DATE: December 18, 2006

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A TENTATIVE PARCEL MAP (P-12-06), DEVELOPMENT PLAN (D-13-06), CONDITIONAL USE PERMIT (C-40-06), VARIANCES (V-13-06, V-14-06, V-16-06), REGULAR COASTAL PERMIT (RC-17-06) AND DEFERRAL OF OVERHEAD UTILITIES UNDERGROUND CONVERSION, TO PERMIT DEMOLITION OF A 4,854-SQUARE FOOT CHURCH, SUBDIVIDE TWO LOTS TOTALING APPROXIMATELY 10,000 SQUARE FEET INTO FOUR LOTS AND DEVELOP FOUR SINGLE-FAMILY DETACHED DWELLINGS AT 1003 SOUTH TREMONT STREET – ALL AMERICAN HOMES AND ESTATES – APPLICANT: GERARDO CRUZ**

RECOMMENDATION

Staff recommends that the Planning Commission approve Tentative Parcel Map (P-12-06), Development Plan (D-13-06), Conditional Use Permit (C-40-06), Variances (V-13-06, V-14-06, V-16-06), Regular Coastal Permit (RC-17-06) and the deferral of overhead utilities underground conversion request and adopt Planning Commission Resolution No. 2006-P75 as attached.

PROJECT DESCRIPTION AND BACKGROUND

The subject site is comprised of two lots and occupies the southwest corner at the intersection of Tremont Street and West Street, within the Townsite Neighborhood. The project area, totaling approximately 10,000 square fteet is part of the Jarvis Addition Map No. 163 filed in the office of County Recorder of San Diego County, February 26, 1887. The site slopes slightly in a northwesterly direction. A 2.5-foot grade differential exists between the highest point of the property along Tremont Street and the lowest point along the alley way. Surrounding development includes a mobile home park to the south, multiple-family and single-family residential uses to the north, south and east of the site and commercial uses to the west across the alley.

The site is zoned Urban High-Density Residential (RH-U), consistent with an UHD (Urban High-Density Residential) General Plan land use designation, which permits development of the property at a density of 29-43 dwelling units per acre. The proposed project density is 17.5 dwelling units per acre.

The property is developed with a modest, circa 1951, single-story 4,854-square foot wood frame church. The church is accessed from the street, across an asphalt parking lot that fronts the building. Landscaping is minimal and consists of a few trees and shrubs. The structure does not qualify under any criteria for nomination and listing in the National Register of Historical Places, California Register for Historical Resources, or the Oceanside Historical Resources Register and is proposed to be demolished.

Project Description: The project application consists of several entitlements: a Tentative Parcel Map; a Development Plan; a Conditional Use Permit; three Variances, a Regular Coastal Permit and a request to defer undergrounding of existing overhead utilities. Each discretionary request is described as follows:

Tentative Parcel Map and Development Plan: The applicant is requesting consideration and approval of a four-lot Tentative Parcel Map and development of four single-family detached dwellings. Pursuant to Subdivision Ordinance requirements, a Tentative Parcel Map must be processed and approved in order to subdivide the two existing parcels into four legal parcels. In addition, pursuant to the Zoning Ordinance, a Development Plan is required for the development of two or more dwelling units in residential zoning districts.

The proposed lot design meets minimum standards with the exception of the requested lot depth, area and exterior side yard setback variances. The two-story single-family dwellings include 3 bedrooms and 3.5 baths within 2,412-2,427 square feet of habitable space per unit. Two-car attached garages are proposed for each one of the units. Vehicular access to and parking for the units will be provided via an existing alleyway. Primary pedestrian access is proposed from the South Tremont Street frontage.

The applicant proposes the same floor plan and architectural treatment for the four homes in order to create the impression of a building massing and urban pattern which would be consistent and complimentary with future multiple family and row-home type structures within the subject Urban High-Density Residential (RH-U), zoning district. Exterior building materials and details include hand troweled smooth finish stucco, ornamental ironwork balconies, shaped/exposed wood rafters, clay tile roofing and decorative clay vents, custom wood entry doors/gates and fiberglass clad wood windows and French doors. The proposed color palette features neutral colors. The landscaping concept builds upon a drought-tolerant, contemporary style with a mixture of Palm trees, bold foliage, grasses and ground cover. The hardscape is intended to complement the architecture through use of color concrete and accent paving. Landscaping will include various flowers and shrubs such as Fortnight Lily, New Zealand Flax, grasses of various colors and textures. Ground covers such as Star Jasmine, Scotch Moss and others will be used throughout the site.

The following table summarizes proposed and applicable development standards for the project site:

	MINIMUM REQUIRED	PROPOSED
MINIMUM LOT SIZE	2,500 sq.ft.	2,497 sq. ft. & 2,496 sq. ft. *
PARKING SPACES	2-parking spaces	2-parking spaces
FRONTYARD SETBACK	10-ft.	10-ft.
SIDEYARD SETBACK	3-ft.	3-ft.
EXTERIOR SIDE-YARD	10-ft.	3-ft.*
REARYARD SETBACK	5-ft.	5-ft.
LOT WIDTH	25-ft.	25-ft. & 25.01-ft.
BUILDING HEIGHT	27-ft.	27-ft.
LOT DEPTH	100-feet	99.84-ft & 99.85-ft.*

* Asterisk indicates variance requests from applicable development standards

Conditional Use Permit: Pursuant to Zoning Ordinance Article 10, single-family detached units (row-homes) on a minimum 2,500-square foot lots are permitted subject to approval of a conditional use permit within certain residential districts, including the subject high density residential zoning district, when determined to be compatible with existing and future land uses and plans. A conditional use permit, to allow single-family detached units on approximately 2,500-square foot lots has been submitted for consideration.

Regular Coastal Permit: A Regular Coastal Permit (RC-17-06) is required due to the fact that the project is situated within the Coastal Zone.

Variances: The applicant has requested variances from applicable development standards to permit the establishment of lots with: a) 99.84 and 99.85-foot depths rather than 100-foot depth; b) 2,497 and 2496-square foot areas rather than 2,500-square foot areas; and c) 3-foot exterior side yard setback rather than a 10-foot setback.

Deferral of underground conversion of overhead utilities for the property: Section 3023 of the Zoning Ordinance requires that all new and existing electrical, telephone, CATV and similar distribution lines providing direct service to a development site be installed underground within the site and along the site's frontage in the public right-of-way, if frontage improvements are required to develop the site.

The Subdivision Ordinance includes deferral provisions for underground utility conversions and authorizes the Planning Commission to consider such requests at the time of tentative map approval. The applicant has submitted a request to defer the overhead utilities underground conversion requirements pursuant to Section 900G of the Subdivision Ordinance.

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

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

ANALYSIS

KEY PLANNING ISSUES

1. Is the proposed project consistent with the underlying land use and zoning designation and the Local Coastal Plan, in terms of land use and site design standards?
2. Is the proposed small lot subdivision design compatible with existing and future development patterns and land use plans within the area?
3. Does the project meet the findings for granting the requested deferral of overhead utilities underground conversion?
4. Are the Variance requests supported by the findings specified under Section 4105(B) of the Zoning Ordinance?

DISCUSSION

Parcel Map and Development Plan: The proposed project involves subdivision of an approximately 10,000-square foot lot into four lots and improvement of said parcels with one single-family detached dwelling on each parcel in a "row-home" configuration. The project has been reviewed for conformity with applicable Zoning and Subdivision Ordinance requirements as well as General Plan policies regulating residential single-family subdivisions. Staff has determined that overall the project meets the intent of applicable small-lot design and development standards, including parking, height and setbacks and is consistent and compatible with other recently approved row home developments within the Townsite Neighborhood.

Regular Coastal Permit: The proposed project is consistent with the policies of the Local Coastal Program as implemented through the City Zoning Ordinance. The project will not substantially alter or impact existing public views of the coastal zone area. The project meets maximum height provisions applicable to the subject zoning

district and will not obstruct any existing or planned public beach access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal Act.

Variance to allow reduction to required lot depth and lot area: The proposed 99.84-foot and 99.85-foot deep lots are the result of special circumstances. The project site (APN 152-012-15) was established in 1887 as two 50 feet by 100 feet lots based on surveying technology available at that time and are slightly less in depth and area than current more precise surveying technology indicates the actual depth and area of the site to be. Therefore, the strict applications of the requirements of the Zoning Ordinance would deprive the subject property of ownership/development privileges enjoyed by other properties in the vicinity and under identical zoning classification. Furthermore, staff's evaluation concludes that the proposed 99.84-foot and 99.85-foot deep lots and their corresponding 2,497-square foot and 2,496-square foot lot areas will not make the property or use appear out-of-character with property improvements in the vicinity. The difference between the required 100-foot lot depth and proposed 99.84-foot and 99.85-foot lot depth as well as the difference between the required 2,500-square foot lot area (min) and proposed 2,497 and 2,496-square foot lot areas is negligible and indiscernible. As such, granting the Variance for the proposed subdivision will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare. Finally, approval of the requested variance will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district. Similar variance requests have been previously granted within the Townsite Neighborhood.

Variance to allow a reduction to the required 10-foot (min) exterior side yard setback: The applicant proposes a 3-foot exterior side yard setback in lieu of 10 feet. Implementation of the required 10-foot exterior side yard setback would render the 25-foot wide parcel at the intersection of West Street and South Tremont Street undevelopable.

The subject request is consistent with other recently approved exterior side yard setbacks within the Townsite neighborhood and will not be out-of-character with property improvements in the vicinity. Other existing structures along West Street are located at approximately 3 feet from the exterior side property line. Therefore, granting the subject Variance will be complementary with the urban development pattern in the immediate area and will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare.

Request to defer Undergrounding of Overhead Utilities: The Planning Commission may defer all or a portion of the requirements to underground existing facilities at the time of tentative map approval solely on one or more of the following findings:

a. Existing facilities are within an existing alley.
b. The subdivision contains less than 10 residential units.
c. A residential subdivision has less than 250 feet of existing frontage.

d. Facilities exist along rear property line(s) within an agricultural or residential estate zoned property.
e. Conversion as defined above creates a net increase in three or more poles over existing number of poles.
f. Seventy percent or more of the facilities required to be under grounded exist on the opposite side of existing abutting street from the subdivision.
g. Subdivision is within the Redevelopment project Area and;
    i. Subdivision is less than one-quarter (1/4 block in length (fronting street or alley) or
    ii. Subdivide provides verification by the utility companies impacted that the subdivision's obligations can be proven to be exorbitant in cost in relationship to a larger conversion project within the same area and of similar conditions.

The project meets the above a, b and c findings and qualifies for the requested deferral and associated payment of in-lieu fees. Therefore a condition of project approval requiring payment of in-lieu fees based upon the length of utilities to be placed underground is recommended by staff.

ENVIRONMENTAL DETERMINATION

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

SUMMARY

The proposed project is consistent with applicable Zoning Ordinance development criteria, Subdivision Ordinance regulations and General Plan land use policies. The project qualifies for deferral of overhead utilities undergrounding. Therefore, staff recommends that the Planning Commission:

-- Move to approve Tentative Parcel Map (P-12-06), Development Plan (D-13-06), Conditional Use Permit (C-40-06), Variances (V-13-06, V-14-06, V-16-06), Regular Coastal Permit (RC-17-06) and the deferral of overhead utilities underground conversion request and adopt Planning Commission Resolution No. 2006-P75 as attached.

PREPARED BY:

Amy Volzke
Principal Planner

SUBMITTED BY:

Jerry Hittleman
City Planner

AV/JH/fil

Attachments:
1. Site Plan, Floor Plans & Elevations
2. Planning Commission Resolution No. 2006-P75

FOUR NEW ROW HOMES FOR

ALL AMERICAN HOMES AND ESTATES

LOCATED AT 1003 S. TREMONT AVE.
OCEANSIDE, CALIFORNIA, 92054

ARCHITECTURAL SHEET INDEX

T1	TITLE SHEET
Z1	ZONING COMPLIANCE AREA CALCS.
Z2	ZONING COMPLIANCE AREA CALCS.
SD1	SITE PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR PLAN
A3.0	ROOF PLAN
A4.0	EXTERIOR ELEVATIONS 1 & 2
A4.1	EXTERIOR ELEVATIONS 3 & 4 & 5
A4.2	EXTERIOR ELEVATIONS 6 & 7
A4.3	EXTERIOR ELEVATIONS 8 & 9
A4.4	EXTERIOR ELEVATIONS 10 & 11
A4.5	EXTERIOR ELEVATION 12
A5.0	BUILDING SECTION 1

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REVISION 14:
REVISION 13:
REVISION 12:
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REVISION 10:
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REVISION 08:
REVISION 07:
REVISION 06:
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REVISION 03:
REVISION 02: 11/16/06
REVISION 01: 10/13/06
ORIGINAL DATE: 8/22/06
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Sheet Title: TITLE SHEET

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FOUR NEW ROW HOMES FOR
ALL AMERICAN HOMES AND ESTATES
1003 S. TREMONT AVENUE
OCEANSIDE, CA 92054

REVISIONS
PRELIMINARY DESIGN 6/13/06
2ND PRELIMINARY DESIGN 8/22/06
1ST PLANNING SUBMITTAL 8/22/06
2ND PLANNING SUBMITTAL 10/13/06
3RD PLANNING SUBMITTAL 11/16/06

Phase:	PLANNING
Date:	06/15/06
Reviewed by:	JB
Drawn:	JB
Job No.:	06-06
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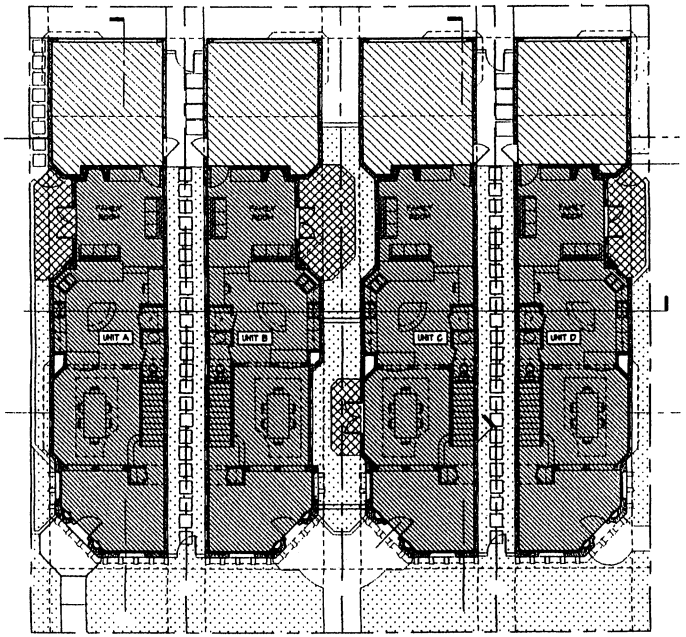
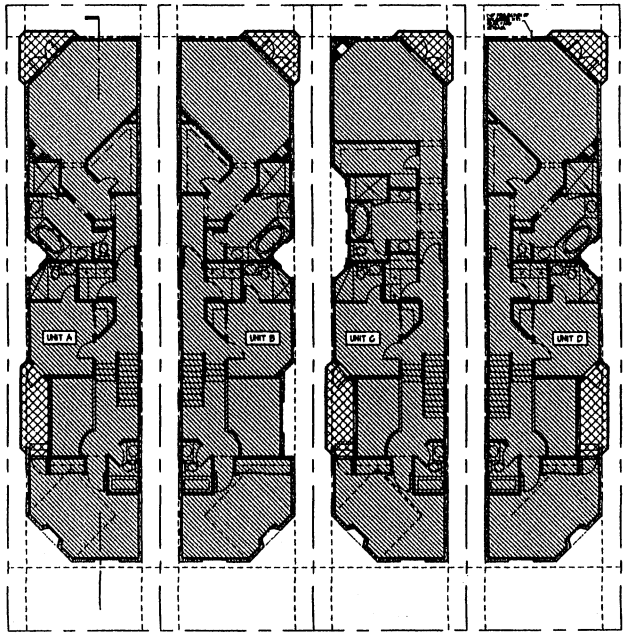


FIRST FLOOR AREA CALCULATIONS

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



SECOND FLOOR AREA CALCULATIONS

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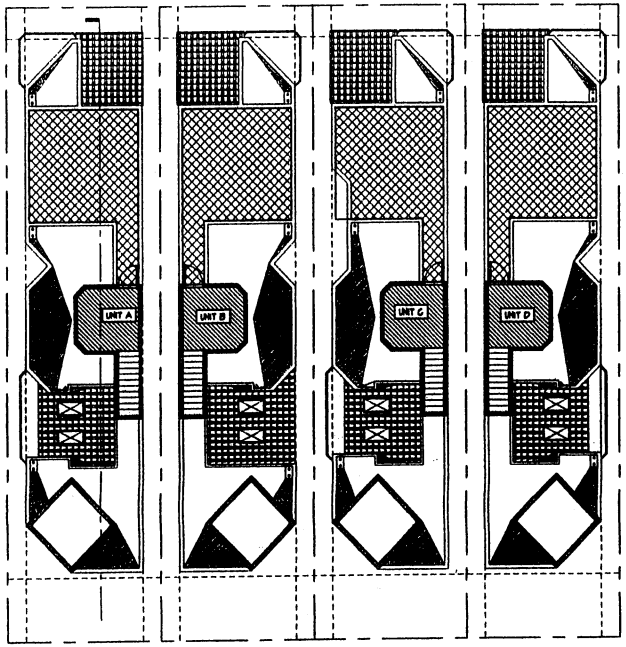

THIRD FLOOR AREA CALCULATIONS

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

NOTE:

SEE SHEET Z.2 FOR PROJECT INFORMATION

AREA SUMMARY CALCULATIONS

UNIT A:

FIRST FLOOR LIVABLE SPACE	477 SF
SECOND FLOOR LIVABLE SPACE:	1552 SF
THIRD FLOOR MECHANICAL ROOM:	48 SF
TOTAL LIVABLE AREA UNIT A:	2427 SF
TWO CAR GARAGE:	360 SF
TOTAL BUILDING AREA:	2787 SF

UNIT B:

FIRST FLOOR LIVABLE SPACE:	452 SF
SECOND FLOOR LIVABLE SPACE:	1926 SF
THIRD FLOOR MECHANICAL ROOM:	48 SF
TOTAL LIVABLE AREA UNIT B:	2426 SF
TWO CAR GARAGE:	360 SF
TOTAL BUILDING AREA:	2786 SF

UNIT C:

FIRST FLOOR LIVABLE SPACE:	446 SF
SECOND FLOOR LIVABLE SPACE:	1518 SF
THIRD FLOOR MECHANICAL ROOM:	48 SF
TOTAL LIVABLE AREA UNIT C:	2412 SF
TWO CAR GARAGE:	360 SF
TOTAL BUILDING AREA:	2772 SF

UNIT D:

FIRST FLOOR LIVABLE SPACE:	477 SF
SECOND FLOOR LIVABLE SPACE:	1552 SF
THIRD FLOOR MECHANICAL ROOM:	48 SF
TOTAL LIVABLE AREA UNIT B:	2427 SF
TWO CAR GARAGE:	360 SF
TOTAL BUILDING AREA:	2787 SF

ADJOINED AREAS:

TOTAL GARAGE SPACE:	1440 SF

AREA TOTALS:

TOTAL LIVABLE SPACE:	9692 SF
TOTAL AREA (WITH PARKING):	11132 SF

HATCHING NOTE

- HATCH INDICATES LIVABLE FLOOR AREA
- HATCH INDICATES PATIOS, BALCONIES OR ROOF DECK
- HATCH INDICATES AREA EXCLUDED FROM LIVABLE SPACE CALCULATION

eos architecture, inc.
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KENNETH SOUTH - ARCHITECT

FOUR NEW ROW HOMES FOR
ALL AMERICAN HOMES AND ESTATES
1003 S. TREMONT AVENUE
OCEANSIDE, CA 92054

REVISIONS

PRELIMINARY DESIGN	6/15/06
2ND PRELIMINARY DESIGN	6/21/06
1ST PLANNING SUBMITTAL	8/22/06
2ND PLANNING SUBMITTAL	10/12/06
3RD PLANNING SUBMITTAL	11/16/06

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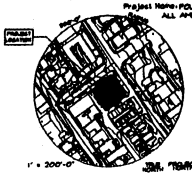

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Sheet Title: ZONING COMPLIANCE

