AGENDA NO. 5

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 DEVELOPMENT PLAN (D-3-05), FOR THE CONSTRUCTION OF A 30,816-SQUARE FOOT TWO LEVEL PARKING STRUCTURE WITH AN APPROXIMATE 7,658-SQUARE FOOT CARPORT STRUCTURE TO BE LOCATED ON LEVEL TWO AND DESIGNED TO INCORPORATE SOLAR PANELS FOR PROVIDING AN ALTERNATIVE POWER SOURCE TO THE EXISTING MEDICAL OFFICE BUILDINGS LOCATED AT 3142 AND 3156 E. VISTA WAY – TRI CITY TOWERS – APPLICANT: GREENE PROPERTIES**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

1. Adopt Planning Commission Resolution No. 2007-P35 approving Development Plan (D-3-05) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The project site is located on the north side of E. Vista Way, between El Camino Real to the east and Valley Glen to the west, and consists of two parcels developed with two four-story Medical Office buildings and an at grade parking lot. The proposed parking structure would be situated on the northwest portion of the two parcels and would be constructed over a portion of the existing parking lot area and over a portion of undeveloped area with landscaping.

The site's topography is relatively flat across a majority of the two parcels, then transitions to a steep slope of over 20 percent with a slope length greater than 50 feet along the North West portion of the site. In order to accommodate the parking structure and soften the appearance of the new structure, the applicant is proposing to cut approximately 40 feet into the steep slope and construct a plantable two-tier keystone retaining wall with a proposed maximum height of five feet each, and incorporate the west elevation of the parking structure as a retaining wall.

The zoning designation for the property is CP (Commercial Professional). The corresponding General Plan designation is PC (Professional Commercial), which permits development of the property in a manner that ensures adequate off-street parking for the intensity of the uses established on-site.

Surrounding development and land uses include a restaurant to the west, a golf course fairway to the north, professional office and restaurant to the east, and a primary arterial and state highway to the south.

Project Description: The project application is comprised of a Development Plan (D-3-05) and represents a request for the following:

(a) To construct a 30,816-square foot, two-level parking structure, and incorporate a 7,658-square foot carport structure on level two in order to establish solar panels and provide an alternative source of electricity for the existing two medical office buildings pursuant to the Oceanside Zoning Ordinance. The applicant's project would be constructed using tilt up concrete panels finished to match the existing medical office buildings finish colors, and would include black vinyl chain link fencing to enclose the sides along the north, south, and east elevations of level one. Specific parking structure layout information for the proposed facility is summarized below.

Level	Existing Parking	No. of Parking Spaces	Garage Square Footage	Total Increase In Parking
(1)	54	47	15,408 s.f.	-7
(2)	-0-	50	15,408 s.f.	50
				43

The Oceanside Zoning Ordinance requires a total of 252 parking spaces in order to accommodate the existing 65,815 square feet of medical office uses established within the two buildings located at 3142 and 3156 E. Vista Way. The proposed parking structure would increase the sites existing 278 parking spaces with 43 additional spaces for a total of 321 standard parking spaces. As part of the overall project, a lot merger will be required to be recorded prior to development of the parking structure as presented on the site plan. The subject lot merger to combine Parcels A, B, and C of PM 11852 is required because of the proposal to develop a structure over a parcel line and encumber the access easement established for the purpose of providing access to Parcel A.

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

1. Zoning Ordinance
2. General Plan
3. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation on the subject property is PC (Professional Commercial). 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

Goal 1.2: Site Design
Objective: To provide high-quality site design, all proposed land development projects shall take advantage of natural or manmade environments to maximize energy conservation, natural air circulation, public safety, visual aesthetics, private and common open spaces, privacy, and land use compatibility.
Policy: C. New development or land uses shall provide coordinated site design wherever possible with existing or proposed adjacent land uses to provide complimentary site design, unified circulation access, and joint use of ancillary facilities.

The concrete tilt up structure has been designed and sited in a manner that integrates the structure into the sloping topography to the northwest, and setback from public right-of-ways to the maximum extent feasible. In order to provide for a subdued transition from the natural environment, the applicant is proposing to finish the structure in muted beige earth tone colors and integration of a black vinyl chain link fence in order to provide natural air circulation through the parking facility. In order to provide for high quality design, staff has conditioned the project to incorporate decorative wrought iron fencing in lieu of the originally proposed black vinyl chain link fencing. It is further noted, that the positioning of the structure in the northwest portion of the site will allow for implementation of an alternative power source created by installing solar panels atop the metal carport structures and achieving the objective of maximizing energy conservation.

Goal 1.22: Landscaping
Objective: The enhancement of community and neighborhood identity through landscaping requirements that frame and soften the built environment consistent with water and energy conservation.
Policy: C. Drought tolerant materials, including native California plant species, shall be encouraged as a landscape type.

The existing site has been developed for a period of time that has resulted in the establishment of completely mature landscaping palette throughout the site. A total of 209 inches of tree caliper will be removed in order to construct the proposed structure and will be mitigated through the replacement value of 211 inches of tree caliper as follows: 120 inches of Mexican Fan Palms, 30 inches of California Peppers, and 64 inches of African Sumac trees. To further soften the proposed parking structure, a landscaping theme consistent with the existing palette on-site would be implemented

and would utilize a combination of low massing shrub species such as; Lily of the Nile, Purple Trailing Lantana, Photinia, New Zealand Flax, Shrubby Yew Pine, India Hawthorn, and Compact Xylosma, groundcover mixed with Prostrate Myoporum, Ivy Geranium, and Creeping Fig within the keystone retaining wall. The proposed plant palette which would be incorporated into perimeter planting strips of the property would assist in screening the parking structure without being overbearing. In order to ensure that new structure is visually pleasing, staff has conditioned the project to implement increased landscape planter areas along the solid wall planes and by incorporating decorative wrought iron where black vinyl chain link was originally proposed along level 1 of the building. The increased planter areas will be achieved by adding planter walls along the perimeter of level one and by adding planter boxes integrated into the level 2 wall planes, all with appropriate plant material.

2. Zoning Compliance

This project is located in the Commercial Professional (CP) zone district and complies with the requirements of that zone. The following table summarizes proposed and applicable development standards for the project site:

	MINIMUM REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	10,000 sq. ft.	1.85 & 2.13 Acres	No Change
PARKING SPACES	252 Spaces	278 Spaces	43 Additional Spaces Total: 321 Spaces
FRONTYARD SETBACK	20-ft.	N/A	100+ft.
SIDEYARD SETBACK	0-ft.	N/A	3-ft.
CORNER SIDE-YARD SETBACK	20-ft.	N/A	N/A
REARYARD SETBACK	10-ft.	N/A	17-ft.

The proposed project meets all applicable requirements of the OZO as denoted above, and will exceed the required number of parking spaces required for the two existing medical office buildings located at 3142 and 3156 E. Vista Way. Consequently, staff has determined that the proposed parking structure to be constructed meets the intent of the Commercial Professional (CP) zone district and Article 31 Off-Street Parking and Loading Regulations by establishing additional parking consistent with the needs and feasibility of the site.

3. **Land Use Compatibility with surrounding developments**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	PC (Professional Commercial)	CP (Commercial Professional)	Professional/ Medical Office
North of Subject Property	OS (Open Space)	OS (Open Space)	Golf Course
East of Subject Property:	SC (Special Commercial)	CS-HO (Special Commercial Highway Oriented)	Office/Restaurant
South of Subject Property:	State Highway 78	State Highway 78	State Highway 78
West of Subject Property:	SC (Special Commercial)	CS-HO (Special Commercial Highway Oriented)	Restaurant

The proposed parking structure use has been determined to be acceptable with the surrounding developed area and their respective General Plan and Zoning Ordinance designations, subject to the recordation of a lot merger to consolidate Parcels A, B, and C of PM 11852. Staff has concluded that the design of the parking structure and the type of improvements proposed will not result in any serious public safety or health issues due to the proximity of the site and the types of uses immediately adjacent to the site.

DISCUSSION

Issue: Project Compatibility with the Existing Developed Area: The proposed parking structure development project would be consistent with, and compatible to, the professional commercial developments in the surrounding area and would provide additional parking spaces necessary to accommodate the increased intensity of uses on site. The overall design would further add value to the project through the implementation of carport structures with solar panels in order to create an alternative source of energy for the existing commercial offices on-site. In order to ensure that compatibility between the structure and the public right-of-way's is achieved, staff has added conditions to the project that will prohibit the use reflective solar panels and that will incorporate wrought iron material along the perimeter of level one.

Recommendation: Staff finds that the overall design of the project is consistent with the existing developed area, and no known opposition to the project has been noted. Staff supports the project as submitted by the applicant, subject to conditions of approval contained within the draft resolution.

ENVIRONMENTAL DETERMINATION

Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on that review, staff finds that the

proposed project is exempt from CEQA because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment (Section 15061 (b)(3)).

PUBLIC NOTIFICATION

Pursuant to Article 41 of the Oceanside Zoning Ordinance, legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius of the subject property, to individuals/organizations requesting notification, and to the applicant. Copies of this agenda item have been mailed to the applicant and their representative.

SUMMARY

The proposed Development Plan is consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project meets or exceeds all applicable development standards. The project is compatible in terms of architectural design, landscaping, and site design elements with the surrounding area. 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 Development Plan (D-3-05) and adopt Planning Commission Resolution No. 2007-P35 as attached.

PREPARED BY:

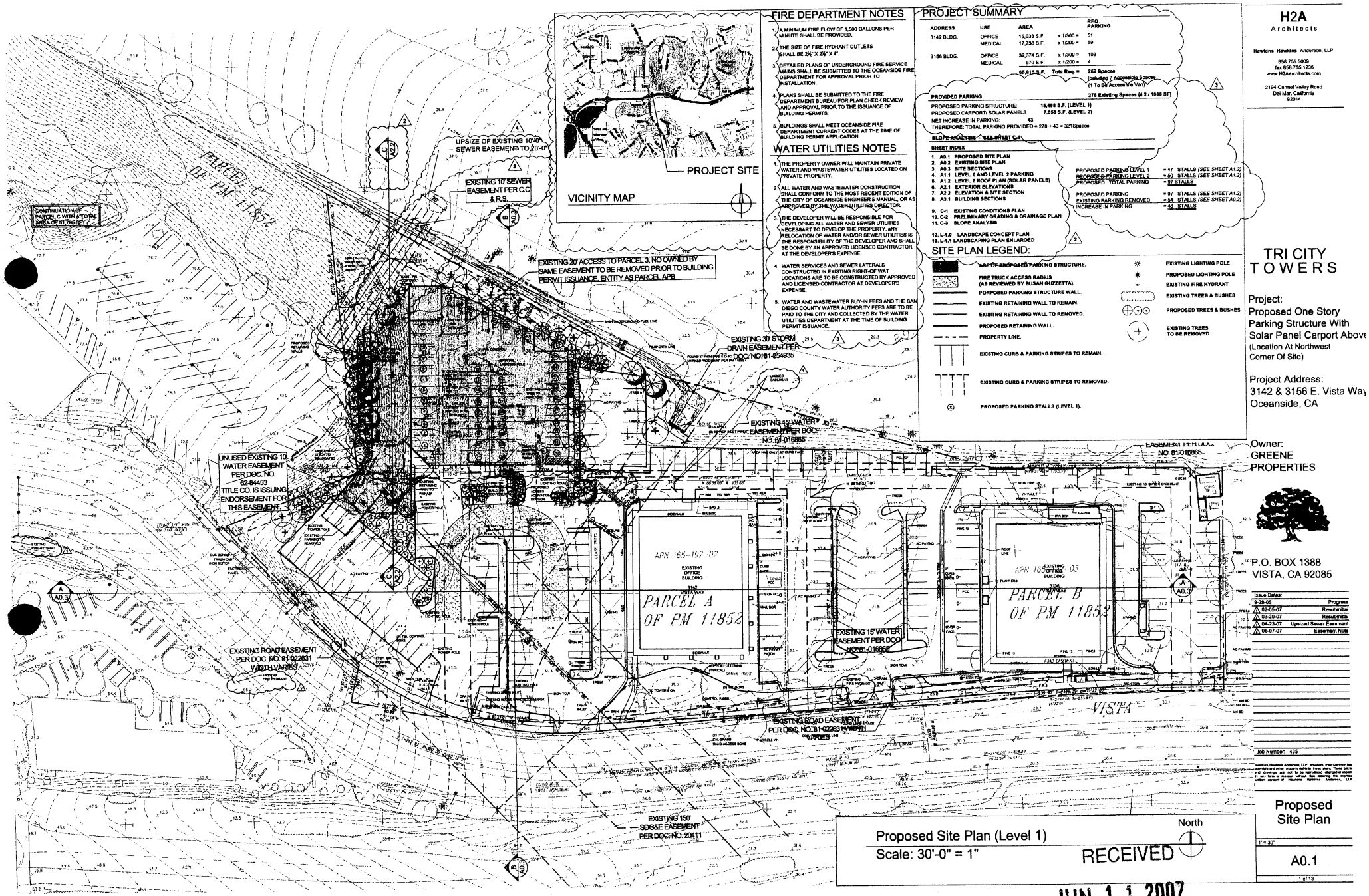
Richard Greenbauer
Senior Planner

SUBMITTED BY:

Jerry Hittleman
City Planner

REVIEWED BY:
Amy Volzke, Principal Planner

JH/RG/fil
Attachments:
1. Site Plan/Development Plan/Landscape Concept Plan
2. Planning Commission Resolution No. 2007-P35



FIRE DEPARTMENT NOTES

1. A MINIMUM FIRE FLOW OF 1,500 GALLONS PER MINUTE SHALL BE PROVIDED.
2. THE SIZE OF FIRE HYDRANT OUTLETS SHALL BE 2½" X 2½" X 4".
3. DETAILED PLANS OF UNDERGROUND FIRE SERVICE MAINS SHALL BE SUBMITTED TO THE OCEANSIDE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.
4. PLANS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT BUREAU FOR PLAN CHECK REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
5. BUILDINGS SHALL MEET OCEANSIDE FIRE DEPARTMENT CURRENT CODES AT THE TIME OF BUILDING PERMIT APPLICATION.

