

# AGENDA NO. 6

**PLANNING COMMISSION**



**STAFF REPORT**

**DATE:** January 9, 2012

**TO:** Chairperson and Members of the Planning Commission

**FROM:** Development Services Department/Planning Division

**SUBJECT:** **CONSIDERATION OF A DEVELOPMENT PLAN (D11-00014) TO ALLOW AN ADDITIONAL RESIDENTIAL PLAN TYPE TO A PREVIOUSLY APPROVED RESIDENTIAL DEVELOPMENT PLAN KNOWN AS DARWIN KNOLLS – DARWIN KNOLLS REVISION – APPLICANT: ZEPHYR PANORAMA INVESTORS**

## **RECOMMENDATION**

Staff recommends that the Planning Commission by motion:

Adopt Planning Commission Resolution No. 2012-P03 approving a Development Plan (D11-00014) with findings and conditions of approval attached herein.

## **PROJECT DESCRIPTION AND BACKGROUND**

**Background:** On August 11, 2003 a Tentative Parcel Map (T-11-02), Development Plan (D-11-02), and Conditional Use Permits (C-19-02 & C-40-02) were approved by the Planning Commission a 15-unit residential subdivision on 7.73-acres located west of Darwin Drive between Sunridge Drive and Sagewood Drive. Since the original approval of Darwin Knolls the project map is in the process of being finalized under map number 15197. The associated Development Plan and two Conditional Use Permits have been granted time extensions due to the ordinance approvals for automatic time extensions for tolling. Since that time building pads have been graded and generated and the public improvements have been installed.

**Site Review:** This 7.73-acre site is located west of Darwin Drive between Sunridge Drive and Sagewood Drive off the newly created Ocean Ridge Court Road. The site currently exists with 16 lots total and 15 previously pre-graded residential pads that were graded under grading permits G-02474. Each of the 15 residential lots vary in size from 10,092 square feet to a maximum lot size of 11,722 square feet. The project site has an underlying General Plan land use designation of Estate-B Residential (EB-R), a Zoning Designation of Residential Estate B (RE-B), and is situated within the Guajome

Neighborhood. The property is surrounded by similar Residential Estate B (RE-B) properties in all directions.

**Project Description:** The project application is comprised of the following component; a Development Plan (D11-00014) as follows:

Development Plan (D11-00014) is a request for the following:

To allow an additional residential model type for a previously approved residential development plan. The original approval allowed for two different residential model types consisting of two stories ranging from 2,924-square foot homes to 3,341-square foot homes. The additional model type would be a single-story 2,599-square foot home with an attached three car tandem garage. The proposed attached garage on the new unit will be designed to have one car parked as tandem behind the two spaces at the entrance of the garage. The architecture and color palette of the new unit will be the same as the approved two story units and will be designed with a Santa Barbara and European architecture theme. No change to the landscape plan is necessary for the addition of the new single story unit. The lots that would be changed from a two story unit to the proposed single story unit will be lots 1,2,4,5,8,11 and 12.

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

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

## **ANALYSIS**

### **KEY PLANNING ISSUES**

#### **1. Zoning Compliance**

This project is located in the Residential Estate B (RE-B) district. The development meets all the provision of the Zoning Ordinance in parking requirements, landscaping, setbacks and all development regulations.

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

	ZONING REQUIREMENTS	PROPOSED
MINIMUM LOT SIZE	10,000 square feet	Approximately 10,000 + (Existing)
OFF-STREET PARKING	3-car garage	(3)- car garage (Horizontal and Tandem configurations)
FRONT YARD	25 feet	25+ feet
SIDE YARD	7.5 feet	7.5+ feet
CORNERSIDE YARD	15 feet	15-feet
REAR YARD	20 feet	20- feet
HEIGHT	36 feet	17 feet (single story) & 27.10 (two story)
MINIMUM LANDSCAPING	15%	15 %

The proposed project meets the applicable requirements of the zoning ordinance.

## 2. General Plan conformance

The General Plan Land Use Map designation on the subject property is Estate B Residential (RE-B). 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 1.23: Architecture

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

Policy: 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.

The proposed modifications to the previously approved Darwin Knolls development would allow an additional model type that would be of a single story and smaller square footage as the two approved two story models.

The additional model type would be consistent with the Santa Barbara and European architecture themes that were previously approved with the original development plan approval. The architecture style includes stucco walls, mansard

roofs, arches, wood shutters, wrought iron details for balconies and gates, and wood siding details.

Staff has analyzed the design of the new single story residential model type and found the model to be consistent with the approved development plan. The single-story model type will provide a architectural interest for the subdivision.

The landscape concept plan and site plan will not be modified. Each property will consist of the approved landscape palette consisting of the typical slope planting, along with front yard plantings that will be maintained by each individual homeowner, along with the slope landscaping contained within each individual lot. The proposed landscaping will provide street trees that would enhance the properties as well as the neighborhood.

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

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Estate B Residential (RE-B)	Residential Estate B (RE-B)	Vacant residential pre-grade pads
North of Subject Property	Estate B Residential (RE-B)	Residential Estate B (RE-B)	Vacant property
East of Subject Property:	Estate B Residential (RE-B)	Residential Estate B (RE-B)	Single Family homes
South of Subject Property:	Estate B Residential (RE-B)	Residential Estate B (RE-B)	Single Family homes
West of Subject Property:	Estate B Residential (RE-B)	Residential Estate B (RE-B)	Single Family homes and vacant land

The proposed revisions to the previously approved development plan are consistent with the General Plan and Zoning Ordinance designation applicable to the project site. The land use and the proposed revisions will not be affected by these improvements.

**DISCUSSION**

Staff believes that the proposed revision to the previously approved development plan to add a single story residential plan type is necessary to create a residential subdivision that will be architecturally interesting and provide an option for a smaller floor plan that is necessary in the current housing market. The proposed single-story 2,599-square foot home will offer a superior mix of homes for the residents and the neighborhood.

## **ENVIRONMENTAL DETERMINATION**

A Mitigated Negative Declaration was prepared and approved with the previous project stating that if the conditions of approval are implemented, there will not be a significant adverse impact upon the environment.

## **PUBLIC NOTIFICATION**

Pursuant to Article 41 of the Oceanside Zoning Ordinance, a 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, individuals and/or organizations requesting notification, applicant and other interested parties. Copies of this agenda item have been mailed to the applicant and their representatives.

## **SUMMARY**

Staff finds that the proposed use and revised improvements, along with recommended conditions of project approval, will complement existing and proposed land uses within the neighborhood, provide a residential product that is needed in this current market situation, and would be in compliance with applicable Zoning Ordinance development standards.

Staff believes that the necessary findings in support of the Development Plan can be met. Therefore, staff recommends that the Planning Commission approve the project. The Planning Commission's action should be:

- Adopt Planning Commission Resolution No. 2012-P03 approving the Development Plan (D11-00014) with findings and conditions of approval attached herein.

PREPARED BY:

  
Scott Nightingale  
Planner II

SUBMITTED BY:

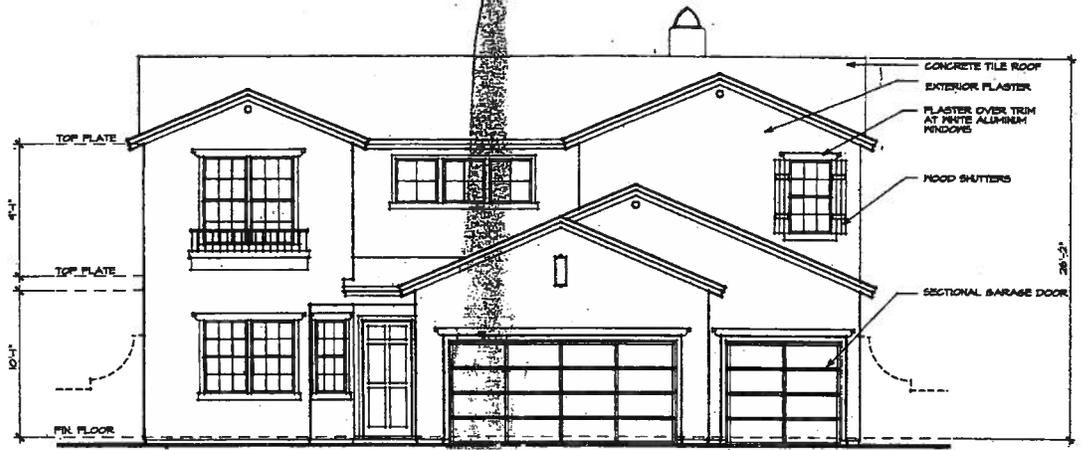
  
Jerry Hittleman  
City Planner

JH/SN/fil

Attachments:

1. Site plan, floor plan and elevations
2. Planning Commission Resolution No. 2012-P03
3. Planning Commission Resolution No. 2003-P41

EXISTING & APPROVED PLANS



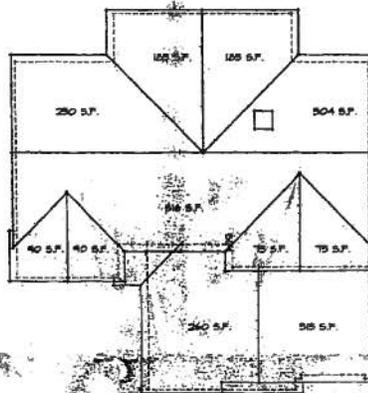
**FRONT ELEVATION A**

SCALE: 1/4" = 1'-0"



**FRONT ELEVATION B**

SCALE: 1/4" = 1'-0"



**ROOF PLAN A**

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

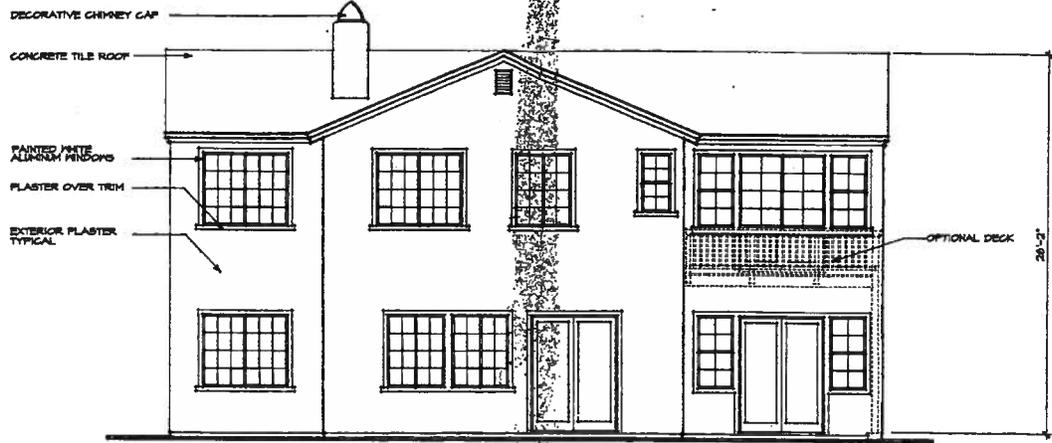
PLAN 1 (C-7)

# DARWIN KNOLLS

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Planning Department

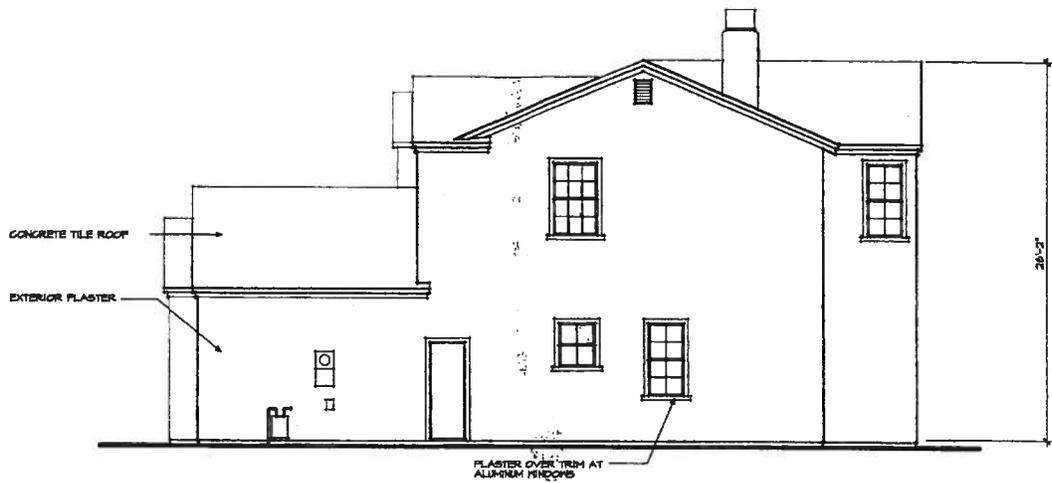
Filed w/ Application  
1/29/05  
7/20/05





**REAR ELEVATION A**

SCALE 1/4" = 1'-0"



**RIGHT ELEVATION A**

SCALE 1/4" = 1'-0"



**LEFT SIDE ELEVATION A**

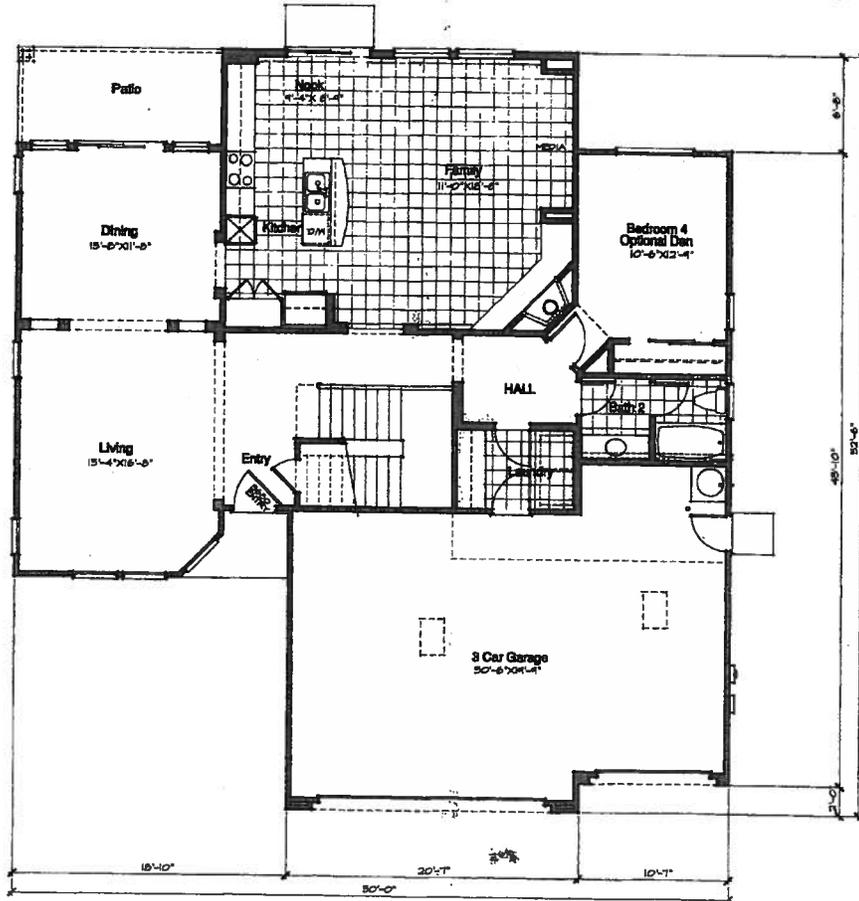
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PLAN 1 (C-7)

# DARWIN KNOLLS



T&C ARCHITECTS  
AUGUST 18, 2008



**PLAN 1 (C-7)**

FIRST FLOOR PLAN 1456 SQ. FT.

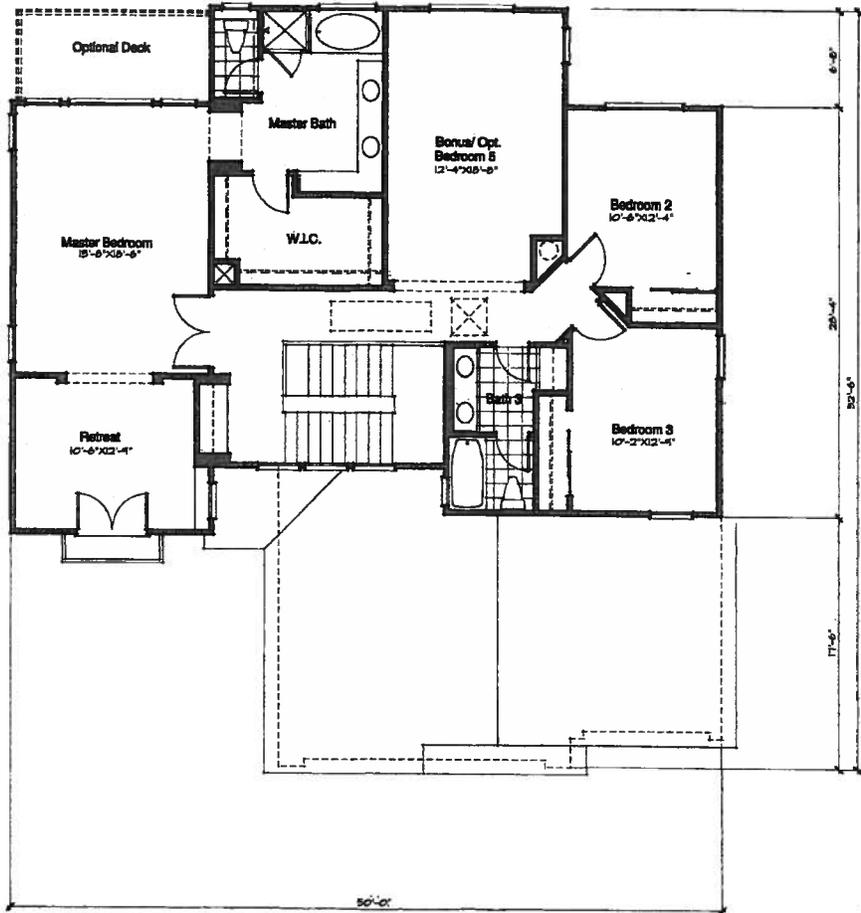
TOTAL LIVING AREA 2911 SQ. FT.



