



DATE: August 20, 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-202-07), DEVELOPMENT PLAN (D-202-07), AND REGULAR COASTAL PERMIT (RC-203-07) FOR THE CONSTRUCTION OF A FOUR-UNIT MULTIFAMILY DEVELOPMENT LOCATED AT 702 NORTH THE STRAND – APPLICANT: BOB SACHS AND GIDEON MANN**

SYNOPSIS

The item under consideration is a Tentative Parcel Map, Development Plan, and Regular Coastal Permit for the construction of a four-unit multifamily development located at 702 North 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 5,400 square feet in size that was part of Parcel Map 1397 recorded in 1973. The subject site currently maintains one building (4 units) which will be demolished as part of the development of this project.

The subject site topography is flat with less than one-foot grade differential between the highest and lowest points of the site.

The subject site is situated within the North Strand neighborhood, which consists of a mixture of condominiums and old apartment buildings. The historic Robert's Cottages is located immediately north of the subject site.

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

Land Use and Zoning: The subject site is located within Subdistrict 5 of the "D" Downtown District. Subdistrict 5 is primarily intended to provide a high-density residential neighborhood in an urban setting in close proximity to shopping,

employment, transportation and recreational facilities. Multifamily residences are permitted. The maximum density for this zone is 43 dwelling units per acre and the project proposes a density of 32.2 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 development is subject to the low/moderate replacement housing requirement because the project proposes more 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 four-unit multifamily condominium situated on a 5,400-square-foot lot. The proposed project is a two-story building over a 9-space underground parking garage. The units are all 3 bedroom, 3 baths with balconies and roof terraces. The proposed project is a Modern design as evident by the use of geometric or angular shapes, expansive use of glass and smooth stucco finish.

Subdistrict 5 requires that a minimum of 20 percent of the site be landscaped. The project proposes that approximately 20 percent of the subject site is landscaped. The project proposes Hawaii Elf tree, Pygmy Date Palms, shrubs include New Zealand Flax and Bird of Paradise and groundcover consists of Star Jasmine and Day Lily.

The project is required to provide 800 square feet of common and private useable open space. The project provides 1,350 square feet of common and private useable open space.

Vehicular and pedestrian access to the units will be provided from the alley (Windward Way) which runs along the southern portion of the subject site.

The overall project density is 32.2 dwelling units per acre. Outlined below is the residential unit breakdown:

Plan Type	Sq.Ft.	Bedrms.	Baths	Units
Plan 1	1,724	3	3	1
Plan 2	1,731	3	3	1
Plan 3	1,742	3	3	1
Plan 4	1,758	3	3	1
Total				4

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

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	5,000 s.f.	5,400 s.f.
SETBACKS		
Front	10 feet	*6 feet
Side	3 feet	3 feet
Corner Side	10 feet	5 feet
Rear	5 feet	**5 feet
LANDSCAPING	20%	20%
PARKING	8 spaces	9 spaces
***BUILDING HEIGHT	42.7 feet	42.2 feet
DENSITY	43 du. Ac.(Maximum)	33.2 du. Ac.

* Block Face Average

**Balconies and stairs project into rear yard setback

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

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

CDC Approval: The applicant is requesting the corner side yard setback to be reduced to a minimum of five feet.

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

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

ANALYSIS

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

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 development.

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. Since the project is providing below grade parking, the base density may be granted up to 33 units per acre and at 32.2 dwelling units per acre is well below the maximum allowable density of 43 units per acre. The North Strand area consists of older apartment buildings interspersed with newer multifamily condominium developments such as San Miguel. 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 which typically have a Spanish Mediterranean design; however, there is a two unit residential development (located at 502 S. The Strand) with a modern design that is 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 6-foot front yard setback which is greater than typical front yard setbacks found on existing multifamily residential buildings located on North The Strand. In addition, the project has recessed the building an additional five feet on both the upper and lower

units located on the southern section of the building which increases both the southern view corridor as well as the view from the Windward Way parking lot located east of the subject site.

Staff also evaluated the proposed residence and its effect on public coastal views. The subject site is located northwest of the Windward Way pedestrian access stairway. Staff was concerned regarding the potential of limited public coastal view because of the reduction of the corner side yard setback to 5-feet. Due to this concern the applicant submitted a View Corridor Study. Staff believes that the effects of the proposed project on public coastal view (especially from the south) will be minimal because of the proposed 6-foot front yard setback coupled with the recessed building for a length of about 31 feet, which is strategically located on the southwestern portion of the building. The potential blockage of public coastal view from the Windward Way parking lot will also be minimal due to the grade differential (approximately 26 feet) from the western edge of the parking lot and the proposed building height.

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. In addition, drains and a sump pump will also be required.

CDC Approval: The applicant is requesting approval for the corner side yard to be five feet, which requires CDC approval. For projects located on The Strand, encroachments are allowed into the corner side yard setback provided that the setback is a minimum of 3 feet. The applicant is proposing a 5-foot setback. Staff believes the reduction of the corner side yard setback is appropriate because there is adequate site distance for vehicles.

In conclusion, staff believes that the project meets the intent of the Redevelopment Plan and goals, which encourage the development of new residential uses. The design of the project is consistent in both the height and scale of the surrounding neighborhood. The proposed project is consistent with the quality of design of the newer residences located along the North Strand. The proposed project is also consistent with the goals and land use policies of the Local Coastal Plan. The applicant has volunteered to repave the alley (Windward Way) with interlocking pavers, replace the Windward Way public access stairway steps and railings and to provide an artist bench located at the top (Windward Way public parking lot) of the stairs. These proposed changes will upgrade and enhance the existing public access stairway.

COMMISSION OR COMMITTEE REPORTS

The Redevelopment Design Review Committee (RDRC) approved the project on December 21, 2007, on a 4-0 vote.

The Redevelopment Advisory Committee (RAC) reviewed the project at its February 13, 2008, meeting, and recommended denial on a 6-0 vote. The denial was based on the proposed project bulk and scale and narrow view corridor.

On August 13, 2008, the Redevelopment Advisory Committee (RAC) reviewed the revised plans of the proposed project. The revised plans increased the view corridor by enlarging deck area located on the southwestern portion of the building in addition to reducing the overall bulk of the building.

FISCAL IMPACT

The proposed project will add approximately \$58,000 of tax increment yearly to the project area.

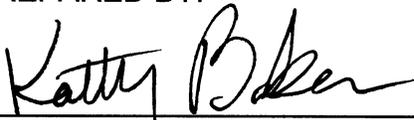
CITY ATTORNEY'S ANALYSIS

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

RECOMMENDATION

Staff recommends that the Commission adopt the resolution approving Tentative Parcel Map (P-202-07), Development Plan (D-202-07) and Regular Coastal Permit (RC-203-07) for the construction of a four unit multifamily development located at 702 North The Strand.

PREPARED BY:



Kathy Baker
Redevelopment Manger

SUBMITTED BY:



Peter A. Weiss
Executive Director

REVIEWED BY:

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



EXHIBITS/ATTACHMENTS

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

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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 FOUR UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT PROJECT LOCATED AT 702 NORTH THE STRAND – APPLICANT: BOB SACHS AND GIDEON MANN

WHEREAS, on August 20, 2008, the Community Development Commission held its duly noticed public hearing, considered an application for a Tentative Parcel Map (P-202-07) Development Plan (D-202-07) and Regular Coastal Permit (RC-203-07) for the construction of a four unit multifamily residential development project located at 702 North The Strand;

WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of Oceanside did, on December 21, 2007 review and recommend approval of Tentative Parcel Map (P-202-07), Development Plan (D-202-07) and Regular Coastal Permit (RC-203-07);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on February 13, 2008 review and recommend denial on a 6-0 vote of Tentative Parcel Map (P-202-07), Development Plan (D-202-07) and Regular Coastal Permit (RC-203-07);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on August 13, 2008 review and recommend approval of Tentative Parcel Map (P-202-07), Development Plan (D-202-07) and Regular Coastal Permit (RC-203-07);

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 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:

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or</u>
2			<u>Calculation Formula</u>
3			
4	Parkland Dedication/Fee	Ordinance No. 91-10	\$3,503 per unit
5		Resolution No. 05-R0628-1	
6	Drainage Fee	Ordinance No. 85-23	\$2,843 per acre
7		Resolution No. 05-R0628-1	
8	Public Facility Fee	Ordinance No. 91-09	\$2,072 per unit
9		Resolution No. 05-R0628-1	
10	School Facilities Mitigation	Ordinance No. 91-34	\$2.63 per square foot
11	Fee		
12	Traffic Signal Fee	Ordinance No. 87-19	\$15.71 per vehicle trip
13			
14	Thoroughfare Fee	Ordinance No. 83-01	\$255 per vehicle trip (based on SANDAG trip generation table)
15			
16			
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

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
2			
3			
4			\$4,154 per unit
5			

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

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

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

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

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

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

24 FINDINGS:

25 **For the Tentative Parcel Map:**

1. The proposed condominium meets the requirement of the Subdistrict 5 zoning designation in that the project creates a 4-unit parcel map with a density of 32.2 du. per acre which is below the maximum density of 43 du. per acres as stipulated within Article 12 of the Downtown District development standards. The subdivision map is consistent with the General Plan,

1 Redevelopment Plan, Local Coastal Program, Article 12 of the Downtown District and the
2 Subdivision Ordinance of the City of Oceanside by creating four-unit condominium map which
3 meet the density standards.