WATER UTILITIES NOTES

1. THE PROPERTY OWNER WILL MAINTAIN PRIVATE WATER AND WASTEWATER UTILITIES LOCATED ON PRIVATE PROPERTY.
2. ALL WATER AND WASTEWATER CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE CITY OF OCEANSIDE ENGINEER'S MANUAL, OR AS APPROVED BY THE WATER UTILITIES DIRECTOR.
3. 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.
4. WATER SERVICES AND SEWER LATERALS CONSTRUCTED IN EXISTING RIGHT-OF WAY LOCATIONS ARE TO BE CONSTRUCTED BY APPROVED AND LICENSED CONTRACTOR AT DEVELOPER'S EXPENSE.
5. 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.

PROJECT SUMMARY

ADDRESS	USE	AREA		REQ. PARKING
3142 BLDG.	OFFICE	15,033 S.F.	x 1/300 =	51
	MEDICAL	17,738 S.F.	x 1/200 =	89
3156 BLDG.	OFFICE	32,374 S.F.	x 1/300 =	108
	MEDICAL	670 S.F.	x 1/200 =	4
		65,815 S.F.	Total Req. =	252 Spaces
				Including 7 Accessible Spaces (1 To Be Accessible Van)

PROVIDED PARKING

278 Existing Spaces (4.2 / 1000 SF)

PROPOSED PARKING STRUCTURE: 18,408 S.F. (LEVEL 1)
PROPOSED CARPORT/ SOLAR PANELS 7,658 S.F. (LEVEL 2)
NET INCREASE IN PARKING: 43
THEREFORE: TOTAL PARKING PROVIDED = 278 + 43 = 321Spaces

SLOPE ANALYSIS - SEE SHEET C-1

SHEET INDEX

1. A0.1 PROPOSED SITE PLAN
2. A0.2 EXISTING SITE PLAN
3. A0.3 SITE SECTIONS
4. A1.1 LEVEL 1 AND LEVEL 2 PARKING
5. A1.2 LEVEL 2 ROOF PLAN (BOLAR PANELS)
6. A2.1 EXTERIOR ELEVATIONS
7. A2.2 ELEVATION & SITE SECTION
8. A3.1 BUILDING SECTIONS
9. C-1 EXISTING CONDITIONS PLAN
10. C-2 PRELIMINARY GRADING & DRAINAGE PLAN
11. C-3 SLOPE ANALYSIS
12. L-1.0 LANDSCAPE CONCEPT PLAN
13. L-1.1 LANDSCAPING PLAN ENLARGED

PROPOSED PARKING LEVEL 1 = 47 STALLS (SEE SHEET A1.2)
PROPOSED PARKING LEVEL 2 = 50 STALLS (SEE SHEET A1.2)
PROPOSED TOTAL PARKING = 97 STALLS

PROPOSED PARKING = 97 STALLS (SEE SHEET A1.2)
EXISTING PARKING REMOVED = 54 STALLS (SEE SHEET A0.2)
INCREASE IN PARKING = 43 STALLS

SITE PLAN LEGEND:

- AREA OF PROPOSED PARKING STRUCTURE.
- FIRE TRUCK ACCESS RADIUS (AS REVIEWED BY SUSAN GUZZETTA).
- PORPOSED PARKING STRUCTURE WALL.
- EXISTING RETAINING WALL TO REMAIN.
- EXISTING RETAINING WALL TO REMOVED.
- PROPOSED RETAINING WALL.
- PROPERTY LINE.
- EXISTING CURB & PARKING STRIPES TO REMAIN.
- EXISTING CURB & PARKING STRIPES TO REMOVED.
- PROPOSED PARKING STALLS (LEVEL 1).
- EXISTING LIGHTING POLE
- PROPOSED LIGHTING POLE
- EXISTING FIRE HYDRANT
- EXISTING TREES & BUSHES
- PROPOSED TREES & BUSHES
- EXISTING TREES TO BE REMOVED

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TRI CITY TOWERS

Project:
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(Location At Northwest Corner Of Site)

Project Address:
3142 & 3156 E. Vista Way
Oceanside, CA

Owner:
GREENE PROPERTIES
P.O. BOX 1388
VISTA, CA 92085

Issue Dates:
9-28-05 Progress
02-05-07 Resubmittal
03-30-07 Resubmittal
04-23-07 Updated Sewer Easement
06-07-07 Easement Note

Job Number: 435

Proposed Site Plan

1" = 30'

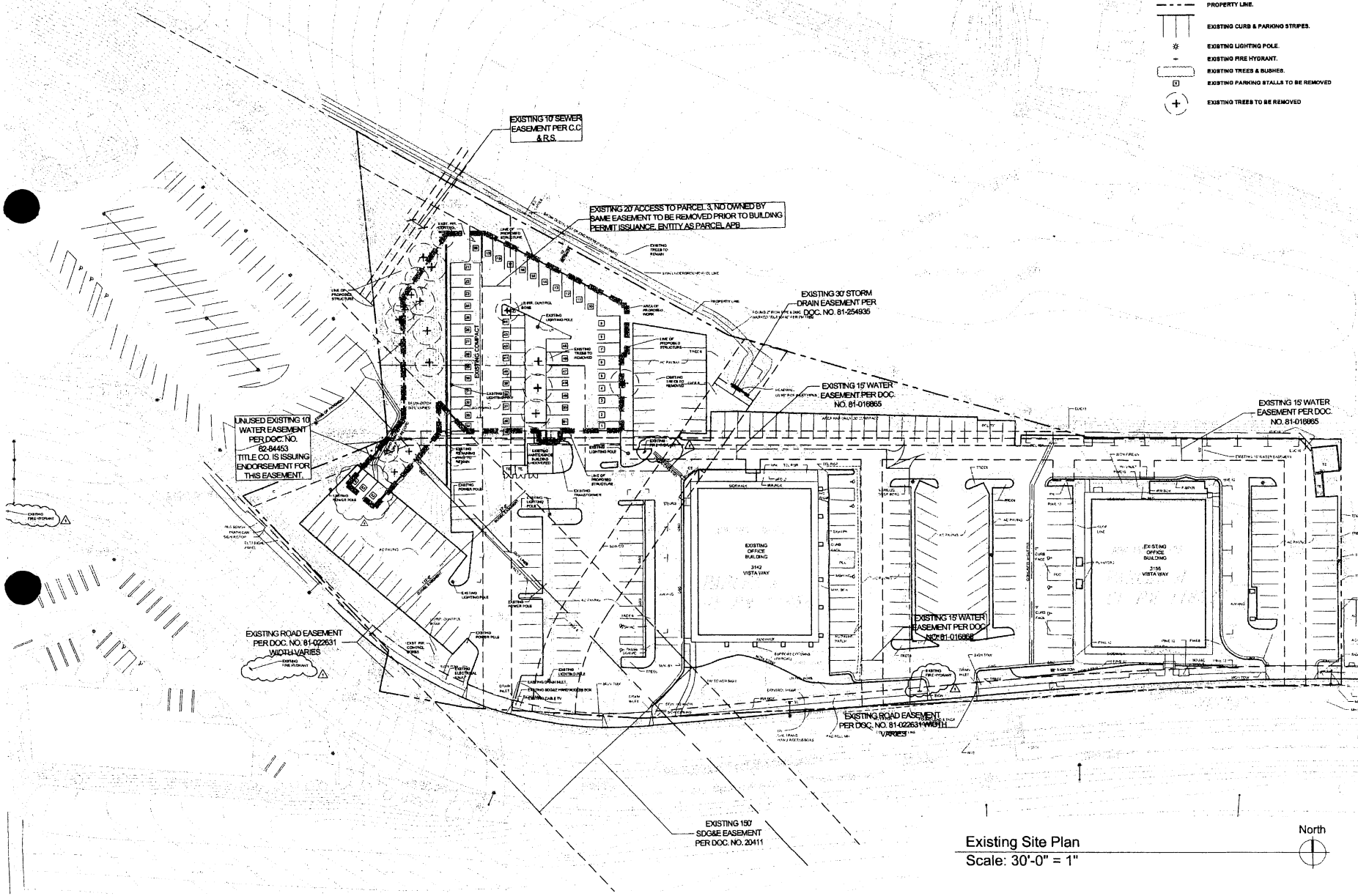
A0.1

1 of 13

Proposed Site Plan (Level 1)
Scale: 30'-0" = 1"

North

RECEIVED
JUN 11 2007
Planning Department



Existing Site Plan
Scale: 30'-0" = 1"

SITE PLAN LEGEND:

- ARE OF PROPOSED PARKING STRUCTURE.
- EXISTING RETAINING WALL.
- PROPERTY LINE.
- EXISTING CURB & PARKING STRIPES.
- EXISTING LIGHTING POLE.
- EXISTING FIRE HYDRANT.
- EXISTING TREES & BUSHES.
- EXISTING PARKING STALLS TO BE REMOVED
- EXISTING TREES TO BE REMOVED

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TRI CITY TOWERS

Project:
Proposed One Story Parking Structure With Solar Panel Carport Above
(Location At Northwest Corner Of Site)

Project Address:
3142 & 3156 E. Vista Way
Oceanside, CA

Owner:
GREENE PROPERTIES

P.O. BOX 1388
VISTA, CA 92085

Issue Dates	
9-26-05	Progress
02-05-07	Resubmittal
03-20-07	Resubmittal
04-23-07	Upsized Sewer Easement

Job Number: 435

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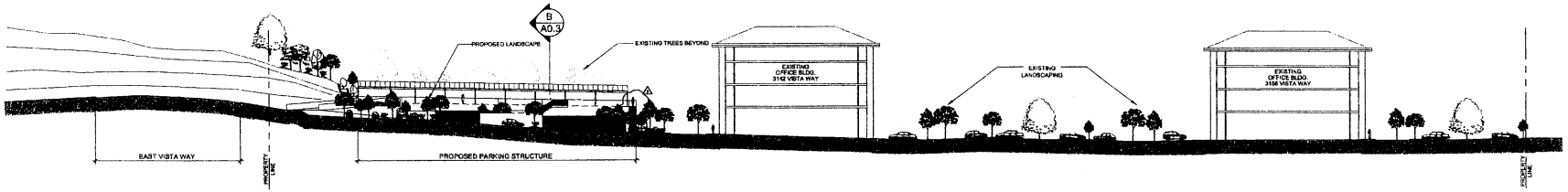
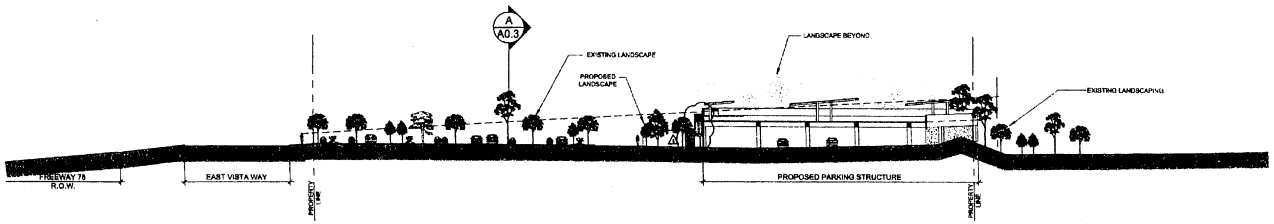
Existing Site Plan

1" = 30'

A0.2



Site Section A (Looking From East Vista Way)



Site Section B

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02-06-07	Resubmittal
04-23-07	Upsized Sewer Easement

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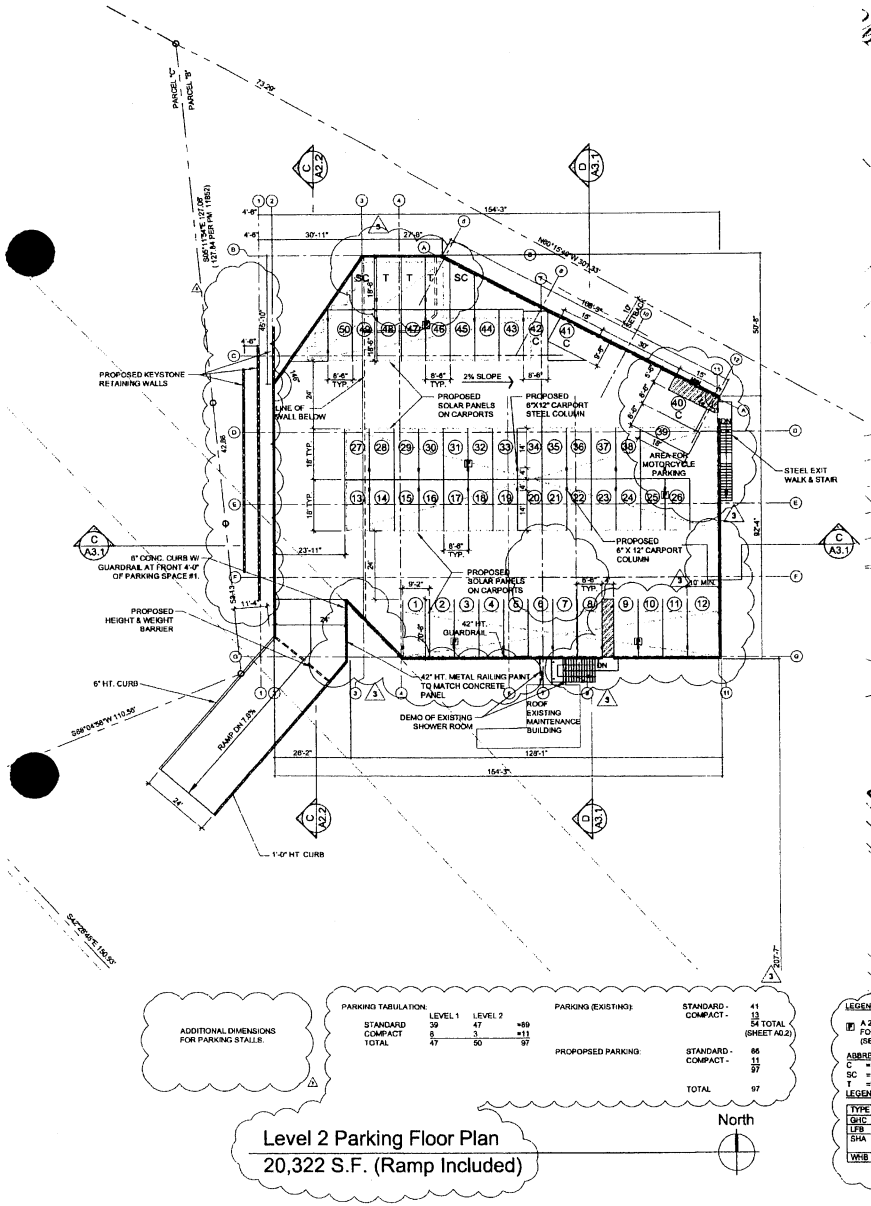
Site Sections

1" = 30'

A0.3



ADDITIONAL DIMENSIONS FOR PARKING STALLS.