# DARWIN KNOLLS



YCA #00007  
AUGUST 18, 2002



**PLAN 1 (C-7)**  
**SECOND FLOOR PLAN 1455 SQ. FT.**

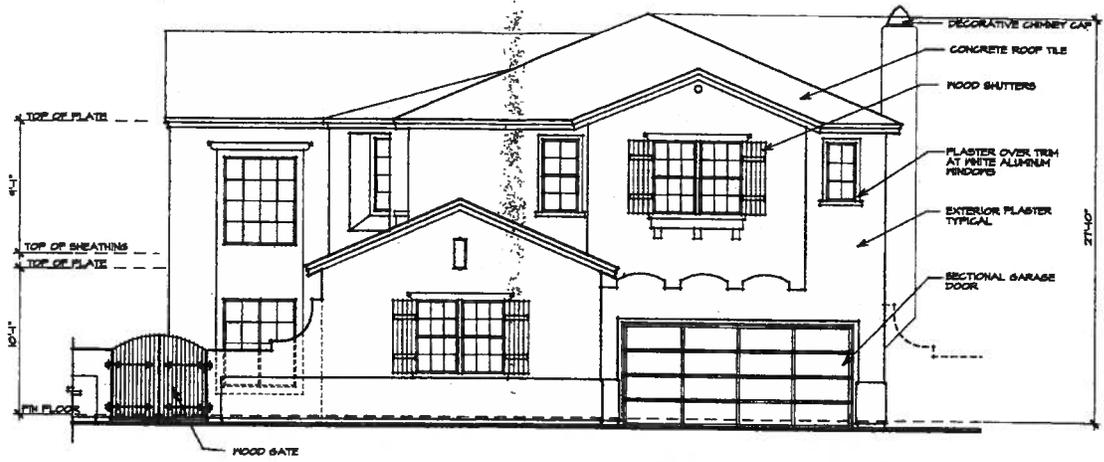


# DARWIN KNOLLS

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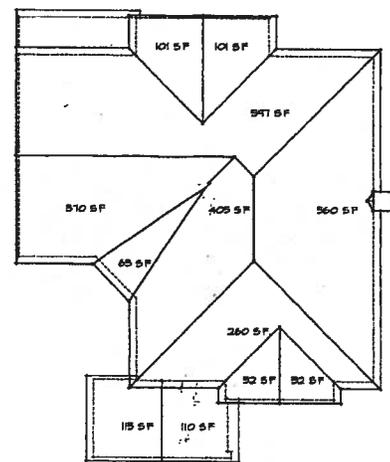
TDA #00057  
 AUGUST 18, 2002



**FRONT ELEVATION A**  
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**PARTIAL FRONT ELEVATION B**  
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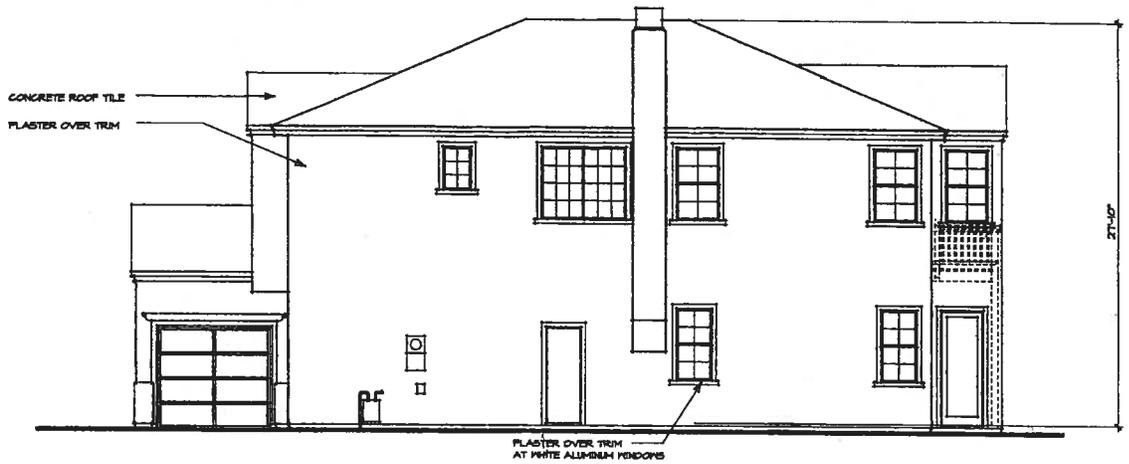
**PLAN 2 (C-8) ROOF PLAN A**  
SCALE 1/8" = 1'-0"

# DARWIN KNOLLS



**REAR ELEVATION A**

SCALE 1/4" = 1'-0"



**RIGHT SIDE ELEVATION A**

SCALE 1/4" = 1'-0"



**LEFT SIDE ELEVATION A**

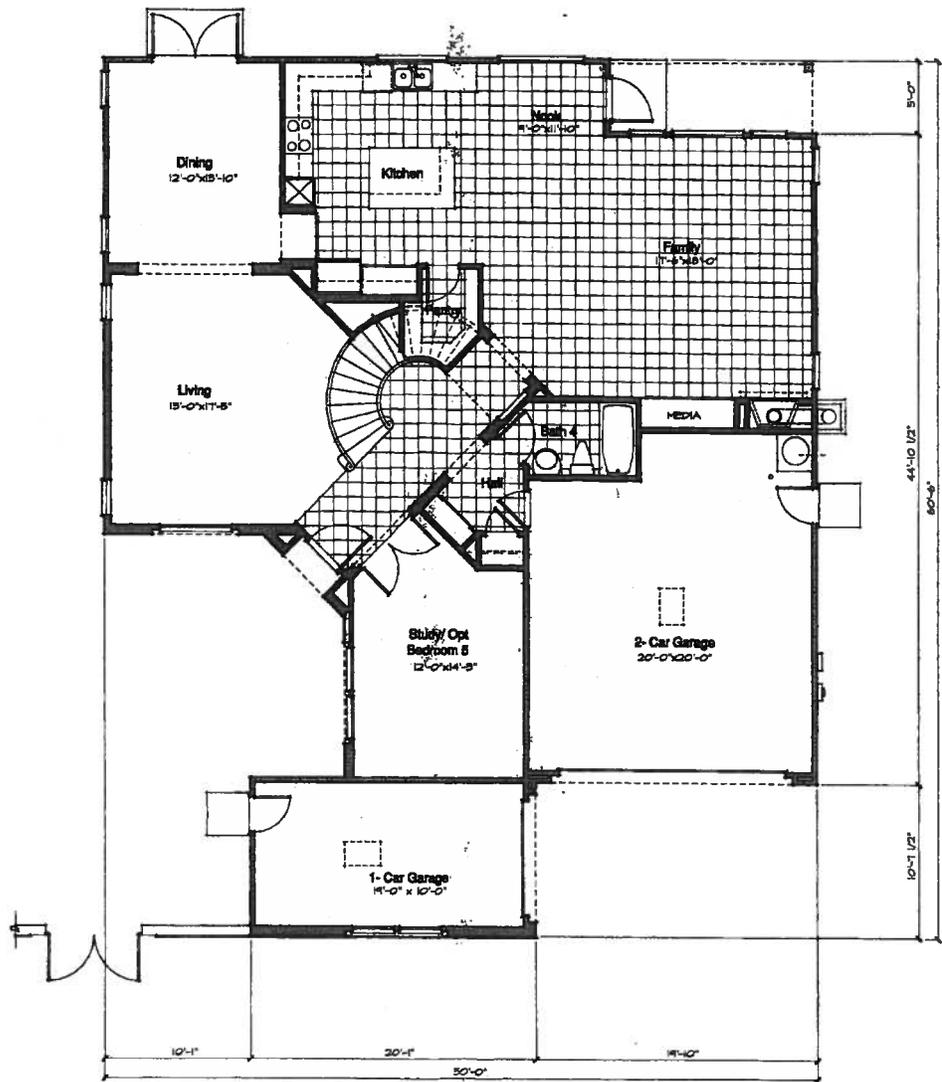
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PLAN 2 (C-8)

# DARWIN KNOLLS



TCA #C0007  
AUGUST 15, 2002



**PLAN 2 (C-8)**

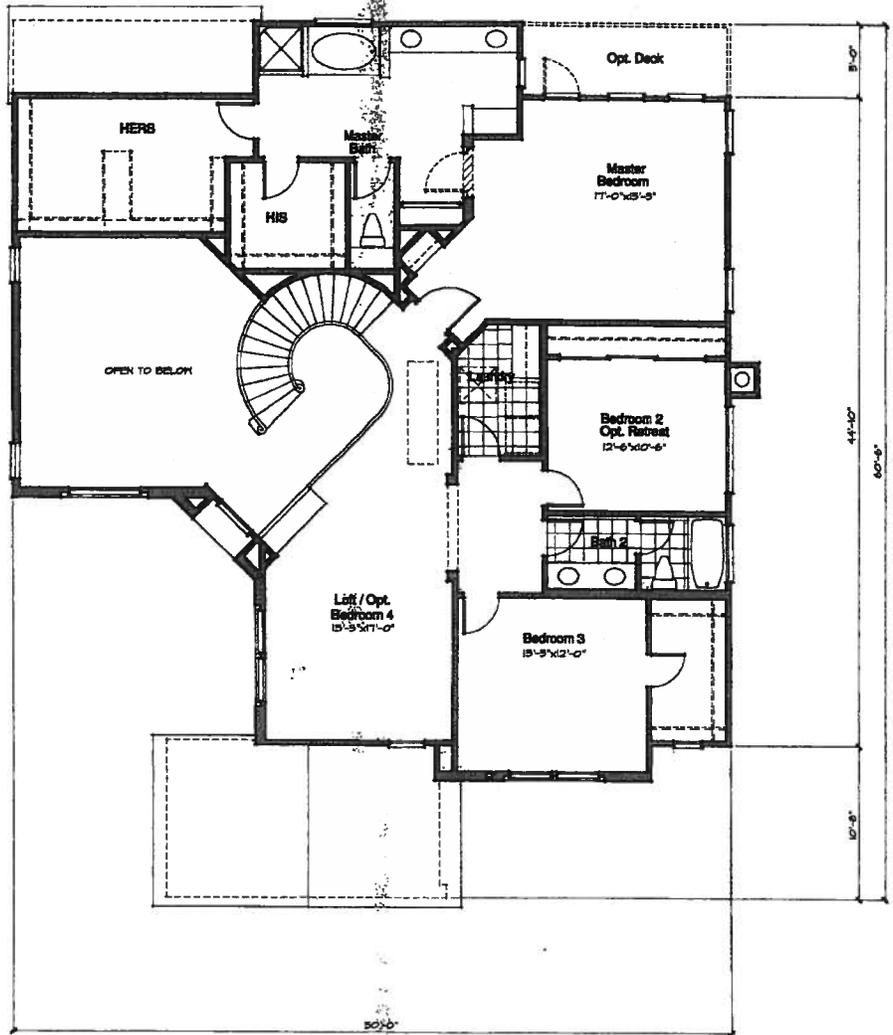
FIRST FLOOR PLAN 1686 SQ. FT.  
 TOTAL LIVING AREA 3321 SQ. FT.



**DARWIN KNOLLS**



TGA 80087  
 AUGUST 18, 2001



**PLAN 2 (C-8)**  
 SECOND FLOOR PLAN 1655 SQ. FT.



# DARWIN KNOLLS





**ZEPHYR PANORAMA RIDGE II**  
 1104 SAGEWOOD DRIVE  
 OCEANSIDE, CALIFORNIA 92057

DATE: 08/28/2011 14:15  
 FILE: 1104SageWoodRidgeVeg50Plan-1101A132

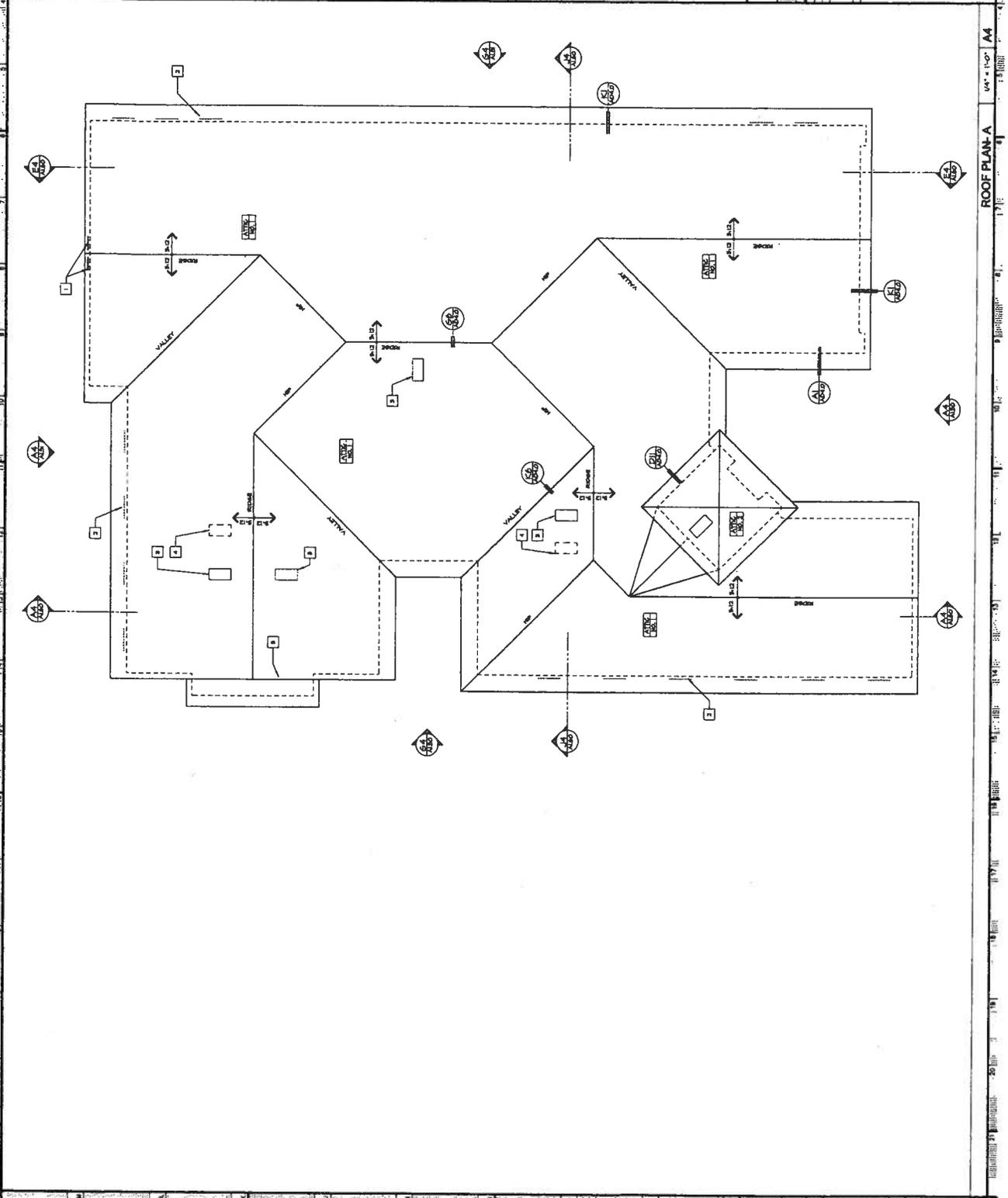
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 DRAWING FILE NUMBER: 1104SAGEWOOD-01  
 SHEET NUMBER: A1.22

SCALE: 1/4" = 1'-0"

DATE: 08/28/2011 14:15

**KEYNOTES**

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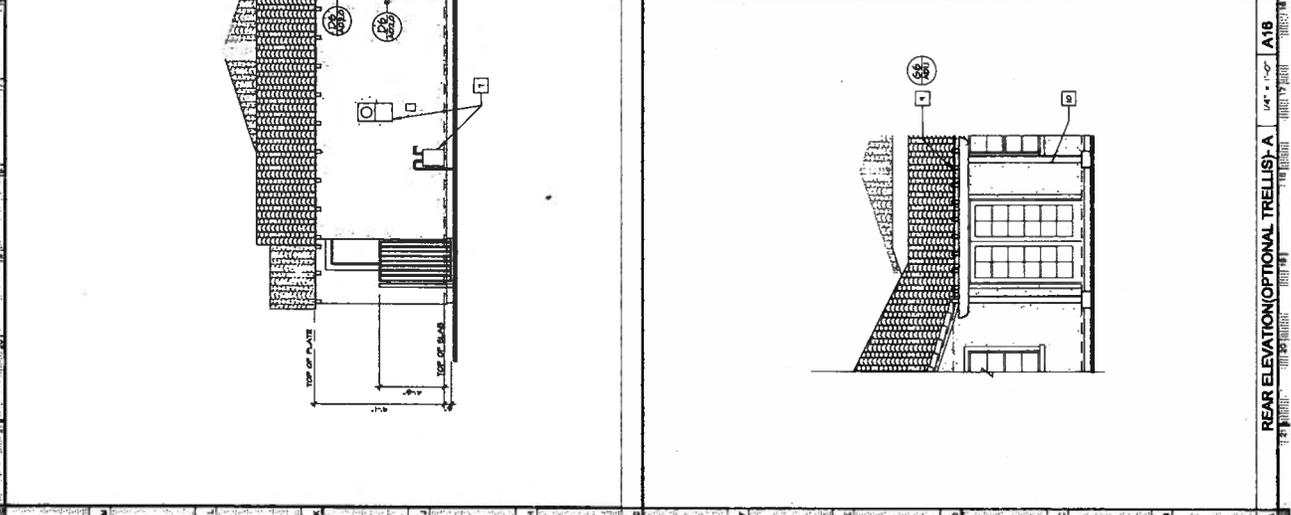
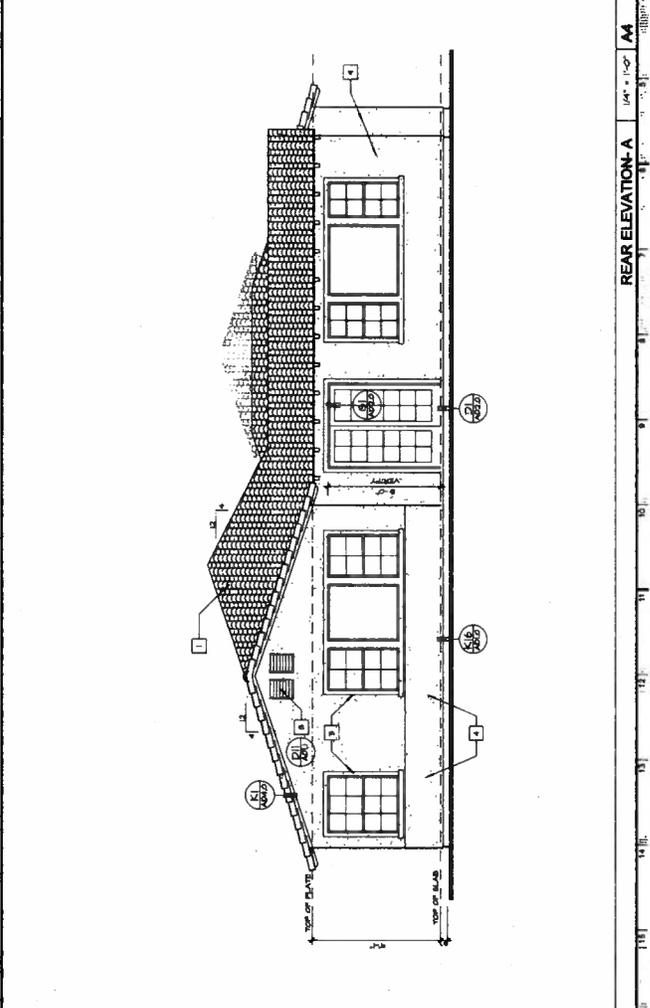
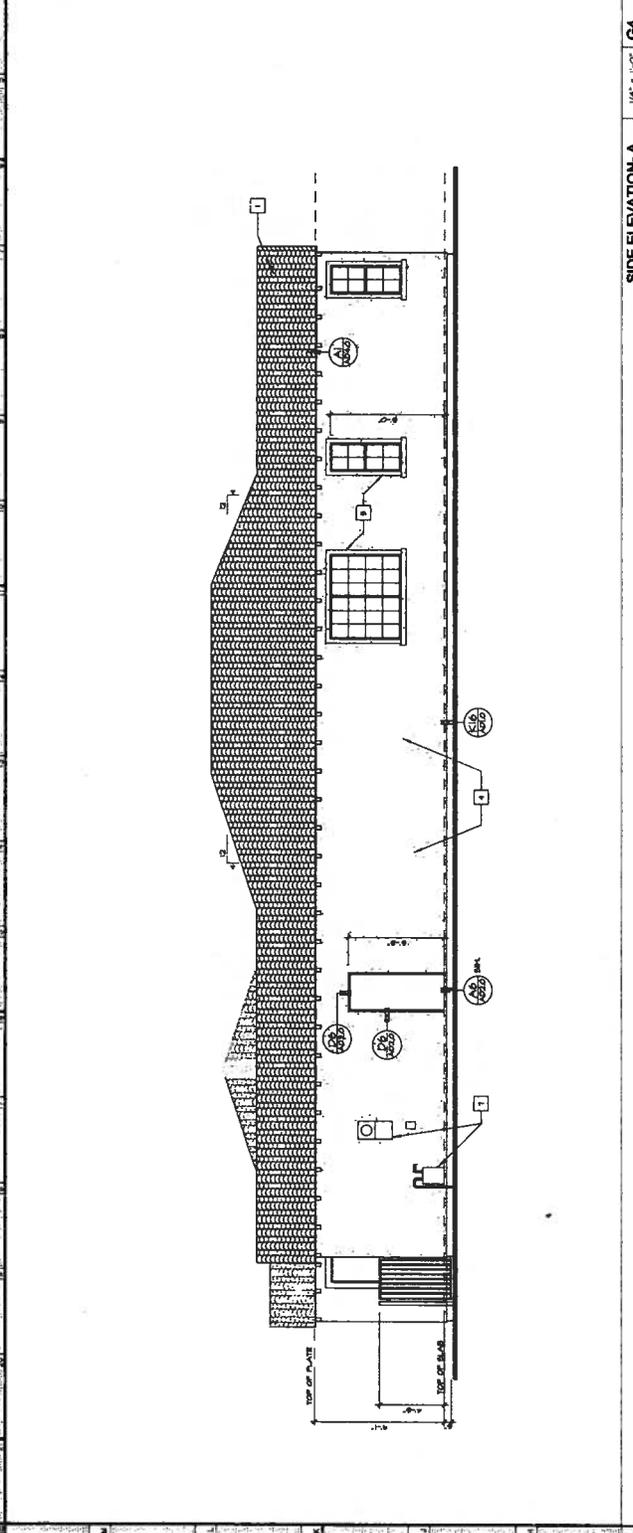






