



DATE: September 10, 2012

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC10-00008) TO ALLOW CONSTRUCTION OF A NEW SINGLE-FAMILY HOME AT 1707 SOUTH PACIFIC STREET – CAYA RESIDENCE**
APPLICANTS: ROBERT AND ANNE CAYA

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 3 Categorical Exemption per Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act; and
- (2) Approve Regular Coastal Permit (RC10-00008) by adopting Planning Commission Resolution No. 2012-P39 with findings and conditions of approval attached herein.

BACKGROUND

The subject property is a 6,962-square-foot beachfront lot on South Pacific Street between Buccaneer Beach and Cassidy Street. The property is one of the few remaining vacant lots on the beachfront. There is no evidence in City records that the subject property has ever been developed.

One of more than 130 beachfront lots created as part of the Ocean Front addition to Oceanside in 1904, the subject site is typical of surrounding properties with its 30-foot width, steep downward slope from South Pacific Street to the beach, and a rear boundary established by the mean high tide line. While the subject property maintains a depth of more than 230 feet, the coastal stringline precludes new development from extending more than 85 feet westward of the front property line. The adjacent single-family homes to the north and south, both constructed within the past decade, observe the same coastal stringline.

Reflecting a variety of architectural styles and featuring as many as four levels of habitable space, beachfront development in the vicinity of the subject site is characterized by minimal setbacks from South Pacific Street, three-foot setbacks from interior side yard property lines, and little to no landscape area. Given the minimal amount of plantable area on most beachfront lots in the vicinity, staff has recently been encouraging applicants to integrate landscape elements into the architecture of new and remodeled homes, to provide plantable surfaces on the structures themselves. A recently approved example of the integration of architecture and landscape design is the Soto Residence (RC-4-09) at 1441 South Pacific Street.

Photographs appended to this staff report as Attachment 3 show existing development in the vicinity of the subject property.

SITE REVIEW

The subject property bears a Local Coastal Program land use designation of Low Density Residential and a zoning designation of Single-Family Residential (R-1). Situated within the Coastal Zone and the South Oceanside Neighborhood Planning Area, the property is subject to the policies and design guidelines of the City's Local Coastal Program, as well as the land use and development standards of the 1986 Zoning Ordinance (which superseded the 1992 Zoning Ordinance in May 2009).

The subject site measures 30 feet in width, consistent with the lot widths of the adjoining properties to the north and south. The street frontage is currently developed with a five-foot concrete sidewalk and rolled curb. On the opposite side of South Pacific Street, a shotcrete retaining wall supports an elevated sidewalk that lies approximately ten feet above the street frontage of the subject property.

As noted above, the subject property exhibits a significant downward slope from South Pacific Street to the beach immediately inland of the coastal revetment. The site is relatively flat within 30 feet of the front property line but then slopes downward nearly 20 feet over a distance of roughly 35 feet. Similar topographic conditions exist on the adjacent properties to the north and south.

PROJECT DESCRIPTION

The proposed project involves the construction of a new 4,800-square-foot single-family residence with a 480-square-foot street-facing garage. The new residence would comprise two stories over daylighted basement, with two habitable levels extending above the adjacent street grade and two additional levels of habitable space built into the bluff between the street grade and the beach. In addition to the street-facing garage, the street level of the new residence would include a kitchen and great room opening to an outdoor deck. The second story above the street would accommodate a bedroom/bathroom suite and an entertainment area opening to a roof deck featuring a

144-square-foot planter, vine trellises, and an outdoor fireplace. The beach level would maintain an open floor plan that would accommodate a home theater, a wet bar, and an indoor pool. The intermediate level between the beach and street grades would be devoted entirely to a master bedroom/bathroom suite. The entire beach level and portions of the intermediate level above qualify as basement space under the definition thereof in the 1986 Zoning Ordinance, as recently clarified through a Planning Division policy appended to this staff report as Attachment 4.

In keeping with development on surrounding beachfront properties, the residence would maintain a front yard setback of less than two feet, as allowed under the front yard stringline provision of the 1986 Zoning Ordinance. The residence would extend to the coastal stringline, 85 feet westward of the front property line, while maintaining the minimum three-foot interior side yard setbacks required of properties of 30 feet or less in width.

At its uppermost point, the residence would fall roughly one foot below the maximum allowable building height of 35 feet, as measured from the mean of the highest and lowest grade elevations adjacent to the building. As evidenced on Sheet A4.1 of the proposed plans, western portions of the residence would fall substantially below the 35-foot height limit, due to a terraced design that roughly corresponds to the topography of the site. As viewed from South Pacific Street, the residence would have a maximum profile of just under 25 feet.

Exhibiting an angular, contemporary design with extensive fenestration and highly-articulated front and rear elevations, the residence would feature flat roof elements, deep overhangs, stainless steel cable railing, and a variety of horizontal and vertical surfaces able to accommodate planted material. The front elevation would feature a slightly cantilevered second story with an outdoor deck and large recessed windows. The outdoor deck would include a planter and wire trellis to accommodate trailing vines. The rear elevation would feature a series of outdoor decks, each recessed from the one immediately below and either fully or partially covered by cantilevered overhangs. While not as laterally articulated as the front and rear elevations, the side elevations would include a series of plane breaks, with a substantial inset at the primary entrance along the north-facing elevation.

Given the narrowness of the subject site, opportunities for landscaping are limited. To mitigate the lack of plantable area, the applicant has worked with City staff to integrate landscape elements into the architectural design and at the street frontage. In addition to the plantable surfaces noted above, the new residence would include a plantable wall adjacent to the walkway leading to the primary entrance along the north-facing elevation. Fitted with a stainless steel wire trellis, this wall would support jasmine and bower vine. At the street frontage, 2' x 2' at-grade planters would be situated on both sides of the garage.

These planters would contain "Silver Sheen" pittosporum. Grasscrete paving would be installed between these planters, extending to the front property line. Within the interior side yards, beach pebble paving would be installed in all areas visible from South Pacific Street. Dwarf mat rush, moor grass, and other salt-tolerant shrubs and groundcovers would rim the rear yard between the residence and the coastal revetment.

ANALYSIS

The proposed project is subject to the following City policies and regulations:

- Local Coastal Program (LCP)
- Zoning Ordinance (1986)
- California Environmental Quality Act (CEQA)

KEY PLANNING ISSUES

Local Coastal Program (LCP)

Being located within the City's Coastal Zone, the subject property is under the jurisdiction of the City's Local Coastal Program (LCP), which includes a land use plan and a series of goals and policies intended to ensure that development within the City's Coastal Zone complies with the California Coastal Act and its basic goal of protecting, maintaining, enhancing, and restoring the overall quality of the state's coastal environment.

A. Land Use Plan

Under the Land Use Plan of the Local Coastal Program, the subject property is designated Low Density Residential. Staff finds that the proposed project is consistent with the purpose and intent of this land use designation, as it constitutes a residential density of less than seven dwelling units per acre (the maximum allowable under the R-1 zoning designation). The proposed project is in keeping with the single-family residential character of the surrounding area.

B. LCP Goals and Policies

The proposed project was reviewed by staff for compliance with the goals and policies of the LCP. Staff finds that the application complies with all applicable components of the LCP, including those that speak to public access to the shoreline, compatibility with the existing neighborhood character, adequate parking resources, water quality, flood hazard mitigation, and public enjoyment of Coastal Zone scenic resources.

1. Public Access to the Shoreline

The proposal does not trigger a requirement to provide additional public beach access because: **a)** the subject property maintains less than 70 feet of street frontage; **b)** public beach access lies within 500 feet of the subject property (between 1639 and 1643 South Pacific Street); and **c)** the proposal does not involve duplex or multi-family development.

The proposal maintains public access to the shoreline by preserving public sidewalk across the street frontage. To ensure that this public sidewalk remains unimpeded, staff has included in the resolution of approval a condition that parking be prohibited in front of the garage.

2. Compatibility with Existing Neighborhood Character

Existing beachfront development in the immediately vicinity of the subject property consists primarily of single-family homes that conform to the 27-foot height limit of the now-superseded 1992 Zoning Ordinance. Many of these residences attain three levels of habitable space, with beach-level spaces typically qualifying as basements.

The new residence would be situated in a built environment the existing character of which was largely established by more restrictive height standards than those currently in place – i.e. what was once a 27-foot height limit measured from all points above existing grade is now a 35-foot height limit measured from an average finished grade. To achieve visual compatibility with the existing built environment, the applicant has proposed a terraced building design that would place most of the new residence well below the maximum allowable height limit. Furthermore, the new residence and adjacent walkways would be built into the coastal bluff in a manner similar to that found on the neighboring properties to the north and south, such that the finished grade along both side yard property lines would generally align with the finished grade on the abutting properties. Exhibits included among the proposed plans (Sheets A4.4, A4.5, and D.2) illustrate how the profile of the new residence and the finished grade along both side yard property lines are compatible with existing development and topography on the adjacent properties to the north and south.

The new residence would be one of a number of beachfront homes that comprise four levels of habitable space as viewed from the beach. While the new residence would include one more level of habitable space than the existing homes at 1705 and 1709 South Pacific Street, this additional level would not significantly add to the overall height and massing of the residence, as evidenced by the comparative elevation drawings included among the proposed plans. The additional (fourth) level of habitable space would be accommodated within a neighborhood-compatible building envelope by 1) maintaining lower ceiling heights relative to those achieved

at 1705 and 1709 South Pacific Street and 2) maintaining a consistent finished floor elevation at each building level (rather than stepping the finished floor of each level upward from west to east).

3. On-Street Parking Resources in the Vicinity

With a two-car garage, the new residence would meet current on-site parking requirements. While it would comprise 4,800 square feet, the residence would include only three bedrooms; given that parking demand is typically generated by the number of sleeping quarters in a dwelling unit, the residence is not expected to create a significant demand for parking.

4. Water Quality

In accordance with regional water quality requirements, the applicant has provided a stormwater management plan (SWMP) that demonstrates that stormwater runoff would be properly contained and treated on the subject site before entering the receiving waters of the Pacific Ocean. The proposed stormwater retention and filtration devices are displayed on the preliminary grading and development plan (Sheet D.1).

5. Flood Hazard Mitigation

The proposed finished floor elevation of the beach level of the new residence (13.75' MSL) places the residence outside of FEMA-designated special flood hazard areas. Additionally, it has been determined through wave inundation studies that the existing coastal revetment – which lies approximately 35 feet westward of the coastal stringline – is capable of withstanding extreme wave action without significant damage to the revetment or the residence.

6. Public Enjoyment of Coastal Zone Scenic Resources

While the absence of development on the subject property currently allows for ocean views from both South Pacific Street and the adjacent elevated sidewalk, the subject property does not constitute a public view corridor under the City's Local Coastal Program, which for the most part identifies as public view corridors only those areas where the public right-of-way extends to the ocean, the San Luis Rey River, or Buena Vista Lagoon. The property enjoys the same development rights afforded to other private properties on the beachfront, subject to the development standards of the 1986 Zoning Ordinance.

C. 1986 Zoning Ordinance

The subject property is located in an R-1 (Single-Family Residential) zoning district. The R-1 zoning designation allows for single-family homes serving both residents and visitors. Staff finds that the proposed project conforms to all applicable zoning

regulations, including maximum building height and story count, minimum setbacks, and maximum lot coverage. As noted above, the residence would benefit from a reduced front yard setback allowed through a stringline calculation specified in the 1986 Zoning Ordinance (Section 1716). The requirement that sixty percent (60%) of the front yard be landscaped would be met with the installation of at-grade planters, grasscrete, and beach pebble paving between the residence and the front property line. The following table outlines applicable R-1 development standards and illustrates how the new residence would comply with these standards.

**TABLE 1
R-1 Development Standards**

	STANDARD	PROPOSED
FRONT YARD	Front Yard Stringline	1'-9"
SIDE YARD	3' Minimum	3' at Southern PL 3' at Northern PL
REAR YARD	Coastal Stringline ¹	Coastal Stringline
LOT COVERAGE	40% Maximum	29%
HEIGHT	35' to Ceiling of Uppermost Story	35' to Top of Roof
STORIES	Two	Two, with Daylighted Basement

¹ As determined by photographic exhibits on file in the Planning Division

Building height is measured from the average finished grade, which is calculated as the average of the highest and lowest finished grade points adjacent to the building. While Section 1709 of the 1986 Zoning Ordinance allows building height to be measured to the ceiling of the uppermost story, the Planning Division has generally made its support of similar Coastal Zone projects contingent upon buildings remaining under the 35-foot height limit as measured to the top of the primary roof. Such is the case with this proposal.

