AGENDA NO. 3

PLANNING COMMISSION *STAFF REPORT*

DATE: July 23, 2007

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC-23-06) FOR THE ADDITION OF 2,640 SQUARE FEET TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 70 SAINT MALO BEACH. THE PROJECT SITE IS ZONED RS (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND IS SITUATED WITHIN THE SOUTH OCEANSIDE NEIGHBORHOOD AND THE COASTAL ZONE – FIRTEL RESIDENCE – BOB AND ADDIE FIRTEL**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

1. Confirm issuance of a Class 3 categorical exemption for new construction or conversion of small structures pursuant to Section 15303(a) of the California Environmental Quality Act.

2. Adopt Planning Commission Resolution No. 2007-P38 approving Regular Coastal Permit (RC-23-06) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The project site is situated within the gated community of Saint Malo Beach. On October 25, 2006, the applicant submitted a regular coastal permit application to construct an addition to a single-family home on a 0.345-acre site. The original home was built in 1957. In 1968, the house was expanded with a two-story addition. In 1975, a two-story addition was added to the 1968 structure. No significant changes have occurred on the property since 1975.

Site Review: The project site is a 0.345-acre lot that abuts the Buena Vista Lagoon on its eastern boundary. The northerly portion of the lot is currently developed with the existing two-story, 3,050-square foot single-family home.

Surrounding land uses include single-family detached residential development characterized by a French-Provincial architectural style (white colored stucco exterior with dark brown trim; steep roof pitch; et cetera).

The zoning designation for the site is Single-Family Residential District (RS) and the General Plan Land Use category is Single-Family Detached Residential (SFD-R). The Local Coastal Program (LCP) zoning designation for this site is Single-Family Residential (R-1) and the LCP Land Use category is Low Density Residential.

Project Description: The project application is comprised of a regular coastal permit.

Regular Coastal Permit RC-23-06 represents a request for the following: Construction of a 2,640-square foot addition to an existing 3,050-square foot single-family residence within the appeal jurisdiction of the Local Coastal Program.

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

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

ANALYSIS

KEY PLANNING ISSUES

1. General Plan

The General Plan Land Use Map designation on the subject property is Single-Family Detached Residential (SFD-R). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

A. Land Use Element I. Community Enhancement

Goal The consistent, significant, long term preservation and improvement of the environment, values, aesthetics, character and image of Oceanside as a safe, attractive, desirable and well-balanced community.

Objective 1.22 Landscaping: The enhancement of community and neighborhood identity through landscaping requirements that frame and soften the built environment consistent with water and energy conservation.

Policies:

A. Existing mature trees shall be retained wherever possible.

B. Mature trees removed for development shall be mitigated by replacement with an appropriate type, size, and number of trees.

C. Drought-tolerant materials, including native California plant species, shall be encouraged as a landscape type.

F. A buffer of landscaping shall be required between the built environment and lands left in a natural or open state. The landscape buffer shall be of sufficient size and shall use plant materials that will retard the spread of wild fire.

An existing tree inventory will be prepared and the property owner will mitigate for the loss of any on-site mature trees. The proposal includes planting native California plant species reputed to be drought-tolerant. A 15-foot native plant buffer is required on the lagoon side of the property. The proposed addition will maintain an addition 15-foot rear yard setback, as well. The landscaping within the rear yard provides more of a buffer between the built environment and the open, natural state of the Buena Vista Lagoon.

Objective 1.23 Architecture: The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

Policies:

A. Architectural form, treatments, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.

B. Structures shall work in harmony with landscaping and adjacent urban and or topographic form to create an attractive line, dimension, scale, and or pattern.

C. Elevations, floor plans, perspectives, lines-of-sight, material boards, and other such displays and exhibits shall be provided as necessary to ensure compliance with General Plan policies.

The proposed addition to the Firtel Residence has been tentatively approved by the Saint Malo Beach Architectural Committee, pending final approval of the final drainage plan. The architectural plans substantially match the existing home and include many French-Provincial features identified with the Saint Malo area. The stucco facade is enhanced by decorative half-timbering and stone veneer details. Architectural features also include decorative brickwork within landscaped yards and interior courtyard. The architectural treatments and materials continue the existing theme of the Saint Malo area and conform to the visual image of the surrounding neighborhood.

1.32 Coastal Zone Objective: To provide for the conservation of the City's coastal resources and fulfill the requirements of the California Coastal Act of 1976.

Policy A: The City shall utilize the certified Local Coastal Plan and supporting documentation for review of all proposed projects within the Coastal Zone. Specifically, the goals and policies of the Local Coastal Program Land Use Plan shall be the guiding policy review document.

The proposed project was reviewed by staff for compliance with the policies of the Local Coastal Program Land Use Plan. Staff finds that the application complies with said policies.

B. Land Use Plan Section III. Natural Resource Management

Goal: Continual evaluation of the state of the environment and formulation of a program of planned management, wise utilization and preservation of natural resources to ensure the health, safety, and welfare of present and future generations.

Objective 3.13 Erosion and Siltation Controls: To preserve the Buena Vista Lagoon's critical habitats by a comprehensive program of erosion and siltation control.

Policy A: The City shall continue to participate in the Buena Vista Lagoon Joint Powers Committee and to implement the recommendations made by the Committee.

The Storm Water Management Plan does adequately meet the stormwater requirements of the City of Oceanside. Potential hazards of erosion and sedimentation have been avoided through incorporating Best Management Practices and designing suitable site drainage systems. The amount of impervious surfaces has been reduced during the project review process and as proposed, it is designed to support the natural drainage system at the site. Site runoff shall be directed towards the western edge of the property and deposited in a bioretention area.

2. Zoning Compliance

This project is located in the Single-Family Residential District (RS) and complies with the requirements of that zone. Table 1 summarizes proposed and applicable development standards for the project site:

Table 1: Development Standards

	LCP REQUIRED	PROPOSED
PARKING SPACES	one 2-car garage	one 3-car garage
FRONT YARD	20 feet	20 feet
INTERIOR YARD	7 feet, 6 inches	7 feet, 6 inches
REAR YARD	15 feet	15 feet
BUFFER ZONE	15 feet	15 feet
MAXIMUM HEIGHT	27 feet	25 feet, 6 inches
HEIGHT EXCEPTION	10 additional feet	N/A
LOT COVERAGE	45%	36.5%

The proposed French-Provincial architecture is detailed within Key Planning Issue 1. The addition to the existing home will consist of one three-car garage and two residential floors. The ground floor plan includes a pantry, a laundry room, a master bedroom, his and her master bathrooms, two walk-in closets, a powder bathroom, and a three-car garage. The second floor addition shall consist of a studio office and a storage room; it will be attached to the second floor of the existing house.

3. Local Coastal Program compliance

The proposed project is within the appeal jurisdiction of the Local Coastal Program and complies with the requirement of this designation.

B. Local Coastal Program Land Use Plan VI Visual Resources and Special Communities.

The Coastal Act requires that the visual qualities of the Coastal Zone shall be protected and that new development be sited and designed to be visually compatible with the character of surrounding areas.

Objectives:

- The City shall protect, enhance, and maximize public enjoyment of Coastal Zone scenic resources.
- The City shall, through its land use and public works decisions, seek to protect, enhance, and restore visual quality of urban environment.

Policies:

13. New development shall utilize optimum landscaping to achieve the following effects: (e) In areas where significant natural vegetation exists, replant, as appropriate, developed areas with native drought-tolerant species.

14. In areas where significant "theme" architecture has been established, the City shall encourage continuation of this theme. Such theme areas include: a. St. Malo (and vicinity) - French Provincial style.

The project is required to maintain a 15-foot native plant buffer. The applicant proposes to plant native vegetation adjacent to the house and the lagoon. Where possible, existing trees and shrubs will be preserved and drought tolerant trees and large shrubs will be added throughout the project site.

The home's design is consistent with the surrounding architectural style and the proposal complies with local development criteria. The proposal is also consistent with the surrounding residential land uses. Table 2 describes the surrounding land uses and identifies that the proposed residential land use is compatible with the surrounding area.

Table 2: Land use compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LCP ZONING	LAND USE
74 St Malo Beach	SFD-R	RS	R-1	single-family
North of project	SFD-R	RS	R-1	single-family
South of project	SFD-R	RS	R-1	single-family
West of project	SFD-R	RS	R-1	single-family
East of project	OS	OS	O	Buena Vista Lagoon

C. Local Coastal Program Land Use Plan V Environmentally Sensitive Habitat Areas.

Objectives:

- The City shall work with other local, State, and federal agencies, including the recently formed Tri-Cities Buena Vista Lagoon Joint Powers Committee, to protect the sensitive biological habitats and water quality of Buena Vista Lagoon.
- The City shall provide adequate flood protection to existing development in the vicinity of Loma Alta Creek in a manner that preserves the remaining resources of the creek.

Policies:

3. The City shall require all developments that drain into the lagoon to include measures to prevent erosion, sedimentation, and other water quality impacts, such as: (a) During construction, retaining all run-off on-site in percolation settling ponds and staking down bales of straw in the drainage ways to filter remaining sediments.

(b) Prohibiting grading or clearing from November through March. Any soils left exposed during this period should be re-seeded or temporarily stabilized using plastic or other material as needed. (c) Minimizing the alteration of land forms. (d) Maximizing penetrable surfaces for percolation, and providing permanent sediment settling basins, grease traps, and/or energy dissipaters.

9. The City shall continue to cooperate with other agencies including the State Department of Fish and Game, the Cities of Carlsbad and Vista through the Joint Powers Committee, U. S. Fish and Wildlife Service, San Diego Association of Governments, and the Regional Water Quality Control Board in seeking ways to lessen current impacts on the lagoon. Siltation and water pollution are two such impacts that are particularly critical.

The project is specifically conditioned and designed to satisfy the LCP Land Use Environmentally Sensitive Habitat Area policies. The site includes adequate buffers between the proposed residence and the lagoon. The conditions of approval require the implementation of Best Management Practices. Grading and clearing of the site is prohibited between the months of November and March. The site design proposes minimal changes to the existing land form and the required rear yard consists of landscaped areas and permeable pavers that maximize the penetrable surfaces throughout the project site. The project adequately meets the stormwater requirements of the City of Oceanside.

4. California Environmental Quality Act compliance

Article 19 of the California Environmental Quality Act identifies Categorical Exemptions, including Class 3 exemptions. This proposal is subject to the Categorical Exemptions identified in Section 15303(a) because it involves an addition to a single-family residence in a residential zone.

DISCUSSION

Issue: The compatibility of the addition to the existing single-family home to the surrounding neighborhood.

Recommendation: The addition to the existing home will consist of one three-car garage and two residential floors. The ground floor plan includes a pantry, a laundry room, a master bedroom, his and her master bathrooms, two walk-in closets, a powder bathroom, and a three-car garage. The second floor addition shall consist of a studio office and a storage room; it will be attached to the second floor of the existing house.

The architectural plans for the addition to the Firtel Residence substantially match the existing home and include many French-Provincial features identified with the Saint Malo area. The stucco facade is enhanced by decorative half-timbering and stone veneer details. Architectural features also include decorative brickwork within

landscaped yards and interior courtyard. The architectural treatments and materials continue the existing theme of the Saint Malo area and conform to the visual image of the surrounding neighborhood.

Issue: The project's adjacency to the Buena Vista Lagoon and sensitive habitat influenced the site design.

Recommendation: The Biological Assessment, dated October 2, 2006, concluded that the project site is made up of developed and disturbed land. The construction footprint will be situated away from the edge of the Buena Vista Lagoon and wetland resources. Novik Biological Services found that no significant impacts to sensitive biological resources will result from project implementation. Approximately 0.12 acres of disturbed land will be directly impacted by the proposed project. Disturbed land is of low biological value and impacts to this land cover are not considered significant and do not require any mitigation.

The applicant has revised the site design to include a 15-foot native plant buffer that is measured westward from the eastern property line. The site will also maintain an additional 15-foot rear yard setback.

The project as proposed and is conditioned to use Best Management Practices in order to prevent any potential adverse impacts to off-site resources during construction, including preventing construction runoff from entering the Buena Vista Lagoon. All runoff from the site will be directed towards the western edge of the property where it will be directed to a bioretention area.

ENVIRONMENTAL DETERMINATION

The proposed project is categorically exempt pursuant to Class 3, New Construction or Conversion of Small Structures, Section 15303(a) of the California Environmental Quality Act.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius and occupants within 100-foot radius of the subject property, individuals and or organizations requesting notification, the applicant, and other interested parties. As of July 16, 2007, no communication supporting or opposing the request had been received.

SUMMARY

The proposed Regular Coastal Permit (RC-23-06) is consistent with the requirements of the Zoning Ordinance, the land use policies of the General Plan, and the policies of the Local Coastal Program. The project meets all applicable development standards for the district in which it is situated. The project's architecture is compatible with the surrounding Saint Malo homes and the surrounding neighborhood. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

-- Move to approve Regular Coastal Permit RC-23-06 and adopt Planning Commission Resolution No. 2007-P38 as attached.

PREPARED BY:

Sally Schifman
Planner II

SUBMITTED BY:

Jerry Hittleman
City Planner

REVIEWED BY:
Amy Volzke, Principal Planner

JH/SS/fil

Attachments:
1. Site Map
2. Planning Commission Resolution No. 2007-P38

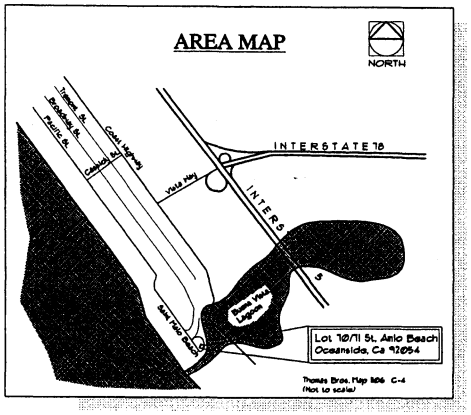
RECEIVED
MAR 26 2007
Planning Department

FIRTEL ADDITION

PROJECT DIRECTORY

OWNER	Robert & Addie Firtel P.O. Box 749 Rancho Santa Fe, Ca 92067 P: 858.756.0861 F. 858.756.3981
ARCHITECT	John S. Beery, Architect, A.I.A. 5751 Palmer Way Suite G-3 Carlsbad, Ca 92010 p : 760.438.2963 f : 760.438.2965
STRUCTURAL ENGINEER	T.B.D.
MECHANICAL ENGINEER (T24 Only)	T.B.D.
SOILS ENGINEER	GeoSoils, Inc. 5741 Palmer Way Carlsbad, CA 92008 p : 760.438.3155
GENERAL CONTRACTOR	T.B.D.
GOVERNING AGENCY	City of Oceanside 300 North Coast Highway Oceanside Ca 92054 p : 760.435.3950

AREA MAP



SHEETS

T-1	Cover Sheet
C-1	Existing Topographical Survey
C-2	Site Plan
C-3	Utility Line Clearance
A-0	Existing Floorplan–Noted
A-1	Floorplan Addition–Noted
A-2	Exterior Elevations
A-3	Exterior Elevations
A-4	Sections
A-5	Roof Plan

CONSTRUCTION:
The developer shall monitor, supervise and control all building construction and supporting activities so as to prevent these activities from causing public nuisance, including, but not limited to, strict adherance to the following:

A) Building construction work hours shall be limited to between 7 a.m. and 6 p.m. Monday through Friday, and on Saturday from 7 a.m. to 6 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.