**KEYNOTES**

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**KEYNOTES**

1. 14" x 18" SQUARE END VENT
2. 12" x 24" SQUARE VENT EVERY OTHER BAY
3. 24" x 48" HALF ROUND DOOR-SIDE LOWER
4. EXTRA DOWNPIPE LOCATED PER THE OTHER DRAWING
5. CLIMBER AT THE VENTS

**ROOF NOTES**

1. 1/4" TYPICAL ROOF SLOPE UNLESS NOTED OTHERWISE ON ROOF PLAN
2. ROOF TILES SHALL BE CLAY OR CONCRETE ROOF TILE PER APPROVED SPECIFICATIONS
3. ROOF FLASHING SHALL BE APPROVED EQUAL MATERIAL PER APPROVED SPECIFICATIONS
4. OPTIONAL CLIMBER AT THE VENTS - VERIFY WITH APPROVED SPECIFICATIONS
5. ATTIC VENTILATION CALCULATIONS SEE COMMENT
6. FOR VENT SCHEDULE SEE (A)23

**PANORAMA RIDGE II**  
**ZEPHYR PANORAMA INVESTORS, LLC**  
 1104 SAGEWOOD DRIVE  
 OCEANSIDE, CALIFORNIA 92057

**A2.23**

DATE: 10/2/2011 14:18  
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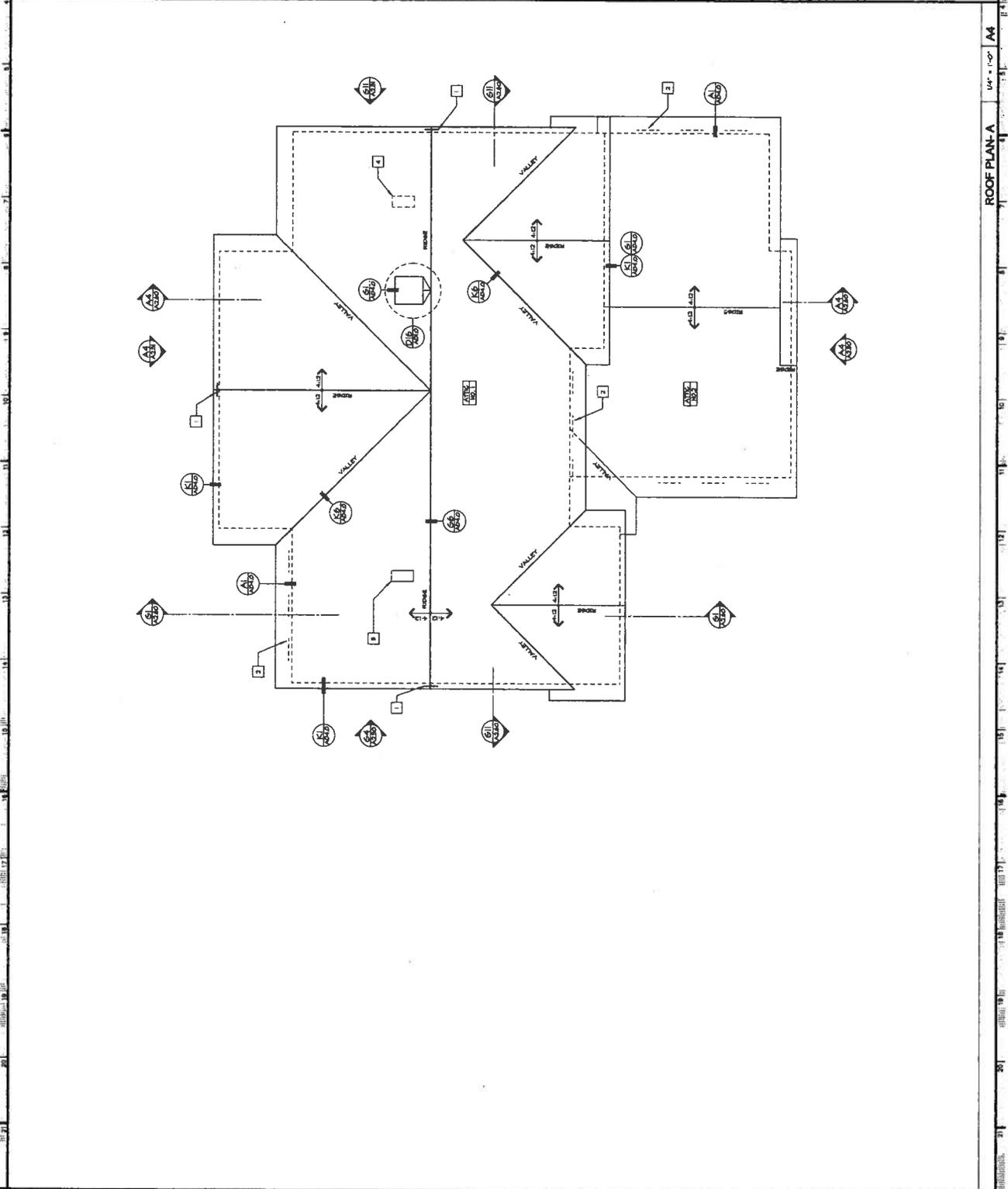
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 SHEET: A2.23  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 10/2/2011

**ATTIC VENTILATION CALCULATIONS**

ATTIC AREA	NET FREE AREA	NET VENT AREA	NET VENT AREA / ATTIC AREA
1. 1000	100	100	0.10
2. 1000	100	100	0.10
3. 1000	100	100	0.10
4. 1000	100	100	0.10
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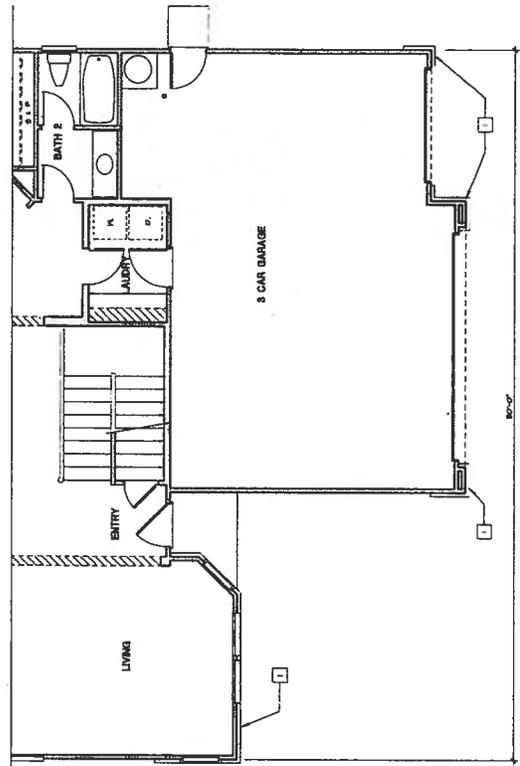
**ATTIC VENTILATION CALCULATIONS USING OTHERS VENTS**

ATTIC AREA	NET FREE AREA	NET VENT AREA	NET VENT AREA / ATTIC AREA
1. 1000	100	100	0.10
2. 1000	100	100	0.10
3. 1000	100	100	0.10
4. 1000	100	100	0.10
5. 1000	100	100	0.10
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7. 1000	100	100	0.10
8. 1000	100	100	0.10
9. 1000	100	100	0.10
10. 1000	100	100	0.10
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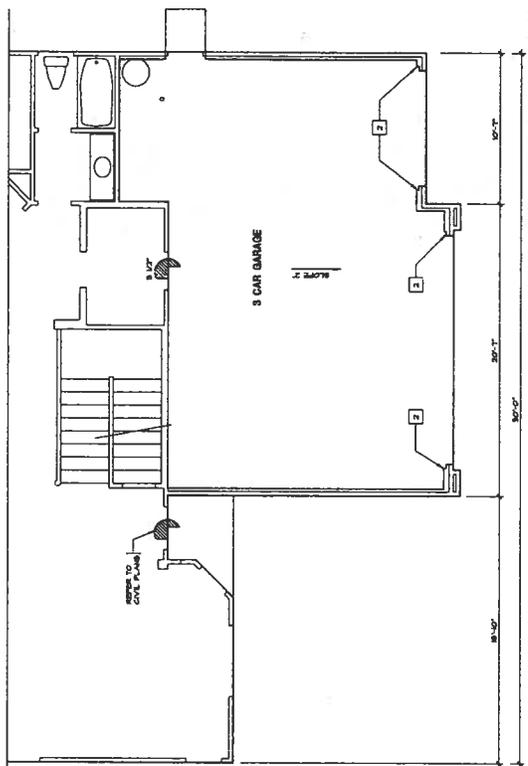


**PANORAMA RIDGE II**  
**ZEPHYR PANORAMA INVESTORS, LLC**  
 1104 SAGEWOOD DRIVE  
 OCEANSIDE, CALIFORNIA 92057

- KEYNOTES**
- 1 DELIVERED STONE VENEER- SEE SHEET A2.22
  - 2 FINISH FLOOR TO BE 3/4" THICK CERAMIC TILE
  - 3 FINISH FLOOR TO BE 3/4" THICK CERAMIC TILE



**PARTIAL FIRST FLOOR PLAN-B**  
 1/4" = 1'-0"  
**G4**



**PARTIAL DIMENSIONED SLAB PLAN-B**  
 1/4" = 1'-0"  
**A4**





**PANORAMA RIDGE II**  
**ZEPHYR PANORAMA INVESTORS, LLC**  
 1104 SAGEWOOD DRIVE  
 OCEANSIDE, CALIFORNIA 92057

PROJECT NO. 10717018  
 PROJECT NAME: PANORAMA RIDGE II  
 PROJECT LOCATION: OCEANSIDE, CALIFORNIA  
 PROJECT DATE: 10/17/2011

DESIGNED BY: [Redacted]  
 CHECKED BY: [Redacted]  
 DRAWN BY: [Redacted]  
 DATE: [Redacted]

PROJECT CONTENTS:  
 ELEVATIONS  
 ROOF PLAN SHEET A

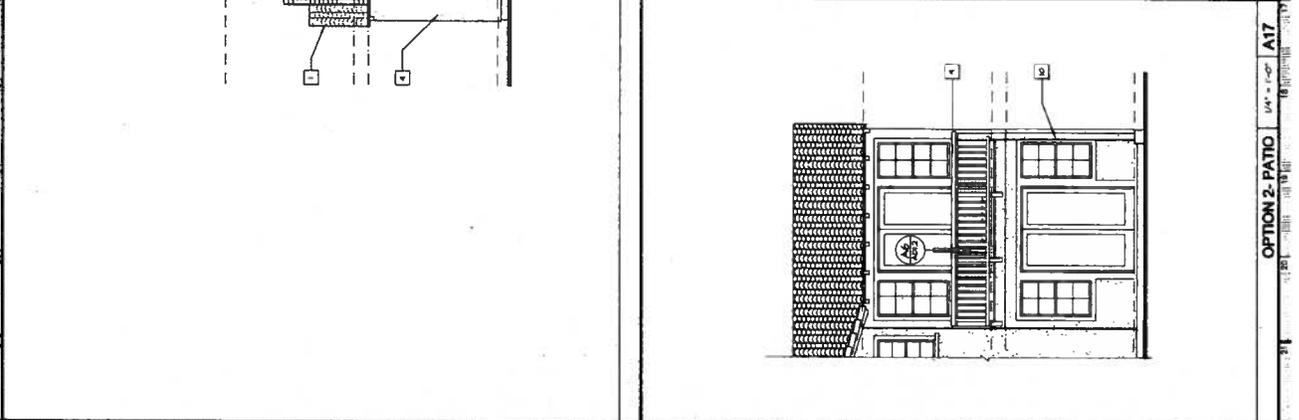
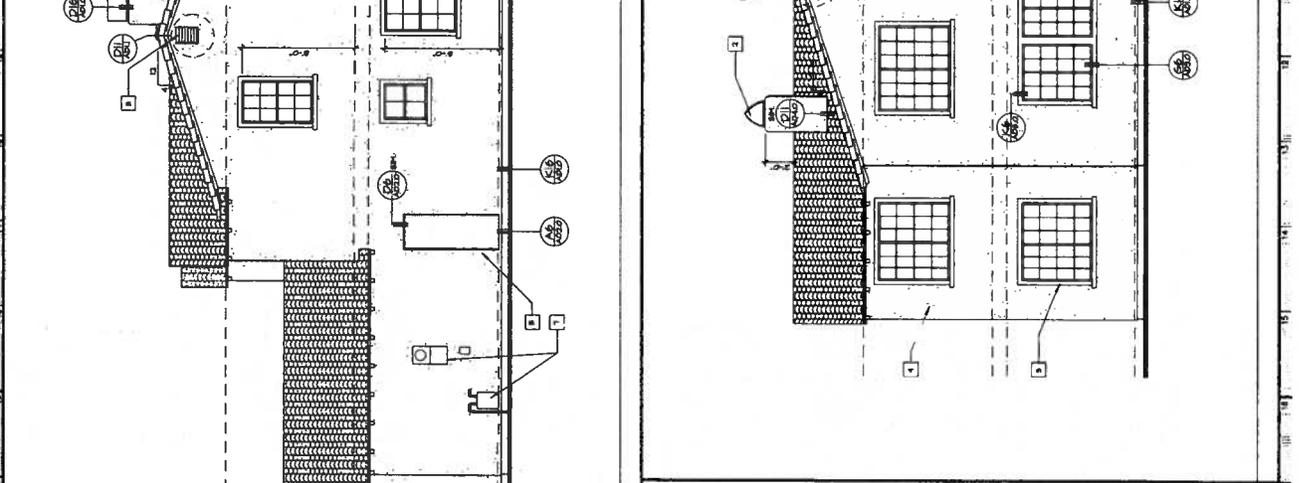
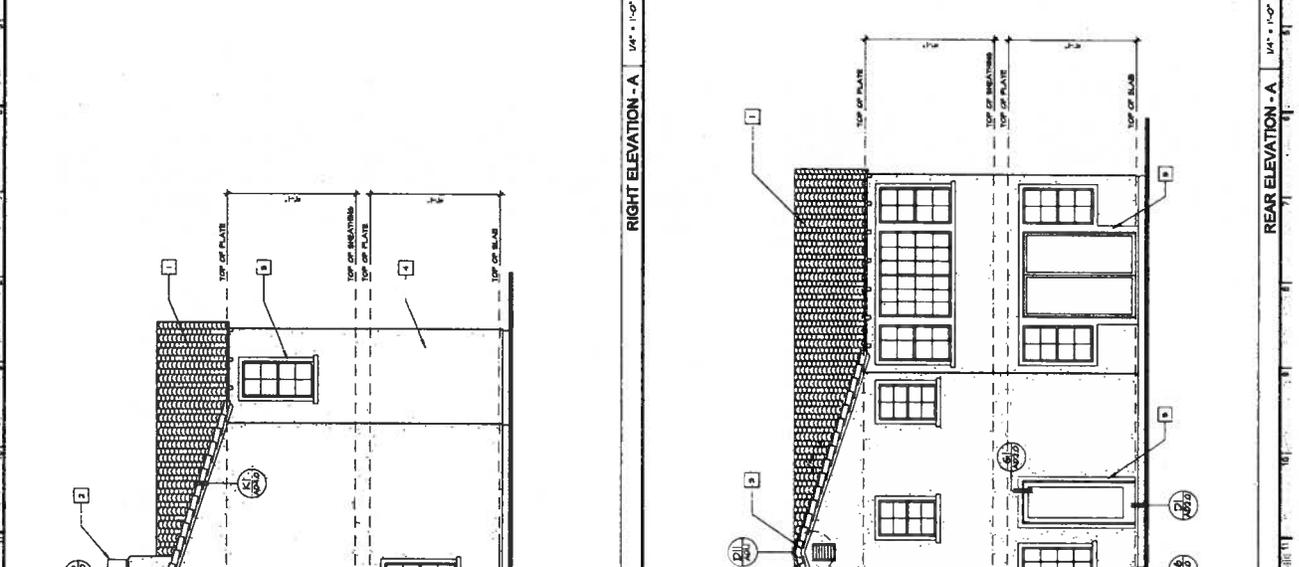
SCALE: 1/4" = 1'-0"

DATE: 10/17/2011

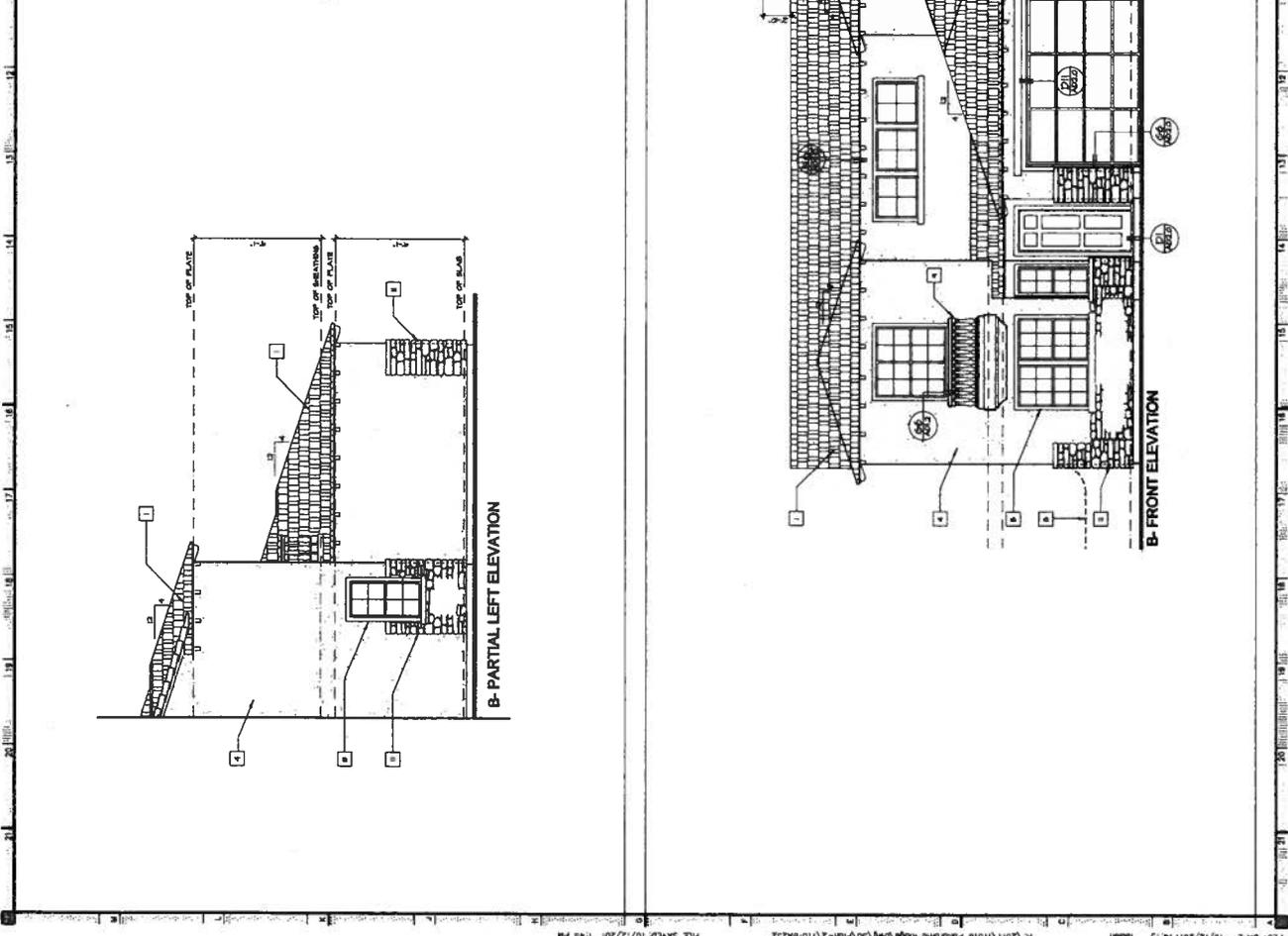
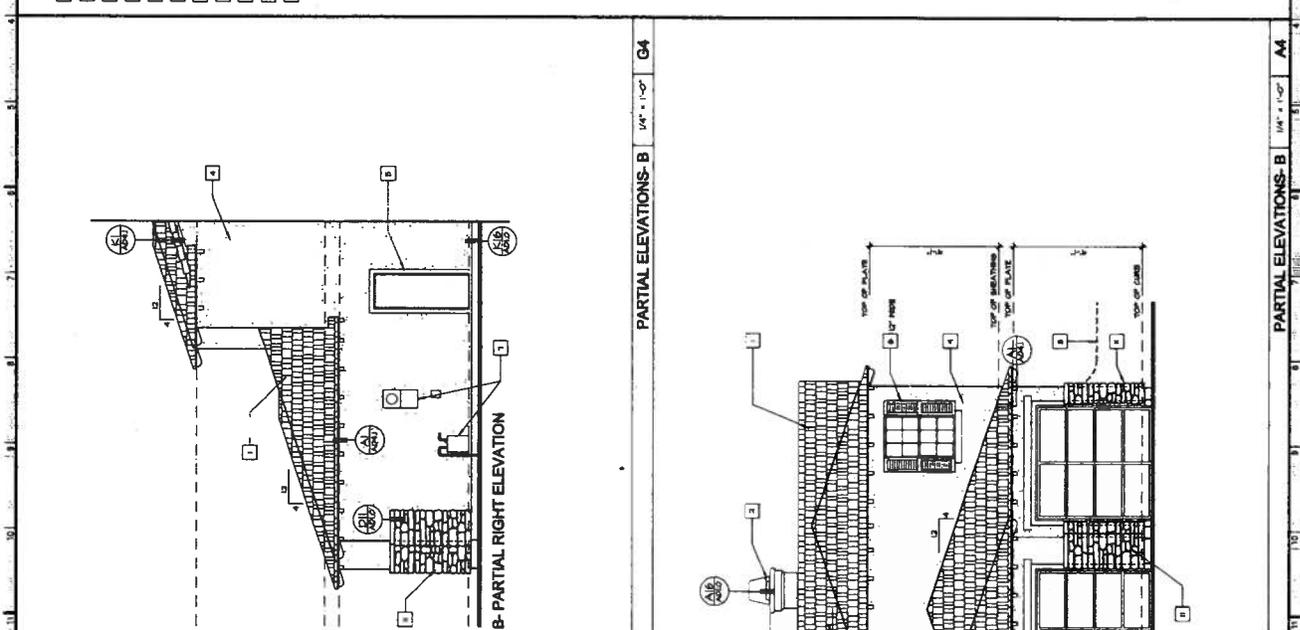
PROJECT NO. 10717018  
 PROJECT NAME: PANORAMA RIDGE II  
 PROJECT LOCATION: OCEANSIDE, CALIFORNIA  
 PROJECT DATE: 10/17/2011