PARKING TABULATION:

	LEVEL 1	LEVEL 2	
STANDARD	39	47	=89
COMPACT	8	3	=11
TOTAL	47	50	97

PARKING (EXISTING):

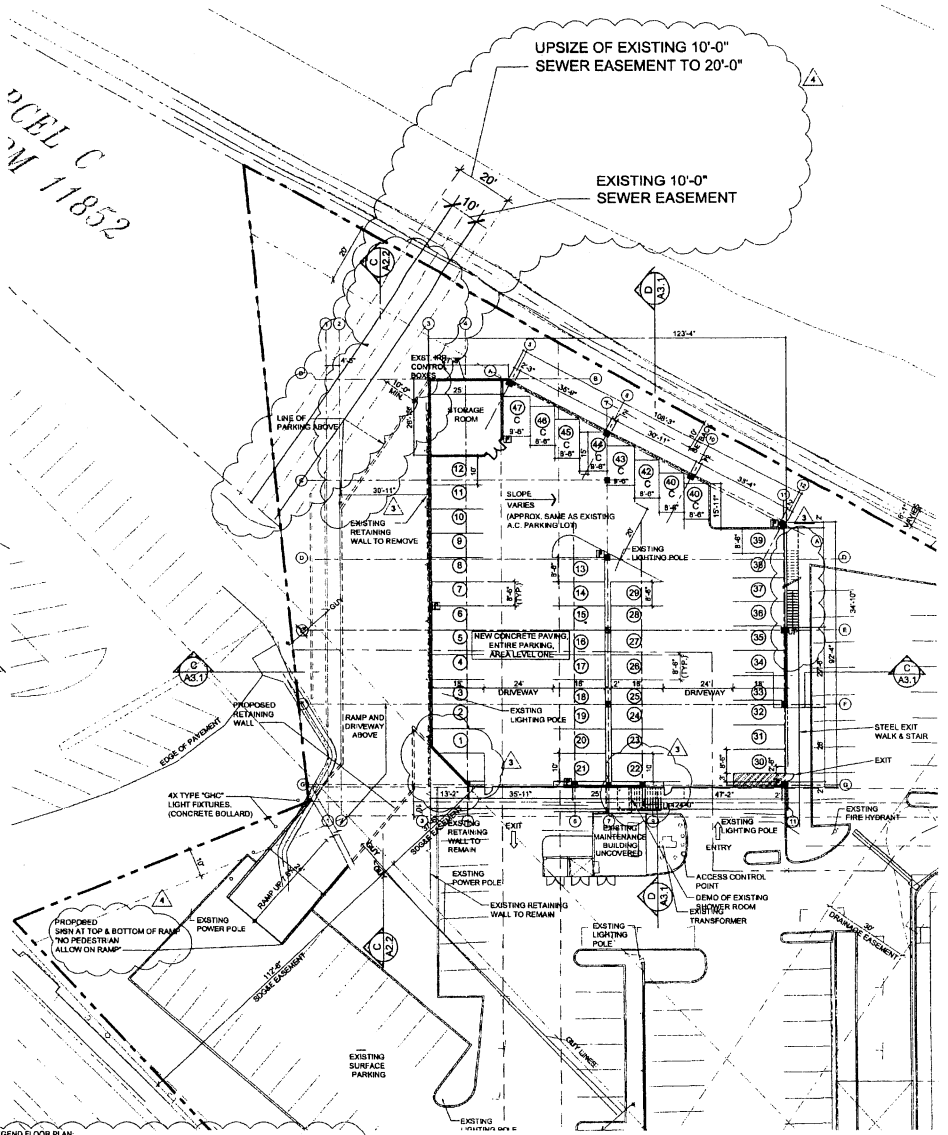
STANDARD -	41
COMPACT -	13
	54 TOTAL (SHEET A0.2)

PROPOPSED PARKING:

STANDARD -	86
COMPACT -	11
	97
TOTAL	97

Level 2 Parking Floor Plan
20,322 S.F. (Ramp Included)

North



LEGEND FLOOR PLAN:

F A 2A 20BC TYPE FIRE EXTINGUISHER (WALL/ COLUMN MOUNTED) FOR EACH 3,000 SF AND NOT EXCEED 50'-0" TRAVEL DISTANCE. (SEE ALSO ATTACHED 8.5"X11" SHEETS)

ABBREVIATIONS:
C = COMPACT
SC = SUB COMPACT (NOT COUNTED IN "PARKING PROVIDED")
T =TANDEM (NOT COVERED IN PARKING PROVIDED)

LEGEND LIGHTING: (SEE ATTACHED CUT SHEETS)

TYPE	LOCATION	NOTES
GHC	MOUNT AT RAMP	INSTALL 12'-0" O.C.
LFB	MOUNT UNDER CARPORT CANOP.	INSTALL APPROX. 17'-0" O.C.
SHA	MOUNT CEILING LEVEL 1	INSTALL NORTH-SOUTH 26'-6" O.C. EAST-WEST 20'-6" O.C.
WHB	MOUNT WALL LEVEL 1 (GRID 3)	INSTALL 14'-0" O.C.

Level 1 Parking Floor Plan
15,408 S.F.

North

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Issue Dates	
9-28-05	Progress
1 02-05-07	Resubmittal
2 03-20-07	Resubmittal
3 04-23-07	Upsized Sewer Easement
4 06-06-07	Easement Note

Job Number: 435

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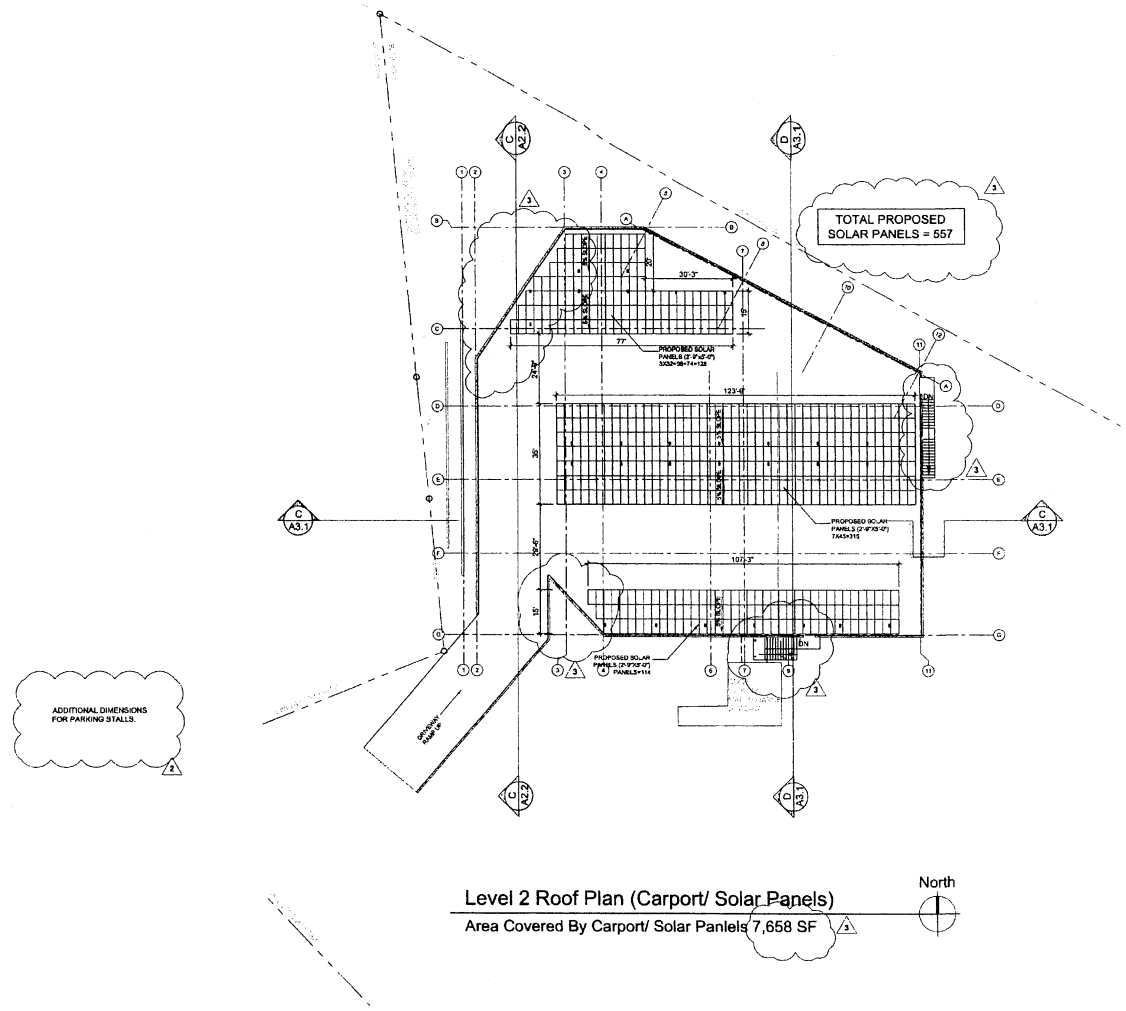
Level 1 and Level 2 Parking

1" = 20'

A1.1

4 of 13



Level 2 Roof Plan (Carport/ Solar Panels)

Area Covered By Carport/ Solar Panlels 7,658 SF

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HOWARD ANDERSON
No. C-6192
Exp. 02-28-07
STATE OF CALIFORNIA

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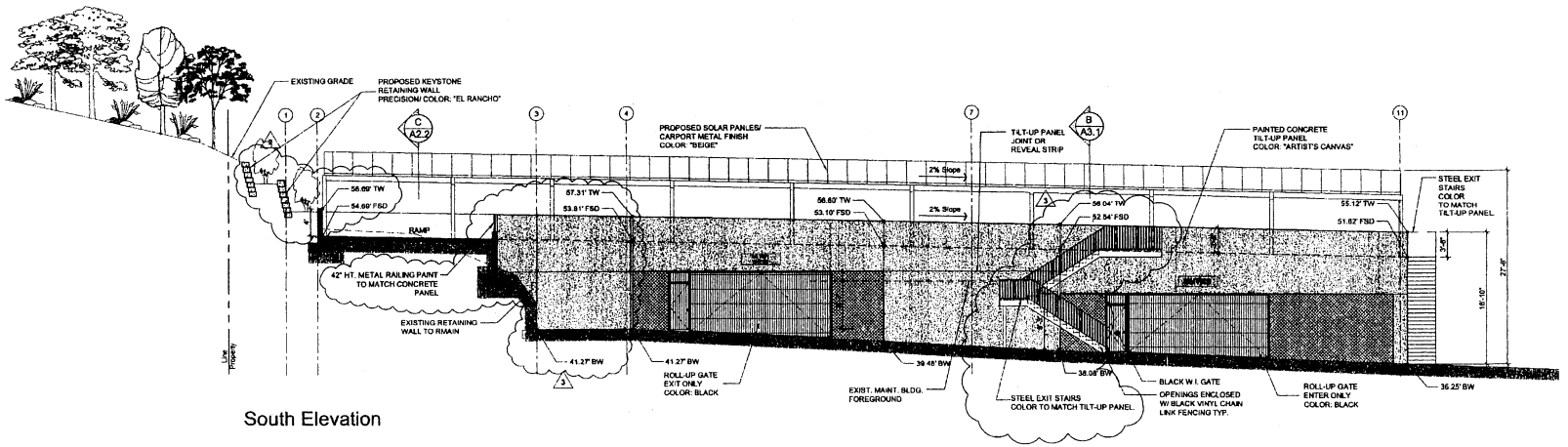
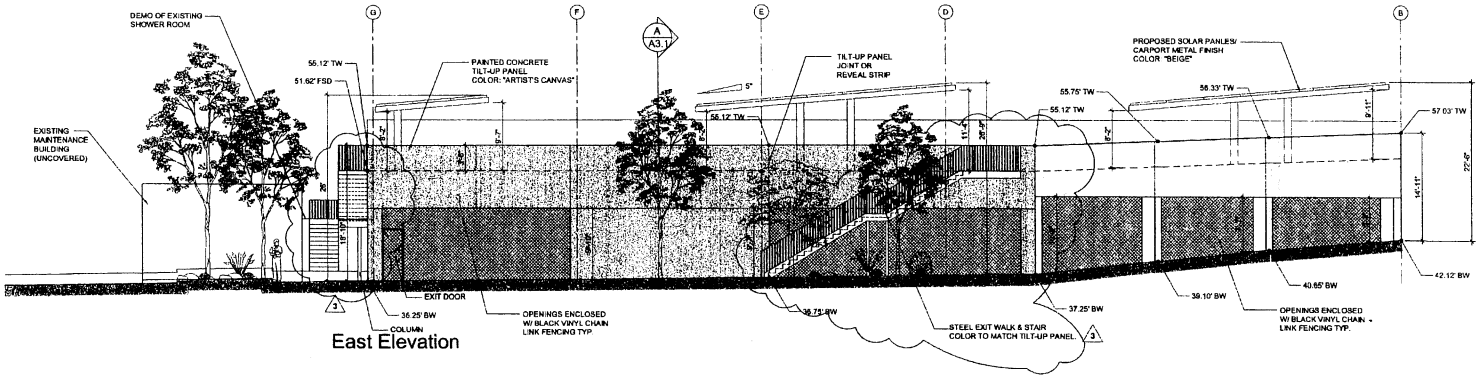
Level 2
Roof Plan
(Solar Panels)