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 5,400 square foot site is physically
6 suitable to allow for the development of a four-unit multifamily residential project.

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

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

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

17 **For the Development Plan:**

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

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

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

1 proposed four unit multifamily project will not create public service and facility demands
2 exceeding the capacity of existing and planned infrastructure. The project proposes to “tie
3 into” both the existing sewer and water lines located on North The Strand.

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

9 5. The site plan and physical design of the project is consistent with Section 1.24 and
10 1.25 of the Land Use Element of the General Plan and Section 3039 of the Oceanside Zoning
11 Ordinance. There is less than a 1 foot grade differentials from the highest and lowest points of
12 the subject site and therefore the project would not be subject to the Section 3039 of the
13 Oceanside Zoning Ordinance and Section 1.24 and 1.25 of the Land Use Element of the General
14 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 4-unit multifamily development is consistent
17 with the High Density Land Use as depicted in the Local Coastal Program Land Use Map. The
18 project does not impede public access to the beach because the subject site is located northwest
19 of the Windward Way pedestrian public access stairway. In addition, the project provides a 6-
20 foot front yard setback which exceeds typical front yard setbacks located on North The Strand,
21 in addition to a recessed upper and lower deck located on the southern portion of the building,
22 therefore, impacts on public coastal views is minimal.

23 2. The proposed project is consistent with the policies of the Local Coastal Program
24 as implemented through the City Zoning Ordinance. The proposed four-unit multifamily
25 development is consistent with the High Density Land Use as depicted in the Local Coastal
26 Program Land Use Map. In addition, the project will minimally impact the existing public
27 coastal views through the public rights-of-way view corridors by providing a 6 foot front yard
28 setback and recessed upper and lower deck.

1 3. The proposed project will not obstruct any existing or planned public beach
2 access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal
3 Act. The subject site is located northwest of the existing Windward Way beach access stairway
4 located at Windward Way and North Pacific streets.

5 SECTION 1. That Tentative Parcel Map (P-202-07), Development Plan (D-202-07) and
6 Regular Coastal Permit (RC-203-07) are hereby approved subject to the following conditions:

7 **Building:**

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

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

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

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

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

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

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

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

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

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

10 9. A private sewer system design must be submitted to the Building Department
11 and approved prior to the construction of the sewer system. If a gravity flow system is not used,
12 an engineered mechanical system must be submitted and approved by all appropriate City of
13 Oceanside departments.

14 10. Separate/unique addresses will/may be required to facilitate utility releases.
15 Verification that the addresses have been properly assigned by the City's Planning Department
16 shall accompany the Building Permit application.

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

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

22 13. Site development, common use areas, access and adaptability of condominiums
23 shall comply with the State's Disabled Accessibility Regulations (2007 CBC, Chapter 11A).

24 14. Fire sprinklers are required for all R-2 occupancies.

25 15. All wired glass windows or doors between three and five feet from the property
26 line shall meet the 2007 CBC table 715.5 and 715.5.3.

27 16. Plan submittal to the Building Division shall include a Pedestrian Protection Plan
28 complying with the requirements of UBC 3303 and Table 33-A.

 17. A demolition permit shall be required for the demolition of the existing
structures. Plans for the demolition shall depict clearly all utilities are properly

1 terminated/capped in accordance with the requirements of the utility service provider.

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

5 **Engineering:**

6 19. Design and construction of all improvements shall be in accordance with
7 standard plans, specifications of the City of Oceanside and subject to approval by the City
8 Engineer.

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

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

19 22. Prior to approval of the parcel map, all improvement requirements shall be covered
20 by a subdivision agreement and secured with sufficient improvement securities or bonds
21 guaranteeing performance and payment for labor and materials, setting of monuments, and
22 warranty against defective materials and workmanship.

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

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

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

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

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

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

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

5 28. North the Strand shall be improved along the property frontage to the satisfaction of
6 the City Engineer.

7 29. Sidewalk improvements shall comply with ADA requirements.

8 30. Full width alley (Windward Way) improvements along the property frontage
9 including the installation of a longitudinal concrete alley gutter shall be constructed in
10 accordance with the standard plans and specifications of the City of Oceanside and as approved
11 by the City Engineer.

12 31. Sight distance requirements along the Strand from the alley (Windward Way)
13 and/or any other proposed driveways shall conform to the corner sight distance criteria as provided
14 by SDRSD DS-20A and or DS-20B.

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

20 33. Prior to approval of the grading plans, the developer shall contract with a
21 geotechnical engineering firm to perform a field investigation of the existing pavement on The
22 Strand adjacent to the project boundary. The limits of the study shall be half-street plus twelve
23 (12) feet along the project's frontage. The field investigation shall include a minimum of one
24 pavement boring per every fifty (50) linear feet of street frontage. Should the existing AC
25 thickness be determined to be less than three (3) inches or without underlying Class II base
26 material, (or the concrete paved area not built to the current City Standards), the Developer shall
27 remove and reconstruct the pavement section as determined by the pavement analysis submittal
28 process detailed in Item No. 2 below.

34. Upon review of the pavement investigation, the City Engineer shall determine
whether the Developer shall: 1) Repair all failed pavement sections, header cut and grind per the

1 direction of the City Engineer, and construct a two (2) inch thick rubberized AC overlay; or 2)
2 Perform R-value testing and submit a study that determines if the existing pavement meets current
3 City of Oceanside standards/traffic index. Should the study conclude that the pavement does not
4 meet current requirements, rehabilitation/mitigation recommendations shall be provided in a
5 pavement analysis report, and the Developer shall reconstruct the pavement per these
6 recommendations, subject to approval by the City Engineer.

7 35. Pavement sections for North the Strand along the property frontage, along the alley
8 (Windward Way) frontage, proposed driveways and proposed parking areas shall be based upon
9 approved soil tests and traffic indices. The pavement design is to be prepared by the developer's
10 soil engineer and must be approved by the City Engineer, prior to paving.

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

13 37. The developer shall comply with all the provisions of the City's cable television
14 ordinances including those relating to notification as required by the City Engineer.

15 38. Grading and drainage facilities shall be designed and installed to adequately
16 accommodate the local storm water runoff and shall be in accordance with the City's Engineers
17 Manual and as directed by the City Engineer.

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

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

28 41. This project shall provide year-round erosion control including measures for the site
required for the phasing of grading. Prior to the issuance of grading permit, an erosion control

1 plan, designed for all proposed stages of construction, shall be reviewed, secured by the applicant
2 with cash securities and approved by the City Engineer.

3 42. A precise grading and private improvement plan shall be prepared, reviewed,
4 secured and approved prior to the issuance of any building permits to the satisfaction of the City
5 Engineer. The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs,
6 gutters, medians, striping, and signage, footprints of all structures, walls, drainage devices and
7 utility services.

8 43. Landscaping plans, including plans for the construction of walls, fences or other
9 structures at or near intersections, must conform to intersection sight distance requirements.
10 Landscape and irrigation plans shall be approved by the City Engineer prior to the issuance of
11 occupancy permits, and a pre-construction meeting held, prior to the start of any improvements.

12 44. Open space areas and down-sloped areas visible from a collector-level or above
13 roadway and not readily maintained by the property owner, shall be maintained in accordance with
14 the Maintenance Agreement to insure installation and maintenance of landscaping in perpetuity.
15 These areas shall be indicated on the final map and included within the Maintenance Agreement.
16 Future buyers shall be made aware of any estimated monthly costs. The disclosure, together with
17 the CC&R's, shall be submitted to the City Engineer for review prior to the recordation of final
18 map.

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

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

47. The applicant's licensed civil engineer (or land surveyors) shall provide
appropriate documentations for elevation certification in compliance with all applicable FEMA
regulations.

1 48. The BMPs described in the project's approved RAR shall not be altered in any
2 way, shape or form without formal approval by either an Administrative Substantial
3 Conformance issued by the Community Development Department/Planning Division or the
4 project's final approving authority Community Development Commission at a public hearing.
5 The determination of whatever action is required for changes to a project's approved RAR shall
6 be made by the Economic and Community Development Department.