**KEYNOTES**

1. LIGHT WEIGHT CONCRETE ROOF TILE TO BE SUBMITTED BY THE DEVELOPER.
2. INTERIOR FINISHES TO BE SUBMITTED BY THE DEVELOPER.
3. EXTERIOR FINISHES TO BE SUBMITTED BY THE DEVELOPER.
4. EXTERIOR PLASTER FINISH.
5. INTERIOR AND DOOR SILL - EXTENSION PLASTER OVER FINISH ROOF TILE TO BE SUBMITTED BY THE DEVELOPER. SEE ALSO NOTES 1 AND 2.
6. SILL AND SLABING LETTERS - VERIFY LOCATION AND LANDSCAPE DESIGN DRAWINGS.
7. ROOF BALCONY RAILING - SEE CIVIL DRAWINGS.
8. ROOF BALCONY RAILING - SEE CIVIL DRAWINGS.
9. INTERIOR PLASTER ROOMS WITH PRECINCT MARK TILE.
10. DECORATIVE TILE VENT.



**KEYNOTES**  
 1. UNLESS NOTED, CONCRETE ROOF TILE TO BE  
 INSTALLED BY THE DEVELOPER.  
 2. CORNER/TERMINATION CAP WITH APPROVED  
 FINISH TO BE USED AT ALL ROOF EDGES.  
 3. GABLE END VENT - REFER TO ROOF PLAN  
 FOR SIZE.  
 4. P-GYAT EXTERIOR PLASTER FINISH.  
 5. WINDOW AND DOOR TRIM - EXTERIOR PLASTER  
 OVER POINT ON ROOF.  
 6. WINDOW AND DOOR TRIM - EXTERIOR PLASTER  
 OVER POINT ON ROOF.  
 7. SILL AND ELECTRIC VENTERS - VERIFY LOCATION  
 AND FINISH WITH APPROVED MATERIALS.  
 8. SEE SMALL ROOMS SCHEDULES - SEE COOL DRAINAGE  
 AND LANDSCAPE DESIGN DRAWINGS.  
 9. NEW COPING FROM POLYURETHANE INSULATED BY  
 THE DEVELOPER TO BE USED AT ALL ROOF  
 EDGES.  
 10. ROOF TRIM - EXTERIOR PLASTER OVER JOIST  
 POINT ON ROOF.  
 11. REFER TO THE MANUFACTURER'S RECOMMENDATIONS  
 FOR ALL MATERIALS.







**ZEPHYR PANORAMA RIDGE II**  
1104 SAGEWOOD DRIVE  
OCEANSIDE, CALIFORNIA 92057

PROJECT NO. 201111  
DATE: 08/28/2011

DESIGNED BY: [Signature]  
CHECKED BY: [Signature]

**PROJECT INFORMATION**

PROJECT NO. 201111

DATE: 08/28/2011

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

PROJECT NAME: PANORAMA RIDGE II

PROJECT ADDRESS: 1104 SAGEWOOD DRIVE, OCEANSIDE, CA 92057

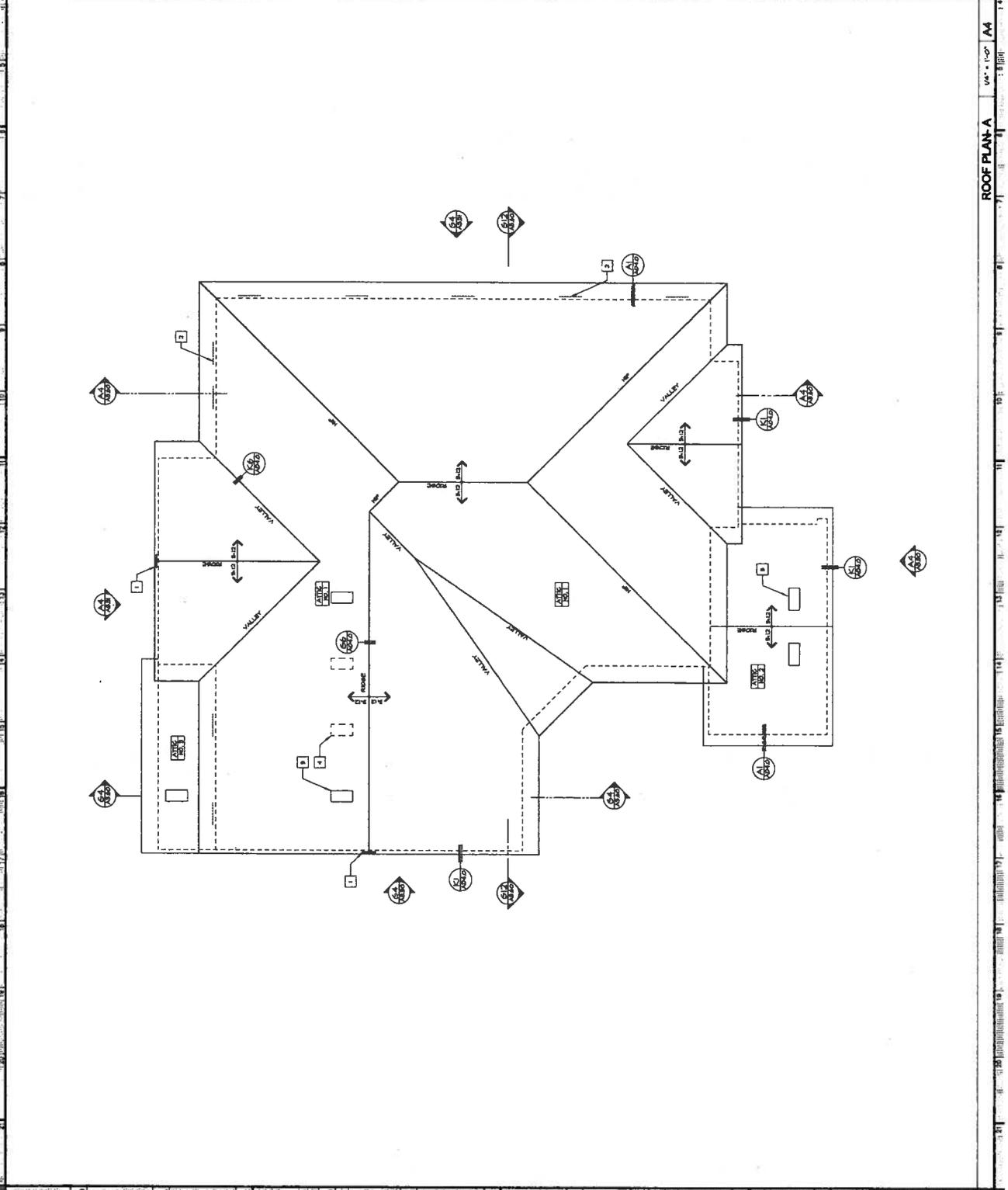
PROJECT JOB NUMBER: [Blank]

CONSULTANT FILE NUMBER: [Blank]

DATE: 08/28/2011

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

**A3.23**



KEYNOTES:  
 1. 14" X 18" DOUBLE END VENT  
 2. 8" X 22" DOUBLE VENT EVERY OTHER BAY  
 3. 24" X 12" HALF ROUND DORMER LOWER  
 4. 24" X 12" HALF ROUND DORMER UPPER  
 5. 24" X 12" HALF ROUND DORMER UPPER  
 6. 24" X 12" HALF ROUND DORMER UPPER

**ROOF NOTES**  
 1. ALL TYPICAL ROOF MATERIALS NOTED OTHERWISE ON ROOF PLAN.  
 2. ROOF TILE SHALL BE CLASS 'C' CONCRETE ROOF TILE BY POWERTECH TILE OR APPROVED EQUAL INSTALL PER MANUFACTURER'S INSTRUCTIONS.  
 3. OPTIONAL GLAZED ATTIC VENTS - VERIFY WITH OWNER THE SIZE OF THE VENT AREA EACH SIDE OF THE ROOF.  
 4. FOR VENT PLACEMENTS - SEE A3.1

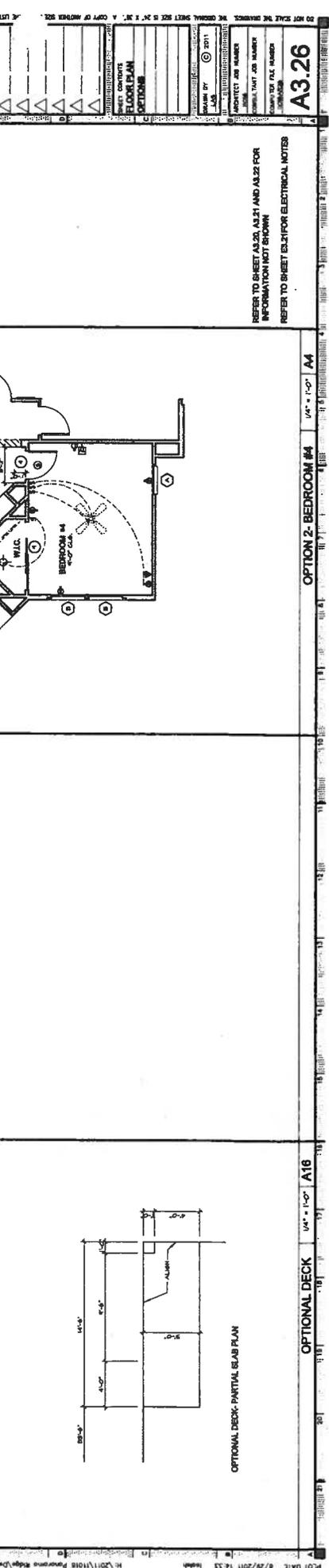
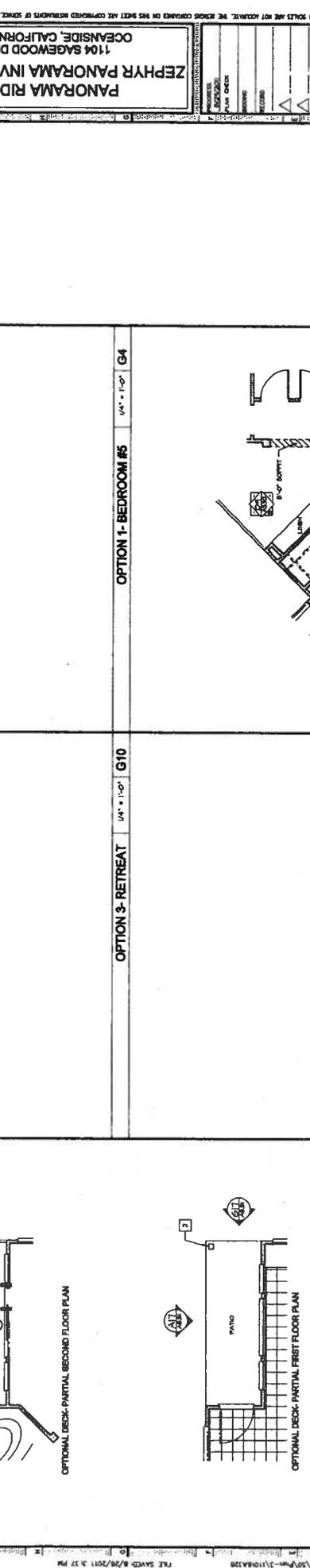
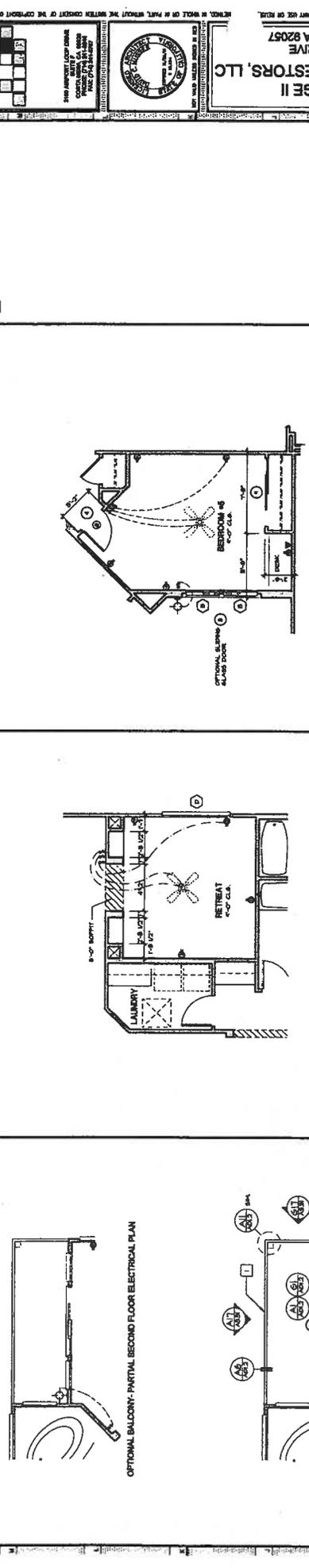
**ATTIC VENTILATION CALCULATIONS**

ATTIC AREA	NET FREE AREA	PROPOSED AREA	COMPLIANCE
1. 1.00	1.00	1.00	1.00
2. 1.00	1.00	1.00	1.00
3. 1.00	1.00	1.00	1.00
4. 1.00	1.00	1.00	1.00
5. 1.00	1.00	1.00	1.00
6. 1.00	1.00	1.00	1.00
7. 1.00	1.00	1.00	1.00
8. 1.00	1.00	1.00	1.00
9. 1.00	1.00	1.00	1.00
10. 1.00	1.00	1.00	1.00
11. 1.00	1.00	1.00	1.00
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16. 1.00	1.00	1.00	1.00
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18. 1.00	1.00	1.00	1.00
19. 1.00	1.00	1.00	1.00
20. 1.00	1.00	1.00	1.00
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22. 1.00	1.00	1.00	1.00
23. 1.00	1.00	1.00	1.00
24. 1.00	1.00	1.00	1.00
25. 1.00	1.00	1.00	1.00
26. 1.00	1.00	1.00	1.00
27. 1.00	1.00	1.00	1.00
28. 1.00	1.00	1.00	1.00
29. 1.00	1.00	1.00	1.00
30. 1.00	1.00	1.00	1.00
31. 1.00	1.00	1.00	1.00
32. 1.00	1.00	1.00	1.00
33. 1.00	1.00	1.00	1.00
34. 1.00	1.00	1.00	1.00
35. 1.00	1.00	1.00	1.00
36. 1.00	1.00	1.00	1.00
37. 1.00	1.00	1.00	1.00
38. 1.00	1.00	1.00	1.00
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43. 1.00	1.00	1.00	1.00
44. 1.00	1.00	1.00	1.00
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50. 1.00	1.00	1.00	1.00