PROJECT DATA

PROJECT DESCRIPTION	Consolidation of parcels 155–103–06 & 155–103–43. Addition to existing house. Style to remain Tudor style. Addition to include new 3–car garage, master suite, studio w/ storage, laundry and pantry for kitchen. New addition will also have master courtyard to enlarge existing courtyard. Finish floor elevation required 1'–0" above lagoon Waterlines per FEMA requirements.
PROJECT LOCATION	70 Saint Malo Beach Oceanside, Ca 92054
LEGAL DESCRIPTION	LOT 3 IN SECTION 1, TOWNSHIP 12 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
APPROVAL	Condition of Approval pending Lot Consolidation.
SETBACKS	Front: 20'–0" from PL Ext. side: 10'–0" Int. side: 7'–0" from PL Rear: 15'–0" from PL
FEMA	Lagoon waterlines elevation= 13.1' above sea level finish. Finish floor elevation= 14.1'
A.P.N.	155–103–06 & 155–103–43
REQUIRED PARKING	(2) off street required (2) off street provided (Existing)
GOVERNING CODES	2001 California Building Code City of Oceanside Ordinances
ZONE	R1
F.A.R.	Not Applicable
LOT COVERAGE	45% ALLOW (6,774 SF) < 34.5% PROPOSED (5,202 SF)
LOT SIZE	15,054 SF / 0.345A
DENSITY	3.6–5.9 units per acre.
TYPE OF CONSTRUCTION	Type V Non–rated
FLOOR AREA	Main Floor (Existing) — 2,060 SF Main Floor (New) — 1,320 SF Upper Floor (Existing) — 320 SF Upper Floor (New) — 320 SF TOTAL 4,020 SF Garage (Existing) — 470 SF Garage (New) — 800 SF TOTAL 1,270 SF Balcony (New) 35 SF
HEIGHT/STORIES	2 Stories Allowed: 27'–0" Max. Ht Existing: 27'–0" Max. Proposed: 25'–0" Max.
GRADING	Grading Volume less than 100 c.y. Per L.D.S. Consulting review of City of Oceanside Grading and Drainage requirements this project does not require a Grading Plan or Permit due to the reason that the sum of consumation is less than 2000 s.f. and the grading volume is less than 100c.y. Grading and Drainage Plans pending City of Oceanside Planning Dept. review.
SEISMIC DESIGN PARAMETERS	See Geotechnical report for soils values. Report W.O. 5134–A–SC, July 24, 2006
OVERLAY ZONE CODES	Coastal Overlay These plans and all work shall comply with the 2001 edition of the California Building Code found in Parts of California Title 24 CCR as amended and adopted by the City Oceanside. 2001 California Building Code 2003 Uniform Plumbing Code 2004 California Electrical Code 2003 Uniform Mechanical Code

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BEERY GROUP INC.
ARCHITECTURE
5751 Palmer Way, Ste. G–3
Carlsbad, CA. 92010
760.438.2963

FIRTEL ADDITION
Lot 70 Saint Malo Beach
Oceanside, Ca 92054

Date
Scale N.T.S.
Drawn by M.A.
Job No. 2606
Sheet T–1
Of Sheets

TOPOGRAPHIC SURVEY

APRIL 11, 2006

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EDGE OF PAVEMENT
- FENCE
- RETAINING WALL
- FOUND 3/4" IRON PIPE WITH TAG STAMPED "LS 5819", UNLESS NOTED OTHERWISE

SURVEYORS NOTE:

THE BOUNDARY SHOWN FOR THIS TOPO IS RECORD PER RECORD OF SURVEY 1922/1.

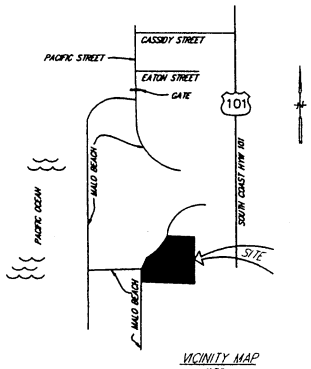
BENCHMARK NOTE:

THE BENCHMARK FOR THIS TOPOGRAPHICAL SURVEY IS A BRASS CAP STAMPED "COS BM F-17" SET ON TOP OF CURB, EASTERLY P.C. OF SOUTHEASTERLY CURB RETURN OF EATON AND PACIFIC STREETS.

BENCHMARK ELEVATION = 28.631 FEET

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHEASTERLY LINE OF PARCEL 003 AS SHOWN ON RECORD OF SURVEY 1922/1.



VICINITY MAP
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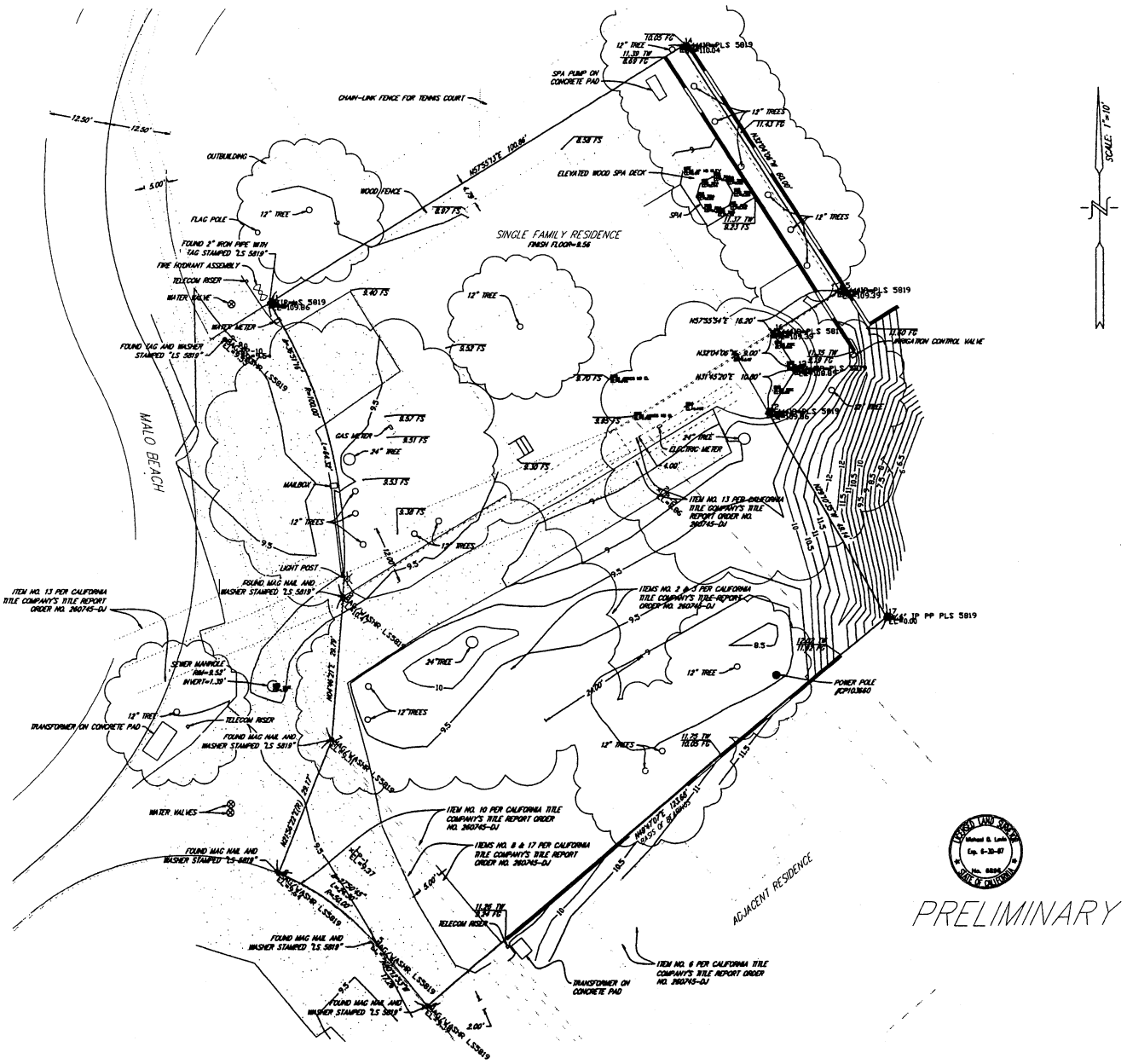

EXCEL ENGINEERING
LAND PLANNING - CIVIL ENGINEERING - SURVEYING
440 STATE PLACE - ESCONDIDO, CA 92029
(760) 745-8118 - FAX (760) 745-1290

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ARCHITECTURE BG BERRY GROUP INC.
5711 Palmer Way, Ste. G-3
Carlsbad, CA. 92010
760.438.2943

FIRTEL ADDITION

Lot 70 Saint Malo Beach
Oceanside, Ca 92054

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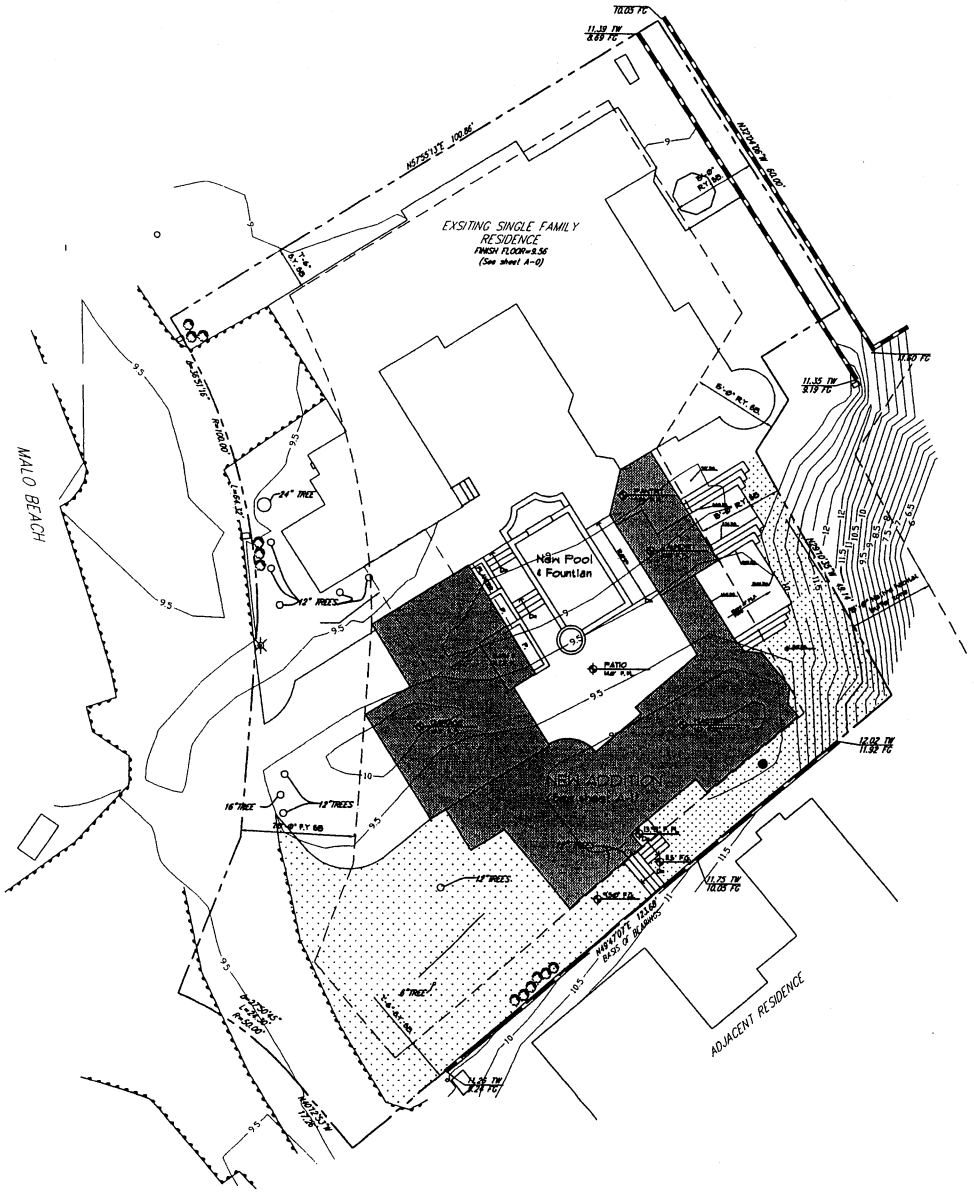

SITE PLAN

REF. NORTH

BUILDING PLANS:

1. Complete soils Report, Structural Calculations, & Energy Calculations/documentation will be submitted at time of plan submittal to the Building Department for plan check.

2. The lot line adjustment (converting two lots into one)will be submitted for review prior to the submitting of room addition plans to Building Dept.

3. Documentation of property recorded lot size change is required prior to Building Permit Final.

4. Foundation plans and foundation details shall clearly depict the embedment material and minimum depth of embedment for the foundations.

5. The following note must appear on all foundation plans: "All foundation excavations must be observed and approved by the project Geotechnical Consultant prior to placement of reinforcing steel."

6. The final grading, drainage and foundation plans should be reviewed, signed and wet stamped by the project geotechnical consultants.

7. Asbuilt report prepared by consultant must be submitted to the City for review. The report must include the results of all compaction tests as well as a map epicting the limits of overexcavation, observed geologic conditions, location of all density tests, locations and elevation of all fill slope backdrains and retaining wall backdrains and outlets.

WATER UTILITIES CONDITIONS:

1. 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.

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

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

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

5. The developer will 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.

6. 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 back flow of sewage by installing and maintaining an approved licensed type backwater valve, per Uniform Plumbing Code.(U.P.C.)

7. Water and Wastewater Buy 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.

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

9. 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 t the tap within 15 seconds in accordance with City of Oceanside Ordinance NO. 02-OR126-1.

PUBLIC WORKS SOLID WASTE

Per OCC 13.3, the requirement to manage all solid waste and identified recyclable material on private property and to recycle or dispose of all material in compliance with city code.

Space Allocation: OCC 13.39, the requirement to designate adequate space for the storage of solid waste and recycling containers private property to include appropriate bin enclosures to adequately provide for trash, green waste and other recycling container.

Recycling Services: OCC 13.16(h), the requirement to seperate all recyclable material from solid waste for seperate collection.

Green Waste Services: The seperation of all green waste from solid waste using the approved city collection service and the collection of material in compliance with standards as identified in the city code.