7 49. The applicant shall provide a copy of the title/cover page of an approved Runoff
8 Assessment Report (RAR) with the first engineering submittal package. If the project triggers
9 the City's Stormwater requirements but no approved Stormwater document (RAR) exists, the
10 appropriate document shall be submitted for review and approval by the Public Works
11 Department. The RAR shall be prepared by the applicant's Civil Engineer. All Stormwater
12 documents shall be in compliance with the latest Regional Water Quality Control Board and the
13 latest edition of submission requirements.

14 50. Upon acceptance of any fee waiver or reduction by the Developer, the entire
15 project will be subject to prevailing wage requirements as specified by Labor Code section
16 1720(b) (4). The Developer shall agree to execute a form acknowledging the prevailing wage
17 requirements prior to the granting of any fee reductions or waivers.

18 **Fire:**

19 51. All proposed and existing fire hydrants within 400 feet of the project shall be
20 shown on the site plan.

21 52. Smoke detectors are required, and detector locations must be indicated on the
22 plans.

23 53. A minimum fire flow of 1,500 gallons per minute shall be provided.

24 54. The size of fire hydrants outlets shall be 2 ½ X 4".

25 55. The fire hydrants shall be installed and tested prior to placing any combustible
26 materials on the job site.

27 56. Detailed plans of underground fire service mains shall be submitted to the
28 Oceanside Fire Department for approval prior to installation.

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

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

5 59. Multifamily dwellings require 6 inch address numbers.

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

8 61. Buildings shall meet Oceanside Fire Departments current codes at the time of
9 building permit application. Provide a 13R fire sprinkler system. The system shall be designed
10 per N.F.P.A. 13R and U.B.C. standard 9-3. Installation of sprinkler systems in residential
occupancies up to and including four stories in height.

11 62. The Fire Department connection shall not be affixed to the building. The Fire
12 Department connection shall be located at least 40 feet away from the building, within 40 feet of
13 a fire hydrant and on the address side of the building unless otherwise determined by the Fire
14 Department. The hydrant shall be located on the same side of the street as the Fire Department
15 connections.

16 63. Blue hydrant identification markers shall be placed as per Oceanside's Engineers
17 Design and processing Manual Standard Drawing No. M-13.

18 64. All weather access roads shall be installed and made serviceable prior to and
19 maintained during time of construction.

20 65. All streets less than 32 feet wide shall be posted "No Parking Fire Lane" per
21 Vehicle Code Section 22500.1 and in accordance with the Fire Department Standard Guidelines
for Emergency Access.

22 **Economic & Redevelopment:**

23 66. This Tentative Parcel Map (P-202-07), Development Plan (D-202-07) and
24 Regular Coastal Permit (RC-203-07) shall expire on August 20, 2010, unless implemented as
25 required by the Zoning Ordinance.

26 67. This Tentative Parcel Map, Development Plan and Regular Coastal Permit
27 approves only the construction of a four unit multifamily residential development project as
28 shown on the plans and exhibits presented to the Community Development Commission for

1 review and approval. No deviation from these approved plans and exhibits shall occur without
2 Economic and Community Development Department approval. Substantial deviations shall
3 require a revision to the Tentative Parcel Map, Development Plan and Regular Coastal Permit or
4 a new Tentative Parcel Map, Development Plan and Regular Coastal Permit.

5 68. The applicant, permittee or any successor-in-interest shall defend, indemnify and
6 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or
7 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul
8 an approval of the City, concerning Tentative Parcel Map (P-202-07) Development Plan (D-
9 202-07) and Regular Coastal Permit (RC-203-07). The City will promptly notify the applicant
10 of any such claim, action or proceeding against the City and will cooperate fully in the defense.
11 If the City fails to promptly notify the applicant of any such claim action or proceeding or fails
12 to cooperate fully in the defense, the applicant shall not,
13 thereafter, be responsible to defend, indemnify or hold harmless the City.

14 69. Landscape plans, meeting the criteria of the City's Landscape Guidelines and
15 Water Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall
16 be reviewed and approved by the City Engineer and Redevelopment Manager prior to the
17 issuance of building permits. Landscaping shall not be installed until bonds have been posted,
18 fees paid, and plans signed for final approval.

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

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

1 72. All multi-family unit dwelling projects shall dispose of or recycle solid waste in
2 a manner provided in City Ordinance 13.3.

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

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

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

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

19 77. Failure to meet any conditions of approval for this development shall constitute a
20 violation of the Tentative Parcel Map (P-202-07) Development Plan (D-202-07) and Regular
21 Coastal Permit (RC-203-07).

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

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

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

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

	Sq.Ft.	# Bedrms	# Baths	# Units	%
9 Plan 1	1,724	3	3	1	25
10 Plan 2	1,731	3	3	1	25
11 Plan 3	1,742	3	3	1	25
12 Plan 4	1,758	3	3	1	25

13 82. Side and rear elevations and window treatments shall be trimmed to substantially
14 match the front elevations. A set of building plans shall be reviewed and approved by the
15 Economic and Community Development Department prior to the issuance of building permits.

16 83. Elevations, siding materials, colors, roofing materials and floor plans shall be
17 substantially the same as those approved by the Community Development Commission. These
18 shall be shown on plans submitted to the Building Division and Economic and Community
19 Development Department.

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

24 85. A private Maintenance Agreement (MA) shall provide for the maintenance of the
25 adjacent parkways and common area and shall be recorded against this property prior to
26 recordation of the Final Map. The maintenance shall include normal care and irrigation of
27 landscaping, repair and replacement of plant material and irrigation systems as necessary; and
28 general cleanup of the parkway. The MA shall be subject to the review and approval of the City
Attorney prior to the approval of the final map. The MA is required to be recorded prior to or
concurrently with the final map. Any amendments to the MA in which the owners relinquish

1 responsibility for the maintenance of any common open space shall not be permitted without the
2 prior written approval of the City of Oceanside. Such a clause shall be included in the MA.

3 The MA shall also contain provisions for the following:

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

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

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

8 86. Prior to the issuance of a building permit, the applicant and landowner, shall
9 execute and record a covenant, in a form and content acceptable to the City Attorney, which
10 shall provide:

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

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

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

21 88. Flood shields shall be utilized across the garage entrance. Finished first floor
22 elevations shall be a minimum of 2 feet above site grade to minimize nuisance flooding.

23 89. Photograph documentation of all existing structure(s) shall be required. Photograph
24 documentation shall be as follows:

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

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

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

3 90. The alley (Windward Way) from The Strand moving east to the foot of the
4 Windward Way public access stairway, shall be replaced with interlocking pavers.

5 91. The existing Windward Way public access stairway steps and railings shall be
6 replaced.

7 92. A decorative bench shall be placed at the top (east) of the Windward Way public
8 access stairway adjacent to the public parking lot. The applicant shall work with the Art
9 Commission to select the bench.

9 **Water Utilities:**

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

13 94. No trees, structures or building overhang shall be located within any water or
14 wastewater utility easement.

15 95. The property owner will maintain private water and wastewater utilities located
16 on private property.

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

19 97. The developer will be responsible for developing all water and sewer utilities
20 necessary to develop the property. Any relocation of water and/or sewer utilities is the
21 responsibility of the developer and shall be done by an approved licensed contractor at the
22 developer's expense.

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

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

1 100. All Water and Wastewater construction shall conform to the most recent edition of
2 the Water, Sewer, and Reclaimed Water Design and Construction Manual, or as approved by
3 the Water Utilities Director.

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

7 102. Subterranean parking spaces shall be drained to the City's Storm Drain System and
8 shall comply with the California Regional Water Quality Control Board Order No. 2007-001.

9 103. The existing 6-inch waterline located in The Strand shall be upsized to 8 inches
10 along the property frontage to comply with current City standards.

11 104. The developer shall construct a public reclamation water system that will serve
12 the lot in accordance with the City of Oceanside Ordinance No. 91-15. The proposed
13 reclamation water system shall be located in the public right-of-way or in a public utility
14 easement.

15 105. A sewer study shall be prepared by the developer at the developer's expense and
16 approved by the Water Utilities Department.

17 106. The proposed water services shall maintain a minimum of 3 feet separation
18 between connections at the main.

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107. A separate irrigation meter and approved backflow prevention device is required and shall be displayed on the plans.