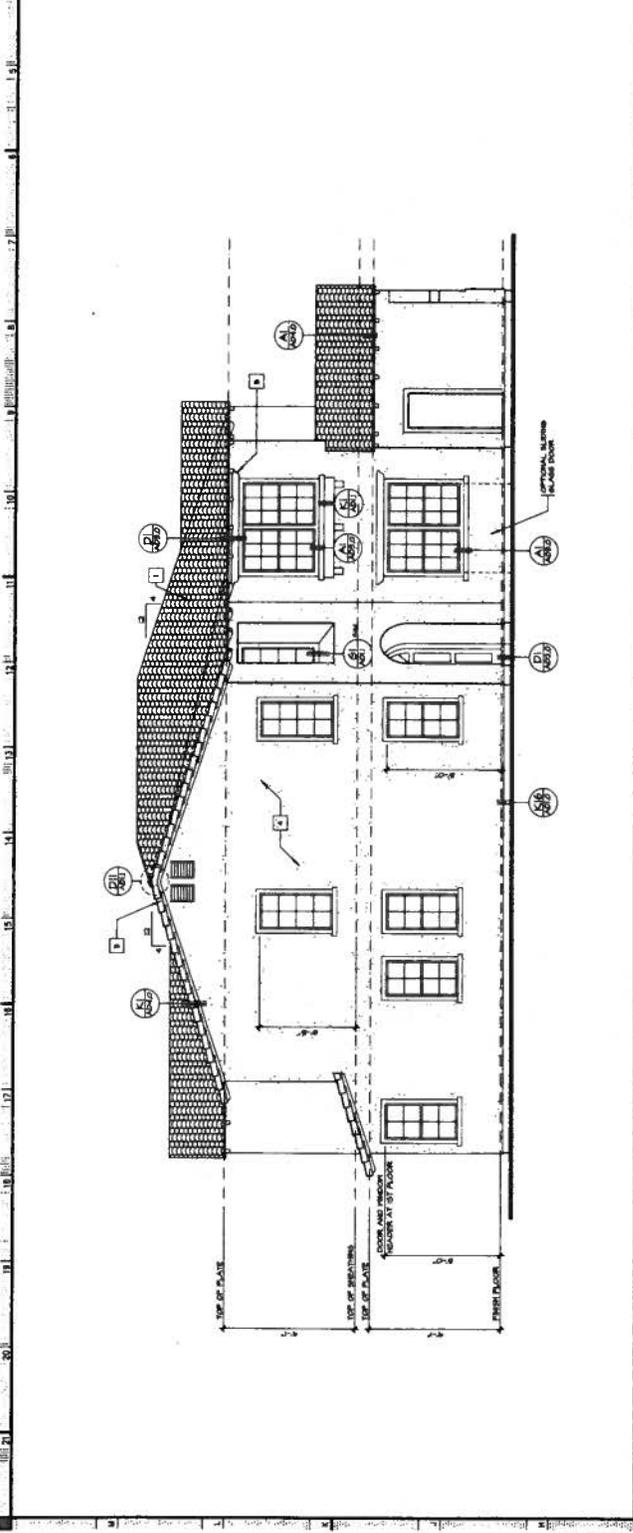


**KEYNOTES**  
 1 WOOD BALCONY FLOORING - OPTIONAL  
 2 WOOD BALCONY FLOORING - OPTIONAL

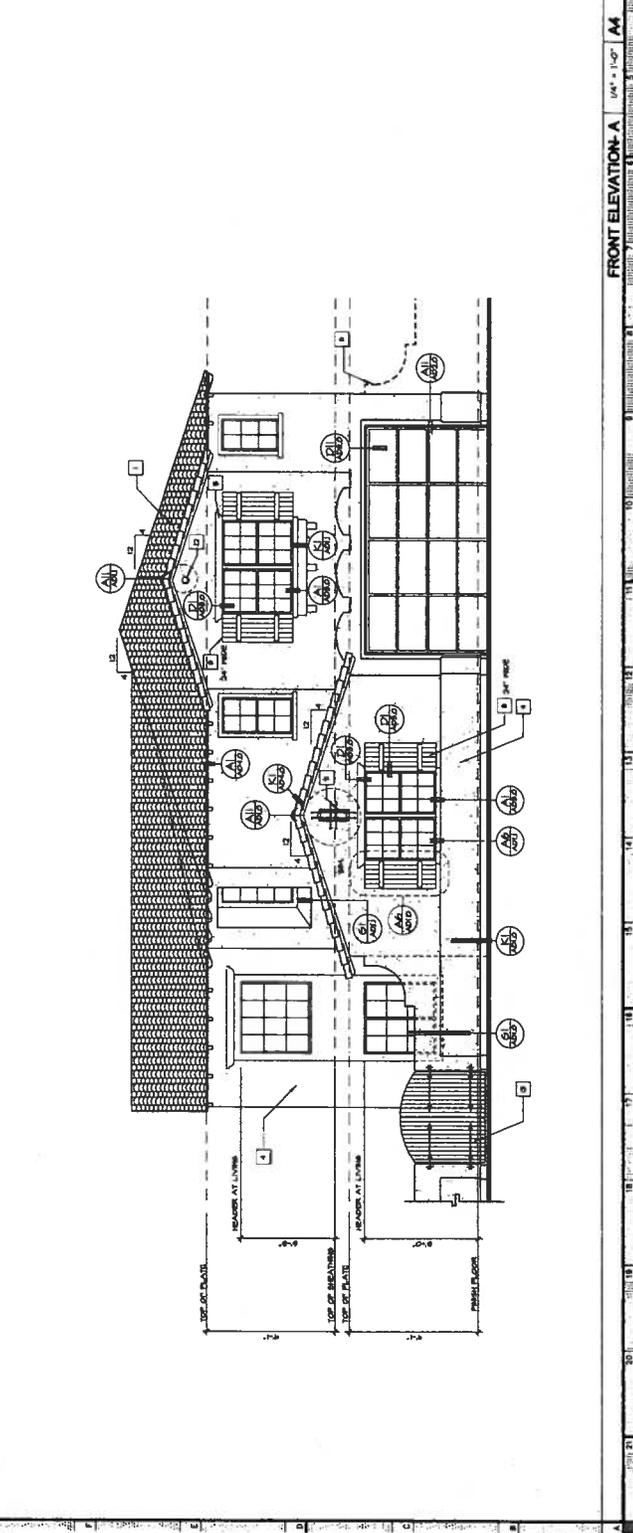


REFER TO SHEET A3.20, A3.21 AND A3.22 FOR INFORMATION NOT SHOWN  
 REFER TO SHEET ELS1 FOR ELECTRICAL NOTES

- KEYNOTES**
- 1. ALL FINISHES AND MATERIALS TO BE SELECTED BY THE ARCHITECT.
  - 2. CERAMIC TILE TO BE SELECTED BY THE ARCHITECT.
  - 3. SPACED SUBFLOOR TO BE SELECTED BY THE ARCHITECT.
  - 4. 3/4" X 3/4" VENT - REFER TO ROOF PLAN FOR SIZE.
  - 5. 3-COAT EXTERIOR PLASTER FINISH.
  - 6. FINISH AND GOOD TRIM - EXTERIOR PLASTER OVER OVER ROOF OR ROOF.
  - 7. DECORATIVE TILE TO BE SELECTED BY THE ARCHITECT.
  - 8. GROUND AND SELECTED MATERIALS - VERIFY LOCATION AND MATERIALS WITH THE OWNER.
  - 9. ROOF BALCONY RAILING.
  - 10. 3/4" X 3/4" VENT - REFER TO ROOF PLAN FOR SIZE.
  - 11. DECORATIVE TILE TO BE SELECTED BY THE ARCHITECT.
  - 12. DECORATIVE TILE VENT.
  - 13. DECORATIVE ROOF GATE.

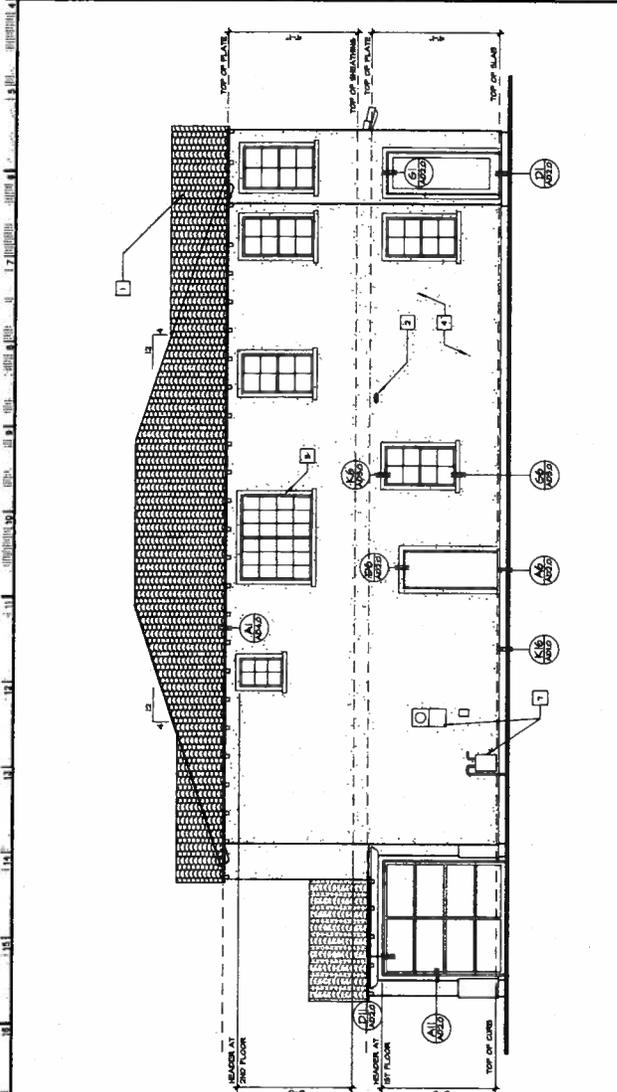


LEFT ELEVATION-A 1/4" = 1'-0" G4

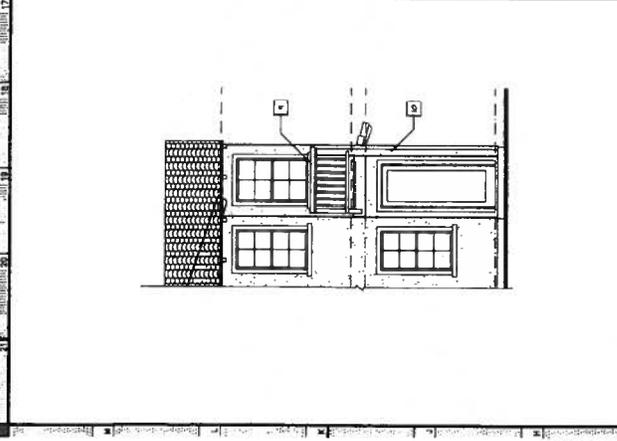


FRONT ELEVATION-A 1/4" = 1'-0" A4

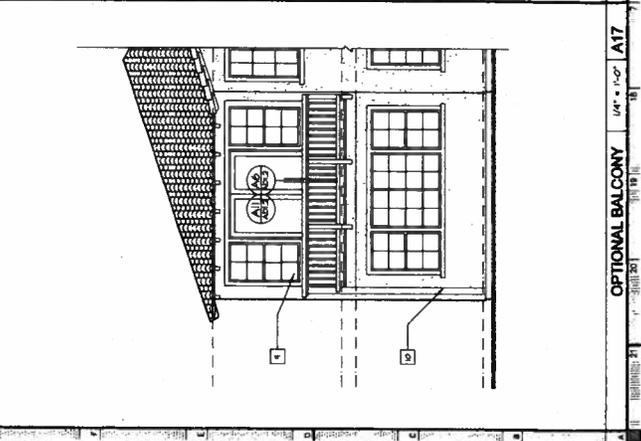
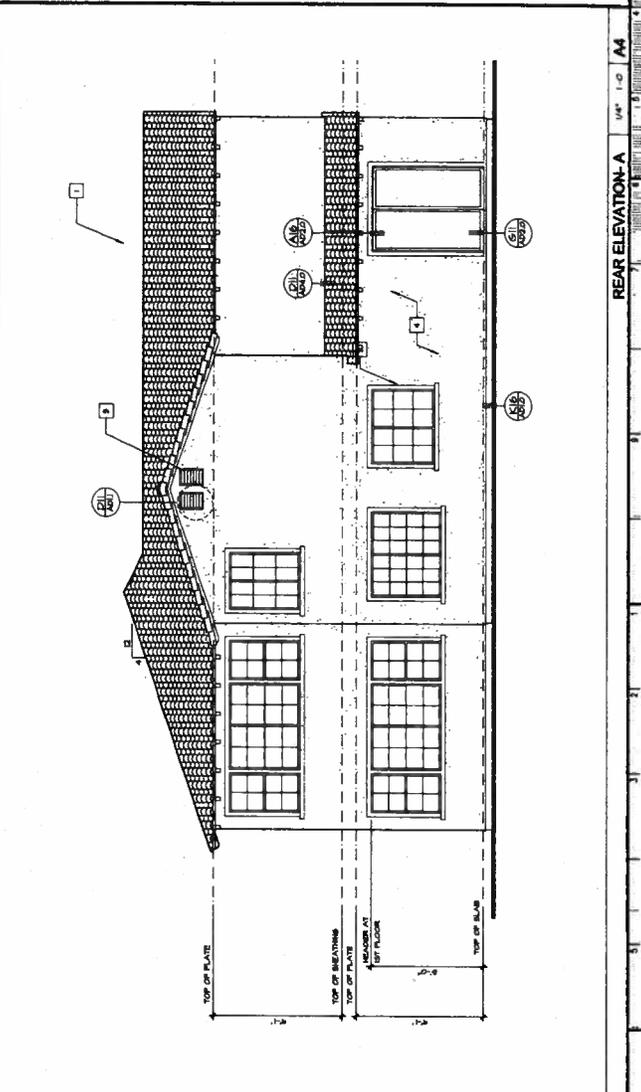
- KEYNOTES**
- 1. LIGHT WEIGHT CONCRETE BLOCK TILE TO BE SELECTED BY THE OWNER.
  - 2. INTERIOR VENT TERMINATING CAP - SEE SCHEDULE FOR MATERIALS AND FINISHES.
  - 3. SLOPE AND DOOR THRESH - EXTERIOR PLASTER COVER OVER TOUGH OR RIGID.
  - 4. 3-COAT EXTERIOR PLASTER FINISH.
  - 5. INTERIOR AND DOOR THRESH - EXTERIOR PLASTER COVER OVER TOUGH OR RIGID.
  - 6. INTERIOR AND DOOR THRESH - EXTERIOR PLASTER COVER OVER TOUGH OR RIGID.
  - 7. INTERIOR AND DOOR THRESH - EXTERIOR PLASTER COVER OVER TOUGH OR RIGID.
  - 8. INTERIOR AND DOOR THRESH - EXTERIOR PLASTER COVER OVER TOUGH OR RIGID.
  - 9. INTERIOR AND DOOR THRESH - EXTERIOR PLASTER COVER OVER TOUGH OR RIGID.
  - 10. INTERIOR AND DOOR THRESH - EXTERIOR PLASTER COVER OVER TOUGH OR RIGID.



RIGHT ELEVATION-A 1/4" = 1'-0" G4



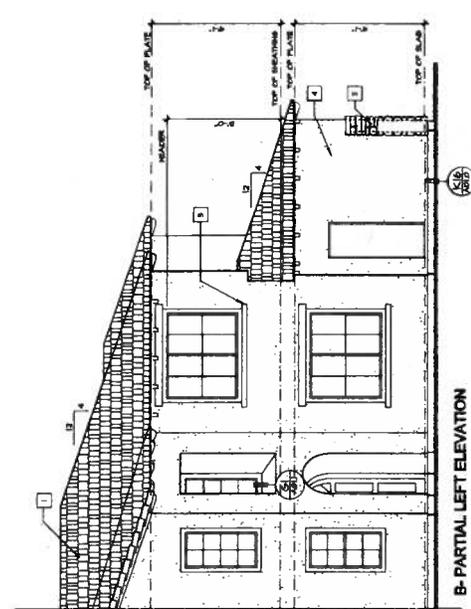
OPTIONAL BALCONY 1/4" = 1'-0" G17



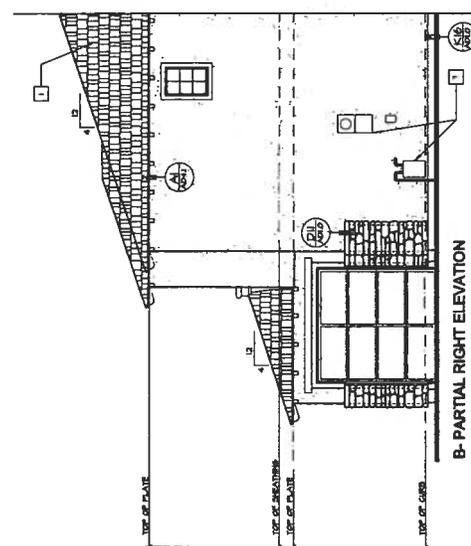
OPTIONAL BALCONY 1/4" = 1'-0" A17

**KEYNOTES**

- 1 LIGHT WEIGHT CONCRETE ROOF TILE TO BE SELECTED BY THE DEVELOPER.
- 2 EXTERIOR FINISH TO BE APPROVED BY THE DEVELOPER.
- 3 EXTERIOR LIGHT FIXTURES TO BE APPROVED BY THE DEVELOPER.
- 4 NOT SHOWN.
- 5 SUGGEST EXTERIOR PLASTER FINISH.
- 6 FINISH AND COLOR TO BE APPROVED BY THE DEVELOPER.
- 7 EXTERIOR LIGHT FIXTURES TO BE APPROVED BY THE DEVELOPER.
- 8 SUGGEST EXTERIOR PLASTER FINISH.
- 9 FINISH AND COLOR TO BE APPROVED BY THE DEVELOPER.
- 10 EXTERIOR LIGHT FIXTURES TO BE APPROVED BY THE DEVELOPER.
- 11 SUGGEST EXTERIOR PLASTER FINISH.
- 12 FINISH AND COLOR TO BE APPROVED BY THE DEVELOPER.
- 13 EXTERIOR LIGHT FIXTURES TO BE APPROVED BY THE DEVELOPER.
- 14 SUGGEST EXTERIOR PLASTER FINISH.
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- 16 EXTERIOR LIGHT FIXTURES TO BE APPROVED BY THE DEVELOPER.
- 17 SUGGEST EXTERIOR PLASTER FINISH.
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- 32 SUGGEST EXTERIOR PLASTER FINISH.
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- 35 SUGGEST EXTERIOR PLASTER FINISH.
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- 95 SUGGEST EXTERIOR PLASTER FINISH.
- 96 FINISH AND COLOR TO BE APPROVED BY THE DEVELOPER.
- 97 EXTERIOR LIGHT FIXTURES TO BE APPROVED BY THE DEVELOPER.
- 98 SUGGEST EXTERIOR PLASTER FINISH.
- 99 FINISH AND COLOR TO BE APPROVED BY THE DEVELOPER.
- 100 EXTERIOR LIGHT FIXTURES TO BE APPROVED BY THE DEVELOPER.

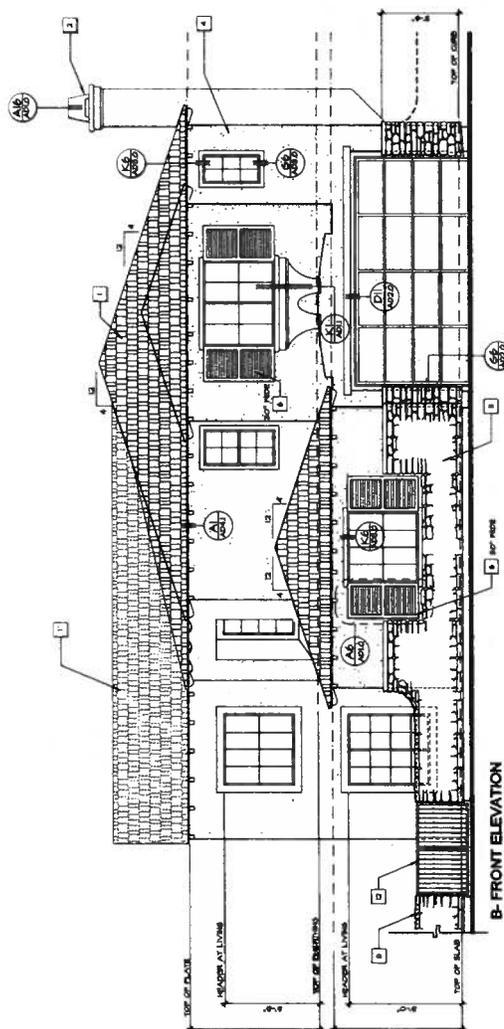


B-PARTIAL LEFT ELEVATION



B-PARTIAL RIGHT ELEVATION

PARTIAL ELEVATIONS - B 1/4" = 1'-0" G4



B-FRONT ELEVATION

PARTIAL ELEVATION - B 1/4" = 1'-0" A4

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PLANNING COMMISSION  
RESOLUTION NO. 2012-P03

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: D11-00014  
APPLICANT: Zephyr Panorama Investors  
LOCATION: Ocean Ridge Court

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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 10,  
30, 40, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

to allow an additional residential plan type to a previously approved residential  
development;

on certain real property described in the project description;

WHEREAS, the Planning Commission, after giving the required notice, did on the 9<sup>th</sup> day  
of January, 2012 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 no substantial changes or evidence that would impact the  
approved Final Mitigated Negative Declaration (MND) for the site as per Article 11, Section  
15162, Subsequent EIRs and Negative Declarations;

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:

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<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
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	\$0.713 per square foot or \$713 per thousand square feet for non-residential uses
School Facilities Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot non-residential for Oceanside
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
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. Non-residential is \$37,205 for a 2" meter.
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. Non-residential is \$50,501 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is \$23,358 for a 2" meter.

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;

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

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

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

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

11 FINDINGS:

12 For the Development Plan:

- 13 1. The site plan and physical design of the project are consistent with the Zoning  
14 Ordinance because the project, as designed, meets or exceeds the development standards  
15 established in the Zoning Ordinance and the Darwin Knolls Development Plan.
- 16 2. The Development Plan is consistent with the General Plan of the City because the use is  
17 permitted by the General Plan, it is consistent with the intent of the designated land use,  
18 and it is compatible with the surrounding existing land uses.
- 19 3. The project site can be adequately served by existing public facilities, services and  
20 utilities because the site has been previously developed and the necessary infrastructure  
21 to serve the use is already in place.
- 22 4. The project, as proposed, is compatible with the existing and potential development on  
23 adjoining properties and in the surrounding neighborhood because the use and the intent  
24 is permitted in the Zone. The residential Development plan would meet all development  
25 standards and would be consistent in terms of bulk and scale as many of the surrounding  
26 developments.
- 27 5. The site plan and physical design of the project is consistent with section 1.24 and 1.25 of  
28 the Land Use Element of the General Plan because the project site is currently approved  
29 for residential development and contains no natural topographic features; and will not  
lead to slope instability, flooding, or erosion hazards to life or property because those  
threats have been designed out of the project; there are no significant natural resources on

1 site to preserve; there are no natural hazards in proximity to the site and the project meets  
2 all setback requirements; the project is not subject to the Development Guidelines for  
3 Hillside or Section 3039 of the Ordinance because the site contains no qualifying slopes.