REVISIONS	By

LICENSED ARCHITECT JOHN S. BEERY, Architect, A.I.A. REG. NO. 6871 STATE OF CALIFORNIA

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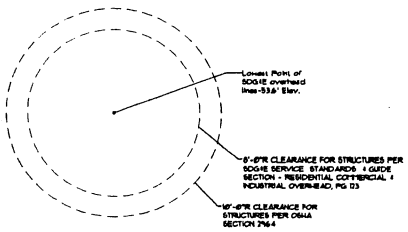
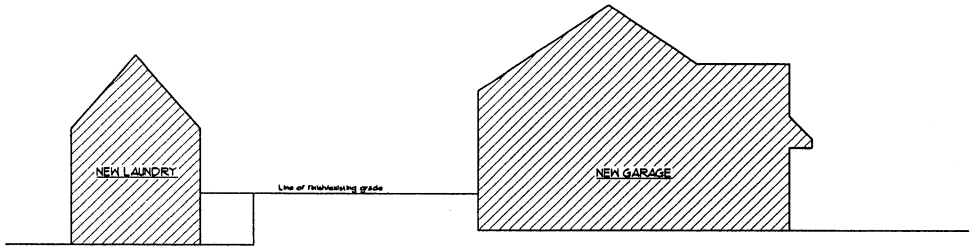
ARCHITECTURE
BEERY GROUP INC.
5751 Palmer Way, Ste. G-3
Carlsbad, CA 92010
760.438.2963

FIRTEL ADDITION

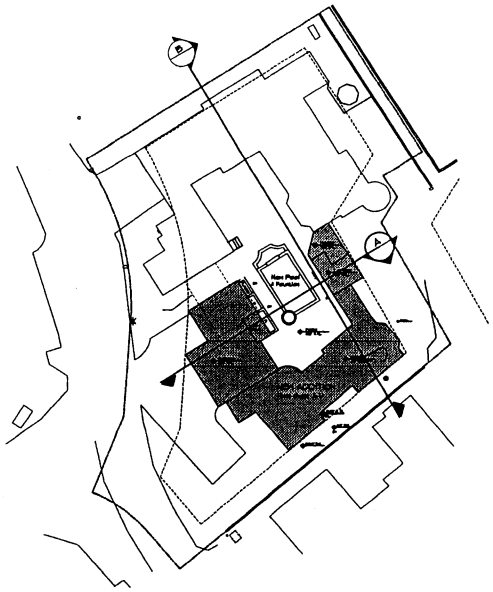
Lot 70 Saint Malo Beach
Oceanside, Ca 92054

Date	
Scale	1"=10'
Drawn by:	MA
Job No.	2606
Sheet	C-2
Of	Sheets

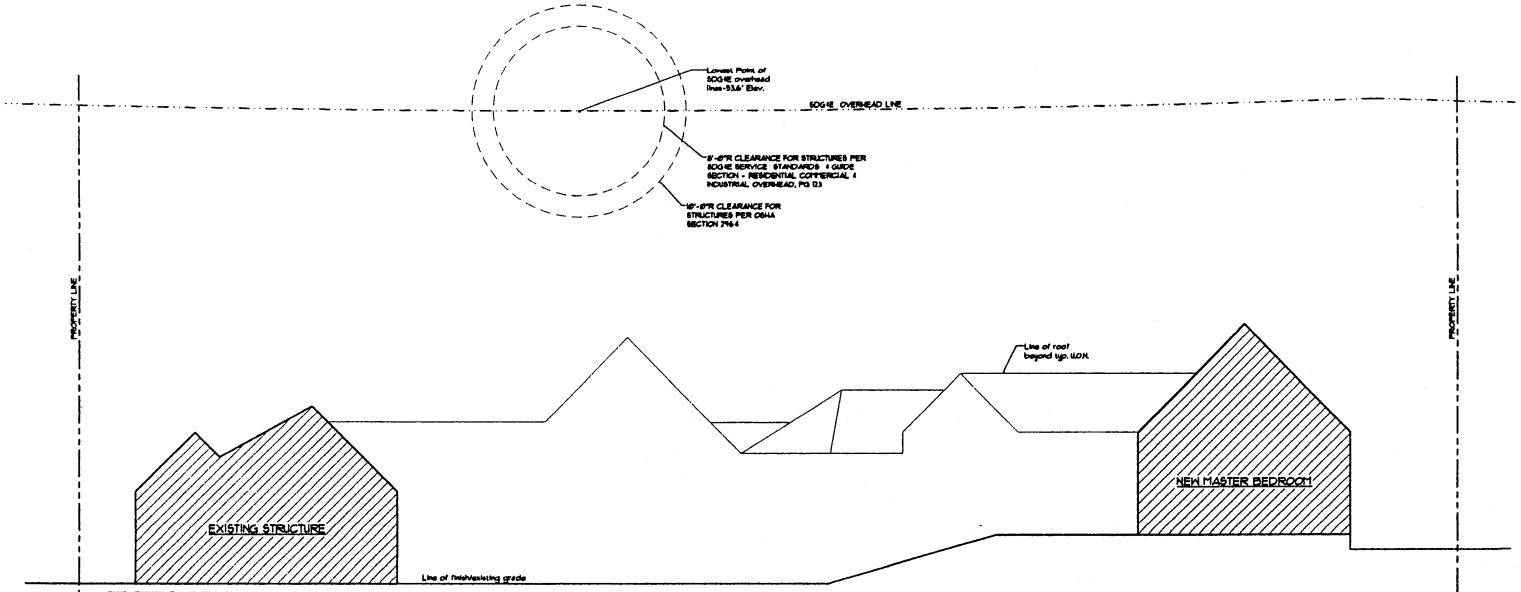




SECTION "A"
SCALE: 3/16"=1'-0"



KEY MAP
N.T.S.



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

UTILITY LINE CLEARANCE

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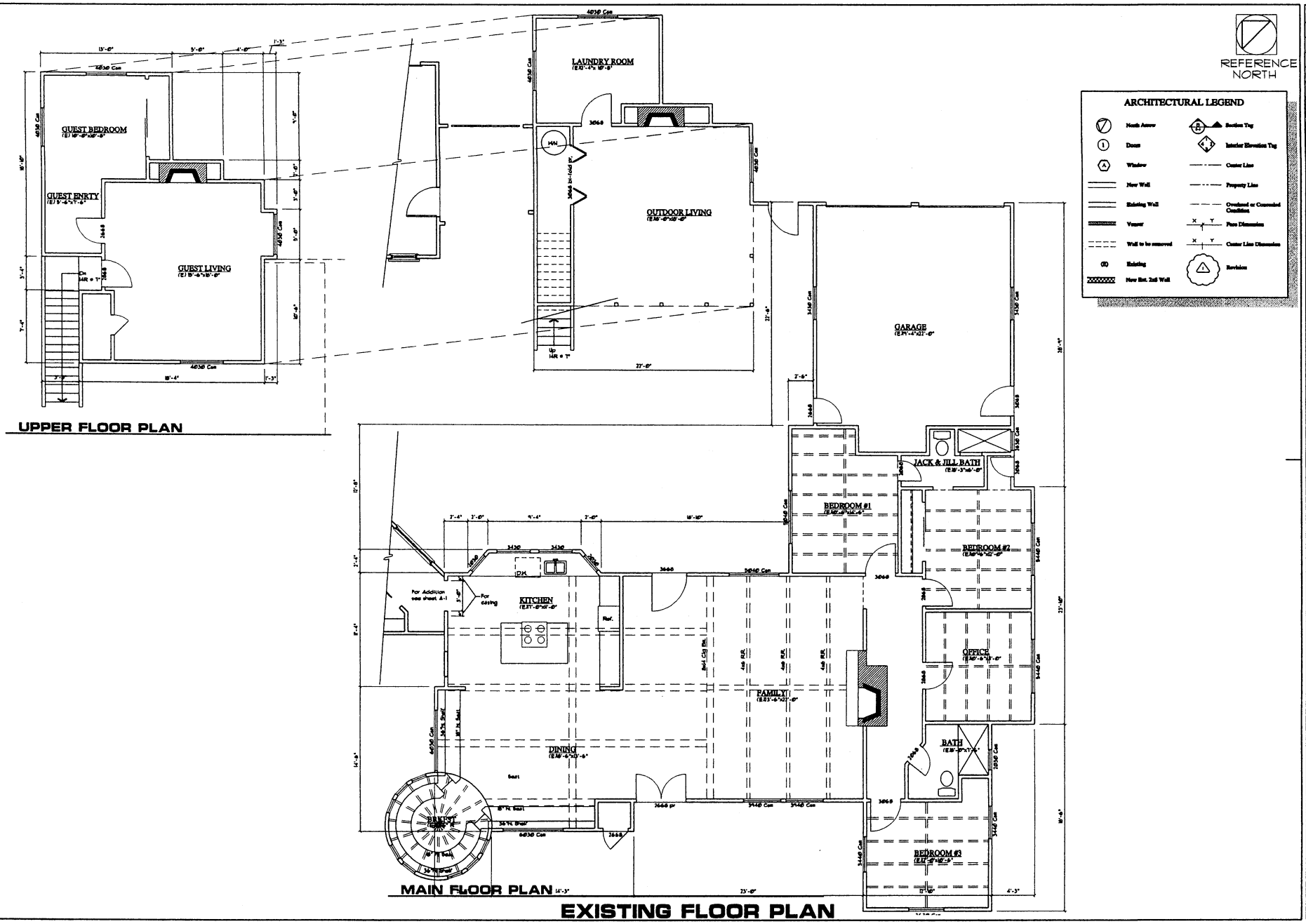
BERRY GROUP INC.
ARCHITECTURE
3751 Palomar Way, Ste. C-3
Carlsbad, Ca. 92010
760.434.2643

FIRTEL ADDITION
Lot 70 Saint Malo Beach
Oceanside, Ca 92054

Date
Scale: VARIES
Drawn by: MA
Job No.: 2606
Sheet: C-3
Of Sheets



REVISIONS | By

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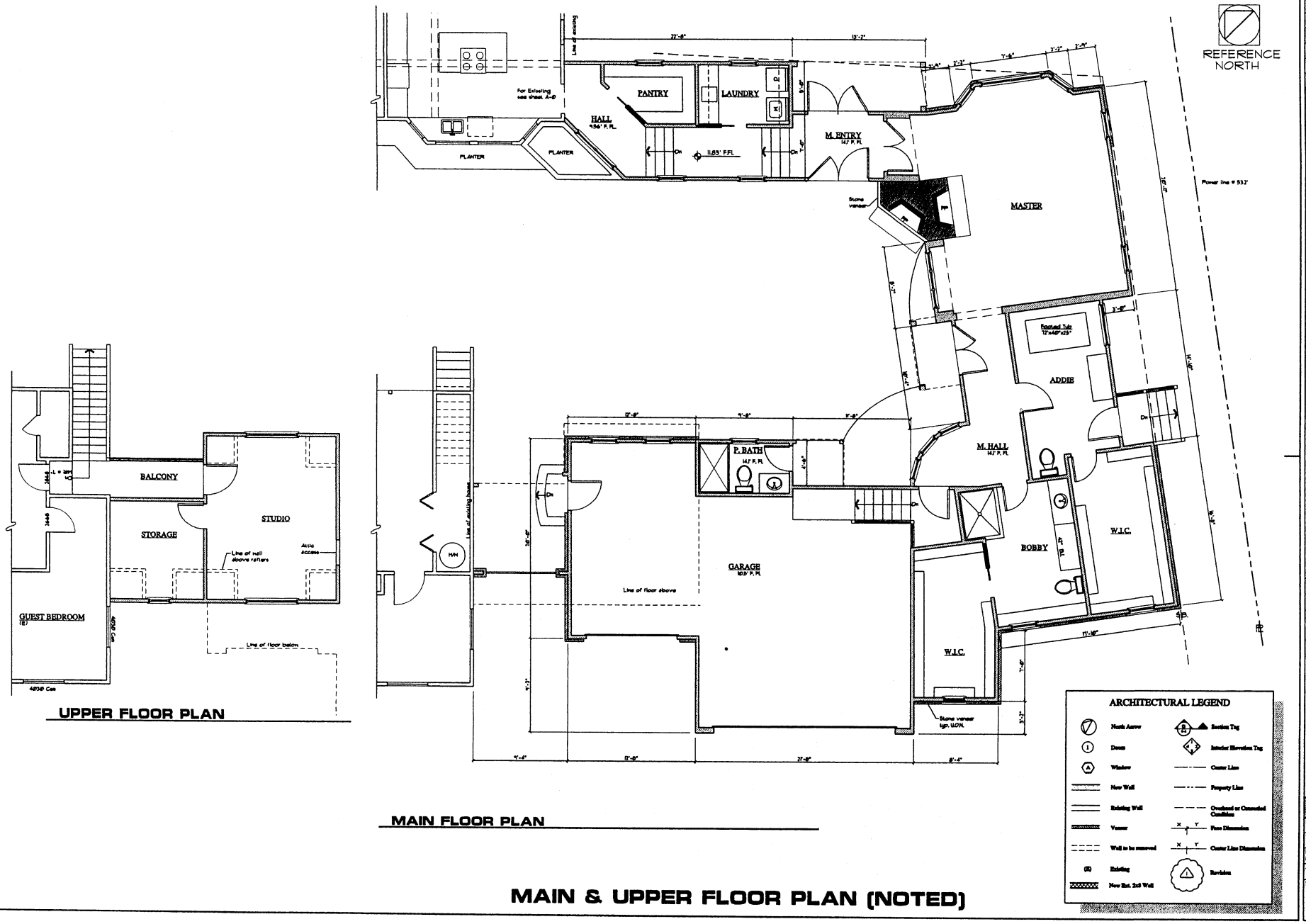
BEERY GROUP INC.
ARCHITECTURE
3751 Palmer Way, Ste. G-3
Carlsbad, CA 92010
(760) 438-2363

FIRTEL ADDITION

Lot 70 Saint Malo Beach
Oceanside, Ca 92054

Date	
Scale	1/4"=1'-0"
Drawn by:	M.A.
Job No.	2606
Sheet	A-0
Of	Sheets



UPPER FLOOR PLAN

MAIN FLOOR PLAN

MAIN & UPPER FLOOR PLAN (NOTED)