While the proposed residence would have four levels of enclosed space, it nonetheless qualifies as a two-story building. The daylighted basement areas at the beach level and the level immediately above meet the two key criteria for a basement: 1) the vertical span between the floor and ceiling of the proposed basement is more than 50 percent below the average finished grade elevation (calculated as the mean of the finished grade elevations at the center of the four walls of the residence); and 2) the finished floor of the level above the proposed basement is less than six feet removed from the average finished grade elevation. Appended to this staff report as Attachment 4 is a Planning Division policy directive that outlines the procedure for determining basements vis-à-vis stories for zoning purposes.

ENVIRONMENTAL DETERMINATION

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and found to be exempt under the provisions of the California Environmental Quality Act (CEQA) Class 3 15303(a), Categorical Exemption "New Construction or Conversion of Small Structures."

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius and occupants within a 100-foot radius of the subject property, individuals and or organizations requesting notification, the applicant, and other interested parties. As of August 30, 2012, no communication regarding the proposal had been received by City staff.

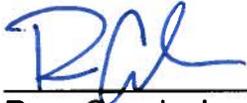
SUMMARY

Regular Coastal Permit (RC10-00008) is consistent with the land use plan and relevant policies of the Local Coastal Program and conforming to applicable zoning standards. The proposed residence would be in scale with the surrounding built environment, and site improvements would not significantly alter existing landforms. The proposal would not impair water quality or exacerbate flood risk. The proposal would not have adverse impacts on existing public view corridors or public access to the coastline. Consequently, staff recommends that the Planning Commission approve the proposed project based on the required findings and subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

- Confirm issuance of a Class 3 Categorical Exemption for New Construction or Conversion of Small Structures under the California Environmental Quality Act (CEQA).

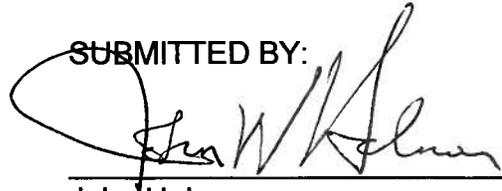
-- Move to approve Regular Coastal Permit RC10-00008 and adopt Planning Commission Resolution No. 2012-P39 as attached.

PREPARED BY:



Russ Cunningham
Senior Planner

SUBMITTED BY:



John Helmer
Interim City Planner

JH/RC/fil

Attachments:

1. Planning Commission Resolution No. 2012-P39
2. Plans and Renderings
3. Photographs
4. Planning Division Policy Directive 2012-1

1 PLANNING COMMISSION
2 RESOLUTION NO. 2012-P39

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

6 APPLICATION NO: RC10-00008
7 APPLICANTS: Robert and Anne Caya
8 LOCATION: 1707 South Pacific Street

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

11 WHEREAS, there was filed with this Commission a verified petition on the forms
12 prescribed by the Commission requesting a Regular Coastal Permit (RC10-00008) under the
13 provisions of the City of Oceanside Local Coastal Program and 1986 Zoning Ordinance to permit
the following:

14 the construction of a two-story single-family residence with daylighted basement at 1707
15 South Pacific Street.

16 WHEREAS, the Planning Commission, after giving the required notice, did on the 10th day
17 of September, 2012 conduct a duly advertised public hearing as prescribed by law to consider said
18 application;

19 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
20 Guidelines thereto, this project has been found to be exempt from environmental review per Article
21 19, Section 15303(a);

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

24 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:

25 //////////////

26 //////////////

27 //////////////

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$.713 per square foot or \$713 per thousand square feet for non-residential uses and \$2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot non-residential for Oceanside (\$.42 for Vista and Fallbrook) \$2.63 per square foot residential (\$2.63 for Vista; \$2.63 for Fallbrook)
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. Residential is typically \$4,597 per unit; Non-residential is \$36,775 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. Residential is typically \$6,313 per unit; 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. Residential is typically \$4,326 per unit; Non-residential is \$22,495 for a 2" meter.

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

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

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

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

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

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

19 FINDINGS:

20 For the Regular Coastal Permit:

- 21 1. The proposed demolition of the existing duplex and its replacement with a new single-
22 family residence are consistent with the land use policies of the Local Coastal Program
23 as implemented through the Zoning Ordinance. Specifically, the project will not
24 compromise existing public access to the shoreline, conflict with the visual character of
25 the surrounding neighborhood, impede existing public view corridors, burden public
26 parking resources, impair water quality, or increase flood risk.
- 27 2. The proposed construction of a new single-family residence will not obstruct any
28 existing, planned, or required public beach access, thereby conforming with the policies
29 of Chapter 3 of the Coastal Act.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
approve Regular Coastal Permit (RC10-00008) subject to the following conditions:

1 **Building:**

- 2 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
3 Building Division plan check. As of July 23, 2012, the following codes and
4 ordinances are in effect: the 2010 California Building Code based on the 2009
5 International Building Code (Title 26); the 2010 California Electrical Code based on
6 the 2008 National Electrical Code (Title 27); the 2010 California Plumbing Code
7 based on the 2009 Uniform Plumbing Code (Title 28); the 2010 California
8 Mechanical Code based on the 2009 Uniform Mechanical Code (Title 29); the 2010
9 California Residential Code based on the 2009 International Residential Code (Title
10 30); the 2010 California Green Building Standards Code (Title 31).
- 11 2. Construction shall comply with the 2010 edition of the California Codes.
- 12 3. Construction hours are limited to 7:00 a.m. to 6:00 p.m. Monday through Friday.
- 13 4. The developer shall monitor, supervise and control all building construction and
14 supporting activities so as to prevent these activities from causing a public nuisance,
15 including, but not limited to, strict adherence to the following:
- 16 a) Building construction work hours shall be limited to between 7:00 a.m. and
17 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00
18 p.m. for work that is not inherently noise-producing. Examples of work not
19 permitted on Saturday are concrete and grout pours, roof nailing and activities
20 of similar noise-producing nature. No work shall be permitted on Sundays and
21 Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day,
22 Thanksgiving Day, Christmas Day) except as allowed for emergency work
23 under the provisions of the Oceanside City Code Chapter 38 (Noise
24 Ordinance).
- 25 b) The construction site shall be kept reasonably free of construction debris as
26 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
27 approved solid waste containers shall be considered compliance with this
28 requirement. Small amounts of construction debris may be stored on-site in a
29 neat, safe manner for short periods of time pending disposal.

1 **Fire:**

- 2 5. Smoke detectors are required, and detector locations must be indicated on the
3 construction drawings.
- 4 6. All proposed and existing fire hydrants within 400 feet of the project site shall be shown
5 on the construction drawings.
- 6 7. In accordance with Oceanside Fire Code Section 505, approved addresses for residential
7 occupancies shall be placed on the structure in such a position as to be plainly visible
8 and legible from the street or roadway fronting the property. Numbers shall be
9 contrasting with their background and meet the current City of Oceanside size and
10 design standard.
- 11 8. Single-family dwellings require four-inch address numbers. Minimum specifications are
12 set forth in Oceanside Fire Code Section 505.1, and the Fire Marshal may establish other
13 requirements as deemed necessary.
- 14 9. Construction drawings shall be submitted to the Fire Prevention Bureau for plan check
15 review and approval prior to the issuance of building permits.
- 16 10. Provide a horn strobe device on the exterior of the building to be activated by fire
17 sprinkler water flow.
- 18 11. NFPA 13-D fire sprinklers are required, due to structures being within five feet of
19 property lines.
- 20 12. Department requirements shall be placed on plans in the notes section.

21 **Planning:**

- 22 13. This Regular Coastal Permit shall expire on September 10, 2014, unless implemented per
23 the Zoning Ordinance or unless the Planning Commission grants a time extension.
- 24 14. This Regular Coastal Permit approves only the construction of a new two-story, 4,800-
25 square-foot single-family residence with daylighted basement at 1707 South Pacific Street,
26 as presented to the Planning Commission for review and approval. No deviation from
27 these approved plans and exhibits shall occur without Planning Division approval.
28 Substantial deviations shall require a revision to the Regular Coastal Permit or a new
29 Regular Coastal Permit.
15. The applicant, permittee or any successor-in-interest shall defend, indemnify, and hold
harmless the City of Oceanside, its agents, officers, or employees from any claim, action, or

1 proceeding against the City, its agents, officers, or employees to attack, set aside, void, or
2 annul an approval of the City, concerning Regular Coastal Permit (RC10-00008). The City
3 will promptly notify the applicant of any such claim, action or proceeding against the
4 City and will cooperate fully in its defense. If the City fails to promptly notify the
5 applicant of any such claim action or proceeding, or fails to cooperate fully in the
6 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
7 harmless the City.

8 16. All mechanical rooftop and ground equipment shall be screened from public view as
9 required by the Zoning Ordinance: that is, on all four sides. Roof jacks, mechanical
10 equipment, screens and vents shall be painted with non-reflective paint to match the roof.
11 This information shall be shown on the building plans.

12 17. Prior to the issuance of building permits, compliance with the applicable provisions of the
13 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed
14 and approved by the Planning Division. These requirements, including the obligation to
15 remove or cover with matching paint all graffiti within 24 hours, shall be noted on the
16 Architectural Site Plan and shall be recorded in the form of a covenant affecting the subject
17 property. A covenant or other recordable document approved by the City Attorney shall
18 be prepared by the applicant and recorded prior to the issuance of building permits. The
19 covenant shall provide that the property is subject to this resolution, and shall generally
20 list the conditions of approval.

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

25 19. Failure to meet any conditions of approval for this development shall constitute a violation
26 of the Regular Coastal Permit.

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

1 21. Elevations, siding materials, colors, roofing materials and floor plans shall be
2 substantially the same as those approved by the Planning Commission. These shall be
3 shown on plans submitted to the Building Division and Planning Division.

4 22. Parking shall be prohibited in the driveway of the subject property, so as to avoid
5 impeding pedestrian access across the adjacent public sidewalk. Vehicles parked in the
6 driveway and extending into the public right-of-way shall constitute a code violation and
7 be subject to fines.

8 23. Prior to issuance of building permits, the applicant shall make an irrevocable offer of
9 dedication to the City of Oceanside an easement for lateral public access and passive
10 recreational use along the shoreline adjacent to this property. The document shall provide
11 that the offer of dedication shall not be used or construed to allow anyone, prior to
12 acceptance of the offer, to interfere with any rights of public access acquired through a use
13 which may exist on the property. The easement shall be located along the entire width of
14 the property to the toe of the bluff (toe of the seawall, a line 25 feet inland of the daily high
15 water line, which is understood to be ambulatory from day to day). The easement shall be
16 recorded free of prior liens and free of any other encumbrances which may affect said
17 interest. The easement shall run with the land in favor of the City of Oceanside, and is
18 binding to all successors and assignees.

18 **Engineering:**

19 24. Design and construction of all improvements shall be in accordance with the City of
20 Oceanside Engineers Design and Processing Manual, City Ordinances, and standard
21 engineering and specifications of the City of Oceanside and subject to approval by the City
22 Engineer.

23 25. Where proposed off-site improvements, including but not limited to slopes, public utility
24 facilities, and drainage facilities, are to be constructed, the owner/developer shall, at his
25 own expense, obtain all necessary easements or other interests in real property and shall
26 dedicate the same to the City of Oceanside as required. The owner/developer shall provide
27 documentary proof satisfactory to the City of Oceanside that such easements or other
28 interest in real property have been obtained prior to issuance of any grading permit for the
29 development. Additionally, the City of Oceanside, may at its sole discretion, require that
the owner/developer obtain at his sole expense a title policy insuring the necessary title for

1 the easement or other interest in real property to have vested with the City of Oceanside or
2 the owner/developer, as applicable.

3 26. A Declaration of Covenants, Conditions and Restrictions (DCC&R) is required prior to
4 issuance the grading permit, and will be reviewed and approved by the City Attorney. The
5 Declaration of Covenants, Conditions and Restrictions (DCC&R) shall be recorded
6 attesting to these improvement conditions prior to issuance of any grading permit.

7 27. Prior to the issuance of a grading permit, the owner/developer shall notify and host a
8 neighborhood meeting with all of the area residents located within 300 feet of the project
9 site, to inform them of the grading and construction schedule, and to answer questions.

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

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

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

25 c) The construction site shall accommodate the parking of all motor vehicles used by
26 persons working at or providing deliveries to the site. An alternate parking site can
27 be considered by the City Engineer in the event that the lot size is too small and
28 cannot accommodate parking of all motor vehicles.

29 d) The owner/developer shall complete a haul route permit application (if required for
import/export of dirt) and submit to the City of Oceanside Engineering Department

1 48 hours in advance of beginning of work. Hauling operations (if required) shall be
2 8:00 a.m. to 3:30 p.m. unless approved otherwise.

