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DATE: September 10, 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-203-08), DEVELOPMENT PLAN (D-203-08) AND REGULAR COASTAL PERMIT (RC-204-08) FOR THE CONSTRUCTION OF FOUR SINGLE FAMILY UNITS TO BE SITUATED ON TWO SEPARATE LOTS LOCATED AT 607-609 NORTH PACIFIC STREET – PACIFIC VILLAS - APPLICANT: 609 PACIFIC INC.**

**SYNOPSIS**

The item under consideration is a Tentative Parcel Map, Development Plan and Regular Coastal Permit for the construction of four single family units to be situated on two separate lots located at 607-609 North Pacific Street. Staff is recommending that the Commission approve the project and adopt the resolution as attached.

**BACKGROUND**

The subject site consists of two existing legal parcels 5,000 square feet in size each that was part of the original A.J. Myers subdivision of 1885. The subject site currently maintains two single-family residences which will be demolished as part of the development.

The subject site is relatively flat, with a 5-foot grade differential between the highest and lowest points of the site. The project proposes to import approximately 350 cubic yards of soil.

The subject site is situated within the North Pacific Street corridor neighborhood, which consists of old apartment buildings and condominiums interspersed with some single-family residential.

There are two single-family residences situated 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. The maximum density within this

zone is 43 dwelling units per acre and the project proposes a density of 17.4 dwelling units per acre.

Regular Coastal Permit: This project is situated within the Coastal Zone and requires a Regular Coastal Permit. Under the provisions of the Local Coastal Plan the project site is designated as Mixed High-Density and Transient Residential. Multifamily and single-family are primarily the uses allowed within this land use designation. The proposed project 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 Parcel Map and Development Plan: The project proposes four single family units to be situated on two separate 5,000-square-foot lots. The units range in size from 1,929 to 2,489 square feet. The project proposes a coastal Mediterranean design with hipped roof, arched windows and exterior materials consisting of stucco, lap siding and rock veneer.

Subdistrict 5 requires that a minimum of 25 percent of the site be landscaped. The project proposes that approximately 27 percent of the subject site is landscaped. The project proposes Palm trees, shrubs include Lily of the Nile, New Zealand flax and India Hawthorn and groundcover consist of African daises and sod.

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

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

<i>Plan Type</i>	<i>Sq.Ft.</i>	<i>Bedrms.</i>	<i>Baths</i>	<i>Units</i>
Plan 1	1,929	3	2.5	2
Plan 2	2,255	3	3.5	1
Plan 3	2,489	3	4	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 square feet	5,000 square feet
SETBACKS Front Side Rear	10 feet 3 feet 5 feet	10 feet 3 feet 11 feet
LANDSCAPING	25%	27%
PARKING	8 spaces	8 spaces
BUILDING HEIGHT	27 feet (Maximum)	26 feet
DENSITY	43 du. Ac.(Maximum)	17.4 du. Ac.

Regular Coastal Permit: This project requires a coastal permit because the subject site is situated within the coastal zone.

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

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

### **ANALYSIS**

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

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, blighted property by providing new residential uses.

Tentative Parcel Map/Development Plan: Staff believes that the proposed project conforms to the development Standards of Section 1230 of the Downtown “D” District in that it meets all of the development standards and is well below the maximum allowable density 43 du. ac. The North Pacific Street area consists of older apartment buildings interspersed with newer multifamily condominium developments. Staff believes that the proposed product type, residential duplex, is consistent with the newer condominium and row home developments that are located on North Pacific Street. Staff also reviewed the project's architectural compatibility and scale with similar developments located on North Pacific Street. Staff believes that the proposed coastal Mediterranean design is consistent with the newer residential development located on North Pacific Street.

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. Staff evaluated the proposed residence and its effect on public coastal views. The project is located near the center of the block and the project front yard setback is consistent with the other residential buildings located within the same block, therefore, the potential public coastal view blockage will be minimal. The project has also been conditioned that the gates will be made of wrought iron or similar see-through material.

Staff also evaluated the proposed residence and its effect on public coastal views. The subject site is located approximately 50 feet north of Surfrider Way, which provides public coastal views. The proposed project will increase the public coastal view from North Pacific Street which will provide approximately 24 lineal feet of public coastal views where presently none exists.

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 North Pacific Street.

### **COMMISSION OR COMMITTEE REPORTS**

The Redevelopment Design Review Committee (RDRC) reviewed the project at its August 15, 2008, meeting and approved the project on a 4-0 vote.

The Redevelopment Advisory Committee (RAC) reviewed the project at its August 27, 2008 meeting and approved it 5-0.

**FISCAL IMPACT**

The proposed project will add approximately \$75,000 of tax increment yearly to the project area.

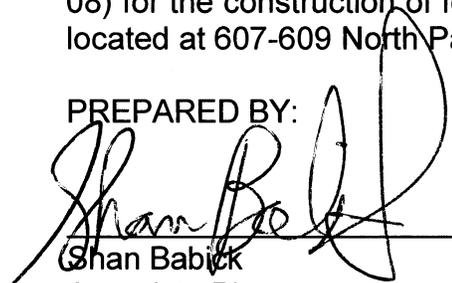
**CITY ATTORNEY'S ANALYSIS**

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

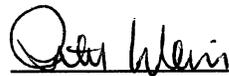
**RECOMMENDATION**

Staff recommends that the Commission adopt the resolution approving Tentative Parcel Map (P-203-08), Development Plan (D-203-08) and Regular Coastal Permit (RC-204-08) for the construction of four single family units to be situated on two separate parcels located at 607-609 North Pacific Street.