1" = 20"

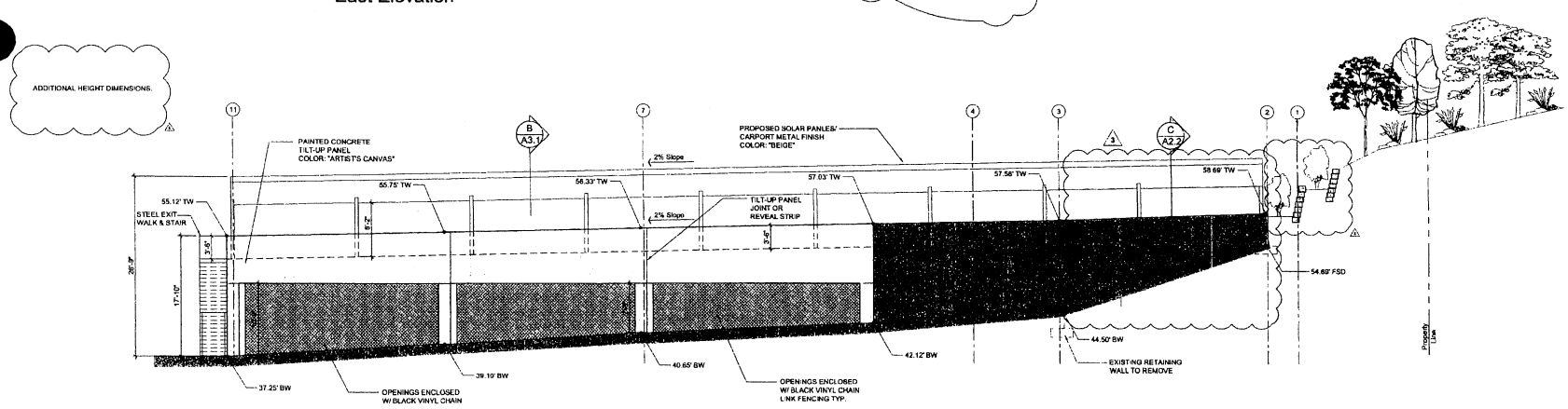
A1.2



South Elevation



East Elevation



North Elevation

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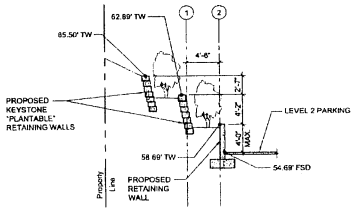
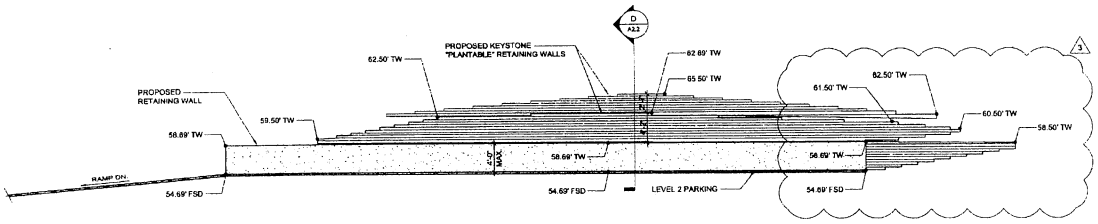
Exterior Elevations

1/8" = 1'

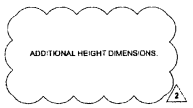
A2.1

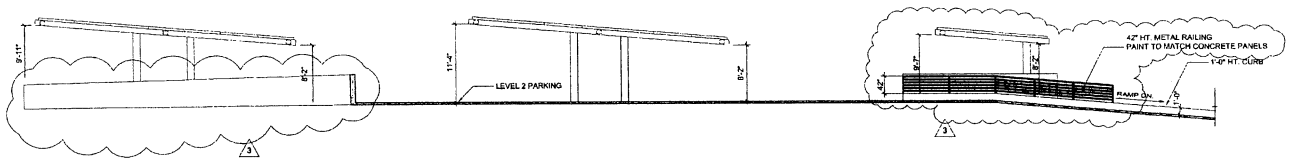


Section D

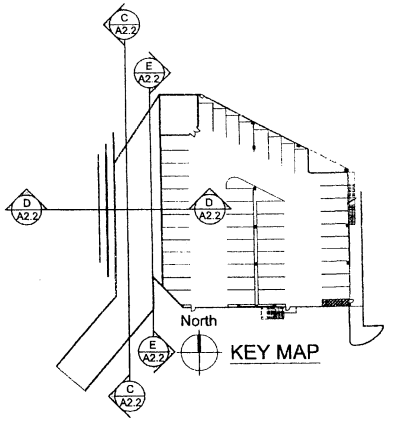


Section C (Retaining Wall, Looking West)





Section E West Elevation (At Grid 2, Looking East)



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Hawkins Hawkins Anderson, LLP

858 755 5009
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www.H2Architects.com

2184 Carmel Valley Road
Del Mar, California
92014

TRI CITY
TOWERS

Project:
Proposed One Story
Parking Structure With
Solar Panel Carport Abov
(Location At Northwest
Corner Of Site)

Project Address:
3142 & 3156 E. Vista Wa
Oceanside, CA

Owner:
GREENE
PROPERTIES

P.O. BOX 1388
VISTA, CA 92085

Issue Dates	
9-28-05	Progress
02-05-07	Resubmittal
03-20-07	Resubmittal
04-23-07	Upsized Sewer Easement

Job Number: 435

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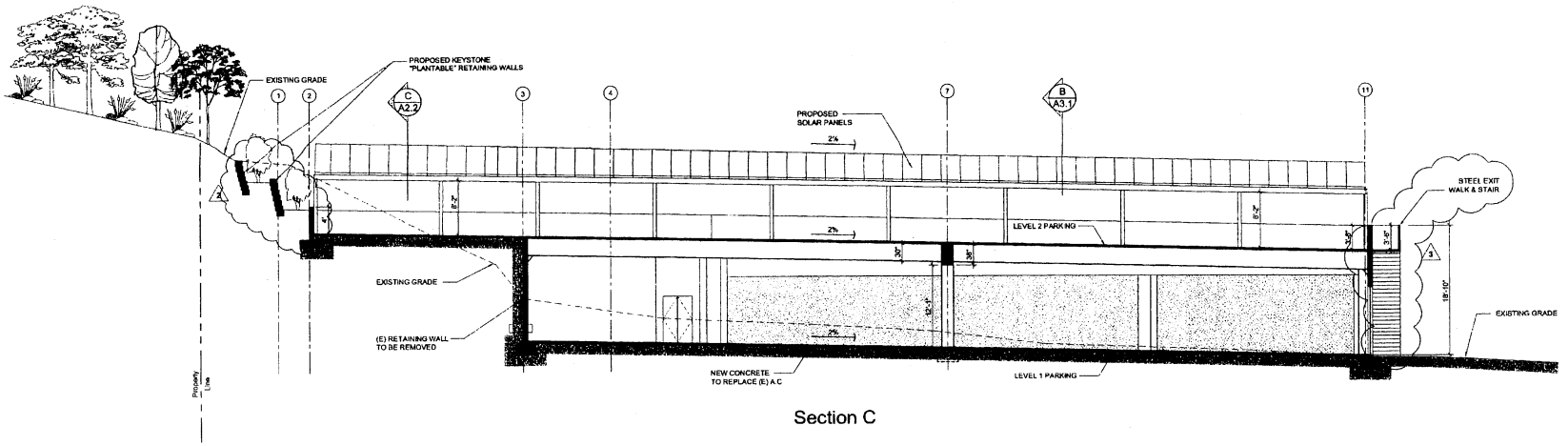
2 Elevation & Site Section

1/8" = 1'

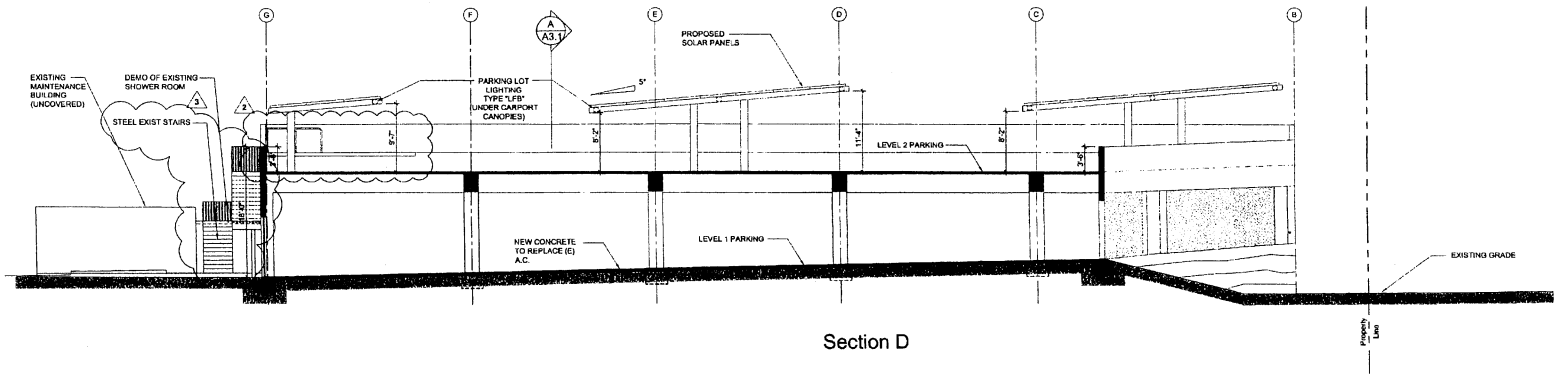
A2.2

7 of 13



Section C

ADDITIONAL DIMENSIONS FOR PARKING STALLS.



Section D

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2194 Carmel Valley Road
Del Mar, California
92014

TRI CITY TOWERS

Project:
Proposed One Story Parking Structure With Solar Panel Carport Above
(Location At Northwest Corner Of Site)

Project Address:
3142 & 3156 E. Vista Way
Oceanside, CA

Owner:
GREENE PROPERTIES

P.O. BOX 1388
VISTA, CA 92085

Issue Dates:

9-28-06		Progress
2	02-06-07	Resubmittal
3	03-20-07	Resubmittal
4	04-23-07	Updated Sewer Easement

Job Number: 435

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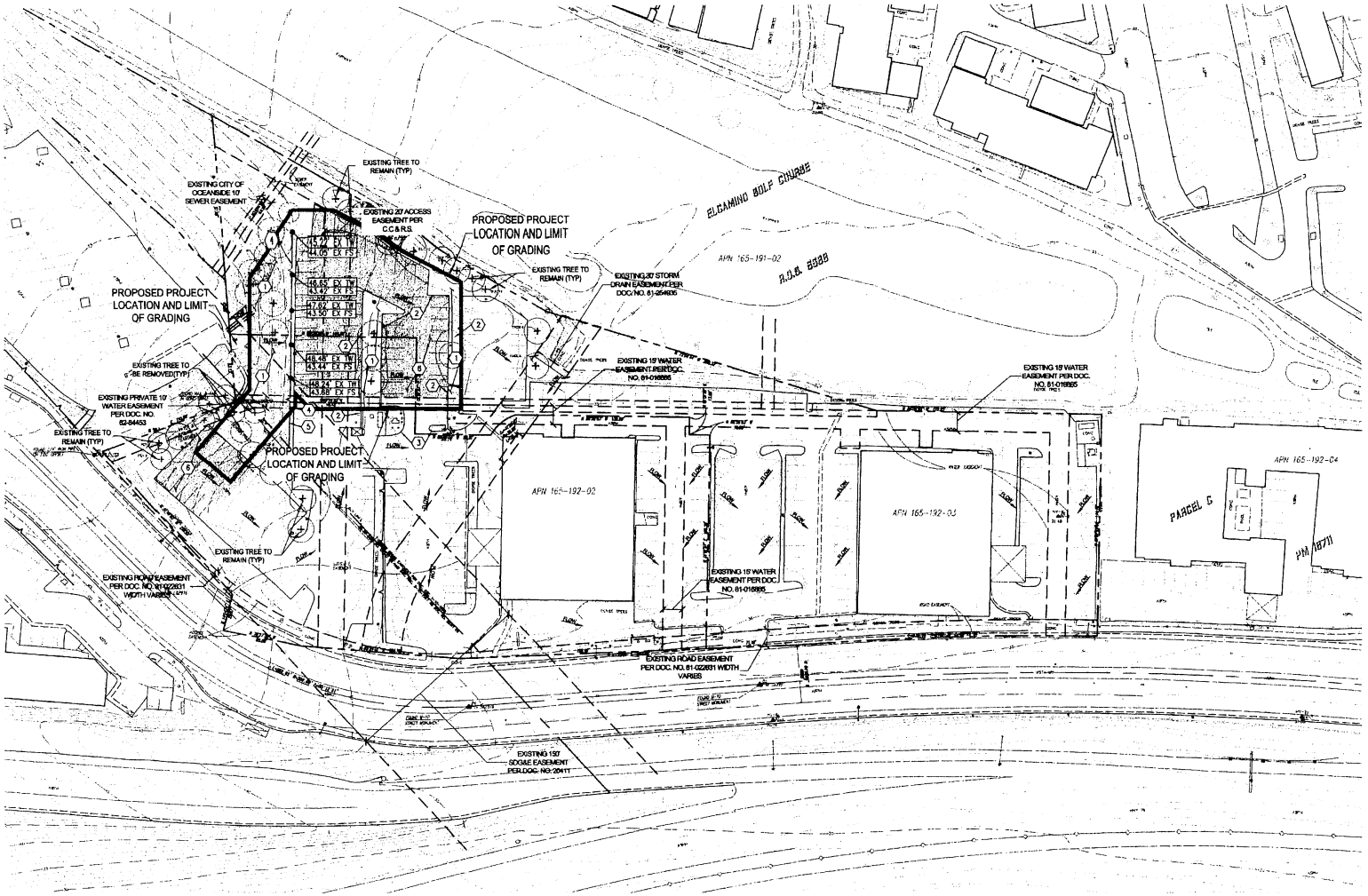
Building Sections