3 29. Shoring may be required for the construction of the proposed development. The shoring
4 design plans and structural calculations shall be submitted concurrently with the precise
5 grading plan.

6 30. It is the responsibility of the owner/developer to evaluate and determine that all soil
7 imported as part of this development is free of hazardous and/or contaminated material as
8 defined by the City and the County of San Diego Department of Environmental
9 Health. Exported or imported soils shall be properly screened, tested, and documented
10 regarding hazardous contamination.

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

17 32. Sight distance requirements at the project driveway along Pacific Street shall conform to
18 the corner sight distance criteria as provided by SDRSD, DS-20.

19 33. Pavement sections for Pacific Street, driveway access shall be based upon approved soil
20 tests and traffic indices. The pavement design is to be prepared by the owner/developer's
21 soil engineer and must be in compliance with the City of Oceanside Engineers Design and
22 Processing Manual and be approved by the City Engineer, prior to paving.

23 34. Prior to approval of the grading plans, the owner/developer shall contract with a
24 geotechnical engineering firm to perform a field investigation of the existing pavement
25 including sidewalk, curb and gutter on Pacific Street adjacent to the project boundary. The
26 limits of the study shall be half-street plus 12 feet along the project's frontage. Should the
27 existing pavement conditions warrants a pavement boring that determines the pavement
28 section to be less than the current minimum standard as set forth in the table for City of
29 Oceanside Pavement Design Guidelines in the City of Oceanside Engineers Manual, rehabilitation/mitigation recommendations shall be provided in a pavement analysis report,

1 and the owner/developer shall reconstruct the pavement per these recommendations,
2 subject to approval by the City Engineer.

3 35. Any existing public or private pavement, concrete curb, gutter, driveways, and sidewalk
4 adjacent to the project boundary that are damaged or damaged during construction of the
5 project, shall be repaired or replaced as directed by the City Engineer. Sidewalk
6 improvements shall comply with ADA requirements.

7 36. The approval of the project shall not mean that proposed grading or improvements on
8 adjacent properties (including any City properties/right-of-way or easements) is granted or
9 guaranteed to the owner/developer. The owner/developer is responsible for obtaining
10 permission to grade to construct on adjacent properties. Should such permission be denied,
11 the project shall be subject to going back to the public hearing or subject to a substantial
12 conformity review.

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

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

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

27 40. Landscaping plans, including plans for the construction of walls, fences or other structures
28 at or near the driveway, must conform to intersection sight distance requirements.
29 Landscape and irrigation plans for disturbed areas shall be submitted to the City Engineer
prior to the issuance of a preliminary grading permit and approved by the City Engineer
prior to the issuance of occupancy permits. Frontage landscaping shall be installed prior to

1 the issuance of any certificates of occupancy. Any project fences, sound or privacy walls
2 and monument entry walls/signs shall be shown on, bonded for and built from the
3 landscape plans. These features shall also be shown on the precise grading plans for
4 purposes of location only. Plantable, segmental walls shall be designed, reviewed and
5 constructed by the grading plans and shown on the Landscape plans. All plans must be
6 approved by the City Engineer and a pre-construction meeting held, prior to the start of any
7 improvements.

8 41. The drainage design shown on the site plan or preliminary grading plan, and the drainage
9 report for this project is conceptual only. The final drainage report and drainage design
10 shall be based upon a hydrologic/hydraulic study that is in compliance with the latest San
11 Diego County Hydrology and Drainage Manual to be approved by the City Engineer
12 during final engineering. All drainage picked up in an underground system shall remain
13 underground until it is discharged into an approved channel, or as otherwise approved by
14 the City Engineer. All public storm drains shall be shown on City standard plan and profile
15 sheets. All storm drain easements shall be dedicated where required. The owner/developer
16 shall be responsible for obtaining any off-site easements for storm drainage facilities.

17 42. The owner/developer shall place a covenant on the title sheet of the grading plans agreeing
18 to the following: "The present or future owner/developer shall indemnify and save the City
19 of Oceanside, its officers, agents, and employees harmless from any and all liabilities,
20 claims' arising from any flooding that occurs on this site."

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

24 44. The owner/developer shall provide a copy of the title/cover page of an approved Storm
25 Water Mitigation Plan (SWMP). The SWMP shall be prepared by the owner/developer's
26 Civil Engineer. All Storm Water documents shall be in compliance with the latest edition
27 of submission requirements.

28 45. Following approval of the SWMP by the City Engineer and prior to issuance of grading
29 permits, the owner/developer shall submit and obtain approval of an Operation &
Maintenance (O&M) Plan, prepared to the satisfaction of the City Engineer. The O&M
Plan shall include an approved and executed Maintenance Mechanism pursuant to Section

1 5 of the Standard Urban Storm Water Mitigation Plan (SUSMP). The O&M shall satisfy
2 the minimum Maintenance Requirements pursuant to Section 5 of the SUSMP. At a
3 minimum the O&M Plan shall include the designated responsible party to manage the
4 stormwater BMP(s), employee training program and duties, operating schedule,
5 maintenance frequency, routine service schedule, specific maintenance activities, copies of
6 resource agency permits, cost estimate for implementation of the O&M Plan, a non-
7 refundable cash or an irrevocable, City-Standard Letter of Credit security to provide
8 maintenance funding in the event of noncompliance to the O&M Plan, and any other
9 necessary elements. The owner/developer shall provide the City with access to site for the
10 purpose of BMP inspection and maintenance by entering into an Access Rights Agreement
11 with the City. The owner/developer shall complete and maintain O&M forms to document
12 all operation, inspection, and maintenance activities. The owner/developer shall retain
13 records for a minimum of 5 years. The records shall be made available to the City upon
14 request.

14 46. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance
15 Agreement (SWFMA) with the City obliging the owner/developer to maintain, repair and
16 replace the Storm Water Best Management Practices (BMPs) identified in the project's
17 approved SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be
18 approved by the City Attorney prior to issuance of any precise grading permit and shall be
19 recorded at the County Recorder's Office prior to issuance of any building permit. A non-
20 refundable Security in the form of cash (or certificate of deposit payable to the City) or an
21 irrevocable, City Standard Letter of Credit shall be required prior to issuance of a precise
22 grading permit. The amount of the non-refundable security shall be equal to 10 years of
23 maintenance costs, as identified by the O&M Plan, but not to exceed a total of \$25,000.
24 The owner/developer's civil engineer shall prepare the O&M cost estimate.

24 47. At a minimum, maintenance agreements shall require staff training, inspection, and
25 maintenance of all BMPs on an annual basis. The owner/developer shall complete and
26 maintain O&M forms to document all maintenance activities. Parties responsible for the
27 O&M plan shall retain records at the subject property for at least 5 years. These documents
28 shall be made available to the City for inspection upon request at any time.
29

- 1 48. The Agreement shall include a copy of executed on-site and off-site access easement and or
2 access rights necessary for the operation and maintenance of BMPs that shall be binding on
3 the land throughout the life of the project to the benefit of the party responsible for the
4 O&M of BMPs, satisfactory to the City Engineer. The agreement shall also include a copy
5 of the O&M Plan approved by the City Engineer.
- 6 49. The BMPs described in the project's approved SWMP shall not be altered in any way,
7 unless reviewed and approved to the satisfaction of the City Engineer. The determination
8 of whatever action is required for changes to a project's approved SWMP shall be made by
9 the City Engineer.
- 10 50. The approval of the project shall not mean that closure, vacation, or abandonment of any
11 public street, right-of-way, easement, or facility is granted or guaranteed to the
12 owner/developer. The owner/developer is responsible for applying for all closures,
13 vacations, and abandonments as necessary. The application(s) shall be reviewed and
14 approved or rejected by the City of Oceanside under separate process (es) per codes,
15 ordinances, and policies in effect at the time of the application.
- 16 51. The owner/developer shall comply with all the provisions of the City's cable television
17 ordinances including those relating to notification as required by the City Engineer.
- 18 52. Approval of this development project is conditioned upon payment of all applicable impact
19 fees and connection fees in the manner provided in chapter 32B of the Oceanside City
20 Code. All traffic signal fees and contributions, highway thoroughfare fees, drainage fees,
21 park fees, reimbursements, and other applicable charges, fees and deposits shall be paid
22 prior the issuance of any building permits, in accordance with City Ordinances and
23 policies. The owner/developer shall also be required to join into, contribute, or participate
24 in any improvement, lighting, or other special district affecting or affected by this project.
25 Approval of the project shall constitute the owner/developer's approval of such payments,
26 and his agreement to pay for any other similar assessments or charges in effect when any
27 increment is submitted for building permit approval, and to join, contribute, and/or
28 participate in such districts as applicable.
- 29 53. The owner/developer shall obtain any necessary permits and clearances from all public
agencies having jurisdiction over the project due to its type, size, or location, including but
not limited to the U. S. Army Corps of Engineers, California Department of Fish & Game,

1 U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board
2 (including NPDES), San Diego County Health Department, prior to the issuance of grading
3 permits.

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

8 55. A digital file of the as-built grading and as-built improvement plans in a format consistent
9 with the City's requirements for digital submittals shall be submitted to the City of
10 Oceanside prior to occupancy permit.

11 56. A digital file of the map in a format consistent with the City's requirements for digital
12 submittals, detailed in the Engineers Design and Processing Manual shall be submitted to
13 the City of Oceanside concurrently with the final submittal of the map for recordation.”

14 57. In the event that the conceptual plan does not match the conditions of approval, the
15 resolution of approval shall govern.

16 **Landscaping:**

17 58. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines
18 and Specifications for Landscape Development (latest revision), Water Conservation
19 Ordinance No.(s) 91-15 and 10-OR 0412, Engineering criteria, City code and
20 ordinances, including the maintenance of such landscaping, shall be reviewed and
21 approved by the City Engineer prior to the issuance of building permits. Landscaping
22 shall not be installed until bonds have been posted, fees paid, and plans signed for final
23 approval. A landscape pre-construction meeting shall be conducted by the landscape
24 architect of record, Public Works Inspector, developer or owner's representative and
25 landscape contractor prior to commencement of the landscape and irrigation installation.
26 The following landscaping requirements shall be required prior to plan approval and
27 certificate of occupancy:

- 28 a) Final landscape plans shall accurately show placement of all plant material such
29 as but not limited to trees, shrubs, and groundcovers.

- 1 b) Landscape Architect shall be aware of all utility, gas, sewer, water, and storm
2 drain lines including utility easements and place planting locations accordingly
3 to meet City of Oceanside requirements.
- 4 c) All required landscape areas shall be maintained by owner (including public
5 right-of-way). The landscape areas shall be maintained per City of Oceanside
6 requirements.
- 7 d) Proposed landscape species shall be native or naturalized to fit the site and meet
8 climate changes indicative to their planting location. The selection of plant
9 material shall also be based on cultural, aesthetic, and maintenance
10 considerations. In addition proposed landscape species shall be low water users
11 as well as meet all fire department requirements.
- 12 e) All planting areas shall be prepared with appropriate soil amendments, fertilizers,
13 and appropriate supplements based upon a soils report from an agricultural
14 suitability soil sample taken from the site.
- 15 f) Plant material installed within the western portion of the site (in particularly, the
16 sand area) shall have an agricultural suitability soil sample taken specifically for
17 this area. Amendments and organic material based on the agricultural suitability
18 recommendations for proper plant growth shall be incorporated into the sand area
19 prior to the installation of plants within this area. Verification in writing (i.e.
20 drop slips from suppliers) of the incorporated amendments shall be given to the
21 landscape architect of record.
- 22 g) Ground covers or bark mulch shall fill in between the shrubs to shield the soil
23 from the sun, evapotranspiration and run-off. All the flower and shrub beds shall
24 be mulched to a 3" depth to help conserve water, lower the soil temperature and
25 reduce weed growth.
- 26 h) The shrubs shall be allowed to grow in their natural forms. All landscape
27 improvements shall follow the City of Oceanside Guidelines.
- 28 i) Root barriers shall be installed adjacent to all paving surfaces, where a paving
29 surface is located within 6 feet of a trees trunk on-site (private) and within 10
feet of a trees trunk in the right-of-way (public). Root barriers shall extend 5 feet
in each direction from the centerline of the trunk, for a total distance of 10 feet.

1 Root barriers shall be 24 inches in depth. Installing a root barrier around the
2 tree's root ball is unacceptable.

3 j) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall
4 obtain Planning Division approval for these items in the conditions or application
5 stage prior to 1st submittal of working drawings.

6 k) For the planting and placement of trees and their distances from hardscape and
7 other utilities/ structures the landscape plans shall follow the City of Oceanside's
8 (current) Tree Planting Distances and Spacing Standards.

9 l) An automatic irrigation system shall be installed to provide coverage for all
10 planting areas shown on the plan. Low volume equipment shall provide
11 sufficient water for plant growth with a minimum water loss due to water run-
12 off.