Phase: PLANNING

Date: 06/15/06

Reviewed by: JB

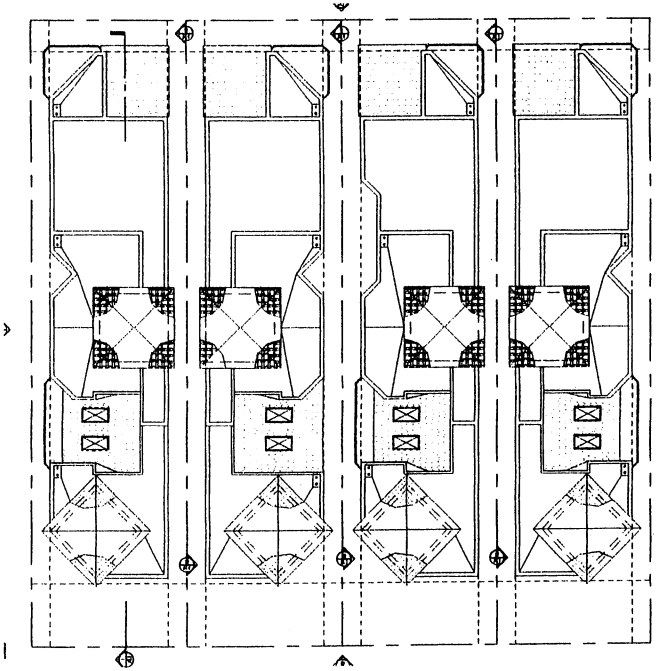
Drawn: JB

Job No.: 06-06

Sheet Name: ZONING COMPLIANCE AREA CALCULATIONS

Sheet: Z.1

Of Sheets



ROOF AREA CALCULATIONS

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

AREA SUMMARY

UNIT A
ROOFDECK : 551 SF
MECHANICAL ROOM/STAIRWELL: 98 SF
TOTAL ROOF AREA: 1545 SF

UNIT B
ROOFDECK : 551 SF
MECHANICAL ROOM/STAIRWELL: 98 SF
TOTAL ROOF AREA: 1545 SF

UNIT C
ROOFDECK : 551 SF
MECHANICAL ROOM/STAIRWELL: 98 SF
TOTAL ROOF AREA: 1545 SF

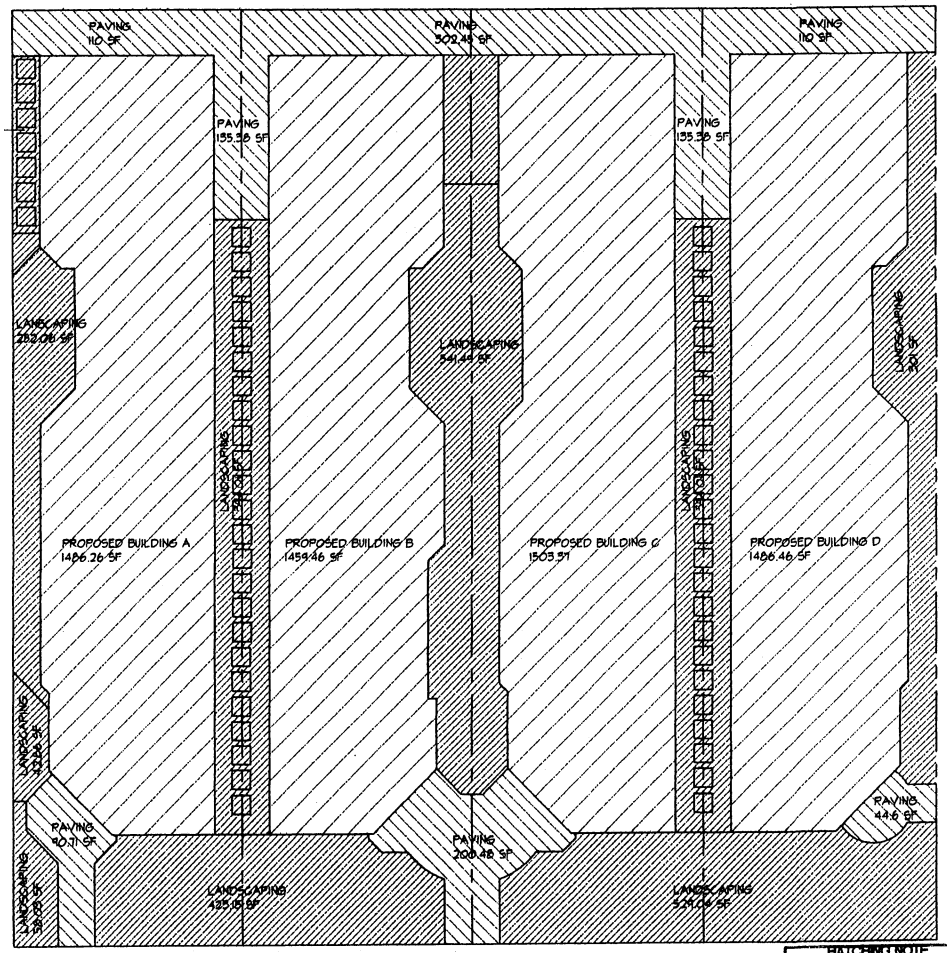
UNIT D
ROOFDECK : 551 SF
MECHANICAL ROOM/STAIRWELL: 98 SF
TOTAL ROOF AREA: 1545 SF

AREA WHICH EXCEED 27'-0" HEIGHT LIMIT: 98 SF PER UNIT (6.4%)
TOTAL ROOF AREA PER UNIT : 1545 SF
10% ROOF AREA) (6.4%)
HEIGHT LIMIT COMPLIES FOR ALLOWABLE AREA IN EXCESS OF 27'-0" HEIGHT LIMIT

HATCHING NOTE

HATCH INDICATES BALCONY, PATIO OR COURTYARD AREA

HATCH INDICATES ROOF AREA



SITE CALCULATIONS

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

AREA SUMMARY

LOT AREA: 9886.64 SF UNIT A: 2447 SF UNIT B: 2446 SF UNIT C: 2446 SF UNIT D: 2447 SF
TOTAL BUILDING FOOTPRINT: 1486.26 SF + 1459.46 SF + 1503.51 SF + 1486.26 SF + 5435.39 SF (54.9%) OF LOT
PAVING AREA: 40.71 SF + 208.48 SF + 44.6 SF + 110 SF + 302.45 SF + 110 SF + 135.36 + 135.36 + 1124 SF (11.3%)
LANDSCAPING AREA: 42.86 SF + 58.09 SF + 425.18 SF + 524.04 SF + 501 SF + 541.44 SF + 544.01 SF + 544.01 SF + 252.06 SF + 2435.85 SF (29.4%)

HATCHING NOTE

HATCH INDICATES AREA TO BE LANDSCAPED

HATCH INDICATES AREA TO BE PAVED

HATCH INDICATES AREA TO BE BUILDING FOOTPRINT

PROJECT INFORMATION

PROJECT DESCRIPTION

CONSTRUCTION OF FOUR NEW TWO STORY WITH MECHANICAL PENTHOUSE, SINGLE FAMILY DETACHED ROW HOMES WITH ATTACHED TWO-CAR- GARAGES AND NEW LANDSCAPING

CONSTRUCTION TYPE: TYPE V
OCCUPANCY: R-3
NUMBER OF STORIES: TWO STORIES AND ROOF DECK
EXISTING ZONING: RM-4
PROPOSED ZONING: RM-4
EXISTING GENERAL PLAN DESIGNATION: LMD
PROPOSED GENERAL PLAN DESIGNATION: LMD
TOTAL SITE SQUARE FOOTAGE: 9886.64 SF
NUMBER OF LOTS: FOUR
NUMBER OF DWELLING UNITS: FOUR NEW ROW HOMES
DENSITY: 18.18 DUAC
TOTAL BUILDING COVERAGE: 5435.78 SF (54.95%)
LANDSCAPE: 2435.85 SF (29.4%)
PAVING: 1124 SF (11.3%)
OFF STREET PARKING REQUIRED: (2) SPACES/SINGLE FAMILY UNIT - (8) TOTAL
OFF STREET PARKING PROPOSED: (2) SPACES/SINGLE FAMILY UNIT - (8) TOTAL
GROSS FLOOR AREA OF PROPOSED BUILDING: 11,360 SF

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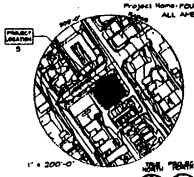

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ORIGINAL DATE: 8/22/08
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Sheet Title: zone compliance

FOUR NEW ROW HOMES FOR
ALL AMERICAN HOMES AND ESTATES
1003 S. TREMONT AVENUE
OCEANSIDE, CA 92054

REVISIONS
PRELIMINARY REVIEW 4/21/08
2ND PRELIMINARY REVIEW 7/21/08
1ST PLANNING SUBMITTAL 8/21/08
2ND PLANNING SUBMITTAL 10/21/08
3RD PLANNING SUBMITTAL 11/24/08

Phase: PLANNING
Date: 08/15/08
Reviewed by: JB
Drawn: JB
Job No.: 08-08

Sheet Name: ZONING COMPLIANCE AREA CALCULATIONS
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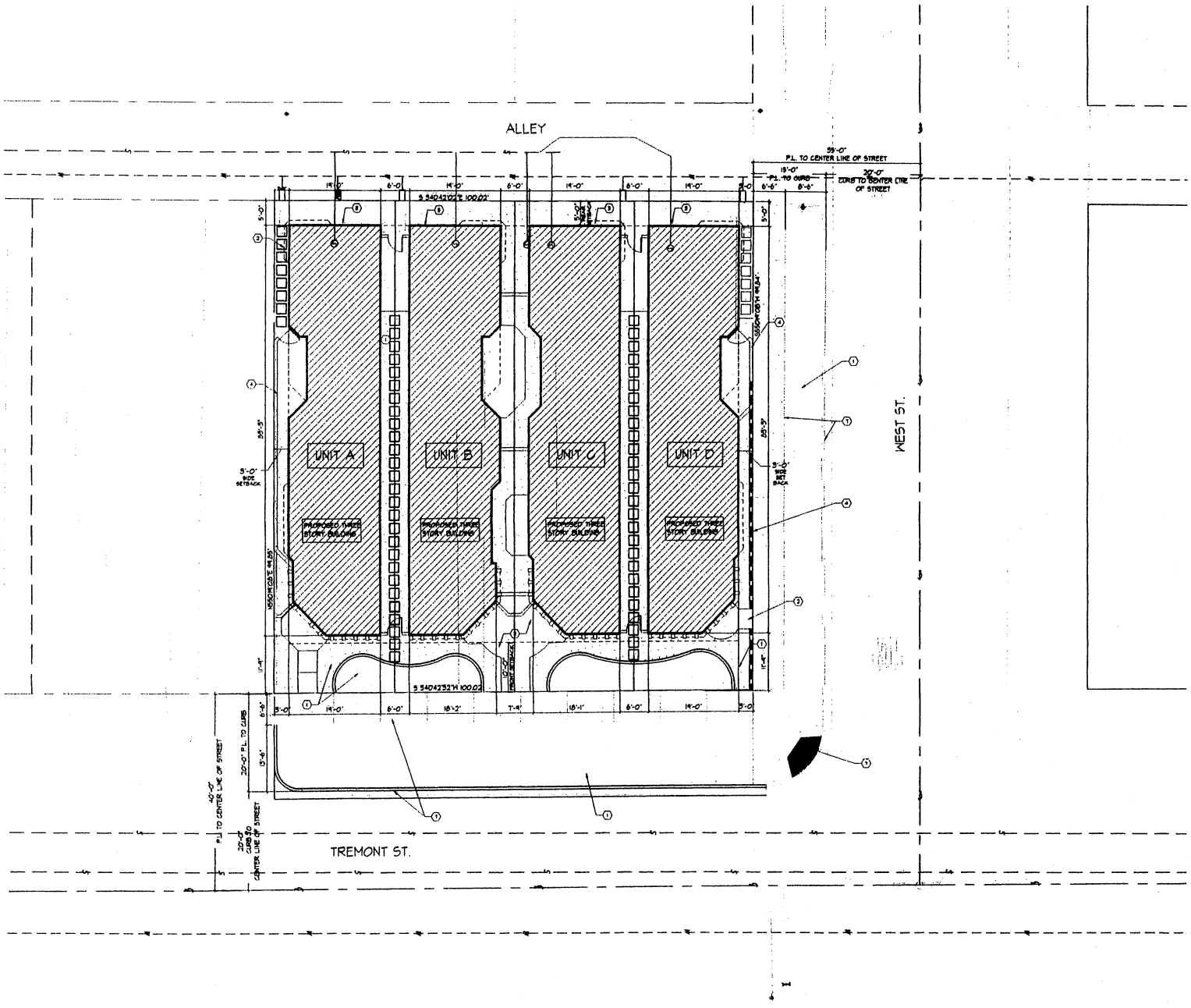

SITEPLAN NOTES

1. LANDSCAPE PER LANDSCAPE PLANS
2. COLORED CONCRETE WALK PER LANDSCAPE PLANS
3. ACCESS FOR GARAGE / PARKING
4. SITE WALL PER CIVIL DRAWINGS
5. SEWER SERVICE PER CIVIL DRAWINGS
6. WATER SERVICE PER CIVIL DRAWINGS
7. SIDEWALK, CURB RAMP AND CURB AND GUTTER PER CIVIL DRAWINGS

SITE PLAN

SCALE 1/8"=1'-0"

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FOUR NEW ROW HOMES FOR
ALL AMERICAN HOMES AND ESTATES
1003 S. TREMONT AVENUE
OCEANSIDE, CA 92054

REVISIONS

PLANNING SUBMITTAL 06/15/09
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2ND ENGINEERING SUBMITTAL 09/04/09
3RD PLANNING SUBMITTAL 11/19/09

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Project Address: 1003 S. TREMONT AVE. OCEANSIDE CA.

Project Name: FOUR NEW ROW HOMES FOR ALL AMERICAN HOMES & ESTATES

PROJECT LOCATION

1" = 200'-0"

Phase: PLANNING
Date: 06/15/09
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Sheet Name: SITE PLAN
Sheet: SD1
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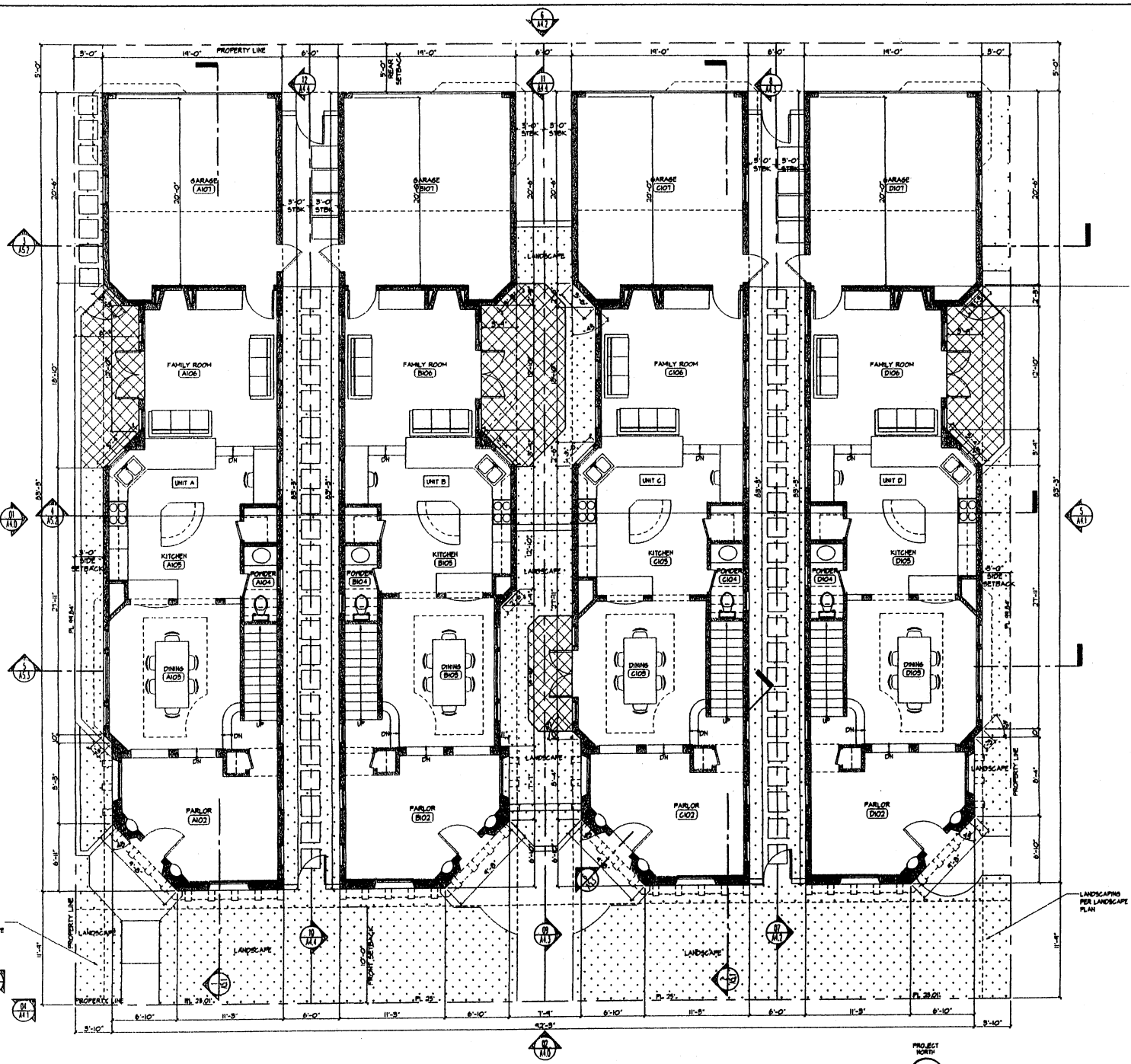
REVISION 7
REVISION 8
REVISION 9
REVISION 10
REVISION 11 11/19/09
REVISION 12 12/07/09
ORIGINAL DATE: 6/22/09
Sheet A of B
DEP B

Sheet Title: SITE PLAN



1 FIRST FLOOR PLAN

NOTE

SEE SHEET 2.1/2.2 FOR AREA CALCULATIONS

NOTE

SEE SHEET S01 FOR SITE PLAN INFORMATION

eos architecture, inc.

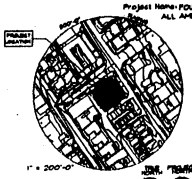
JENNIFER SOLIN - ARCHITECT

FOUR NEW ROW HOMES FOR
ALL AMERICAN HOMES AND ESTATES
1003 S. TREMONT AVENUE
OCEANSIDE, CA 92054

REVISIONS

PRELIMINARY DESIGN 8/18/06
2ND PRELIMINARY DESIGN 8/22/06
1ST PLANNING SUBMITTAL 8/22/06
2ND PLANNING SUBMITTAL 10/13/06
3RD PLANNING SUBMITTAL 11/13/06

Prepared by:
Name: EOS ARCHITECTURE, INC.
Address: 4882 SANTA MONICA AVE. SAN DIEGO, CA. 92107
Phone: (619) 224-6100
Fax: (619) 224-6101
Project Address: 1003 S. TREMONT AVE. OCEANSIDE, CA.
Project Name: FOUR NEW ROW HOMES FOR ALL AMERICAN HOMES & ESTATES



REVISION 14
REVISION 15
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REVISION 10
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REVISION 07
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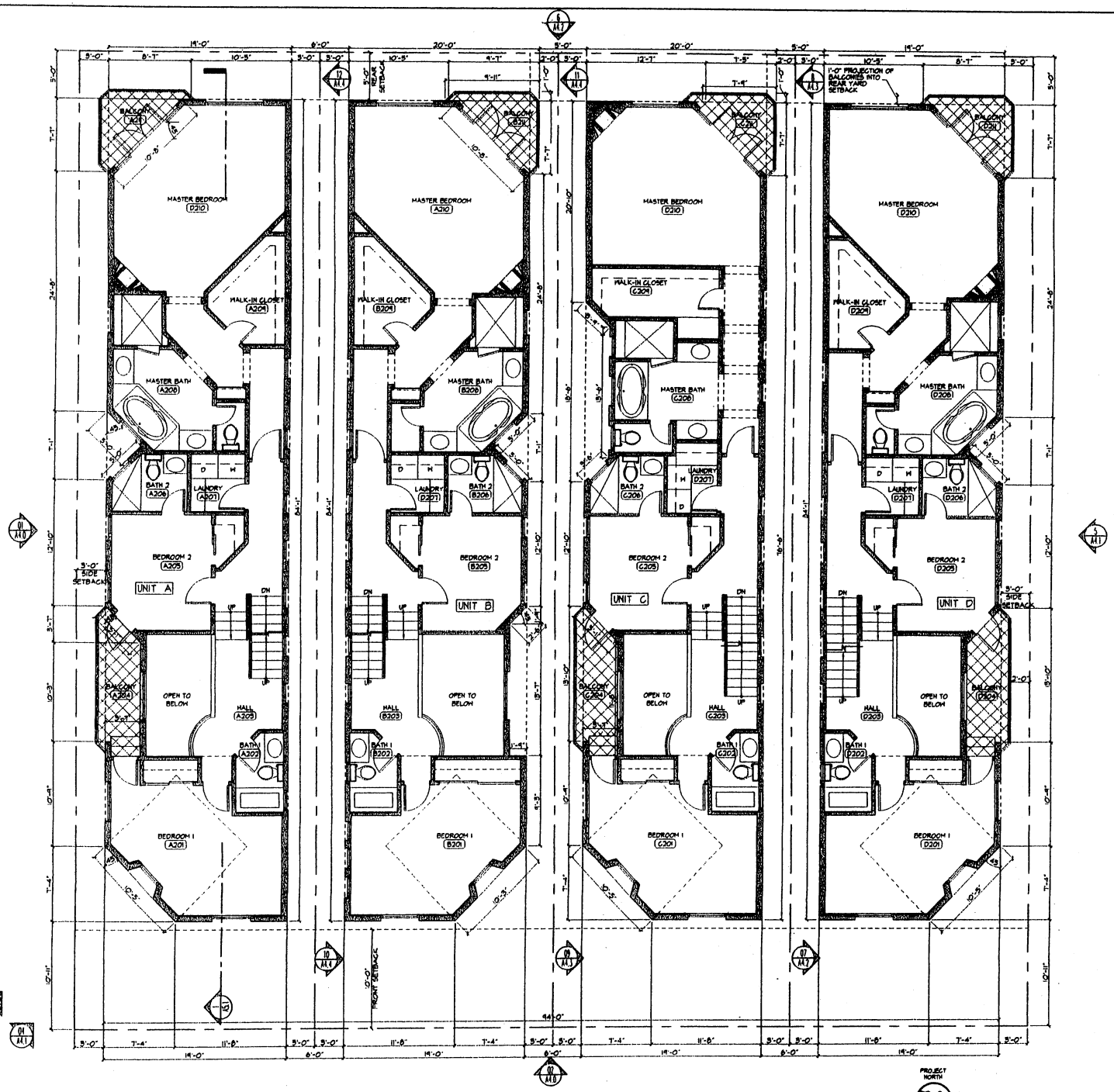
REVISION 05
REVISION 04
REVISION 03
REVISION 02 11/18/06
REVISION 01 10/12/06
ORIGINAL DATE 8/22/06
Sheet 1 of 8
DEP 3

Sheet Title: FIRST FLOOR PLAN

Phase: PLANNING
Date: 06/18/06
Reviewed by: JB
Drawn: JB
Job No.: 06-06
Sheet Name: FIRST FLOOR PLAN
Sheet: A1.1
Of Sheets



SECOND FLOOR PLAN

SCALE 1/4"=1'-0"

NOTE

SEE SHEET Z.1/Z.2 FOR AREA CALCULATIONS

NOTE

SEE SHEET SD1 FOR SITE PLAN INFORMATION

eos architecture, inc.