1/8" = 1'

A3.1

8 of 13



LEGEND:

AC	=	ASPHALT
BFP	=	BACK FLOW PREVENTER
C.L.	=	CURB INLET
CB	=	CATCH BASIN
CONC	=	CONCRETE
℄	=	CENTERLINE
ELE	=	ELECTRIC
FH	=	FIRE HYDRANT
G	=	GAS
IRR	=	IRRIGATION
IRGV	=	IRRIGATION VALVE
LT	=	LIGHT
MH	=	MAN HOLE
PB	=	PULL BOX
PED	=	PEDASTAL
P	=	PROPERTY LINE
PP	=	POWER POLE
SCO	=	SEWER CLEANOUT
SDG&E	=	SAN DIEGO GAS & ELECTRIC CO
SD	=	STORM DRAIN
S	=	SEWER
TRAN	=	TRANSFORMER
TELE	=	TELEPHONE
(TYP)	=	TYPICAL
UG	=	UNDERGROUND POWER/GAS
W	=	WATER
WM	=	WATER METER
WV	=	WATER VALVE
	=	PROPERTY LINE
	=	TREE TO BE REMOVED
	=	TREE TO REMAIN

KEY NOTES

1	EXISTING LANDSCAPE AND ASSOCIATED VEGETATION TO BE REMOVED.
2	EXISTING CURB TO BE REMOVED.
3	EXISTING CURB TO REMAIN.
4	EXISTING RETAINING WALL TO BE REMOVED
5	EXISTING RETAINING WALL TO REMAIN.
6	EXISTING A.C. PAVEMENT TO BE REMOVED.

NOTE:
EXISTING TREES TO EXIST PER LANDSCAPE ARCHITECT/ TREES TO REMAIN SHALL BE LOCATED AND TAGGED FOR PROTECTION IN THE FIELD PRIOR TO THE START OF DEMOLITION. REFER TO LANDSCAPE ARCHITECT'S PLAN FOR NEW PLANTINGS.

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Del Mar, California
92014

TRI CITY TOWERS

Project:
Proposed One Story Northwest Corner Location Parking Structure

Project Address:
3142 & 3156 Vista Way
Oceanside, CA

Owner:
GREENE PROPERTIES

P.O. BOX 1388
VISTA, CA 92085

Issue Dates

25-JAN-07	CITY RESUBMITTAL

Job Number: 435

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EXISTING CONDITIONS PLAN

1" = 40'

C-1

1 of 13

CELSOC Consulting Engineers & Land Surveyors of California

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

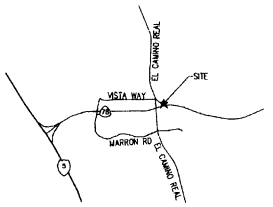
CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

BENCHMARK:

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
11	2011042.482	6237569.5630	24.1860	CLSB-86
12	2010994.566	6235853.9010	60.7440	CLSB-85

TOPOGRAPHICAL SOURCE:
MELCHIOR LAND SURVEYING, INC
5731 PALMER WAY, SUITE G
CARLSBAD, CALIFORNIA 92008
(760) 438-1726 FAX (760) 438-3991

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS GPS TIES BETWEEN CARLSBAD PRIMARY CONTROL NETWORK POINTS CLSB85 & CLSD 86 IE: N 89±21'22" W



VICINITY MAP

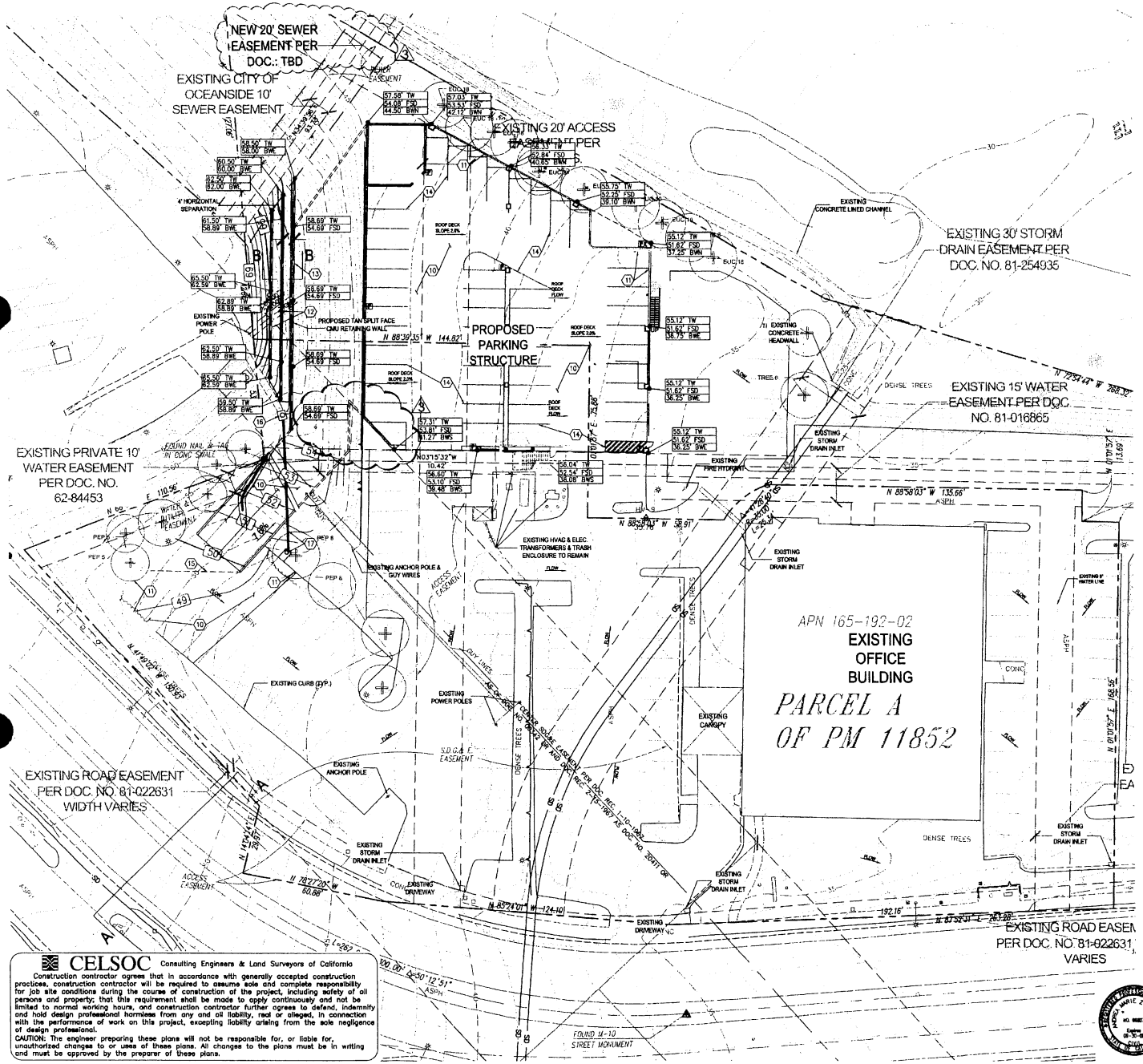
GRAPHIC SCALE
40 0 40 80
(IN FEET)
1 INCH = 40 FT

FLC
SCALE: 1"= 40'

PRELIMINARY-NOT FOR CONSTRUCTION

FLC FLORES LUND CONSULTANTS
PROFESSIONAL ENGINEERS
7960 TRADE STREET, SUITE 200 SAN DIEGO, CALIFORNIA 92121
(858) 566-0808 FAX (858) 566-0567

DATE:	04/25/07
PLOTTED:	2:24 P
FLC PROJECT NO:	05526
DESIGN BY:	AMZ
DRAWN BY:	AMZ
REVIEWED BY:	AMZ
UPDATED BY:	



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GRADING DATA

TOTAL SITE AREA	4.15 ACRES (PARCELS A & B)
TOTAL AMOUNT OF SITE TO BE GRADED:	0.389 ACRE
PERCENT OF TOTAL SITE GRADED:	9.37%
AMOUNT OF SITE WITH 25% SLOPES OR GREATER:	0.463 ACRE (EXISTING)
PERCENT OF TOTAL SITE WITH 25% SLOPES OR GREATER:	23.9% (EXISTING) 18.9% (PROPOSED)
AMOUNT OF SITE WITH SLOPES THAT ARE SUBJECT TO ESL REGS:	N/A
PERCENT OF SITE WITH SLOPES THAT ARE SUBJECT TO ESL REGS:	N/A
AMOUNT OF CUT: 3738 CUBIC YARDS AND MAX. DEPTH OF CUT:	6 FEET
AMOUNT OF FILL: 3802 CUBIC YARDS AND MAX. DEPTH OF FILL:	6 FEET
AMOUNT OF IMPORT SOIL:	64 CUBIC YARDS
MAXIMUM HEIGHT OF FILL SLOPE(S): N/A	SLOPE RATIO: N/A
RETAINING WALLS: 3	LENGTH: 169.55 FEET MAXIMUM HEIGHT: 8.00 FEET
FIRM MAP NO. C6073C0782 F PANEL 782 OF 2375.	

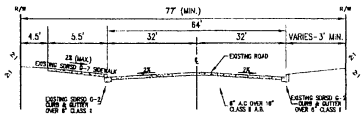
NOTICE TO REVIEWING PARTIES: QUANTITIES LISTED ABOVE ARE BASED UPON PRELIMINARY DESIGN AND GEOTECHNICAL RECOMMENDATIONS. THESE VALUES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DURING FINAL DESIGN. THE VALUES HAVE BEEN PROVIDED FOR CITY PLAN CHECK PURPOSES ONLY. THE ENGINEER OF RECORD DOES NOT CERTIFY TO THE QUANTITIES LISTED ABOVE.

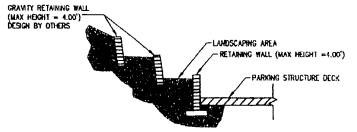
ABBREVIATION LEGEND

TW---TOP OF WALL
BW---BOTTOM OF WALL
BWE---BOTTOM OF WALL EAST SIDE
BWS---BOTTOM OF WALL SOUTH SIDE
BWN---BOTTOM OF WALL NORTH SIDE
FSD---FINISHED SURFACE OF PARKING DECK

KEY NOTES

(10)	NEW ASPHALT CONCRETE PAVING.
(11)	NEW 6" CURB/CURB & GUTTER.
(12)	GRAVITY RETAINING WALL; DESIGN BY OTHERS
(13)	NEW SDRSD STANDARD CMU RETAINING WALL
(14)	NEW GROUND LEVEL PARKING STRIPING
(15)	GRADE BREAK
(16)	NEW SDRSD BROW DITCH INLET
(17)	NEW 12" PVC DRAIN PIPE & CURB OUTLET





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GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FT

SCALE: 1" = 20'

PRELIMINARY-NOT FOR CONSTRUCTION

FLC FLORES LUND CONSULTANTS PROFESSIONAL ENGINEERS
7850 TRADE STREET, SUITE 101, SAN DIEGO, CALIFORNIA 92121
(858) 689-0828 FAX (858) 689-0827

DATE:	04/25/07
PLOTTED:	2:46 P
FLC PROJECT NO:	C0526
DESIGN BY:	AMZ
DRAWN BY:	AMZ
REVIEWED BY:	AMZ
UPDATED BY:	