13 m) Irrigation systems shall use high quality, automatic control valves, controllers
14 and other necessary irrigation equipment. All components shall be of non-
15 corrosive material. All drip systems shall be adequately filtered and regulated
16 per the manufacturer's recommended design parameters.

17 n) All irrigation improvements shall follow the City of Oceanside Guidelines and
18 Water Conservation Ordinance.

19 o) The container pots within the various deck and terrace levels shall be installed
20 with drip irrigation.

21 p) The landscape plans shall match all plans affiliated with the project.

22 q) Landscape plans shall comply with Biological and/or Geotechnical reports, as
23 required, shall match the grading and improvement plans, comply with SWMP
24 Best Management Practices and meet the satisfaction of the City Engineer.

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

27 59. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way
28 and within any adjoining public parkways shall be permanently maintained by the owner,
29 his assigns or any successors-in-interest in the property. The maintenance program shall
include: a) normal care and irrigation of the landscaping b) repair and replacement of plant
materials c) repair and replacement of irrigation systems as necessary d) general cleanup of

1 the landscaped and open areas e) parking lots and walkways, walls, fences, etc. Failure to
2 maintain landscaping shall result in the City taking all appropriate enforcement actions
3 including but not limited to citations. This maintenance program condition shall be
4 recorded with a covenant as required by this resolution.

- 5 60. In the event that the conceptual landscape plan (CLP) does not match the conditions of
6 approval, the resolution of approval shall govern.

7 **Water Utilities:**

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

- 12 62. The property owner shall maintain private water and wastewater utilities located on private
13 property.

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

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

- 19 65. Per the 2010 California Fire Code, all new residential units shall be fire sprinklered. The
20 minimum allowable water meter for a fire sprinklered home is 3/4-inch.

- 21 66. All public water and/or sewer facilities not located within the public right-of-way shall be
22 provided with easements sized according to the Water, Sewer, and Reclaimed Water
23 Design and Construction Manual. Easements shall be constructed for all weather access.

- 24 67. No trees, structures or building overhang shall be located within any water or wastewater
25 utility easement.

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

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

4 70. All Water Utilities Fees are due at the time of building permit issuance per City Code
5 Section 32B.7, unless the developer/applicant applies and is approved for a deferral of all
6 fees per City of Oceanside Ordinance No. 09-OR0676-1.

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

11 PASSED AND ADOPTED Resolution No. 2012-P39 on September 10, 2012 by the following
12 vote, to wit:

13 AYES:

14 NAYS:

15 ABSENT:

16 ABSTAIN:

17 _____
18 Tom Rosales, Chairperson
19 Oceanside Planning Commission

20 ATTEST:

21 _____
22 Russ Cunningham, Secretary

23 I, RUSS CUNNINGHAM, Secretary of the Oceanside Planning Commission, hereby certify
24 that this is a true and correct copy of Resolution No. 2012-P39.

25 Dated: September 10, 2012

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

28 _____
29 Applicant/Representative

_____ Date



EOS ARCHITECTURE, INC.
111 S. CALLE
PASADENA, CA 91105
PHONE: 626.791.1100

PROJECT: CAVA RESIDENCE
1707 SOUTH PACIFIC STREET
OCEANSIDE, CA 92054

NO.	DATE	DESCRIPTION
1	02/27/13	ISSUED FOR PERMITS
2	03/15/13	REVISED PER COMMENTS
3	03/27/13	REVISED PER COMMENTS

PROPOSED BY:
EVA ARCHITECTURE, INC.
111 S. CALLE
PASADENA, CA 91105
PHONE: 626.791.1100

PROJECT ADDRESS: 1707 SOUTH PACIFIC STREET OCEANSIDE, CA
PROJECT NAME: CAVA CUSTOM RESIDENCE

DATE: 02/27/13
SCALE: 1/8" = 1'-0"

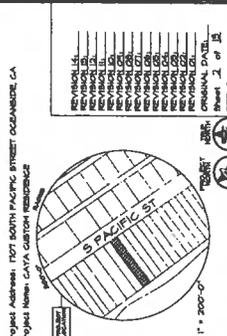
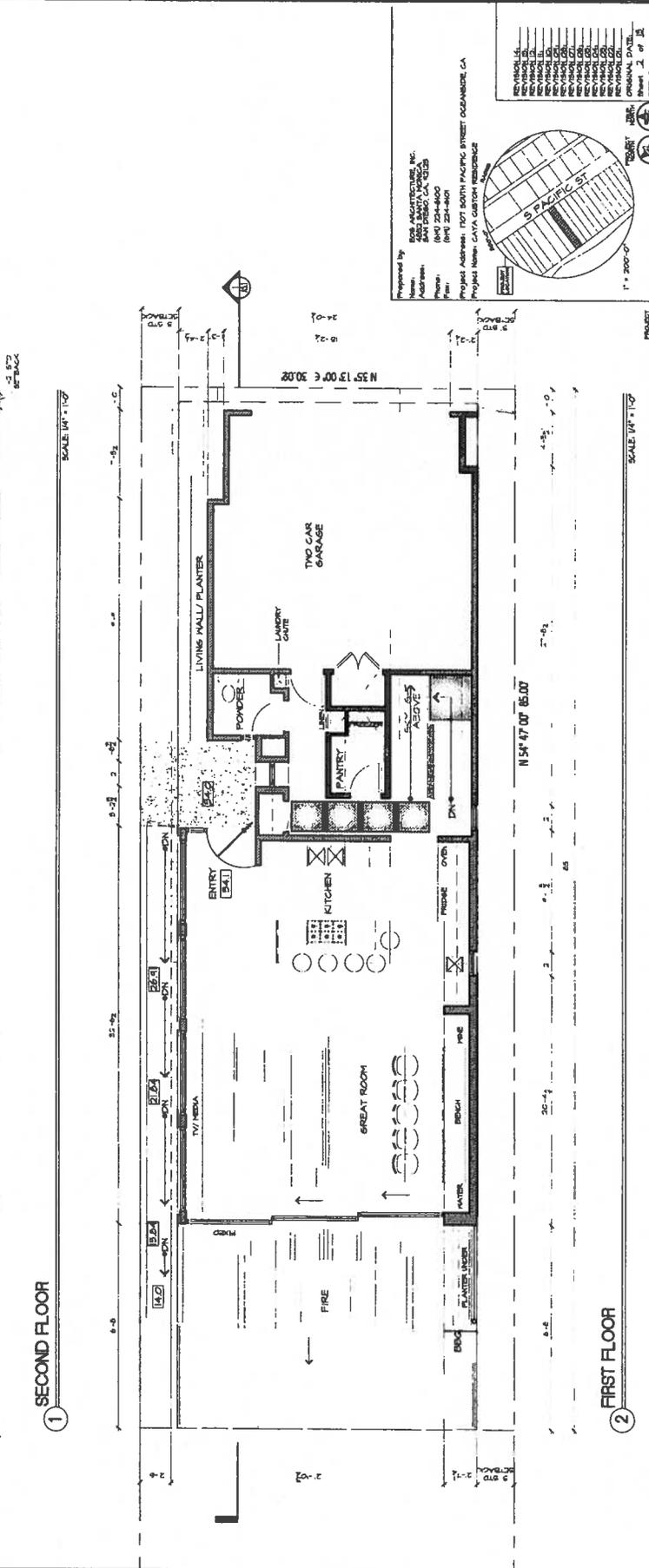
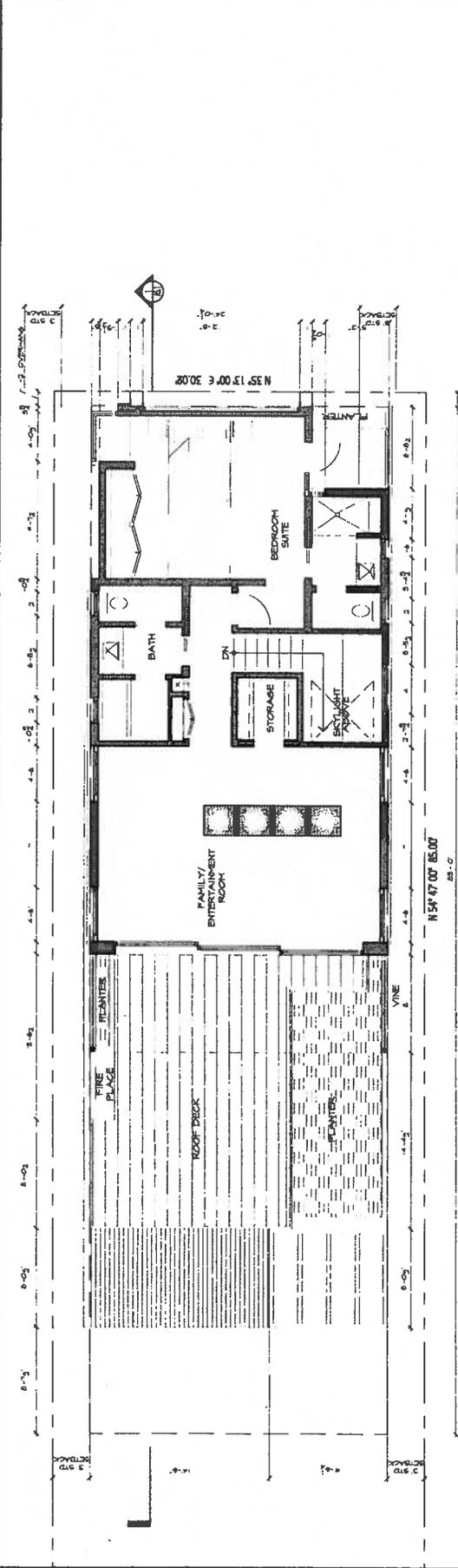
REVISIONS

NO. DATE DESCRIPTION

1 02/27/13 ISSUED FOR PERMITS

2 03/15/13 REVISED PER COMMENTS

3 03/27/13 REVISED PER COMMENTS



PROJECT REVISIONS

NO. DATE DESCRIPTION

1 02/27/13 ISSUED FOR PERMITS

2 03/15/13 REVISED PER COMMENTS

3 03/27/13 REVISED PER COMMENTS

4 04/10/13 REVISED PER COMMENTS

5 04/24/13 REVISED PER COMMENTS

6 05/08/13 REVISED PER COMMENTS

7 05/22/13 REVISED PER COMMENTS

8 06/05/13 REVISED PER COMMENTS

9 06/19/13 REVISED PER COMMENTS

10 07/03/13 REVISED PER COMMENTS

11 07/17/13 REVISED PER COMMENTS

12 08/01/13 REVISED PER COMMENTS

13 08/15/13 REVISED PER COMMENTS

14 08/29/13 REVISED PER COMMENTS

15 09/12/13 REVISED PER COMMENTS

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21 12/05/13 REVISED PER COMMENTS

22 12/19/13 REVISED PER COMMENTS

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25 01/30/14 REVISED PER COMMENTS

26 02/13/14 REVISED PER COMMENTS

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137 05/14/18 REVISED PER COMMENTS

138 05/28/18 REVISED PER COMMENTS

139 06/11/18 REVISED PER COMMENTS

140 06/25/18 REVISED PER COMMENTS

141 07/09/18 REVISED PER COMMENTS

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154 01/06/19 REVISED PER COMMENTS

155 01/20/19 REVISED PER COMMENTS

156 02/03/19 REVISED PER COMMENTS

157 02/17/19 REVISED PER COMMENTS

158 03/03/19 REVISED PER COMMENTS

159 03/17/19 REVISED PER COMMENTS

160 03/31/19 REVISED PER COMMENTS

161 04/14/19 REVISED PER COMMENTS

162 04/28/19 REVISED PER COMMENTS

163 05/12/19 REVISED PER COMMENTS

164 05/26/19 REVISED PER COMMENTS

165 06/09/19 REVISED PER COMMENTS

166 06/23/19 REVISED PER COMMENTS

167 07/07/19 REVISED PER COMMENTS

168 07/21/19 REVISED PER COMMENTS

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179 12/22/19 REVISED PER COMMENTS