REVISIONS | By

LICENSED ARCHITECT JOHN S. BEERY STATE OF CALIFORNIA

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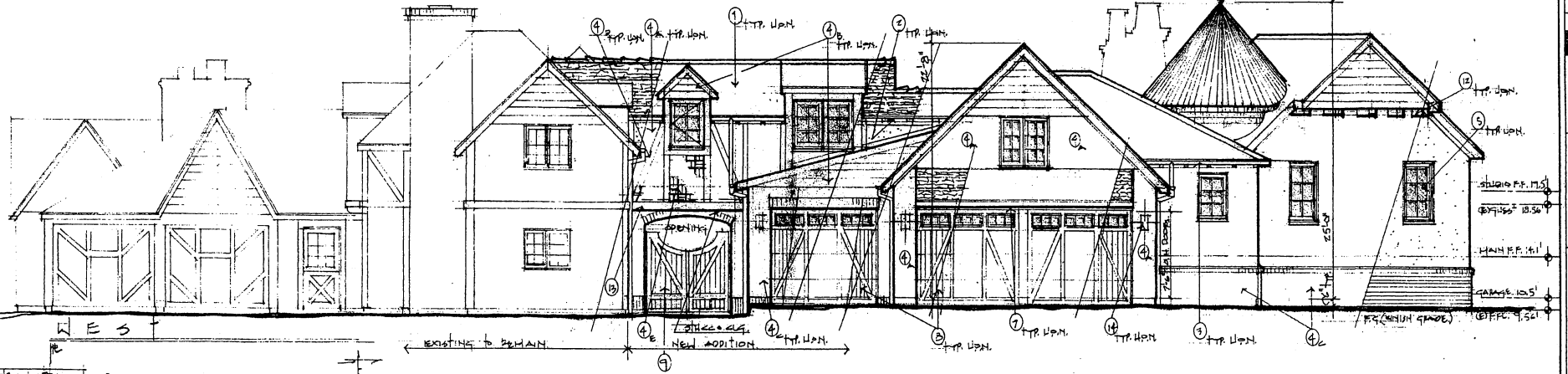
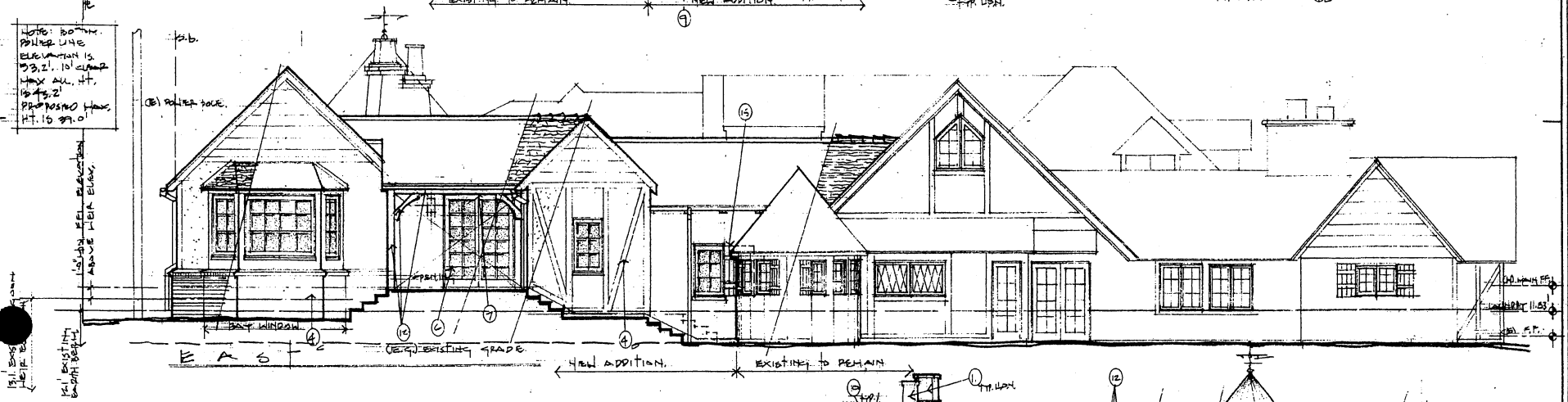
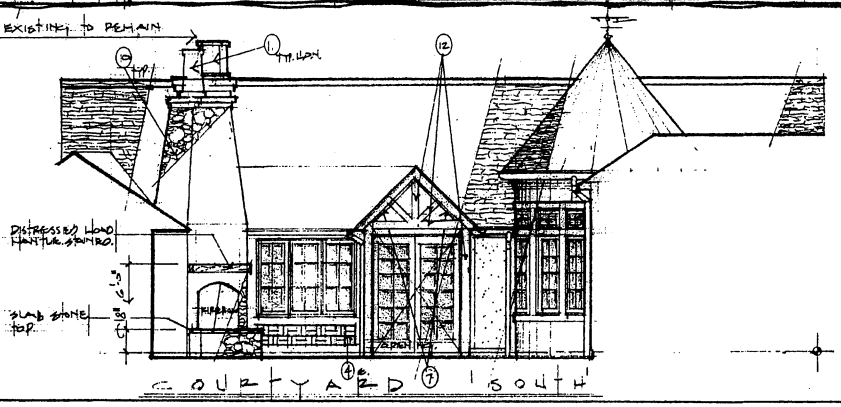
ARCHITECTURE
BEERY GROUP INC.
5751 Palmer Way, Ste. G-3
Carlsbad, CA 92010
760.438.2963

FIRTEL ADDITION
Lot 70 Saint Malo Beach
Oceanside, Ca 92054

Date
Scale 1/4"=1'-0"
Drawn by: M.A.
Job No. 2606
Sheet A-1
Of Sheets







Material Legend

1. Roof	Cedar wood shingles 'fire rated' with barrel clay tile hips and ridges with mortar fill to match existing. Type U.O.N. copper flashing required.	7. Ceilings	Porch, balcony etc...ceilings shall be 1x6 minimum, T&G, smooth side down. Primed and painted to match existing Typ. U.O.N.
2. Eaves	4x rafter tails with 1x T&G, smith side down painted to match existing Typ. U.O.N.	8. Garage Doors	4 sectional overhead garage door slabs with carriage style veneer design and lights applied primed and painted to match existing Typ. U.O.N.
3. Gutters/Downspouts	Copper 6" half round gutters with round downspouts to match existing Typ. U.O.N.	9. Gates	2 1/4" actual dimension, lumber frames with 1x6 T&G' infill panels, primed and painted finish to match existing Typ. U.O.N.
4. Walls	A) Stucco - 3 coats (scratch, brown, color) over B.P. over wire lathe per manufactures'. Installation instructions to match existing Typ. U.O.N. B) Siding - 1x smooth bevel siding, primed and painted to match existing Typ. U.O.N. C) Wainscot Veneer - Face brick anchored veneer to match existing full thickness. Build as needed for design Typ. U.O.N. D) Half Timbering - 5/4 x 4+ wood trim at exterior walls to match existing. Verify existing dimensions. Painted Typ. U.O.N. Provide stucco mold edge detail. All materials shall be K.D. E) "Nogging" - Thin brick veneer between half timbers as located per elevations. Thin brick veneer with thin set over stucco brown and scratch coats of stucco fully mortared. Typ. U.O.N. (Basket weave pattern).	10. Stone Veneer	"Fieldledge", "rise" stone, anchored veneer with a full mortar detail. Owner/Architect to select stone Typ. U.O.N. (Veneer over masonry structure).
		11. Chimney Pots	Red clay chimney pots manufactured with interior spark arrestor Typ. U.O.N.
		12. Wood Members	4, 6 & 8 x wood columns, posts brackets & beams, etc. Exposed beams S4S, K.D. primed and painted to match existing Typ. U.O.N.
5. Windows	Traditional wood frames with hinged sash and screens primed and painted to match existing. Glazing shall be 'dual' pane Typ. U.O.N. Divided light per plans.	13. Wood "Belt"	2x horizontal wood trim with "L" bar top copper flashing primed and painted to match existing Typ. U.O.N.
		14. Light Fixtures	"Candelabra" type fixtures with natural metal finish to match existing Typ. U.O.N.
6. Doors	Traditional wood frames and slabs (divided per plans) with hinged screens, primed and painted to match existing. Units shall be fully weather stripped and dual glazed to match existing Typ. U.O.N.	15. Shutters	5/4 x 4-6, T & G, S4S plank and rail to match existing, true shutter hardware paint to match existing Typ. U.O.N.

Note: Owner shall select all color and shall match finish for all painted surfaces Typ. U.O.N.

REVISIONS

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BERRY GROUP INC.
ARCHITECTURE
3731 Palisade Way, Ste. O-3
Carlsbad, CA 92010
760.434.2400

FIRTEL RESIDENCE

Lot 70 Saint Malo Beach
Oceanside, Ca 92054

Date

Scale 1/4"=1'-0"

Drawn by J.B.

Job No. 1606

Sheet A-2

Of Sheets

I have reviewed these construction documents and found approved that changes as noticing on all the drawings requires I had previously submitted, I understand my project with the requirements as specified by these construction documents.

Planner Date

REVISIONS | By

LICENSED ARCHITECT JOHN S. BEERY No. C-7508 STATE OF CALIFORNIA

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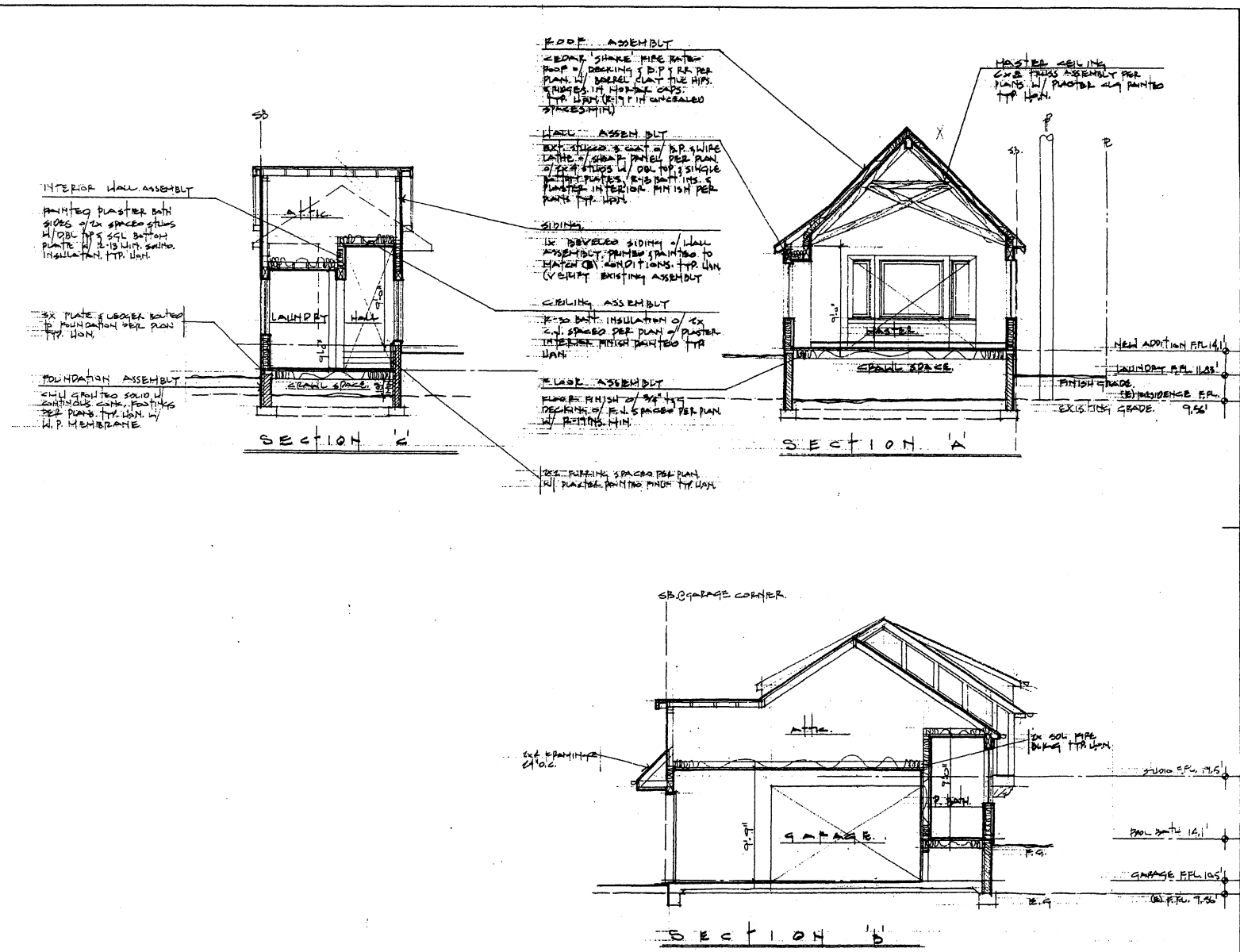
ARCHITECTURE
BEERY GROUP INC.
5751 Palmer Way, Ste. G-3
Carlsbad, CA 92010
760.438.2963

FIRTEL RESIDENCE
Lot 70 Saint Malo Beach
Oceanside, Ca 92054

Date
Scale 1/4" = 1'-0"
Drawn by J.B.
Job No. 7606
Sheet A-3
Of Sheets



REVISIONS | By

LICENSED ARCHITECT JOHN S. BERRY No. C-6508 REN. 10/06 STATE OF CALIFORNIA

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ARCHITECTURE

5751 Palmer Way, Ste. G-3
Carlsbad, CA 92010

FIRTEL RESIDENCE

Lot 70 Saint Malo Beach
Oceanside, Ca 92054

Date

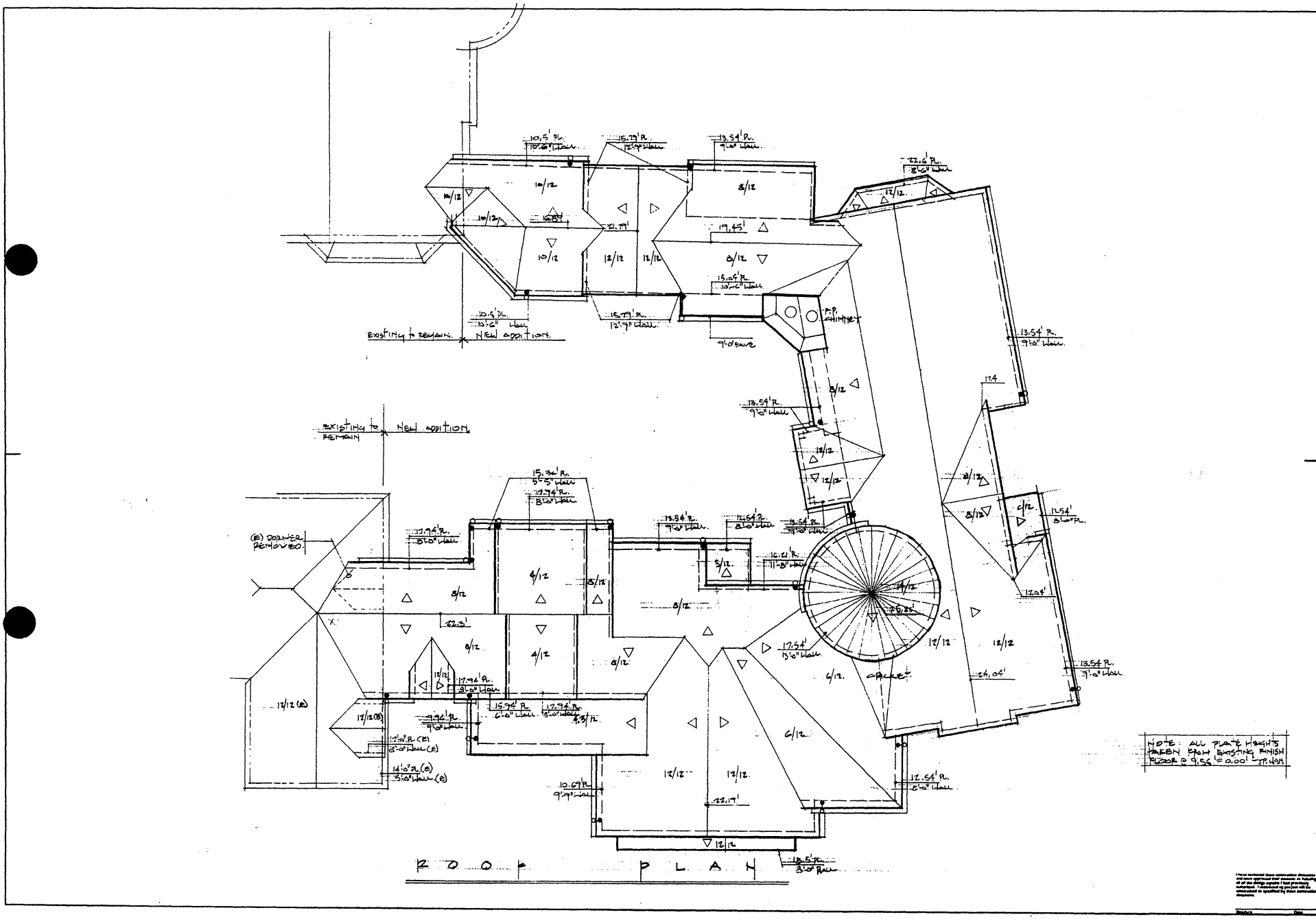
Scale 1/4" = 1'-0"

Drawn by: J.B.