H2A Architects

Hawkins Hawkins Anderson, LLP

858.755.5099
fax 858.755.1236
www.H2Architects.com

2194 Carmel Valley Road
Del Mar, California
92014

TRI CITY TOWERS

Project:
Proposed One Story Northwest Corner Location Parking Structure

Project Address:
3142 & 3156 Vista Way
Oceanside, CA

Owner:
GREENE PROPERTIES

P.O. BOX 1388
VISTA, CA 92085

Issue Dates:	
25-JAN-07	CITY RESUBMITTAL

Job Number: 435

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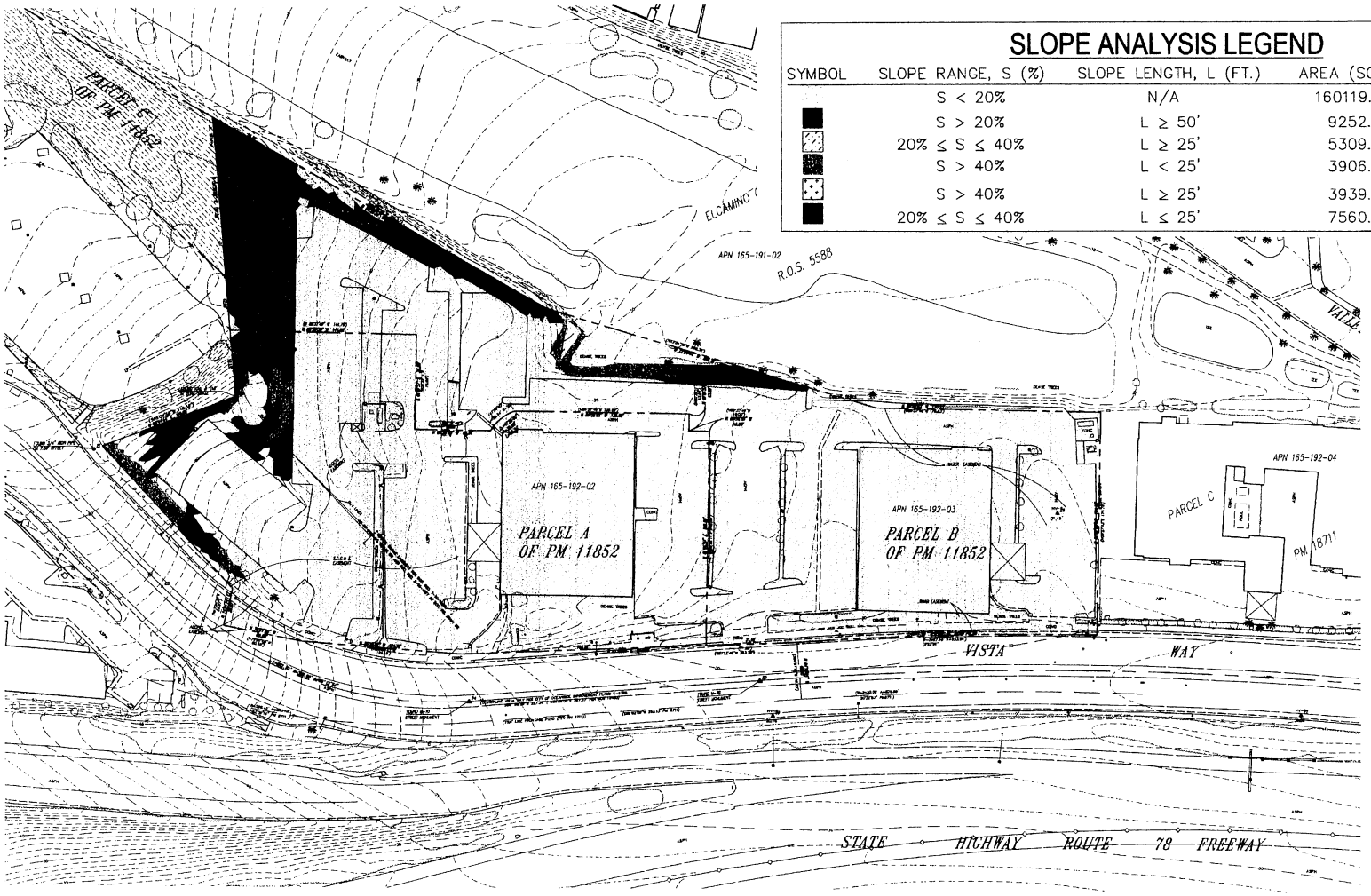
PRELIMINARY GRADING AND DRAINAGE PLAN

1" = 20'

C-2

10 of 13



SLOPE ANALYSIS LEGEND

SYMBOL	SLOPE RANGE, S (%)	SLOPE LENGTH, L (FT.)	AREA (SQ.FT.)	PERCENT (%)
	S < 20%	N/A	160119.09	88.5
	S > 20%	L ≥ 50'	9252.32	5.1
	20% ≤ S ≤ 40%	L ≥ 25'	5309.27	2.9
	S > 40%	L < 25'	3906.80	2.2
	S > 40%	L ≥ 25'	3939.92	2.2
	20% ≤ S ≤ 40%	L ≤ 25'	7560.98	4.2

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SLOPE ANALYSIS

1" = 40'

C-3

11 OF 13

CELSOC Consulting Engineers & Land Surveyors of California

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BENCHMARK:

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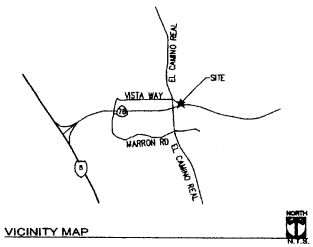
12	2010994.566	6235853.9010	60.7440	CLSD-85

TOPOGRAPHICAL SOURCE:
MELCHIOR LAND SURVEYING, INC
5734 PALMER WAY, SUITE G
CARLSBAD, CALIFORNIA 92008
(760) 438-1728 FAX (760) 438-3891

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS GPS TIES BETWEEN CARLSBAD PRIMARY CONTROL NETWORK POINTS CLSB85 & CLSD 86 IE N 89°21'22" W



GRAPHIC SCALE
40 0 40 80
(IN FEET)
1 INCH = 40 FT

FLC
SCALE: 1" = 40'

PRELIMINARY-NOT FOR CONSTRUCTION

FLC FLORES LUND CONSULTANTS
PROFESSIONAL ENGINEERS
7980 TRADE STREET, SUITE 120, SAN DIEGO, CALIFORNIA 92121
(858) 695-0888 FAX (858) 695-0887

DATE:	06/07/07
PLOTTED:	12:31 P
FLC PROJECT NO.	C0526
DESIGN BY:	JDM
DRAWN BY:	AMZ
REVIEWED BY:	AMZ
UPDATED BY:	

TREE MITIGATION REPLACEMENT:

1. PROVIDE SPECIMEN PALM TREES 12 - WASHINGTONIA ROBUSTA - MEXICAN FAN PALMS 48"BOX/14'-16' BTH +10" REPLACEMENT VALVE = 130" (INCHES)
2. PROVIDED SPECIMEN TREES 3 - SCHINUS MOLLE - CALIFORNIA PEPPER TREES 48"BOX=10" REPLACEMENT VALVE = 30" (INCHES)
3. PROVIDED TREES 18 - R-hUS LANCEA - AFRICAN SUMAC TREES 24"BOX=4" REPLACEMENT VALVE = 64" (INCHES)

TOTAL REPLACEMENT TREE MITIGATION = 214" (INCHES)

TREE MITIGATION INFORMATION:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	SCHINUS MOLLE	CALIFORNIA PEPPER	18"DBH	REMOVE DUE TO CONSTRUCTION
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD TREE	6"DBH	REMOVE DUE TO CONSTRUCTION
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD TREE	9"DBH	REMOVE DUE TO CONSTRUCTION
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD TREE	6"DBH	REMOVE DUE TO CONSTRUCTION
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD TREE	16"DBH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	11"DBH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	12"DBH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	11"DBH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	12"DBH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	14"DBH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	12"DBH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	9"BTH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	10"DBH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	12"DBH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	11"BTH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	12"DBH	REMOVE DUE TO CONSTRUCTION
	SCHINUS MOLLE	CALIFORNIA PEPPER	12"DBH	REMOVE DUE TO CONSTRUCTION
	SCHINUS MOLLE	CALIFORNIA PEPPER	9"BTH	REMOVE DUE TO CONSTRUCTION
	SCHINUS MOLLE	CALIFORNIA PEPPER	9"BTH	REMOVE DUE TO CONSTRUCTION

TOTAL MITIGATION OF TREES (CALIPERS) 209" (INCHES)

TREE MITIGATION REPLACEMENT VALUES:

24"BOX TREE = 2" CALIPER VALUE
30"BOX TREE = 3"CALIPER VALUE
36"BOX TREE = 4" CALIPER SIZE
48"BOX TREE OR 14'-16'BTH PALM = 6" CALIPER SIZE

PLANT LIST / LEGEND

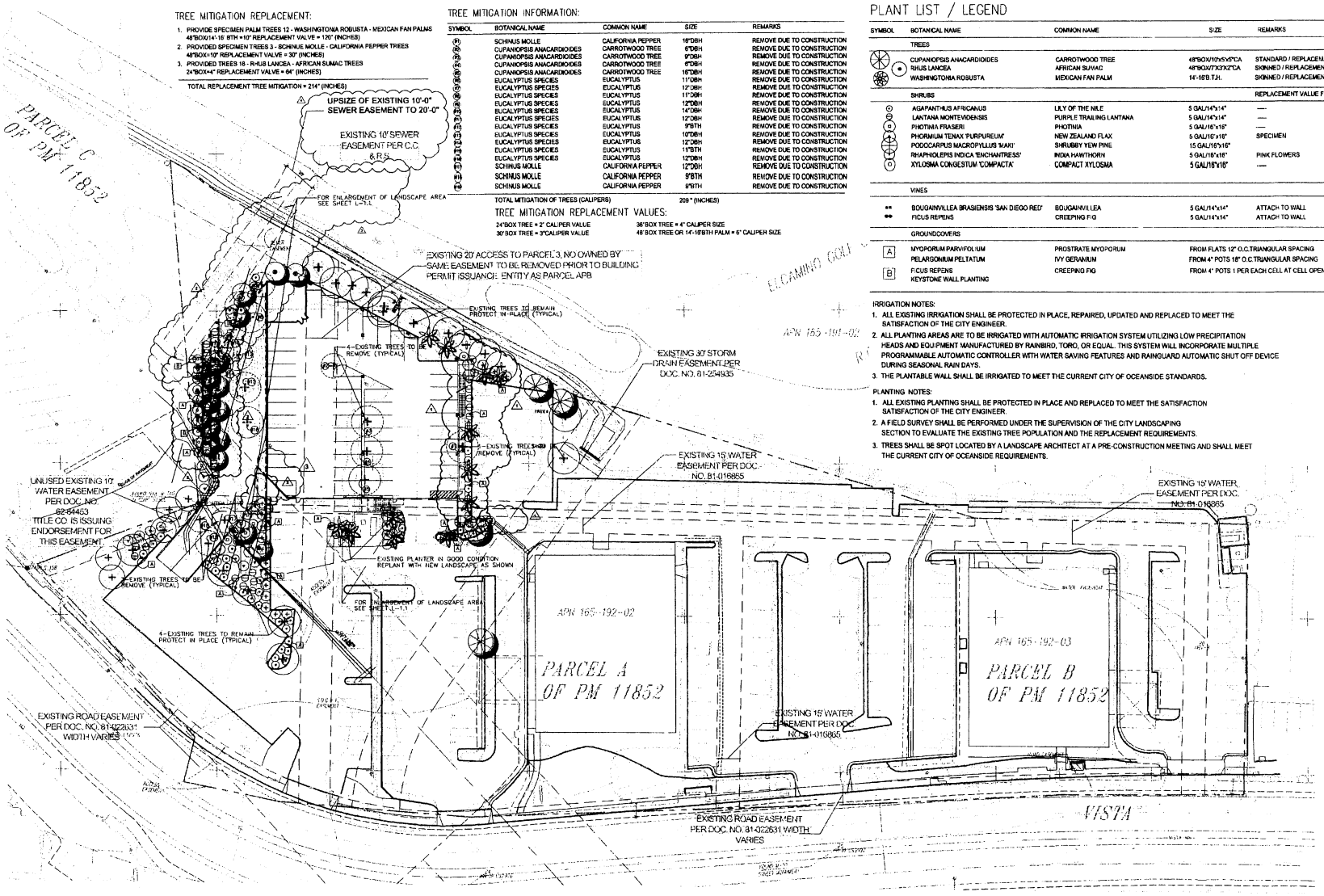
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	TREES			
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD TREE	48"BOX/10'x5'x5"CA	STANDARD / REPLACEMENT TREES 5 X 6"=30
	RHUS LANCEA	AFRICAN SUMAC	48"BOX/7'X3'X2"CA	SKINNED / REPLACEMENT TREES 18X6"=108
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	14'-16'B.T.H.	SKINNED / REPLACEMENT TREES 12X6"=72
	SHRUBS			REPLACEMENT VALUE FOR TREES = 210"
	AGAPANTHUS AFRICANUS	LILY OF THE NILE	5 GAL/14"x14"	—
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	5 GAL/14"x14"	—
	PHOTINIA FRASERI	PHOTINIA	5 GAL/16"x16"	—
	PHORMIUM TENAX 'PURPUREUM'	NEW ZEALAND FLAX	5 GAL/16"x16"	SPECIMEN
	PODOCARPUS MACROPYLLUS 'MAKI'	SHRUBBY YEW PINE	15 GAL/16"x16"	
	RHAPHIOLEPIS INDICA 'ENCHANTRESS'	INDIA HAWTHORN	5 GAL/16"x16"	PINK FLOWERS
	XYLOSMA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	5 GAL/16"X16"	—
	VINES			
	BOUGAINVILLEA BRASIENSIS 'SAN DIEGO RED'	BOUGAINVILLEA	5 GAL/14"x14"	ATTACH TO WALL
	FICUS REPENS	CREEPING FIG	5 GAL/14"x14"	ATTACH TO WALL
	GROUNDCOVERS			
A	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	FROM FLATS 12" O.C.TRIANGULAR SPACING	
	PELARGONIUM PELTATUM	IVY GERANIUM	FROM 4" POTS 18" O.C.TRIANGULAR SPACING	
B	FICUS REPENS KEYSTONE WALL PLANTING	CREEPING FIG	FROM 4" POTS 1 PER EACH CELL AT CELL OPENING	

IRRIGATION NOTES:

1. ALL EXISTING IRRIGATION SHALL BE PROTECTED IN PLACE, REPAIRED, UPDATED AND REPLACED TO MEET THE SATISFACTION OF THE CITY ENGINEER.
2. ALL PLANTING AREAS ARE TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM UTILIZING LOW PRECIPITATION HEADS AND EQUIPMENT MANUFACTURED BY RAINBIRD, TORO, OR EQUAL. THIS SYSTEM WILL INCORPORATE MULTIPLE PROGRAMMABLE AUTOMATIC CONTROLLER WITH WATER SAVING FEATURES AND RAINGUARD AUTOMATIC SHUT OFF DEVICE DURING SEASONAL RAIN DAYS.
3. THE PLANTABLE WALL SHALL BE IRRIGATED TO MEET THE CURRENT CITY OF OCEANSIDE STANDARDS.

PLANTING NOTES:

1. ALL EXISTING PLANTING SHALL BE PROTECTED IN PLACE AND REPLACED TO MEET THE SATISFACTION SATISFACTION OF THE CITY ENGINEER.
2. A FIELD SURVEY SHALL BE PERFORMED UNDER THE SUPERVISION OF THE CITY LANDSCAPING SECTION TO EVALUATE THE EXISTING TREE POPULATION AND THE REPLACEMENT REQUIREMENTS.
3. TREES SHALL BE SPOT LOCATED BY A LANDSCAPE ARCHITECT AT A PRE-CONSTRUCTION MEETING AND SHALL MEET THE CURRENT CITY OF OCEANSIDE REQUIREMENTS.