180 01/05/20 REVISED PER COMMENTS

181 01/19/20 REVISED PER COMMENTS

182 02/02/20 REVISED PER COMMENTS

183 02/16/20 REVISED PER COMMENTS

184 02/29/20 REVISED PER COMMENTS

185 03/13/20 REVISED PER COMMENTS

186 03/27/20 REVISED PER COMMENTS

187 04/10/20 REVISED PER COMMENTS

188 04/24/20 REVISED PER COMMENTS

189 05/08/20 REVISED PER COMMENTS

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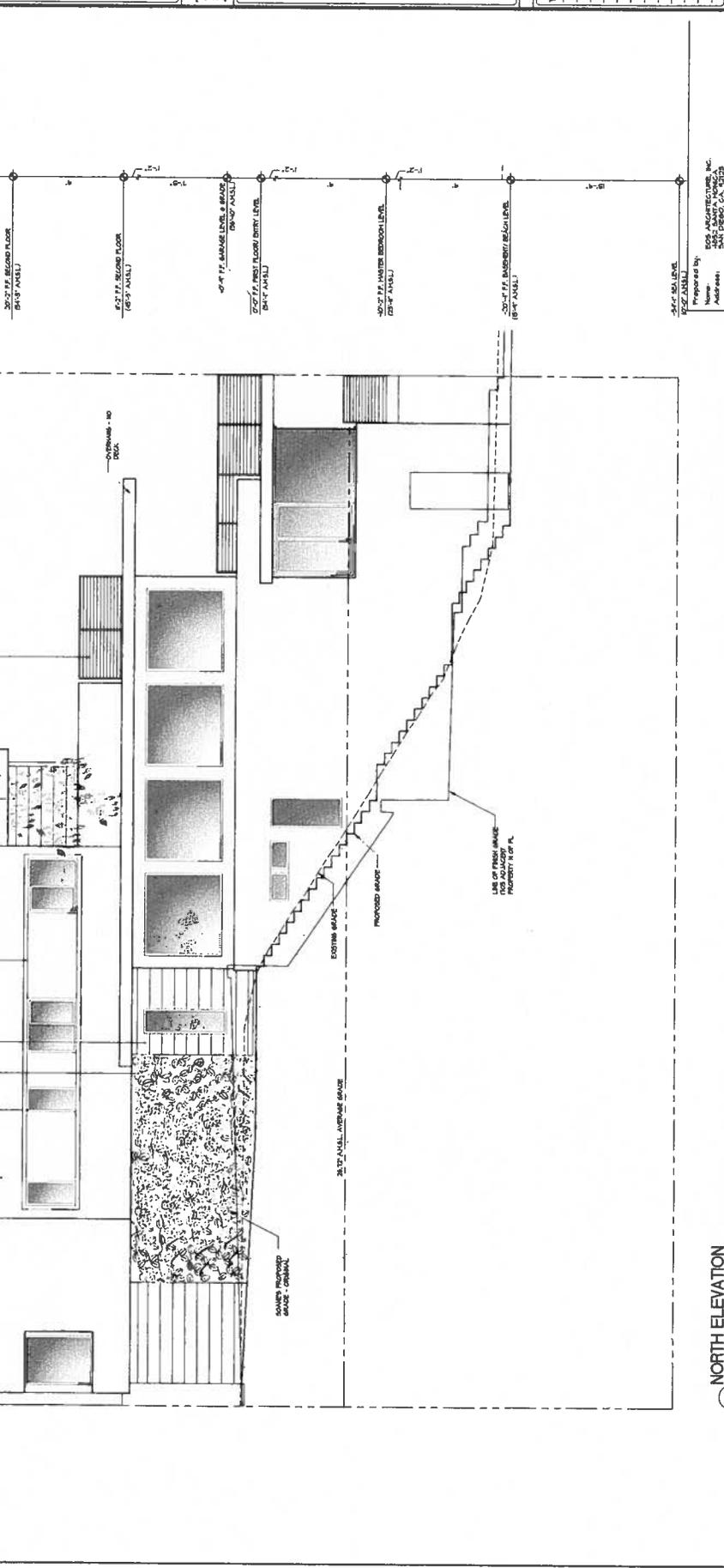
1707 SOUTH PACIFIC STREET
OCEANSIDE, CA 92054

CITY OF OCEANSIDE APPLICATION REVISION RECORD

REVISION NO.	DATE	DESCRIPTION
1	02/27/13	PRELIMINARY WORK
2	02/27/13	100% PERMITS SUBMITTAL
3	02/27/13	REVISED

Project Name: CAVA RESIDENCE
Job No.:
Sheet Name: ELEVATIONS
Scale: 1/4" = 1'-0"

2'-0" 1/4" TOP IRONSET PROJECTION (28'-11" ANSEL)
3'-0" 1/4" SECOND FLOOR (34'-3" ANSEL)
4'-0" 1/4" SECOND FLOOR (40'-3" ANSEL)
5'-0" 1/4" FIRST FLOOR ENTRY LEVEL (46'-3" ANSEL)
6'-0" 1/4" HANGER BESSONNET LEVEL (52'-3" ANSEL)
7'-0" 1/4" HANGER BESSONNET LEVEL (58'-3" ANSEL)



PROJECT REVISIONS

1" = 30'-0" (VERTICAL)
1" = 30'-0" (HORIZONTAL)

PROJECT: CAVA RESIDENCE
JOB NO.:
SHEET: ELEVATIONS
SCALE: 1/4" = 1'-0"

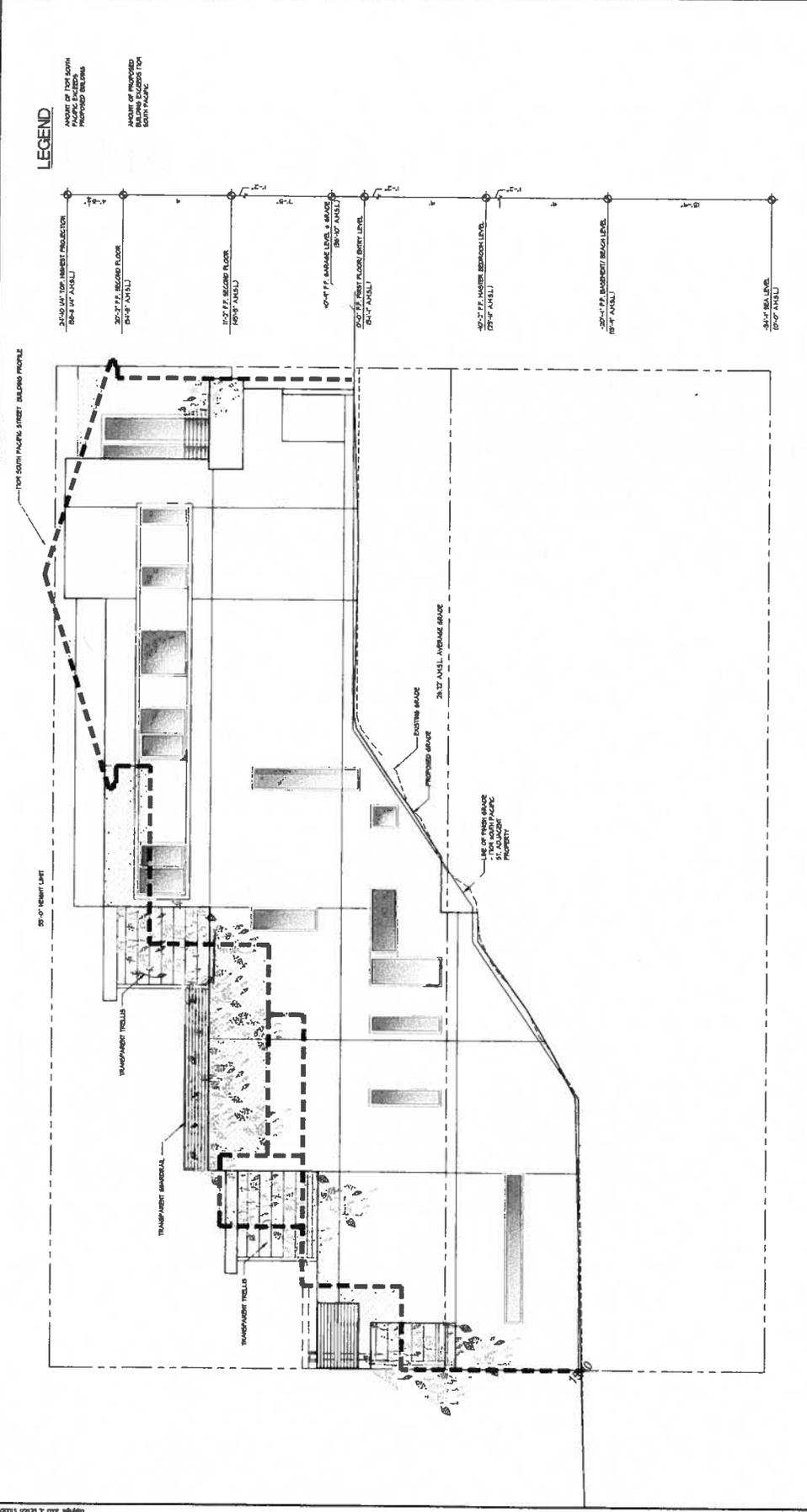
DESIGNED BY: EOS ARCHITECTURE, INC.
ADDRESS: 1707 SOUTH PACIFIC STREET, OCEANSIDE, CA 92054
PHONE: (949) 224-8400
FAX: (949) 224-8401

PROJECT NAME: CAVA RESIDENCE
JOB NO.:
SHEET: ELEVATIONS
SCALE: 1/4" = 1'-0"

DATE: 02/27/13
BY: [Signature]

- ELEVATION KEY NOTES**
- SCALE: 1/4" = 1'-0"
- 110" EXTERIOR PLASTER HAND TROWELED SMOOTH
 - ALL METAL MIDDOP
 - STAINLESS STEEL TRIM DETAIL
 - HARDWOOD SINKS, STAINED
 - LIVING MALL
 - STAINLESS STEEL CABLE WIRE TRELLIS
 - STAINLESS STEEL CABLE GAUDD RAIL
 - PLANTER
 - LIFT AND SLIDE GLASS DOOR

2 NORTH ELEVATION



Prepared by: EOS ARCHITECTURE, INC.
 Name: [Blank]
 Address: 2411 DUBO, CA 92025
 Phone: (949) 234-8000
 Fax: (949) 234-8001

Project Address: 1707 SOUTH PACIFIC STREET OCEANSIDE, CA
 Project Name: CAYA RESIDENCE

Scale: 1" = 20'-0"

PROJECT REVISIONS

1. ADJACENT BUILDING PROFILES SOUTH ELEVATION



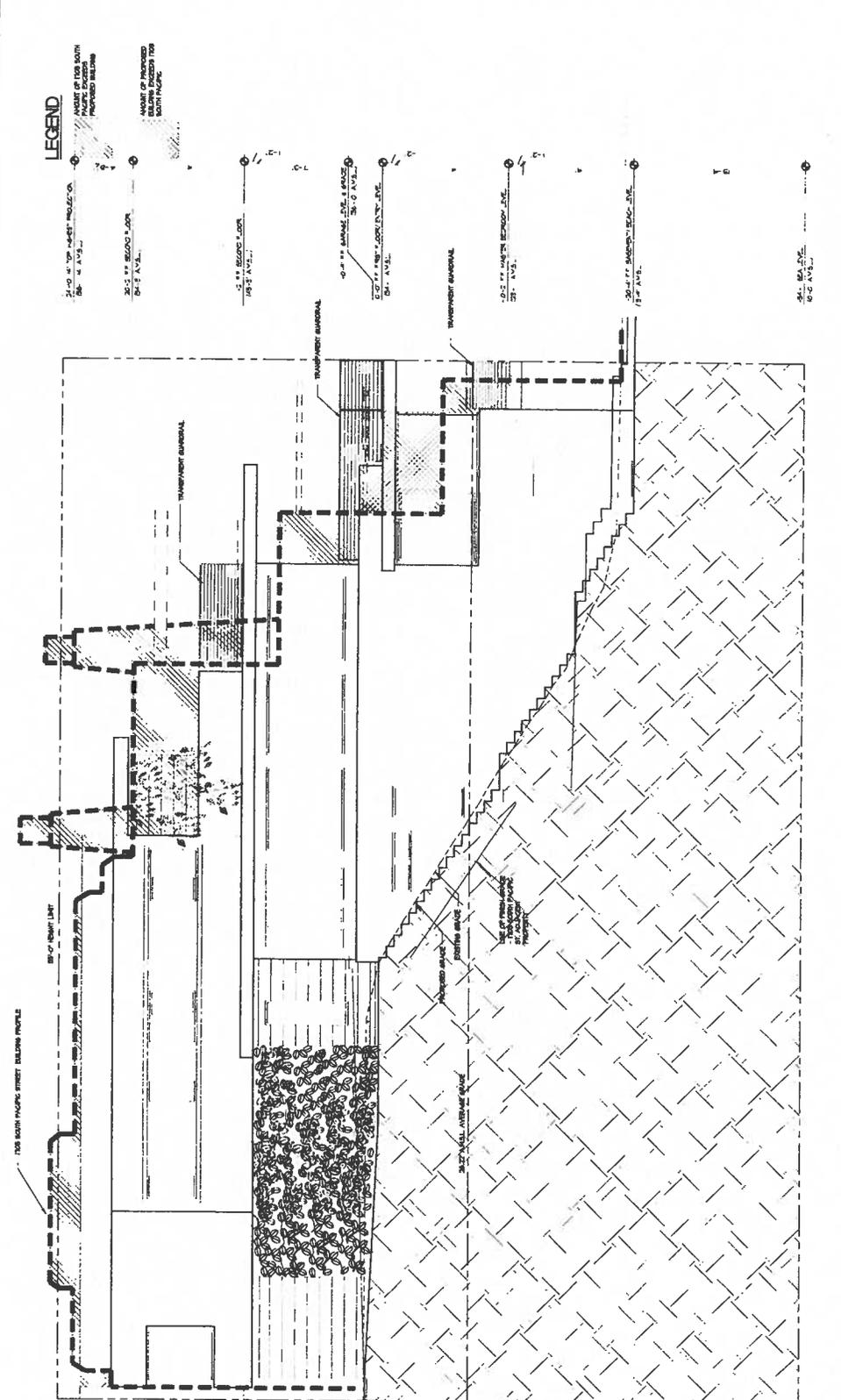
1707 SOUTH PACIFIC STREET
OCEANSIDE, CA 92054