PREPARED BY:

  
Shan Babick  
Associate Planner

SUBMITTED BY:

  
Peter A. Weiss  
Executive Director

REVIEWED BY:

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



**EXHIBITS/ATTACHMENTS**

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

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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 FOUR SINGLE FAMILY UNITS SITUATED ON TWO SEPARATE LOTS LOCATED AT 607-609 NORTH PACIFIC STREET - PACIFICA VILLAS - \_ APPLICANT: 609 PACIFICA INC

WHEREAS, on September 10, 2008, the Community Development Commission held its duly noticed public hearing, considered an application for a Tentative Parcel Map (P-203-08), Development Plan (D-203-08) and Regular Coastal Permit (RC-204-08) for the construction of two residential duplexes situated on two separate lots located at 607-609 North Pacific Street;

WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of Oceanside did, on August 15, 2008, review and recommend approval of Tentative Parcel Map (P-203-08), Development Plan (D-203-08) and Regular Coastal Permit (RC-204-08);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on August 27, 2008 review and recommend approval of Tentative Parcel Map (P-203-08), Development Plan (D-203-08) and Regular Coastal Permit (RC-204-08);

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

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

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

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

//////////

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

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

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

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

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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;

15

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

19

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

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

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FINDINGS:

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**For the Tentative Parcel Map:**

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1. The proposed condominium meets the requirement of the Subdistrict 5 zoning designation in that the project creates 4-unit condominium map to be situated on two separate legal lots as stipulated within Article 12 of the Downtown District development standards. The subdivision

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1 map is consistent with the General Plan, Redevelopment Plan, Article 12 of the Downtown District  
2 and the Subdivision Ordinance of the City of Oceanside by creating two 5,000 square foot lots  
3 where the minimum lot size is 5,000 square feet.

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

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

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

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

18 **For the Development Plan:**

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

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

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

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

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

**For the Regular Coastal Permit:**

15          1.       The granting of the Regular Coastal Permit is consistent with the purposes of the  
16 California Coastal Act of 1976. The proposed four single family units are consistent with the  
17 High Density Land Use as depicted in the Local Coastal Program Land Use Map. In addition,  
18 the project location (near the middle of the block) does not impede public access to the beach or  
19 impact public coastal views.

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

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

1 public beach access.

2 SECTION 1. That Parcel Map (P-203-08), Development Plan (D-203-08) and Regular  
3 Coastal Permit (RC-204-08) are hereby approved subject to the following conditions:

4 **Building:**

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

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

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

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

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

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

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

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

1 pending disposal.

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

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

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

13 10. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on  
14 the plans.

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

18 12. Site development, parking, access into buildings and building interiors shall  
19 comply with the State's Disabled Accessibility Regulations (2007 CBC, Chapter 11B).

20 13. The building plans for this project are required by State law to be prepared by a  
21 licensed architect or engineer and shall be in compliance with this requirement prior to  
22 submittal for building plan review.

23 14. Retaining walls that will be installed as part of this design must be designed per  
24 the soils report for the entire project.

25 **Engineering:**

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

1           16.     Vehicular access rights to North Pacific Street along the property frontage shall be  
2 relinquished to the City from parcels one and two except for the proposed project driveway.

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

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

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

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

21          21.     Prior to approval of the parcel map all improvements shall be under construction to  
22 the satisfaction of the City Engineer prior to the issuance of any building permits. All  
23 improvements shall be completed prior to issuance of any certificates of occupancy.

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

1 his sole expense a title policy insuring the necessary title for the easement or other interest in real  
2 property to have vested with the City of Oceanside or the applicant, as applicable.

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

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

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

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

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

4           26.     A letter of permission for any off-site grading is required prior to approval of the  
5                     grading plan and issuance of the grading permit.

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

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

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

28          30.     North Pacific Street shall be constructed with type G-2 curb and gutter along the  
                   property frontage with taper transition to the existing curb north and south of the project boundary.

1           31.     North Pacific Street along property frontage shall provide a minimum of 10 feet  
2 parkway between the face of curb and the right of way line. Sidewalk improvements shall be  
3 constructed in compliance with the City of Oceanside Engineer's Design Standards and shall  
4 comply with ADA requirements. All pedestrian ramps for public access must be fully located  
5 within public right-of-way.

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

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

12           34.     An easement for ingress and egress over and across the common driveway is  
13 required prior to recordation of the Parcel Map for the purpose of providing pedestrian and  
14 vehicular access to and from the North Pacific Street for the benefit of the future property  
15 owners.

16           35.     A Private Maintenance Agreement (PMA) shall be required prior to the  
17 recordation of the Parcel Map for the maintenance of the common driveway and all common  
18 open space areas. The Private Maintenance Agreement shall be subject to review and approval  
19 by the City Attorney prior to the recordation of the Parcel Map. Any amendment to the Private  
20 Maintenance Agreement in which the owners relinquish responsibility for maintenance of the  
21 private driveway or any common open space areas shall not be permitted without the prior  
written approval of the City of Oceanside.

22           36.     Prior to approval of the grading plans, the developer/owner shall contract with a  
23 geotechnical engineering firm to perform a field investigation of the existing pavement on all  
24 streets adjacent to the project boundary. The limits of the study shall be half-street plus twelve (12)  
25 feet along the project's frontage. The field investigation shall include a minimum of one pavement  
26 boring per every fifty (50') linear feet of street frontage. Should the existing AC thickness be  
27 determined to be less than the current minimum standard for AC and Class II Base as set forth in  
28 the table for City of Oceanside Pavement Design Guidelines in the City of Oceanside Engineers

1 Manual, the Developer shall remove and reconstruct the pavement section as determined by the  
2 pavement analysis submittal process as detailed in the condition listed below this condition.