Proposed Landscape Plan (Level 1)
Scale: 30'-0" = 1"

North

LANDSCAPE CONCEPT PLAN

Darsono Design Associates, Inc.
LANDSCAPE ARCHITECTURE
6014 MOUNT LA PLATTA DRIVE SAN DIEGO, CA 92117
PHONE (858) 541-2007 FAX (858) 541-2008

H2A
Architects

Hawkins Hawkins Anderson, LLP
358 755 5039
fax 858 755 1536
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2194 Carmel Valley Road
Del Mar, California
92014

DARSONO CUNNINGHAM R.L.A. 2418 Exp. 7/31/08

TRI CITY TOWERS

Project:
Proposed One Story Parking Structure With Solar Panel Carport Above
(Location At Northwest Corner Of Site)

Project Address:
3142 & 3156 Vista Way
Oceanside, CA

Owner:
GREENE PROPERTIES

P.O. BOX 1388
VISTA, CA 92085

Issue Dates:	
9-26-05	Progress
02-05-07	Resubmittal
03-19-07	Resubmittal
04-23-07	Resubmittal
06-06-07	Easement Note

Job Number: 436

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Landscape Concept Plan

1" = 20'-0"

L-1.0

12 OF 15

TREE MITIGATION REPLACEMENT:

1. PROVIDE SPECIMEN PALM TREES 12 - WASHINGTONIA ROBUSTA - MEXICAN FAN PALMS 48"BOX/14' 18' BTH =10" REPLACEMENT VALUE = 120" (INCHES)
2. PROVIDED SPECIMEN TREES 3 - SCHINUS MOLLE - CALIFORNIA PEPPER TREES 48"BOX=10" REPLACEMENT VALUE = 30" (INCHES)
3. PROVIDED TREES 18 - RHUS LANCEA - AFRICAN SUMAC TREES 24"BOX=4" REPLACEMENT VALUE = 64" (INCHES)

TOTAL REPLACEMENT TREE MITIGATION = 214" (INCHES)

TREE MITIGATION INFORMATION:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	SCHINUS MOLLE	CALIFORNIA PEPPER	18"DBH	REMOVE DUE TO CONSTRUCTION
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD TREE	8"DBH	REMOVE DUE TO CONSTRUCTION
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD TREE	9"DBH	REMOVE DUE TO CONSTRUCTION
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD TREE	8"DBH	REMOVE DUE TO CONSTRUCTION
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD TREE	16"DBH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	11"DBH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	12"DBH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	11"DBH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	12"DBH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	14"DBH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	12"DBH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	9"BTH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	10"DBH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	12"DBH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	11"BTH	REMOVE DUE TO CONSTRUCTION
	EUCALYPTUS SPECIES	EUCALYPTUS	12"DBH	REMOVE DUE TO CONSTRUCTION
	SCHINUS MOLLE	CALIFORNIA PEPPER	12"DBH	REMOVE DUE TO CONSTRUCTION
	SCHINUS MOLLE	CALIFORNIA PEPPER	9"BTH	REMOVE DUE TO CONSTRUCTION
	SCHINUS MOLLE	CALIFORNIA PEPPER	9"BTH	REMOVE DUE TO CONSTRUCTION

TOTAL MITIGATION OF TREES (CALIPERS): 209 " (INCHES)

TREE MITIGATION REPLACEMENT VALUES:
24"BOX TREE = 2" CALIPER TREE
30"BOX TREE = 3" CALIPER TREE

EXISTING 20' ACCESS TO PARCEL 3, NO C
SAME EASEMENT TO BE REMOVED PRIOI
PERMIT ISSUANCE. ENTITY AS PARCEL AI

PLANT LIST / LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	TREES			
	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD TREE	48"BOX/10'x5'x5"CA	STANDARD / REPLACEMENT TREES 5 X 6"=30
	RHUS LANCEA	AFRICAN SUMAC	48"BOX/7'X3'X2"CA	SKINNED / REPLACEMENT TREES 18X6"=108
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	14'-16'B.T.H.	SKINNED / REPLACEMENT TREES 12X6"=72
	SHRUBS			REPLACEMENT VALUE FOR TREES = 210"
	AGAPANTHUS AFRICANUS	LILY OF THE NILE	5 GAL/14"x14"	----
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	5 GAL/14"x14"	----
	PHOTINIA FRASERI	PHOTINIA	5 GAL/18"x18"	----
	PHORMIUM TENAX 'PURPURUEUM'	NEW ZEALAND FLAX	5 GAL/18"x18"	SPECIMEN
	PODOCARPUS MACROPYLLUS 'MAKI'	SHRUBBY YEW PINE	15 GAL/18"x18"	
	RHAPHIOLEPIS INDICA 'ENCHANTRESS'	INDIA HAWTHORN	5 GAL/18"x18"	PINK FLOWERS
	XYLOSWA CONGESTUM 'COMPACTA'	COMPACT XYLOSMA	5 GAL/18"x18"	----
	VINES			
**	BOUGAINVILLEA BRASIENSIS 'SAN DIEGO RED'	BOUGAINVILLEA	5 GAL/14"x14"	ATTACH TO WALL
**	FICUS REPENS	CREEPING FIG	5 GAL/14"x14"	ATTACH TO WALL
	GROUNDCOVERS			
A	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM		FROM FLATS 12" O.C.TRIANGULAR SPACING
	PELARGONIUM PELTATUM	IVY GERANIUM		FROM 4" POTS 18" O.C.TRIANGULAR SPACING
B	FICUS REPENS KEYSTONE WALL PLANTING	CREEPING FIG		FROM 4" POTS 1 PER EACH CELL AT EVERY CELL OPENING
	LANDSCAPING TO BE REMOVE			

IRRIGATION NOTES:

1. ALL EXISTING IRRIGATION SHALL BE PROTECTED IN PLACE, REPAIRED, UPDATED AND REPLACED TO MEET THE SATISFACTION OF THE CITY ENGINEER.
2. ALL PLANTING AREAS ARE TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM UTILIZING LOW PRECIPITATION HEADS AND EQUIPMENT MANUFACTURED BY RAINBIRD, TORO, OR EQUAL. THIS SYSTEM WILL INCORPORATE MULTIPLE PROGRAMMABLE AUTOMATIC CONTROLLER WITH WATER SAVING FEATURES AND RAINGUARD AUTOMATIC SHUT OFF DEVICE DURING SEASONAL RAIN DAYS.
3. THE PLANTABLE WALL SHALL BE IRRIGATED TO MEET THE CURRENT CITY OF OCEANSIDE STANDARDS.

PLANTING NOTES:

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2. A FIELD SURVEY SHALL BE PERFORMED UNDER THE SUPERVISION OF THE CITY LANDSCAPING SECTION TO EVALUATE THE EXISTING TREE POPULATION AND THE REPLACEMENT REQUIREMENTS.
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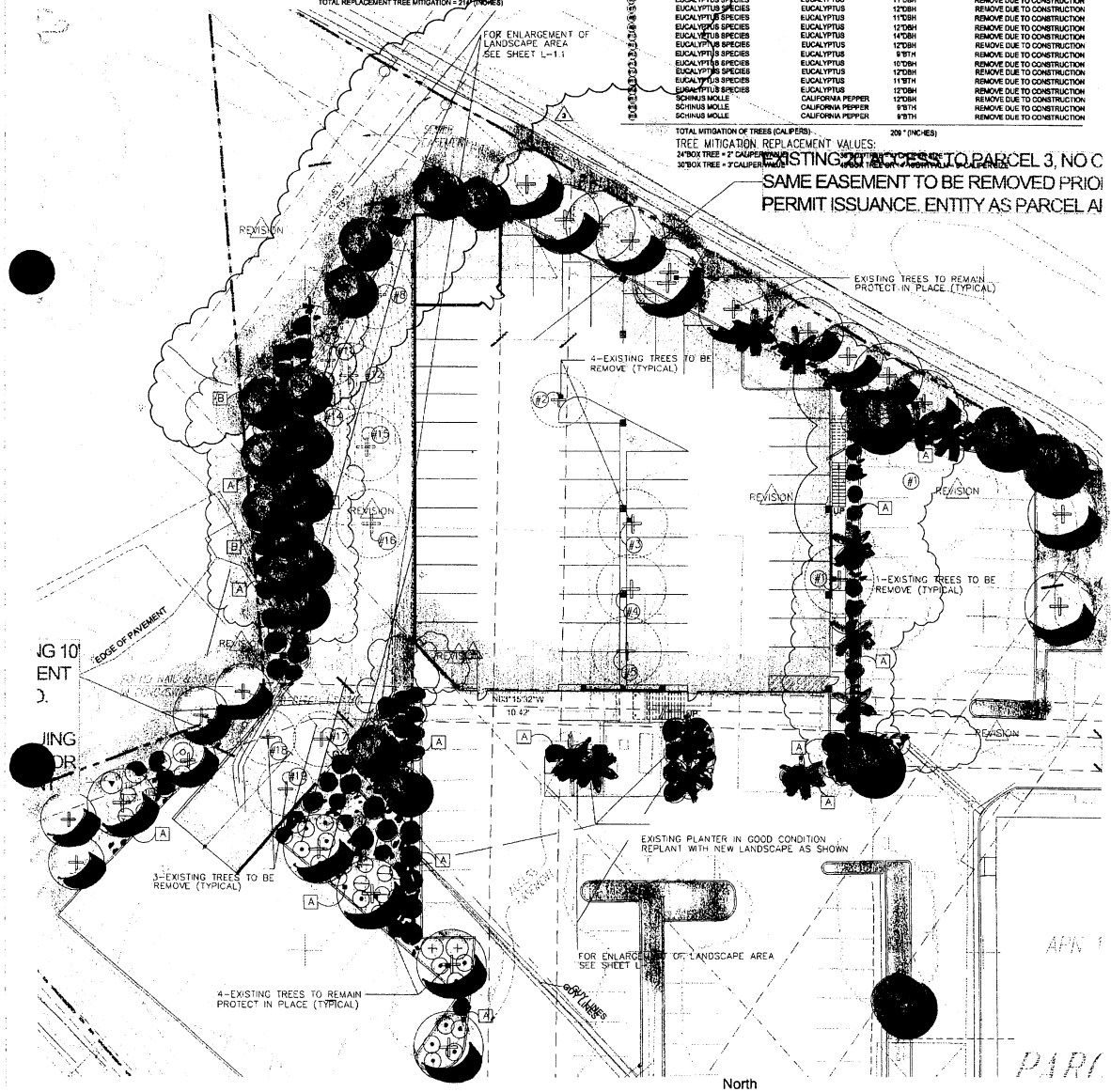
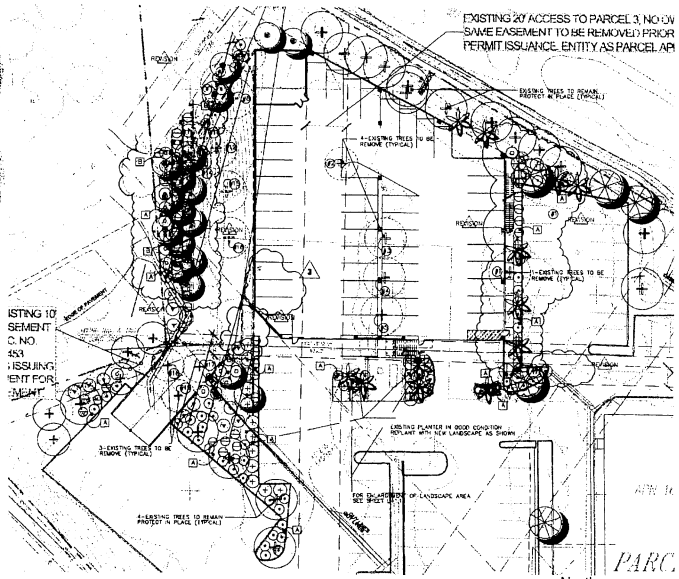


Proposed Enlarged Landscape Plan (Level 1)
Scale: 1/16"=1'-0"



Enlarged Landscape Tree Removal Plan (Level 1)
No Scale

LANDSCAPE CONCEPT PLAN

Darsono Design Associates, Inc.
LANDSCAPE ARCHITECTURE
5014 MOUNT LA PLATTA DRIVE SAN DIEGO, CA 92117
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92014

DARSONO CUNNINGHAM R.L.A. 2418 Exp. 7/31/08

TRI CITY TOWERS

Project:
Proposed One Story Parking Structure With Solar Panel Carport Abo
(Location At Northwest Corner Of Site)

Project Address:
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Owner:
GREENE PROPERTIES

P.O. BOX 1388
VISTA, CA 92085

Issue Dates:	
9-26-06	Progress
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04-23-2007	Resubmittal

Job Number 435

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Landscape Concept Plan Enlarged

1" = 20'-0"

L-1.1

13 of 13

PLANNING COMMISSION
RESOLUTION NO. 2007-P35

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A DEVELOPMENT PLAN ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: D-3-05
APPLICANT: Greene Properties Inc.
LOCATION: 3142 and 3156 E. Vista Way

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 Development Plan under the provisions of Articles 11, 40, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

construction of a two-level, 30, 816-square foot parking structure with a 7,658-square foot carport structure on level two and designed to incorporate solar panels for the purpose of providing an alternative power source for the professional/medical office buildings located at 3142 and 3156 E. Vista Way;

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 per Article 19, Section 15303, "New Construction or Conversion of Small Structures" from further environmental review;

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

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

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is $2,843-$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	$2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	$2.63 per square foot residential
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip
Thoroughfare Fee	Ordinance No. 83-01 Resolution No. 06-R0334-1	$255 per vehicle trip
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically $3,746 per unit.
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Residential is typically $4,587 per unit.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically $4,154 per unit.
Inclusionary housing in lieu fees—Residential only.	Chapter 14-C of the City Code.	$1,000 per development project + $100 per unit plus $10,275 per unit.

