

STAFF REPORT



ITEM NO. 13
CITY OF OCEANSIDE

DATE: February 20, 2007

TO: Chairman and Members of the Community Development Commission

FROM: Economic and Community Development Department

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING TENTATIVE PARCEL MAP (P-204-07), DEVELOPMENT PLAN (D-205-07) AND REGULAR COASTAL PERMIT (RC-206-07) FOR THE CONSTRUCTION OF A TWO-UNIT MULTIFAMILY DEVELOPMENT LOCATED AT 516 SOUTH THE STRAND – APPLICANT: SEABREEZE INVESTOR 2, LLC**

SYNOPSIS

The item under consideration is a Tentative Parcel Map, Development Plan and Regular Coastal Permit for the construction of a two-unit multifamily development located at 516 South The Strand. Staff is recommending that the Commission approve the project and adopt the resolution as attached.

BACKGROUND

The subject site consists of two pre-existing legal parcels totaling 4,508 square feet in size that was part of the original Patton and Montague subdivision of 1887. The subject site is vacant.

The subject site topography is relatively flat; however, the eastern portion of the site backs onto the Pacific Street bluff which accounts for the 14-foot grade differential between the highest and lowest points of the site. The subject site rear (eastern) property line extends approximately 15 feet up the bluff.

The subject site is situated within the South Strand neighborhood, which consists of old apartment buildings interspersed with new single-family and condominium units.

Land Use and Zoning: The subject site is located within Subdistrict 4A of the "D" Downtown District. Subdistrict 4A is primarily intended to provide a mix of transient and permanent residential uses along the South Strand between Tyson and Wisconsin Streets. Multifamily residences are permitted. The project proposes a density of 19.3 dwelling units per acre which is well below the maximum of 43 dwelling units per acre.

Regular Coastal Permit: This project is situated within the Coastal Zone and requires a Regular Coastal Permit. Under the provisions of the Local Coastal Plan the project site is

designated as Mixed High-Density and Transient Residential. Multifamily and single-family are primarily the uses allowed within this land use designation. The project is exempt from the low/moderate replacement housing requirement because the project proposes less than three-units.

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

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

Tentative Map and Development Plan: The project proposes a two-unit multifamily residential development with the two units 2,628 square feet each in size to be situated on a 4,508-square-foot lot. The proposed project is 2 stories high over a basement garage with each unit consisting of four bedrooms and four bathrooms. The proposed project is a Modern design as evident by the geometric shapes, flat roof and smooth stucco finish.

Subdistrict 4A requires that a minimum of 20 percent of the site be landscaped. The project proposes approximately 22 percent of the subject site to be landscaped. The project proposes Pygmy Date Palm and Bird of Paradise shrubs and Star Jasmine and Natal Plum as groundcovers.

Vehicular access to the units will be from The Strand via a driveway located on the southern portion of the subject site. Pedestrian access will also be provided via The Strand. Please note that there will not be any pedestrian access from Pacific Street.

The overall project density is 19.3 dwelling units per acre. Outlined below is the residential unit breakdown:

Plan Type	Sq.Ft.	Bedrms.	Baths	Units
Plan 1	2,628	4	4	1
Plan 2	2,628	4	4	1
Total				2

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

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	N/A (pre-existing lot)	4,508 s.f.
SETBACKS		
Front	10 feet	15 feet
Side	3 feet	3 feet
Rear	5 feet	5 feet
LANDSCAPING	20%	22%
PARKING	4 spaces	5 spaces
*BUILDING HEIGHT	35.9 feet	35.2 feet
DENSITY	43 du. Ac.(Maximum)	19.3 du. Ac.

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

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

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

ANALYSIS

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

Since the proposed project is an infill project, staff's review centered on the project's compatibility with the existing residential patterns. The surrounding area consists of older apartments interspersed with newer condominium development and single-family residences. Staff believes that the proposed two-unit multifamily development is consistent with the surrounding neighborhood, especially with the newer multifamily residences that are located within the surrounding neighborhood.

Staff also reviewed the project's architectural compatibility and scale with the surrounding neighborhood. Staff has inventoried the surrounding neighborhood and has found a

varied housing stock with a variety of both unit types and sizes. In comparing the project's product type and corresponding square footages to the unit types and square footages that exist in the area, it can be found that the proposed unit sizes are comparable in size and would have a positive effect on the area.

Staff's review of the project examined the consistency of the development with the underlying zoning regulations and policies of the Local Coastal Program. The project is located within the "appealable area" which is defined as the first 300 feet east of The Strand (west side of Myers Street). The project provides a 15-foot front yard setback which is greater than typical front yard setbacks found on existing units located on The Strand. Staff also evaluated the proposed residence and its effect on public coastal views. Staff believes that the 15-foot front yard setback is far greater than the existing residential units setbacks located on The Strand and therefore would minimize any potential blockage of public coastal views. In addition, the subject site is located approximately 100-feet north (Ash Street) of the nearest public access.

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

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

COMMISSION OR COMMITTEE REPORTS

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

The Redevelopment Advisory Committee (RAC) reviewed the project at its January 23, 2008, meeting and approved it on a 6-0 vote, however, the RAC requested that a condition be placed on the project (through the CC&Rs) to limit the number of occupants for summer beach rentals.

FISCAL IMPACT

The proposed project will add approximately \$42,000 of tax increment yearly to the project area.

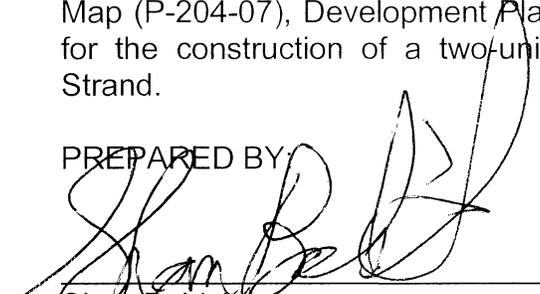
CITY ATTORNEY'S ANALYSIS

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

RECOMMENDATION

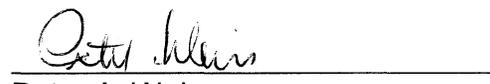
Staff recommends that the Commission adopt the resolution approving Tentative Parcel Map (P-204-07), Development Plan (D-205-07) and Regular Coastal Permit (RC-206-07) for the construction of a two-unit multifamily development located at 516 South The Strand.

PREPARED BY:



Shan Babick
Associate Planner

SUBMITTED BY:



Peter A. Weiss
Executive Director

REVIEWED BY:

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



EXHIBITS/ATTACHMENTS

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

RESOLUTION NO. 08-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A TENTATIVE PARCEL MAP, DEVELOPMENT PLAN AND REGULAR COASTAL PERMIT FOR THE CONSTRUCTION OF A 2-UNIT RESIDENTIAL CONDOMINIUM PROJECT LOCATED AT 516 SOUTH THE STRAND – APPLICANT: SEABREEZE INVESTOR 2, LLC

WHEREAS, on February 13, 2008, the Community Development Commission held its duly noticed public hearing, considered an application for a Tentative Parcel Map (P-204-07), Development Plan (D-205-07) and Regular Coastal Permit (RC-206-07) for the construction of a 2-unit residential condominium project located at 516 South The Strand;

WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of Oceanside did, on December 21, 2007 review and recommend approval of Tentative Parcel Map (P-204-07), Development Plan (D-205-07) and Regular Coastal Permit (RC-206-07);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on January 23, 2008 review and recommend approval of Tentative Parcel Map (P-204-07), Development Plan (D-205-07) and Regular Coastal Permit (RC-206-07);