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

11 38. Pavement sections for North Pacific Street along the property frontage, project  
12 driveway and parking areas shall be based upon approved soil tests and traffic indices. The  
13 pavement design is to be prepared by the developer's/owner's soil engineer and must be approved  
14 by the City Engineer, prior to paving.

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

17 40. All existing overhead utility lines within the subdivision and/or within any full  
18 width street or right-of-way abutting a new subdivision, and all new extension services for the  
19 development of the project, including but not limited to, electrical, cable and telephone, shall be  
20 placed underground per Section 901.G. of the Subdivision Ordinance (R91-166) and as required  
21 by the City Engineer and current City policy.

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

24 42. Grading and drainage facilities shall be designed and installed to adequately  
25 accommodate the local storm water runoff and shall be in accordance with the City's Engineers  
26 Manual and as directed by the City Engineer.

27 43. The developer/owner shall obtain any necessary permits and clearances from all  
28 public agencies having jurisdiction over the project due to its type, size, or location, including but  
not limited to the U. S. Army Corps of Engineers, California Department of Fish & Game, U. S.  
Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board (including

1 NPDES), San Diego County Health Department, prior to the issuance of grading permits.

2 44. The approval of the Tentative Parcel Map shall not mean that proposed grading  
3 or improvements on adjacent properties (including any City properties/Right-of-Way or  
4 easements) is granted or guaranteed to the developer/owner. The developer/owner is  
5 responsible for obtaining permission to grade to construct on adjacent properties. Should such  
6 permission be denied, the Tentative Parcel Map/project shall be subject to going back to the public  
7 hearing or subject to a substantial conformity review.

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

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

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

23 48. Landscaping plans, including plans for the construction of walls, fences or other  
24 structures at or near intersections, must conform to intersection sight distance requirements.  
25 Landscape and irrigation plans for disturbed areas must be submitted to the City Engineer prior to  
26 the issuance of a preliminary grading permit and approved by the City Engineer prior to the  
27 issuance of occupancy permits. Frontage and median landscaping shall be installed prior to the  
28 issuance of any certificates of occupancy. Any project fences, sound or privacy walls and  
monument entry walls/signs shall be shown on, bonded for and built from the landscape plans.  
These features shall also be shown on the precise grading plans for purposes of location only.

1 Plantable, segmental walls shall be designed, reviewed and constructed by the grading plans and  
2 landscaped/irrigated through project landscape plans. All plans must be approved by the City  
3 Engineer and a pre-construction meeting held, prior to the start of any improvements.

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

11 50. Storm drain facilities shall be designed and located such that the inside travels lanes  
12 on North Pacific Street shall be passable during conditions of a 100-year frequency storm.

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

16 52. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-  
17 inch high barrier, approved by the City Engineer, shall be provided at the top of all slopes  
18 whose height exceeds 20 feet.

19 53. The development shall comply with all applicable regulations established by the  
20 United States Environmental Protection Agency (USEPA) as set forth in the National Pollutant  
21 Discharge Elimination System (NPDES) permit requirements for urban runoff and storm water  
22 discharge and any regulations adopted by the City pursuant to the NPDES. Regulations or  
23 requirements. Further, the developer/owner may be required to file a Notice of Intent with the  
24 State Water Resources Control Board to obtain coverage under the NPDES. General Permit for  
25 Storm Water Discharges Associated with Construction Activity and may be required to  
26 implement a Storm Water Pollution Prevention Plan (SWPPP) concurrent with the  
27 commencement of grading activities. SWPPPs include both construction and post construction  
28 pollution prevention and pollution control measures and identify funding mechanisms for post  
construction control measures. The developer/owner shall comply with all the provisions of the  
Clean Water Program during and after all phases of the development process, including but not

1 limited to: mass grading, rough grading, construction of street and landscaping improvements,  
2 and construction of dwelling units. The developer/owner shall design the Project's storm drains  
3 and other drainage facilities to include Best Management Practices to minimize non-point  
4 source pollution, satisfactory to the City Engineer.

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

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

19 56. The developer shall enter into a City-Standard Stormwater Facilities  
20 Maintenance Agreement with the City obliging the project proponent to maintain, repair and  
21 replace the Storm Water Best Management Practices (BMPs) identified in the project's  
22 approved SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be  
23 approved by the City Attorney prior to issuance of any precise grading permit and shall be  
24 recorded at the County Recorder's Office prior to issuance of any building permit. Security in  
25 the form of cash (or certificate of deposit payable to the City) or an irrevocable, City-Standard  
26 Letter of Credit shall be required prior to issuance of a precise grading permit. The amount of  
27 the security shall be equal to 10 years of maintenance costs, as identified by the O&M Plan, but  
28 not to exceed a total of \$25,000. The applicant's Civil Engineer shall prepare the O&M cost  
estimate.

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

6           58. The Agreement shall include a copy of executed onsite and offsite access  
7 easements necessary for the operation and maintenance of BMPs that shall be binding on the  
8 land throughout the life of the project to the benefit of the party responsible for the O&M of  
9 BMPs, satisfactory to the City Engineer. The agreement shall also include a copy of the O&M  
10 Plan approved by the City Engineer.

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

18           60. The Developer shall provide a copy of the title/cover page of either an approved  
19 SWMP with the first engineering submittal package. If the project triggers the City's  
20 Stormwater requirements but no approved Stormwater document SWMP exists, the appropriate  
21 document shall be submitted for review and approval by the Public Works Department. The  
22 SWMP shall be prepared by the applicant's Civil Engineer. All Stormwater documents shall be  
23 in compliance with the latest edition of submission requirements.