Job No. 2606

Sheet A-4

Of Sheets



REVISIONS | By

LICENSED ARCHITECT
JOHN S. BERRY
STATE OF CALIFORNIA

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ARCHITECTURE

5751 Palmer Way, Ste. G-3
Carlsbad, CA 92010

FIRTEL RESIDENCE

Lot 70 Saint Malo Beach
Oceanside, Ca 92054

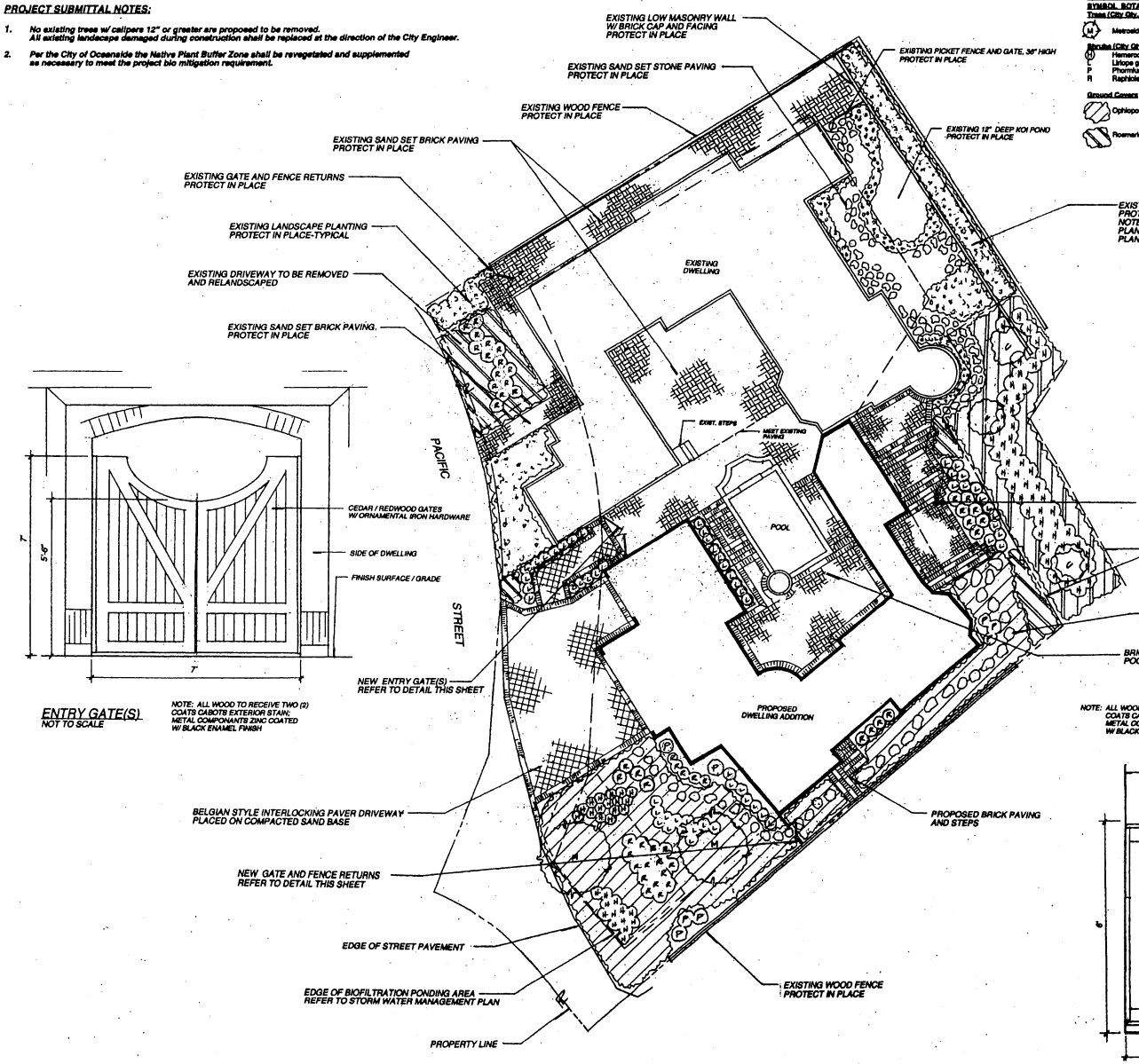
Date
Scale 1/4" = 1'-0"
Drawn by: J.B.
Job No. 260C
Sheet A-5
Of Sheets

PROJECT SUBMITTAL NOTES:

1. *No existing trees w/ calipers 12" or greater are proposed to be removed. All existing landscape damaged during construction shall be replaced at the direction of the City Engineer.*
2. *Per the City of Oceanside the Native Plant Buffer Zone shall be revegetated and supplemented as necessary to meet the project bio mitigation requirement.*

ENTRY GATE(S)
NOT TO SCALE

NOTE: ALL WOOD TO RECEIVE TWO (2) COATS GABOTS EXTERIOR STAIN; METAL COMPONANTS ZINC COATED W/ BLACK ENAMEL FINISH



PROPOSED PLANTING LEGEND

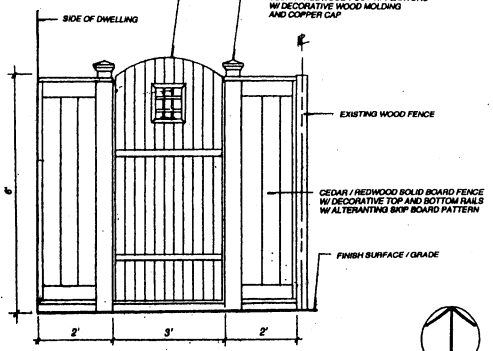
SYMBOL	BOTANICAL NAME / COMMON NAME		QTY.	SIZE	REMARKS
Trees (City Qty. Required, Min. 1-36" box, 1-15 gal.)					
M	Metrosideros excelsus	New Zealand Christmas Tree	2	24" box (Multi trunk)	City Tree Requirement
Shrubs (City Qty. Required, Min. 18-5 gal.)					
H	Hemerocallis hybrid 'Yellow'	Yellow Daylily	6	1 gal.	City Shrub Requirement
L	Liriope gigantean	Giant Big Blue Lily Turf	33	5 gal.	" " "
P	Phormium 'Sundowner'	Hybrid New Zealand Flax	8	5 gal.	" " "
R	Raphiolepis I. 'Pinkie'	India Hawthorn	35	5 gal.	" " "
Ground Covers					
	Ophiopogon japonicus	Mondo Grass	-	Rooted cuttings from flats @ 3" o.c.	
	Rosmarinus o. 'Prostratus'	Dwarf Rosemary	-	1 gal. @ 24" o.c.	

PROPOSED PLANTING LEGEND

(CONT.)

SYMBOL	BOTANICAL NAME / COMMON NAME		QTY.	SIZE
Native Buffer Zone				
All material to be spotted in the field under observation of the Landscape Architect				
Trees				
C	Cercis occidentalis	Western Redbud	3	15 gal.
Shrubs				
N	Artemisiadouglasiana	Douglas Mugwort	6	1 gal.
	Croton californicus	California Croton	12	1 gal.
	Galvezia speciosa	Island Bush -snapdragon	10	1 gal.
	Grindelia ca. var. camporum	No Common Name	10	1 gal.
	Malosma laurina	Laurel Sumac	5	5 gal.
	Muhlenbergia rigens	Deergrass	10	1 gal.
	Oenothera elata (hookeri)	Yellow Evening Primrose	6	1 gal.
	Suaeda californica	California Sea-blite	10	1 gal.
Ground Covers				
	Camissonia cheiranthifolia	Beach Evening Primrose	15	1 gal.
	Distichlis spicata	Salt Grass	50	1 gal.
	Ivs hayesiana	San Diego Marsh Elder	16	1 gal.

NOTE: ALL WOOD TO RECEIVE TWO (2) COATS GABOTS EXTERIOR STAIN; METAL COMPONANTS ZINC COATED W/ BLACK ENAMEL FINISH



GATE AND FENCE RETURNS
TO MATCH EXISTING GATE AND RETURNS ONSITE ELEVATION; NOT TO SCALE

SCALE: 1" = 10'

SAM WADE
Landscape Architect
4429 Florida Blvd. | San Diego, CA 92117
Tel 858-270-8680 | Fax 858-270-8689
AZ LIC #26798 | CA LIC #5798

Firtel Addition

Lot 70 Saint Malo Beach
Oceanside, CA 92054

CONCEPTUAL LANDSCAPE PLAN

REVISIONS

DATE 2/07
DRAWN BY SW
JOB # 0710

SHEET NO. L-1
OF

PRELIMINARY GRADING & DRAINAGE PLAN
FOR
LOT 70 SAINT MALO BEACH
OCEANSIDE, CALIFORNIA 92054

GENERAL NOTES:

1) THE CONTRACTOR SHALL NOTIFY THE SAN DIEGO GAS AND [illegible] COMPANY PRIOR TO STARTING WORK NEAR [illegible]. ALL [illegible] SHALL BE PROTECTED IN PLACE. CONTACT [illegible] FOR LOCATIONS OF GAS AND APPURTENANCES. CONTACT [illegible] TO CITY STANDARD.

2) A PERMIT SHALL BE OBTAINED FROM THE CITY ENGINEER [illegible].

3) THE CONTRACTOR SHALL NOTIFY THE CITY OF OCEANSIDE [illegible] AT LEAST 72 HOURS PRIOR TO COMMENCING WORK. NO [illegible] SHALL BE PERFORMED WITHOUT THE PRESENCE OF A CITY INSPECTOR.

4) ALL WORK SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE PUBLIC WORKS CONSTRUCTION, SAN DIEGO COUNTY REGIONAL STANDARD DRAWINGS AND THE CITY OF OCEANSIDE SPECIFICATIONS.

5) EQUIPMENT SERVICING SHALL NOT BE PERMITTED ON THE [illegible] SHALL BE CONTAINED AND REMOVED FROM THE SITE FOR DISPOSAL.

6) ALL METALS PLACED IN THE GROUND SHALL BE ENCASED IN 6" OF [illegible].

7) CONTRACTOR TO PROVIDE JOINTS IN CURB AND GUTTER AT [illegible] AS SHOWN PER G-6 AND G-10 (S.D.R.S.D.).

8) ALL UNDERGROUND UTILITIES INSTALLED SHALL BE [illegible] AND ALL LOTS SHALL HAVE ALL UTILITIES TO THEIR [illegible].

9) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO [illegible] AND COMPLY WITH ALL PROVISIONS OF THE STATE CONSTRUCTION SAFETY ORDERS.

10) SOILS REPORTS AND ALL TESTING SHALL BE SUBMITTED TO THE [illegible] AND SHALL BE [illegible] AS SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS AND CITY OF OCEANSIDE SPECIFICATIONS AND STANDARD DRAWINGS.

11) ALL FILL MATERIAL SHALL BE FREE OF ANY [illegible] AS DETERMINED BY THE CITY OF OCEANSIDE.

12) ALL GRADING SHALL BE IN ACCORDANCE WITH THE CURRENT [illegible] OF OCEANSIDE.

13) ALL [illegible] SHALL BE [illegible] AT THE TOP AND [illegible] OF ALL [illegible] AND [illegible] AT THE [illegible] OF SWALES AND [illegible] AT THE [illegible] OF SWALES.

14) ALL EXISTING IMPROVEMENTS INCLUDING CURB AND GUTTER, [illegible] SHALL BE [illegible] AS DIRECTED BY THE CITY ENGINEER. REMOVAL, REPLACEMENT, AND CAPPING.

15) ALL TOPSOIL, CONSISTING OF THE [illegible] SHALL BE [illegible] AND [illegible] AS DIRECTED BY THE CITY ENGINEER. [illegible] AND ALL [illegible] SHALL BE LIMITED TO THE [illegible] AND 4:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY AND NO [illegible] ON SATURDAYS, SUNDAYS OR LEGAL HOLIDAYS, UNLESS [illegible] BY THE CITY ENGINEER.

16) [illegible] SHALL BE KEPT BY THE CONTRACTOR AT DEVELOPER'S [illegible] UNLESS OTHERWISE DIRECTED.

17) [illegible] AND PAVEMENT MARKERS SHALL NOT BE [illegible] THE [illegible] WITHOUT PRIOR NOTIFICATION TO AND APPROVAL BY THE ENGINEER.

18) [illegible] PAVEMENT MARKERS TO BE REPLACED BY [illegible] AS DIRECTED BY THE ENGINEER. ALL [illegible] SHALL BE [illegible] ON THE FINAL COAT OF [illegible] AND SHALL BE [illegible] BY A [illegible] THE CITY OF OCEANSIDE AND THE STATE OF CALIFORNIA [illegible] OF THE [illegible] SPECIFICATIONS FOR [illegible], LATEST EDITION AND CURRENT REVISIONS.

19) PATCHING OF SIDEWALK IS NOT PERMITTED.