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

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

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

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

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1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or</u>
2			<u>Calculation Formula</u>
3			
4	Parkland Dedication/Fee	Ordinance No. 91-10	\$3,503 per unit
5		Resolution No. 05-R0628-1	
6	Drainage Fee	Ordinance No. 85-23	\$2,843 per acre
7		Resolution No. 05-R0628-1	
8	Public Facility Fee	Ordinance No. 91-09	\$2,072 per unit
9		Resolution No. 05-R0628-1	
10	School Facilities Mitigation	Ordinance No. 91-34	\$2.63 per square foot
11	Fee		
12	Traffic Signal Fee	Ordinance No. 87-19	\$15.71 per vehicle trip
13			
14	Thoroughfare Fee	Ordinance No. 83-01	\$255 per vehicle trip (based on SANDAG trip generation table)
15			
16			
17			
18	Water System Buy-in Fees	Oceanside City Code	Fee based on water meter
19		§37.56.1	size. Residential is typically
20		Resolution No. 87-96	\$3,746 per unit;
21		Ordinance No. 05-OR 0611-1	
22	Wastewater System Buy-in	Oceanside City Code §	Based on meter size.
23	fees	29.11.1	Residential is typically
24		Resolution No. 87-97	\$4,587 per unit;
25		Ordinance No. 05-OR 0610-1	
26			
27	San Diego County Water	SDCWA Ordinance No.	Based on meter size.
28	Authority Capacity Fees	2005-03	Residential is typically

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or</u>
2			<u>Calculation Formula</u>
3			
4			\$4.154 per unit

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

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

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

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

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

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

24 FINDINGS:

25 **For the Tentative Parcel Map:**

26 1. The proposed condominium meets the requirement of the Subdistrict 4A zoning
27 designation in that the project creates a 2-unit condominium map with a density of 19.3 du. per
28 acre which is well below the maximum density of 43 du. per acres as stipulated within Article 12
of the Downtown District development standards. The subdivision map is consistent with the

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

4 2. The proposed building on the site will conform to the topography of the site,
5 therefore, making it suitable for residential development. The 4,508 square foot site is physically
6 suitable to allow for the development of a two-unit multifamily residential project.

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

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

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

17 **For the Development Plan:**

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

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

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

1 proposed two-unit multifamily project will not create public service and facility demands
2 exceeding the capacity of existing and planned infrastructure. The project proposes to "tie
3 into" both the existing sewer lines located on South The Strand and the water line located on
4 South Pacific Street.

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

10 5. The site plan and physical design of the project is consistent with Section 1.24
11 and 1.25 of the Land Use Element of the General Plan and Section 3039 of the Oceanside
12 Zoning Ordinance. There are only 14 foot grade differentials from the highest and lowest
13 points of the subject site and therefore the project would not be subject to the Section 3039 of
14 the Oceanside Zoning Ordinance and Section 1.24 and 1.25 of the Land Use Element of the
15 General Plan.

16 **For the Regular Coastal Permit:**

17 1. The granting of the Regular Coastal Permit is consistent with the purposes of the
18 California Coastal Act of 1976. The proposed 2-unit multifamily development is consistent
19 with the High Density Land Use as depicted in the Local Coastal Program Land Use Map. In
20 addition, the project does not impede public access to the beach because the subject site is
21 located in the middle of the block and approximately 100 feet north of the nearest public access
22 located at Ash Street and South The Strand. In addition, the project provides a 15-foot front
23 yard setback which exceeds typical front yard setbacks located on The South Strand, therefore,
24 impacts on public coastal views is minimal.

25 2. The proposed project is consistent with the policies of the Local Coastal Program
26 as implemented through the City Zoning Ordinance. The proposed two-unit multifamily
27 development is consistent with the High Density Land Use as depicted in the Local Coastal
28 Program Land Use Map. In addition, the project will not substantially alter or impact the
existing public coastal views through the public rights-of-way view corridors by providing a 15
foot front yard setback.

1 3. The proposed project will not obstruct any existing or planned public beach
2 access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal
3 Act. The proposed project provides 15 foot front yard setback and the subject site is located
4 approximately 100 feet north of the beach access stairway located at Ash and South Pacific
5 streets.

6 SECTION 1. That Tentative Parcel Map (P-204-07), Development Plan (D-205-07) and
7 Regular Coastal Permit (RC-206-07) are hereby approved subject to the following conditions:

8 **Building:**

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

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

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

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

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

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

24 a) Building construction work hours shall be limited to between 7 a.m. and
25 6 p.m. Monday through Friday, and on Saturday from 7 a.m. to 6 p.m. for work that is not
26 inherently noise-producing. Examples of work not permitted on Saturday are concrete and
27 grout pours, roof nailing and activities of similar noise-producing nature. No work shall be
28 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)

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

6 7. A complete soils report, structural and energy calculations will be required at
7 time of plans submittal to the Building Division for plan check. In addition, the soils report
8 shall include provisions for the rotating platform; including bearing pressure and lateral pressure
9 for any pits or caissons.

10 8. As part of the plan check submittal for a building permit, a “plat” drawing
11 depicting the first floor elevations for each segment, the locations of the points where the floor
12 level is 6-feet above grade and the lowest elevation within 5-feet from the building for each
13 segment shall be included in the plan check submittal.

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

18 10. Separate/unique addresses will/may be required to facilitate utility releases.
19 Verification that the addresses have been properly assigned by the City’s Planning Department
20 shall accompany the Building Permit application.

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

23 12. Exterior walls less than 5-feet to the property line shall have one-hour rated per
24 the California Building Code (CBC Table 602).

25 13. Windows less than 5-feet and more than 3-feet to the property line must be wired
26 glass if more than 25% of the exterior wall is used for openings (CBC Table 704.8 exception c)

27 **Engineering:**

28 14. 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

1 City Engineer.

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

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

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

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

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

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

- 27 a) Dirt, debris and other construction material shall not be deposited on any public
28 street or within the City of Oceanside's storm water conveyance system.

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1 b) All grading and related site preparation and construction activities shall be
2 limited to the hours of 7 AM to 6 PM, Monday through Friday. No engineering
3 related construction activities shall be conducted on Saturdays, Sundays or legal
4 holidays unless written permission is granted by the City Engineer with specific
5 limitations to the working hours and types of permitted operations. All on-site
6 construction staging areas shall be as far as possible from any existing residential
7 development. Because construction noise may still be intrusive in the evening or
8 on holidays, the City of Oceanside Noise Ordinance also prohibits "any
9 disturbing excessive or offensive noise which causes discomfort or annoyance to
10 reasonable persons of normal sensitivity."

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

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

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

 23. The Strand shall be improved along property frontage as required by the pavement
evaluation study to the satisfaction of the City Engineer.

1 24. Sidewalk improvements shall comply with ADA requirements.

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

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

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

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

26 29. Pavement sections for The Strand, alleys, proposed driveways and proposed
27 parking areas shall be based upon approved soil tests and traffic indices. The pavement design is
28 to be prepared by the developer's soil engineer and must be approved by the City Engineer, prior
to paving.

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

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

5 32. Grading and drainage facilities shall be designed and installed to adequately
6 accommodate the local storm water runoff and shall be in accordance with the City's Engineers
7 Manual and as directed by the City Engineer.

8 33. The applicant shall obtain any necessary permits and clearances from all public
9 agencies having jurisdiction over the project due to its type, size, or location, including but not
10 limited to the U. S. Army Corps of Engineers, California Department of Fish & Game, U. S. Fish
11 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.

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

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

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

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

1 38. Open space areas and down-sloped areas visible from a collector-level or above
2 roadway and not readily maintained by the property owner, shall be maintained by Maintenance
3 Agreement that will insure installation and maintenance of landscaping in perpetuity. These areas
4 shall be indicated on the final map and included within the Maintenance Agreement. Future buyers
5 shall be made aware of any estimated monthly costs. The disclosure, together with the
6 Maintenance Agreement, shall be submitted to the City Engineer for review prior to the
7 recordation of final map.