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

1 discretion to consider any application to vacate a public street or right of way.

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

4 **Fire:**

5 63. Smoke detectors are required, and detector locations must be indicated on the  
6 plans.

7 64. Provide a 13D fire sprinkler system. The system shall be designed per N.F.P.A  
8 13D, protection against the fire hazards in four single family dwellings.

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

13 66. Multifamily residential buildings require 6 inch address numbers.

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

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

18 69. Submit a copy of as-built on a CD for all projects on the job site.

19 70. Fire Department requirements shall be placed on plans in the notes section.

20 **Economic/Redevelopment:**

21 71. This Tentative Parcel Map (P-203-08), Development Plan (D-203-08) and  
22 Regular Coastal Permit (RC-204-08) shall expire on September 10, 2010, unless implemented  
as required by the Zoning Ordinance.

23 72. This Tentative Map, Development Plan and Regular Coastal Permit approve only  
24 a four single family units situated on two separate lots as shown on the plans and exhibits  
25 presented to the Community Development Commission for review and approval. No deviation  
26 from these approved plans and exhibits shall occur without Economic and Community  
27 Development Department approval. Substantial deviations shall require a revision to the  
28 Tentative Parcel Map, Development Plan, and Regular Coastal Permit or a new Tentative Parcel  
Map, Development Plan and Regular Coastal Permit.

1           73. The applicant, permittee or any successor-in-interest shall defend, indemnify and  
2 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
3 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul  
4 an approval of the City, concerning Tentative Parcel Map (P-203-08), Development Plan (D-  
5 203-08) and Regular Coastal Permit (RC-204-08). The City will promptly notify the applicant  
6 of any such claim, action or proceeding against the City and will cooperate fully in the defense.  
7 If the City fails to promptly notify the applicant of any such claim action or proceeding or fails  
8 to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend,  
9 indemnify or hold harmless the City.

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

14           75. 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 City Planner prior to the issuance of  
17 building permits. Landscaping shall not be installed until bonds have been posted, fees paid,  
18 and plans signed for final approval.

19           76. 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           77. Front yard landscaping with a complete irrigation system, in compliance with  
Water Conservation Ordinance No. 91-15, shall be required.

1           78. All single family development projects shall dispose of or recycle solid waste in  
2 a manner provided in City Ordinance 13.3.

3           79. 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           80. 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           81. 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 Community Development 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           82. 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           83. Failure to meet any conditions of approval for this development shall constitute a  
20 violation of the Tentative Parcel Map (P-203-08), Development Plan (D-203-08) and Regular  
21 Coastal Permit (RC-204-08).

22           84. 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           85. 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 86. 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 87. 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	1,929	3	2.5	2	50
10 Plan 2	2,255	3	3.5	1	25
11 Plan 3	2,489	3	4	1	25

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

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

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

23 91. A private Maintenance Agreement (MA) shall provide for the maintenance of the  
24 adjacent parkways and common area and shall be recorded against this property prior to  
25 recordation of the Final Map. The maintenance shall include normal care and irrigation of  
26 landscaping, repair and replacement of plant material and irrigation systems as necessary; and  
27 general cleanup of the parkway. The MA shall be subject to the review and approval of the City  
28 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) Prohibition against parking or storage of recreational vehicles, trailers, or  
5 boats.

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

8 92. The project shall prepare a Management Plan. The Management Plan is subject to  
9 the review and approval of the Redevelopment Manager prior to the occupancy of the project, and  
10 shall be recorded as CC&R's against the property. The Management Plan shall cover the  
11 following:

12 a) Maintenance - The Management Plan shall cover, but not be limited to anti-  
13 graffiti and site and exterior building, landscaping, parking lots, sidewalks, walkways and overall  
14 site maintenance measures and shall ensure that a high standard of maintenance at this site exists at  
15 all times.

16 93. All front yard gates shall consist of a "see through" material such as wrought iron.

17 94. Photograph documentation of all existing structure(s) shall be required. Photograph  
18 documentation shall be as follows:

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

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

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

27 **Water Utilities:**

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

1           96. No trees, structures or building overhang shall be located within any water or  
2 wastewater utility easement.

3           97. The property owner will maintain private water and wastewater utilities located  
4 on private property.

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

7           99. The developer will be responsible for developing all water and sewer utilities  
8 necessary to develop the property. Any relocation of water and/or sewer utilities is the  
9 responsibility of the developer and shall be done by an approved licensed contractor at the  
10 developer's expense.

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

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

17           102. All Water and Wastewater construction shall conform to the most recent edition  
18 of the Water, Sewer, and Reclaimed Water Design and Construction Manual, or as approved by  
19 the Water Utilities Director.

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

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

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

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106. The developer shall construct a public reclamation water system that will serve each lot and or parcels that are located in the proposed project in accordance with the City of Oceanside Ordinance No. 91.15. The proposed reclamation water system shall be located in the public right-of-way or in a public utility easement.