4 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
5 approve Development Plan (D11-00014), subject to the following conditions:

6 **Building:**

- 7 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for  
8 Building Division plan check.
- 9 2. The granting of approval under this action shall in no way relieve the applicant/project  
10 from compliance with all State and Local building codes.
- 11 3. All electrical, communication, CATV, etc. service lines, within the exterior lines of the  
12 property shall be underground (City Code Sec. 6.30)
- 13 4. The developer shall monitor, supervise and control all building construction and supportive  
14 activities so as to prevent these activities from causing a public nuisance, including, but not  
15 limited to, strict adherence to the following:
  - 16 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00  
17 p.m. Monday through Friday. No work shall be permitted on Sundays and Federal  
18 Holidays (New Year's Day, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving  
19 Day, and Christmas Day) except as allowed for emergency work under the  
20 provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).
- 21 5. This development is subject to all conditions of approval listed in Resolution No. 2003-  
22 P41.

23 **Fire:**

- 24 6. Submit a copy of as-built plans on a CD for all projects on the job site. A site plan  
25 indicating the fire access and hydrant locations must also be submitted on CD Rom.
- 26 7. Fire Department requirements shall be placed on plans in the notes section.
- 27 8. The size of fire hydrant outlets shall be 2 ½ "X 4
- 28 9. The fire hydrants shall be installed and tested prior to placing any combustible materials  
29 on the job site.

- 1 10. The developer shall supply the Fire Department with updated map and hydrant locations  
2 in a digital format compatible with the Fire Department's mapping program upon  
3 approval of final improvements plans.
- 4 11. Buildings shall meet Oceanside sprinkler ordinance in effect at the time of building  
5 permit application.
- 6 12. In accordance with the Oceanside Fire Code Section 505, approved addresses for  
7 commercial, industrial, and residential occupancies shall be placed on the structure in  
8 such a position as to be plainly visible and legible from the street or roadway fronting  
9 the property. Numbers shall be contrasting with their background and meet the current  
10 City of Oceanside size and design standard.
- 11 13. Single-family dwellings require 4-inch address numbers.
- 12 14. Plans shall be submitted to the Fire Prevention Bureau for plan check review and  
13 approval prior to the issuance of building permits.
- 14 15. Buildings shall meet Oceanside Fire Department's current codes at the time of building  
15 permit application.
- 16 16. Any new development that necessitates updating of emergency response maps by virtue  
17 of new structures, hydrants, roadways or similar features, shall be required to provide  
18 map updates in a format (PDF, GIS and/or CAD) as approved by the FAHJ or  
19 compatible with current department mapping services. The Fire Department is  
20 authorized to charge a reasonable fee for updating all response maps.
- 21 17. All water mains which support fire hydrants shall be looped as required by City of  
22 Oceanside Engineer's Manual.
- 23 18. When a cul-de-sac exceeds 500 feet, all buildings beyond 500 feet from the intersection  
24 will be equipped with automatic fire sprinklers. Pinehurst Drive cul-de-sac total length  
25 is 560 feet. Residential units at lots 46, 47 and 48 must be fire sprinklered.

**Planning:**

- 26 19. The Development Plan shall expire on January 9, 2014, unless implemented in accordance  
27 with the City of Oceanside Zoning Ordinance or unless a time extension is granted by the  
28 Planning Commission.
- 29 20. This development plan is subject to all conditions of approval listed in Resolution No's.  
2003-P41, unless modified by this resolution.

- 1 21. This Development Plan (D11-00014) only approves the addition of a 2,599-square foot  
2 single-family model type as depicted on the plans and exhibits presented to the Planning  
3 Commission for review and approval. No deviation from these approved plans and  
4 exhibits shall occur without the City Planner or Planning Commission approval.  
5 Substantial deviations shall require a revision to the Development Plan and Conditional  
6 Use Permit, or a new Development Plan and Conditional Use Permit, as determined by the  
7 City Planner.
- 8 22. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold  
9 harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
10 proceeding against the City, its agents, officers, or employees to attack, set aside, void or  
11 annul an approval of the City, concerning Development Plan (D11-00014). The City will  
12 promptly notify the applicant of any such claim, action or proceeding against the City  
13 and will cooperate fully in the defense. If the City fails to promptly notify the applicant  
14 of any such claim action or proceeding or fails to cooperate fully in the defense, the  
15 applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the  
16 City.
- 17 23. A covenant or other recordable document approved by the City Attorney shall be prepared  
18 by the developer and recorded prior to issuance of building permits. The covenant shall  
19 provide that the property is subject to this resolution, and shall generally list the conditions  
20 of approval.
- 21 24. All single-family dwelling unit projects shall dispose of or recycle solid waste in a manner  
22 provided in City Ordinance 13.3.
- 23 25. A letter of clearance from the affected school district in which the property is located  
24 shall be provided as required by City policy at the time building permits are issued.
- 25 26. Prior to the issuance of building permits, compliance with the applicable provisions of the  
26 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed  
27 and approved by the Planning Division. These requirements, including the obligation to  
28 remove or cover with matching paint all graffiti within 24 hours, shall be noted on the  
29 Landscape Plan and shall be recorded in the form of a covenant affecting the subject  
property.

- 1 27. The floor plan/elevation/ and color scheme, as approved by the Planning Commission, shall  
2 be indicated on plans and maintained in a plotting matrix table, and shall be submitted as a  
3 separate plan sheet with each phase of development. The table shall be submitted to the  
4 Development Services Department/Planning Division prior to building permit issuance.
- 5 28. Prior to the transfer of ownership and/or operation of the site the owner shall provide a  
6 written copy of the applications, staff report and resolutions for the project to the new  
7 owner and or operator. This notification's provision shall run with the life of the project  
8 and shall be recorded as a covenant on the property.
- 9 29. Failure to meet any conditions of approval for this development shall constitute a violation  
10 of the Development Plan.
- 11 30. Unless expressly waived, all current zoning standards and City ordinances and policies in  
12 effect at the time building permits are issued are required to be met by this project. The  
13 approval of this project constitutes the applicant's agreement with all statements in the  
14 Description and Justification Plan and other materials and information submitted with this  
15 application, unless specifically waived by an adopted condition of approval.
- 16 31. The applicant, tenants, or successors in interest shall comply with the City's business  
17 license requirements as necessary.
- 18 32. Elevations, siding materials, colors, roofing materials and floor plans shall be  
19 substantially the same as those approved by the Planning Commission. These shall be  
20 shown on plans submitted to the Building Division and Planning Division for permit  
21 plan check, and prior to issuance of any building permit.
- 22 33. No two units with identical front elevations shall be plotted on adjacent lots on the same  
23 side of the street or immediately across from each other.
- 24 34. If the same plan type is selected adjacent to each other, a different elevation and color  
25 scheme will be required.
- 26 35. Garages shall be kept available and useable for the parking of tenant's automobiles at all  
27 times.
- 28 **Water Utilities:**
- 29 36. This development shall have the same conditions of approval as per Resolution 2003-  
P41.

- 1 37. The developer will be responsible for developing all water and sewer utilities necessary to  
2 develop the property. Any relocation of water and/or sewer utilities is the responsibility of  
3 the developer and shall be done by an approved licensed contractor at the developer's  
4 expense.
- 5 38. The property owner shall maintain private water and wastewater utilities located on private  
6 property.
- 7 39. Water services and sewer laterals constructed in existing right-of-way locations are to be  
8 constructed by approved and licensed contractors at developer's expense.
- 9 40. All Water and Wastewater construction shall conform to the most recent edition of the  
10 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by  
11 the Water Utilities Director.
- 12 41. Residential units shall be metered individually. Private utility systems for residential  
13 developments are not allowed.
- 14 42. All public water and/or sewer facilities not located within the public right-of-way shall be  
15 provided with easements sized according to the Water, Sewer, and Reclaimed Water  
16 Design and Construction Manual. Easements shall be constructed for all weather access.
- 17 43. No trees, structures or building overhang shall be located within any water or wastewater  
18 utility easement.
- 19 44. All lots with a finish pad elevation located below the elevation of the next upstream  
20 manhole cover of the public sewer shall be protected from backflow of sewage by installing  
21 and maintaining an approved type backwater valve, per the Uniform Plumbing Code  
22 (U.P.C.).
- 23 45. A separate irrigation meter and approved backflow prevention device is required and shall  
24 be displayed on the plans.
- 25 46. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are to  
26 be paid to the City and collected by the Water Utilities Department at the time of Building  
27 Permit issuance.
- 28 47. All Water Utilities Fees are due at the time of building permit issuance per City Code  
29 Section 32B.7, unless the developer/applicant applies and is approved for a deferral of all  
fees per City of Oceanside Ordinance No. 09-OR0676-1.

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48. 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. 2012-P03 on January 9, 2012 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Tom Rosales, Chairperson  
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. 2012-P03.

Dated: January 9, 2012

Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may be required as stated herein:

\_\_\_\_\_  
Applicant/Representative

\_\_\_\_\_  
Date

1 PLANNING COMMISSION  
2 RESOLUTION NO. 2003-P41

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE  
4 CITY OF OCEANSIDE, CALIFORNIA APPROVING A  
5 TENTATIVE MAP, DEVELOPMENT PLAN AND  
6 CONDITIONAL USE PERMITS ON CERTAIN REAL  
PROPERTY IN THE CITY OF OCEANSIDE

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7 APPLICATION NO: T-11-02, D-19-02, C-27-02, C-40-02  
8 APPLICANT: Heritage Sycamore Springs, LLC  
9 LOCATION: West side of Darwin Drive between Sunridge Drive and Sagewood  
Drive

---

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

12 WHEREAS, there was filed with this Commission a verified petition on the forms  
13 prescribed by the Commission requesting Tentative Map, Development Plan and Conditional Use  
14 Permits under the provisions of Articles 10, 41 & 43 of the Zoning Ordinance of the City of  
15 Oceanside to permit the following:

16 15 single family dwelling units;  
17 on certain real property described in the project description.

18 WHEREAS, the Planning Commission, after giving the required notice, did on the 11th day  
19 of August, 2003 conduct a duly advertised public hearing as prescribed by law to consider said  
20 application.

21 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State  
22 Guidelines thereto; a Mitigated Negative Declaration has been prepared stating that if the mitigation  
23 measures are met there will not be an adverse impact upon the environment

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

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

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
2			
3	Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. R91-38	\$2,200 per unit
4			
5	Drainage Fee	Ordinance No. 85-23 Resolution No. 89-231	\$4,719 per acre
6			
7	Public Facility Fee	Ordinance No. 91-09 Resolution No. R91-39	\$1,301 per unit
8			
9	School Facilities Mitigation Fee	Ordinance No. 91-34	\$2.98 per sq. ft.
10			
11	Traffic Signal Fee	Ordinance No. 87-19	\$7.80 per vehicle trip
12			
13	Thoroughfare Fee	Ordinance No. 83-01	\$177 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
14			
15	Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 02-OR-332-1	Based on meter size Typical \$3,098 per unit
16			
17	Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 02-OR-333-1	Based on meter size Typical \$3,793 per unit
18			
19			
20			
21	San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2000-3	Based on meter size Typical \$2,004 per unit
22			
23	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
24			

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

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

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

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

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

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

15           **FINDINGS:**

16           **For the Tentative Map:**

- 17           1.     The proposed subdivision creates parcels that are consistent and exceed the requirements  
18                 of the RE-B zoning designation. The subdivision map is consistent with the General Plan  
19                 of the City.
- 20           2.     The proposed building pads on the site will conform to the topography of the site,  
21                 therefore, making it suitable for residential development. The 7.73-acre site is physically  
22                 suitable to allow for the development of 15-residential lots.
- 23           3.     The subdivision complies with all other applicable ordinances, regulations and guidelines  
24                 of the City.
- 25           4.     The design of the subdivision or proposed improvements will not conflict with  
26                 easements, acquired by the public at large, for access through the use of property within  
27                 the subdivision.
- 28           5.     The subdivision complies with all other applicable ordinances, regulations and guidelines  
                  of the City of Oceanside.

1 For the Development Plan:

- 2 1. The site plan and physical design of the project is consistent with the Zoning Ordinance  
3 and the underlying Estate Residential (RE-B) zone.
- 4 2. The Development Plan conforms to the General Plan of the City.
- 5 3. The project site can be adequately served by existing public facilities, services and  
6 utilities.
- 7 4. The project, as proposed, is compatible with the existing and potential development on  
8 adjoining properties or in the surrounding neighborhood.
- 9 5. The site plan and parameters for the architecture and physical design of the project is  
10 consistent with the policies contained within Section 1.24 and 1.25 of the Land Use  
Element of the General Plan.

11 For the Conditional Use Permit:

12 Increase in base density:

- 13 1. The development portion of the subject property is zoned RE-B with a corresponding  
14 Land Use designation of Residential Estate District (1.0-3.5 dwelling units per acre). The  
15 project density for the RE-B site is 1.94 dwelling units per acre is consistent with the  
16 density range of 1-3.5 dwelling units per acre established by the Residential Estate  
17 District.
- 18 2. The location and conditions under which the subject application must comply to insure  
19 that the project will not cause detriment to the public health safety or welfare of persons  
20 residing or working in or adjacent to the project.
- 21 3. The project has been adequately conditioned or designed to comply with applicable  
22 requirements of the Zoning Ordinance.

22 Conditional Use Permit for the Panhandle access:

- 23 1. The proposed use of a panhandle access design on two lots (Lot Nos. 6 and 8) and the  
24 proposed location of the access on the lots are in accord with the objectives of the Zoning  
25 Ordinance and purposes of the districts in which it is located.
- 26 2. The use of panhandle access design, and the proposed conditions under which they would  
27 be established or maintained will be consistent with the General Plan; will not be  
28 detrimental to the public health, safety or welfare of persons residing or working in or

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adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve the Mitigated Negative Declaration and approve Tentative Map (T-11-02), Development Plan (D-19-02) and Conditional Use Permits (C-27-02, C-40-02) subject to the following conditions:

**Building:**

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Department 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. All electrical, communication, CATV, etc. service lines, within the exterior lines of the property shall be underground (City Code Sec. 6.30).
4. 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.
5. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be shielded appropriately. Where color rendition is important, high-pressure sodium, metal halide or other such lights may be utilized and shall be shown on final building and electrical plans.
6. 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 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 4<sup>th</sup>, Labor Day, Thanksgiving Day, Christmas Day) except

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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:**

- 7. Vehicular access rights to Darwin Drive shall be relinquished to the City from all abutting lots.
- 8. All right-of-way alignments, street dedications, exact geometrics and widths shall be dedicated and improved as required by the City Engineer.
- 9. 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.
- 10. 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.
- 11. The developer shall provide public street dedication as required to serve the property.
- 12. The approval of the tentative map shall not mean that closure, vacation, or abandonment of any public street, right-of-way, easement, or facility is granted or guaranteed to the subdivider is responsible for applying for all closures, vacations, and abandonment as necessary. The application (s) shall be reviewed and approved or rejected by the City under separate process(es) per codes, ordinances, and policies in effect at the time of the application.
- 13. Prior to approval of the final map, all improvement requirements shall be covered by a subdivision agreement and secured with sufficient improvement securities or bonds guaranteeing performance and payment for labor and materials, setting monuments, and warranty against defective materials and workmanship.

- 1 14. The tract shall be recorded as one. The tract may be developed in phases. A construction-  
2 phasing plan for the construction of public and private improvements, including  
3 landscaping and streets, shall be reviewed and approved by the City Engineer prior to the  
4 approval of the final map.
- 5 15. Prior to the issuance of any building permits all offsite improvements including  
6 landscaping, landscaped medians, frontage improvements shall be constructed to the  
7 satisfaction of the City Engineer. Prior to issuance of a building permit the subdivider shall  
8 record the final map.
- 9 16. Prior to issuance of any certificates of occupancy the City Engineer shall require the  
10 dedication and construction of necessary utilities and streets and other improvements  
11 outside the areas of any particular final map, if such is needed for circulation, parking,  
12 access or for the welfare or safety of future occupants of the development.
- 13 17. Prior to the issuance of any grading, improvement or building permits for a model complex,  
14 a construction-phasing plan for the entire project shall be reviewed and approved by the  
15 Planning Director, City Engineer and Building Director. All improvements shall be  
16 constructed to the satisfaction of the City Engineer prior to the issuance of any building  
17 permits. All public and private improvements including landscaping and offsite streets or  
18 arterials that are found to be required to serve the model complex shall be completed prior  
19 to the issuance of any certificates of occupancy.
- 20 18. Where proposed off-site improvements, including but not limited to slopes, public utility  
21 facilities, and drainage facilities, are to be constructed, the applicant shall, at his own  
22 expense, obtain all necessary easements or other interests in real property and shall dedicate  
23 the same to the City as required. The applicant shall provide documentary proof satisfactory  
24 to the City that such easements or other interest in real property have been obtained prior to  
25 the approval of the final map or issuance of any grading or improvement permit for the  
26 development. Additionally, the City, may at its sole discretion require that the applicant  
27 obtain at his sole expense a title policy insuring the necessary title for the easement or other  
28 interest in real property to have vested with the City of Oceanside or the applicant, as  
applicable.

- 1 19. Pursuant to the State Map Act, improvements shall be required at the time of development.  
2 A covenant, reviewed and approved by the City Attorney, shall be recorded attesting to  
3 these improvement conditions and a certificate setting forth the recordation shall be place  
4 on the map.
- 5 20. The developer shall monitor, supervise and control all construction and construction-  
6 supportive activities, so as to prevent these activities from causing a public nuisance,  
7 including but not limited to, insuring strict adherence to the following:
- 8 a) Dirt, debris and other construction material shall not be deposited on any public  
9 street or within the City's storm water conveyance system.
  - 10 b) All grading and related site preparation and construction activities shall be limited to  
11 the hours of 7 a.m. to 6 p.m., Monday through Friday. No earthmoving or grading  
12 operation shall be conducted on Saturdays, Sundays or legal holidays unless written  
13 permission is granted by the City Engineer with specific limitations to the working  
14 hours and types of permitted operations. All on-site construction staging areas shall  
15 be as far as possible (minimum 100 feet) from any existing residential development.  
16 Because construction noise may still be intrusive in the evening or on holidays, the  
17 City of Oceanside Noise Ordinance also prohibits "any disturbing excessive, or  
18 offensive noise which causes discomfort or annoyance to reasonable persons of  
19 normal sensitivity."
  - 20 c) The construction site shall accommodate the parking of all motor vehicles used by  
21 persons working at or providing deliveries to the site.
- 22 21. All traffic signal contributions, highway thoroughfare fees, park fees, reimbursements, and  
23 other applicable charges, fees and deposits shall be paid prior to the issuing of any building  
24 permits, in accordance with City Ordinances and policies. The subdivider shall also be  
25 required to join into contribute, or participate in any improvement, lighting, or other special  
26 district affecting and affected by this project. Approval of the tentative map shall constitute  
27 the developer's approval of such payments, and his agreement to pay for any other similar  
28 assessments or charges in effect when any increment is submitted for final map or building  
29 permit approval, and to join, contribute, and /or participate in such districts.
- 30 22. All streets shall be improved with curbs and gutters.