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

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

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

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

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

12 44. At a minimum, maintenance agreements shall require the staff training,
13 inspection and maintenance of all BMPs on an annual basis. The project proponent shall
14 complete and maintain O&M forms to document all maintenance activities. Parties responsible
15 for the O&M plan shall retain records at the subject property for at least 5 years. These
16 documents shall be made available to the City for inspection upon request at any time.

17 45. The Agreement shall include a copy of executed onsite and offsite access
18 easements necessary for the operation and maintenance of BMPs that shall be binding on the
19 land throughout the life of the project to the benefit of the party responsible for the O&M of
20 BMPs, satisfactory to the City Engineer. The agreement shall also include a copy of the O&M
21 Plan approved by the City Engineer.

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

1 47. The applicant shall provide a copy of the title/cover page of either an approved
2 SWMP or Runoff Assessment Report (RAR) with the first engineering submittal package. If the
3 project triggers the City's Stormwater requirements but no approved Stormwater document
4 (SWMP or RAR) exists, the appropriate document shall be submitted for review and approval
5 by the Public Works Department. The RAR or SWMP shall be prepared by the applicant's Civil
6 Engineer. All Stormwater documents shall be in compliance with the latest Regional Water
7 Quality Control Board and the latest edition of submission requirements.

8 48. Upon acceptance of any fee waiver or reduction by the Developer, the entire
9 project will be subject to prevailing wage requirements as specified by Labor Code section
10 1720(b) (4). The Developer shall agree to execute a form acknowledging the prevailing wage
11 requirements prior to the granting of any fee reductions or waivers.

12 **Fire:**

13 49. All proposed and existing fire hydrants within 400 feet of the project shall be
14 shown on the site plan.

15 50. Smoke detectors are required, and detector locations must be indicated on the
16 plans.

17 51. A minimum fire flow of 2,000 gallons per minute shall be provided.

18 52. The size of fire hydrants outlets shall be 2 ½ X 4".

19 53. The fire hydrants shall be installed and tested prior to placing any combustible
20 materials on the job site.

21 54. Detailed plans of underground fire service mains shall be submitted to the
22 Oceanside Fire Department for approval prior to installation.

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

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

 57. Multifamily dwellings require 6 inch address numbers.

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

3 59. Buildings shall meet Oceanside Fire Departments current codes at the time of
4 building permit application.

5 **Planning:**

6 60. This Tentative Parcel Map (P-204-07), Development Plan (D-205-07) and
7 Regular Coastal Permit (RC-206-07) shall expire on February 20, 2010, unless implemented as
8 required by the Zoning Ordinance.

9 61. This Tentative Parcel Map, Development Plan and Regular Coastal Permit
10 approves only the construction of a 2-unit residential condominium project as shown on the
11 plans and exhibits presented to the Community Development Commission for review and
12 approval. No deviation from these approved plans and exhibits shall occur without Economic
13 and Redevelopment Department approval. Substantial deviations shall require a revision to the
14 Tentative Parcel Map, Development Plan and Regular Coastal Permit or a new Tentative Parcel
15 Map, Development Plan and Regular Coastal Permit.

16 62. The applicant, permittee or any successor-in-interest shall defend, indemnify and
17 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or
18 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul
19 an approval of the City, concerning Tentative Parcel Map (P-204-07), Development Plan (D-
20 205-07) and Regular Coastal Permit (RC-206-07). The City will promptly notify the applicant
21 of any such claim, action or proceeding against the City and will cooperate fully in the defense.
22 If the City fails to promptly notify the applicant of any such claim action or proceeding or fails
23 to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend,
24 indemnify or hold harmless the City.

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

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

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

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

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

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

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

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

1 71. Failure to meet any conditions of approval for this development shall constitute a
2 violation of the Tentative Parcel Map (P-204-07), Development Plan (D-205-07) and Regular
3 Coastal Permit (RC-206-07).

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

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

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

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

	Sq.Ft.	# Bedrms	# Baths	# Units	%
21 Plan 1	2,628	4	4	1	50
22 Plan 2	2,668	4	4	1	50

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

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

1 Department.

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

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

14 The MA shall also contain provisions for the following:

- 15 a) The subterranean garage parking shall be exclusive to the residential
16 occupancy of the site and shall not be shared or used by any other occupancy.
- 17 b) Prohibition of parking or storage of recreational vehicles, trailers, or boats.
- 18 c) Maintenance of all common areas, and on-site and frontage landscaping.
- 19 d) Leasing Agreements shall not exceed UBC occupancy loads.

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

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

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

1 81. The proposed building cannot exceed the height of the centerline of Pacific
2 Street located immediately east of the subject site. To ensure compliance, the applicant is
3 required, at their expense, to hire a registered surveyor or civil engineer to measure the building
4 height at various stages of construction.

5 82. Flood shields shall be utilized across the garage entrance and between structures
6 such as a solid gate. In addition, water proof construction material shall be utilized for the
7 lower two feet of the structure.

8 **Water Utilities:**

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

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

14 85. The property owner will maintain private water and wastewater utilities located
15 on private property.

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

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

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

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

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

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

4 92. Subterranean parking spaces shall be drained to the City's Storm Drain System and
5 shall comply with the California Regional Water Quality Control Board Order No. 2001-01.

6
7 PASSED AND ADOPTED by the Oceanside Community Development Commission of
8 the City of Oceanside this ___ day of _____ 2008 by the following vote:

9 AYES:

10 NAYS:

11 ABSENT:

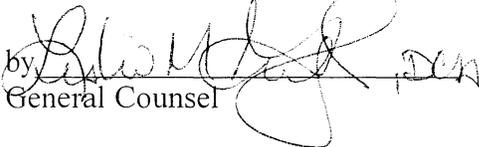
12 ABSTAIN:

13 _____
Chairman

14 ATTEST:

15 _____
16 Secretary

17 APPROVED AS TO FORM:
18 OFFICE OF THE CITY ATTORNEY

19 by 
20 General Counsel

ARCHITECT:
STUDIO 4
 2109 USA DRIVE
 OCEANSIDE, CA 92054
 (760) 732-4824 FAX
 (760) 732-4825 PH
 PLONOTON@PACBELL.NET
 WWW.STUDIO4ARCHITECT.COM
 PRINCIPAL
 PRINCIPAL

PROJECT:
 516 S. STRAND
 OCEANSIDE, CA 92054

CLIENT:
 SEABREEZ
 INVESTORS 2, LLC
 700 N. STRAND
 OCEANSIDE, CA 92054

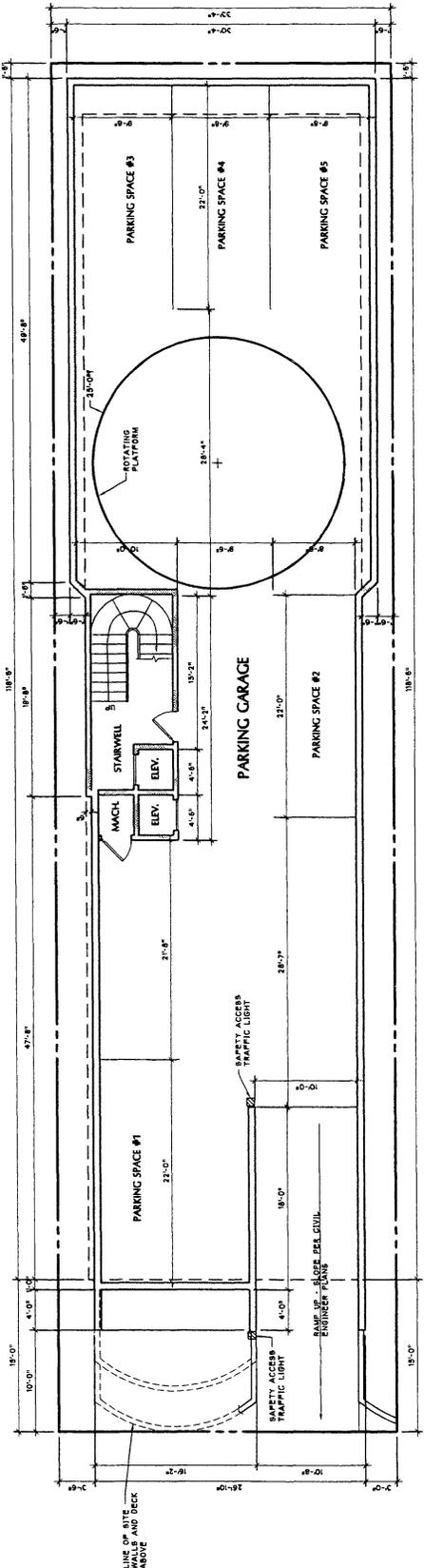
OWNER'S REP:
 PAUL LONGTON
 STUDIO 4 ARCHITECTS
 2009 USA DRIVE
 OCEANSIDE, CA 92054
 (760) 732-4804