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

AYES:

NAYS:

ABSENT:

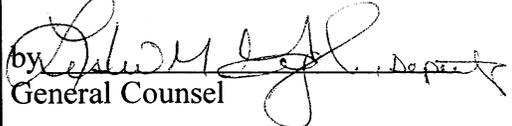
ABSTAIN:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

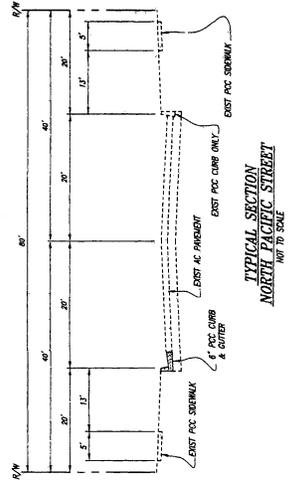
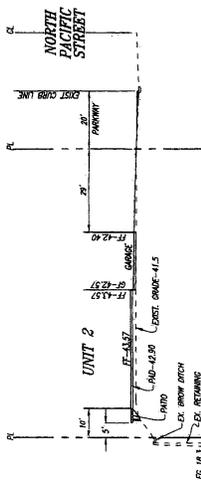
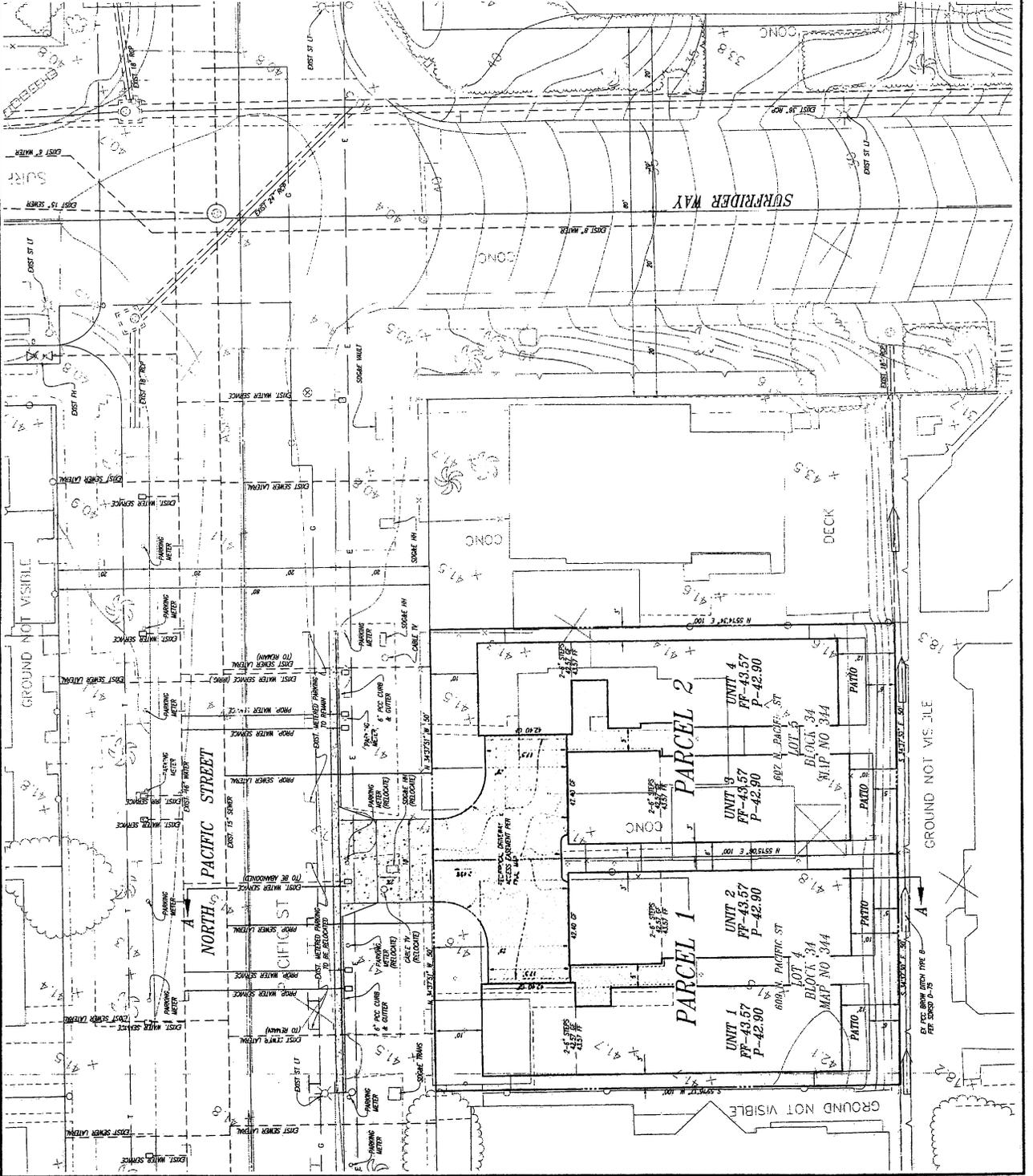
APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

by   
General Counsel

**TENTATIVE PARCEL MAP  
 AND  
 DEVELOPMENT PLAN  
 FOR  
 PACIFIC VIEW VILLAS  
 (FOR CONDOMINIUM PURPOSES)**



SCALE 1" = 10'



PREPARED IN THE OFFICE OF  
**BUCCOLA ENGINEERING, inc**  
 749731-2000  
 1143 Tran Way, Suite 101, Covellville, CA 92026  
 8-77-774

























State of California - The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 6

\*Resource Name or #- 607 N. Pacific St.

P1. Other Identifier: none

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (132b and 132c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5'Quad:

Date: 1975 T11S R4W 1/4 of 1/4 of Sec ; M.D. B.M.S.B.

c. Address: 607 N. Pacific St.

City: Oceanside

Zip: 92054

d. UTM: Zone: 10, mE/ mN (G.P.S.)