FOUR NEW ROW HOMES FOR
ALL AMERICAN HOMES AND ESTATES
1003 S. TREMONT AVENUE
OCEANSIDE, CA 92054

REVISIONS

PRELIMINARY DESIGN 8/15/06
2ND PRELIMINARY DESIGN 8/22/06
1ST PLANNING SUBMITTAL 8/22/06
2ND PLANNING SUBMITTAL 10/13/06
3RD PLANNING SUBMITTAL 11/16/06

Prepared by:
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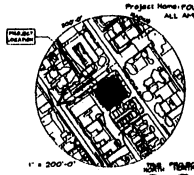
Project Name: FOUR NEW ROW HOMES FOR ALL AMERICAN HOMES & ESTATES



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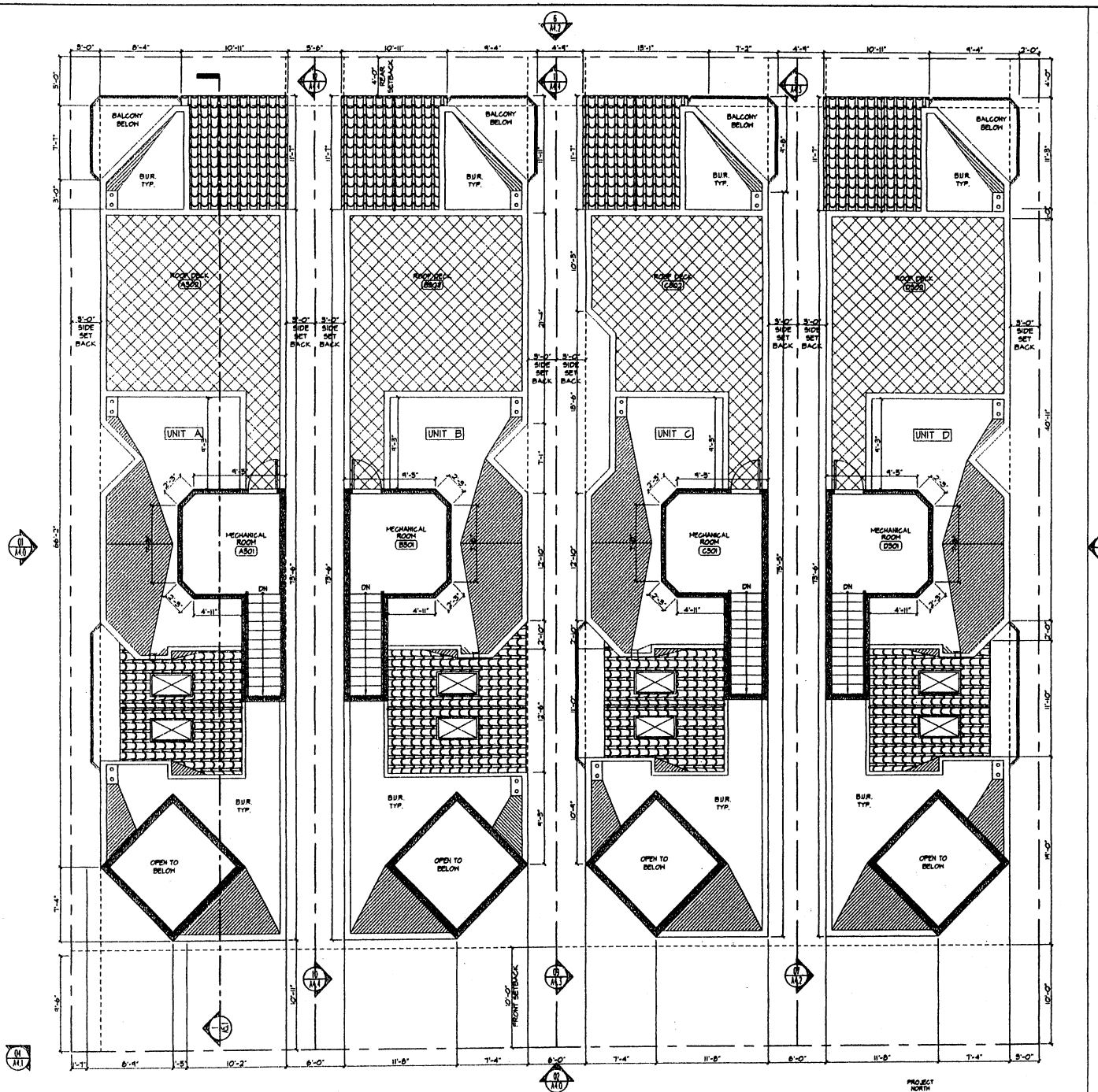
REVISION 02 11/16/06
REVISION 01 10/13/06
ORIGINAL DATE: 8/22/06
Sheet 2 of 2
DEP 1

Sheet Title: SECOND FLOOR PLAN

Phase: PLANNING
Date: 06/15/06
Reviewed by: JB
Drawn: JB
Job No.: 06-06
Sheet Name: SECOND FLOOR PLAN
Sheet: A1.2
Of Sheets



THIRD FLOOR PLAN

SCALE 1/4"=1'-0"

NOTE

SEE SHEET Z.1/Z.2 FOR AREA CALCULATIONS

NOTE

SEE SHEET SD1 FOR SITE PLAN INFORMATION

eos architecture, inc.

FOUR NEW ROW HOMES FOR
ALL AMERICAN HOMES AND ESTATES
1003 S. TREMONT AVENUE
OCEANSIDE, CA 92054

REVISIONS

PRELIMINARY DESIGN 6/15/06
2ND PRELIMINARY DESIGN 8/29/06
1ST PLANNING SUBMITTAL 8/22/06
2ND PLANNING SUBMITTAL 10/11/06
3RD PLANNING SUBMITTAL 11/16/06

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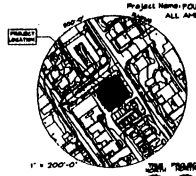
Project Address: 1003 S. TREMONT AVE. OCEANSIDE, CA.
Project Name: FOUR NEW ROW HOMES FOR ALL AMERICAN HOMES & ESTATES



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REVISION 13
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REVISION 04
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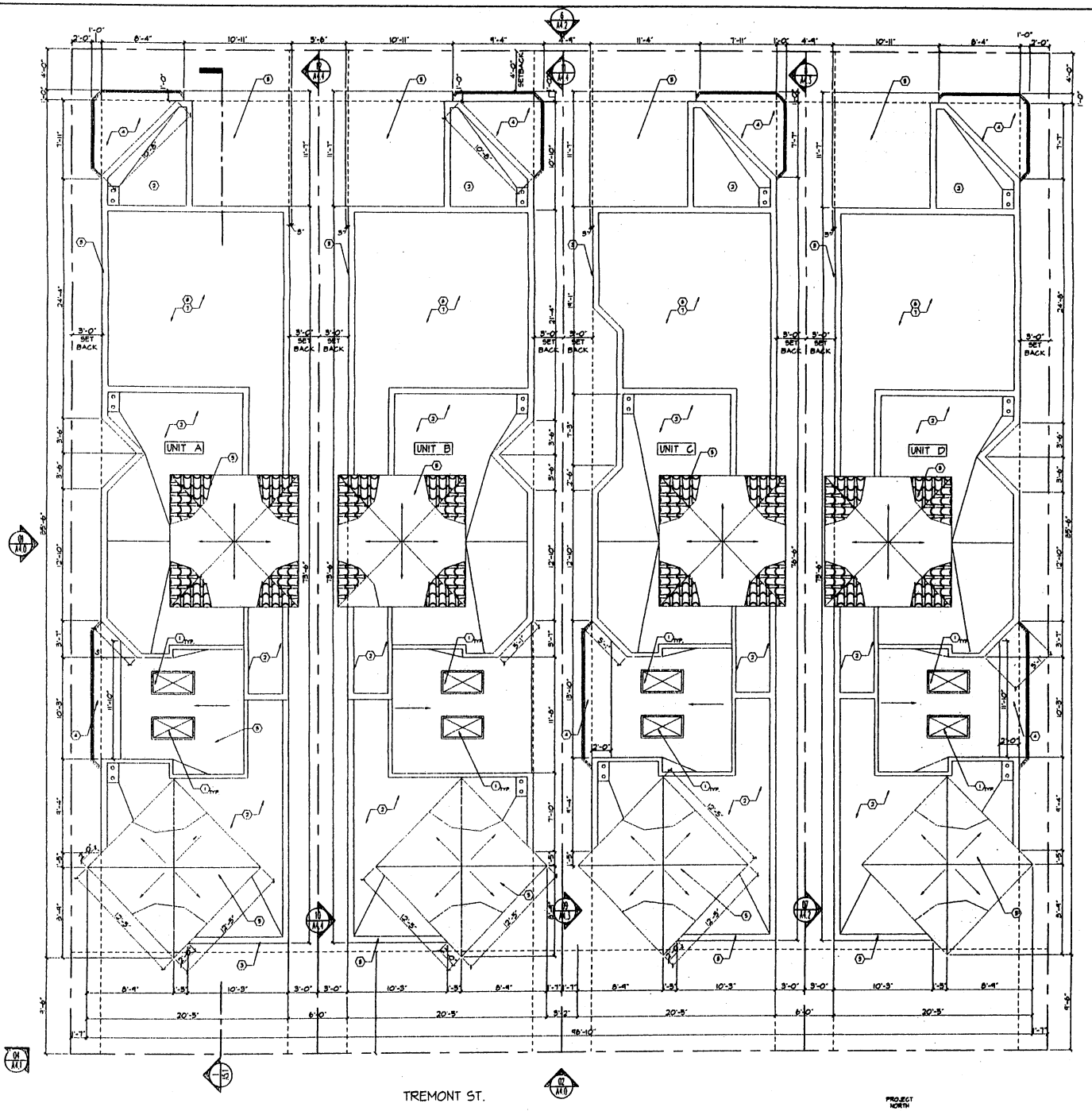
REVISION 01 10/13/06
ORIGINAL DATE 8/22/06
Sheet 1 of 6
DEP 4

Sheet Title: THIRD FLOOR PLAN

Phase: PLANNING
Date: 06/15/06
Reviewed by: JB
Drawn: JB
Job No.: 06-06
Sheet Name: THIRD FLOOR PLAN
Sheet: A1.3
Of Sheets



ROOF PLAN

SCALE 1/4"=1'-0"

NOTE

SEE SHEET 2.1/2.2 FOR AREA CALCULATION

NOTE

SEE SHEET SD1 FOR SITE PLAN INFORMATION

ROOF PLAN NOTES

1. SKYLIGHT
2. BUILT-UP ROOFING
3. PARAPETS PER ELEVATIONS/SECTIONS
4. BALCONIES BELOW PER FLOOR PLANS
5. CLAY TILE ROOFING
6. ROOF DECK
7. DEK - D -TEX ROOFING

eos architecture, inc.

FOUR NEW ROW HOMES FOR
ALL AMERICAN HOMES AND ESTATES
1003 S. TREMONT AVENUE
OCEANSIDE, CA 92054

REVISIONS

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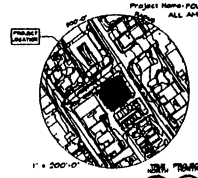
Project Address: 1003 S. TREMONT AVE. OCEANSIDE, CA.
Project Name: FOUR NEW ROW HOMES FOR ALL AMERICAN HOMES & ESTATES



Sheet Title: ROOF PLAN

Phase: PLANNING
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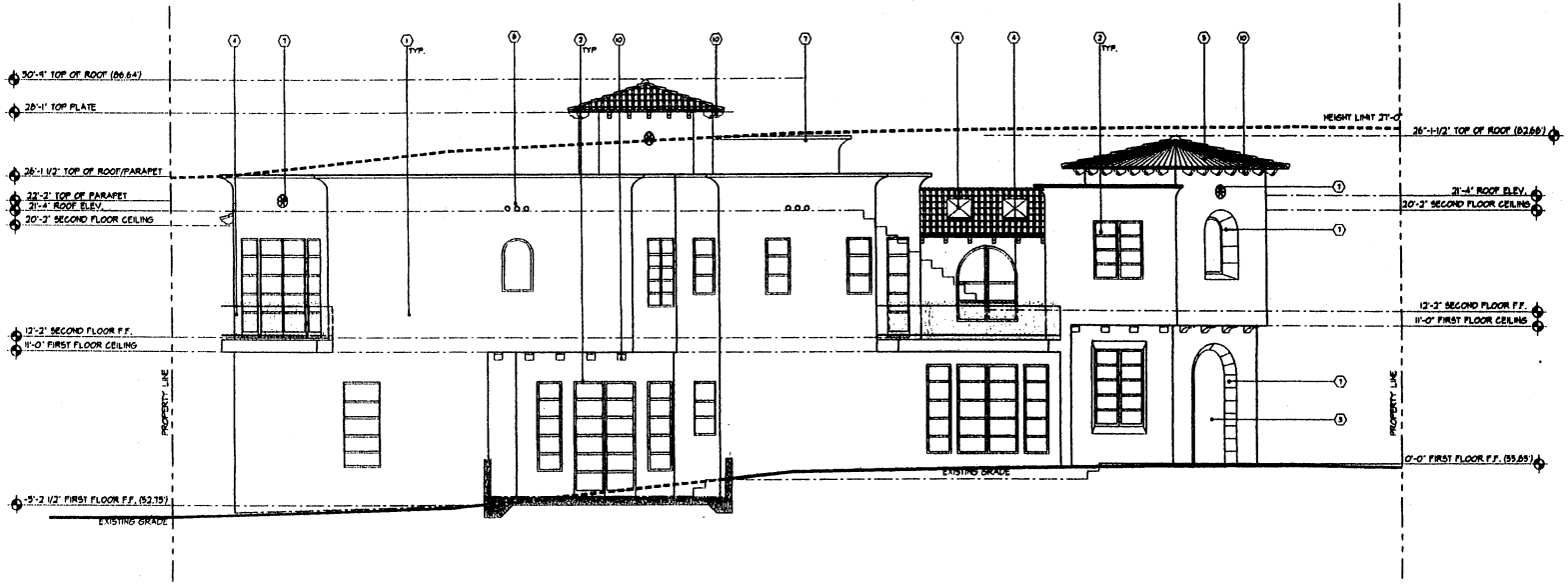
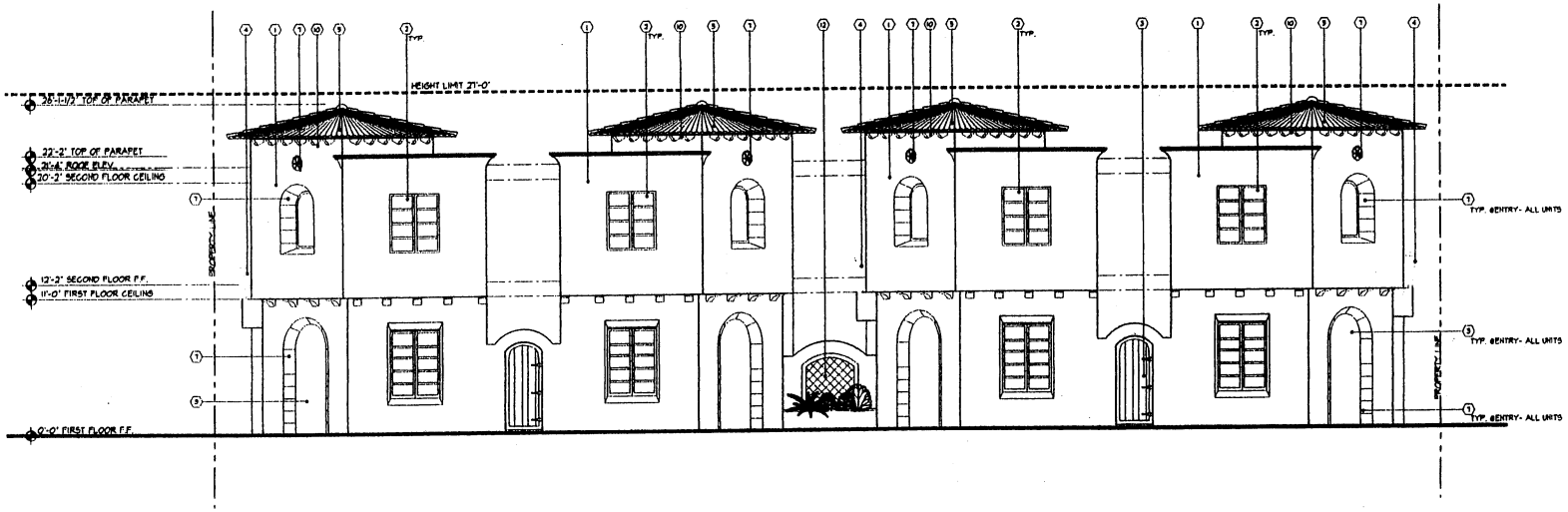
Reviewed by: JB
Drawn: JB
Job No.: 06-06
Sheet Name: ROOF PLAN
Sheet: A3.0
Of Sheets



1 SOUTH ELEVATION

SCALE 1/4"=1'-0"



2 EAST ELEVATION

SCALE 1/4"=1'-0"

ELEVATION KEYNOTES

1. EXTERIOR CLEMENT PLASTER BY EXPO STUCCO - HAND TROWELED SMOOTH FINISH - COLOR 256 "SORRENTO"
2. FIBERGLASS CLAD WOOD WINDOWS/FRENCH DOORS
3. CUSTOM WOOD ENTRY DOOR/GATE
4. DECORATIVE WROUGHT IRON RAIL, COLOR DARK BROWN
5. CLAY TILE ROOFING
6. STAIN GRADE WOOD CARRIAGE STYLE GARAGE DOOR
7. CDI PRECAST INTEGRAL COLOR
8. DECORATIVE CLAY TILE VENT
9. SKYLIGHT PER ROOF PLAN
10. SHAPED RAFTER, DARK BROWN SANDBLASTED WOOD
11. ROLLOW METAL UTILITY DOOR, PAINTED TO MATCH ADJACENT SURFACE
12. STONE TILE MOSAIC PLANTER
13. STUCCO FACED CMU SITE WALL

FIRE DEPARTMENT NOTES
1) IN ACCORDANCE WITH UNIFORM FIRE CODE SECTION 901.4.4 APPROVED ADDRESSES FOR COMMERCIAL, INDUSTRIAL AND RESIDENTIAL OCCUPANCIES SHALL BE PLACED ON THE STRUCTURE IN SUCH A POSITION AS TO BE PLAINLY VISIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
2) COMMERCIAL BUILDINGS AND MULTIFAMILY DWELLINGS REQUIRE 6" ADDRESS NUMBERS.
3) ISO FIRE SPRINKLER SYSTEM PROVIDED. SYSTEM WILL BE DESIGNED PER N.F.P.A. 130 AND U.B.C. STANDARD 4-5.

eos architecture, inc.