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 *Brian A. Smith*, ASST.
General Counsel

ARCHITECT
STUDIO 4
 1000 N. 10TH ST.
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 (760) 751-4804 FAX
 (760) 751-4853
 15087000@STUDIO4.COM
 PAUL LONGTON
 ARCHITECT

PROJECT:
 702 N. STANFORD
 OCEANSIDE, CA 92054

CLIENT:
 BOB SACHS &
 CREON MANN
 702 N. STANFORD
 OCEANSIDE, CA 92054

OWNER REF:
 PAUL LONGTON
 STUDIO 4 ARCHITECTS
 200 JULES DRIVE
 OCEANSIDE, CA 92054
 (760) 751-4804

RELEASE DATE:
 08/04/08
 DRAWN BY:
 MARIAN BRADY CD
 CHECKED BY:
 PAUL LONGTON
 DATE:
 08/04/08

SCALE:
 1/8" = 1'-0"

DATE:
 08/04/08

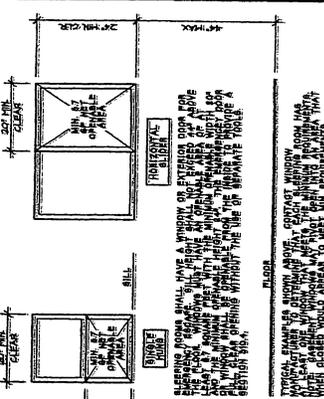
PROJECT NO:
 080808

SHEET NO:
 A.3

DOOR & WINDOW NOTES:

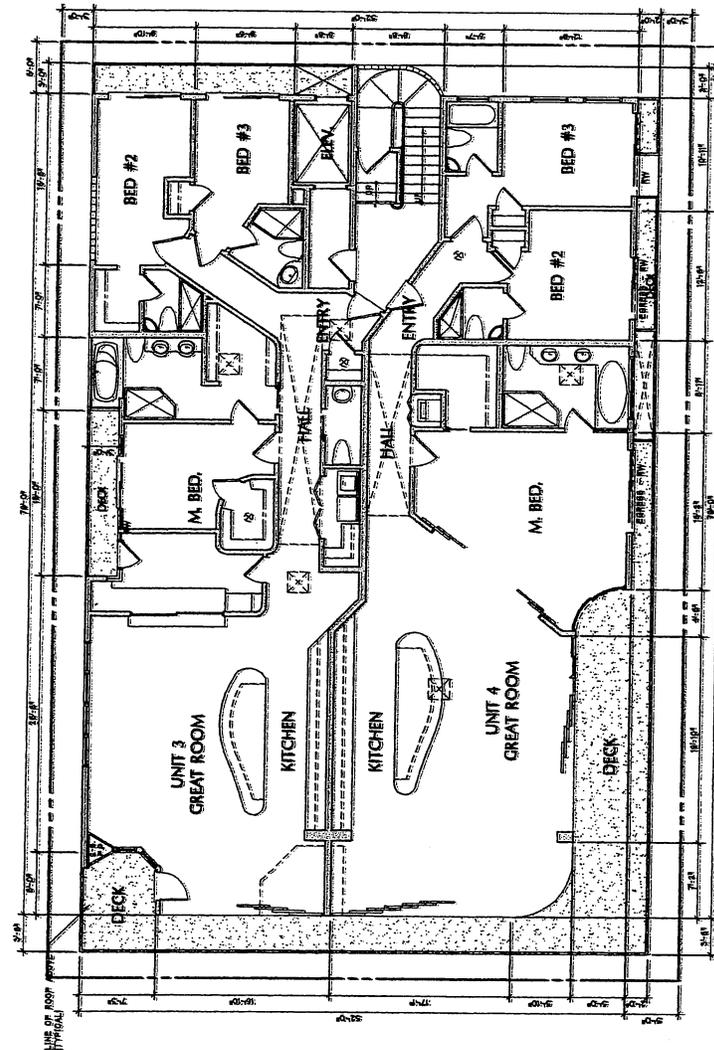
1. ALL OPERABLE WINDOWS ARE TO HAVE SCREENS REFER TO THE EXTERIOR SIDE OF THE WINDOW FRAME. SCREENS TO MATCH WINDOW FRAME.
2. MANUFACTURED DOORS AND WINDOWS ARE TO BE FULLY WEATHERSTRIPPED. STYRAMID AND ARE 90 TABLES.
3. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE FULLY WEATHERSTRIPPED.
4. ALL OPERABLE WINDOWS ARE TO BE CALLED AND SEALED, I.E. AROUND JOINTS IN WINDOW.
5. ALL SLIDING GLASS DOORS AND WINDOWS MARKED ITEMS ARE TO HAVE SVP TEMPERED GLASS.
6. WINDOWS ARE TO BE VINYL FRAMED, DUAL GLAZED, CLEAR GLASS.
7. SEE T214 CALLS FOR GLAZING REQUIREMENTS AND VALUES.
8. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE MANUFACTURER THAT THE WINDOW MEETS ALL APPLICABLE CODES AND STANDARDS. THE LABEL SHALL BE LOCATED IN THE LOWER CORNER OF THE WINDOW FRAME.
9. SCREENS ARE TO BE ATTACHED TO A BUILDING WITH AN INLET. SCREENS ARE TO BE ATTACHED TO A BUILDING WITH AN INLET. SCREENS ARE TO BE ATTACHED TO A BUILDING WITH AN INLET.
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EMERGENCY EGRESS WINDOWS



SKYLIGHT NOTE

1. SKYLIGHTS SHALL BE TRANSPARENT THERMO-VELD ICG LEADSY REPORT REF-2446 FOR LEAD.



1 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE				DOOR SCHEDULE				
WINDOW SIZE	TYPE	GLASS	REMARKS	DOOR SIZE	TYPE	MAT.	FIN.	REMARKS
1 28" x 28"	PI	VTGL		3'0" x 7'0"	GLDNG GLASS	VTGL		
2 36" x 28"	PI	VTGL		3'0" x 7'0"	GLDNG GLASS	VTGL		
3 36" x 28"	PI	VTGL		3'0" x 7'0"	GLDNG GLASS	VTGL		
4 36" x 28"	PI	VTGL		3'0" x 7'0"	GLDNG GLASS	VTGL		
5 36" x 28"	PI	VTGL		3'0" x 7'0"	GLDNG GLASS	VTGL		
6 36" x 28"	PI	VTGL		3'0" x 7'0"	GLDNG GLASS	VTGL		
7 36" x 28"	PI	VTGL		3'0" x 7'0"	GLDNG GLASS	VTGL		
8 36" x 28"	PI	VTGL		3'0" x 7'0"	GLDNG GLASS	VTGL		
9 36" x 28"	PI	VTGL		3'0" x 7'0"	GLDNG GLASS	VTGL		
10 36" x 28"	PI	VTGL		3'0" x 7'0"	GLDNG GLASS	VTGL		
11 36" x 28"	PI	VTGL		3'0" x 7'0"	GLDNG GLASS	VTGL		

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 AUG 04 2008
 OCEANSIDE
 REDEVELOPMENT

ARCHITECT
STUDIO 4
 1000 W. BAYVIEW
 OCEANSIDE, CA 92054
 (760) 751-4545
 PAUL LAMONT
 PRINCIPAL

PROJECT:
 702 N. STRAND
 OCEANSIDE, CA 92054

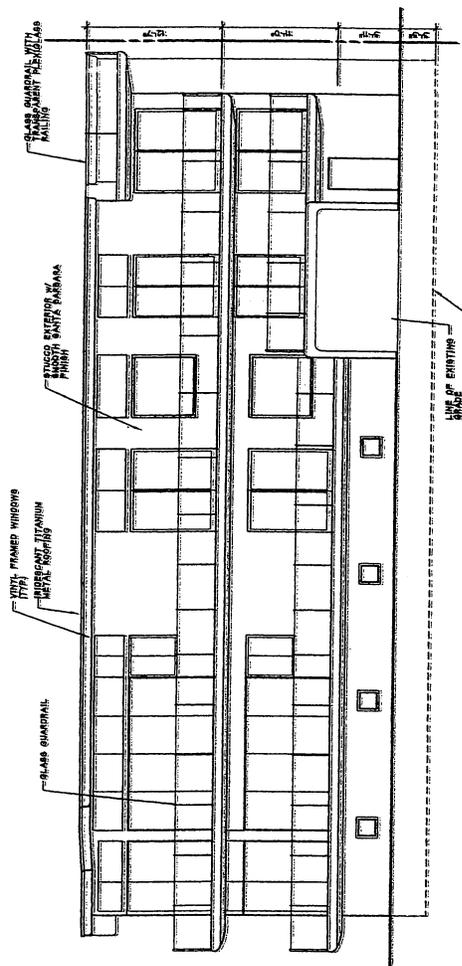
CLIENT:
 BOB SACHS &
 GADSON MANN
 702 N. STRAND
 OCEANSIDE, CA 92054