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

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

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

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020;

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

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

FINDINGS:

For the Development Plan:

1. The site plan and physical design of the project is consistent with the Zoning Ordinance and the underlying CP (Commercial Professional) zoning district.
2. The Development Plan conforms to the General Plan of the City.
3. The project site can be adequately served by existing public facilities, services and utilities.
4. The project, as proposed and conditioned, is compatible with the existing and potential development on adjoining properties or in the surrounding neighborhood.
5. The site plan and parameters for the architecture and physical design of the project is consistent with the policies contained within Sections 1.24 and 1.25 of the Land Use Element of the General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Development Plan (D-3-05), subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Community Development Department/Building Division plan check.
2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.
3. The building plans for this project are required by State Law to be prepared by a licensed architect or engineer and shall be in compliance with this requirement prior to submittal for building plan review.
4. Setbacks and Type of Construction must comply with UBC Table 5-A.
5. Site development, parking, access into buildings and building interiors shall comply with the State's Disabled Accessibility Regulations.
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. Compliance with the Federal Clean Water Act (BMPs) shall be demonstrated on the plans.
8. A complete Soils Report, and Structural Calculations, will be required at the time plans are submitted to the Building Division for plan check. The Soils Report & Structural Calculations must show that the hillside soils conditions are suitable to support the Buildings, Retaining walls, etc. for this Project.
9. Separate/unique addresses shall be required to facilitate utility releases. Verification that the addresses have been properly assigned by the Community Development Department/Planning Division shall accompany the building permit application.
10. The developer shall monitor, supervise and control all building construction and supportive activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:
    a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays

(New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).

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

Engineering:

11. 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.

12. A construction-phasing plan for the construction of on-site public and private improvements shall be reviewed and approved by the City Engineer prior to the issuance of any grading or improvement permits. Prior to the issuance of any building permits all offsite or frontage improvements including landscaping and any required streets shall be under construction to the satisfaction of the City Engineer. All improvements shall be completed prior to issuance of any certificates of occupancy.

13. 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.

14. With the demolition of existing structures and 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.

15. 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.

16. 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 (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive, or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

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

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

17. A traffic control plan shall be prepared according to the City traffic control guidelines and be submitted to and approved by the City Engineer prior to the start of work within open City rights-of-way. Traffic control during construction of streets that have been opened to public traffic shall be in accordance with construction signing, marking and other protection as required by the Caltrans Traffic Manual and City Traffic Control

Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.

18. 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 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 or building permit approval, and to join, contribute, and/or participate in such districts.

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

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

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

22. The driveway access on Vista Way nearest to the new structure shall be brought in compliance with the City's current commercial driveway standard.

23. 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.

24. 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.

25. Prior to any grading of any part of the 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.

26. 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.

27. 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, medians, striping, signage, footprints of all structures, walls, drainage devices and utility services. Parking lot striping and any on-site traffic calming devices shall be shown on all Precise Grading and Private Improvement Plans.

28. Landscaping plans, including plans for the construction of walls, fences or other structures at or near intersections or major vehicular access points, 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.

29. The drainage design on the development plan 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.

30. 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.

31. 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.

32. 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.

33. The approval of the Development Plan 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 developer is responsible for applying for Encroachment Permits and Encroachment Removal Agreements for construction of any structures on City property or in City easements or rights-of-way. 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. The City of Oceanside retains its full legislative discretion to consider any application to vacate a public street, right-of-way, or easement; or enter into an Encroachment Removal Agreement.

34. The existing "ACCESS EASEMENT" indicated on Parcel Map 11852 at the location of the proposed development shall be removed prior to issuance of any permits. Access rights currently secured by said easement shall be replaced to the satisfaction of the City Engineer at the same time. Appropriate document(s) shall be recorded at the Office of the County Recorder to prove the removal of said easement and replacement of said access rights. The approval of the Development Plan is expressively contingent on the City Engineer's approval of said documents.

35. The development is proposed across an existing lot line between Parcels A and B of Parcel Map No. 11852. Prior to issuance of any permits the lot line shall be removed from the development area. Appropriate document(s) shall be recorded at the Office of the County Recorder for the removal of said lot line. A Lot Line Adjustment along with a Certificate of Compliance and other required real property deeds shall be approved by the City and recorded by the developer at the Office of the County Recorder prior to the approval of any plans or issuance of any permits. An appropriate updated Title Report shall be submitted for review and approval by the City Engineer. The approval of the Development Plan is expressively contingent on the City's approval of said documents.

36. The approval of the Development Plan shall not mean that a Lot Line Adjustment, Lot Merger, or a Certificate of Compliance is granted or guaranteed to the developer. The developer is responsible for applying for Lot Line Adjustment and Certificate of Compliance 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.

37. Landscaping plans, including plans for the construction of walls, fences or other structures at or near intersections, must conform to intersection sight distance requirements. Landscape and irrigation plans 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.

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

a) The developer shall be responsible for irrigating and landscaping all embankments within the project, and all slopes along major streets.

b) To mitigate the loss of landmark and/or mature existing trees on-site the determination of replacement shall be based on tree number, type, and caliper (caliper measured 2 1/2 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.

39. Landscape plans shall comply with the SWMP, Zoning Ordinance and match all plans affiliated with the project.

40. Existing landscaping on and adjacent to the site shall be protected in place and supplemented or replaced to meet the satisfaction of the City Engineer.

41. Existing irrigation on and adjacent to the site shall be protected in place and repaired, upgraded or replaced to meet the satisfaction of the City Engineer.

42. An irrigation system shall be provided for all landscaped areas. Irrigation system shall be in compliance with Engineering, Water, Landscape ordinances, manuals and policies.

43. A Landscape Architect or Work/Design Professional shall field verify the following locations: line of site, utility, storm drain and sewer easements; plans shall be designed and placement of walls, fences and planting shall be implemented accordingly. Landscaping shall be relocated, not omitted, to meet the satisfaction of the City Engineer.

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

45. The drainage design on the tentative parcel map 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 of Oceanside 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.

46. 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.

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

Fire:

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

49. The size of fire hydrant outlets shall be 2 ½ "X 2 ½ "X 4."

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

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

52. A fire apparatus access road shall be provided within 150 feet of all exterior walls of the first floor of the building. The route of the fire apparatus access road shall be approved by the Fire Department. The 150 feet is measured by means of an unobstructed route around the exterior of the building.

53. Fire extinguishers are required and shall be included on the plans submitted for plan check.

54. Prior to issuance of any permits, plans shall be submitted to the Fire Prevention Bureau for plan check review and approval prior to the issuance of building permits. A site plan indicating the fire access and hydrant locations must also be submitted on CD Rom.

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

Planning:

56. This Development Plan shall expire on July 23, 2009, unless a time extension is granted by the Planning Commission.

57. This Development Plan approves only a two level, 30,816-square foot parking structure with a 7,658-square foot carport structure on level two and designed to incorporate solar panels, as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Division approval. Substantial deviations shall require a revision to the Development Plan.

58. 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 Development Plan D-3-05. 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.

59. 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.

60. 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.

61. Failure to meet any conditions of approval for this development shall constitute a violation of the Development Plan.

62. 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.

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

64. The developer's construction of all fencing and walls associated with the project shall be in conformance with the approved development plan associated with the development plan or as amended by conditions of project approval. Any substantial change in any aspect of fencing or wall design from the approved development plan shall require a revision to the development plan or a new development plan.

65. Prior to issuance of building permits, the developer shall revise the development plans to incorporate decorative wrought iron fencing in lieu of a black vinyl chain link fence in the parking structure's architectural design, subject to final review and approval by the City Planner or his designee.

66. Prior to issuance of building permits, the developer shall revise the development plans to incorporate planter areas immediately adjacent to the parking structure's solid wall areas and planter boxes into the upper levels wall planes. Landscape material shall be consistent with the overall plant palette, subject to final review and approval by the City Planner or his designee.

67. All solar panels shall incorporate non-reflective finish materials, subject to final field inspection and approval by the City Planner or his designee.

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

69. Elevations, materials, colors, roofing materials and site plans shall be substantially the same as those approved by the Planning Commission. These shall be shown on plans submitted to the Community Development Department/Building and Planning Divisions.

Water Utilities:

70. 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.

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

72. 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.

73. 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.

74. 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.

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

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

77. 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.

PASSED AND ADOPTED Resolution No. 2007-P35 on July 23, 2007 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Dennis Martinek, Chairman
Oceanside Planning Commission

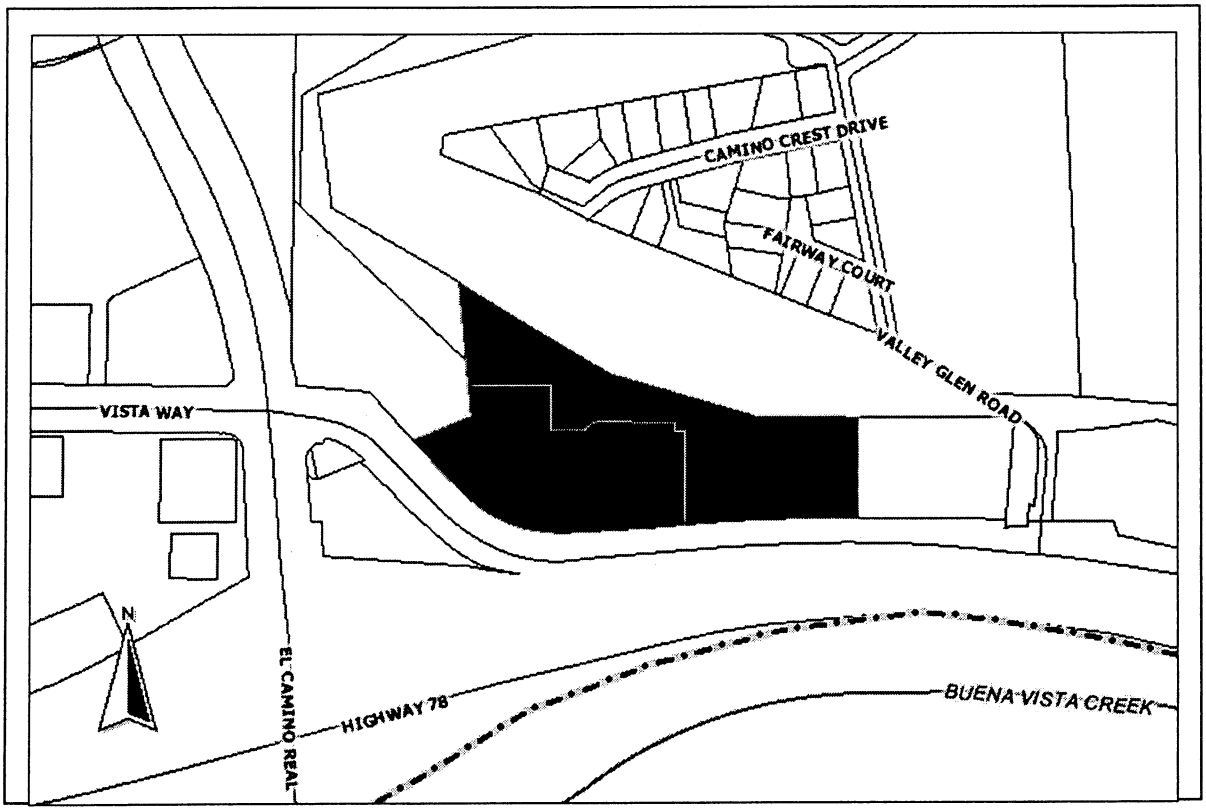
ATTEST:

_____

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-P35.

Dated: July 23, 2007



File Number: **D-3-05**

Applicant: **Greene Properties**

Description:

DEVELOPMENT PLAN (D-3-05) for the construction of a two-level parking structure with an approximately 7,658-square foot carport structure to be located on level two and designed to incorporate solar panels for providing an alternative power source to the existing Medical Office Buildings located on-site at 3142 and 3156 Vista Way. The proposed parking structure will provide an additional 43 parking spaces in addition to the 278 spaces existing on-site. The project site is zoned CP (Commercial Professional) and is situated within the Mira Costa Neighborhood – **TRI CITY TOWERS**

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

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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Planning Department

Please Print or Type All Information

STAFF USE ONLY	
ACCEPTED	BY
2\16\05	SN.
HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	D-3-05
C.U.P.	
VARIANCE	
COASTAL	
O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT: GREENE PROPERTIES INC.
2. STATUS: OWNER
3. ADDRESS: 1800 THIBODO RD. STE. 320 VISTA, CA 92083
4. PHONE/FAX: 760-727-6888
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): H2A ARCHITECTS, LLP (HOWARD ANDERSON)
6. ADDRESS: 2194 CARMEL VALLEY RD. DEL MAR, CA 92014
7. PHONE/FAX: 858-755-5009

PART II – PROPERTY DESCRIPTION

8. LOCATION: 3142 & 3156 VISTA WAY OCEANSIDE CA
9. SIZE: 5.3 ACRES
10. GENERAL PLAN: SC
11. ZONING: CP
12. LAND USE: OFFICE
13. ASSESSOR'S PARCEL NUMBER: 165-190-08

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION: NEW ONE STORY PARKING STRUCTURE OVER EXISTING PARKING FOR EXISTING OFFICE COMPLEX. REV-12/12/05, 2/5/07, 3/22/07, 5/1/07,
15. PROPOSED GENERAL PLAN: SC
16. PROPOSED ZONING: CP
17. PROPOSED LAND USE: OFFICE
18. NO. UNITS: NO CHANGE
19. DENSITY: NO CHANGE
20. BUILDING SIZE: 61,942 SF
21. PARKING SPACES: 267
22. % LANDSCAPE: NO CHANGE
23. % LOT COVERAGE: NO CHANGE

PART IV – ATTACHMENTS 6/11/07

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

PART V – SIGNATURES

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

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

33. APPLICANT OR REPRESENTATIVE (Print): HOWARD ANDERSON
34. DATE: 2/3/05
Sign: [signature]

37. OWNER (Print): Justin Lee
38. DATE: 2/3/05
Sign: [signature]

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

35. APPLICANT (Print): HOWARD ANDERSON
36. DATE: 2/3/05
Sign: [signature]

39. OWNER Print): Justin Lee
40. DATE: 2/3/05
Sign: [signature]