- 1 23. All streets shall provide a minimum of 10 feet parkway between the face of curb and the  
2 right-of-way line. Sidewalk improvements shall comply with ADA requirements. The  
3 sidewalk's location in the parkway shall be approved by the Transportation Manager.
- 4 24. Pavement sections for all streets, alleys, driveways and parking areas shall be based upon  
5 approved soil tests and traffic indices. The pavement design is to be prepared by the  
6 subdivider's soil engineer and must be approved by the City Engineer, prior to paving.
- 7 25. The developer shall contract with an engineering firm to perform R-value testing of the  
8 existing pavement on Darwin Drive. The limits of the study shall be half-street width plus  
9 12 feet along the subdivision's frontage. The Developer shall submit a study that shall  
10 analyze whether the existing pavement meets current City standards/traffic indices. If the  
11 study concludes that the pavement does not meet City standards/traffic indices,  
12 rehabilitation/mitigation recommendations shall be included in the study and the Subdivider  
13 shall reconstruct the street per the recommendations to the satisfaction of the City Engineer.
- 14 26. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during  
15 construction of the project, shall be repaired or replaced as directed by the City Engineer.
- 16 27. All existing overhead utility lines within the subdivision and within any full width street or  
17 right-of-way abutting a new subdivision, and all new extension services for the  
18 development of the project, including but not limited to, electrical, cable and telephone,  
19 shall be placed underground per Section 901.G of the Subdivision Ordinance (R91-166) and  
20 as required by the City Engineer and current City policy.
- 21 28. The developer shall comply with all the provisions of the City's cable television ordinances  
22 including those relating to notification as required by the City Engineer.
- 23 29. Grading and drainage facilities shall be designed and installed to adequately accommodate  
24 the local storm water runoff and shall be in accordance with the City's Engineers Manual  
25 and as directed by the City Engineer.
- 26 30. The applicant shall obtain any necessary permits and clearances from all public agencies  
27 having jurisdiction over the project due to its type, size, or location, including but not  
28 limited to the U.S. Army Corps of Engineers, California Department of Fish and Game,  
U.S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board

- 1 (including NPDES), San Diego County Health Department, prior to the issuance of grading  
2 permits.
- 3 31. Prior to any grading of any part of the tract or project, a comprehensive soils and geologic  
4 investigation shall be conducted of the soils, slopes, and formations in the project. All  
5 necessary measures shall be taken and implemented to assure slope stability, erosion  
6 control, and soil integrity. No grading shall occur until a detailed grading plan, to be  
7 prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by  
8 the City Engineer.
- 9 32. This project shall provide year-round erosion control including measures for the site  
10 required for the phasing of grading. Prior to the issuance of grading permit, and erosion  
11 control plan, designed for all proposed stages of construction, shall be reviewed, secured by  
12 the applicant with cash securities and approved by the City Engineer.
- 13 33. A precise grading and private improvement plan shall be prepared, reviewed, secured and  
14 approved prior to the issuance of any building permits. The plan shall reflect all pavement,  
15 flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, signage,  
16 footprints of all structures, walls drainage devices and utility services. Parking lot striping  
17 and any on site traffic calming devices shall be shown on all Precise Grading and Private  
18 Improvement Plans.
- 19 34. Landscaping plans, including plans for the construction of walls, fences or other structures  
20 at or near intersections, must conform to intersection sight distance requirements.  
21 Landscape and irrigation plans for disturbed areas must be submitted to the City Engineer  
22 prior to the issuance of a preliminary grading permit and approved by the City Engineer  
23 prior to the issuance of building permits. Frontage and median landscaping shall be  
24 installed prior to the issuance of any building permits. Project fences, sound or privacy  
25 walls and monument entry walls/signs shall be designed, reviewed and constructed b y the  
26 landscape plans and shown for location only on grading plans. Plantable, segmental walls  
27 shall be designed, reviewed and constructed by the grading plans and landscaped/irrigated  
28 through project landscape plans. All plans must be approved by the City Engineer and an  
pre-construction meeting held, prior to the start of any improvements.

- 1 35. Open space areas and down-sloped areas visible from a collector-level or above roadway  
2 and not readily maintained by the property owner, shall be maintained by a homeowner's  
3 association that will insure installation and maintenance of landscaping in perpetuity. These  
4 areas shall be indicated on the final map and either reserved for an association. In either  
5 case, future buyers shall be made aware of any estimated monthly costs. The disclosure,  
6 together with the CC&R's, shall be submitted to the City Engineer for review prior to the  
7 recordation of final map. In the event the homeowner's association dissolves, responsibility  
8 for irrigation and maintenance of the slopes (open space areas) adjacent to each property  
9 shall become that of the individual property owner.
- 10 36. The drainage design on the tentative map is conceptual only. The final design shall be  
11 based upon the hydrologic/hydraulic study to be approved by the City Engineer during final  
12 engineering. All drainage picked up in an underground system shall remain underground  
13 until it is discharged into an approved channel, or as otherwise approved by the City  
14 Engineer. All public storm drains shall be shown on City standard plan and profile sheets.  
15 All storm drain easements shall be dedicated where required. The applicant shall be  
16 responsible for obtaining any off-site easements for storm drainage facilities.
- 17 37. The City's current Master Plan of Drainage identifies the need for storm drain facilities  
18 within and downstream of the site. Due to uncertainties of scheduling between this and  
19 other projects in the subdivision's drainage basin currently in the design/approval process,  
20 the subdivider's engineer proposes to perform a comprehensive analysis of the cumulative  
21 impact and the design of necessary downstream improvements for the drainage basin at the  
22 final engineering phase. Prior to issuance of a grading permit for subdivision, the  
23 subdivider's engineer shall complete the analysis for the entire drainage basin and the  
24 design of onsite and offsite drainage improvements to the satisfaction of the City Engineer.  
25 The subdivider shall be responsible for the construction of drainage improvements to the  
26 extent of the subdivision's allotted share of improvements of. Master Drainage Facilities  
27 based on the subdivision's location (on-site improvements) and impact (on-site and  
28 downstream improvements) to the satisfaction of the City Engineer.

- 1 38. Storm drain facilities shall be designed and located such that the inside travel lanes on  
2 streets with Collector or above design criteria shall be passable during conditions of a 100-  
3 year frequency storm.
- 4 39. Sediment, silt, grease, trash, debris, and /or pollutants shall be collected on-site and  
5 disposed of in accordance with all state and federal requirements, prior to stormwater  
6 discharge either off-site or into the City drainage system.
- 7 40. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high  
8 barrier, approved by the City Engineer, shall be provided at the top of all slopes whose  
9 height exceeds 20 feet.
- 10 41. The development shall comply with all applicable regulations established by the United  
11 States Environmental Protection Agency (USEPA) as set forth in the National Pollutant  
12 Discharge Elimination System (N.P.D.E.S.) permit requirements for urban runoff and storm  
13 water discharge and any regulations adopted by the City pursuant to the N.P.D.E.S.  
14 regulations or requirements. Further, the applicant may be required to implement a Storm  
15 Water Pollution Prevention Plan (SWPPP) concurrent with the commencement of grading  
16 activities. SWPPPs include both construction and post construction pollution prevention  
17 and pollution control measures and identify funding mechanisms for post construction  
18 control measures. The developer shall comply with all the provisions of the Clean Water  
19 Program during and after all phases of the development process, including but not limited  
20 to: mass grading, rough grading, construction of street and landscaping improvements, and  
21 construction of dwelling units. The applicant shall design the Project's storm drains and  
22 other drainage facilities to include Best Management Practices to minimize non-point  
23 source pollution, satisfactory of the City Engineer.
- 24 42. Upon acceptance of any fee waiver or reduction by the Subdivider, the entire project will be  
25 subject to prevailing the wage requirements as specified by Labor Code section 1720(b)(4).  
26 The Subdivider shall agree to execute a form acknowledging the prevailing wage  
27 requirements prior to the granting of any fee reductions or waivers.
- 28 43. The Subdivider shall submit an Operations & Maintenance (Q&M) Plan and Manual to the  
Engineering Division with the first submittal of engineering plans. The Plan and the  
Manual shall be prepared by the applicant's Civil Engineer. It shall be directly based on the

1 project's Storm Water Mitigation Plan (SWMP) previously approved by the project's  
2 approving authority (Planning Commission/City Council). It shall be approved by the City  
3 Engineer prior to approval of any plans by the Engineering Division. At a minimum the  
4 O&M Plan and Manual shall describe the designated responsible parties to manage the  
5 storm water BMP(s), employee's training program and duties, operating schedule,  
6 maintenance frequency, routine service schedule, specific maintenance activities, copies of  
7 resource agency permits, and any other necessary activities. Construction-phase  
8 requirements proposed in the Plan and Manual shall be incorporated in and referenced by  
9 the project's Erosion Control Plans to the satisfaction of the City Engineer prior to approval  
10 of any construction plans for the project.

11 44. The Subdivider shall enter into a City-Standard Stormwater Facilities Maintenance  
12 Agreement with the City obliging the project proponent to maintain, repair and replace the  
13 storm water Best Management Practices (BMPs) identified in the project's approved Storm  
14 Water Mitigation Plan (SWMP), as detailed in the O&M Plan and Manual into perpetuity.  
15 The Agreement shall be approved by the City Attorney prior to issuance of any precise  
16 grading permit and shall be recorded at the County Recorder's Office prior to issuance of  
17 any building permit. Security in the form of a cash or perpetual traditional bond or an  
18 irrevocable letter of credit shall be required prior to issuance of a precise grading permit.  
19 The amount of the security shall be equal to 10 years of maintenance costs. The O&M cost  
20 estimate shall be prepared by the applicant's Civil Engineer. The O&M cost estimate shall  
21 be approved by the City Engineer prior to approval of any engineering plans for the project.

22 45. The City requires that a copy of the Operation & Maintenance (O&M) Plan and Manual  
23 approved by the City Engineer be attached to the approved Maintenance Agreement prior  
24 to its review by the City Attorney. At a minimum, maintenance agreements shall require  
25 the inspection and servicing of all structural BMPs on an annual basis. The project  
26 proponent shall complete and maintain O&M forms to document all maintenance  
27 requirements. Parties responsible for the O&M plan shall retain records for at least 5 years.  
28 These documents shall be made available to the City for inspection upon request at anytime.  
The Agreement shall include a copy of executed onsite and offsite access easements  
necessary for the operation and maintenance of BMPs that shall be binding on the land

- 1 throughout the life of the project to the benefit of the partly responsible for the O&M of  
2 BMPs (5), until such time that the storm water BMP requiring access is replaced,  
3 satisfactory to the City Engineer.
- 4 46. The type, model, or dimensions of the BMPs described in the project's approved Storm  
5 Water Mitigation Plan (SWMP) shall not be altered in any way, shape or from without  
6 formal approval by the project's final approving authority (Planning Commission/City  
7 Council) at a public hearing, if such hearing was required for the approval of the project.
- 8 47. Darwin Drive along the project frontage shall be designed to local street standards: 60-foot  
9 right-of-way improved with a 36-foot wide curb-to-curb section and a minimum traffic  
10 index of 5.0. The improvements are to be half-width plus 12 feet.
- 11 48. A contiguous 5-foot sidewalk shall be installed on Darwin Drive along the project frontage.  
12 The sidewalk shall conform to ADA standards.
- 13 49. Sight distance from "A" Street looking onto Darwin Drive shall conform to CalTrans  
14 standards for corner sight distance.
- 15 50. Widening of the west side of Darwin Drive adjacent to and north of the project shall  
16 conform to CalTrans and City design standards.
- 17 51. A stop sign shall be installed on "A" Street at Darwin Drive, and a crosswalk shall be  
18 installed on "A" Street at Darwin Drive.
- 19 52. Streetlights shall be installed on "A" Street within the project. The streetlights shall be  
20 designed to provide uniform lighting along "A" Street, and be secured prior to the  
21 recordation of map or building permit issuance, if a map is not recorded. The subdivider  
22 shall pay all applicable fees, energy charges, and/or assessments associated with City-owned  
23 (LS-2rate schedule) streetlights and shall also agree to the formulation of, or the annexation  
24 to, any appropriate street lighting district.
- 25 53. A traffic control plan shall be prepared according to the City Traffic Control Guidelines and  
26 be submitted to and approved by the Transportation Manager prior to the start of work  
27 within open City rights-of-way. Traffic control during construction of streets that have been  
28 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.

- 1 54. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved  
2 otherwise.
- 3 55. A haul route shall be obtained at least 7 days prior to the start of hauling operations and  
4 must be approved by the Transportation Manager. Hauling operations shall be 8:00 a.m. to  
5 3:30 p.m. unless approved otherwise.

6 **Fire:**

- 7 56. A minimum fire flow of 1,000 gallons per minute shall be provided.
- 8 57. The size of fire hydrant outlets shall be 2 1/2" X 4".
- 9 58. The fire hydrants shall be installed and tested prior to placing any combustible materials on  
10 the job site.
- 11 59. Provide on-site hydrant(s) and mains capable of supplying the required fire flow.
- 12 60. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval  
13 prior to the issuance of building permits.
- 14 61. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval  
15 prior to the issuance of building permits.
- 16 62. All open areas that are not needed for biological resources shall be landscaped with  
17 approved fire retardant/anti-erosion type plants with an approved permanent irrigation  
18 system and maintenance program.
- 19 63. In accordance with the Uniform Fire Code Sec. 901.4.4, approved addresses, for  
20 Commercial, Industrial and Residential Occupancies, shall be placed on the structure in  
21 such a position as to be plainly visible and legible from the street or roadway fronting the  
22 property. Numbers shall contrast with their background.
- 23 64. All weather access roads shall be installed and made serviceable prior to and during time of  
24 construction.
- 25 65. Provide a 13D fire sprinkler system. The system shall be designed per N.F.P.A. 13D and  
26 U.B.C. Standard 9-3. Standard for the installation of sprinkler system in 1 to 2 family  
27 dwellings and manufactured homes (for Lot No.'s 6 and 8).
- 28 66. Single Family dwellings require 4" address numbers (with a 1/4-inch wide stroke).

1 67. The developer shall supply the Fire Department with updated map and hydrant location  
2 information in a digital format compatible with the Fire Department's mapping program  
3 upon approval of final improvement plans.

4 68. Blue hydrant identification markers shall be placed in the center of the street, adjacent to the  
5 street hydrants.

6 **Planning:**

7 69. This Tentative Map, Development Plan and Conditional Use Permits shall expire on August  
8 11, 2005, unless a time extension is granted by the Planning Commission.

9 70. This Tentative Map, Development Plan and Conditional Use Permits approves only a 15-  
10 unit single family residential development as shown on the plans and exhibits presented to  
11 the Planning Commission for review and approval. No deviation from these approved  
12 plans and exhibits shall occur without Planning Department approval. Substantial  
13 deviations shall require a revision to the Development Plan or a new Development Plan.

14 71. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold  
15 harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
16 proceeding against the City, its agents, officers, or employees to attack, set aside, void or  
17 annul an approval of the City, concerning Tentative Map T-11-02, Development Plan D-  
18 19-02, Conditional Use Permits C-27-02 and C-40-02. The City will promptly notify the  
19 applicant of any such claim, action or proceeding against the city and will cooperate fully  
20 in the defense. If the City fails to promptly notify the applicant of any such claim action  
21 or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter,  
22 be responsible to defend, indemnify or hold harmless the City.

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

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

- 1 a) The developer shall be responsible for irrigating and landscaping all embankments
- 2 within the project, and all slopes along major streets.
- 3 b) Street/parkway trees (minimum 15 gallon) shall be planted at a minimum of one tree
- 4 per unit or lot and two trees per corner lot. Approved root barriers shall be
- 5 incorporated.
- 6 c) Arterial street trees in parkways shall be planted at a minimum of 30 feet on center,
- 7 each side of street, as a solitary planting. Approved root barriers shall be
- 8 incorporated.
- 9 d) Local street trees in parkways shall be planted at a minimum of 30 feet on center,
- 10 each side of street, as a solitary planting. Approved root barriers shall be
- 11 incorporated.
- 12 e) To mitigate the loss of landmark and/or mature existing trees on site the
- 13 determination of replacement shall be based on tree number, type, and caliper
- 14 (caliper measured 2 1/2 feet from the base of the tree at existing grade). The total
- 15 number of tree caliper lost shall be equal to the total number of caliper replaced.
- 16 Replacement trees shall be a minimum of 15-gallon container stock. A field survey
- 17 shall be performed under the supervision of the City Landscaping Section to
- 18 evaluate the existing tree population and the replacement requirements. The
- 19 existing trees to remain or proposed for removal shall be identified on the
- 20 Preliminary Grading Plan, Precise Grading Plan and Landscape Plan. The existing
- 21 tree type, location, and caliper shall be shown on the above plans. Replacement
- 22 trees shall be identified and shown on the Landscape Plan and shall be subject to
- 23 review and approval by the City Engineer and Planning Director.
- 24 74. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and in
- 25 any adjoining public parkways shall be permanently maintained by the owner, his assigns or
- 26 any successors in interest in the property. The maintenance program shall include normal
- 27 care and irrigation of the landscaping; repair and replacement of plant materials; irrigation
- 28 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

- 1 to citations and/or actual work with costs charged to or recorded against the owner. This  
2 condition shall be recorded with the covenant required by this Resolution.
- 3 75. Model Landscape plans and Front Yard Landscape plans, designed in compliance with  
4 Water Conservation Ordinance No. 91-15 shall be submitted as schematic drawings and  
5 shall be approved and signed by the Engineering Department and the Planning Department  
6 prior to the issuance of building permits. No bonding shall be required. Precise Grading  
7 Plans for model homes shall be prepared by a Civil Engineer and shall be approved by the  
8 City Engineer prior to the issuance of building permits. Prior to the issuance of occupancy  
9 permits, the City's Landscape Technician/Inspector shall review each unit requested for  
10 occupancy to ensure that the installation of planting and irrigation has occurred in  
11 conformance with the approved schematic drawings. The irrigation system will also be  
12 tested to ensure adequate operation and coverage.
- 13 76. A covenant or other recordable document approved by the City Attorney shall be prepared  
14 by the subdivider and recorded prior to the approval of the final map. The covenant shall  
15 provide that the property is subject to this Resolution, and shall generally list the conditions  
16 of approval.
- 17 77. Prior to the issuance of building permits, compliance with the applicable provisions of the  
18 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed  
19 and approved by the Planning Department. These requirements, including the obligation to  
20 remove or cover with matching paint all graffiti within 24 hours, shall be noted on the  
21 Landscape Plan and shall be recorded in the form of a covenant affecting the subject  
22 property.
- 23 78. Prior to the transfer of ownership and/or operation of the site the owner shall provide a  
24 written copy of the applications, staff report and resolutions for the project to the new owner  
25 and or operator. This notification's provision shall run with the life of the project and shall  
26 be recorded as a covenant on the property.
- 27 79. Failure to meet any conditions of approval for this development shall constitute a violation  
28 of the Tentative Map, Conditional Use Permits and Development Plan.
80. 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

- 1 approval of this project constitutes the applicant's agreement with all statements in the  
2 Description and Justification, Management Plan and other materials and information  
3 submitted with this application, unless specifically waived by an adopted condition of  
4 approval.
- 5 81. A six-foot high decorative masonry wall shall be constructed on the Lot No.'s 1 through 9  
6 and 15. The wall shall be shown on the landscape and improvement or grading plans.
- 7 82. The developer's construction of all fencing and walls associated with the project shall be in  
8 conformance with the approved Development Plan. Any substantial change in any aspect of  
9 fencing or wall design from the approved Development Plan shall require a revision to the  
10 Development Plan or a new Development Plan.
- 11 83. If any aspect of the project fencing and walls is not covered by an approved Development  
12 Plan, the construction of fencing and walls shall conform to the development standards of  
13 the City Zoning Ordinance. In no case, shall the construction of fences and walls (including  
14 combinations thereof) exceed the limitations of the zoning code, unless expressly granted by  
15 a Variance or other development approval.
- 16 84. All rear wood fences adjacent to public right-of-way and/or visible from the public right-  
17 of-way will be stained or otherwise finished with a waterproof material.
- 18 85. An association shall be formed and Covenants, Conditions and Restrictions (C.C. & R's)  
19 shall provide for the maintenance of all common open space, medians and commonly  
20 owned fences and walls and adjacent parkways. The maintenance shall include normal care  
21 and irrigation of landscaping, repair and replacement of plant material and irrigation  
22 systems as necessary; and general cleanup of the landscaped and open area, parking lots and  
23 walkways. The C.C. & R's shall be subject to the review and approval of the City Attorney  
24 prior to the approval of the final map. The C.C. & R's are required to be recorded prior to or  
25 concurrently with the final map. Any amendments to the C.C. & R's in which the  
26 association relinquishes responsibility for the maintenance of any common open space shall  
27 not be permitted without the specific approval of the City of Oceanside. Such a clause shall  
28 be a part of the C.C. & R's. The C.C. & R's shall also contain provisions for the following:  
a) Prohibition of parking or storage of recreational vehicles, trailers or boats.