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Prepared by: [Name]
 Address: [Address]
 Phone: [Phone]
 Project Address: 1707 SOUTH PACIFIC STREET OCEANSIDE, CA
 Project Name: CAVA RESIDENCE

Scale: 1/4" = 1'-0"
 Date: 02/27/10
 Drawn by: [Name]
 Checked by: [Name]
 Job No.: [Number]
 Sheet Name: ADJACENCY ELEVATIONS
 Sheet: A4.5
 of 2

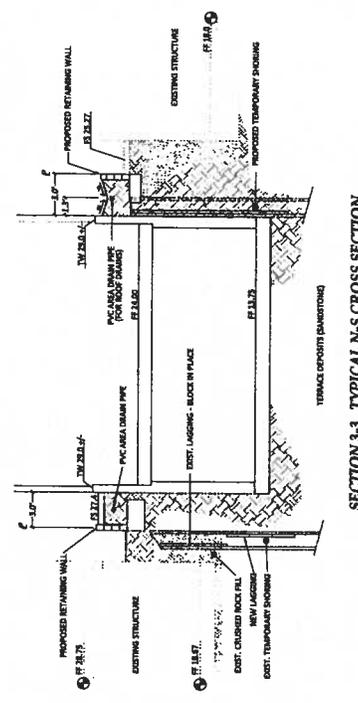


Prepared by: [Name]
 Address: [Address]
 Phone: [Phone]
 Project Address: 1707 SOUTH PACIFIC STREET OCEANSIDE, CA
 Project Name: CAVA RESIDENCE

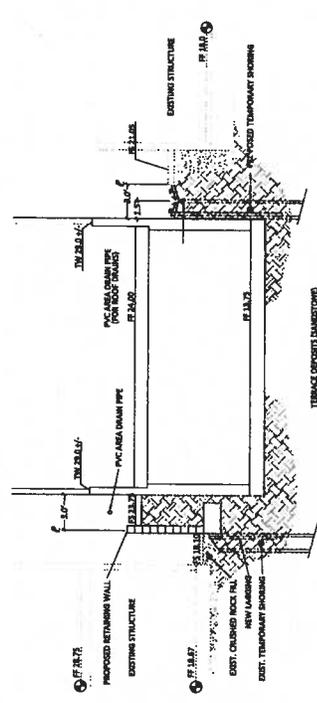
Scale: 1/4" = 1'-0"
 Date: 02/27/10
 Drawn by: [Name]
 Checked by: [Name]
 Job No.: [Number]
 Sheet Name: ADJACENCY ELEVATIONS
 Sheet: A4.5
 of 2

PROJECT REVISIONS

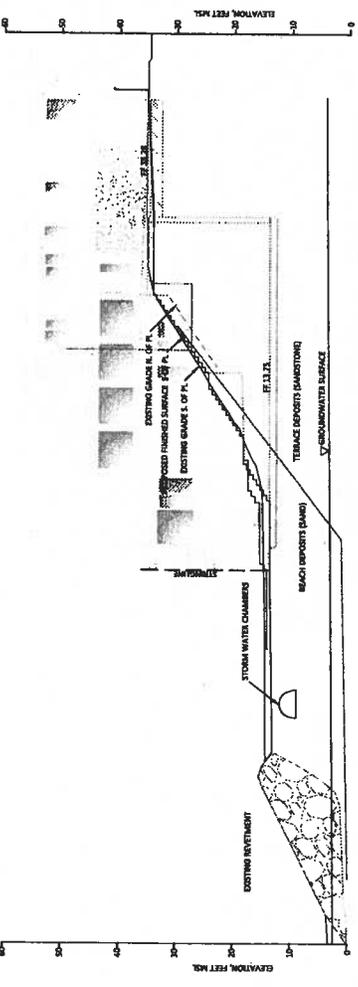
RC10-00008



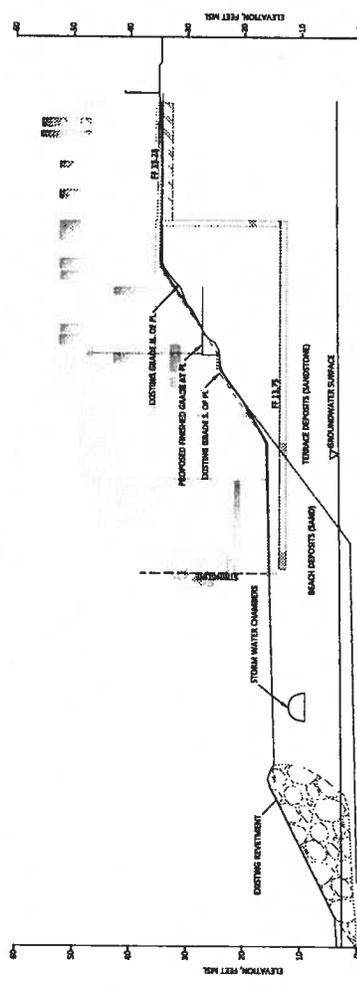
SECTION 3-3. TYPICAL N-S CROSS SECTION
 HORIZONTAL SCALE: 1 INCH = 10 FEET
 VERTICAL SCALE: 1 INCH = 5 FEET



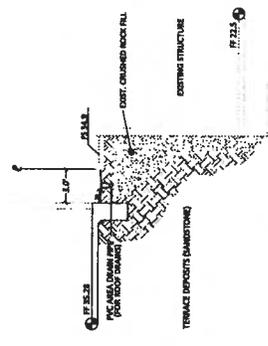
SECTION 4-4. TYPICAL N-S CROSS SECTION
 HORIZONTAL SCALE: 1 INCH = 10 FEET
 VERTICAL SCALE: 1 INCH = 5 FEET



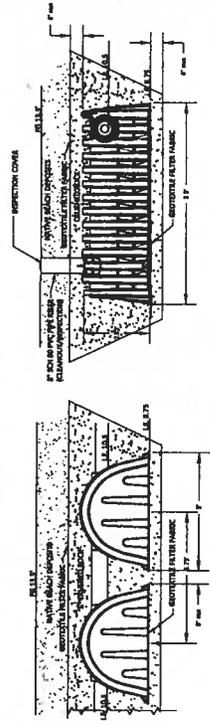
SECTION 1-1. E-W SECTION AT NLY PROPERTY BOUNDARY
 HORIZONTAL SCALE: 1 INCH = 10 FEET
 VERTICAL SCALE: 1 INCH = 10 FEET



SECTION 2-2. E-W SECTION AT SWY PROPERTY BOUNDARY
 HORIZONTAL SCALE: 1 INCH = 10 FEET
 VERTICAL SCALE: 1 INCH = 10 FEET



SECTION 5-5. TYPICAL SECTION AT GARAGE
 NO SCALE



STORM CHAMBER DETAILS
 NO SCALE

- ABBREVIATIONS:**
- PF FINISHED GRADE ELEVATION
 - FF FINISHED FLOOR ELEVATION
 - FS FINISHED SURFACE ELEVATION
 - TW TOP OF WALL ELEVATION
 - BT BOTTOM OF TIE ELEVATION
 - TO TOP OF TIE ELEVATION
 - TE TOP OF SLAB ELEVATION
 - SE INVERT ELEVATION

ENGINEER OF WORK:
 LARRY E. TAYLOR
 P.L.C. 00674, LICENSE 08-30-2012
 DATE: _____



PREPARED BY:
Taylor Group, Inc.
 301 Mission Avenue, Suite 201
 Oceanside, CA 92054
 (760) 721-1900
 www.taylorgroup.com

EXISTING CONDITIONS MAP
 PROPOSED SINGLE FAMILY RESIDENCE
 1707 South Pacific Street, Oceanside, California
 Assessor's Parcel No. 153-091-47-00

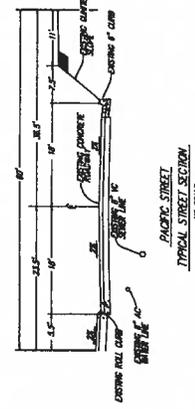
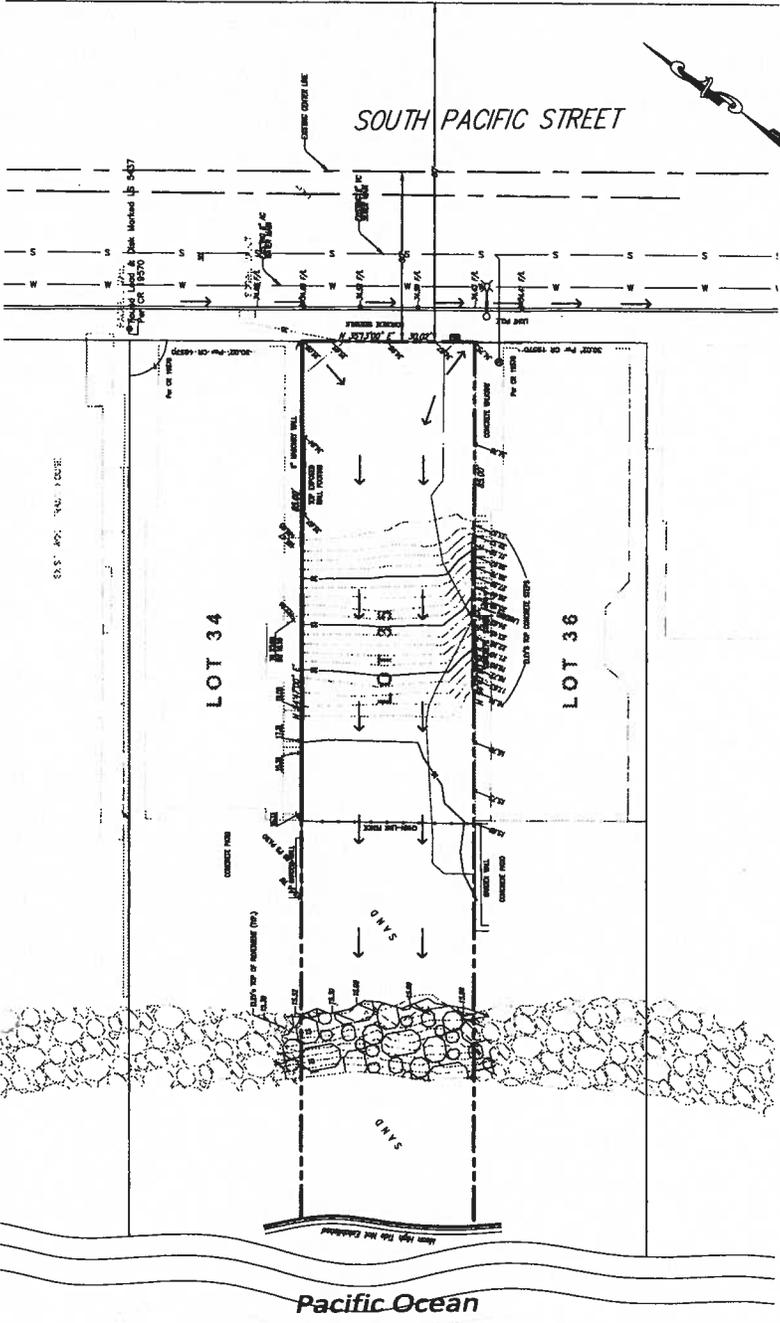
RC10-00008

DEVELOPMENT INFORMATION:
 ASSessor'S PARCEL NUMBER: 153-091-47-00
 SITE ADDRESS: 1707 SOUTH PACIFIC STREET
 PLANNING DISTRICT: 10
 PLANNING DISTRICT MAP PAGE: 10
 ZONING: R-1
 LOT SIZE: 1.480 AC. (103,400 S.F.)
 EXISTING LOTS: 34, 35, 36
 EXISTING LOTS: 34, 35, 36
 PROPOSED LOTS: 34, 35, 36
 PROPOSED USE: SINGLE-FAMILY RESIDENCE

LEGAL DESCRIPTION:
 LOT 34 IS A BLOCK 11 OF OCEAN FRONT, SECTION 18, T. 35 N., R. 12 E., S. 30, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN THE COUNTY RECORDS OF SAN DIEGO COUNTY, JUNE 8, 1904.