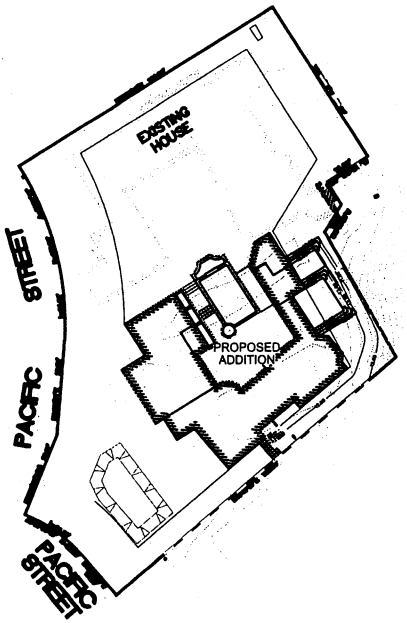
20) DAMAGED SEWER, DRAIN, OR WATER MAINS, [illegible] OF CURB, GUTTER OR SIDEWALK SHALL BE REMOVED AND REPLACED.

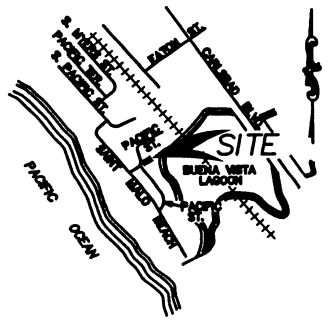
21) A MINIMUM REQUIREMENT EXISTS TO BE AT LEAST [illegible] TO [illegible] THE [illegible] REQUIREMENT IS TO BE FLAT WITH GRADES TO THE NEXT DOOR DOWN.

GRAPHIC SCALE

LEGEND

[illegible]	= PROPOSED SURFACE ELEVATION
[illegible]	= PROPOSED PAD ELEVATION
ELEV.	= ELEVATION
FL	= FLOWLINE
FS	= FINISHED SURFACE
L=	= LENGTH
MSL	= MEANSURE
MOC	= MIDDLE OF CURVE
PL	= PROPERTY LINE
R/W	= RIGHT OF WAY
S	= SLOPE
TC	= TOP OF CURB
SB	= GRADE BREAK
HP	= HIGH POINT
LP	= LOW POINT
FG	= FINISHED GRADE
	= BRICK PAVERS
	= RETAINING WALL





VICINITY MAP

SHEET INDEX

1	TITLE SHEET
2	EXISTING CONDITION PLAN
3	GRADING PLAN
4	DRAINAGE PLAN
5	EROSION CONTROL PLAN

PROJECT CONTACTS

OWNER/DEVELOPER	CIVIL ENGINEER	ARCHITECT
FIRTEL, ROBERT M. / AS TRUSTEE(S) 70 SAINT MALO BEACH OCEANSIDE, CA. 92054	DG CIVIL 145 VALLECITOS DE ORO, SUITE M SAN MARCOS, CA 92069 DENNIS GRIFFIN (760) 759-2213	[illegible] [illegible] [illegible]

UTILITY COMPANIES & GOVERNING AGENCIES

WATER & SEWER BUILDING DEPARTMENT CITY HALL SOUTH, FIRST FLOOR 300 NORTH COAST HIGHWAY OCEANSIDE, CA 92054	PLANNING DEPT BUILDING DEPARTMENT CITY HALL SOUTH, FIRST FLOOR 300 NORTH COAST HIGHWAY OCEANSIDE, CA 92054
BUILDING & SAFETY BUILDING DEPARTMENT CITY HALL SOUTH, FIRST FLOOR 300 NORTH COAST HIGHWAY OCEANSIDE, CA 92054	GAS & ELECTRIC SAN DIEGO GAS & ELECTRIC 1-877-760-6565

* PRELIMINARY *
NOT TO BE USED FOR CONSTRUCTION

DIGALERT
CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT
CALL: TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

BASIS OF BEARING: [illegible]
BENCHMARK: [illegible]
SURVEYORS NOTE: [illegible]

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

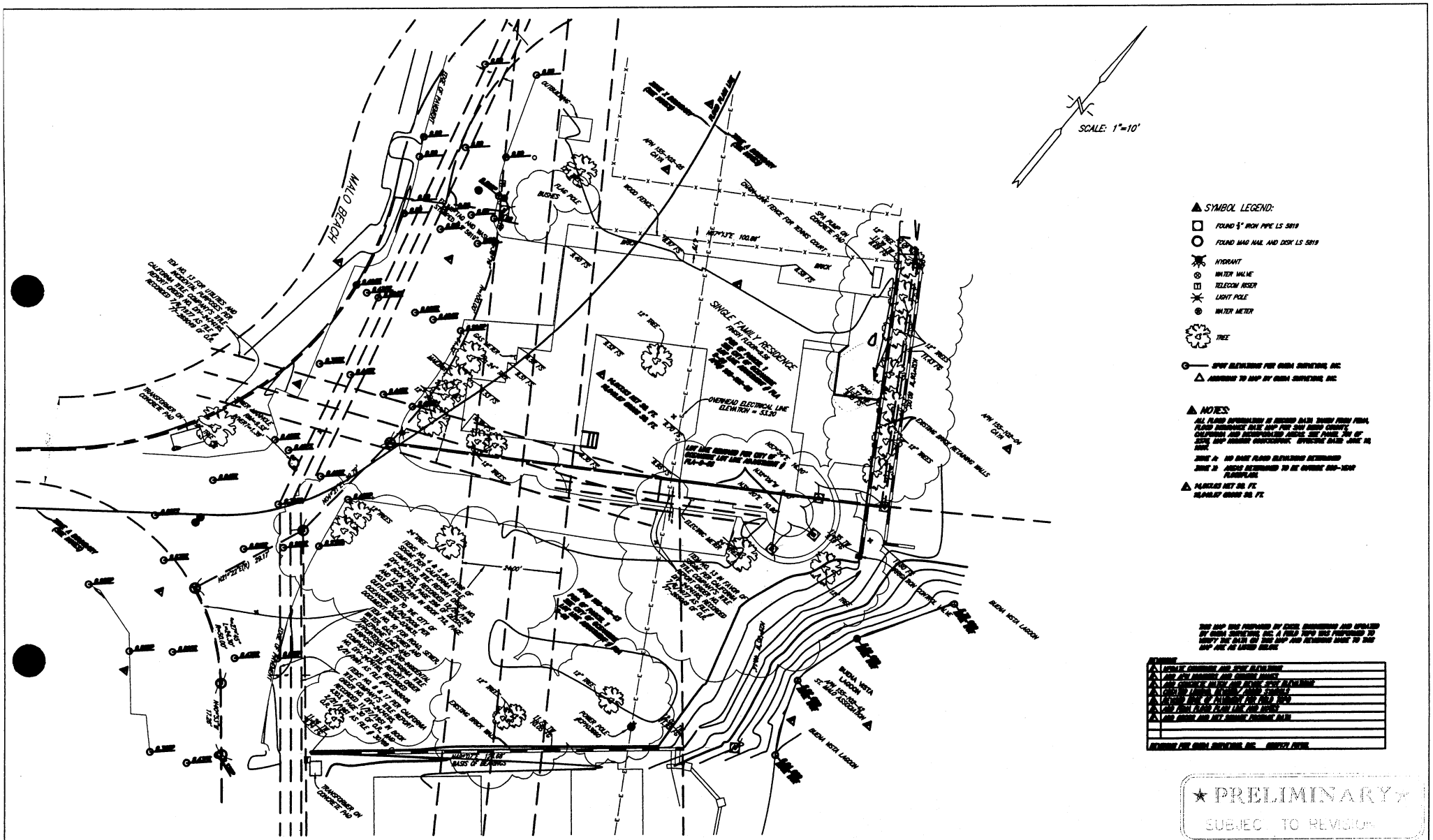
FIRTEL ADDITION

TITLE SHEET FOR:
Lot 70 Saint Malo Beach
Oceanside, Ca 92054

[illegible]

DG CIVIL
145 Vallecitos De Oro, Suite M
San Marcos, CA 92069
760-759-2213

SHEET 1 OF 5 SHEETS
JOB #



BASIS OF BEARING:

BENCHMARK:

SURVEYORS NOTE:

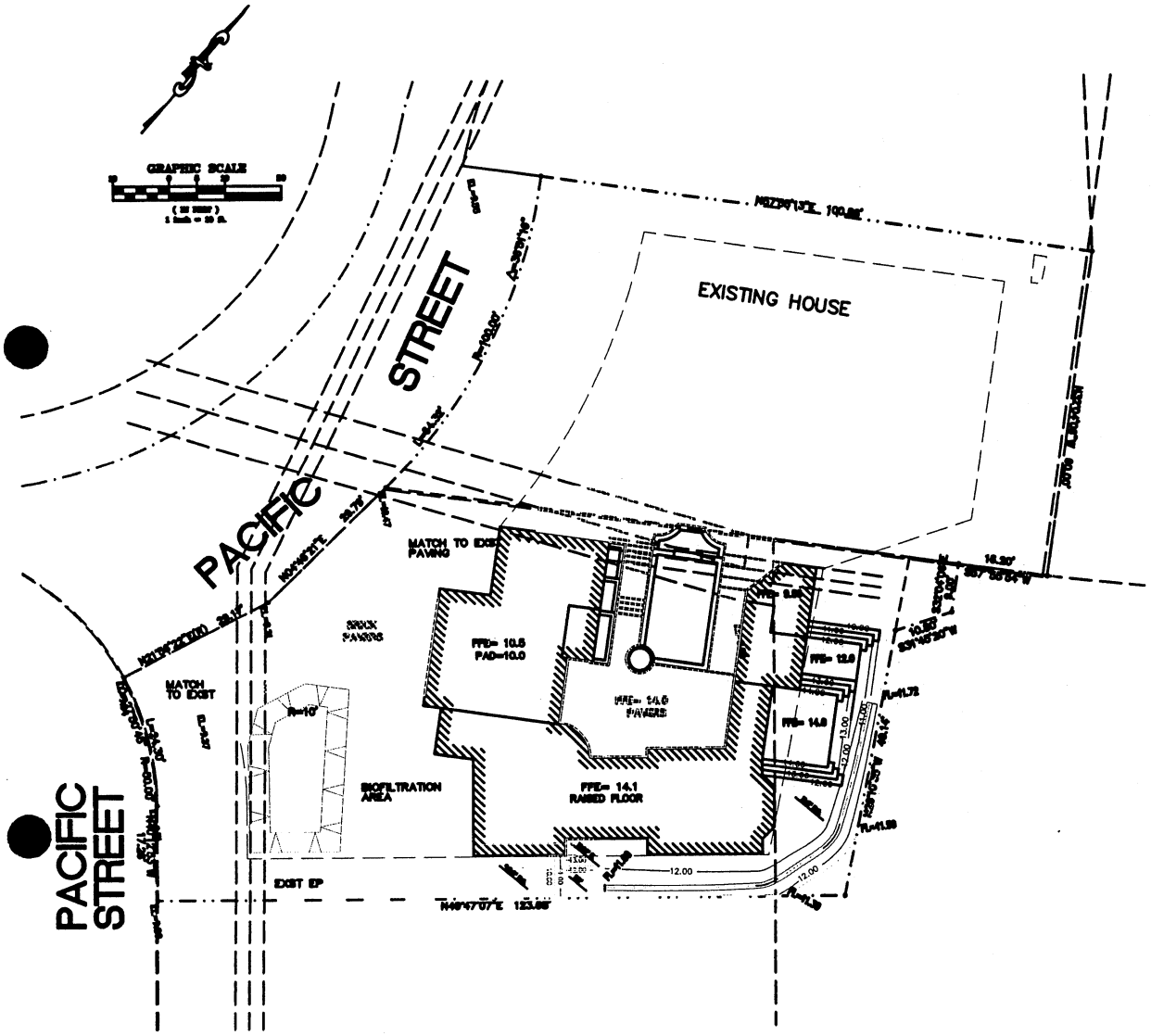
BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

FIRTEL ADDITION

Lot 70 Saint Malo Beach
Oceanside, Ca 92054

DGCIVIL
145 Vallecitos De Oro, Suite M
San Marcos, CA 92069
760-759-2213

SHEET 2 OF 5 SHEETS



CITY OF OCEANSIDE
GENERAL NOTES

GRADING PLAN DESIGN NOTES

1. ALL GRADING AND DRAINAGE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED GRADING PLANS, CITY STANDARDS, AND SPECIFICATIONS. ALL GRADING SHALL BE DONE UNDER THE OBSERVATION AND CONTROL OF A SOILS ENGINEER, AS REQUIRED BY THE CITY GRADING SPECIFICATIONS ATTACHED TO THE "PRELIMINARY SOILS REPORT".

2. NOT APPLICABLE

3. ALL EXCAVATION SHALL BE DONE UNDER THE OBSERVATION OF A SOILS ENGINEER.

4. CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE. ALL SLOPES SHALL BE PLANTED AND IRRIGATED AS REQUIRED BY THE CITY OF OCEANSIDE. ALL SLOPES SHALL BE PROTECTED FROM EROSION BY PLANTING, MULCHING, MATTING, OR OTHER APPROVED METHODS.

5. COMPACTION TESTS SHALL BE SUPPLIED FOR TRENCHES.

6. ALL EXISTING, ABANDONED PIPELINES SHALL BE REMOVED AND DISPOSED OF OFF-SITE UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER.

7. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES.

8. NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DEFEND, CONTROL AND BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY IN ALL ACTIVITIES AND OPERATIONS AS REQUIRED BY CAL OSHA, STATE, COUNTY AND LOCAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK AND CITY INSPECTOR 48 HOURS PRIOR TO PERFORMING ROUGH GRADING WORK.

10. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A VALID GRADING PERMIT HAS BEEN ISSUED AND ALL APPLICABLE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED.

11. THESE PLANS ARE SUBJECT TO A SIGNED AND APPROVED SET OF GEOLOGY PLANS.

12. AN ENCROACHMENT PERMIT FROM THE CITY ENGINEER SHALL BE OBTAINED BY THE CONTRACTOR FOR ANY WORK WITHIN THE EXISTING CITY RIGHT OF WAY.

13. NOT APPLICABLE

14. ALL LOT LINES SHALL BE RESTAKED TO SHOW TOP AND TOE OF SLOPES AT A MINIMUM INTERVAL OF 50'.

15. ALL RETAINING WALLS SHALL HAVE A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT PRIOR TO ANY WORK BEING DONE.

16. MAXIMUM SLOPE RATIO SHALL BE 2:1.

17. A 12" HIGH MEDIUM BY 4" DEEP KEY WITH (SEE CONSTRUCTION DETAIL) SHALL BE PLACED AT THE TOP OF THE SLOPE. DIMENSION SHALL BE USED FOR 2:1.

18. FOR THIS PLAN TO BECOME EFFECTIVE, AN APPROVED HAUL ROUTE BY THE CITY ENGINEER SHALL BE INCLUDED (FOR HAULING OF MATERIAL ON A PUBLIC STREET).