- 1           b) Provisions regulating individual patio covers, room additions and other
- 2           appurtenances.
- 3           c) Maintenance of median landscaping by the Association.
- 4           d) Provisions for the maintenance of all common open space and open space
- 5           easements on private lots, including provisions establishing mechanisms to ensure
- 6           adequate and continued monetary funding for such maintenance by the
- 7           homeowners' association.
- 8           e) Provisions that restrict any private use of open space easement areas. Restrictions
- 9           shall include, but are not limited to, removing retaining walls, installing structures
- 10          such as trellises, decks, retaining walls and other hardscape and any individual
- 11          landscape improvements.
- 12          f) Provisions prohibiting the homeowners association from relinquishing its obligation
- 13          to maintain the common open space and open space easement areas without prior
- 14          consent of the City of Oceanside.
- 15          g) An acknowledgement that the City of Oceanside does not have a view preservation
- 16          ordinance and that views may be subject to change with maturing off-site landscape
- 17          and the potential for future off-site building.
- 18   86. All street names shall be approved by the Planning Department prior to the approval of the
- 19          final map for each phase of development.
- 20   87. Any project entrance signs shall meet the requirements of the Sign Ordinance and be
- 21          approved by the Planning Director.
- 22   88. The new panhandle access driveway shall have a minimum of 16-feet of pavement.
- 23   89. Panhandle access ways shall have recorded joint maintenance agreements and cross
- 24          easements for use. The developer is prohibited from entering into any agreement with a
- 25          cable television franchisee of the City, which gives such franchisee exclusive rights to
- 26          install, operate, and/or maintain its cable television system in the development.
- 27   90. The following unit type and floor plan mix, as approved by the Planning Commission, shall
- 28          be indicated on plans submitted to the Building Department and Planning Department for
- building permit:

	Sq.Ft.	# Bedrms.	# Baths	# Stories	Garage	# Units	%	
1								
2	Plan 1	2,911	3-5	3	2	3-car	7	47
3	Plan 2	3,321	3-5	3	2	3-car	8	53
4	91.	Side and rear elevations and window treatments shall be trimmed to substantially match the front elevations. A set of building plans shall be reviewed and approved by the Planning Department prior to the issuance of building permits.						
5								
6	92.	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 Department and Planning Department.						
7								
8	93.	This project is subject to the provisions of Chapter 14C of the City Code regarding Inclusionary Housing.						
9								
10	94.	This project shall comply with all provisions of the City's Affirmative Fair Housing Marketing Agreement policy. Such agreement shall be submitted to and approved by the Housing and Neighborhood Services Director prior to the recordation of a final map or the issuance of a building permit for the project, whichever comes first.						
11								
12	95.	Significant direct impacts would occur to riparian habitat (0.1 acre). Riparian habitat shall be mitigated at a mitigated at a minimum 3:1 ratio. The applicant proposes to create 0.7 acre of soft-bottomed channel within a previously disced area. This area will be revegetated with riparian species. This would allow 0.3-acre of mitigation for impacts to 0.1 acre of riparian habitat on-site (a 3:1 ratio), as well as .4 acre of mitigation for neighboring project by the same applicant (Darwin Glen).						
13								
14	96.	Significant direct impacts to 0.3 acre of coastal sage scrub vegetation shall be mitigated by purchasing 0.5 acres of coastal sage scrub property at an approved mitigation bank.						
15								
16	97.	To ensure protection of thread-leaved Brodiaea onsite, the following measures shall be implemented.						
17								
18	98.	A 6-foot high solid block wall shall be erected behind and along the south side yard of Lot 8 to prevent encroachment into the area supporting the Brodiaea.						
19								
20	99.	Signs indicating "Sensitive Biological Habitat" shall be placed along the perimeter of the development abutting the open space.						
21								
22								
23								
24								
25								
26								
27								
28								

- 1 100. Prior to issuance of grading permits all required permits from the U.S. Fish and Wildlife  
2 Service, California Department of Fish and Game, and Regional Water Quality Control  
3 Board shall be approved and copies shall be submitted to the City for the file.
- 4 101. Prior to the issuance of grading permits, the applicant shall provide a mechanism  
5 (conservative easement) to ensure protection of on-site sensitive habitat (wetlands;  
6 sensitive plants, and coastal sage scrub), to maintain biological functions and values.  
7 This mechanism shall be developed in coordination with the coordination with the City of  
8 Oceanside, Corps of Engineers, U.S. Fish and Wildlife Service and California  
9 Department of Fish and Game.
- 10 102. Proper measures shall be taken to ensure that changing of oil, refueling, and other  
11 measures wherein hazardous leaks may occur be restricted to a minimum 100-feet from  
12 any sensitive plant population.
- 13 103. Erosion control measures, including silt-fencing and/or other measures shall be designed  
14 to direct runoff away from narrow endemic plant populations.
- 15 104. Construction fencing immediately adjacent to preserved to populations of narrow  
16 endemic plant species shall be chain link and its integrity shall be checked regularly  
17 during the construction phase and repaired as necessary.
- 18 105. During grading and construction, noise levels beyond 60 dB Leq at active nesting sites  
19 shall be prevented during the gnatcatcher breeding season (February 15 to July 31) and  
20 the least Bell's vireo nesting season (March 15 to August 30) by use of noise attenuation  
21 measures. Pre-construction surveys are required if grading occurs during the breeding  
22 season.
- 23 106. Prior to and during construction activities, access barriers shall be established at key  
24 points to the site. The boundaries of conserved habitat areas shall be fenced with the  
25 assistance of a biologist to prevent disturbance during construction.
- 26 107. No clearing or grading shall be allowed in gnatcatcher or vireo occupied habitat between  
27 February 15 and August 30. Clearing activities within 200 feet of active raptor nest sites  
28 shall be avoided.
108. Storage and staging areas shall be placed as far from conserved habitat areas as possible  
and these areas shall be kept free from trash and other waste that may attract scavengers.

- 1 109. A biological monitor shall be present during grading operations.
- 2 110. Signage shall be installed that forbids access to preserve areas, particularly those  
3 supporting the narrow endemic plant species.
- 4 111. Erosion control measures shall be designed to protect the integrity of the slopes and soils  
5 surrounding the narrow endemic plant population sites.
- 6 112. No irrigated landscaping shall be used on slopes that could feasibly drain into areas  
7 supporting the narrow endemic plant species. Temporary irrigation may be provided for  
8 the establishment of native grassland plantings, and then the irrigation system shall be  
9 disconnected and removed.
- 10 113. All lighting of developed areas adjacent to the open space is proposed to be shielded and  
11 directed away from undeveloped areas.
- 12 114. Prior to issuance of grading permits, the applicant shall confirm to the City that qualified  
13 paleontologist has been retained to carry out an appropriate mitigation program (a  
14 qualified paleontologist is defined as an individual with a M.S. or Ph.D. in  
15 paleontological or geology who is familiar with paleontologist procedures and  
16 techniques). The paleontologist shall attend pre-grade meetings to consult with grading  
17 and excavation contractors.
- 18 115. A paleontological monitor shall be onsite during grading operations to evaluate the  
19 presence of fossils within previously undisturbed sediments of highly sensitive geologic  
20 formations (i.e., Santiago Formation) and moderately sensitive formations (river terrace  
21 deposits) to inspect cuts for contained fossils (a paleontological monitor is defined as an  
22 individual who has experience in the collection and salvage of fossil materials). The  
23 paleontological monitor shall work under the direction of a qualified paleontologist.
- 24 116. When fossils are discovered, the paleontologist (or paleontological monitor) shall recover  
25 them. In most cases, this fossil salvage can be completed in a short period of time.  
26 However, some fossil specimens (such as a complete whale skeleton) may require an  
27 extended salvage time. In these instances, the paleontologist (or paleontological monitor)  
28 shall be allowed to temporarily direct, divert, or halt grading to allow recovery of small  
fossil remains such as isolated mammal teeth, it may be necessary in certain instances to  
set up a screen-washing operation on the site.

1 117. Prepared fossils along with copies of all pertinent field notes, photographs and maps shall  
2 be deposited (with the applicant's permission) in a scientific institution with  
3 paleontological collections such as the San Diego Natural History Museum. A final  
4 summary report shall be completed and distributed to the City and other interested  
5 agencies which outlines the results of the mitigation program. This report shall include  
6 discussions of the methods used, stratigraphy exposed, fossils collected and significance  
7 of recovered.

8 **Water Utilities:**

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

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

14 120. The property owner shall maintain private water and wastewater utilities located on  
15 private property.

16 121. A separate irrigation meter is required and approved backflow prevention device is  
17 required.

18 122. The developer shall construct a public reclamation water system that will serve each lot  
19 and or parcels that are located in the proposed project in accordance with the City of  
20 Oceanside Ordinance No. 91-15. The proposed reclamation water system shall be located  
21 in the public streets or in a public utility easement.

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

24 124. The developer shall be responsible for developing all water and sewer facilities necessary  
25 to develop the property. Any relocation of water and/or sewer lines is the responsibility  
26 of the developer and shall be done by an approved licensed contractor at the developer's  
27 expense.

28 125. 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

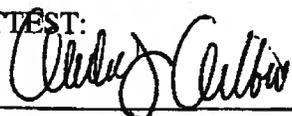
- 1 installing and maintaining an approved type backwater valve, per of the Uniform  
2 Plumbing Code.
- 3 126. The water and wastewater buy-in fees and the San Diego County Water Authority Fees  
4 are to be paid to the City and collected by the Water Utilities Department at the time of  
5 building permit issuance.
- 6 127. All water and wastewater construction shall conform to the most recent edition of the  
7 City's Engineers Manual, or as approved by the Water Utilities Director.
- 8 128. The property owner, per City of Oceanside Ordinance 83-44, shall maintain all sewer  
9 laterals.
- 10 129. All new development of single-family and multi-family residential units shall include hot  
11 water pipe insulation and installation of a hot water re-circulation device or design to  
12 provide hot water to the tap within 15 seconds in accordance with City of Oceanside  
13 Ordinance No. 02-OR126-1.
- 14 130. The proposed water line should be looped to Sunridge Drive or as approved by the Water  
15 Utilities Director.

16 PASSED AND ADOPTED Resolution No. 2003-P41 on August 11, 2003 by the  
17 following vote, to wit:

- 18 AYES: Barrante, Chadwick, Nack, Todd, Parker and Schaffer
- 19 NAYS: None
- 20 ABSENT: Neal
- 21 ABSTAIN: None

  
George Barrante, Chairman  
Oceanside Planning Commission

22 ATTEST:

23   
24 \_\_\_\_\_  
25 Gerald S. Gilbert, Secretary

26 I, GERALD S. GILBERT, Secretary of the Oceanside Planning Commission, hereby certify that  
27 this is a true and correct copy of Resolution No. 2003-P41.

28 Dated: August 11, 2003

**Darwin Knolls**  
Legal Description

RECEIVED  
SEP 05 2002

*Planning Department*

LOT 6 AND LOT 7 OF WILLOWBROOK ACRES, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2381, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 21, 1947 AND A PORTION OF DARWIN DRIVE TO BE VACATED BY THE CITY OF OCEANSIDE BY SEPARATE DOCUMENT.



**Application for Discretionary Permit**

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

**STAFF USE ONLY**

ACCEPTED

11/8/11

BY

SN  
?  
RM

Darwin Knolls Revision

Please Print or Type All Information

HEARING

**PART I - APPLICANT INFORMATION**

GPA

1. APPLICANT ZEPHYR PANORAMA INVESTORS, LLC

2. STATUS OWNER/DEVELOPER

MASTER/SP.PLAN

ZONE CH.

3. ADDRESS 11750 SORRENTO VALLEY RD. #130 SAN DIEGO, CA 92121

4. PHONE/FAX/E-mail (858) 568 3650

TENT. MAP

PAR. MAP

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) SHAWN MONTEITH

DEV. PL D11 - 00014

C.U.P.

6. ADDRESS 11750 SORRENTO VALLEY RD #130 SAN DIEGO, CA 92121

7. PHONE/FAX/E-mail (858) 461-5126

VARIANCE

COASTAL

**PART II - PROPERTY DESCRIPTION**

O.H.P.A.C.

8. LOCATION 1101-1132 OCEAN RIDGE COURT OFF OF DARWIN DR.; WEST OF N. SANTA FE; SOUTH OF 76

9. SIZE 7.723 ACRES/16 LOTS

10. GENERAL PLAN RES. ESTATE-B

11. ZONING RE-B

12. LAND USE VACANT FINISHED LOTS/OPEN SL

13. ASSESSOR'S PARCEL NUMBER 159-420-0100 - 159-420-1600

14. LATITUDE + 33° 13' 47.58"

15. LONGITUDE - 117° 16' 2.90"

**PART III - PROJECT DESCRIPTION**

16. GENERAL PROJECT DESCRIPTION DEVELOPMENT PLAN FOR 15 SINGLE FAMILY DETACHED UNITS

17. PROPOSED GENERAL PLAN NO CHANGE

18. PROPOSED ZONING RE-B

19. PROPOSED LAND USE SFR

20. NO. UNITS 15

21. DENSITY 1.94/ACRE

22. BUILDING SIZE 2599<sup>sq</sup> - 3341<sup>sq</sup>

23. PARKING SPACES 3 CAR GARAGES

24. % LANDSCAPE N/A

25. % LOT COVERAGE OF FAR N/A

**PART IV - ATTACHMENTS**

<input checked="" type="checkbox"/>	26. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/>	27. LEGAL DESCRIPTION	<input checked="" type="checkbox"/>	28. TITLE REPORT
<input checked="" type="checkbox"/>	29. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/>	30. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/>	31. PLOT PLANS
<input checked="" type="checkbox"/>	32. FLOOR PLANS AND ELEVATIONS		33. CERTIFICATION OF POSTING		34. OTHER (See attachment for required reports)

**PART V - SIGNATURES**

SIGNATURES FROM 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).

35. APPLICANT OR REPRESENTATIVE (Print): SHAWN MONTEITH

36. DATE

37. OWNER (Print)

38. DATE

Sign: *Shawn Monteith*

Sign:

- I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.
- I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

# DARWIN KNOLLS

## Description and Justification

Proposed changes to approved Development plan

November 08, 2011

### **Introduction:**

The Darwin Knolls project consists of 7.73 gross acres located west of Darwin Drive between Sunridge Drive and Sagewood Drive. Currently there are 15 graded lots and 1 open space lot on the property. There are .30 acres of riparian habitat currently installed on site. This application includes a processed Final Map, Tentative Map and hillside development plan for the previously approved Hillside development plan. A conditional use permit was also granted with the original approvals.

The subject property is located in the Guajome neighborhood and is bordered by existing single family homes on the south and east and vacant property to the north and west. There are currently 15 finished lots with retaining walls installed between lots where necessary. The property has a General Plan land use designation of RE-B and is Zoned RE-B. The property includes slopes over 20% and is therefore subject to the provisions of the City of Oceanside Hillside Development Regulations. There are however no "undevelopable slopes" on site.

### **Maps:**

The Project has a recorded Final Map that includes 16 total lots with 15 lots for residential purposes. The residential lots vary in size from a minimum lot size of 10,092 square feet to a maximum lot size of 11,722 square feet. The project density is 2.02 dwelling units per acre (du/ac), which is above the base density of 1.0 du/ac allowed by the Estate B General Plan designation but, below the maximum allowable 3.5 du/ac. The density calculation is based on the 7.43 net developable acres.

### **Description:**

The overall project meets the Ordinance intent for hillside development in terms of setbacks, grading limitations, and building design. The project complies with minimum front, side, corner side, and rear yard setbacks established in section 3039. In addition, this project also complies with minimum lot area and site area regulations which are in accordance with applicable underlying residential base district of RE-B.

This project was previously approved under a different developer. The intention of this application is to add one plan type to the two that were approved with the initial application.

**Summary:**

The proposed change affects 7 out of the 15 buildable lots. Originally there were two plan types approved in this subdivision, both were two-story homes. The proposed floor plan is a 2,599 square foot single story home with an attached 636 square foot 3 car garage including 1 tandem space. The lots that would be changed are 1, 2, 4, 5, 8, 11, and 12.

**Architecture:**

The Darwin Knolls project architecture has not been changed from what was previously approved. It is designed to provide a variety in the styles and streetscape of the project. There are one- and two-story units with three floor plans and two architectural styles. The details used for each style vary depending on the floor plan (e.g. windows, balconies, trim details). The features of each style are summarized below.

*Santa Barbara:*

This style incorporates stucco siding, S:-shaped concrete tile roofing, round topped arch shapes, wood shutters, and wrought iron details for balconies and gates.

*European:*

This style uses wood siding details with stucco walls, flat concrete tile roofing, pot shelves, the use of arched elements for architectural features and selected windows.

The color palette selected for the units is not changing from what was previously approved. It will include a variety of stucco, trim and accent colors, with concrete tile roofing in flat or "S"-shapes depending on the elevation. Roofing includes both hip and gable forms, with both front and side loaded garages depending on the floor plan.

The table below identifies the size, descriptions and mix for the proposed units. The number of bedrooms for each unit is shown with a range, in which the first number represents the number of bedrooms as shown on the plans, and the second number represents the maximum number of bedrooms available with interior options.

Plan #	Unit Size	Bedrooms/ Baths	Garage	Stories	Units	Mix
Plan 1	2,599 S.F.	2 to 4 BR/ 2.5BA	3 Car Tandem	1	7	47%
Plan 2	2,924 S.F.	3 to 5 BR/ 3 BA	3 Car	2	3	20%
Plan 3	3,341 S.F.	3 to 5 BR/ 3 BA	2 Car and 1 Car	2	5	33%

**Interior Options**

A variety of interior options are being offered for each floor plan to enable home buyers to customize their interior living space to meet their individual needs. The key options

for the floor plans include configuration of bedroom spaces, with alternate uses as a den, retreat, or study depending on the floor plan.

#### Landscape and Open Space

The proposed landscape plan in this application was previously approved. There is also a complete landscape plan that includes planting of all manufactured slopes and front yards of the individual lots, as well as enhanced habitat areas within the large open space area being retained on this site. All landscape and irrigation improvements for this project will be installed per Section 3019 of the Zoning Ordinance and the City's Landscape Design Guidelines. The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas will be prepared with soil conditioners, fertilizers, and appropriate supplements based on soil samples.

#### **Justification:**

The development of this property as proposed is a superior design that preserves, and allows for, the restoration of sensitive biological habitat on site.

The design is sensitive to the existing natural topographic features of the site.

The project preserves over 38% of the entire site in open space and completely avoids the most sensitive habitat on site (Brodiaea).

The addition of the single story unit to the Darwin Knolls project conforms to the neighboring subdivision on Sagewood Drive, which is also a part of Panorama Ridge II. The spacious one-story is a superior home for the family or couple looking to live out their retirement days. It has been proven in other hillside developments (e.g. Ocean Heights) that single stories are more sought after by well qualified, typically older buyers. The intent of this application is to increase the buyer profile while offering a superior mix of homes from the previously approved development plan.

# PROJECT DATA

## LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: (APN'S: 159-420-01-00 THROUGH 159-420-16-00)

LOTS 1 THROUGH 15 OF DARWIN KNOLLS, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15197, FILED ON DECEMBER 12, 2005, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ("MAP")

PARCEL 1A:

A NON-EXCLUSIVE EASEMENT FOR THE DRAINAGE OF STORM WATER OVER THE CROSS LOT DRAIN FACILITIES AS SHOWN IN THE DECLARATION.

PARCEL 1B:

A NON-EXCLUSIVE EASEMENT OVER THE ACCESS EASEMENT AREA SHOWN ON THE MAP AND DESCRIBED IN THE DECLARATION FOR ACCESS, INGRESS AND EGRESS OVER SUCH AREA BY THE ADJACENT PROPERTY BENEFITED BY SUCH EASEMENT IS SET FORTH IN THE DECLARATION. [USE FOR LOTS 6 AND ONLY].

## ASSESSOR'S PARCEL NUMBER

APN: 159-420-01-00 AND 159-420-01 AND 159-420-03 AND 159-420-04 AND 159-420-05 AND 159-420-06 AND 159-420-07 AND 159-420-08 AND 159-420-09 AND 159-420-10 AND 159-420-11 AND 159-420-12 AND 159-420-13 AND 159-420-14 AND 159-420-15 AND 159-420-16