OWNER'S REP:
 PAUL LONGTON
 STRONG 7 ARCHITECTS
 800 NEA DRIVE
 OCEANSIDE, CA 92054
 (760) 724-0001

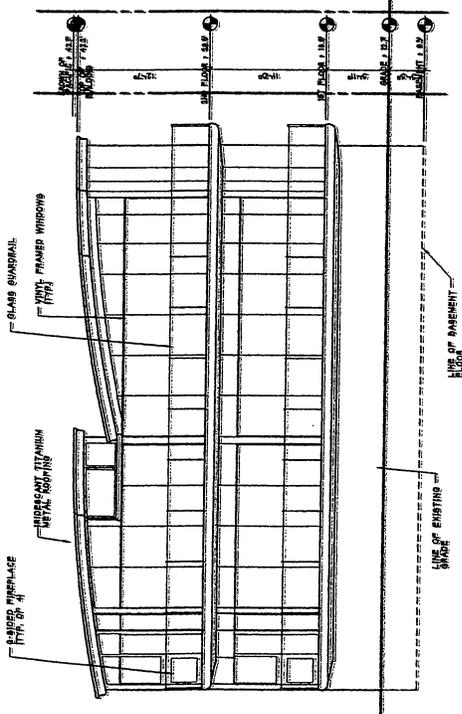
RELEASE DATES:
 10/17/07
 11/17/07
 12/17/07
 1/17/08
 2/17/08

DRAWING TITLES:
 1. WEST ELEVATION
 2. SOUTH ELEVATION
 3. EAST ELEVATION
 4. NORTH ELEVATION

DATE: MAR 08
 DRAWN BY: PL
 SHEET TITLE:
 ELEVATIONS
 SHEET NO.: A5

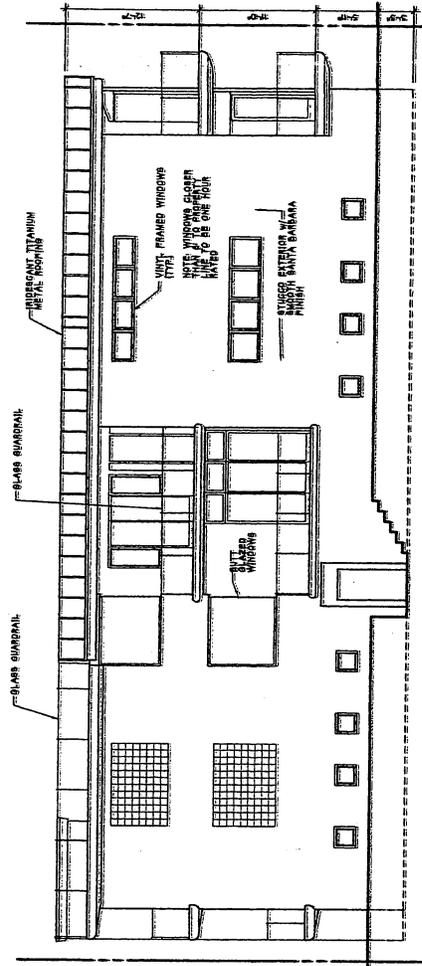


1 WEST ELEVATION
 SCALE: 3/8" = 1'-0"

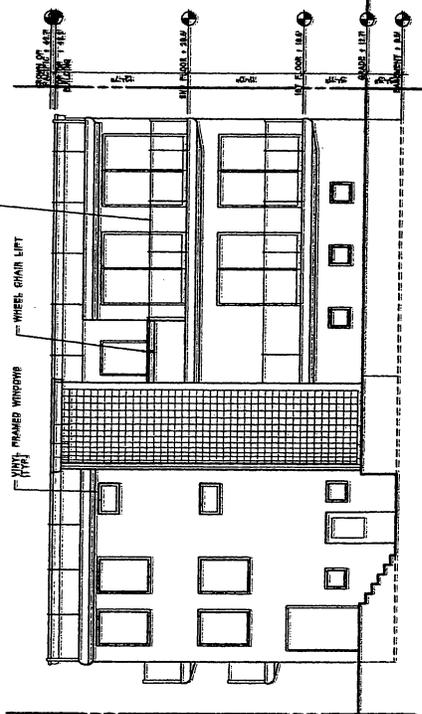


2 SOUTH ELEVATION
 SCALE: 3/8" = 1'-0"

ELEVATION NOTE:
 ALL MATERIALS AND FINISHES TO BE IDENTIFIED BY THE ARCHITECT AND THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



3 EAST ELEVATION
 SCALE: 3/8" = 1'-0"



4 NORTH ELEVATION
 SCALE: 3/8" = 1'-0"

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AUG 04 2008

OCEANSIDE
 REDEVELOPMENT

GeoSoils, Inc.

**COASTAL HAZARD
&
WAVE RUNUP STUDY**

**702 NORTH THE STRAND
OCEANSIDE, CA**

RECEIVED

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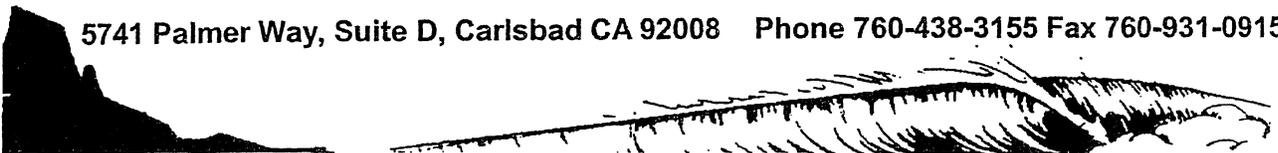
OCEANSIDE
REDEVELOPMENT

April 2005

Prepared For

Gideon Mann & Robert Sachs

5741 Palmer Way, Suite D, Carlsbad CA 92008 Phone 760-438-3155 Fax 760-931-0915



GeoSoils Inc.

April 8, 2005

Mr. Gideon Mann
Mr. Robert Sachs
541 Duncan Street
San Francisco, CA 94131

SUBJECT: Wave Runup and Coastal Hazard Study, 702 North The Strand (APN 143-221-09), Oceanside, San Diego County, CA.

Dear Sirs:

The following letter report is in response to your request for a wave runup and coastal hazard study for the property located at 702 North 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. This report constitutes an investigation of the wave and water level conditions expected at the site in consequence of extreme storm and wave action. The purpose of this report is to provide the necessary coastal engineering permit information to support the construction of a condominium building. It also provides conclusions and recommendations for 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 702 North The Strand is a rectangular lot (60' X 90') which lies seaward of the face of a wave cut sea cliff. Figure 1 is an aerial photograph of the site, taken in fall 2004, downloaded from the California Coastal Records Project web site (<http://www.californiacoastline.org/>). The property is fronted by North The Strand, a 20-foot wide street, which in turn is fronted by a relatively wide sand beach. The beach in front of the revetment currently consists of a sand and overlying cobbles and sandstone. The property is bounded by 7th street to the south and a motel complex to the north. The elevations on the property vary from +11.7 feet Mean Sea Level (MSL) to about +12.7 feet MSL. The property and neighboring Oceanside beaches are situated along a moderately high wave energy portion of the Southern California coast.