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

APN# 143-222-06

\*133a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The resource consists of a small one-story house and a garage with an attached shed. The original 19'x20' house was built using sub-standard box construction with a wood foundation. It has a shingled truncated hip roof with overhanging eaves, and some of the original vertical siding and decorative gingerbread trim remain. An 8' wide porch supported by four posts runs the width of the front of the house. The porch has a flat roof extending from under the front eaves of the house. The railing is enclosed and covered with horizontal siding matching the siding on the lower half of the front facade. The top half of the front facade is board and batten siding. The original long, narrow, double-hung windows remain in the main part of the house. Pipes extending through the roof on either side of the house are possible remnants of stoves once used for heating. The north and south walls are probably the only walls with all the original materials including siding, trim and windows. A 16'x 22' addition was added to the rear of the house at some point. This may have been original to the house or it may have been added in a 1942 remodel. It has horizontal siding, board and batten siding and a shed roof.

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

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)

Eastern facade

7/25/07

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1907-County Assessor

\*P7. Owner and Address:

Michael Shaw

62 Hollow Oak Dr.

Cohasset, CA 95973

\*P8. Recorded by: (Name,

affiliation, and address)

Mary Taschner

322-B N. Nevada St.

Oceanside, CA 92054

\*P9. Date Recorded: 8/15/07

\*P10. Survey Type: (Describe)

Intensive

\*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 Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**CONTINUATION SHEET**

\*Recorded by: Mary Taschner

\*Date: 8/15/07  Continuation  Update

Type in here!

The house is located on North Pacific Street on top of a bluff which overlooks the Pacific Ocean. The house is situated approximately in the middle of the lot with the garage at the north rear of the lot. The lot is surrounded with a picket fence. It is nicely landscaped with grass and mature plants and flowers.

The house has undergone many changes since it was built. At first, it was a single family house. Later, it was remodeled into a duplex with the addition of extra plumbing and partitions. Then in the late 1960's or early 1970's, the house was again converted back to a single family house. At some point, part of the front porch was enclosed to make a small bathroom. Inside the original square house, a partition has been added to make two bedrooms on the north side of the building. The back part of the house with the shed roof includes a kitchen with an ocean view, another bedroom with exposed beams and a bathroom/laundry room. As on the exterior of the house, the original features such as the wide wooden baseboard and the wooden window moldings are mostly on the north and south walls. The original windows remain on the front façade. The rest of the house has few original details left. There is no way to tell where partitions were located when the house was built. The floors have all been carpeted or covered with tile. The original tongue and groove paneling on the walls is no longer in existence.

At the present time, the house is outwardly in good condition, although the porch is beginning to deteriorate. The garage and shed are in very poor condition.

During the 1860s and 1870s, the area that is now Oceanside, was largely agricultural with large ranchos, as well as smaller family farms. The California land booms of the 1880s changed all that. The arrival of the California Southern Railroad led to the formation of the City of Oceanside. The subject property was subdivided by Andrew J. Myers, who is called the "Father of Oceanside".

Andrew J. Myers, a native of Illinois, came to California in 1853, crossing the plains with a team of oxen. At the start of the Civil War, he joined the Confederate Army and served in Texas and Arizona. He and his wife Sophia, lived in Texas for several years after the war. They moved to the San Luis Rey Valley in 1881 and started a dairy farm. When Myers realized that the new railroad would be passing below him on the coast, he saw the opportunities available. Consequently, he filed for a patent on a 160 acre parcel of land in what is now Oceanside. At the same time, Francis H. Whaley, filed for the same parcel of land. Both claims arrived in Washington simultaneously, but Myers' letter was opened first and thus he was awarded a homestead grant for 160 acres around the railroad. Together with real estate agent, J. Chauncey

CONTINUATION SHEET

\*Recorded by: Mary Taschner

\*Date: 8/15/07  Continuation  Update

Type in here!

Hayes, Myers subdivided and sold lots in the new community of Oceanside. He spent the rest of his life in Oceanside. His obituary states that he spent his life "rejoicing in the growth of the thriving community that rose from the foundation laid by him." He died in 1907, so much a part of Oceanside, that he was familiarly known by all as "Uncle Jack".

The first purchaser of the subject lot was Byron Waters, who bought the property in 1885. Since, Waters does not appear in any directories of the area, he was most likely one of the many speculators who bought property hoping to make a profit.

Waters sold the property to D.R. and Julia Dickey in 1887, shortly before the crash of 1888, which brought the real estate boom to an abrupt halt. The Dickey's did not appear in any local directories or census reports at the time, so they were probably also land speculators.

In 1907, the Dickey's sold the lot to Harry S. Utley, who was a district attorney at the Court House in San Diego. Utley had local ties to Oceanside. His wife, who died shortly after the purchase, had spent the previous three years living in Oceanside with her parents, Mr. and Mrs. John Manning. Harry Utley was probably the builder of the house, which was built in 1907, according to the County Assessor's records.

Utley kept the property for the next 24 years, using it as a beach rental and probably also as a vacation house for his own family. Utley and his new wife, Leila, continued to live permanently in San Diego.

In 1931, the Utley's sold the house to Susan J. Goodrich and her daughter, Alice. Susie, as she was known, had lived in Orange with her husband Brainerd, who was the secretary for an irrigation company. Susie was a widow when she bought the house in Oceanside. She lived there for several years in the 1930s, but then moved to Hemet, where she died in 1940. Her daughter, Alice Goodrich Sproule was married to Ambrose Sproule. They lived in Hemet in 1920, where Ambrose was a fruit grower. By 1930, the Sproule's had moved to Barstow, where Alice was a public school teacher and Ambrose was the proprietor of a grocery store. It is unlikely that Alice Sproule ever lived in the Oceanside house.

After her mother's death, Alice Sproule sold the property to George and Evelyn Mathis in 1941. Since directories for the period of the Mathis ownership are unavailable, it is unknown whether they lived in the house. It was probably always a rental since the house was remodeled into two units in 1942, with rents at \$40 and \$42 per month. Mrs.