RELEASE DATES:
 05/08 12/07/07 CD
 05/08

DRAWING STATUS:
 01 PRELIMINARY
 02 APPROVAL BY
 03 APPROVAL BY
 04 APPROVAL BY
 05 APPROVAL BY
 06 APPROVAL BY
 07 APPROVAL BY
 08 APPROVAL BY
 09 APPROVAL BY
 10 APPROVAL BY
 11 APPROVAL BY
 12 APPROVAL BY

STUDIO 4 EXPRESS RESERVES
 ALL RIGHTS IN THIS
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 MEANS, ELECTRONIC OR
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 PHOTOCOPYING, RECORDING,
 OR BY ANY INFORMATION
 STORAGE AND RETRIEVAL
 SYSTEM, WITHOUT THE
 WRITTEN PERMISSION OF
 STUDIO 4 ARCHITECTS.

DATE: 12/10/07
 DRAWN BY: MJSR
 CHECKED BY: PL
 SHEET TITLE:
 BASEMENT
 FLOOR PLAN
 SHEET NO.:
 A-1.0



DRAFT STOP NOTE
 DIMENSIONS SHOWN ARE THE UNFINISHED DIMENSIONS. ALL WALLS AND
 PARTITION WALLS SHALL BE CONCRETE. ALL WALLS SHALL BE 12" THICK WITH W/4
 REINFORCING BARS. ALL WALLS SHALL BE FINISHED WITH 5/8" GYP BOARD.
 ALL PARTITION WALLS SHALL BE FINISHED WITH 5/8" GYP BOARD.
 ALL PARTITION WALLS SHALL BE FINISHED WITH 5/8" GYP BOARD.
 ALL PARTITION WALLS SHALL BE FINISHED WITH 5/8" GYP BOARD.

PENETRATION NOTE
 ALL PENETRATIONS THROUGH THE FLOOR SHALL BE MADE IN ACCORDANCE
 WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) SECTION 708
 AND 710.

STAIRS CALCULATIONS:
 3/4" OVERHANG PER TYPICAL STAIR
 DETAILS & NOTES ON SHEET 01
 BASEMENT LEVEL TO 3/4" FLOOR LEVEL STAIR
 (14) TREADS & 10" MIN. O.A. AS DETAILED
 3/4" FLOOR LEVEL TO 2ND FLOOR LEVEL STAIR
 (14) TREADS & 10" MIN. O.A. AS DETAILED
 (14) TREADS & 10" MIN. O.A. AS DETAILED

1 GARAGE & BASEMENT FLOOR PLAN
 SCALE: 3/16"=1'-0"

ROTATING PLATFORM DETAIL

ELEVATOR DETAIL

RECEIVED
 DEC 10 2007
 OCEANSIDE
 REAL DEVELOPMENT

ARCHITECT:
STUDIO 4
 1800 MEVA DRIVE
 OCEANSIDE, CA 92054
 (760) 752-4804 FAX
 (760) 752-4805 PK
 PLANNING@STUDIO4LLP.COM
 PRINCIPAL

PROJECT:
 516 S. STRAND
 OCEANSIDE, CA 92054

CLIENT:
 SEABREEZ
 INVESTORS 2, LLC
 702 N. STRAND
 OCEANSIDE, CA 92054

OWNER'S REP:
 PAUL LONGTON
 STUDIO 4 ARCHITECTS
 2009 MEVA DRIVE
 OCEANSIDE, CA 92054
 (760) 752-4894

RELEASE DATE:
 08/07/07 CD
 08/08/08

DRAWING STATUS:
 PRELIMINARY DESIGN
 DEVELOPING DESIGN
 30% DESIGN
 60% DESIGN
 90% DESIGN
 PROGRESS DRAWING
 CONTRACT DOCUMENTS
 CONTRACT SET
 OTHER

STUDIO 4 EXPRESSLY DISCLAIMS ALL WARRANTIES, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT PROVIDE CONTRACT ADMINISTRATION SERVICES. THE ARCHITECT'S LIABILITY IS LIMITED TO THE CONTRACT AMOUNT.

PROJECT NO.:
 DRAWN BY: MQR
 CHECKED BY: PL
 SHEET TITLE:
 2nd FLOOR ROOF PLAN

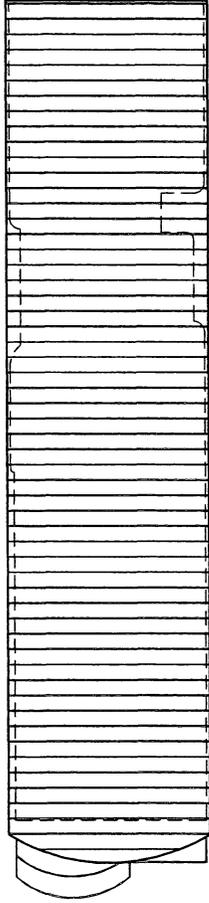
SHEET NO.:
 A-3.0

ROOF PLAN NOTES:

- BARREL COPPER ROOF
 - PROVIDE MIN. (2) LAYER 40# FELT UNDERLAYMENT, INSTALL TILE PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE DRAINAGE PLAN.
 - PROVIDE IRRED STOPS TO MATCH ROOF (R/P)
 - PROVIDE ROOF OVERHANGS, LANDSCAPE PLAN SHALL PROVIDE SUFFICIENT SUB-SURFACE DRAINS • NOISE PERIMETER.
- NO GUTTERS • ROOF OVERHANGS, LANDSCAPE PLAN SHALL PROVIDE SUFFICIENT ATTIC VENTILATION THROUGH VENT AREA IS AND OF ATTIC AREA • WOOD SHAKES TO BE USED FOR THE REMAINDER OF THE ROOF • 2" x 4" x 8" ABOVE EAVE VENTS OR CORNICE VENTS.
- PROVIDE COPPER ROOF FLASHINGS • ALL ROOF AND WALL INTERSECTIONS, VALLEYS, STAIRS, PORCHES, PATIOS, TERRACE DOORWAYS and HIGH SIDE OF PRECAST CHIMNEY SHALL BE FLASHED WITH COPPER FLASHINGS • ANY AND ALL PRECASTS WATER COLLECTION SPOTS ON ROOF TO DIVERGE WATER TO NATURAL ROOF FLOON (IAT, HT, HIL, • VALLEYS).