5741 Palmer Way, Suite D, Carlsbad CA 92008 W.O. S4733 Phone 760-438-3155

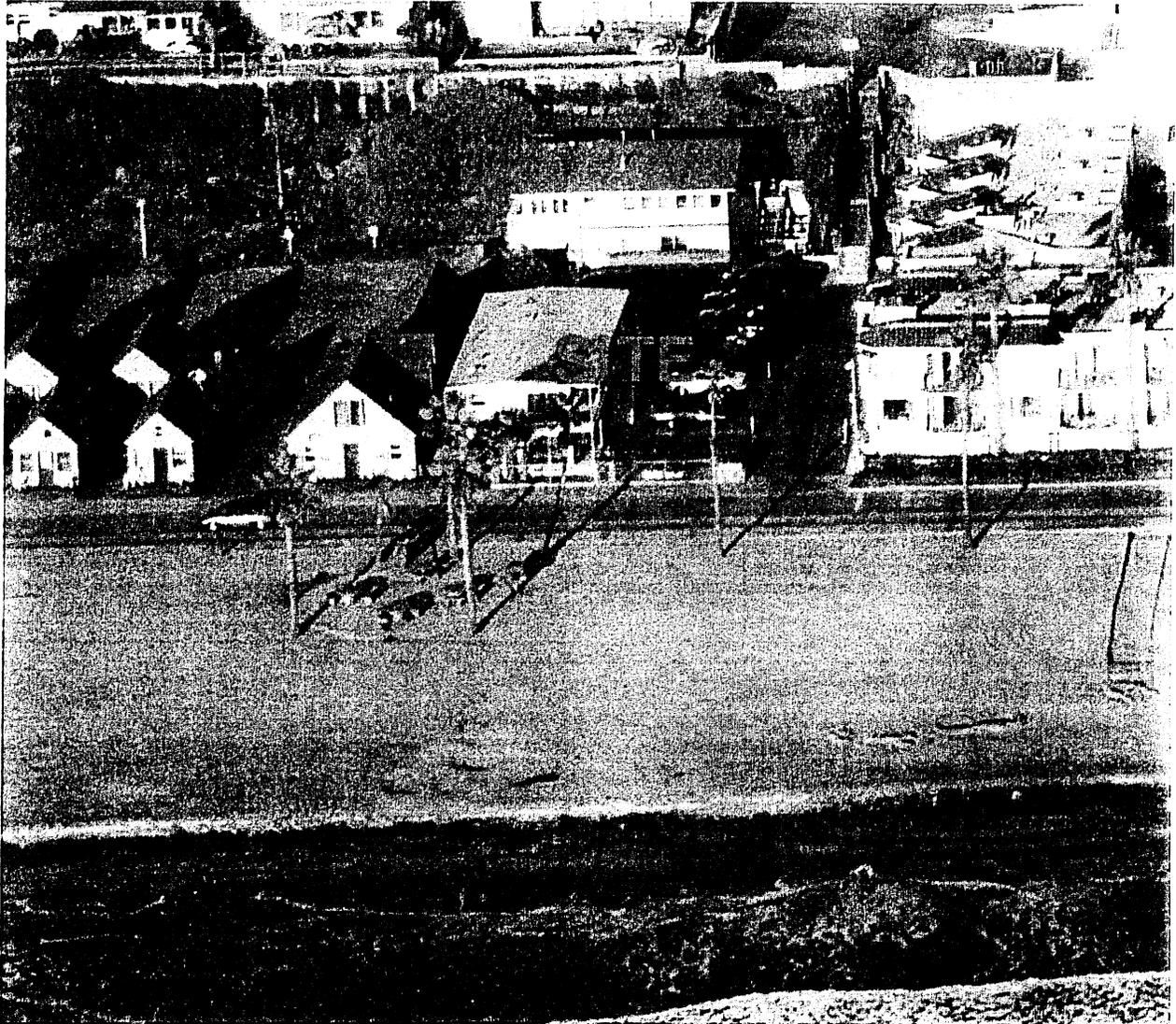


Figure 1. Subject site in fall 2004 showing the existing development and site conditions.

SITE INSPECTION

A visual inspection of the property, North The Strand, and the beach was performed on March 24, 2003. The site is occupied by one building and it is our understanding that the proposed development includes demolition of the structure and replacement with a condominium building with below grade parking. The beach, which fronts North The Strand, was measured to be about 225 feet wide from North The Strand to the Mean High Tide Line. A review of historical aerial photographs back to the early 1970s shows a relatively wide and relatively stable beach. The wide beach is the primary protection for

the site from wave runup. In addition, North The Strand is a form of shore protection in that it provides for a 20 foot buffer to the actual site. This 20 foot buffer also provides a path for the wave runup waters to flow from the property and back toward the ocean. The final forms of protection at the site from waves and flooding are the 6-inch curb fronting the site, and the elevation of the first floors above the adjacent grade (see Figure 2). The site may have been subject to wave runup flooding in the past. However, to our knowledge, there has not been significant structural damage due to wave runup flooding in the past.



Figure 2. 702 North The Strand on March 24, 2005 during site inspection. Note the curb fronting the site and the elevation of the first floor above adjacent grade.

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

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(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 taken from a topographic survey prepared by San Diego Land Surveying & Engineering, Inc. dated March 25, 2005. Preliminary development plans were discussed with the Wolf Kalber, the project architect.

COASTAL HAZARDS

Coastal hazards include shoreline erosion, wave runup, and coastal flooding. The movement of sand along Oceanside's shoreline is predominantly influenced by Oceanside Harbor and the delivery of sand to the shoreline by the Santa Margarita and San Luis Rey Rivers. The beach in front of the site is a receiver beach for sands from both rivers. The beach has also benefitted from nourishment efforts undertaken to mitigate the adverse impacts of Oceanside Harbor. The shoreline has been subject to many studies including Inman and Jenkins (1983), and the US Army Corp of Engineers Coast of California Storm and Tidal Wave Study. Shoreline erosion is currently managed by beach nourishment. A review of historical aerial photographs, back to the early 1970s, shows a relatively wide and stable beach as a result of the periodic nourishment. Based upon a review of the historical beach widths and the commitment to beach nourishment, the site is reasonably safe from coastal erosion hazard.

The site is relatively low lying with site elevations from +11.7 feet MSL to about +12.7 feet MSL. A combination of extreme surface water rain runoff, high tides, a narrow beach, and severe wave runup may result in wave runup reaching the site. Minor flooding of the site from both surface runoff and extreme wave runup may occur. The frequency of this event is dependent on many coincidental factors and will likely occur on the order of every few years. The infrequent nuisance flooding of the site can be mitigated by the design of the site improvements. The proposed improvements below the elevation of North The Strand (+11.5 feet MSL) are garage and storage space. The proposed entrance to the garage is parallel to the flow of wave runup. The impact of wave runup entering the garage can be reduced by flood shields at the crest of the driveway (sand bags, plywood, or solid gates). The garage is to be designed with a sump and pump system for removal of flood waters. The storage space should be sited a few feet above the garage floor to reduce damage from flooding. The anticipated flooding should not impact the building's structural stability.

WAVE RUNUP AND OVERTOPPING ANALYSIS

As waves encounter the beach in front of this section of shoreline, the water rushes up the beach and sometimes across North 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 (beach

slope) of infinite height. Overtopping is the flow rate of water over the top of a finite height structure (beach berm) as a result of wave runoff.

Wave runoff and overtopping is calculated using the US Army Corps of Engineers Automated Coastal Engineering System, ACES. ACES is an interactive computer based design and analysis system in the field of coastal engineering. The methods to calculate runoff and overtopping implemented within this ACES application are discussed in greater detail in Chapter 7 of the Shore Protection Manual (1984). The overtopping estimates calculated herein are corrected for the effect of onshore winds. Figure 3 is a diagram showing the analysis terms.

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

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

where

Q = overtopping rate/unit length of structure

C_w = wind correction factor

g = gravitational acceleration

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

H_0 = unrefracted deepwater wave height

R = runup

F = $h_s - d_s$ = freeboard

h_s = height of structure

d_s = water depth at structure

The correction for offshore winds is:

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

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

U = onshore wind speed (mph)

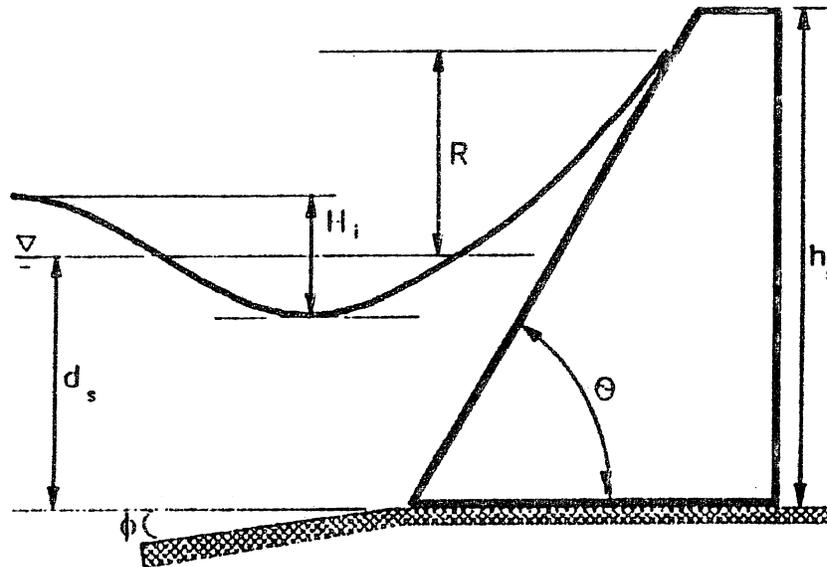


Figure 3. Wave runup terms from ACES analysis.

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

The wave that has the greatest runup is the wave that has not yet broken when it reaches the toe of the beach. It is not the largest wave to come into the area. The larger waves break offshore of the beach and lose most of their energy before reaching the

shoreline. If the total water depth is 7.5 feet, based upon a maximum scour depth of -1.0 feet MSL at the toe of the beach slope and a water elevation of +6.5 feet MSL, then the design wave height would be about 6 feet. These conditions may never occur at the site over the lifetime of the proposed development but are considered herein to insure a conservative analysis. The height of the back beach and road is about +11.5 feet MSL. The slope of the beach is about 1/10 and the nearshore slope was chosen to be 1/60. 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 Smooth Slope Runup and Overtopping
Wave Period	T:	sec	20.000	
COTAN of Nearshore Slope			60.000	
Water Depth at Toe	ds:	ft	7.500	
COTAN of Structure Slope			10.000	
Structure Height Above Toe	hs:	ft	13.500	
Deepwater Wave Height	H0:	ft	3.560	
Relative Height	(ds/H0):		2.107	
Wave Steepness	(H0/gT ²):		0.277E-03	
Wave Runup	R:	ft	11.561	
Onshore Wind Velocity	U:	ft/sec	67.512	
Overtopping Coefficient	Alpha:		0.140	
Overtopping Coefficient	Qstar0:		0.110E-01	
Overtopping Rate	Q:	ft ³ /s-ft	1.757	

Under the extreme, worst case (100 year recurrence interval), oceanographic conditions the analysis shows the revetment can be overtopped at a rate of about 1.8 ft³/s-ft. This is about 1 to 2 feet of water coming over the street for each wave (20 second period).