SHARED SOUTH - ARCHITECT

STEPHEN SCHUTZ
C-20774
REN 04/30/2005
STATE OF CALIFORNIA

FOUR NEW ROW HOMES FOR
ALL AMERICAN HOMES AND ESTATES
1003 S. TREMONT AVENUE
OCEANSIDE, CA 92054

REVISIONS

PRELIMINARY DESIGN 6/15/06
2ND PRELIMINARY DESIGN 9/29/06
1ST PLANNING SUBMITTAL 8/22/06
2ND PLANNING SUBMITTAL 10/13/06
3RD PLANNING SUBMITTAL 11/19/06

Prepared by:
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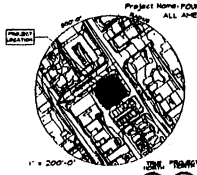
Fax: (619) 224-6101
Project Address: 1003 S. TREMONT AVE. OCEANSIDE, CA.
Project Name: FOUR NEW ROW HOMES FOR ALL AMERICAN HOMES & ESTATES



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REVISION 04:
REVISION 03:
REVISION 02: 11/16/06
REVISION 01: 10/13/06
ORIGINAL DATE: 8/22/06
Sheet 4 of 18
DEP #

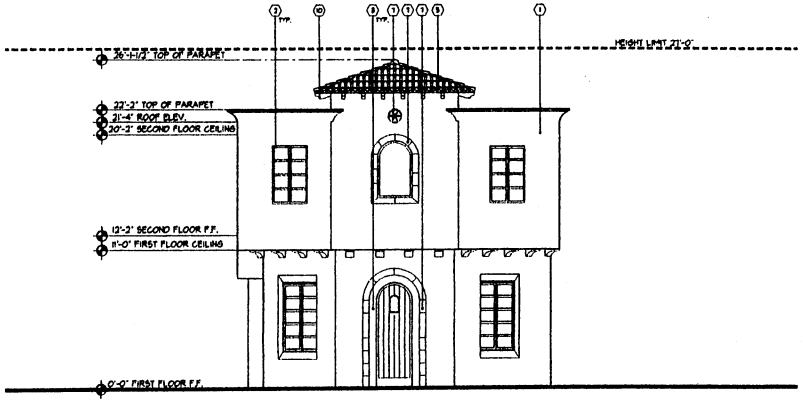
Sheet Title: BUILDING ELEVATIONS

Phase: PLANNING
Date: 06/15/06
Reviewed by: JB
Drawn: JB
Job No.: 06-06
Sheet Name: BUILDING ELEVATIONS
Sheet: A4.0
Of Sheets

ELEVATION KEYNOTES

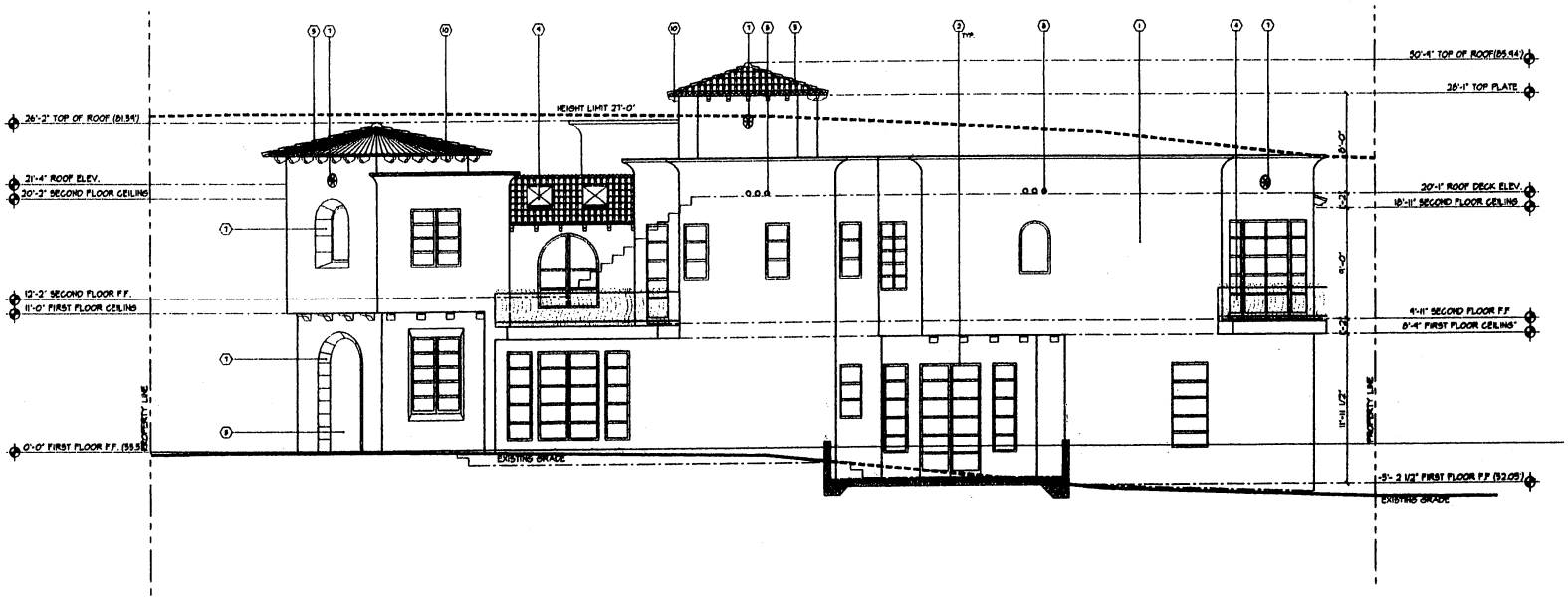
1. EXTERIOR CEMENT PLASTER BY EXPO STUCCO - HAND TROWELED SMOOTH FINISH - COLOR 256 "SORRENTO"
2. FIBERGLASS CLAD WOOD WINDOWS/FRENCH DOORS
3. CUSTOM WOOD ENTRY DOOR/GATE
4. DECORATIVE WROUGHT IRON RAIL, COLOR DARK BROWN
5. CLAY TILE ROOFING
6. STAIN GRADE WOOD CARRIAGE STYLE GARAGE DOOR
7. CDI PRECAST INTEGRAL COLOR
8. DECORATIVE CLAY TILE VENT
9. SKYLIGHT PER ROOF PLAN
10. SHAPED RAFTER, DARK BROWN SANDBLASTED WOOD
11. ROLLOCH METAL UTILITY DOOR, PAINTED TO MATCH ADJACENT SURFACE
12. STONE TILE MOSAIC PLANTER
13. STUCCO FACED CMU SITE WALL

FIRE DEPARTMENT NOTES
1) IN ACCORDANCE WITH UNIFORM FIRE CODE SECTION 901.4.4 APPROVED ADDRESSES FOR COMMERCIAL, INDUSTRIAL AND RESIDENTIAL OCCUPANCIES SHALL BE PLACED ON THE STRUCTURE IN SUCH A POSITION AS TO BE PLAINLY VISIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
2) COMMERCIAL BUILDINGS AND MULTIFAMILY DWELLINGS REQUIRE 6" ADDRESS NUMBERS.
3) NO FIRE SPRINKLER SYSTEM PROVIDED. SYSTEM WILL BE DESIGNED PER N.F.P.A. 13D AND U.B.C. STANDARD 4-3.



3 SOUTH EAST ELEVATION

SCALE 1/4"=1'-0"



5 NORTH ELEVATION

SCALE 1/4"=1'-0"

eos architecture, inc.

FOUR NEW ROW HOMES FOR
ALL AMERICAN HOMES AND ESTATES
1003 S. TREMONT AVENUE
OCEANSIDE, CA 92054

REVISIONS

PRELIMINARY SUBMITTAL	3/16/06
2ND PLANNING SUBMITTAL	6/16/06
1ST PLANNING SUBMITTAL	9/15/06
2ND PLANNING SUBMITTAL	11/15/06
3RD PLANNING SUBMITTAL	1/15/08

Phase: PLANNING

Date: 08/15/06

Reviewed by: JB

Drawn: JB

Job No.: 06-06

Sheet Name: BUILDING ELEVATIONS

Sheet: A4.1

Of Sheets

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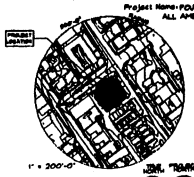
Project Name: FOUR NEW ROW HOMES FOR ALL AMERICAN HOMES & ESTATES



1" = 200'-0"

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REVISION 3
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REVISION 5
REVISION 6
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REVISION 8
REVISION 9
REVISION 10
REVISION 11 (UNUSED)
REVISION 12 (UNUSED)

ORIGINAL DATE: 8/22/06

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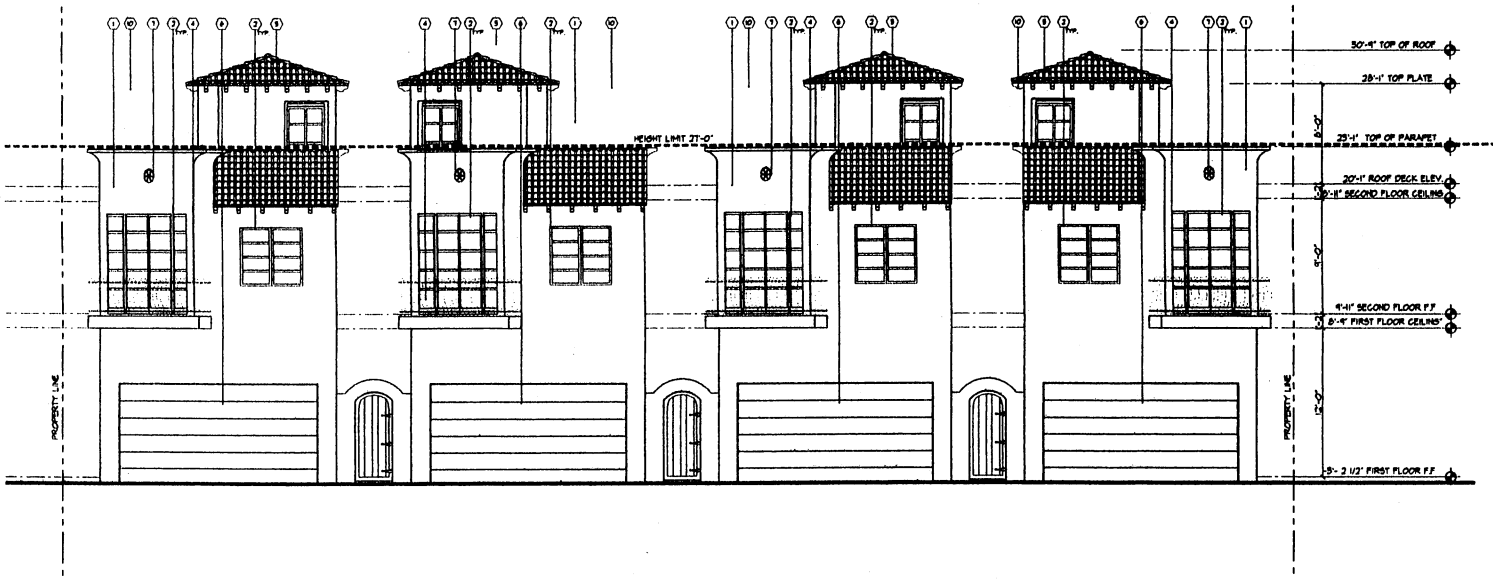
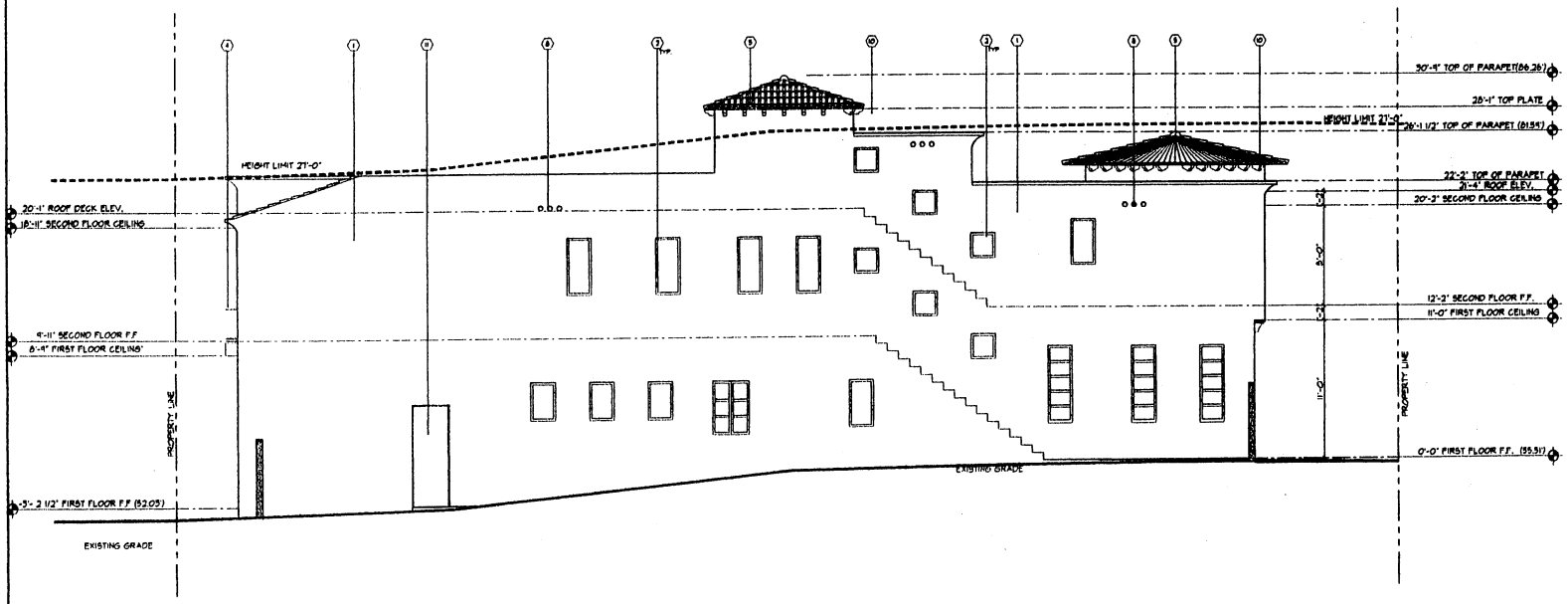
DEP #

Sheet Title: BUILDING ELEVATIONS



6 WEST ELEVATION

SCALE 1/4"=1'-0"



7 SOUTH ELEVATION-UNIT D

SCALE 1/4"=1'-0"

ELEVATION KEYNOTES

1. EXTERIOR CLEMENT PLASTER BY EXPO STUCCO - HAND TROWELED SMOOTH FINISH - COLOR 295 "SORRENTO"
2. FIBERGLASS CLAD WOOD WINDOWS/FRENCH DOORS
3. CUSTOM WOOD ENTRY DOORS/GATE
4. DECORATIVE WROUGHT IRON RAIL COLOR DARK BROWN
5. CLAY TILE ROOFING
6. STAIN GRADE WOOD CARRIAGE STYLE GARAGE DOOR
7. CDI PRECAST INTEGRAL COLOR
8. DECORATIVE CLAY TILE VENT
9. SKYLIGHT PER ROOF PLAN
10. SHAPED RAFTER, DARK BROWN SANDBLASTED WOOD
11. HOLLOW METAL UTILITY DOOR, PAINTED TO MATCH ADJACENT SURFACE
12. STONE TILE MOSAIC PLANTER
13. STUCCO FACED CMU SITE WALL

FIRE DEPARTMENT NOTES:
1) IN ACCORDANCE WITH UNIFORM FIRE CODE SECTION 901.4.4 APPROVED ADDRESSES FOR COMMERCIAL, INDUSTRIAL AND RESIDENTIAL OCCUPANCIES SHALL BE PLACED ON THE STRUCTURE IN SUCH A POSITION AS TO BE PLAINLY VISIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
2) COMMERCIAL BUILDINGS AND MULTIFAMILY DWELLINGS REQUIRE 6" ADDRESS NUMBERS.
3) ISD FIRE SPRINKLER SYSTEM PROVIDED SYSTEM WILL BE DESIGNED PER N.F.P.A. ISD AND U.B.C. STANDARD 9-5.

eos architecture, inc.
ENVIRON SOLYN - ARCHITECT

FOUR NEW ROW HOMES FOR
ALL AMERICAN HOMES AND ESTATES
1003 S. TREMONT AVENUE
OCEANSIDE, CA 92054

REVISIONS

Prepared by:
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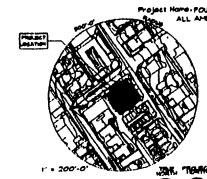
Project Name: FOUR NEW ROW HOMES FOR ALL AMERICAN HOMES & ESTATES



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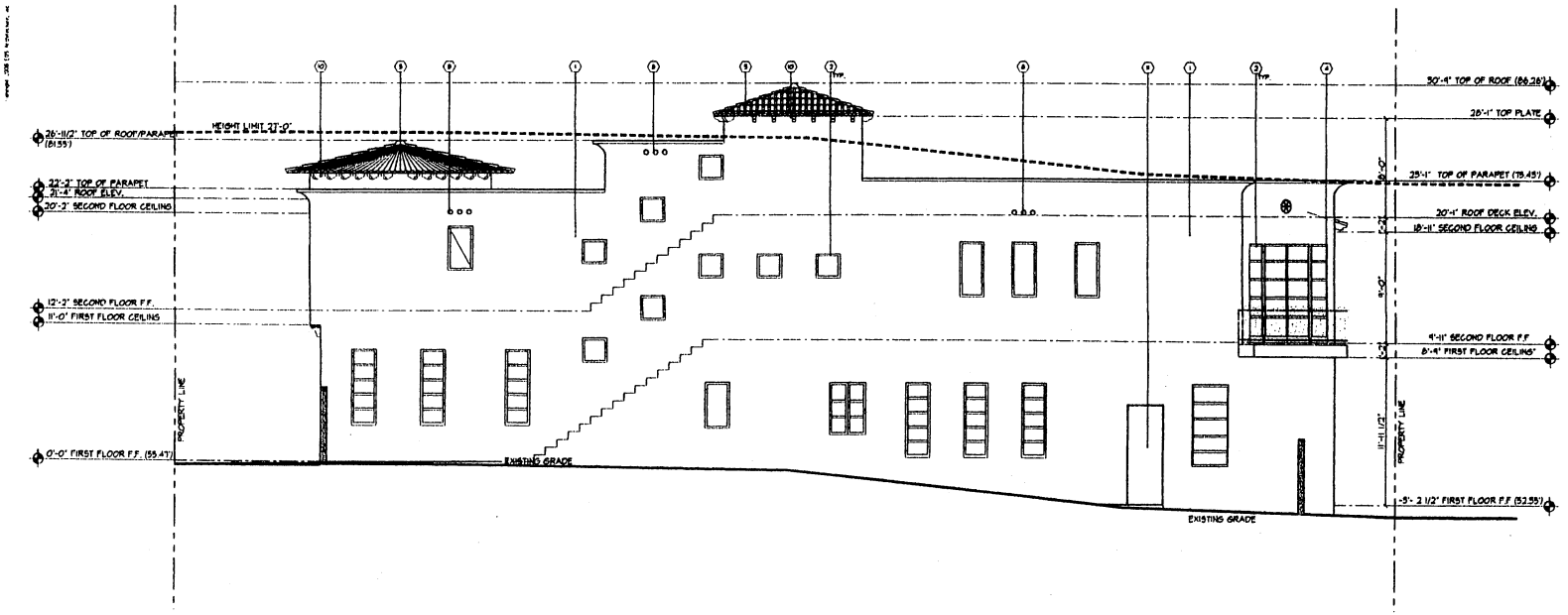
REVISION 05:
REVISION 04:
REVISION 03:
REVISION 02: 11/18/06
REVISION 01: 10/19/06
ORIGINAL DATE: 8/22/06
Sheet 1 of 1
DEP #

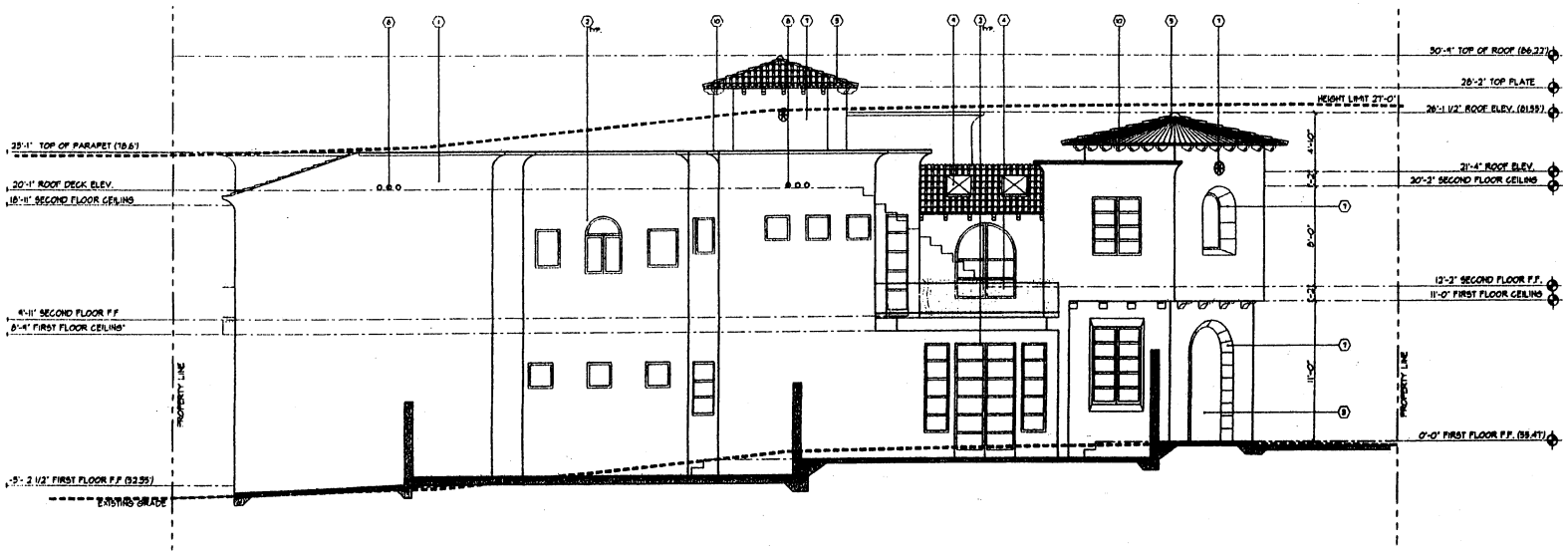
Sheet Title: BUILDING ELEVATIONS

Phase: PLANNING
Date: 06/15/06
Reviewed by: JB
Drawn: JB
Job No.: 06-06
Sheet Name: BUILDING ELEVATIONS
Sheet: A4.2
Of Sheets



8 NORTH ELEVATION-UNITC

SCALE 1/4"=1'-0"



SOUTH ELEVATION-UNIT C

SCALE 1/4"=1'-0"

ELEVATION KEYNOTES

1. EXTERIOR CEMENT PLASTER BY EXPO STUCCO - HAND TROWELED SMOOTH FINISH - COLOR 399 "SORRENTO"
2. FIBERGLASS CLAD WOOD WINDOW/FRENCH DOORS
3. CUSTOM WOOD ENTRY DOOR/GATE
4. DECORATIVE WROUGHT IRON RAIL, COLOR DARK BRONZE
5. CLAY TILE ROOFING
6. STAIN GRADE WOOD CARRIAGE STYLE GARAGE DOOR
7. CDX PRECAST INTEGRAL COLOR
8. DECORATIVE CLAY TILE VENT
9. SKYLIGHT PER ROOF PLAN
10. SHAPED RAFTER, DARK BRONZE SANDBLASTED WOOD
11. HOLLOW METAL UTILITY DOOR, PAINTED TO MATCH ADJACENT SURFACE
12. STONE TILE MOSAIC PLANTER
13. STUCCO FACED CMU SITE WALL