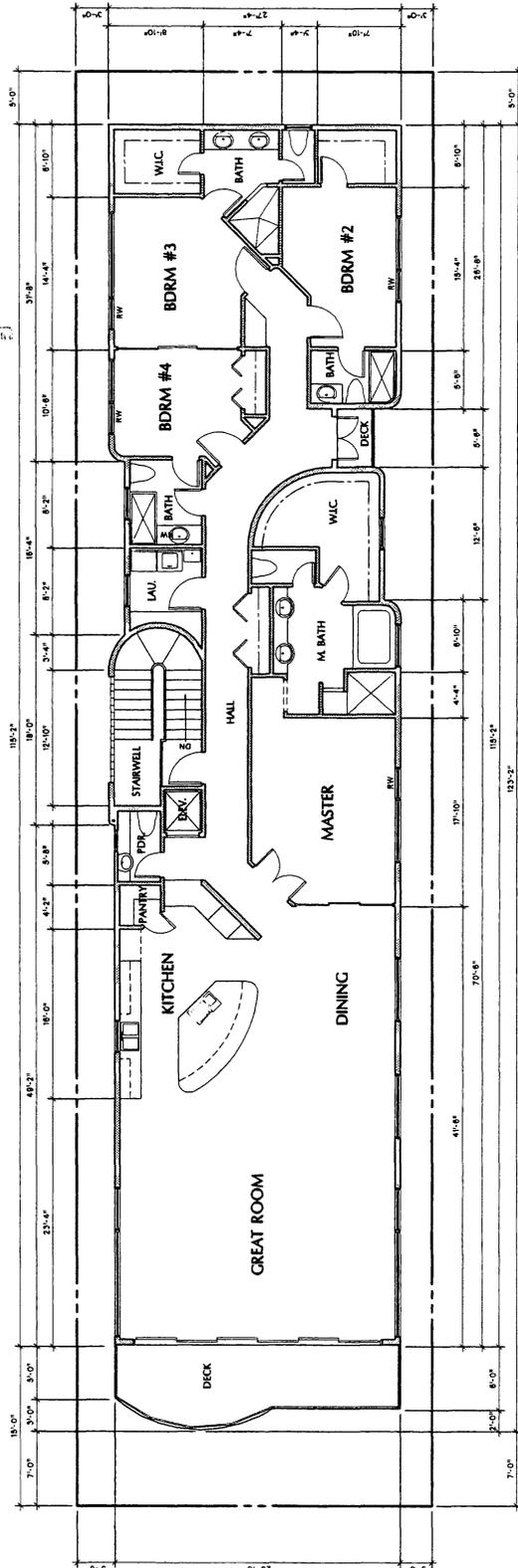
ATTIC VENTING NOTES:

- NO ATTIC VENTING REQUIRED



2 ROOF PLAN
 SCALE: 1/8"=1'-0"

OCEANSIDE REDEVELOPMENT



1 SECOND FLOOR PLAN
 SCALE: 3/16"=1'-0"

ARCHITECT
STUDIO 4
 2808 MESA DRIVE
 OCEANVIEW, CA 90504
 760 771-4805
 760 771-4805 PK
 PLUNSTON@PACBELL.NET
 PAUL LONGTON
 ARCHITECT

PROJECT:
516 S. STRAND
 OCEANVIEW, CA 90504

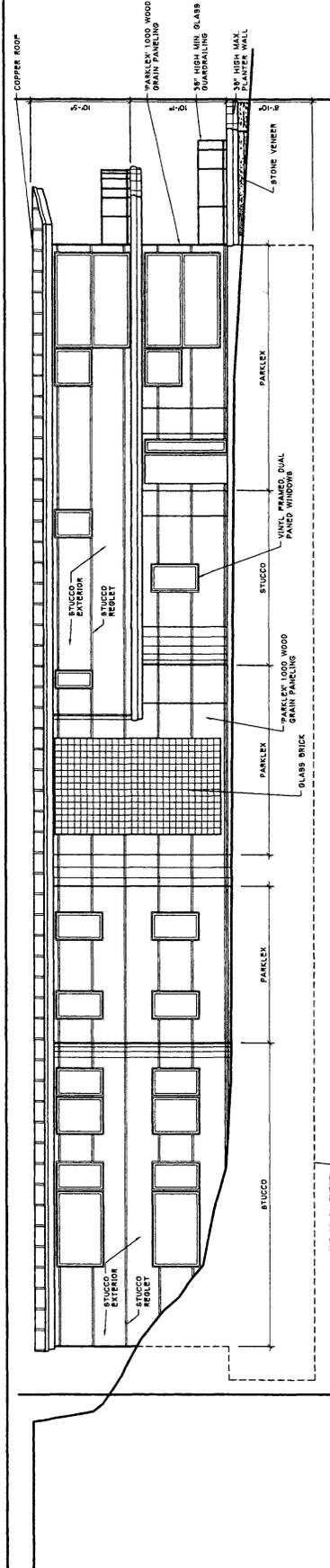
CLIENT:
**SEABREE,
 INVESTORS 2, LLC**
 700 N. STRAND
 OCEANVIEW, CA 90504

OWNER'S REP:
PAUL LONGTON
 STUDIO 4 ARCHITECTS
 2808 MESA DRIVE
 OCEANVIEW, CA 90504
 760 771-4805

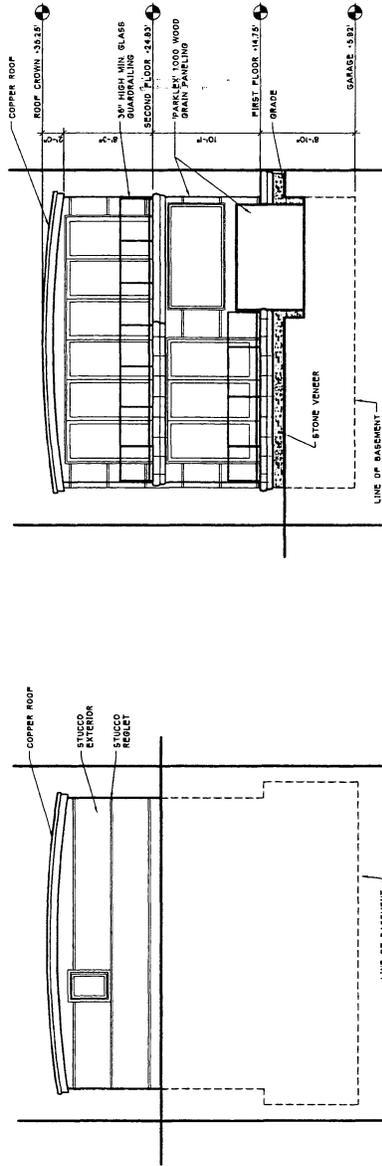
RELEASE DATES:
 DRAWN: 10/07 CD
 BY: [REDACTED]

DRAWING STATUS:
 NOT FOR CONSTRUCTION
 FOR INFORMATION ONLY
 NOT TO BE USED FOR PERMITS
 NOT TO BE USED FOR MARKETING
 NOT TO BE USED FOR CONTRACTS
 NOT TO BE USED FOR OTHER PURPOSES
 STUDIO 4 EXPRESSLY DISCLAIMS ANY LIABILITY FOR THE ABOVE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE: [REDACTED]
 DRAWN BY: MJSR
 CHECKED BY: PL
 SHEET TITLE:
ELEVATIONS
 SHEET NO.:
A-4.0