**CONTINUATION SHEET**

\*Recorded by: Mary Taschner

\*Date: 8/15/07  Continuation  Update

Type in here!

Angelina Murrow was listed as a tenant in 1955 and 1956. When George Mathis sold the house in 1959, he was retired and living at 210 S. Freeman St. in Oceanside.

Lee and LaVonne Shaw bought the house in 1959. At first they kept it as a duplex. Mrs. Shaw's father, Peter McCormick lived there for a while. Later it was rented to the Betts family. Several years after Lee Shaw's retirement as a U.S. Postal Inspector, the Shaw's moved into the house, which had been turned back into a single family residence. After Lee Shaw's death in 1989, La Vonne Shaw continued to live there until her death in 2003.

The current owner, Michael Shaw, is the son of Lee and LaVonne Shaw.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 607 N. Pacific St.

B1. Historic Name: none

B2. Common Name: 607 N. Pacific St.

B3. Original Use: residential

B4. Present Use: residential

\*B5. Architectural Style: California bungalow

\*1916. Construction History: (Construction date, alterations, and date of alterations)

Construction date- 1907

Remodel- 1942

Alterations- unknown dates

\*137. Moved? No Yes Unknown Date:

Original Location:

\*138. Related Features:

Garage and shed

139a. Architect: none

b. Builder: Unknown

\*1310. Significance: Theme: Residential

Area: Oceanside

Period of Significance: 1907-present

Property Type: Residential

Applicable Criteria: n/a

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

The subject resource is located in the A.J. Myers Addition, subdivided in 1885. The back of the property is on the bluff overlooking the Pacific Ocean. The land was originally bought by speculators who hoped to capitalize on this close proximity to the water. The proximity to the ocean shaped the development of the neighborhood. Many rentals were built, including the subject resource, which was used as a vacation rental when it was built. At the present time, the neighborhood is in transition. A few older single family homes still remain, but new condominiums are being constructed on much of the block. Because beach property is so desirable, the trend for new buildings will continue. The resource was built of average materials and the sub-standard construction typical of rental property at the time. The building retains the integrity of its location, but it has been altered extensively over the years with very few original details remaining. The resource building has no particularly distinctive architectural details. It is one of many Southern California bungalows typically built by contractor/builders from the 1890s through the 1920s.

131 1. Additional Resource Attributes: (List attributes and codes) HP2 Single family property

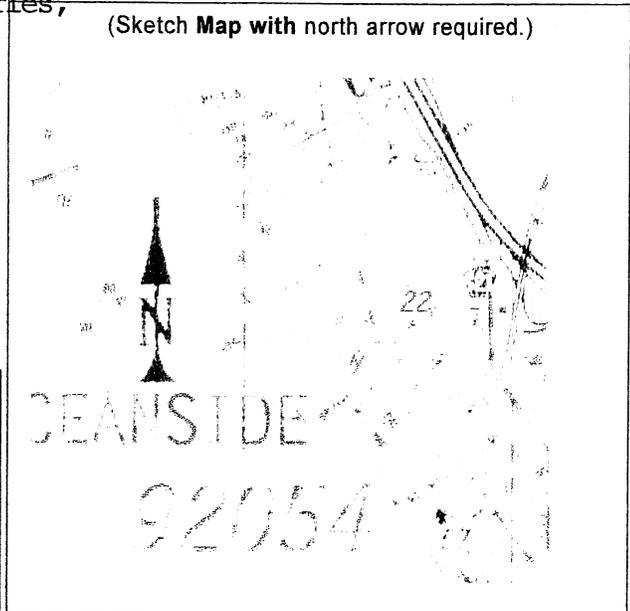
\*1312. References: SD County Assessor's records; Blade Tribune, 1907; US Census records, 1880-1930; Walker, Lester, American Shelter, The Overlook Press, New York, 1997; Oceanside Telephone Directories, 1954-1959; SD City & County Directories, various.

B13. Remarks:

\*1314. Evaluator: Mary Taschner *Mary Taschner*

\*Date of Evaluation: 8/15/07

(this space reserved for official comments.)



**CONTINUATION SHEET**

\*Recorded by: Mary Taschner

\*Date: 8/15/07  Continuation  Update

Type in here!

This encompasses any cottage-like structure, informal in plan, elevation and detail. The resource building was not designed by a master architect with a national reputation. It was not constructed of rare or unique materials. The building is not directly associated with any known historic events. Persons of historic standing are not directly associated with it. The building is unlikely to offer any information which would be of local, state or national importance. This study has effectively exhausted all research potential which may have existed for this building.

The building was listed in the 1992 Cultural Resource Survey for the City of Oceanside as a building of local interest. This study offered an overall view of all the city historic resources. However, it did not go into an in-depth study of each separate building. The survey erroneously listed 607 N. Pacific St. as being built in 1887 using vertical board and batten siding. After further intensive study of the resource, the facts do not support this building date or the building materials used. Because the house is so extensively altered, it has only minor local interest at this point in time. The building is not eligible for nomination to the national or California historic registers.