FIRE DEPARTMENT NOTES:
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2) COMMERCIAL BUILDINGS AND MULTIFAMILY DWELLINGS REQUIRE 6" ADDRESS NUMBERS
3) NO FIRE SPRINKLER SYSTEM PROVIDED SYSTEM WILL BE DESIGNED PER NFPA 13D AND UBC STANDARD 9-3.

eos architecture, inc.
TEL: (619) 234-6100
FAX: (619) 234-6101
3121 SAN MARCOS, #2
SAN DIEGO, CA 92117
92083 SOUTH - ARCHITECT

FOUR NEW ROW HOMES FOR
ALL AMERICAN HOMES AND ESTATES
1003 S. TREMONT AVENUE
OCEANSIDE, CA 92054

PRELIMINARY DESIGN 6/13/06
2ND PRELIMINARY DESIGN 8/30/06
1ST PLANNING SUBMITTAL 9/22/06
2ND PLANNING SUBMITTAL 10/12/06
3RD PLANNING SUBMITTAL 11/10/06

Prepared by:
Name: EOS ARCHITECTURE, INC.
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Fax: (619) 234-6101

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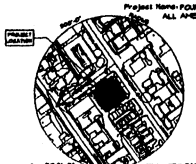
Project Name: FOUR NEW ROW HOMES FOR ALL AMERICAN HOMES & ESTATES



REVISION 1
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REVISION 3
REVISION 4
REVISION 5
REVISION 6
REVISION 7
REVISION 8
REVISION 9
REVISION 10
REVISION 11
REVISION 12 BUILDING
REVISION 13 LOWERED

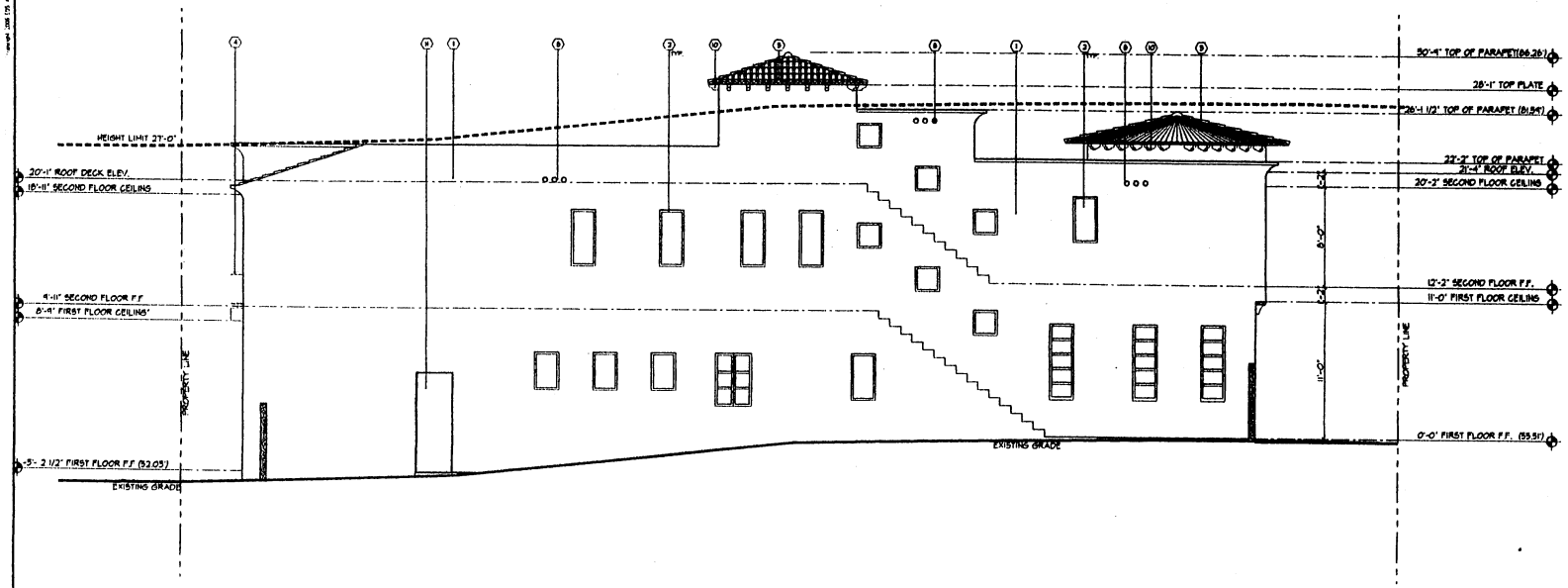
ORIGINAL DATE: 9/22/06
Sheet 12 of 13
DRP #

PLANNING
06/13/06
"
"
06-06

BUILDING ELEVATIONS

A4.3

Sheet Title: BUILDING ELEVATIONS



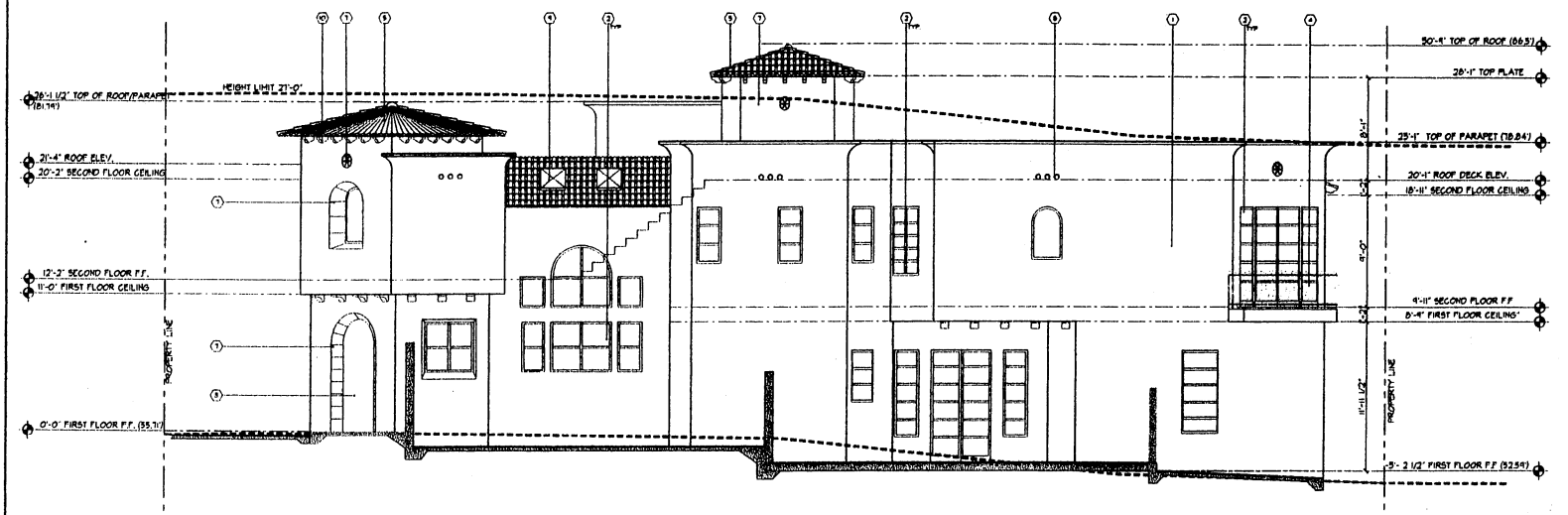
10 SOUTH ELEVATION-UNITB

SCALE 1/4"=1'-0"

ELEVATION KEYNOTES

1. EXTERIOR CEMENT PLASTER BY EXPO STUCCO - HAND TROWELED SMOOTH FINISH - COLOR 295 "BORREGO"
2. FIBERGLASS CLAD WOOD WINDOWS/FRENCH DOORS
3. CUSTOM WOOD ENTRY DOOR/GATE
4. DECORATIVE WROUGHT IRON RAIL, COLOR DARK BROWN
5. CLAY TILE ROOFING
6. STAIR GRADE WOOD CARRIAGE STYLE GARAGE DOOR
7. CDI PRECAST INTEGRAL COLOR
8. DECORATIVE CLAY TILE VENT
9. SKYLIGHT PER ROOF PLAN
10. SHAPED RAFTER, DARK BROWN SANDBLASTED WOOD
11. HOLLOW METAL UTILITY DOOR, PAINTED TO MATCH ADJACENT SURFACE
12. STONE TILE MOSAIC PLANTER
13. STUCCO FACED CMU SITE WALL

FIRE DEPARTMENT NOTES:
1) IN ACCORDANCE WITH UNIFORM FIRE CODE SECTION 901.4.4 APPROVED ADDRESSES FOR COMMERCIAL, INDUSTRIAL AND RESIDENTIAL OCCUPANCIES SHALL BE PLACED ON THE STRUCTURE IN SUCH A POSITION AS TO BE PLAINLY VISIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
2) COMMERCIAL BUILDINGS AND MULTIFAMILY DWELLINGS REQUIRE 6" ADDRESS NUMBERS.
3) 13D FIRE SPRINKLER SYSTEM PROVIDED. SYSTEM WILL BE DESIGNED PER N.F.P.A. 13D AND U.B.C. STANDARD 4-5



11 NORTH ELEVATION-UNIT B

SCALE 1/4"=1'-0"

eos architecture, inc.
FELIX WONG (SIGNING)
C-29774
EXP. 01/31/2009
BRIAN SOUTH - ARCHITECT

FOUR NEW ROW HOMES FOR
ALL AMERICAN HOMES AND ESTATES
1003 S. TREMONT AVENUE
OCEANSIDE, CA 92054

REVISIONS

PRELIMINARY REVIEW	8/15/08
2ND PRELIMINARY REVIEW	9/30/08
1ST PLANNING SUBMITTAL	10/15/08
2ND PLANNING SUBMITTAL	11/14/08
3RD PLANNING SUBMITTAL	11/26/08

Phase: PLANNING
Date: 08/15/08
Reviewed by: JB
Drawn: JB
Job No.: 08-06
Sheet Name: BUILDING ELEVATIONS
Sheet: A4.4
Of Sheets

Prepared by:
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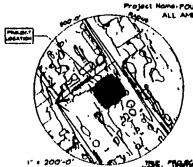
Project Address: 1003 S. TREMONT AVE. OCEANSIDE, CA.

Project Name: FOUR NEW ROW HOMES FOR ALL AMERICAN HOMES & ESTATES



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ORIGINAL DATE: 11/27/06
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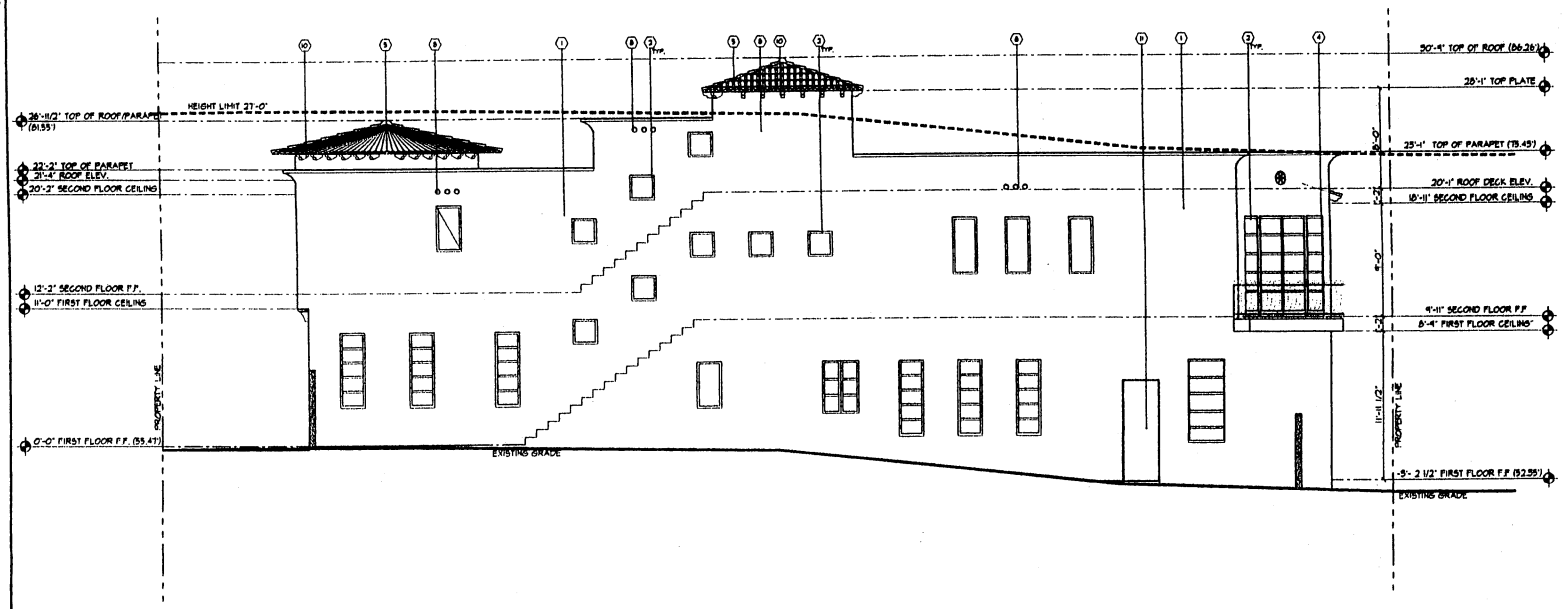
Sheet Title: BUILDING ELEVATIONS



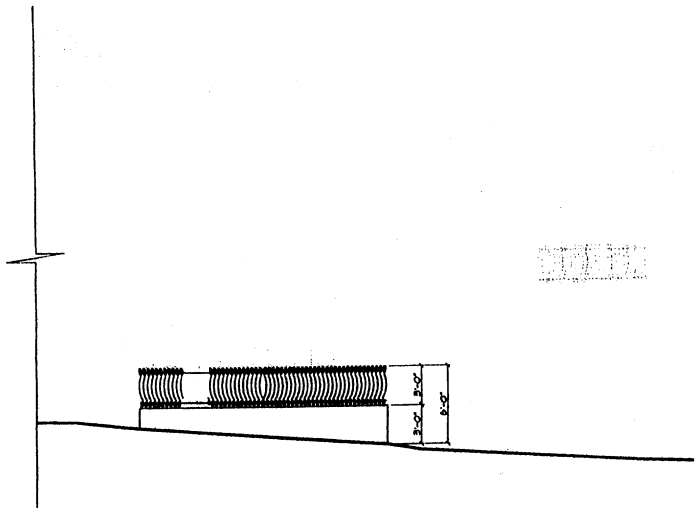
12 NORTH ELEVATION-UNITA

SCALE 1/4"=1'-0"

ELEVATION KEYNOTES

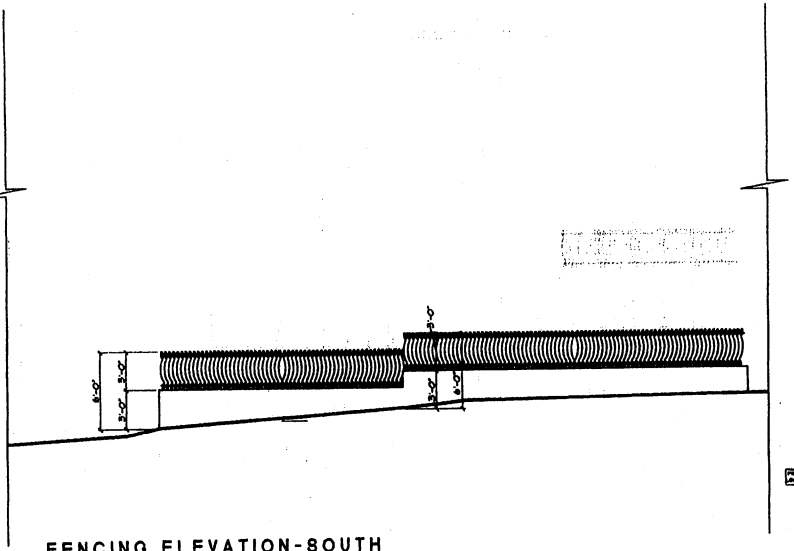
1. EXTERIOR CLEMENT PLASTER BY EMPO STUCCO - HAND TROWELED SMOOTH FINISH - COLOR 255 "SORRENTO"
2. FIBERGLASS CLAD WOOD WINDOWS/FRENCH DOORS
3. CUSTOM WOOD ENTRY DOORGATE
4. DECORATIVE WROUGHT IRON RAIL COLOR DARK BROWN
5. CLAY TILE ROOFING
6. STAIN GRADE WOOD CARRIAGE STYLE GARAGE DOOR
7. CDX PRECAST INTEGRAL COLOR
8. DECORATIVE CLAY TILE VENT
9. SKYLIGHT PER ROOF PLAN
10. SHAPED RAFTER, DARK BROWN SANDBLASTED WOOD
11. HOLLOW METAL UTILITY DOOR, PAINTED TO MATCH ADJACENT SURFACE
12. STONE TILE MOSAIC PLANTER
13. STUCCO PACED CMU SITE WALL

FIRE DEPARTMENT NOTES
1) IN ACCORDANCE WITH UNIFORM FIRE CODE SECTION 901.4.4 APPROVED ADDRESSES FOR COMMERCIAL, INDUSTRIAL AND RESIDENTIAL OCCUPANCIES SHALL BE PLACED ON THE STRUCTURE IN SUCH A POSITION AS TO BE PLAINLY VISIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
2) COMMERCIAL BUILDINGS AND MULTIFAMILY DWELLINGS REQUIRE 6" ADDRESS NUMBERS.
3) ISO FIRE SPRINKLER SYSTEM PROVIDED. SYSTEM WILL BE DESIGNED PER N.F.P.A. 13D AND U.B.C. STANDARD 4-5.



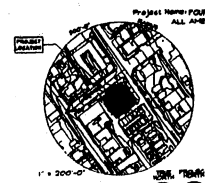
13 FENCING ELEVATION-NORTH / UNITA

SCALE 1/4"=1'-0"



13 FENCING ELEVATION-SOUTH

SCALE 1/4"=1'-0"



Prepared by:
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Fax: (619) 224-6101
Project Address: 1003 S. TREMONT AVE. OCEANSIDE, CA.
Project Name: FOUR NEW ROW HOMES FOR ALL AMERICAN HOMES & ESTATES

REVISION 14
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REVISION 07
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ORIGINAL DATE: 8/22/09
Sheet 14 of 18
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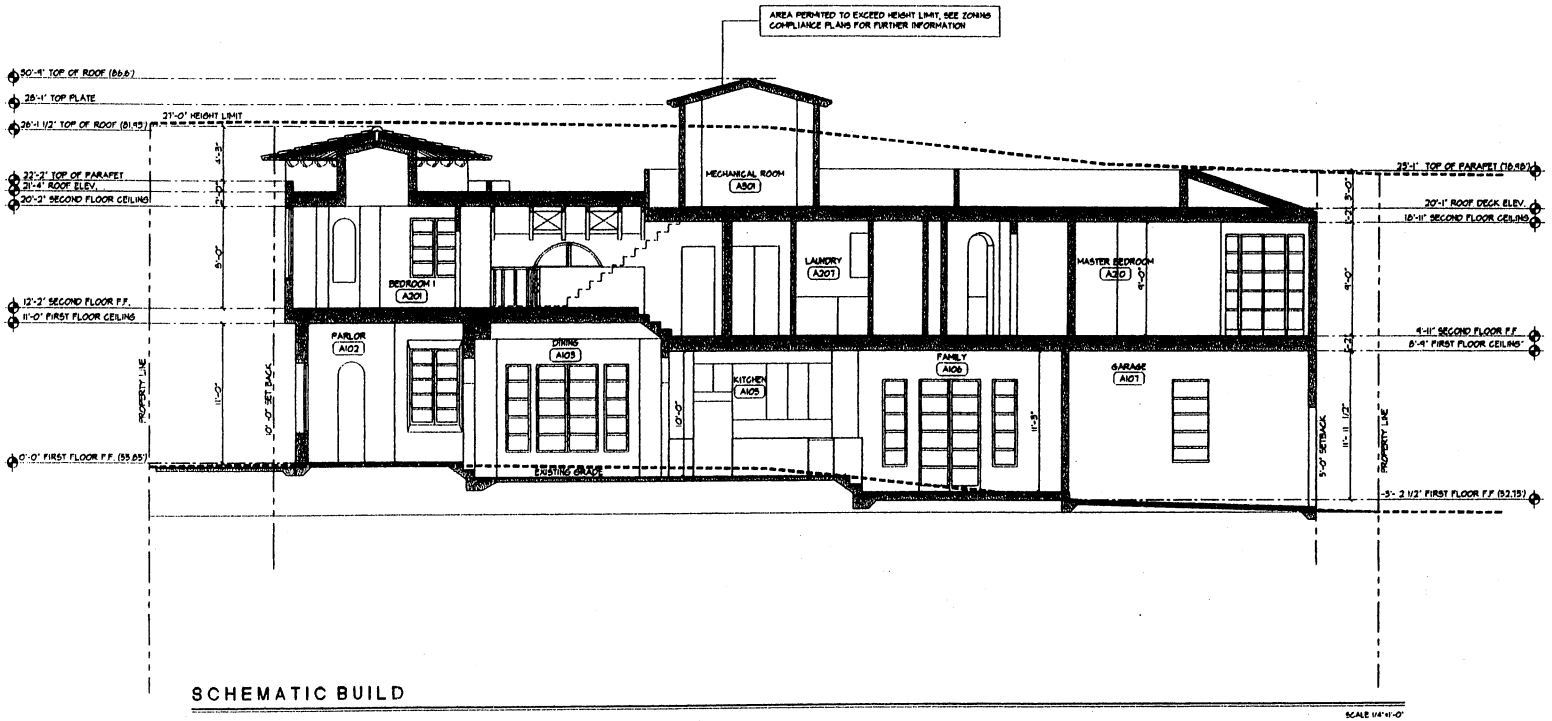
Sheet Title: BUILDING ELEVATIONS

eos architecture, inc.
ARCHITECT SOUTH - ARCHITECT

FOUR NEW ROW HOMES FOR
ALL AMERICAN HOMES AND ESTATES
1003 S. TREMONT AVENUE
OCEANSIDE, CA 92054

REVISIONS
PRELIMINARY DESIGN 8/15/08
2ND PRELIMINARY DESIGN 8/27/08
1ST PLANNING SUBMITTAL 8/22/08
2ND PLANNING SUBMITTAL 10/13/08
3RD PLANNING SUBMITTAL 11/18/08

Phase: PLANNING
Date: 06/19/08
Reviewed by: JB
Drawn: JB
Job No.: 06-06
Sheet Name: BUILDING ELEVATIONS
Sheet: A4.5
Of Sheets



SCHEMATIC BUILD

SCALE 1/4"=1'-0"

eos architecture, inc.