CONCLUSIONS

- A. The street fronting the site may be subject to wave overtopping during storms similar to the 1982-83 winter.
- B. A worst case wave event, similar to the January of 1988 or the winter of 1982-83, will produce wave overtopping of the street at elevation ~+11.5 feet MSL. This overtopping will amount to about 1.8 ft³/s-ft. This amount of overtopping will occur on each wave cycle but only during about a 45 minute window when sea level is the highest during spring tides.
- C. During extreme wave events coinciding with an extreme high tide wave runup may flow onto North The Strand and ultimately onto the site. The water depth will be on

the order of one foot with possible instantaneous water elevations greater than 1 foot. Minor site washout may occur from this overtopping, but such temporary flooding is acceptable as per code standards.

- D. The presence of the asphaltic paved street, North The Strand, will protect the property from direct wave attack. However, cobbles may be propelled by wave action over the strand and onto the property causing minor damage.
- E. The existing lowest site elevation +11.7 feet MSL and is above the FEMA 100-year still water elevation of +11.0 feet MSL.

RECOMMENDATIONS

- A. Long term stability of the site will depend on beach nourishment and the proper maintenance of the street.
- B. Flooding damage can be reduced by controlling the way water flows onto the property, and by designing the proposed new structure and landscape improvements with this type of minor flooding in mind. This type of design consideration is classified as a good practice, although not currently a mandatory condition of local or FEMA approval.
- C. The use of flood shields across the garage entrance, such as a solid gate or even temporary flood shields, such as sand bags, will significantly reduce nuisance flooding of the garage. Finished first floor elevations should be at least 2 feet above adjacent site grade to minimize nuisance flooding.
- D. The garage floor should be fitted with drain(s) and a sump. The garage floor should be sloped to allow for collection of the flood waters. The waters can be collected at the center or at the most landward wall of the garage. The sump should be equipped with a pump to withdraw flood waters. Plans for the discharge of the flood water should also be determined. These flood water will likely be relatively clean ocean water.
- E. Final plans for the development should be reviewed for additional comments and approved for conformance with this wave runoff and coastal hazard study. The potential for flooding should be disclosed to all condo purchasers, along with guidelines for proper storage space use and parking strategies to reduce flood induced damage. Procedures for minimizing flood damage from anticipated (predicted) wave runoff events, such as elevation and/or removal, should be outlined.

LIMITATIONS

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

Sincerely,



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



REFERENCES

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

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

USACOE 1984 Shore Protection Manual.

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

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

USACOE 2004, Coastal Engineering Manual.

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1987



1987 blow up

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 702 N. The Strand

*P1. Other Identifier: Arthur and Dorothy Dysart Apartments

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

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

*b. USGS 7.5' Quad Oceanside Date: 1975 T11S R5W; 1/4 of 1/4 of Sec; B.M.: SB

c. Address: 702 N. The Strand City: Oceanside Zip: 92054

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

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate):

APN: 143-221-09; located in The Strand Subdivision, Parcel 1 of Parcel Map 1397

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

The resource consists of a 2,320 sq ft, wood frame and stucco, rectangular, two story, four-unit (two upper and two lower) apartment building resting on a concrete foundation. The Modern Contemporary building has clean, simple lines. The low pitched, end gabled roof has wide eaves over the north, south, and east walls, with a narrow eave over the west wall. Composition shingles cover the roof planes. Horizontal louvered vents are located beneath the gable ends. The original windows are wood framed 9-lite fixed panes; smaller windows have been replaced with vinyl double hungs and feature central fixed pane elements. Metal framed sliding glass patio doors with small metal-railed balconettes have been added to the west wall. The upper floor is accessed from a wood railed staircase at the east end of the building. A post and beam supported exterior porch runs the length of the north and south sides of the building, providing cover for the lower units. A secondary wood staircase is located on the east wall and provides access to the north side of the upper floor. The lower units take access directly from the parking lot via a slightly raised full-length concrete slab. The single, wood, front doors are covered by metal screens. The landscaping consists of well-maintained flowers and shrubs. The apartment is equally well-maintained and is in very good condition.



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

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

P5b. Description of Photo: (View, date, accession #) Facade looking northeast, 5/17/05, 954:1

*P6. Date Constructed/Age and Source Historic Prehistoric Both Constructed circa 1953 per Residential Building Record

*P7. Owner and Address: Robert Sachs/Gideon Mann
541 Duncan Street
San Francisco, CA 94131

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

92131 *P9. Date Recorded: 5/17/05 *P10. Type of Survey: (Describe) Field Check *P11. Report Citation (Cite survey report and other sources, or enter "none".) None Attachments: NONE Location Map Sketch Map

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

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

Primary # _____
HRI # _____
Trinomial _____

*Page 2 of 3 *Resource Name or # (Assigned by recorder) 702 N. The Strand
*Recorded by Ruth Alter Date 5/17/05 Continuation Update

According to the chain of title, in July, 1913, Helen Eaton deeded this unimproved property to Dubois Eaton. The parcel was sold to Oceanside doctor O.P. Hart and his wife Emma in May, 1922. After holding title for about 10 years, The Harts sold the property to Dr. Raul J. Marchand and his wife Marion. Dr. Marchand was a local dentist who came to Oceanside in the 1920s. George and Mary Frost acquired the parcel from the Marchands in August, 1939; in July, 1940, the property was purchased by Henry and Mina Regan. The Regan's son Jerome was added to the title in December, 1940.

In July, 1952, Arthur and Dorothy Dysart bought the parcel. Shortly thereafter, they had the existing four-unit apartment constructed and took up residence there. Mrs. Dysart sold the apartment building to Frederick and Gertrude Arnold in April, 1973. Property ownership remained in the Arnold family until the apartment was acquired by Ernest Hirayama in August 2003. The current owners, Robert Sachs and Gideon Mann, purchased the property from the Hirayama Family Trust in April, 2005.

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

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

Page 3 of 3 Resource Name or # (Assigned by recorder) 702 N. The Strand

- B1. Historic Name: Arthur and Dorothy Dysart Apartments
 B2. Common Name: The Trade Winds Apartments
 B3. Original Use: Multiple-family residence B4. Present Use Multiple-family residence
 *B5. Architectural Style: Modern Contemporary Apartment Building
 *B6. Construction History: (Construction date, alternations, and date of alterations)
 The resource was constructed circa 1953 per the Residential Building Record. Metal framed sliding glass patio doors have been added to the west wall of the building and some of the windows have been replaced with vinyl double hungs.
 *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features: Low chain link fence and asphalt parking lot
 B9a. Architect: None b. Builder: Arthur and Dorothy Dysart
 *B10. Significance: Theme: residential development Area Oceanside, California
 Period of Significance 1869 to 1960 Property Type Residential Applicable Criteria N/A
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

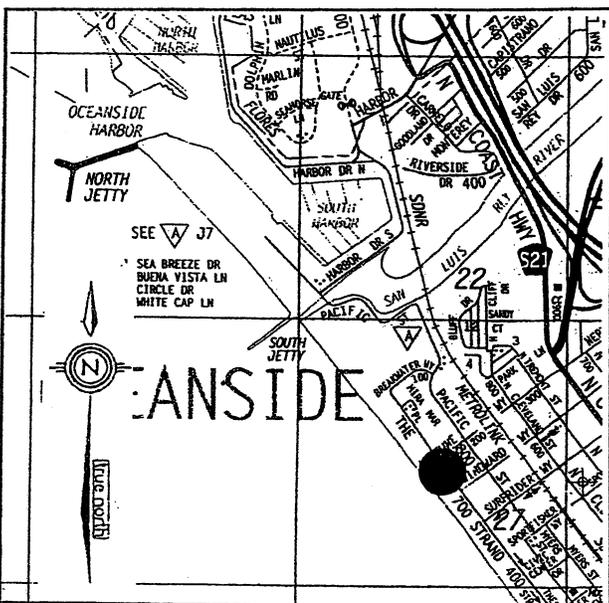
The subject complex is located in The Strand Subdivision, north of downtown Oceanside. This is an area that, for the most part, developed later than areas to the south located closer to downtown Oceanside. The area around the subject apartment today consists of multiple-family units and beach rentals taking advantage of the proximity of the Pacific Ocean. Architectural styles range from Craftsmanesque to Neo-Mediterranean. The oldest buildings appear to date from the 1920s, but most are much later.