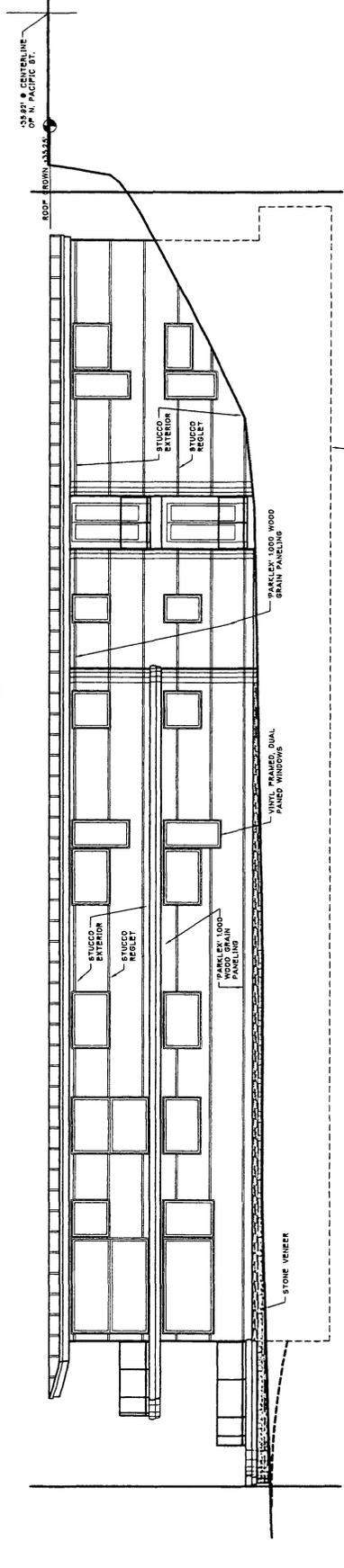


1 NORTH ELEVATION
 SCALE: 3/16"=1'-0"



2 WEST ELEVATION
 SCALE: 3/16"=1'-0"

4 EAST ELEVATION
 SCALE: 3/16"=1'-0"

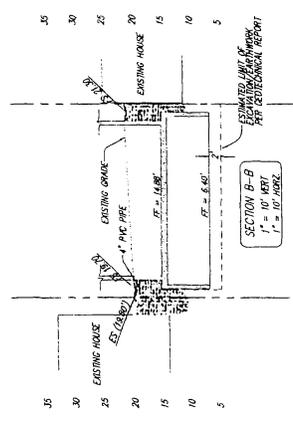
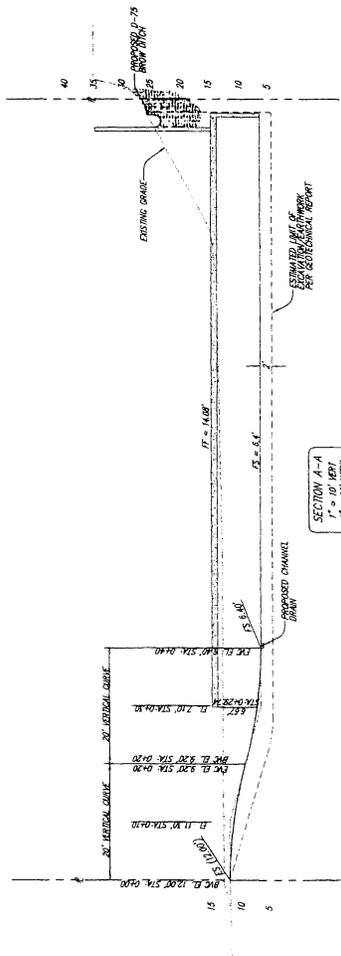
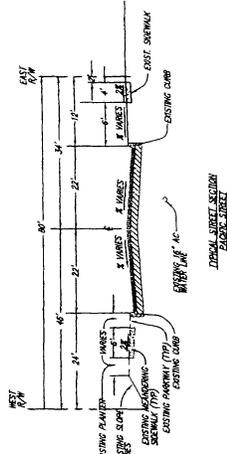
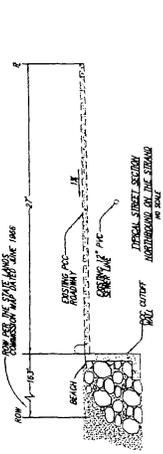
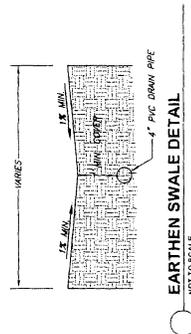
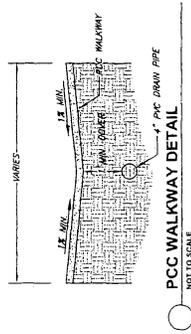


3 SOUTH ELEVATION
 SCALE: 3/16"=1'-0"

ELEVATION NOTE:
 THE BUILDING ARCHITECTURAL ELEMENTS AND HEIGHT OF THE BUILDING SHALL BE THE HEIGHT OF THE CENTERLINE OF NORTH PACIFIC STREET LOCATED IMMEDIATELY EAST OF THE SUBJECT SITE.

34.82' ± CENTERLINE OF N. PACIFIC ST.

SECTIONS AND DETAILS 516 South The Strand P-204-07, D-205-07, RC-206-07



ENGINEER OF WORK
LARRY R. TAYLOR
R.C.E. 5827A, EXPIRES 08.30.2007

PREPARED BY:
lgi TAYLOR GROUP, INC.
516 SOUTH THE STRAND
OCEANSIDE, CALIFORNIA 92051
TEL: 760.751.1911
WWW.LGI.COM

DEVELOPMENT PLAN
516 SOUTH THE STRAND
OCEANSIDE, CALIFORNIA

SHEET 3 OF 3

NO.	DATE	REVISION

Geosoils, Inc.

**COASTAL HAZARD
&
WAVE RUNUP STUDY**

516 The Strand

Oceanside, CA

March 2007

Prepared for

Seabreeze Investors 2, LLC

RECEIVED

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REDEVELOPMENT**

GeoSoils Inc.

March 5, 2007

Seabreeze Investors 2, LLC
702 N. The Strand, #D
Oceanside, CA 92054

SUBJECT: Wave Runup and Coastal Hazard Study, 516 South The Strand, Oceanside, CA.

Dear Sirs:

The following letter report is in response to your request for a wave runup and coastal hazard study and shore protection inspection for the property located at 516 South The Strand, Oceanside, CA. The analysis is based upon our site inspection, existing published reports concerning the local coastal processes, site elevations, and knowledge of local coastal conditions. The analysis also utilizes the criteria guidelines of the 2003 FEMA Guidelines and Specifications for Flood Hazard Mapping Partners. This report constitutes an investigation of the wave and water level conditions expected at the site in consequence of extreme storm and wave action. The purpose of this report is to provide the necessary coastal engineering permit information to support the construction of a condominium buildings. It also provides conclusions and recommendations regarding the stability of the existing shoreline, the susceptibility of the property to wave attack, and methods for controlling wave overtopping and flooding on the property.

INTRODUCTION

The subject site, located at 516 South The Strand lies seaward of the face of a wave cut sea cliff and is currently occupied by several residential/rental structures. Figure 1 is an aerial photograph of the site, taken in fall 2004, downloaded from the California Coastal Records Project web site (<http://www.californiacoastline.org/>). The property is fronted by The Strand, an approximately 26-foot wide street, which in turn is fronted by a low height quarry stone revetment and sand beach. Figure 2, downloaded from the same web site, shows the site in 1989, when the beach was narrower and the stones in front of The Strand exposed. Figure 3 shows the site in 1972 with a beach width comparable to the current beach width. The beach in front of the revetment currently consists of sand and overlying cobbles and sandstone. The elevations on the property vary from +11.5 feet Mean Sea Level (MSL) at The Strand to about +30 feet MSL next to the landscape walkway bordering Pacific Street at about elevation +32 feet MSL. The property and neighboring Oceanside beaches are situated along a moderately high wave energy portion of the Southern California coast.

5741 Palmer Way, Suite D, Carlsbad CA 92008 W.O. S5230 Phone 760-438-3155



Figure 1. Subject site in fall 2004 showing the existing site conditions. Note the tops of the quarry stones fronting the road.



Figure 2. Subject site in 1979 showing the partially exposed revetment. Note that the beach width is narrower than the typical beach width shown in Figure 1.



Figure 3. Subject site in 1972. Note the beach width is comparable to the beach width in Figure 1, taken 33 years later.