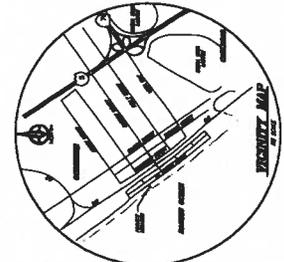
BENCHMARK:
 CITY OF OCEANVIEW - 441 NEW
 BENCHMARK - 1.1' BENCH ONE STATIONED 1+1.3-30-07 NORTH
 BENCHMARK - 1.1' BENCH TWO STATIONED 1+1.3-30-07 SOUTH
 BENCHMARK - 1.1' BENCH THREE STATIONED 1+1.3-30-07 WEST
 BENCHMARK - 1.1' BENCH FOUR STATIONED 1+1.3-30-07 EAST

- LEGEND:**
- BOUNDARY
 - EXISTING CONTAINERS
 - EXISTING WATER MAIN
 - EXISTING SEWER MAIN
 - EXISTING SPOT ELEVATION
 - EXISTING STREET LIGHT
 - DIRECTION OF FLOW
 - EXISTING ROCK RETAINMENT
- SYMBOL:**
- BOUNDARY
 - EXISTING CONTAINERS
 - EXISTING WATER MAIN
 - EXISTING SEWER MAIN
 - EXISTING SPOT ELEVATION
 - EXISTING STREET LIGHT
 - DIRECTION OF FLOW
 - EXISTING ROCK RETAINMENT



ENGINEER OF WORK:
 LARRY E. TAYLOR
 R.C.E. 5678, EXPIRES 08-30-2010

DATE

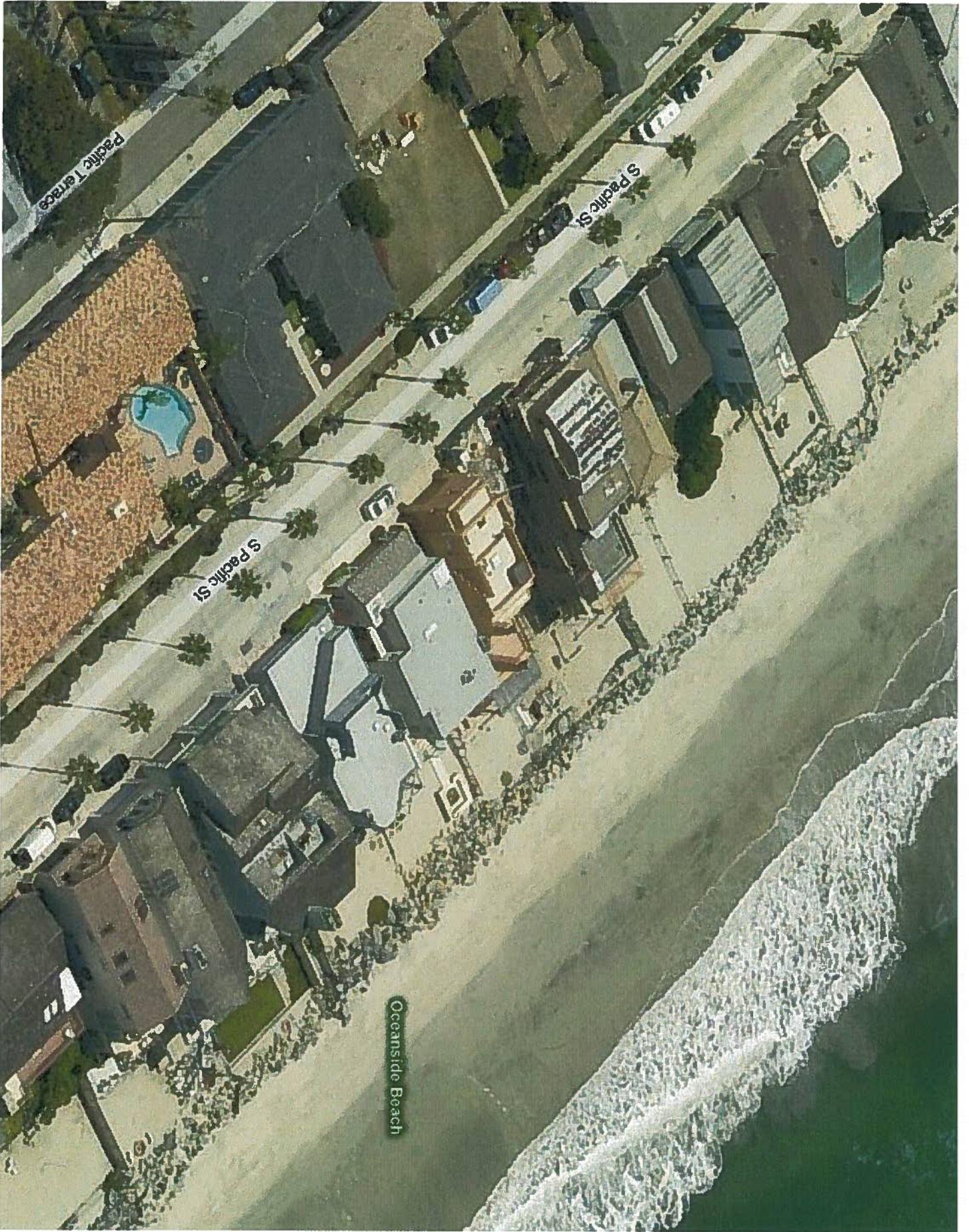


EC.1
 SHEET NUMBER:
 PRELIMINARY
 GRADING AND
 DEVELOPMENT
 PLAN

The CAYA Residence



1707 SOUTH PACIFIC STREET
Oceanside, California 92054
eos architecture, inc.



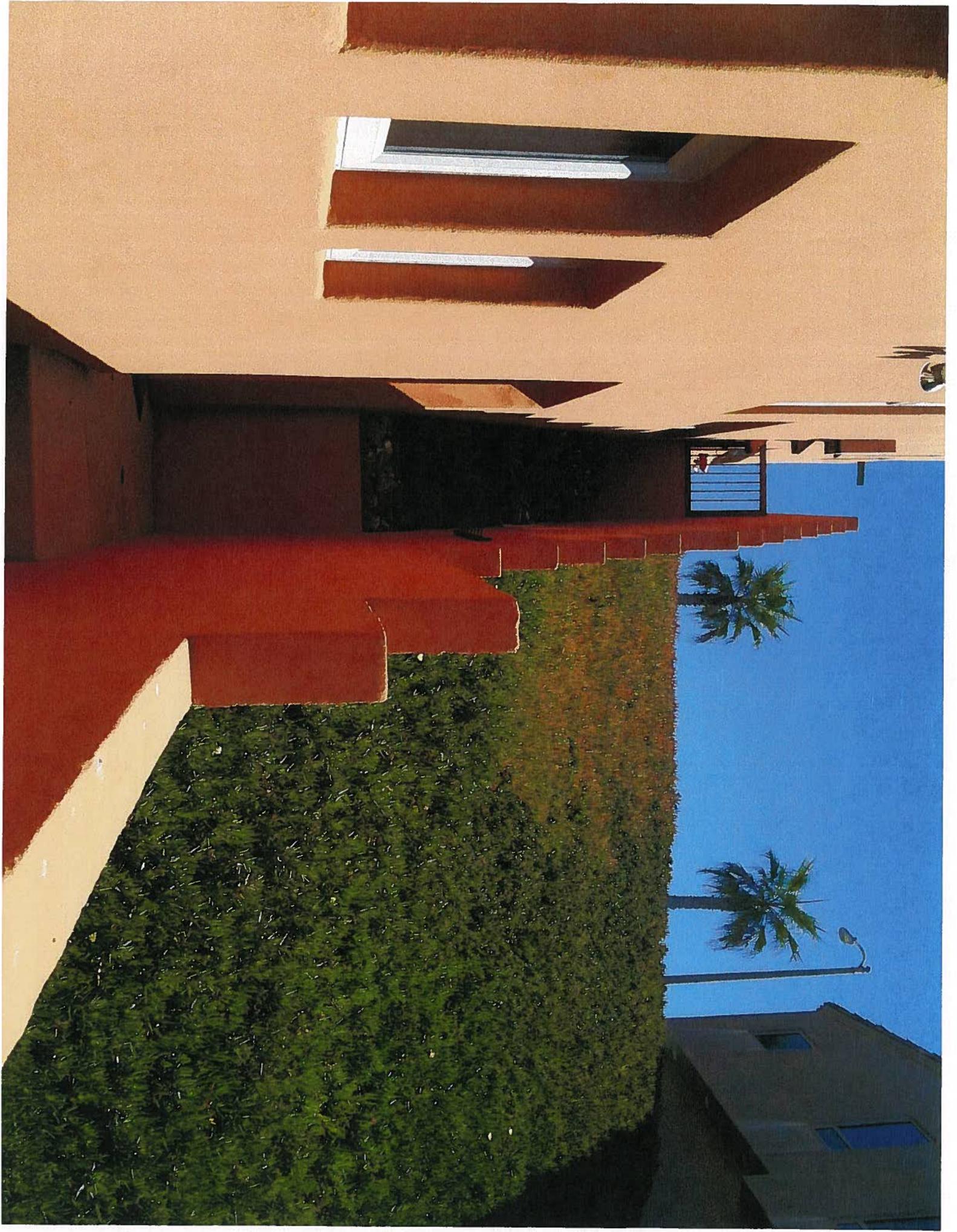
Pacific Terrace

S Pacific St

S Pacific St

Oceanside Beach







CITY OF OCEANSIDE

DEVELOPMENT SERVICES DEPARTMENT (DSD)

SUBJECT:
Policy & Procedure for Defining
Basements and Stories for Zoning
Purposes

POLICY NUMBER: 2012-1
IMPLEMENTED: 3/28/2012
UPDATED: _____

I. Purpose and Scope

The purpose of this policy is to bring clarity and consistency to the definitions of “basement” and “story” applied in the context of both the 1986 and 1992 Zoning Ordinances. This policy distinguishes the definitions of “basement” and “story” applied for zoning purposes from the definitions thereof applied for the purposes of life safety under the Building Code. In light of the different purposes the Building Division and Planning Division have for distinguishing “basement” from “story”, and the confusion potentially created by these different purposes, this policy seeks to establish that, despite their differences, the definitions of “basement” and “story” in the City’s building and zoning codes are not mutually exclusive and can thus be separately applied to the same project.

This policy is limited to the definitions of “basement” and “story” applied by the Planning Division and does not amend how the Building Division defines these terms or applies them in its own plan review process.

II. Background

For projects subject to restrictions on the allowable number of stories, the definition of “basement” vis-à-vis “story” is often a critical factor in determining the development potential of a property. For development proposed on sloping sites, the definition of “basement” determines how many partially exposed levels a building can achieve. On such properties, the vertical building envelope of proposed development is often constrained more by the definition of “basement” than it is by the maximum allowable building height. For example, where residential development is allowed 35 feet of building height but no more than two stories, a project typically does not extend to 35 feet unless it features two levels that conform to the definition of “basement” as it existed at the time the project was subject to review and approval.

In the past, it was not uncommon for residential development on sloping beachfront lots to be approved with two levels of “daylighted” basement – i.e., two levels partially buried into the slope but fully exposed above adjacent grade at one end. More recently, however, the Planning Division has applied a provision in the International Building Code (IBC) limiting the height of daylighted basements to effectively prohibit more than one basement level on sloping properties. The Planning Division’s application of this IBC standard precludes new development from achieving a similar number of building

levels as that evidenced by existing development in the vicinity. In some instances, application of this IBC standard precludes fully subterranean floor area that, if allowed, would not contribute to the discernible bulk and scale of the building.