19. LOT GRADING SHALL BE IN ACCORDANCE WITH CITY SUPPLEMENT DRAWING D-10 (TYPICAL LOT GRADING).

20. ALL CONTRACTOR OPERATIONS ON THE PROPERTY, INCLUDING THE WARMING UP AND OPERATION OF EQUIPMENT, SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 A.M. AND 6:00 P.M. MONDAY THROUGH FRIDAY AND ANY OTHER TIME AS DESIGNATED BY THE CITY ENGINEER. NO CONSTRUCTION OPERATIONS SHALL BE PERMITTED ON SATURDAYS, SUNDAYS OR HOLIDAYS UNLESS APPROVED BY THE CITY ENGINEER.

21. ALL DISTURBED AREAS MUST BE REVEGETATED, EFFECTIVELY PROTECTED AND MAINTAINED UNTIL THE COMPLETION OF GRADING AND PRIOR TO RELEASE FOR FINAL INSPECTION.

22. EXCESS MATERIAL SHALL BE OFFERED FOR USE AS FILL ON OTHER PROJECTS WHERE FEASIBLE. IF NOT USED, IT SHALL BE DISPOSED OF AT A CITY APPROVED LOCATION. ANY MATERIAL SPILLED ON PUBLIC STREETS OR ADJACENT AREAS AS DIRECT RESULT OF THE OPERATION SHALL BE REMOVED DAILY.

23. ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A SOILS ENGINEER AND SHALL CONFORM TO THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE SOILS REPORT PREPARED BY FIRM IN THE APPROVED SOILS AND GEOLOGY REPORT.

24. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE ENGINEER OF WORK AND FOUND TO CONFORM TO THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE SOILS REPORT.

25. THE SOILS ENGINEER OF WORK HAS REVIEWED THESE PLANS AND FOUND THEM TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE SOILS REPORT.

26. THESE PLANS ARE CHECKED AND FOUND TO COMPLY WITH THE CITY OF OCEANSIDE GRADING ORDINANCE.

GRADING PLANS

1. NOTIFY CITY TWO (2) WORKING DAYS PRIOR TO THE BEGINNING OF GRADING OPERATIONS. NOTIFY CITY TWO (2) WORKING DAYS PRIOR TO THE PLACEMENT OF ANY FILL. NOTIFY CITY TWO (2) WORKING DAYS PRIOR TO THE PLACEMENT OF ANY CONCRETE FOR FOOTINGS, SLABS, OR GUNITE. NOTIFY CITY TWO (2) WORKING DAYS PRIOR TO THE PLACEMENT OF ANY CONCRETE FOR RETAINING WALLS, CRIB WALLS, OR OTHER STRUCTURES. NOTIFY CITY TWO (2) WORKING DAYS PRIOR TO THE PLACEMENT OF ANY CONCRETE FOR CURB AND GUTTER, SIDEWALK, OR PAVING. NOTIFY CITY TWO (2) WORKING DAYS PRIOR TO THE PLACEMENT OF ANY CONCRETE FOR STORM DRAIN PIPE, CATCH BASINS, OR OTHER DRAINAGE STRUCTURES. NOTIFY CITY TWO (2) WORKING DAYS PRIOR TO THE PLACEMENT OF ANY ASPHALT CONCRETE PAVING. NOTIFY CITY TWO (2) WORKING DAYS PRIOR TO THE FINAL GRADING INSPECTION. NOTIFY CITY TWO (2) WORKING DAYS PRIOR TO THE FINAL INSPECTION OF ALL IMPROVEMENTS.

NAME SEAL

EARTHWORK QUANTITIES

EXCAVATION	1	CUBIC YARDS
FILL	450	CUBIC YARDS
IMPORT	450	CUBIC YARDS
EXPORT	0	CUBIC YARDS

1.0' OF PERMEABLE PAVERS OVER 6.0" SAND BASE BY SOILS ENGINEER RECOMMENDATION

* PRELIMINARY *
SUBJECT TO REVISION

DIG ALERT
CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT
CALL: TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

BASIS OF BEARING:
BENCHMARK:
SURVEYORS NOTE:

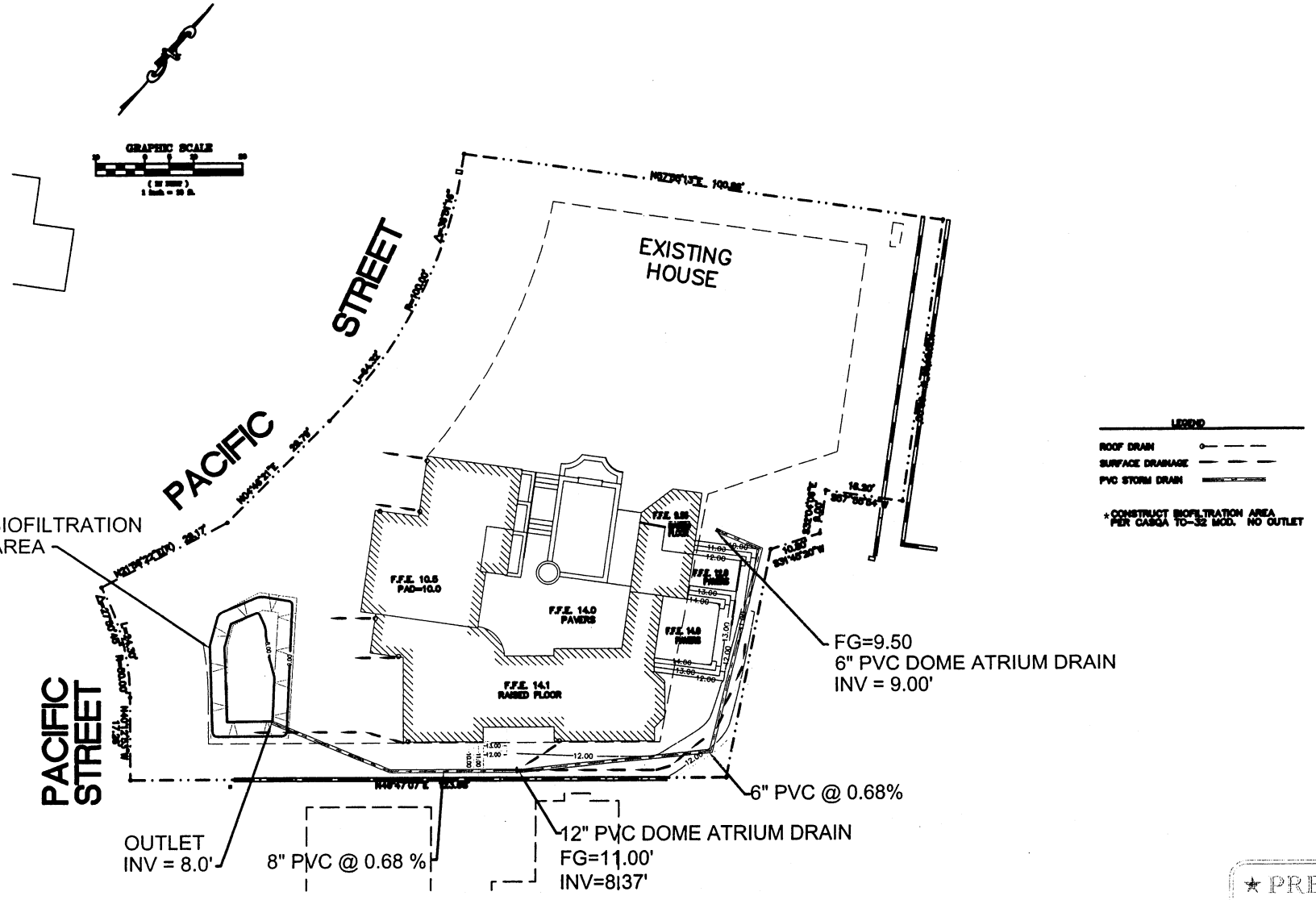
BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

FIRTEL ADDITION

GRADING PLAN FOR:
Lot 70 Saint Malo Beach
Oceanside, Ca 92054

DGCIVIL
145 Vallecitos De Oro, Suite M
San Marcos, CA 92069
760-759-2213

SHEET 3 OF 5 SHEETS
JOB #



★PRELIMINARY★
SUBJECT TO REVISION

DIGALERT
CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT
CALL: TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

BASIS OF BEARING:
BENCHMARK:
SURVEYORS NOTE:

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

FIRTEL ADDITION

DRAINAGE PLAN FOR:

Lot 70 Saint Malo Beach
Oceanside, Ca 92054

DGCIVIL
145 Vallecitos De Oro, Suite M
San Marcos, CA 92069
760-759-2213

SHEET 4 OF 5 SHEETS
JOB #

EROSION CONTROL NOTES

1. THE EROSION CONTROL SYSTEMS REQUIRE CERTIFICATION BY THE ENGINEER OF RECORD, SUCH CERTIFICATION SHALL BE [illegible] AND IN PLACE AT [illegible] WHICH CONSTRUCTION IS NOT SCHEDULED TO COMMENCE WITHIN THE [illegible] DAYS. ALL EROSION CONTROL SYSTEMS SHALL [illegible] PROPERLY MAINTAINED AND REPAIRED AS [illegible] TO PROPERLY MAINTAIN AND REPAIR THE [illegible] MAINTENANCE WORK TO BE DONE TO PROTECT [illegible] AND PUBLIC PROPERTY. THE COST OF [illegible] (MOBILIZATION AMOUNT) OF WHICH SHALL BE CHARGED [illegible]

[illegible]

GRADE OF THE STREET INTERVAL

LESS THAN 2% AS REQUIRED

2% TO 4% 100 FEET

4% TO 10% 50 FEET

OVER 10% 25 FEET

[illegible]

CONTACT

NAME (AREA CODE) NUMBER

★ PRELIMINARY ★
SUBJECT TO REVISION

DIGALERT
CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
CALL: TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

BASIS OF BEARING:

BENCHMARK:

SURVEYORS NOTE:

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

FIRTEL ADDITION

EROSION CONTROL PLAN FOR:

Lot 70 Saint Malo Beach
Oceanside, Ca 92054

DATE SIGNED

DG CIVIL
145 Vallecitos De Oro, Suite M
San Marcos, CA 92069
760-759-2213

SHEET 5 OF 5 SHEETS
JOB #

PLANNING COMMISSION
RESOLUTION NO. 2007-P38

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A REGULAR COASTAL PERMIT ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: RC-23-06
APPLICANT: Bob and Addie Firtel
LOCATION: 70 Saint Malo Beach

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 Regular Coastal Permit under the provisions of Article 10 of the Zoning Ordinance of the City of Oceanside to permit the following:

an addition to an existing single-family home;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 23rd day of July, 2007 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 from environmental review per Article 19, Section 15303 New Construction or Conversion of Small Structures;

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 Regular Coastal Permit:

1. The proposed project is consistent with the policies of the Local Coastal Program and its effective zoning code. Specifically, the project is compatible with the physical scale, height, and form of the neighboring and similarly situated projects.

2. The project complies with the Local Coastal Program Land Use Policies for visual resources and special communities. The proposal complies with local stormwater requirements and native plant buffer requirements. The architectural style, development standards, and land use is compatible with the surrounding Saint Malo Beach area.

3. The project complies with the Local Coastal Program Land Use Policies for environmentally sensitive habitat areas. The proposal includes the construction of a 15-foot native plant buffer, in addition to the required 15-foot rear yard, will implement best management practices during construction and will satisfy stormwater management requirements, including those related to pervious surfaces.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Regular Coastal Permit (RC-23-06) subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for 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 must 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.
5. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the plans.
6. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution Ordinance). Where color rendition is important, high-pressure sodium, metal halide or other such lights may be utilized and shall be shown on building and electrical plans.
7. A complete Soils Report, Structural Calculations, & Energy Calculations/documentation will be required at time of plan submittal to the Building Department for plan check. The retaining walls must be constructed per the Soils report.
8. Documentation of properly recorded lot size change, from two lots to one, is required prior to Building permit Final.

9. The developer shall monitor, supervise and control all building construction and supporting 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.

10. 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.

Engineering:

11. Landscape plans, meeting the criteria of the City's Landscape Guidelines or City Engineer criteria and Water Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall be 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) 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 two 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.

b) The existing native buffer zone shall be protected in place and supplemented to the satisfaction of the City Engineer.

c) Irrigation for the right-of-way and on-site landscape improvements shall be provided to meet the current City of Oceanside requirements.

d) Landscape Architect of Work shall field verify the following locations: native buffer zone, utility, storm drain, and sewer easements; all landscaping shall be planted to meet the current City of Oceanside requirements and satisfaction of the City Engineer.

12. All landscaping, fences, walls, etc. on the site, and in any adjoining private 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, driveways 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.

13. Obtain planning approval for all walls, fences and gates on-site.

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

15. Landscape plans shall match and comply with the SWMP, Bio mitigation Fire Department and Planning Division requirements.

16. The project is prohibited from grading or clearing between the months of November and March. Any soils left exposed during this period shall be re-seeded or temporarily stabilized using plastic or other material as needed.

17. For the demolition of any existing structures or surface improvements, grading plans shall be submitted and erosion control plans be approved by the City Engineer prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan

18. 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.

19. Prior to issuance of a building permit a phasing plan for the construction of public and private improvements including landscaping, shall be approved by the City Engineer.

20. The approval of the project 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 of Oceanside under separate process(es) per codes, ordinances, and policies in effect at the time of the application.

21. Where proposed off-site improvements, including but not limited to slopes, public utility facilities, and drainage facilities, are to be constructed, the developer shall, at his own expense, obtain all necessary easements or other interests in real property. The applicant shall provide documentary proof satisfactory to the City of Oceanside that such easements or other interest in real property have been obtained prior to issuance of permit for the development. Additionally, the City of Oceanside, may at its sole discretion, require that the applicant obtain at his sole expense a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the applicant, as applicable.

22. Prior to the issuance of a 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.

23. 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 City Engineer with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be as far as possible 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 City Engineer. Hauling operations shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

24. 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.

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

26. The street serving the development shall remain private and shall be maintained by an association. The pavement sections, traffic indices, alignments, and all geometrics shall meet public street standards.

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

28. 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.

29. 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.

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

31. Landscaping plans must conform to intersection sight distance requirements. Landscape and irrigation plans shall be approved by the City Engineer prior to the issuance of occupancy permits, and a pre-construction meeting held, prior to the start of any improvements.

32. 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.

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

34. The drainage design of the project is conceptual only. The final design shall be based upon a hydrologic/hydraulic study to be approved by the City Engineer 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 City Engineer. 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.

35. 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.