SITE INSPECTION

A visual inspection of the property, the quarry stone revetment in front of The Strand, and the beach was performed in February 2007. The site is currently vacant and it is our understanding that the proposed development includes the construction of a two unit condo building with a partial below grade garage. The revetment, which fronts The Strand, was almost entirely covered with sand. Based upon observations of the site in the past and historical photographs (Figures 2 and 3), the primary shore protection at this location is a low height structure quarry stone revetment. The stones are rounded to angular in shape and range in size from 100 lbs to about ± 5 tons. The quarry stone revetment varies in height from about +10 feet MSL to +12 feet MSL and is maintained by the City of Oceanside. The Strand is also a form of shore protection in that it provides for a buffer from the top of the revetment to the actual site. This buffer also provides a path for the wave runoff waters to flow off the property and back towards the ocean. The site has been subject to wave runoff flooding in the past. However, to our knowledge there has not been significant erosion damage to the vacant lot.

DATUM & DATA

The datum used in this report is MSL, which is +0.19 feet National Geodetic Vertical Datum (NGVD). In the open ocean of the San Diego County coast, Mean High Water (MHW) is 1.87 feet above MSL. The units of measurement in this report are feet (ft), pounds force (lbs), and second (sec). Site elevations and preliminary development plans were provided by Seabreeze Investors 2, LLC, the project developers.

WAVE RUNUP AND OVERTOPPING ANALYSIS

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

Wave runup and overtopping is calculated using the US Army Corps of Engineers Automated Coastal Engineering System, ACES. ACES is an interactive computer based design and analysis system in the field of coastal engineering. The methods to calculate runup and overtopping implemented within this ACES application are discussed in greater detail in Chapter 7 of the Shore Protection Manual (1984). The overtopping estimates calculated herein are corrected for the effect of onshore winds. Figure 4 is a diagram showing the analysis terms.

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

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

where

Q = overtopping rate/unit length of structure

C_w = wind correction factor

g = gravitational acceleration

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

H_0 = unrefracted deepwater wave height

R = runup

F = $h_s - d_s$ = freeboard

h_s = height of structure

d_s = water depth at structure

The correction for offshore winds is:

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

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

U = onshore wind speed (mph)

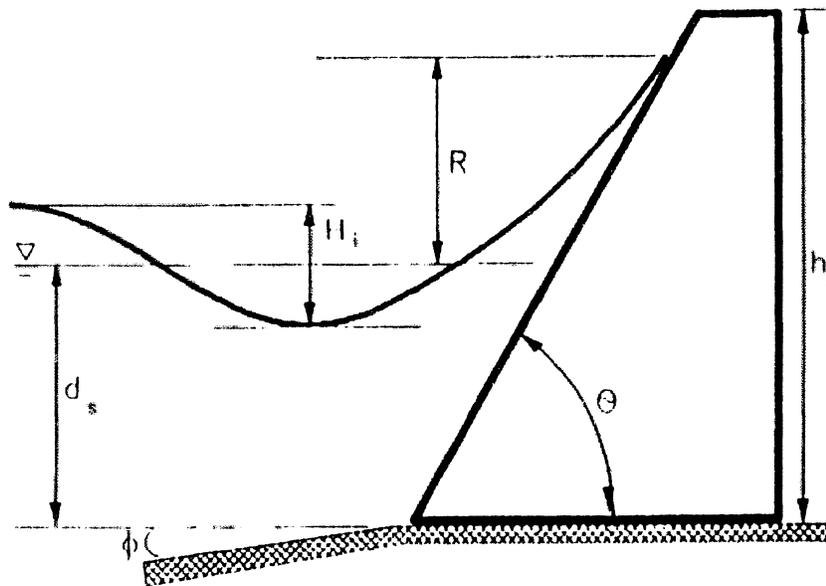


Figure 4. Wave runup terms from ACES analysis.

The wave, wind, and water level data used as input to the ACES runup and overtopping application was taken from the historical data reported in USACOE CCSTWS Report #88-6 and updated as necessary. The North County shoreline has experienced a series of storms over the years. These events have impacted coastal property and beaches depending upon the severity of the storm, the direction of wave approach, and the local shoreline orientation. The ACES analysis was performed on oceanographic conditions that represent a typical 50-75 year recurrence storm. The onshore wind speed was chosen to be 40 knots. During storm conditions, the sea surface rises along the shoreline (super-elevation) and allows waves to break closer to the shoreline and runup on the

revetment. Superelevation of the sea surface can be accounted for by: wave set-up (1 to 2.5 feet); wind set-up and inverse barometer (0.5 to 1.5 feet);, wave group effects (1 to 2.5 feet); and El Niño effects (0.5 to 1.0 feet). These conditions rarely occur simultaneously. The extreme water elevation used in this analysis is +6.5 feet MSL (100 year recurrence water level). This still water elevation uses EPA (Titus & Narayanan, 1995) estimates of 8 inches of sea level rise in the next 75 years.

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

Table I

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

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

COASTAL HAZARDS

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

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

Erosion Hazard

The back shore area of the beach fronting the subject site has been stabilized by a quarry stone revetment and The Strand. This shore protection structure and road prevents significant erosion of the site from waves. The beach fronting the site is subject to seasonal erosion and occasionally subject to artificial sand nourishment. This section of shoreline was subject to an extensive study by the US Army Corps of Engineers as part of the Coast of California Storm and Tidal Wave Study (CCSTWS). Historically, the shoreline is supplied sand by the San Luis Rey and Santa Margarita Rivers, and some bluff erosion. The construction of Oceanside Harbor and development within the watershed has reduced the amount of sand reaching the shoreline and fronting the site. The local history of erosion for this particular area is rather complex due to the impacts of dams, coastal structures, severe El Nino conditions, creek flow, and beach nourishment projects. The CCSTWS Main Report dated September 1999 provides a very comprehensive history of erosion at and near the site.

Analysis of historical aerial photographs contained in the California Coastal Records Project web site (<http://www.californiacoastline.org/>) shows visible shore protection fronting the site for at least the last 33 years. Most likely the revetment was augmented in 1983 in response to the 1982-83 El Nino winter severe storms. The winter of 1982-83 was a extreme El Nino winter which resulted in shoreline damage throughout southern California and partial destruction of The Strand. As a result of the erosion, much of Oceanside's shoreline was hardened or "beefed up" by quarry stone in 1983. The revetment has been in place for about three decades and appears to be functioning as

intended. No maintenance history of the structure is available. There are no signs of significant erosion or significant damage to structures landward of the revetment over the last 30+ years. Because the shoreline is stabilized by the revetment and as long as the revetment is maintained, the site is reasonably safe from erosion hazards.

Flooding Hazard

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

Wave Attack & Wave Runup

The site is safe from direct wave attack due to the presence of the revetment and The Strand. Under the extreme, worst case (~100 year), oceanographic conditions the revetment, at elevation + 11.5 feet MSL, can be overtopped at a rate of about 3.3 ft³/s-ft. This is about 1.5 feet of water coming over the top of the revetment for each wave (18 second period) and onto The Strand. Any overtopping that occurs will easily flow across The Strand to the site. A review of the plans shows that the seaward facing portions of residential structures will be designed such that wave runup water cannot flow directly into the residence. Ocean waters that make it across The Strand to the residences will be reflected back to the ocean.

Tsunami are waves generated by submarine earthquakes, landslides, or volcanic action. Lander et. al. (1993) discusses the frequency and magnitude of recorded or observed tsunami in the southern California area. James Houston (1980) predicts a tsunami of less than 5 feet for a 500 year recurrence interval for this area. Legg et. al. (2002) examined the potential tsunami wave runup in southern California. While this study is not specific to the Oceanside site it provides a first order analysis for the area. Figure 5 shows the tsunami runup in the southern California bight. The maximum tsunami runup in the Oceanside area is less than 2 meters in height. The Legg et. al. (2002) report determined a maximum open ocean tsunami height of less than 2 meters. The wave runup analysis performed herein can be used to calculate the expected runup due to a tsunami about 2 meters in height. The wave runup and overtopping analysis herein considers the maximum possible unbroken wave at the revetment. This wave is about 6.5 feet high. The runup and overtopping analysis serves to estimate the amount of wave overtopping

as a result of a tsunami occurring at the peak high tide. A 6 foot high tsunami, during a very high tide, will impact the site much like the 100-year recurrence interval wave height overtopping. The tsunami, much like the design extreme wave, will break on or before the structure, losing much of its energy. Due to the infrequent nature and the relatively low 500 year recurrence interval tsunami wave height, the site is reasonably safe from tsunami hazards.