FOUR NEW ROW HOMES FOR
ALL AMERICAN HOMES AND ESTATES
1003 S. TREMONT AVENUE
OCEANSIDE, CA 92054

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Phone: (619) 224-6100
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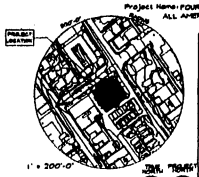

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ORIGINAL DATE: 8/22/06
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DEP 3

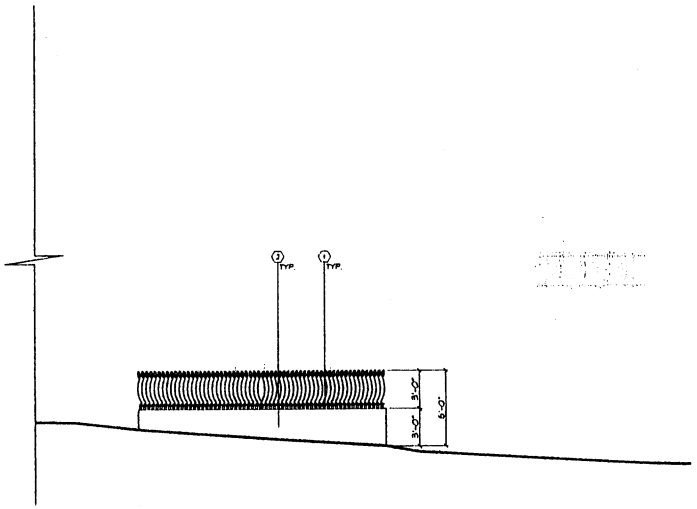
Sheet Title: SCHEMATIC BUILDING SECTION

Phase: PLANNING

06/15/06

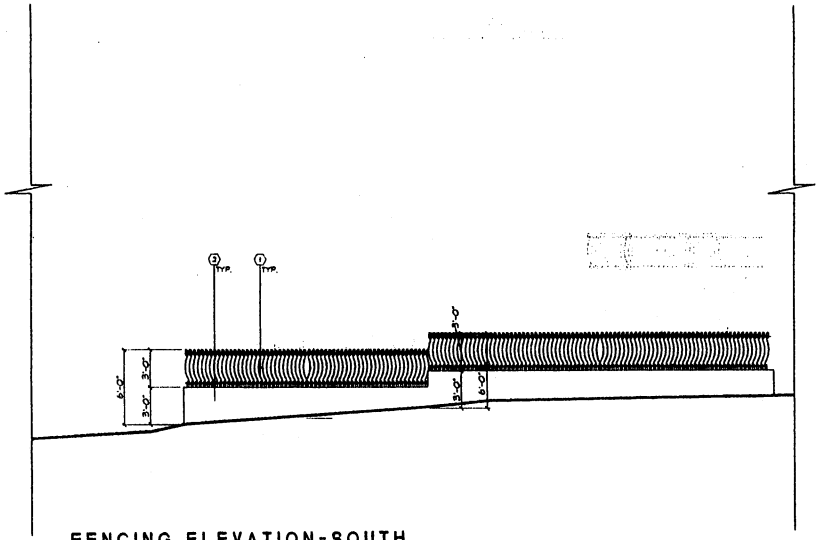
SCHEMATIC BUILDING SECTION

A5.0



13 FENCING ELEVATION-NORTH / UNITA

SCALE 1/4"=1'-0"



13 FENCING ELEVATION-SOUTH

SCALE 1/4"=1'-0"

FENCING KEYNOTES

1. DECORATIVE WROUGHT IRON FENCE, COLOR DARK BROWN
2. STUCCO FACED CMU SITE WALL - STUCCO TO MATCH HOUSE

Prepared by:

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Phone: (619) 224-6100
Fax: (619) 224-6101

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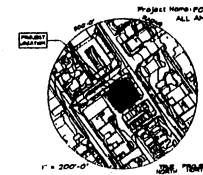

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REVISION 12 11/15/06
REVISION 13 10/15/06

ORIGINAL DATE: 8/22/06

Sheet 2 of 2

DEP #

Sheet Title: FENCING ELEVATIONS

eos architecture, inc.

FOUR NEW ROW HOMES FOR
ALL AMERICAN HOMES AND ESTATES
1003 S. TREMONT AVENUE
OCEANSIDE, CA 92054

REVISIONS

PRELIMINARY DESIGN 6/27/06
2ND PRELIMINARY DESIGN 6/27/06
1ST PLANNING SUBMITTAL 8/21/06
2ND PLANNING SUBMITTAL 10/13/06
3RD PLANNING SUBMITTAL 11/15/06

Phase: PLANNING

Date: 06/15/06

Reviewed by: JB

Drawn: JB

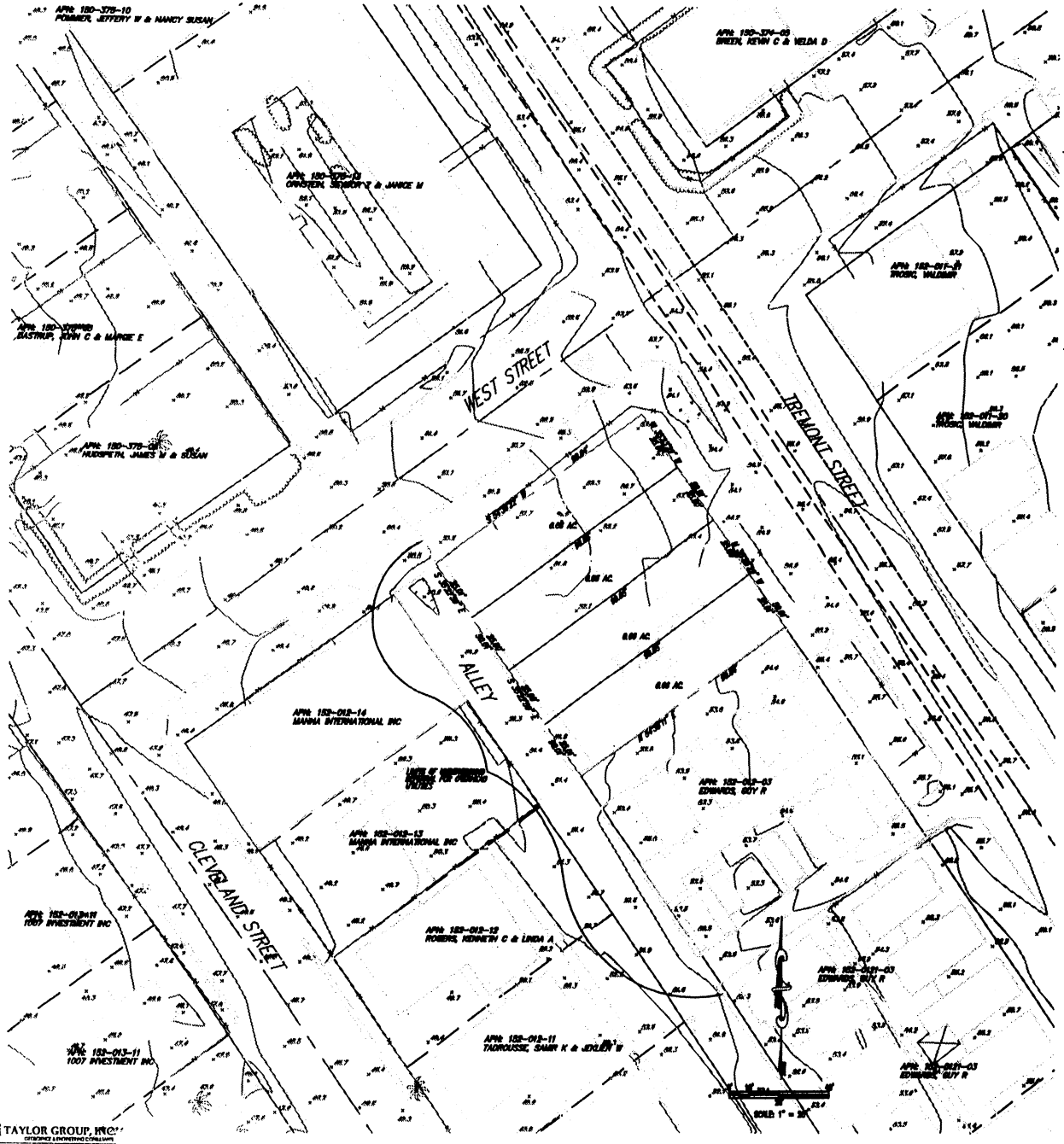
Job No.: 06-06

Sheet Name: FENCING ELEVATIONS

Sheet: LC-2

Of Sheets

1003 S. TREMONT STREET
TENTATIVE PARCEL MAP
P-12-06, D-13-06, RC-17-06



GEOTECHNICAL REPORT:

PRELIMINARY GEOTECHNICAL REPORT, DATED August 22, 2006 PROPOSED 1003 S. STREET ROW HOMES. TGI PROJECT NO. 606.06421

PREPARED BY TAYLOR GROUP, INC.

DRAINAGE REPORT:

"PRELIMINARY DRAINAGE REPORT, DATED AUGUST 11 , 2006 PROPOSED 1003 S. TREMONT STREET ROW HOMES. TGI PROJECT NO. 606.06421,

PREPARED BY TAYLOR GROUP, INC.

BOUNDARY SURVEY:

BOUNDARY SURVEY PERFORMED BY DAVID JOLLY SURVEYING

GENERAL NOTES

STREET ADDRESS	1003 S. TREMONT STREET
ASSESSOR'S PARCEL NUMBER	152-013-15-00
TOTAL ACREAGE	0.83
EXISTING ZONING	RM-4, URBAN HIGH DENSITY RESIDENTIAL
PROPOSED ZONING	NO CHANGE
GENERAL PLAN/LAND USE	SINGLE FAMILY
NUMBER OF EXISTING LOTS	2
NUMBER OF PROPOSED LOTS	4
NUMBER OF DWELLING UNITS/LOT	1
SCHOOL DISTRICT	OCEANSIDE UNIFIED SCHOOL DISTRICT
WATER DISTRICT	CITY OF OCEANSIDE
SEWER DISTRICT	CITY OF OCEANSIDE
CONTOUR INTERVAL	1'
FLOOD PLAIN INFORMATION	ZONE X, FEMA MAP NO. 06073C0979 F (1-16-2009) OUTSIDE OF 500-YR FLOODPLAIN
GAS & ELECTRIC	SDG&E
FIRE PROTECTION	OCEANSIDE FIRE DEPT.
TELEPHONE	PACIFIC BELL
CABLE TELEVISION	COX CABLE

NOTE:

1. SEPARATE STRUCTURE REQUIRED IF EXPOSED VALVES FOR USE OF THE DOMESTIC SUPPLY

LOT TABLE

LOT	GROSS AC	NET AC
1	0.207	0.207
2	0.208	0.208
3	0.208	0.208
4	0.207	0.207

LEGEND:

SUBDIVISION BOUNDARY	—— E ——
LOT NUMBER & ACREAGE	(1) 10.4 AC.
EXISTING CONTOURS	—— 100 ——
EXISTING FIRE HYDRANT	——
EXISTING POWER POLE	——
EXISTING GRADE	+60.00

LEGAL DESCRIPTION:

LOTS 1 AND 2 IN BLOCK 2 OF JAMES ADDITION TO THE CITY OF OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 143, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY FEBRUARY 20 1887.

SOURCE OF TOPOGRAPHY:

TOPOGRAPHY SHOWN ON THIS MAP WAS GENERATED BY PHOTOGRAMMETRY DATED JUNE 30, 2006 BY PHOTO GEODETIC, INC.

SITE DATA:

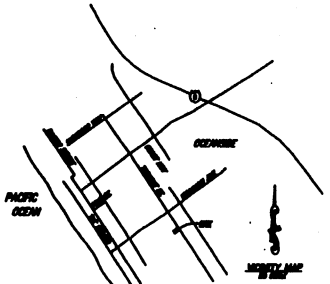
SETBACKS: S.Y. 5' MIN
F.Y. 10' MIN
S.Y. 5' MIN

BENCHMARK:

SET BRASS CAP STAMPED "CDS BM F-4" 1 FOOT WEST OF TOP OF CURB S.P.C. SOUTHWESTERLY CURB RETURN IN P.C.C. STREET LIGHT BASE AT HILL STREET AND WISCONSIN STREET. 1984 ADJUSTED ELEVATION = 88.701 FEET.

OWNER/DEVELOPER:

EDWARD CRUZ DATE
ALL AMERICAN HOMES
P.O. BOX 800163
SANTA CLARITA, CA 91380



REGISTERED PROFESSIONAL ENGINEER — CIVIL PROFESSIONALIZATION — No. C 58274 Exp. 06/30/2008 CIVIL — STATE OF CALIFORNIA

SURVEYOR'S STATEMENT: THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF EDWARD CRUZ IN AUGUST 2006. I HEREBY STATE THAT ALL MONUMENTS SHOWN HEREON EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP. I HEREBY STATE THAT ALL MONUMENTS SHOWN HEREON WILL BE SET OR FOUND AS SHOWN PRIOR TO THE EXPIRATION OF THE ONE YEAR PERIOD FOLLOWING THE RECORDATION OF THIS MAP.

LARRY W. WALKER R.C.E. 58274 DATE 12/7/06

NO.	DATE	REVISION

TENTATIVE MAP — SHEET 1 OF 3

TENTATIVE PARCEL MAP
1003 S. TREMONT STREET
OCEANSIDE, CALIFORNIA

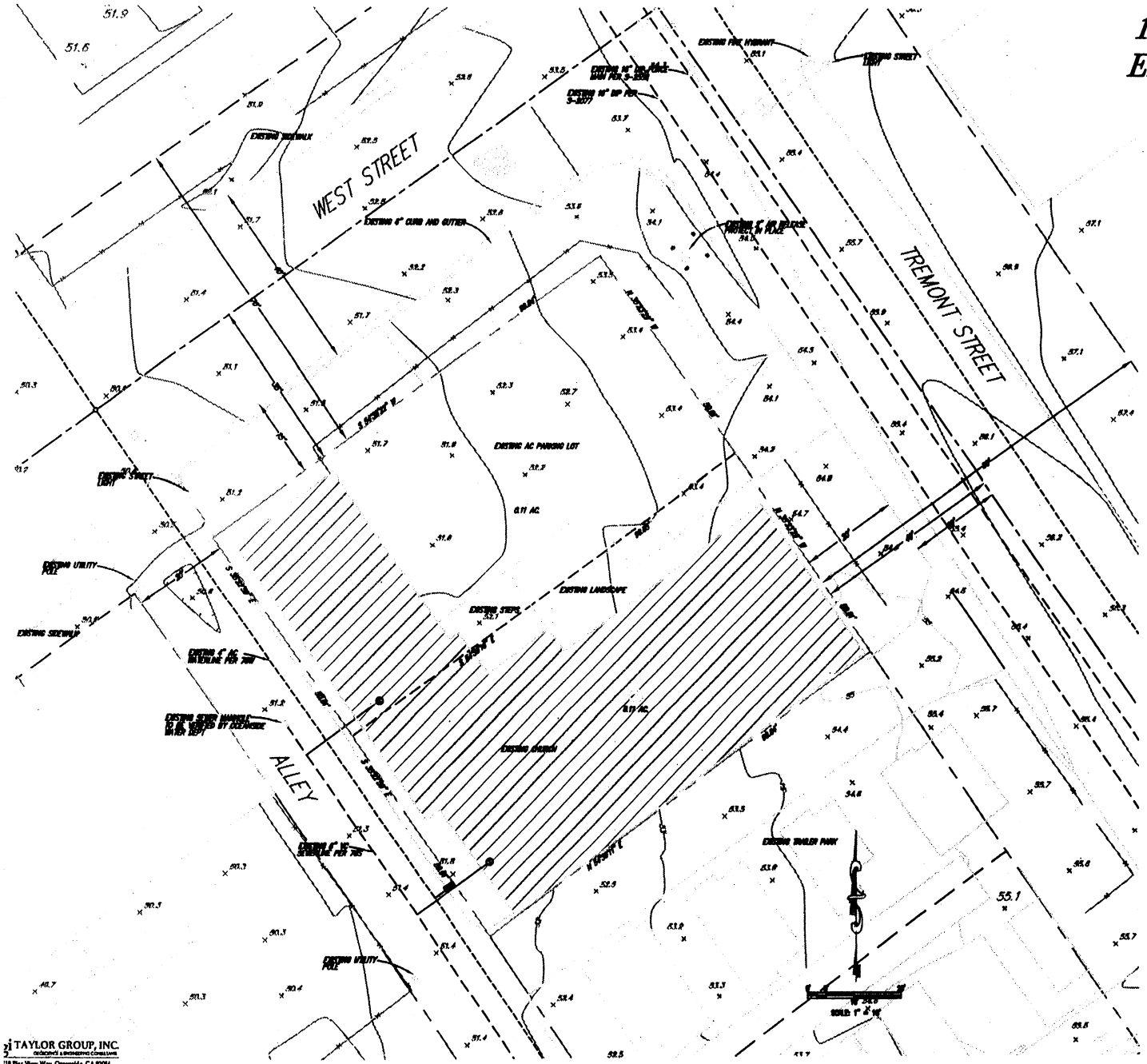
A.P.N. 152-013-15-00

PROJECT NO. 06.06421 AUGUST, 2006

TAYLOR GROUP, INC.
CIVIL ENGINEERING & LAND PLANNING CONSULTANTS
9 Pier View Way, Oceanside, CA 92054
tel. 760.721.9770 fax. 760.721.9771
J:\06\421 1003 S. Tremont\Tentative Map\1003 tent Map.dwg

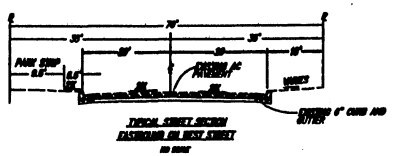
1003 S. TREMONT STREET
DEVELOPMENT PLAN
LEGEND:
EARTHWORK QUANTITIES
DISPOSITION NOTES:
WEST STREET
TREMONT STREET
ALLEY
TENTATIVE PARCEL MAP
1003 S. TREMONT STREET
OCEANSIDE, CALIFORNIA
TAYLOR GROUP, INC.