III. Differences between Building Code and Zoning Ordinance Definitions of “Basement” and “Story”

The following table distinguishes the definitions of “basement” and “story” found in current building and zoning standards:

Term	2010 Building Code	1992 Zoning Ordinance¹	1986 Zoning Ordinance²
Basement	Any story in which the finished surface of the floor next above is more less than six feet above grade plan, defined as the average of finished ground level adjoining the building at exterior walls	No Definition	That portion of a building between floor and ceiling which is partly below and partly above ground but so located that the vertical distance from grade to the floor below is [more] than the vertical distance from grade to ceiling
Story	Any story having its finished floor surface entirely above grade plan or in which the finished surface of the floor next above is: 1) more than six feet above grade plane; or 2) more than 12 feet above the finished ground level at any point	No Definition	That portion of a building between the surface of any floor and the surface of the floor next above it...If the finished floor level directly above the basement is more than six feet above grade, such basement...shall be considered a story

¹ The 1992 Zoning Ordinance applies to all properties outside of the Coastal Zone and the Downtown Redevelopment Area.

² The 1986 Zoning Ordinance applies to all properties located in those portions of the Coastal Zone outside of the Downtown Redevelopment Area.

For the purposes of defining “basement”, the 1986 Zoning Ordinance denotes “grade” as the average of the finished ground level at the center of all walls of the building. The 1992 Zoning Ordinance refers to “existing grade” as the surface of the ground as it exists prior to disturbance in preparation for development. Under the 1992 Zoning Ordinance, “existing grade” appears to serve only as a basis from which to measure building height. With no mention of “basement” or “story” in the 1992 Zoning Ordinance, it is unclear whether the distinction between “basement” and “story” is to be based on average finished grade, existing grade or some other benchmark. Consequently, average finished grade has been applied citywide as the basis for determining whether a building level constitutes a “basement” or a “story”, as this is consistent with both the 2010 Building Code and the 1986 Zoning Ordinance.

As indicated in the above table, both the 2010 Building Code and the 1986 Zoning Ordinance establish that a building level only constitutes a “basement” if it is less than six feet exposed above average finished grade. If a building level does not meet this

criterion, it is defined as a “story” under both the 2010 Building Code and the 1986 Zoning Ordinance. However, the 2010 Building Code places an additional parameter on the definition of “basement” not found in the 1986 Zoning Ordinance – that the finished floor of the level above the “basement” cannot be more than 12 feet above the finished ground level. This distinction potential significant difference between the definition of “basement” in the 2010 Building Code and the 1986 Zoning Ordinance is addressed in the subsequent section of this policy statement.

IV. Policy

To bring clarity to the definition of “basement” and remain in keeping with precedent that has allowed as many as two levels of daylighted habitable space to be defined wholly or partially as “basement”, the Planning Division shall apply the following criteria in determining whether a building level, or portion thereof, constitutes a “basement” or a “story”:

- 1) The lowest daylighted level of a building (e.g. the beach level of beachfront residences built into the coastal bluff) shall be defined as a “basement” if: **a)** the vertical distance between the finished floor and the average of finished ground level at the center of all walls of the building is greater than the vertical distance between the average of the finished ground level at the center of all walls of the building and the ceiling; and **b)** the vertical distance between the average of the finished ground level at the center of all walls of the building and the finished floor of the level above is less than six feet.
- 2) The second lowest daylighted level of a building (e.g. the level above the beach but below the adjacent street grade of beachfront residences built into the coastal bluff), or portions thereof, shall be defined as “basement” if: **a)** the vertical distance between the finished floor and the average of the finished ground level at the center of all sides of that portion of the building level so defined is greater than the vertical distance between the average of finished ground level at the center of all walls of the building and the ceiling; and **b)** the vertical distance between the average of the finished ground level at the center of all sides of that portion of the building level so defined and the finished floor of the level above is less than six feet.
- 3) No enclosed floor area beyond the point at which any building level is fully daylighted shall qualify as “basement”.
- 4) For the purposes of determining whether or not a “basement” conforms to the requirement in the 2010 Building Code that the finished surface of the floor next above be no more than 12 feet above the finished ground level at any point, the point of measurement for this requirement shall be the lowest finished ground level adjacent to that building level or portion thereof which is defined as basement.

The underlined text above denotes the difference between the measurement of average finished grade for the lowest daylighted level of a building and the measurement of the second lowest daylighted level of a building or portion thereof. The key distinction

between the two methods of measurement is that while the measurement of the average finished grade for the lowest daylighted level of a building would be based on the average of the finished ground level around the full extent of the building level, measurement of the average finished grade at the second lowest daylighted level of a building would be based on the average of the finished ground level around only that portion of the building level being defined as either “basement” or “story”. Thus, while the entirety of the lowest daylighted level of a building would have to be defined as either “basement” or “story”, the second lowest daylighted level of a building could be comprised of both “basement” and “story.”

The criteria for distinguishing “basement” from “story” under this policy are illustrated in Exhibit 1, which shows a four-level structure in a zoning district that allows a maximum of two “stories”. The dashed lines in the exhibit show the average finished grade as measured per the above criteria, while the solid gray line running vertically from the floor of the uppermost level to the floor of the second level depicts the extent of the “basement” portion of the second level, as defined by the criteria above. “Stories” are staggered based on the definition of the building levels immediately below. Because this structure is limited to two “stories”, the uppermost level can extend no farther to the left, as doing so would create a third “story” over the two “stories” immediately below. The result is a terraced building design with building levels that step back as they rise above the lowest finished grade level. Such terraced building design is consistent with both public comment and City Council and Planning Commission direction regarding the regulation of the bulk and scale of residential development, as provided to City staff during public hearings conducted in the fall and winter of 2010.

Jerry Hittleman
City Planner

Application For Planning Commission Hearing				STAFF USE ONLY	
Planning Department (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885				ACCEPTED	BY
Please Print or Type All Information				6-15-10	SN & DW
PART I - APPLICANT INFORMATION				HEARING	
1. APPLICANT		2. STATUS		GPA	
ROBERT & ANNE CAYA		MARRIED		MASTER/SP.PLAN	
3. ADDRESS		4. PHONE/FAX		ZONE CH.	
PO BOX 790 LAKESIDE, CA 92040		619 873 1490 619 443 7065		TENT. MAP	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)				PAR. MAP	
DAVID LEE SCANES, ARCHITECT				DEV. PL.	
6. ADDRESS		7. PHONE/FAX		C.U.P.	
6878 PASEO PUTERO CARLSBAD CA 92009		760 476 0933 760 476 0937		VARIANCE	
PART II - PROPERTY DESCRIPTION				COASTAL RC10-00008	
8. LOCATION				9. SIZE	
1707 SOUTH PACIFIC STREET				6900 S.F.	
10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER		
RESIDENTIAL	RS	S.F. RESIDENTIAL			
PART III - PROJECT DESCRIPTION					
14. GENERAL PROJECT DESCRIPTION					
TO CONSTRUCT A ^{4,800} 4800 SF + SINGLE FAMILY RESIDENCES W/ A 2-CAR GARAGE + LANDSCAPING ON A 80' WIDE LOT.					
15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY	
SINGLE FAMILY RESIDENTIAL	RS	RS	1		
20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE		
	2				
PART IV - ATTACHMENTS					
ALL APPLICATIONS			DEV. PLANS, C.U.P.s & TENT. MAPS		
• 24. DESCRIPTION/JUSTIFICATION	• 25. LEGAL DESCRIPTION		• 30. FLOOR PLANS AND ELEVATIONS		
• 26. 300-FT. RADIUS MAP	• 27. PROPERTY OWNERS' LIST		• 31. CONSTRUCTION SCHEDULE		
• 28. ENVIRONMENTAL ASSESSMENT	• 29. PLOT PLANS		• 32. OTHER		
PART V - SIGNATURES					
THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.			SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).		
33. APPLICANT OR REPRESENTATIVE (Print):		34. DATE		37. OWNER (Print)	
DAVID LEE SCANES		8.11.06		ROBERT CAYA	
Sign: <i>David Lee Scanes</i>			38. DATE		38. DATE
			8/25/09		
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.			Sign: <i>Robert E. Caya</i>		
35. APPLICANT (Print):		36. DATE		39. OWNER (Print):	
ROBERT & ANNE CAYA				ANNE CAYA	
Sign: <i>Robert E. Caya</i>			40. DATE		
Sign: <i>Anne M. Caya</i>			8/25/09		

Project Representative as of May 11, 2012: Jennifer Bolus
of EDS Architecture 619-224-6100



4852 SANTA MONICA AVE.
SAN DIEGO CA 92107
(619)224.6100 PHONE
(619)224.6101 FAX

Caya Residence
1707 South Pacific Street
Oceanside, California 92054
APN 153-091-47-00

MAY 11 2012

May 2, 2012

Planning Department

Description and Justification

Parcel Map, Development Plan, Regular Coastal Permit, Conditional Use Permit

Introduction

This application is for the construction a two story single family residence over a two level basement. The building envelope will from an exterior appearance perspective at no point exceed two stories over a single level basement. From a zoning envelope standpoint the two levels of basement is justified – see drawing sheet A4.6 The proposed residence will have a gross floor area of 4,800 square feet plus a 480 square foot two car garage. Additionally there will be outdoor elevated balconies and decks totaling 781 square feet The proposed residence will consist of four bedrooms, five bathrooms, two ½ baths plus beach shower area, second floor family/ bonus room, first floor kitchen/ great room and beach level entertainment room. The project has also been planned for a future private elevator to be installed to increase accessibility. Two car garaged parking is provided. The discretionary approval necessary for this project include a Regular Coastal Permit.

Site Description

The property is located in the southerly portion of the central beachfront Oceanside area and the lot is currently vacant. Surrounding land uses include single family and multi-family homes, with commercial structures in the vicinity on Pacific Street. The current General Plan Land Use designation for the subject property is RT. The site setback requirements are an observed block face average front setback, a three foot side yard setback and an observed string line setback on the rear/ west side.

Development Plan

As noted above, this is a single family residential project. The project will include amenities such as private outdoor balconies and an outdoor beach level garden. The project provides high quality design and materials, an open floor plan as well as design elements which bring natural light into the interior spaces of the home through the use of skylights, glass floors and oversized windows. Environmentally sustainable design features such as grasscrete, elevated planted gardens, planted walls and solar panels will be implemented.

Architecture

The architecture for the proposed Caya Residence project is of a modern design, with oversized windows, large balcony overhangs and retractable doors to take advantage of the ocean front location; high quality materials of spandrel glass, stainless steel cable rails, handtroweled smooth stucco and wood siding lend visual interest to the façade. The use of grasscrete minimizes the prominence of the driveway.

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

The highest roof structure is one foot below the established thirty five foot height limit; however the structure from the street does not exceed 24'-4" from the street. The building profile is in keeping with the neighbors to the North and South of the project as demonstrated on sheets A4.4 and A4.5. Care was taken to observe privacy concerns for the adjacent neighbors – with the introduction of planted gardens and planted walls to assure privacy is not a concern.

Area Summary

Garage	Second Floor	First Floor	Master Bedroom Basement Level	Beach Access Basement Level	Total Unit Area	Balcony/ Patio Area
480 sf	1,090 sf	1,000 sf	1,360 sf	1,350 sf	4,800 sf	781 sf

Landscape Concept Plan

The landscaping consists of a drought-tolerant contemporary style landscape with a mixture of yellow canna hybrid, sago palms, Japanese forest grass and fescue. A mixture of beach pebbles and polished black pebbles will be intermixed with boulders and stepping stones at the outdoor patio area creating a focal outdoor living space which enhances the architecture. The driveway has been designed using grass crete. The hardscape will be acid washed pebbles. Various groundcover and other decorative shrubs will provide for an interesting and aesthetically pleasing landscape.

Summary

The Caya Residence project will provide an attractive, well-designed project in a location that will enhance the long-term general well-being of the neighborhood and the community. Your favorable consideration of this project is requested.



NOTICE OF EXEMPTION

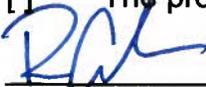
City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANTS:** Robert and Anne Caya
2. **ADDRESS:** 1707 South Pacific Street
3. **PHONE NUMBER:** Jennifer Bolyn (EOS Architecture): (619) 224-6100
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT PLANNER:** Russ Cunningham, Senior Planner
6. **PROJECT TITLE:** RC10-00008 (Caya Residence)
7. **DESCRIPTION:** Construction of a two-story, 4,800-square-foot single-family residence with daylighted basement at 1707 South Pacific Street. Situated within the South Oceanside Neighborhood Planning Area and the Coastal Zone, the subject property bears a zoning designation of Single-Family Residential (R-1).

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on this review, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- The project qualifies for a Class 3 categorical exemption under Section 15303(a) "New Construction or Conversion of Small Structures;"
- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section, ____ (Sections 15260-15277); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).



Russ Cunningham, Senior Planner

Date: August 30, 2012

cc: Project file Counter file Library Posting: County Clerk \$50.00 Admin. Fee