PRIMARY RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code 6Z

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

\*Resource Name or #: (Assigned by recorder) 609 N. Pacific Street

Page 1 of 3

\*P1. Other Identifier: Roland H. Reno Rental House

\*P2. Location:  Not for Publication  Unrestricted \*

a. County: San Diego

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

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

c. Address: 609 N. Pacific Street City: Oceanside Zip: 92054

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

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN: 143-222-07; Lot 4, Block 34, A.J. Myers Addition

\*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The resource consists of a small (680 sq ft) wood frame, rectangular, one story, Vernacular style house. The building, which rests on concrete foundation with wire mesh foundation vents, is clad with 1" x 8" siding and has wood board edge trim. The asymmetrical front of the house is oriented westward, overlooking the adjacent Pacific Ocean. The medium pitched front gabled roof is covered with composition shingles. Its narrow eaves are open with exposed rafters. The fenestration consists of rectangular paired and single, 1/1 wood framed double hungs of varying sizes. Some of the paired windows share a common surround. The house is accessed from the sidewalk through the low wood picket fence and gate, down a concrete walkway along the north side of the building, up three concrete steps, to the raised concrete entry porch at the west end of the structure. The porch has an integral roof supported by three single wood posts. The single wood five-lite French door leads from the porch into the interior. Two side doors are also present on the north wall. One is a ten-lite French door accessed by three concrete steps; the other is a wood four-lite door accessed by two concrete steps. The detached, front gabled, single-car, wood board sided garage is located at the front of the lot, next to the street. Scalloped trim boards are present in the gable ends. The landscaping consists of grass and mature shrubs. The house appears to be maintained and is in good condition.



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

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

P5b. Description of Photo: (View, date, accession #) East facade looking west, 1/6/08, 1082:1

\*P6. Date Constructed/Age and Source  Historic  Prehistoric  Both Constructed circa 1945 per Residential Building Record

\*P7. Owner and Address: 609 Pacific, Inc.  
2588 El Camino Real, F-200 Carlsbad, CA 92008

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

\*P9. Date Recorded:

1/11/08 \*P10. Type of Survey: (Describe) Field Check \*P11. Report Citation (Cite survey report and other sources, or enter "none".) None Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Resource Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

CONTINUATION SHEET

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

\*Resource Name or # (Assigned by recorder) 609 N. Pacific Street

\*Recorded by Ruth Alter

Date 1/11/08

Continuation  Update

According to the chain of title prepared by California Lot Book, Inc., Andrew Jackson Myers (variously Meyers) and his wife Sophia deeded this unimproved property to Byron Waters in September, 1885. Mr. Myers, known affectionately as "Uncle Jack" by Oceanside's early citizenry, was, along with J. Chauncey Hayes, the co-founder and developer of Oceanside. Mr. Waters was a San Bernardino attorney and judge, who moved his family to Oceanside in 1885. He delivered the town's Fourth of July oration that year and settled into " a fine residence," built by C. Briggs at a cost of \$1,800.00 later in July. Waters subsequently purchased the subject lot in September, but conveyed title to James W. Waters, Jr., likely a relative, in July, 1886.

In September, 1889, George M. Cooley purchased the property. A prosperous hardware merchant and farmer, he and his wife Sarah were residents of San Bernardino County at the time they bought the subject lot. The couple sold the property to Emily M. Hayes, in April, 1903. Miss Hayes, later Emily Arguello, was the daughter of J. Chauncey Hayes, and an active participant in the family real estate business. Two months after acquiring title, she sold the lot to Fred M. Dunbar, who owned other properties in the immediate area. Mr. Dunbar and his wife Ella were living in Riverside County at the time.

The property's ownership reverted to Emily Hayes in July, 1906, and title was granted to farmer Robert H. Martin and his wife Olive the next month. The Martins resided in Long Beach. Their son George K. Martin acquired ownership through his mother's estate in April, 1922. He sold the lot to Edith R. Williams in February, 1923.

In April, 1931, the still unimproved property was subsequently sold to Mattie Biddle who went by various alternate names, including Mrs. J.M. Biddle, Nellie Riggins, and Mary Ellen Riggins. Roland H. Reno bought the property from Biddle in July, 1941. A San Diegan, Reno was responsible for the construction of the subject resource sometime around 1945. It appears the house was used as a rental as the property occupation is identified as "transient" by the 1955-56 City Directory. Reno sold the house to Charles P. Cochran and his wife Winona in June, 1967. The house continued to be used as a rental and the 1981 Haines Directory lists the occupant as John Lundbohm. The present owner, 609 Pacific, Inc., acquired the property in 2008 from Mrs. Cochran's estate.

B1. Historic Name: Roland H. Reno Rental House  
B2. Common Name: None  
B3. Original Use: Single-family residence B4. Present Use Single-family residence  
\*B5. Architectural Style: Vernacular  
\*B6. Construction History: (Construction date, alternations, and date of alterations)  
The resource was constructed circa 1945 per the Residential Building Record. The siding on the house does not match that of the detached garage, which appears original, and may have been replaced at some time in the past.  
\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
\*B8. Related Features: Detached one-car garage  
B9a. Architect: Unknown b. Builder: Unknown  
\*B10. Significance: Post-World War II residential development Area Oceanside, California  
Period of Significance 1945 to 1960 Property Type Residential Applicable Criteria N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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

The subject resource is very typical of the area for its time of construction. The property remained undeveloped until after World War II and the resulting house appears to have been constructed for rental income. Designed in a simple Vernacular style with both simple Craftsmanesque and Ranchesque influences, the property reflects the blending of these styles as Craftsman design phased into Ranch architecture. The simplicity of the house probably reflects the scarcity of building materials following the war, as well. The stylistic simplicity is also typical of beach front properties used as vacation homes or rentals. The proximity to the Pacific Ocean made this a very attractive rental site.

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

B11. Additional Resource Attributes: (List attributes and codes) None  
\*B12. References: Assessor's records, San Diego County; Hawthorne, K., Oceanside, Where Life is Worth Living, 2001. Donning Company Publishers, Virginia Beach, Virginia; McAlester, V. and L., A Field Guide to American Houses, 2000. Alfred A. Knopf, New York.

B13. Remarks:  
\*B14. Evaluator: Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

Date of Evaluation: 1/11/08

(This space reserved for official comments.)