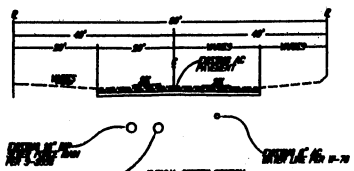
1003 S. TREMONT STREET
EXISTING CONDITIONS MAP

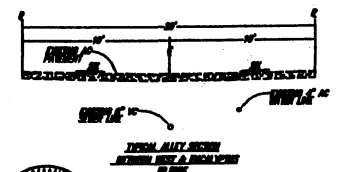


LEGEND:

- SUBDIVISION BOUNDARY
- LOT NUMBER & ACREAGE (1 / 10.6 AC.)
- EXISTING CONTOURS
- EXISTING SEWER MAIN
- EXISTING SEWER METER
- EXISTING SEWER LINE
- EXISTING SEWER LATERAL (S)
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING GRADE
- EXISTING ROOF TOP







TAYLOR GROUP, INC.
CIVIL ENGINEERING CONSULTANTS
719 Pier View Way, Oceanside, CA 92054
tel. 760.721.9990 fax. 760.721.9991

NO.	DATE	REVISION

EXISTING CONDITIONS — SHEET 3 OF 3

TENTATIVE PARCEL MAP
1003 S. TREMONT STREET
OCEANSIDE, CALIFORNIA

A.P.N. 152-012-18-00

PROJECT NO. 03-0338 AUGUST 1, 2008

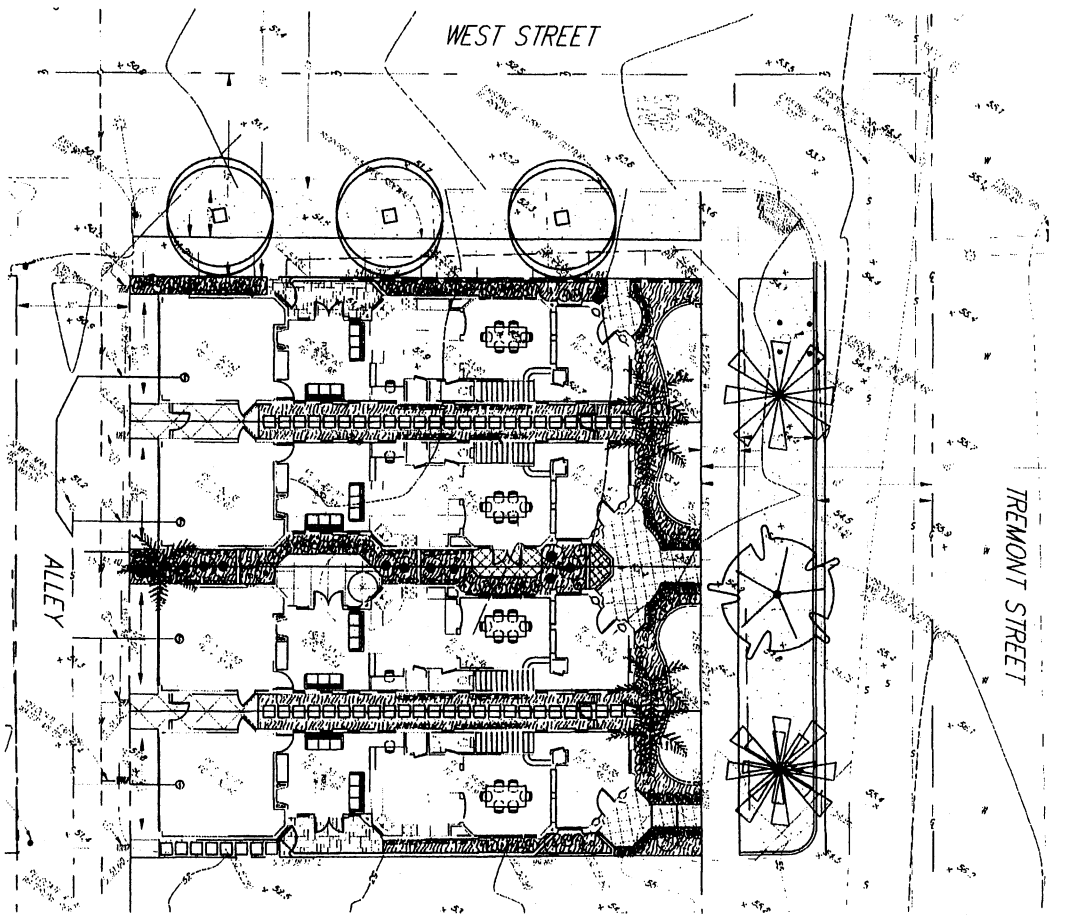
EXISTING PLANT MATERIAL SCHEDULE

	EXISTING TREES TO BE REMOVED	QTY.	CALIPER AT DBH
①	CITRUS SPECIES ILEX SPECIES	CEDAR HOLLY BUSH	1 18" 1 6"

PLANT MATERIAL LEGEND

	BOTANICAL NAME	COMMON NAME	SIZE	HT.	SPD.	QUANTITY	REMARKS
	TREES SUCH AS:						
	METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS BELL	36" BOX	9'-10'	4'-5'	3	STRAIGHT TRUNK, FULL HEAD AND STAKE
	SPATHODEA CAMPANULATA	AFRICAN TULIP TREE	36" BOX	10'-12'	4' 5'	1	STRAIGHT TRUNK, FULL HEAD AND STAKE
	SYAGRUS ROMANZOFFIANUM	QUEEN PALM	8' B.T.H.			5	
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	10' B.T.H.			2	
	SHRUBS SUCH AS:						
	LUVIA MINIATA	KANGAROO LILY	5 GAL.	18"-24"	18"-24"	11	FULL AND BUSHY, GOOD COLOR
	PITTS VEGETA	FORTNIGHT LILY	5 GAL.	18" 24"	18" 24"	94	FULL AND BUSHY, GOOD COLOR
	LEX V. 'KANA'	DWARF CALPON	1 GAL.	6"-8"	6"-8"	52	FULL AND BUSHY, GOOD COLOR
	PHORMIUM 'BRONZE'	NEW ZEALAND FLAX	5 GAL.	18"-24"	18" 24"	15	FULL AND BUSHY, GOOD COLOR
	VINES SUCH AS:						
	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE	5 GAL.	24"-36"	12"	55	FULL AND BUSHY, GOOD COLOR
	GROUND COVERS SUCH AS:						
	ANNUAL COLOR	ANNUALS	4" POTS @ 12" O.C.				
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL. @ 18" O.C.				
	LAURENTIA FLUVIATILIS	BLUE STAR CREEPER	LAYS @ 8" O.C.				
	DWARF TALL FESCUE	LAWN	SOD				

EXISTING TREE MITIGATION ON SITE
24" OF TREE CALIPER MEASURED AT DBH
SHALL BE REPLACED BY:
4 36" BOX TREES WITH CALIPERS OF 4"
7 24" BOX / PALMS TREES WITH CALIPERS OF 2"
THIS EQUALS THE 30" TREE TRUNK CALIPER.



LANDSCAPE NOTE:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF OCEANSIDE LANDSCAPE STANDARDS MANUAL AND ALL OTHER APPLICABLE STANDARDS AS OF THE APPROVED DATE OF THESE PLANS
2. TREES PLANTED WITHIN 5 FEET OF WALLS, CURBS OR PAVING SHALL BE PLANTED WITH A "DEEP-BARRIER" ROOT BARRIER.
3. ALL PLANTING AREAS SHALL BE FINISHED WITH A 3 INCH LAYER OF SHREDDED BARK MULCH AVAILABLE THROUGH OUTLERS MULCH INC. 619-263-8181.
4. IF ANY EXISTING HARDSCAPE OR LANDSCAPE INDICATED ON THE APPROVED PLANS ARE DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED PLANS BY THE OWNER/PERMITTEE.
5. ALL LANDSCAPE MATERIALS SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION AT ALL TIMES, INCLUDING TRIMMING AS APPROPRIATE TO MAINTAIN APPROVED LANDSCAPE VALUES.

IRRIGATION NOTE:

ALL PLANTING AREAS SHALL BE IRRIGATED ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE. ALL IRRIGATED AREAS SHALL RECEIVE UNIFORM COVERAGE BY MEANS OF AN AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTIVATED, UNDERGROUND PIPE IRRIGATION SYSTEM FOR WATER CONSERVATION AND TO MINIMIZE EROSION. STATE-OF-THE-ART AUTOMATIC CONTROLLER WITH MASTER VALVE AND RAIN SHUT-OFF CAPABILITIES SHALL BE INSTALLED. A REDUCED PRESSURE BACKFLOW PREVENTER WILL BE USED IN ACCORDANCE WITH LOCAL AND REGIONAL STANDARDS. ANTI-DRAIN CONTROL VALVES SHALL BE USED AT LOW PRECIPITATION RATE EQUIPMENT SHALL BE USED WHERE APPLICABLE. ALL PRESSURIZED MAINLINE AND LATERAL LINES WILL BE PVC INSTALLED BELOW GRADE PER LOCAL AND REGIONAL STANDARDS. AN AUTOMATIC, WATER CONSERVATION IRRIGATION SYSTEM SHALL BE PROVIDED TO ESTABLISH AND MAINTAIN LANDSCAPING.

MAINTENANCE RESPONSIBILITY NOTE:

THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL LANDSCAPED AREAS ON SITE, THE EXISTING PLANTING AREAS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE MAINTAINED BY THE CITY'S LANDSCAPE MAINTENANCE DISTRICT. ALL LANDSCAPED AREAS SHALL BE KEPT FREE OF WEEDS AND DEBRIS. PLANTINGS SHALL BE MAINTAINED IN A HEALTHY, VIGOROUSLY GROWING CONDITION AND SHALL RECEIVE REGULAR PRUNING, FERTILIZING, MOWING AND TRIMMING. IRRIGATION SYSTEMS SHALL BE REGULARLY INSPECTED AND KEPT IN FULLY OPERATIONAL CONDITION ACCORDING TO MANUFACTURERS' DESIGN STANDARDS AT ALL TIMES.

STREET TREES AND OTHER TREE PLACEMENT:

7 FEET FROM TRANSFORMERS, CABLE, AND DOUBLE CHECK DETECTORS
5 FEET FROM MAILBOXES
- 5 FEET FROM FIRE HYDRANTS (ALL SIDES)
- 10 FEET FROM CENTERLINE OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER, WATER, STORM DRAINS)
- 10 FEET FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
- 10 FEET FROM DRIVEWAYS (UNLESS A LINE OF SITE IS DETERMINED BY THE TRAFFIC ENGINEER TO BE OTHERWISE.)
- 15 FEET, MINIMUM, FROM STREET LIGHTS, OTHER UTILITY POLES AND MAIL BOXES

STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT OF WAY OF THE RIGHT-OF-WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER'S APPROVAL.

LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF 25 FEET FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER. MINIMUM 15 FEET STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS.

SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.

LANDSCAPE CONCEPT STATEMENT

THE LANDSCAPING BUILDS UPON A DROUGHT-TOLERANT, CONTEMPORARY STYLE WITH A MIXTURE OF PALM TREES, BOLD FOLIAGE, LIVE GRASSES AND GROUND COVER. THE HARDSCAPE COMPLIMENTS THE UNIQUE ARCHITECTURAL DESIGN BY USING MATERIALS THAT REPEAT THE ARCHITECTURAL THEME, SUCH AS CONTEMPORARY COLORED CONCRETE WITH ACCENT PAVING. VARIOUS GROUNDCOVERS AND DECORATIVE SHRUBS WILL PROVIDE FOR AN INTERESTING AND AESTHETICALLY PLEASING LANDSCAPE.

OTHER LANDSCAPING WILL INCLUDE VARIOUS FLOWERS AND SHRUBS SUCH AS FORTNIGHT LILY, NEW ZELAND FLAX, GRASSES OF VARIOUS COLORS AND TEXTURES AND OTHERS GROUND COVERS, SUCH AS, STAR JASMINE, SCOTCH MOSS, AND OTHERS WILL BE USED THROUGHOUT THE SITE.

THE LANDSCAPING HAS BEEN DESIGNED WITH WATER CONSERVATION IN MIND. AS WELL, IT WILL CREATE AN INTERESTING STREETSCAPE WHICH WILL BE A BENEFIT TO THE OVERALL COMMUNITY ATMOSPHERE.

LANDSCAPE ARCHITECT OF WORK
JAMES P. BENEDETTI
DATE:
R.L.A. 3088

JAMES P. BENEDETTI
LANDSCAPE ARCHITECT

NO.	DATE	REVISION

LANDSCAPE CONCEPT PLAN — SHEET 1 OF 1

1003 S. TREMONT STREET
OCEANSIDE, CALIFORNIA

A.P.N. 152-012-15-00

PLANNING COMMISSION
RESOLUTION NO. 2006-P75

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A TENTATIVE PARCEL MAP, DEVELOPMENT PLAN, CONDITIONAL USE PERMIT, VARIANCES, REGULAR COASTAL PERMIT AND GRANTING A DEFERRAL TO UNDERGROUND OVERHEAD UTILITIES ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: P-12-06, D-13-06, C-40-06, V-13-06, V-14-06, V-16-06 and RC-17-06
APPLICANT: Gerardo Cruz
LOCATION: 1003 South Tremont Street

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

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

four-lot subdivision, construction of four single-family detached dwellings and a deferral of the requirement to underground existing overhead utilities;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 18th day of December, 2006 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be categorically exempt per Article 19 from environmental review;

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

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
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	Depends on area (range is $2,843-$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	$2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	$2.63 per square foot residential
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
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 capacity or water 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 $4,154 per unit.
Inclusionary housing in lieu fees—Residential only.	Chapter 14-C of the City Code.	$1,000 per development project + $100 per unit plus $10,275 per unit.

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 amount that will be owing when such fee becomes due and payable;

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

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

WHEREAS, pursuant to Gov't 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;

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

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

FINDINGS:

For the Tentative Parcel Map:

1. The proposed subdivision creates parcels that are consistent with the requirements of the RH-U (Urban High Density Residential) zoning designation. The subdivision map is consistent with the General Plan of the City.
2. The proposed building pads on the site will conform to the topography of the site, therefore, making it suitable for residential development. The 10,000 sq. ft. (appx.) site is physically suitable to allow for the development of 4-residential lots.
3. The subdivision complies with all other applicable ordinances, regulations and guidelines of the City, with the exception of the requested variances for a reduced lot depth, lot area and exterior side yard setback.
4. The design of the subdivision or proposed improvements will not conflict with easements, acquired by the public at large, for access through the use of property within the subdivision.

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

For the Development Plan:

1. The site plan and physical design of the project is consistent with the Zoning Ordinance and the underlying RH-U (Urban High Density Residential) zoning district.
2. The Development Plan conforms to the General Plan of the City.
3. The project site can be adequately served by existing public facilities, services and utilities.
4. The project, as proposed, is compatible with the existing and potential development on adjoining properties or in the surrounding neighborhood.
5. The site plan and parameters for the architecture and physical design of the project is consistent with the policies contained within Sections 1.22 and 1.23 of the Land Use Element of the General Plan.

For the Conditional Use Permit to allow for the Small-Lot Development:

1. The proposed development is located within the Urban High Density Residential zone and with the exception of the requested variances for proposed lot depth, lot area and exterior side yard setback, meets applicable development requirements of the subject district. The proposed project is in accord with the objectives of the Zoning Ordinance and purposes of the district in which it is located.
2. The location and conditions under which the subject application is approved insures that the project will not cause detriment to the public health safety or welfare of persons residing or working in or adjacent to the project area.
3. The project has been adequately conditioned or designed to comply with applicable requirements of the Zoning Ordinance.

For the Variances to allow a reduction to the required 100 ft. (min) lot depth and 2,500 sq. ft. (min) lot area:

1. The proposed 99.84 ft. and 99.85 ft. deep lots are the result of special circumstances. The project site (APN 152-012-15) was established in 1887 as two 50 ft. by 100 ft. lots based on surveying technology available at that time and are slightly less in depth and area than

current more precise surveying technology indicates the actual width and area of the site to be. Therefore, the strict applications of the requirements of the Zoning Ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.

2. The proposed 99.84 ft. and 99.85 ft. deep lots and their corresponding 2,497 sq. ft. and 2,496 sq. ft. lot areas will not make the property or use appear out-of-character with property improvements in the vicinity. The difference between the required 100 ft. lot depth and proposed 99.84 ft. and 99.85 ft. lot depth as well as the required 2,500 sq. ft. lot area (min) and proposed 2,497 and 2,496 sq. ft. lot areas is negligible and indiscernible. As such, granting the Variance for the proposed subdivision will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare.

3. The granting of the lot depth and lot area variance will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district. Similar variance requests have been previously granted within the Townsite Neighborhood.

<u>For the Variances to allow a reduction to the required 10 ft. (min) exterior side yard setback</u>:

1. Strict application of the 10 ft. exterior side yard requirement would deprive the subject property of development privileges enjoyed by other similar properties in the vicinity and under identical zoning classification and would render the proposed 25 ft. wide parcel at the intersection of West Street and South Tremont Street undevelopable.

2. The proposed 3 ft. exterior side yard setback will not make the property or use appear out-of-character with property improvements in the vicinity. Other existing structures along West Street are located at approximately 3 ft. from the exterior side property line. As such, granting the subject Variance will be consistent with the urban development pattern in the immediate area and will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare.

3. The granting of the exterior side yard variance will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same

zoning district. Similar variance requests have been previously granted within the Townsite Neighborhood.

For the Regular Coastal Permit:

1. The proposed project is consistent with the policies of the Local Coastal Program as implemented through the City Zoning Ordinance. In addition, the project will not substantially alter or impact existing public views of the coastal zone area.
2. The proposed project will not obstruct any existing or planned public beach access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal Act.

For the Deferral of the Requirement to Underground Facilities:

1. The project contains less than 10 residential units, existing overhead facilities are located within an alley, and the subdivision has less than 250 feet of frontage, all of which are qualifying finding for deferring the underground conversion.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Tentative Parcel Map (P-12-06), Development Plan (D-13-06), Conditional Use Permit (C-40-06), Variances (V-13-06, V-14-06 and V-16-06), Regular Coastal Permit (RC-17-06) and the deferral of the requirement to underground existing facilities subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Community Development Department/Building Division plan check.
2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.
3. The building plans for this project are required by State Law to be prepared by a licensed architect or engineer and shall be in compliance with this requirement prior to submittal for building plan review.
4. All electrical, communication, CATV, etc. service lines, within the exterior lines of the property shall be underground (City Code Sec. 6.30).
5. Compliance with the Federal Clean Water Act (BMPs) shall be demonstrated on the plans.
6. A complete soils report, structural calculations and energy calculations/documentation shall be required at time of plans submittal to the Building Division for plan check.

7. Separate/unique addresses shall be required to facilitate utility releases. Verification that the addresses have been properly assigned by the Community Development Department/Planning Division shall accompany the building permit application.

8. A demolition permit shall be required for the demolition of any existing structures. Plans for the demolition permit shall clearly show that all utilities (electric, gas, water and sewer) are properly terminated/capped in accordance with the requirements of the utility service provider. All/any underground septic or water storage tanks shall be removed or filled in accordance with the Uniform Plumbing Code and or the City's Grading Ordinance.

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

   a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).

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

Engineering:

10. The grading plans shall be approved by the Public Works Director prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan.

11. Vehicular access rights to Tremont Street and West Street shall be relinquished to the City from all abutting lots.

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

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

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

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

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

17. Prior to the issuance of grading permit, the developer shall notify and host a 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.

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

a) Dirt, debris and other construction material shall not be deposited on any public street or within the City's stormwater conveyance system.

b) All grading and related site preparation and construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday. No engineering related construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the Public Works Director with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive, or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity".

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

d) A haul route shall be obtained at least 7 days prior the start of hauling operations and must be approved by the Public Works Director. Hauling operations shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

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

20. Approval of this development project is conditioned upon payment of all applicable 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 the project shall constitute the developer's approval of such payments, and his agreement to pay for any other similar assessments or charges in effect when any increment is submitted for final map or building permit approval, and to join, contribute, and/or participate in such districts.

21. Tremont Street and West Street shall be improved with curbs and gutters and sidewalk along property frontage.

22. Tremont Street and West Street along the property frontage provide a minimum of 10 feet parkway between the face of curb and the right-of-way line. Sidewalk improvements shall comply with ADA requirements.

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

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

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

26. Upon review of the pavement investigation, the Public Works Director shall determine whether the developer shall: 1) Repair all failed pavement sections, header cut and grind per the direction of the Transportation/Development Inspector, and construct a two-inch

thick rubberized AC overlay; or 2) Perform R-value testing and submit a study that determines if the existing pavement meets current City standards/traffic indices. Should the study conclude that the pavement does not meet current requirements, rehabilitation/mitigation recommendations shall be provided in a pavement analysis report, and the developer shall reconstruct the pavement per these recommendations, subject to approval by the City Engineer and/or Public Works Director.

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

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

29. Full width alley improvements including the installation of a longitudinal concrete alley gutter shall be constructed in accordance with the standard plans and specifications of the City of Oceanside and as approved by the City Engineer and/or Public Works Director.

30. The undergrounding of the existing overhead utilities may be deferred. The developer shall pay an in-lieu fee, based upon the length of utilities to be placed underground, and at the rate in effect at building permit issuance or as established by the Public Works Director per Section 901.G. of the Subdivision Ordinance (R91-166) and as required by the City Engineer and/or Public Works Director and current City policy.

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

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

33. The applicant shall obtain any necessary permits and clearances from all 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 NPDES), San Diego County Health Department, prior to the issuance of grading permits.

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

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

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

37. Landscaping plans, including plans for the construction of walls, fences or other structures at or near intersections, must conform to intersection sight distance requirements. Landscape and irrigation plans must be submitted to the Public Works Director prior to the issuance of a grading permit and approved by the Public Works Director prior to the issuance of occupancy permits. All plans must be approved by the Public Works Director and a pre-construction meeting held, prior to the start of any improvements.

38. The drainage design on the tentative map is conceptual only. The final design shall be based upon a hydrologic/hydraulic study to be approved by the Public Works Director during final engineering. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the Public Works Director. All public storm drains shall be shown on City standard plan and profile sheets. All storm drain easements shall be dedicated where required. The

applicant shall be responsible for obtaining any off-site easements for storm drainage facilities.

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

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

Fire:

41. Smoke detectors are required and detector locations must be indicated on the plans.

42. Buildings shall meet Oceanside Fire Department's current codes at the time of building permit application.

43. In accordance with the Fire Code Sec. 901.4.4, approved address for commercial, industrial and residential occupancies shall be placed on the structure in such a position as to be plainly visible and legible from the street or roadway fronting the property. Numbers shall be contrasting with their background.

44. Single-family dwellings require 4-inch address numbers.

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

Planning:

46. This Tentative Parcel Map, Development Plan, Conditional Use Permit, Variances and Regular Coastal Permit shall expire on December 18, 2008, unless a time extension is granted by the Planning Commission.

47. This Tentative Parcel Map, Development Plan, Conditional Use Permit, Variances and Regular Coastal Permit approves only a 4-lot single-family subdivision, development of four single-family dwellings in a rowhome configuration with the associated lot depth, lot area and exterior side yard setback variances and deferral of the requirement to underground existing overhead utilities, as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved

plans and exhibits shall occur without Planning Division approval. Substantial deviations shall require a revision to the Tentative Parcel Map, Development Plan, Conditional Use Permit, Regular Coastal Permit and Variances or a new Tentative Parcel Map, Development Plan, Conditional Use Permit, Variances and Regular Coastal Permit.

48. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Tentative Parcel Map P-12-06, Development Plan D-13-06, Conditional Use Permit C-40-06, Variances V-13-06, V-14-06 and V-16-06 and Regular Coastal Permit RC-17-06. The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

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

a) Local street trees in parkways shall be planted at a minimum of 30 feet on center, each side of street, as a solitary planting. Approved root barriers shall be incorporated.

b) To mitigate the loss of landmark and/or mature existing trees on-site the determination of replacement shall be based on tree number, type, and caliper (caliper measured 2 ½ feet from the base of the tree at existing grade). The total number of tree caliper lost shall be equal to the total number of caliper replaced. Replacement trees shall be a minimum of 15-gallon container stock. A field survey shall be performed under the supervision of the City Landscaping Section to evaluate the existing tree population and the replacement requirements. The existing trees to remain or proposed for removal shall be identified on the

Preliminary Grading Plan, Precise Grading Plan and Landscape Plan. The existing tree type, location, and caliper shall be shown on the above plans. Replacement trees shall be identified and shown on the Landscape Plan and shall be subject to review and approval by the City Engineer.

