean waters that make it across The Strand can flow down the driveway to the garage and basement level
- E. The presence of the quarry stone revetment and the asphaltic paved street, The Strand, will protect the property from direct wave attack. However, cobbles may be propelled by wave action over The Strand and onto the property causing minor damage.
- F. The existing revetment varies in height at about elevation $+11.5$ feet MSL and is above the FEMA 100-year still water elevation of $+10.0$ feet MSL. The finished first floor elevation at about $+15$ feet MSL is above the FEMA 100-year still water elevation.

RECOMMENDATIONS

- A. Long term stability of the site will depend on the proper maintenance of the revetment. Maintenance includes replacement of the stones lost due to the combined effects of settlement, scour, and wave action dislodging the stones.
- B. Flooding damage (garage/basement flooding, and spray and splash) can be reduced by controlling the way water flows onto the property and by designing the proposed structure and landscape improvements with this type of minor flooding in mind. This type of design consideration is classified as a good practice, although not currently a mandatory condition of local or FEMA approval.

- C. The use of flood shields across the driveway entrance and between structures, such as a solid gate or even temporary flood shields such as sand bags, will significantly reduce nuisance flooding of the garage/basement and between buildings. The use of water proof construction material for the flood prone portions of the structures will reduce/eliminate nuisance water damage. The site drainage plan should include methods to collect and convey any flood waters.

- D. Final plans for the development should be reviewed for additional comments and approved for conformance with this wave runup and coastal hazard study.

LIMITATIONS

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

Sincerely,


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



GeoSoils Inc.

REFERENCES

- FEMA, 2003, Guidelines and Specifications for Flood Hazard Mapping Partners.
- Inman, D.L. and S.A. Jenkins, 1983, "Oceanographic Report for Oceanside Beach Facilities", prepared for the City of Oceanside, California, 206 pp.
- James R. Houston, 1980, "Type 19 Flood Insurance Study: Tsunami Predictions For Southern California," USACOE Technical Report HL-80-18
- Lander, James F., P. Lockridge, and M. Kozuch, 1993, "Tsunamis Affecting the West Coast of the US, 1806-1992," NOAA National Geophysical Data Center publication.
- Legg, Mark R. and Borrero, Jose C., Tsunami potential of major restraining bends along submarine strike-slip faults, *in* ITS 2001 Proceedings, Session 1, Number 1-9.
- Legg, Mark R., Borrero, Jose C., and Synolakis, Costas E., Evaluation of tsunami risk to southern California coastal cities, *in* The 2002 NEHRP Professional Fellowship Report.
- Rivero, Carlos, Shaw, John H., and Mueller, Karl, Oceanside and Thirtymile Bank blind thrusts: Implications for earthquake hazards *in* coastal southern California, in *Geology*, October 2000 edition, v. 28, no. 10, p. 891-894, 5 figures.
- Titus and Narayanan, 1995, "The Probability of Sea Level Rise" (EPA 230-R-95-008).
- USACOE 1984 Shore Protection Manual.
- USACOE 1988 CCSTWS report #88-6 "Historic Wave and Water Level Data Report San Diego Region."
- USACOE 1991, CCSTWS "State of the Coast Report San Diego Region."
- USACOE 2004 Coastal Engineering Manual.

CITY OF OCEANSIDE
PLANNING DEPARTMENT

NOTICE OF EXEMPTION

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

PROJECT TITLE AND FILE NUMBER:

A PARCEL MAP (P-202-08), DEVELOPMENT PLAN (D-202-08) AND REGULAR COASTAL PERMIT (RC-203-08) FOR THE CONSTRUCTION OF A RESIDENTIAL DUPLEX DEVELOPMENT LOCATED 218 SOUTH THE STRAND

PROJECT LOCATION - SPECIFIC:
218 South The Strand

PROJECT LOCATION - GENERAL:
Tyson & South The Strand

PARCEL MAP (P-202-08)
DEVELOPMENT PLAN (D-202-08)
REGULAR COASTAL PERMIT (RC-203-08)

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:

For the construction of a residential duplex located at 218 South The Strand.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

City of Oceanside

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

Phil Buccola
3142 Vista Way
Carlsbad, CA 92056
(760) 721-2000

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

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

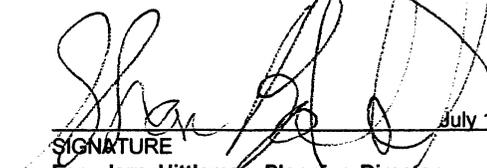
STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15301(b)

REASONS WHY PROJECT IS EXEMPT:

The proposed project is a Parcel Map, Development Plan and Regular Coastal Permit for the construction of a residential duplex located at 218 South the Strand. The subject site is less than 5-acres in size, therefore, it is exempt from environmental review.

Contact Person: Shan Babick, Associate Planner


SIGNATURE

July 1, 2008

DATE

For: Jerry Hittleman, Planning Director

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