CONCLUSIONS

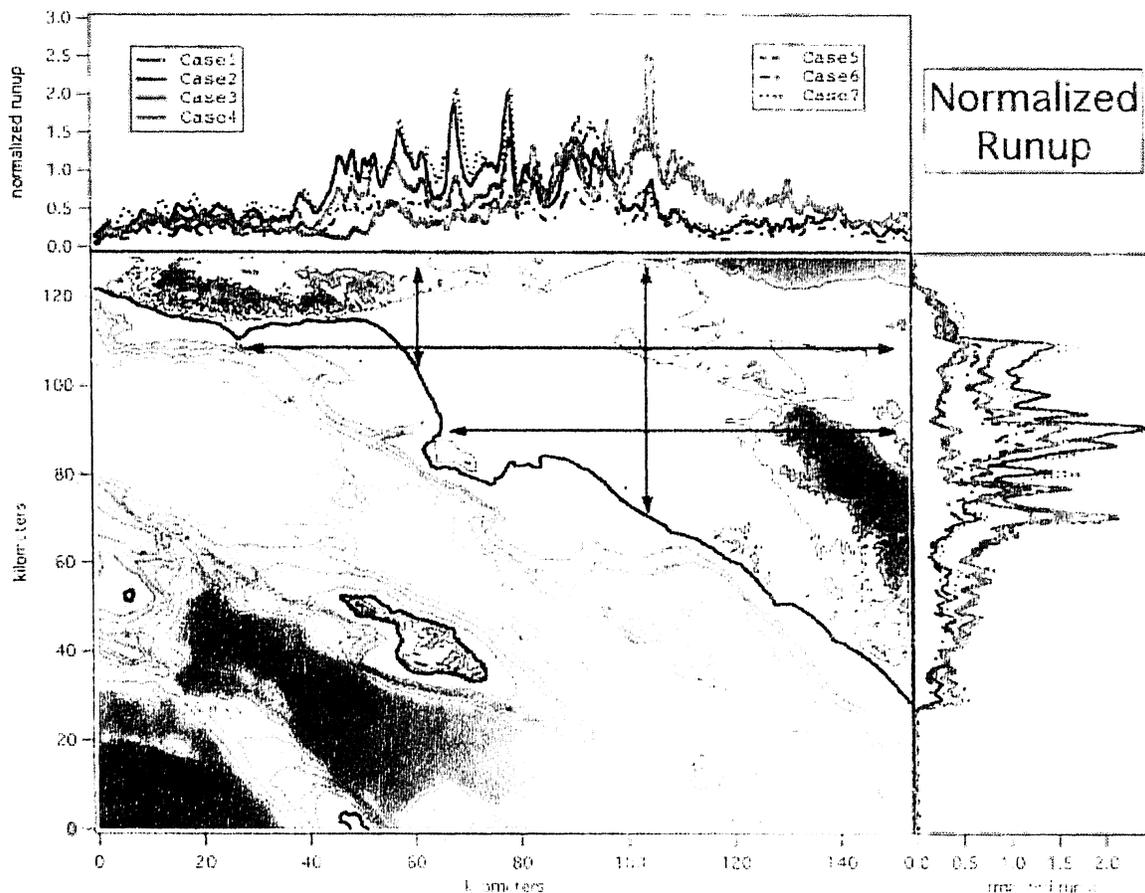


Figure 10. Map showing maximum runup normalized to the maximum seafloor/island uplift for each of the seven Catalina Fault tsunamigenic earthquake scenarios modeled in this study (fault parameters in Table 4).

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

A. The existing revetment fronting the site will be subject to wave overtopping during

storms similar to the 1982-83 winter.

- B. A worst case wave event, similar to the January of 1988 or the winter of 1982-83, will produce wave overtopping of the revetment at elevation $\sim +11.5$ feet MSL. This overtopping will amount to about $3.3 \text{ ft}^3/\text{s-ft}$. This amount of overtopping will occur on each wave cycle but only during about a 60 minute window when sea level is the highest during spring tides.
- C. During extreme wave events coinciding with an extreme high tide, wave runup will flow onto The Strand and ultimately onto the site. The water depth will be on the order of one foot, with possible instantaneous water elevations greater than 1 foot. Minor site washout may occur from this overtopping but such temporary flooding is acceptable as per code standards.
- D. The presence of the quarry stone revetment and the asphaltic paved street, The Strand, will protect the property from direct wave attack. However, cobbles may be propelled by wave action over The Strand and onto the property causing minor damage.
- E. The existing revetment varies in height at about elevation $+11.0$ feet MSL and is at the FEMA 100-year still water elevation of $+11.0$ feet MSL. The finished first floor elevation at about $+14.5$ feet MSL is above the FEMA 100-year still water elevation.

RECOMMENDATIONS

- A. Long term stability of the site will depend on the proper maintenance of the revetment. This is the responsibility of the City of Oceanside. Maintenance includes replacement of the stones lost due to the combined effects of settlement, scour, and wave action dislodging the stones.
- B. Flooding damage (garage flooding and spray and spalsh) can be reduced by controlling the way water flows onto the property and by designing the proposed structure and landscape improvements with this type of minor flooding in mind. This type of design consideration is classified as a good practice, although not currently a mandatory condition of local or FEMA approval.
- C. The use of flood shields across the garage entrance and between structures, such as a solid gate or even temporary flood shields such as sand bags, will significantly reduce nuisance flooding of the garage and between buildings. The use of water proof construction material for the lower two feet of the structures will

reduce/eliminate nuisance water damage. The site drainage plan should include methods to collect and convey any flood waters.

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

LIMITATIONS

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

Sincerely,

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

REFERENCES

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

CITY OF OCEANSIDE
PLANNING DEPARTMENT

NOTICE OF EXEMPTION

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

PROJECT TITLE AND FILE NUMBER:

TENTATIVE PARCEL MAP (P-204-07), DEVELOPMENT PLAN (D-205-07) AND REGULAR COASTAL PERMIT (RC-206-07) FOR THE CONSTRUCTION OF A 2-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT LOCATED AT 516 SOUTH THE STRAND

PROJECT LOCATION - SPECIFIC:
516 South The Strand

PROJECT LOCATION - GENERAL:
Strand & Wisconsin streets

DEVELOPMENT PLAN (D-205-07)
TENTATIVE PARCEL MAP (P-204-07)
REGULAR COASTAL PERMIT (RC-203-07)

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:

A Tentative Parcel Map, Development Plan and Regular Coastal Permit for a 2-unit multifamily development located at 516 South The Strand.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

City of Oceanside

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

Seabreeze Investors 2, LLC
702 North The Strand
Oceanside, CA 92054
(760) 722-4011

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

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

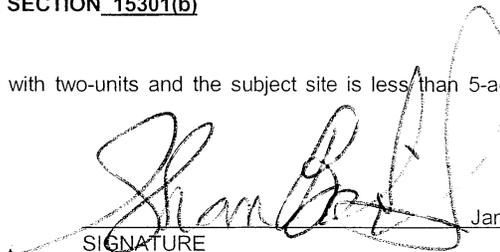
STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15301(b)

REASONS WHY PROJECT IS EXEMPT:

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

Contact Person: Shan Babick, Associate Planner


SIGNATURE

January 15, 2008
DATE

For: Jerry Hittleman, Interim City Planning

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