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

51. Landscape plans, designed in compliance with Water Conservation Ordinance No. 91-15 shall be submitted as schematic drawings and shall be approved and signed by the City Engineer prior to the issuance of building permits. No bonding shall be required. Precise Grading Plans for model homes shall be prepared by a Civil Engineer and shall be approved by the City Engineer prior to the issuance of building permits. Prior to the issuance of occupancy permits, the City's Landscape Technician/Inspector shall review each unit requested for occupancy to ensure that the installation of planting and irrigation has occurred in conformance with the approved schematic drawings. The irrigation system will also be tested to ensure adequate operation and coverage.

52. All single-family projects shall dispose of or recycle solid waste in a manner provided in City Ordinance 13.3.

53. A covenant or other recordable document approved by the City Attorney shall be prepared by the subdivider and recorded prior to the approval of the final map. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

54. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new

owner and or operator. This notification's provision shall run with the life of the project and shall be recorded as a covenant on the property.

55. Failure to meet any conditions of approval for this development shall constitute a violation of the Tentative Parcel Map, Development Plan, Conditional Use Permit, Variances and Regular Coastal Permit.

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

57. Reciprocal access, maintenance and use easements, consistent with the approved development plan, shall be recorded against all affected parcels. A copy of the recorded access, maintenance and use easement documents shall be filed with the City of Oceanside Planning Division prior to issuance of grading permits.

58. Fences and/or walls within front yard setback areas shall be limited to 42 inches (max), unless the wall/fence incorporates a decorative and 75 percent open design for the portion of the wall/fence above 42 inches in which case the combined maximum wall/fence height will be limited to 5 feet (max).

59. The project design shall comply with Zoning Ordinance Section 3015 Building Projections into Yards and Courts.

60. The developer's construction of all fencing and walls associated with the project shall be in conformance with the approved Development Plan or as amended by conditions of project approval. 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.

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

62. All fences adjacent to public right-of-way and/or visible from the public right-of-way will be stained or otherwise finished with a waterproof material. Side and rear elevations and window treatments shall be trimmed to substantially match the front elevations. A set of building plans shall be reviewed and approved by the Planning Division prior to the issuance of building permits. Elevations, siding materials, colors, roofing materials and floor plans shall be substantially the same as those approved by the Planning Commission. These shall be shown on plans submitted to the Community Development Department/Building and Planning Divisions.

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

Water Utilities:

64. 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.

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

66. The property owner shall maintain private water and wastewater utilities located on private property.

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

68. 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.

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

70. All lots with a finish pad elevation located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by

installing and maintaining an approved type backwater valve, per the Uniform Plumbing Code (U.P.C.).

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

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

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

PASSED AND ADOPTED Resolution No. 2006-P75 on December 18, 2006 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Dennis Martinek, Chairman
Oceanside Planning Commission

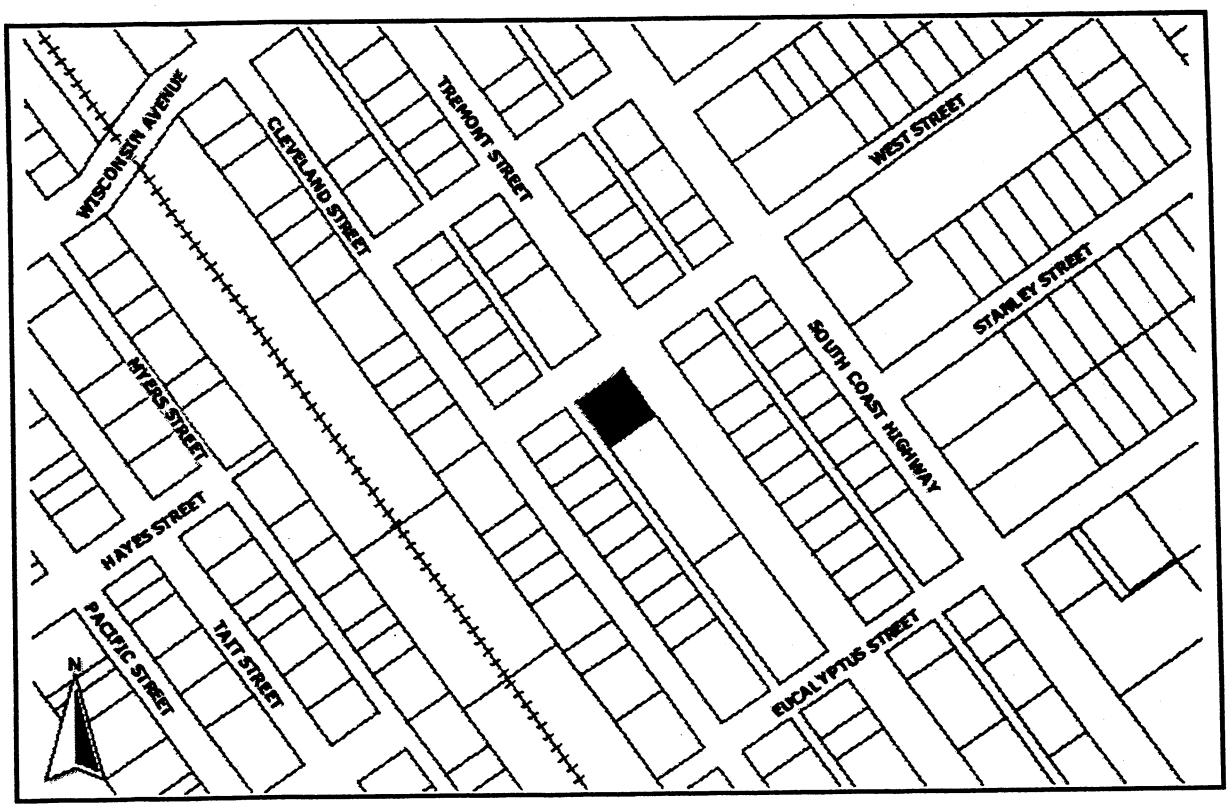
ATTEST:

_____

Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2006-P75.

Dated: December 18, 2006



File Number: **P-12-06, D-13-06, C-40-06, RC-17-06, V-13-06, V-14-06, V-16-06 and DEFERRAL OF OVERHEAD UTILITIES UNDERGROUND CONVERSION**

Applicant: **Cerardo Cruz**

Description:

PARCEL MAP (P-12-06), DEVELOPMENT PLAN (D-13-06), CONDITIONAL USE PERMIT (C-40-06), REGULAR COASTAL PERMIT (RC-17-06), VARIANCES (V-13-06, V-14-06, V-16-06), and DEFERRAL OF OVERHEAD UTILITIES UNDERGROUND CONVERSION to permit demolition of a 4,854 square foot church, subdivide two existing lots totaling approximately 10,000 square feet into four lots and develop four single family, detached dwellings at 1003 South Tremont Street. The project site is zoned RH-U (Urban High Density Residential) and is situated within the Townsite Neighborhood and the Coastal Zone. **ALL AMERICAN HOMES AND ESTATES**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

City of Oceanside, Planning Department
300 N. Coast Highway
Oceanside, CA 92054 (760) 435-3520

Date: December 7, 2006

Public Hearing Coastal Permit
Identification No. RC-17-06

NOTICE OF PUBLIC HEARING
COASTAL DEVELOPMENT PERMIT

This is a notice to you as an interested party that the City of Oceanside Planning Commission will hold a public hearing on the Coastal Permit application of Cerardo Cruz. This application was received on August 23, 2006. The application is described as follows:

> To permit demolition of a 4,854-square foot church, subdivide two existing lots totaling approximately 10,000 square feet into four lots and develop four single-family detached dwellings at 1003 South Tremont Street.

The project site is zoned RH-U (Urban High Density Residential) and is situated within the Townsite Neighborhood and the Coastal zone.

Said hearing will be held on December 18, 2006, at 7:00 p.m. in the Council Chamber of City Hall, 300 North Coast Hwy., Oceanside, California at which time and place any and all interested persons may appear and be heard. Interested persons may contact the Planning Division at (760) 435-3520 after December 13, 2006, to be informed of the place on the agenda and the approximate time of hearing.

If you have any questions or comments regarding this matter, or want to be notified of the decision, contact the City of Oceanside, Planning Division at (760) 435-3520. Written comments may be submitted prior to the hearing and will be made part of the public record and provided to the Planning Commission.

If you disagree with the decision of the Planning Commission concerning this project's conformance to the Local Coastal Plan, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate fee must be filed in the City Clerk's Office, 300 North Coast Hwy., Oceanside, no later than 5:00 p.m. on December 28, 2006 (10 days from the adoption of the Planning Commission Resolution).

The project is "appealable" to the California Coastal Commission under Section 30603(a) of the California Public Resources Code. An aggrieved person may appeal the decision to the Coastal Commission within ten (10) working days following the Commission receipt of the Notice of Final Action on this project. The Notice of Final Action is mailed after the City's last action, such as Planning Commission resolution, Community Development Commission resolution (for projects in the Redevelopment Area), or City Council resolution (for projects involving a zone change or which resulted in a local appeal). Please contact the Planning Division at (760) 435-3520 for this information.

Appeals must be in writing. The Coastal Commission, San Diego District Office is at 7575 Metropolitan Drive, Suite 103, San Diego, California 92108-4402. The phone number is (619) 767-2370.

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AUG 23 2006
Planning Department

661-857 0172

Application For Planning Commission Hearing

Planning Department (760) 435-3520
Oceanside Civic Center
300 North Coast Highway
Oceanside, California 92054-2885

Please Print or Type All Information

STAFF USE ONLY	
ACCEPTED	BY
8/23/06	SN.
HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	P-12-06
DEV. PL.	D-13-06
C.U.P.	C-40-06
VARIANCE	V-13-06, V-14-06
COASTAL	RC-17-06, V-16-06
O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT: Gerardo Cruz
2. STATUS: Owner
3. ADDRESS: 26620 Thackery Line Stevenson Ranch CA 91201
4. PHONE/FAX: 661-857-0172
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): Jennifer Bolyn
6. ADDRESS: 4852 Santa Monica Ave S.D. 92107
7. PHONE/FAX: 619 224-6100

PART II – PROPERTY DESCRIPTION

8. LOCATION: 1003 S. Tremont Street 92054
9. SIZE:
10. GENERAL PLAN: UHD
11. ZONING: RH-V
12. LAND USE:
13. ASSESSOR'S PARCEL NUMBER: 152-012-15

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION: Rev - 10/13/06, 11/20/06
15. PROPOSED GENERAL PLAN:
16. PROPOSED ZONING:
17. PROPOSED LAND USE: Residential
18. NO. UNITS: 4
19. DENSITY:
20. BUILDING SIZE:
21. PARKING SPACES: 6 (4) 2 Cargaraes
22. % LANDSCAPE:
23. % LOT COVERAGE:

PART IV – ATTACHMENTS

ALL APPLICATIONS		DEV. PLANS, C.U.P.s & TENT. MAPS
X 24. DESCRIPTION/JUSTIFICATION	X 25. LEGAL DESCRIPTION	X 30. FLOOR PLANS AND ELEVATIONS
X 26. 300-FT. RADIUS MAP	X 27. PROPERTY OWNERS' LIST	X 31. CONSTRUCTION SCHEDULE
X 28. ENVIRONMENTAL ASSESSMENT	X 29. PLOT PLANS	32. OTHER

PART V – SIGNATURES

THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.

SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

33. APPLICANT OR REPRESENTATIVE (Print): Jennifer Bolyn
34. DATE: 8/22/06
Sign: [signature]

37. OWNER (Print): Gerardo Cruz
38. DATE: 8/22/06
Sign: [signature] 08/22/06 X

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

35. APPLICANT (Print): Jennifer Bolyn
36. DATE: 8/22/06
Sign: [signature]

39. OWNER Print):
40. DATE:
Sign: [signature] 08/22/06 X

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eos
architecture, inc.

4852 Santa Monica Ave.
San Diego CA 92107
(619)224.6100 PHONE
(619)224.6101 FAX

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NOV 20 2006
Planning Department

Four New Row Homes for
All American Homes and Estates
Located at:
1003 S. Tremont Street
Oceanside, California
APN 152-012-15

October 12, 2006

Description and Justification
Parcel Map, Development Plan, Regular Coastal Permit, Conditional Use Permit, Variances

Introduction

This application is for the subdivision of a 10,000 square foot lot into four 2,500 square foot lots located on the West side of South Tremont Street between West Street and Stanley Street and the construction of four new row homes of approximately 2,819 square feet for Unit A, 2,818 square feet for Unit B, 2,804 square feet for Unit C and 2,819 square feet for Unit D. The four row homes will each have three bedrooms and three and a half baths as wells as a two car attached garage. Each home will have no more than 2,500 square feet of living space as shown in the Zoning Compliance plans, therefore no more than a two car garage per unit is required. The discretionary approvals necessary for this project include a Parcel Map, a Development Plan, Regular Coastal Permit and Variance.

A request is being made for a deferral for the under grounding of overhead electric lines. This project qualifies for a deferral in accordance with Section 904 (G) (4) of the subdivision Ordinance: the existing facilities are within an alley, have less than 250 feet of frontage, and the proposed project contains less than ten residential units.

The property is located in the Central Oceanside area and is currently occupied by a commercial church structure to be demolished. Surrounding land uses include single family homes, multi-family homes, and commercial. The current General Plan Land Use designation for the subject property is Urban High Density Residential and the Zoning is RH-U.

Parcel Map and Development Plan

As noted above, this is a residential project containing four fee simple single family row homes and the existing lot will be subdivided as permitted by the City of Oceanside zoning ordinance. The average unit size is 2,815 square feet (2,500 square feet livable). The project will include amenities such as private rooftop terraces, balconies on the second floor and exterior outdoor patios at the ground floor level.

The project provides high quality design, materials and an open floor plan as well as design elements which bring natural light into the interior spaces of the row homes through the use of skylights and double height interior spaces.

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Planning Department

Access and Parking

The 1003 South Tremont Row Home project meets the parking requirements for this zone and type of project. One attached two car garage has been provided for each unit. Entrance to the garages will be taken directly from the alley.

Architecture

The architecture for the proposed 1003 South Tremont is of a Old World Spanish style reflective of Southern California' s past. Decorative metal rails, integral color precast concrete trim, clay roof tile, shaped cornices, stained wood carriage type doors and balconies lend visual interest to the façade and create a sense of home which helps to create a community feel for the surrounding neighborhood. The building has been integrated with the gently sloping site through a series of interior steps, minimizing that amount of required grading and exterior retaining walls.

The external appearance/building elevations have been well designed, with particular care taken in the selection of materials, proportioning of the façade elements and introduction of quality detailing at the tower entries.

The highest roof structure is 33'-9", which exceeds than the 27-foot maximum height as permitted for 10% of the roofed area (for stair and storage towers) to provide access to the roof. Compliance to this requirement has been demonstrated in the zoning compliance plans in the drawings submitted to the City of Oceanside. The average structure height is 26'-1-1/2", approximately one foot below the 27'-0" allowable. The area which exceeds the height limit is for stair access and storage which has previously been approved for projects of similar use and similar zone in the City of Oceanside. The building height has been measured from existing grade. Finish grade will be slightly modified to provide level outdoor areas, pedestrian access and accommodate site drainage for the two homes.

Unit	Unit Size (sq. ft.)	Bedrooms / Baths	Private Open Space*	Underground Garage
A	2,787 sf/ 2,427 sf livable	3 BR / 3.5 BA	975 sf	2-car
B	2,786 sf/ 2,426 livable	3 BR / 3.5 BA	909 sf	2-car
C	2,772 sf/ 2,412 sf livable	3 BR / 3.5 BA	836 sf	2-car
D	2,787 sf/ 2,427 sf livable	3 BR / 3.5 BA	975 sf	2-car

* Includes rooftop decks and private landscaped/ hardscaped areas

Landscape Concept Plan

The landscaping is reminiscent of a Mediterranean style landscape with a mixture of palm trees and African tulip trees. The hardscape will be a central design feature complementing the unique architectural design. Various ground cover, and other decorative shrubs will provide for an interesting and aesthetically pleasing landscape.

Other landscaping will include various flowers and shrubs such as fortnight lilies, Indian hawthorn, New Zealand flax and others. Vines and groundcover such as blood red trumpet vines, star jasmine, day lilies, sea lavender and others will be used throughout the site.
The landscaping has been designed with water conservation in mind as well as to create an interesting streetscape to be a benefit to the overall community atmosphere.

Variance Request

Variance	Justification
Garage size	A variance for an 18'-0" wide garage is being requested. The garage will measure 18'-0" wide by 20'-0" deep. This variance is being requested since the lot width is only 25'-0" and a 3'-0" side setback is required by the zoning code. This leaves 19'-0" of building width, less the wall thickness provides a maximum of 18'-0" clear. All the existing row homes with 25'-0" wide lots have been granted this variance. Your findings for this request would be greatly appreciated.
Corner side setback on West Street	We respectfully request a variance for the corner side setback to be reduced from 10'-0" to 3'0" for the following reasons: 1) This request has also been granted for all the existing row homes which have been built on corner lots in Oceanside. 2) Although we are requesting this variance we do provide setbacks and variation along the North property line which creates a more visually interesting façade and achieves a building setback in excess of the 3'-0" minimum by up to 6'-9" in certain areas. 3) The buildings immediately adjacent our project to the east and west on West Street (also on the street side) are at two to three feet from the property line. 4) We have angled the building envelope back for site distance at the corner of West and Tremont Street. 5) If the street side setback were to be enforced the lot would no longer support the row home type development because it would leave only twelve feet of building area on the Northern most lot. 6) Row homes are a suitable development for this area, as several were already built on our block. Additionally a four unit condominium in this location would not provide the opportunity for the residents to maintain individual home ownership. They would also need to be HOA fees incurring additional cost to the already expensive endeavor of owning a home. Due to the fact that there are many smaller lots in this area owned by different owners the row home is a feasible solution to a higher density living situation where larger condominium complexes are not feasible due to restricted lot sizes. This type of development for smaller lots encourages residency and community living. In addition we feel that the quality of the architecture we propose also resolves many of the architectural challenges of the row home.

Lot Size	A variance for a lot size is being requested. The actual lot size of the proposed project is 2,496 square feet for Lot #2 and Lot #3 and 2,497 square feet for Lot #1 and Lot #4 this puts the lots below the 2,500 SF required for the development of small lot/rowhome concept. This variance is being requested since the surveys of these lots were prepared back in the 1900's when survey equipment was not as accurate as the equipment used today. As you can see the lots are only a maximum of 4 SF smaller than what is required. This request has been previously granted for lots with similar characteristics. Your findings for this request would be greatly appreciated.

Summary

The 1003 South Tremont Street Row Home project will provide an attractive, well-designed project in a location that will enhance the long-term general well-being of the neighborhood and the community. Your favorable consideration of this project is requested.

Sincerely,

Jennifer Bolyn
Principal Architect

LEGAL DESCRIPTION

1003 S TREMONT STREET
OCEANSIDE, CA 92054
APN: 152-012-15-00

LOTS 1 AND 2 IN BLOCK 2 OF JARVIS ADDITION, TO THE CITY OF OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 163, FILED ON THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 26, 1887.

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AUG 23 2006
Planning Department

CITY OF OCEANSIDE
PLANNING DEPARTMENT

NOTICE OF EXEMPTION

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

PROJECT TITLE AND FILE NUMBER: **ALL AMERICAN HOMES AND ESTATES - TENTATIVE PARCEL MAP (P-12-06), DEVELOPMENT PLAN (D-13-06), CONDITIONAL USE PERMIT (C-40-06), VARIANCES (V-13-06, V-14-06, V-16-06), REGULAR COASTAL PERMIT (RC-17-06) AND DEFERRAL OF OVERHEAD UTILITIES UNDERGROUND CONVERSION, TO PERMIT DEMOLITION OF A 4,854-SQUARE FOOT CHURCH, SUBDIVIDE TWO LOTS TOTALING APPROXIMATELLY 10,000 SQUARE FEET INTO FOUR LOTS AND DEVELOP FOUR SINGLE-FAMILY DETACHED DWELLINGS AT 1003 SOUTH TREMONT STREET – ALL AMERICAN**

PROJECT LOCATION - SPECIFIC:
1003 South Tremont Street

PROJECT LOCATION - GENERAL:
City of Oceanside

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
The project applicant proposes to subdivide two parcels totaling 10,000 sq. ft. (appx.) into four lots and develop four single family detached dwellings. The site is zoned RH-U (Urban High Density Residential) with an UHD (Urban High Density Residential) land use designation and is located at the southwest corner of South Tremont Street and West Street, within the Townsite Neighborhood and the Coastal area. The site is currently developed with a single-story church.

The project requires processing of a Tentative Parcel Map, Development Plan, Regular Coastal Permit, three Variances and a Conditional Use Permit. Demolition of the existing church and deferral of overhead utilities underground conversion has also been requested as part of the entitlements.

NAME OF PUBLIC AGENCY APPROVING PROJECT:
City of Oceanside

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:
Gerardo Cruz
All American Homes
P.O. Box 800183
Santa Clarita, CA 91380
661-857-0172

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

_NOT SUBJECT TO CEQA PER THE GENERAL RULE, SECTION 15061(B)(3)

_STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

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

REASONS WHY PROJECT IS EXEMPT:

The project is consistent with applicable general plan designation, policies as well as the intent of applicable zoning designation and regulations. The project has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The site can be adequately served by all required utilities and public services.

Contact Person: Amy Volzke, Principal Planner

December 5, 2006

SIGNATURE DATE

For: Jerry Hittleman, City Planner

CITY HALL, 300 NORTH COAST HIGHWAY, OCEANSIDE CA 92054, TELEPHONE (760) 435-3520, FAX (760) 435-3538