36. The development shall comply with all applicable regulations established by the United States Environmental Protection Agency (USEPA) as set forth in the National Pollutant Discharge Elimination System (NPDES) permit requirements for urban runoff and stormwater discharge and any regulations adopted by the City pursuant to the NPDES. regulations or requirements. Further, the applicant may be required to file a Notice of Intent with the State Water Resources Control Board to obtain coverage under the NPDES. General Permit for Storm Water Discharges Associated with Construction Activity and may be required to implement a Storm Water Pollution Prevention Plan (SWPPP) concurrent with the commencement of grading activities. SWPPPs include both construction and post construction pollution prevention and pollution control measures and identify funding mechanisms for post construction control measures. The developer shall comply with all the provisions of the Clean Water Program during and after all phases of the development process, including but not limited to: mass grading, rough grading, construction of street and landscaping improvements, and construction of dwelling units. The applicant shall design the Project's storm drains and other drainage

facilities to include Best Management Practices to minimize non-point source pollution, satisfactory to the City Engineer.

37. 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.

38. The developer shall prepare and submit an Operations & Maintenance (O&M) Plan to the City Engineer with the first submittal of engineering plans. The O&M Plan shall be prepared by the applicant's Civil Engineer. It shall be directly based on the project's Storm Water Mitigation Plan (SWMP) previously approved by the project's approving authority (Planning Commission/City Council). At a minimum the O&M Plan shall include the designated responsible parties to manage the stormwater BMP(s), employee's training 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.

39. The developer shall enter into a City-Standard Storm water Facilities Maintenance Agreement with the City obliging the project proponent to maintain, repair and replace the Storm Water Best Management Practices (BMPs) identified in the project's approved Storm Water Mitigation Plan (SWMP), as detailed in the O&M Plan into perpetuity. The Agreement shall be approved by the City Attorney prior to issuance of any precise grading permit and shall be recorded at the County Recorder's Office prior to issuance of any building permit. Security in the form of cash (or certificate of deposit payable to the City) or an irrevocable, City-Standard Letter of Credit shall be required prior to issuance of a precise grading permit. The amount of the security shall be equal to 10 years of maintenance costs, as identified by the O&M Plan. The applicant's Civil Engineer shall prepare the O&M cost estimate.

40. At a minimum, maintenance agreements shall require the staff training, inspection and maintenance of all BMPs on an annual basis. The project proponent shall complete and maintain O&M forms to document all maintenance activities. Parties responsible for the

O&M plan shall retain records at the subject property for at least five years. These documents shall be made available to the City for inspection upon request at any time.

41. The agreement shall include a copy of executed on-site and off-site access easements necessary for the operation and maintenance of BMPs that shall be binding on the land throughout the life of the project to the benefit of the party responsible for the O&M of BMPs, until such time that the stormwater BMP requiring access is replaced, satisfactory to the City Engineer. The agreement shall also include a copy of the O&M Plan approved by the City Engineer.

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

43. Prior to issuance of a grading permit, the developer shall provide evidence to the City of Oceanside that a Conditional Letter of Map Revision (CLOMR) has been applied for from Federal Emergency Management Agency (FEMA) shall submit an as-built grading plan to FEMA in order to process and receive a Letter of Map Revision (LOMR). Prior to release of the grading bonds, the developer shall provide evidence of having received a LOMR from FEMA.

Fire Prevention:

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

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

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

Planning:

47. This Regular Coastal Permit (RC-23-06) shall expire on July 23, 2009, unless implemented or the Planning Commission grants a time extension.

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 Regular Coastal Permit (RC-23-06). 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. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant and recorded prior to the issuance of building permits. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

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

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

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

51. 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.

52. Failure to meet any conditions of approval for this project shall constitute a violation of the Regular Coastal Permit.

53. 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.

54. This Regular Coastal Permit approves only the addition of 2,640 square feet to an existing single-family home and landscaping on the lot, as shown on the plans presented to Planning Commission. No deviation from the approved plans, exhibits, and project specific conditions shall occur without Community Development Department, Planning Division approval. Substantial deviations shall require a revision to the Regular Coastal Permit or a new Coastal Permit.

55. 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 Building Division for building permits.

56. All mechanical rooftop and ground equipment shall be screened from public view as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks, mechanical equipment, screen and vents shall be painted with non-reflective paint to match the roof. All roof top surfaces shall have a non-reflective surface and mechanical appurtenances shall be painted to match the roof color. This information shall be shown on the building plans.

57. The project shall dispose of or recycle solid waste in a manner provided in City Ordinance 13.3.

58. All rear wood fences facing the lagoon will be stained or otherwise finished with a waterproof material.

59. If any aspect of the project fencing and walls is not covered by the approved Regular Coastal Permit, 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.

60. In the event any subsurface archaeological resources are encountered during grading or construction activities, such activities in the locality of the find shall be halted immediately. An archaeologist, certified by the Society of Professional Archaeologists

(SOPA), shall be brought in to determine the significance of the archaeological resources and implement appropriate mitigations prior to recommending earthwork.

61. A pre-excavation agreement shall be executed between the applicant and the San Luis Rey Band of Mission Indians, specifying the disposition of human remains, grave goods, or other culturally sensitive material encountered during grading, trenching or other ground disturbance in conjunction with implementation of the proposed project.

62. If archaeological materials are encountered, their importance must be evaluated to assess the significance of impacts. If significant cultural resources are encountered, mitigation would be accomplished through documentation and excavation of features, cataloging and analysis of cultural material collected, and preparation of a report detailing the methods and results of the monitoring/data recovery program.

63. Any cultural material recovered shall be cared for in and superintended by an appropriate facility, except as stipulated differently in the pre-excavation agreement.

64. Prior to the issuance of grading permits, the applicant shall establish a program with a qualified paleontologist to monitor grading activities. The applicant shall provide the Planning Division with a copy of the paleontological resource-monitoring program.

65. Prior to the issuance of building permits, a landscaping plan shall be approved the City Engineer indicating native plants adjacent to the waterway that are compatible with the habitat in the creek.

66. Prior to the issuance of building permits, the applicant shall submit evidence of Home Owners' Association approval of the proposed project.

Water Utilities:

67. 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.

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

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

70. 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.

71. 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.

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

73. 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.).

74. 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.

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75. 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. 2007-P38 on July 23, 2007 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Dennis Martinek, Chairman
Oceanside Planning Commission

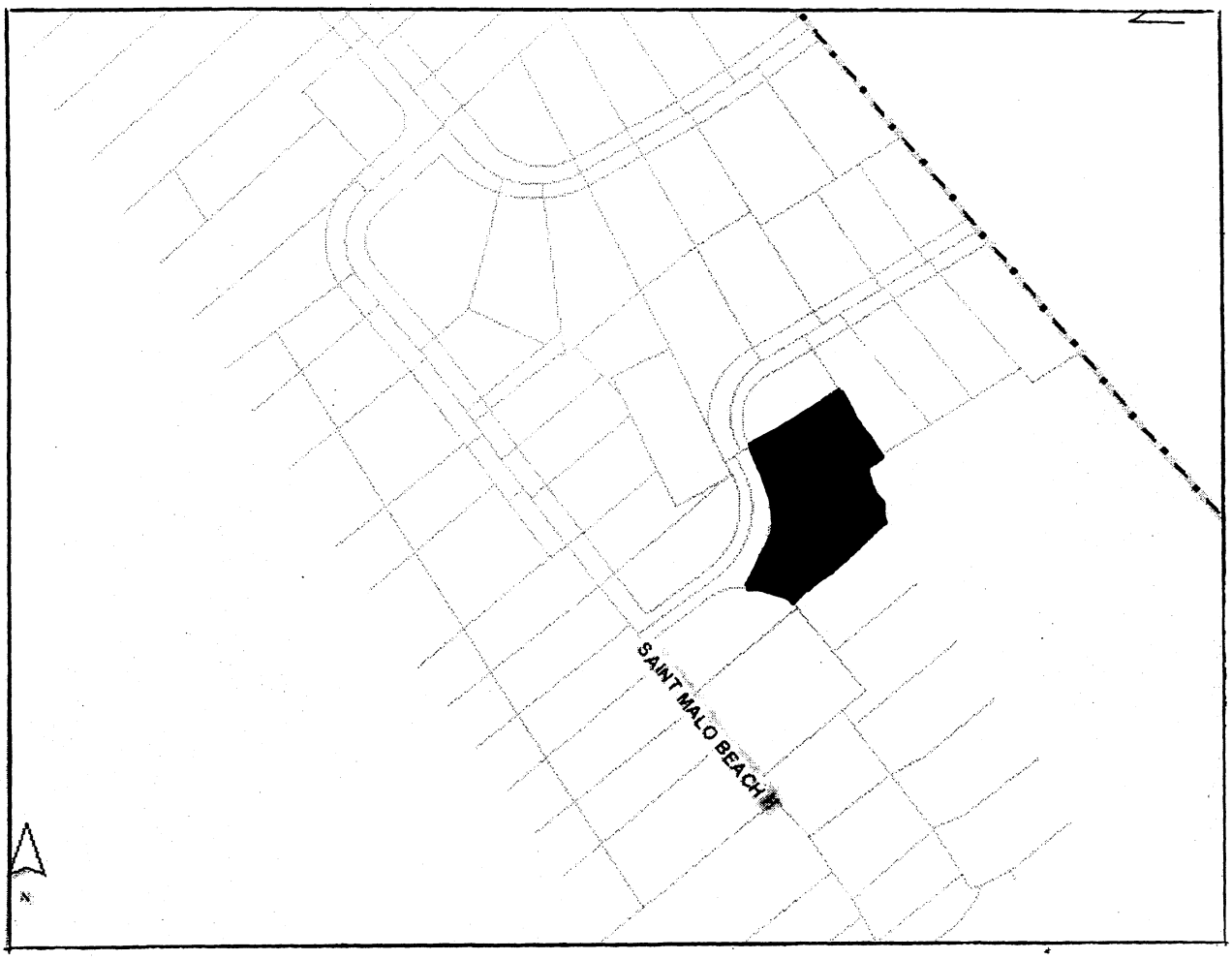
ATTEST:

_____

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. 2007-P38.

Dated: July 23, 2007



File Number: **RC-23-06**

Applicant: **Bob and Addie Firtel**

Description:

REGULAR COASTAL PERMIT (RC-23-06) for the addition of 2,475 square feet to an existing house located at 70 Saint Malo Beach. The project site is zoned RS (Single Family Residential) and is situated within the South Oceanside Neighborhood and the Coastal Zone– **FIRTEL RESIDENCE**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

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

Date: July 11, 2007

Public Hearing Coastal Permit
Identification No. RC-23-06

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 Bob and Addie Firtel. This application was received on October 25, 2006. The application is described as follows:

For the addition of 2,475 square feet to an existing house located at 70 Saint Malo Beach.

The project site is zoned RS (Single-Family Residential) and is situated within the South OceansideNeighborhood and the Coastal Zone.

Said hearing will be held on July 23, 2007, 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 July 18, 2007, 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 August 2, 2007 (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.

Application For Planning Commission Hearing

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

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Please Print or Type All Information

STAFF USE ONLY	
ACCEPTED	BY
10/25/06	S.S.

HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	
C.U.P.	
VARIANCE	
COASTAL	RC-23-06
O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT	2. STATUS
Bob & Addie Firtel	Owner

3. ADDRESS	4. PHONE/FAX
P.O. Box 749, Rancho Santa Fe 92067	760-439-9984 F: 858-756-3981

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)
John Beery Architect

6. ADDRESS	7. PHONE/FAX
5751 Palmer Way, Carlsbad, CA 92010	760-438-2963 F: 760-438-2965

PART II – PROPERTY DESCRIPTION

8. LOCATION
70 San Malo, Oceanside

9. SIZE
15,054 S.F./.345acres

10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER
SFD	R-S	Residence/Vacant	155-102-06/155-102-43

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION
A coastal development permit for an addition to an existing single family dwelling.
REV- 12/28/06, 3/26/07

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
N/A	N/A	N/A	One	One

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE
5,502 S.F.	Three	54%	45% allowed) 36.5 actual

PART IV – ATTACHMENTS

ALL APPLICATIONS (See attached)				DEV. PLANS, C.U.P.s & TENT. MAPS	
X	24. DESCRIPTION/JUSTIFICATION	X	25. LEGAL DESCRIPTION 2x	X	30. FLOOR PLANS AND ELEVATIONS 15
X	26. 300-FT. RADIUS MAP	X	27. PROPERTY OWNERS' LIST		31. CONSTRUCTION SCHEDULE
X	28. ENVIRONMENTAL ASSESSMENT	X	29. PLOT PLANS 25		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):	34. DATE
John Beery	9/21/06

Sign:

37. OWNER (Print)	38. DATE
Bob Firtel	9/21/06

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

Sign:

35. APPLICANT (Print):	36. DATE	39. OWNER Print):	40. DATE
Addie Firtel	9/21/06	~~Addie Firtel~~	

Sign: Addie Firtel

Sign: Robert M. Firtel

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P.C. APPLICATION NO.24

DESCRIPTION & JUSTIFICATION

The proposed project is to provide an addition to an existing residence located at Lot 70, San Malo Beach, Oceanside.

The existing project is a one story, "U" shaped, single story structure, around a central courtyard. There is a second story guest room on the west "leg" of the existing residence. The addition is to provide a new garage to current standards and a master suite, kitchen pantry and new laundry room. The concept is to emulate the existing residence and wrap the addition around the enlarged interior court yard. The new addition shall complete the existing residence and enclose the courtyard on the south.

The benefit of the proposed addition is to satisfy the needs of my client's active family by providing them the needed facilities for their family and a secure, private and esthetic environment for the clients to live.

The benefit of the proposed land and neighborhood is to take an existing (eyesore) vacant piece of property, and improve it to and above the standards of the neighborhood. The design incorporates the "French Normandy" aesthetic. This addition makes the project a timeless and seamless addition to the neighborhood (as verified by the Homeowner's Association approval).

As a benefit to the City of Oceanside, the proposed project is consistent with the neighborhood, and the city's general plan. Also, the proposed project is not seeking any special consideration for variances, conditional uses, etc... This is a quality project to be built to quality standards, approved by the City of Oceanside. Such a project shall allow the Owners to increase the city's tax base and add reputable business leaders to its population.

SAINT MALO ASSOCIATION, INC.
2965 ROOSEVELT STREET • CARLSBAD, CALIFORNIA 92008
(760) 729-2343

October 12, 2006

Mr. John S. Beery, Architect
5751 Palmer Way, Suite G-3
Carlsbad, CA 92010

Re: St. Malo Association Architectural Committee conditional acceptance of submitted plans for construction at lot #70 St. Malo Beach, Oceanside

Dear Mr. Beery:

The Architectural Committee of the St. Malo Association met on Thursday, October 5, 2006. We are in receipt of your plans for the construction of 1575 new square feet of main floor and 300 square feet of upper floor at lot #70 St. Malo Beach, Oceanside owned by the Firtels. The Architectural Committee is pleased to give its conditional approval of these plans, subject to our approval of the drainage plans which we have not received.

Please call me at my office (213) 489-2400 if you have any further questions or if I can be of any further assistance.

Sincere regards,

Mary Adams O'Connell
President

Cc: Mr. and Mrs. Robert Firtel

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Planning Department