The subject resource is very typical of the area for its time of construction. The property remained undeveloped until after World War II, and the apartment building was intended for rental purposes. The site's proximity to the Pacific Ocean makes this an ideal beach rental. At least one of the building's owners, Arthur and Dorothy Dysart, resided onsite during their ownership.

The resource is not associated with any known significant historic event or events. No one of historical significance in Oceanside's past is directly associated with it. The design of the building is not distinctive and does not represent the work of a master architect or craftsman. The resource is not constructed of rare or unique materials and is unlikely to yield important information relevant to local, state or national history. The building's locational and associational integrity are intact, as is its design and feeling. Its material integrity as been slightly compromised by the introduction of metal sliding glass patio doors and the replacement of some windows. The original setting, while still residential, has been altered by the introduction of large, multi-unit residential buildings, stylistic changes, and increased density.

- 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, 1991. Alfred A. Knopf, New York.
 B13. Remarks:
 *B14. Evaluator: Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
 Date of Evaluation: 5/17/05

(This space reserved for official comments.)



CITY OF OCEANSIDE
PLANNING DEPARTMENT

NOTICE OF EXEMPTION

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

PROJECT TITLE AND FILE NUMBER:
TENTATIVE PARCEL MAP (P-202-07), DEVELOPMENT PLAN (D-202-07), VARIATION (V-202-07) AND
REGULAR COASTAL PERMIT (RC-203-07) FOR THE CONSTRUCTION OF A 4-UNIT MULTIFAMILY
RESIDENTIAL DEVELOPMENT LOCATED AT 702 NORTH THE STRAND

PROJECT LOCATION - SPECIFIC:
702 North The Strand

PROJECT LOCATION - GENERAL:
N. The Strand & Windward Way

DEVELOPMENT PLAN (D-202-07)
TENTATIVE PARCEL MAP (P-202-07)
VARIATION (V-202-07)
REGULAR COASTAL PERMIT (RC-203-07)

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
A Tentative Parcel Map, Development Plan, Variation and Regular Coastal Permit for a 4-unit
multifamily development located at 702 North The Strand.

NAME OF PUBLIC AGENCY APPROVING PROJECT:
City of Oceanside

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:
Paul Longton
2909 Mesa Drive
Oceanside, CA 92054
(760) 722-4904

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)

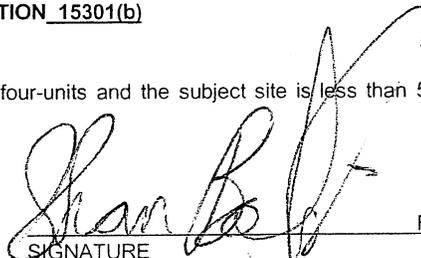
STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15301(b)

REASONS WHY PROJECT IS EXEMPT:

The proposed project is an infill project on one lot with four-units and the subject site is less than 5-acres in size, therefore, it is exempt from environmental review.

Contact Person: Shan Babick, Associate Planner



SIGNATURE

February 5, 2008
DATE

For: Jerry Hittleman, Interim City Planning

CITY HALL, 300 NORTH COAST HIGHWAY, OCEANSIDE CA 92054, TELEPHONE (760) 435-3534, FAX (760) 435-3538

Mr. & Mrs. Wm. Utter
600 North the Strand #47
Oceanside, A 92054

July 29, 2007

City of Oceanside
300 N. Coast Highway
Oceanside California 92054

We have been coming to the San Miguel condominiums for over 15 years, and purchased our own in 2002, facing the street Windward Way.

On the north side of Windward Way, the present building at 702 North the Strand is to be demolished and a new building erected. I am concerned about the proposed structure at 702 North the Strand. The set-backs, which are being proposed, seem to encroach on Windward Way and the Strand. If the owners are allowed to build as they request, Windward way will be narrowed. The proponents call Windward Way an "alley". However, how many intersections have a stop sign on the main street and not for the "alley"? The project adversely affects eleven homes. The views of all of them will be impaired, with several units losing almost all of their view of the ocean (ours being one of those). This will impact the value of the properties.

The plans for the property indicate a total living area of almost 8000 square feet with a footprint of almost 4000 square feet. This seems to be enormous for the size of the lot. If the building were built within the present footprint or not far outside it, most of the objections would be eliminated.

From the drawings sent to us, it appears that the proposed structure will be ultra modern in appearance. We feel it would be out of place located between the Mediterranean style Sam Miguel condominiums and the 24 quaint Roberts Cottages.

Please consider these points as you make your decision.

Thank you.



William C. Utter
Dorothy W. Utter

600 N. The Strand #50
Oceanside, CA 92054
June 19, 2007

Mr. Shan Babick,
Associate Planner
City of Oceanside Economic Development & Redevelopment
Cc: Mayor Jim Wood, Deputy Mayor Rocky Chavez, Councilmember Jack Feller,
Councilmember Jerome M. Kern, Councilmember Ester C. Sanchez, Redevelopment
Manager Kathy Baker and California Coastal Commission, San Diego District Office

Dear Mr. Shan Babick,

Thank you for your time and your prompt response to my concerns related to the 702 N. The Strand, redevelopment project. My concerns are four fold: legal property set back lines, fire truck access, preservation of views and public access.

First, the people at 702 have been showing their proposed project to people who live in the area. They are telling us that they have only a five foot set back from 7th street, which has since been renamed Windward Way. They are calling 7th Street an alley. I have lived here fourteen years; the street they are talking about is not an alley. Please do not allow a five foot set back.

Second, the 7th Street/Windward Way public access and view corridor is also a fire lane. The width of this street and property set back lines must be preserved to insure the safety of the homes in the area. Fire trucks must be able to fit into this street with appropriate space to fight two story high property fires.

Most important is the preservation of the public's view corridor from the 7th Street/Windward Way and North Pacific Street public parking lot. This public/City land is very unique! It is the only elevated parking lot in Oceanside which gives the public white water views. The parking lot has a paved area for the public to park bikes and enjoy the views. This parking lot has a Disabled parking spot which provide people who use the spot wonderful white water views. As our sky line continues to grow with redevelopment projects it is imperative the city council stop and really look at the uniqueness of this special public access. Please do not give away the public's views. The owners of 702 N. The Strand say they want to make this access a model for all public access by putting in pavers, plants and lights. I am not sure they truly understand the uniqueness of this street's views. I hope the City will take action to preserve the view corridor of 7th Street/Windward Way public access and the views from North Pacific parking lot.

Sincerely,

Mary M. Fisher



J. MICHAEL WINFIELD AIA ARCHITECT
P.O. BOX 2466 (858) 481-6500
CARLEBAD, CA 92018 (760) 433-4300

February 12, 2008

TO: Mr. Shan Babick, Associate Planner
Oceanside Economic Development & Redevelopment
300 N. Coast Hwy.
Oceanside, CA 92054-2885

FROM: J. Michael Winfield, AIA, Architura

RE: 702 North Strand (T-202:07) - 4-Unit Condominium

I have been requested to review the proposed project above by an adjacent neighbor to review the documents as a licensed Architect and former Building Official. I share the following concerns:

1. Project cannot exceed a 30.5 foot height limit because the existing grade is 12.25. North Pacific is 42.75 = 30.5 feet.
2. There were no building cross-sections shown to show maximum height.
3. The Uniform Building Code definition of a "basement" is defined by being below grade by more than 50% of the perimeter. This "basement" is actually a "story". This proposed project is a three-story building with a roof top deck on the fourth floor.
 - a. The occupant load of the upper floors exceed the 10 occupants, which will require 2 separate exits (only one provided).
 - b. All sleeping rooms above the second floor will require 2 separate means of egress (only one provided).
 - c. The proposed stairway in the rear yard cannot be adequately fire proofed to be that close to the rear property line without being enclosed. A variance for this stairway in the rear yard setback cannot be justified.

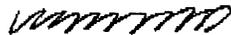
Post-it® Fax Note	7671	Date	# of pages 2
To SHAN		From MICHAEL	
Co./Dept.		Co.	
Phone #		Phone # 760 433 4300	
Fax # 722 10 57		Fax #	

Mr. Shan Babick
702 N. Strand (T.202.07)
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4. The Landscape Plan trades off enriched paving and roof decks as landscape area. This is a poor substitute when a driveway and a handicapped ramp is used as greenery.

5. 16 foot driveway ramp to parking garage conflicts with the first floor plan of the south unit bedrooms # 2 and #3 rendering them unusable.

Sincerely,



J. Michael Winfield, AIA
Architura

cc: Mary Fisher