



**DATE:** October 22, 2012 (Continued from the October 8, 2012 Planning Commission meeting)

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

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

**SUBJECT:** **CONSIDERATION OF REGULAR COASTAL PERMIT (RC11-00002) TENTATIVE PARCEL MAP (TPM12-00002) AND DEVELOPMENT PLAN (D12-00015) FOR THE CONSTRUCTION OF A THREE-STORY BEACHFRONT DUPLEX AT 1513 SOUTH PACIFIC STREET – BURGESS/JOURNIGAN RESIDENCES – APPLICANT: MR. CHRIS BURGESS**

### RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Approve Regular Coastal Permit (RC11-00002), Tentative Parcel Map (TPM12-00002) and Development Plan (D12-00015) by adopting Planning Commission Resolution No. 2012-P49 with findings and conditions of approval attached herein.

### PROJECT DESCRIPTION AND BACKGROUND

The 30-foot wide beachfront lot was created in the early 1900's as part of the "Ocean Front Addition" Map 909, La Salina Tract. It is located approximately 90 feet south of the Buccaneer Park beach access and immediately north of the intersection of Morse and S. Pacific Street. The site slopes downward approximately five feet from the S. Pacific Street frontage to the toe of the existing revetment on the beach. The rear boundary of the site is established by the mean high tide line, which results in a lot depth of approximately 240 feet.

A quarry stone shore protection revetment runs the entire length of the property's seaward width. The crest elevation of the revetment is currently at or above +13.5 feet MSL. The original construction of the revetment is not known, but based upon review of aerial photographs (California Coastal Records Project Photographs), it is estimated that it was constructed prior to 1972. Further seaward encroachment of the revetment is generally considered to be contrary to the public access and recreational policies of the Coastal Act.

Work was performed on the revetment between February 10, 2010, when the project's wave run-up study, coastal hazard and coast protection study was issued, and June 11, 2012 when a letter report was issued by GeoSoils Inc. (Attachment 3). The June 11, 2012, report indicates that the revetment structure is in good condition, in conformance with the wave run-up study and not in need of further maintenance at this time. It also states that additional shore protection will not be required to protect the proposed development over the next 75 years. Based on staff's assessment the aforementioned revetment work appears to have exceeded the 20 percent maximum allowed under provisions for maintenance of seawall structures.

The coastal stringline setback precludes new development from extending beyond 112 - 119 feet westward from the northernmost and southernmost point of the front property line respectively. The westernmost extent of the existing home on the subject site lies approximately six inches (min.) to 3.5 feet (max.) inland of the coastal stringline. The adjacent single-family home to the north is situated approximately 4.5 (min.) to eight feet (max.) inland of the coastal stringline, while the adjacent condominium building to the south extends to the stringline and includes projecting balcony areas beyond the stringline.

Two residential structures exist on the property. The easternmost structure consists of an approximately 950-sq. ft. two-story, two-unit building with an attached garage. One of the units is located above the garage; the other is at the street level. The westernmost structure is a smaller 814-sq. ft. one-story single-family residence. Both "ranchesque" design structures were constructed in the late 1950's, replacing an earlier beach house that was constructed on the property in 1934.

The property is located within the Coastal Zone and the South Oceanside Neighborhood Planning Area. The site's Residential-Tourist (R-T) zoning designation is consistent with its land use designation of High Density Residential. These designations are intended to accommodate tourist and year-round visitor serving facilities by providing permanent and transient residential uses to serve all income levels. Single-family and multiple-family residences are permitted within the RT zoning district.

The project under consideration is subject to the City's General Plan, Local Coastal Program (LCP), 1986 Zoning Ordinance, Subdivision Ordinance and the California Environmental Quality Act (CEQA).

**Project Description:** The applicant proposes construction of a three-story condominium duplex. Each residence will include approximately 2,350 square feet of habitable area. A common area of approximately 1,402 square feet and two 2-car garages are proposed to be provided at the street level.

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

1. General Plan Land Use Element
2. 1986 Zoning Ordinance and Subdivision Ordinance
3. Local Coastal Program (LCP)
4. California Environmental Quality Act (CEQA)

## **ANALYSIS**

### **KEY PLANNING ISSUES**

The proposed project has been analyzed for compliance with the General Plan, LCP and Zoning Ordinance and as conditioned, has been found to be consistent with applicable policies based on the following:

#### **1. General Plan**

##### **A. Land Use Element**

###### **Goal 1.23: Architecture**

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

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

Situated along South Pacific Street, the existing “ranchesque” style structures feature a two-story symmetrical building façade clad with wood siding and stucco below a gable roof along S. Pacific Street and an asymmetrical single story elevation, clad in rough sawn wood siding, on the seaward side. Neither structures are the work of a master architect or craftsman, nor are constructed of rare or unique materials. The existing buildings do not qualify under the criteria for nomination for listing in the National Register of Historical Places, California Register of Historic resources, or the Oceanside historical resources register and are proposed to be demolished.

The proposed three-story condominium structure's design maintains the required 10-foot front yard setback and provides a 4.5-foot horizontal mass offset at the street level between the garages as well as additional offsets for balconies on the second and third floor levels. The building's exterior, clad in “Hardie Shingle” siding, and its decorative garage doors and railing design convey a “beachhouse” appearance along the street scene as well as from the waterfront.

Overall staff finds that the proposed form, treatments and materials will contribute toward improving the visual image of the surrounding neighborhood. As conditioned by staff, seaward building improvements will be limited to the stringline setback to ensure proper development along the beachfront, in compliance with General Plan and Local Coastal Program policies. The stringline location be verified and any required modifications to the building design will be submitted to the Development Services Department for final approval prior to submittal of building permits.

**Goal 1.32: Coastal Zone**

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

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

*Adequate access to and along the coast shall be provided and maintained.*

- a) Vertical beach access: Proposals that constitute multi-family development or involve at least 70 feet of street frontage are required to dedicate and construct vertical public access to the beach when such access is not already present within 250 feet of the proposed project. The subject request involves construction of a two-unit condominium on a beachfront lot with a 30-foot street frontage. Existing public access to the beach is located approximately 90 feet to the north, at Buccaneer Beach. Therefore the project is not subject to the vertical beach access provision.
  
- b) Lateral beach access: Seawall structures are vital in protecting health and safety of beach residents but also tend to impede the public's ability to laterally access the sandy beach and limit opportunity for passive recreational use along the shoreline. Submitted plans indicate that the top of the required protection revetment, as recently modified, lies approximately 32 feet seaward from the proposed building's westernmost façade and the toe of the revetment is located approximately 70 feet from the mean high tide line. Staff finds that the subject shoreline structure is sited as far inland as practicable. Seawall public access impacts have been addressed through conditions of project approval that would maintain lateral public access and use rights along the shoreline in perpetuity, payment of shoreline sand replenishment fees and monitoring/ maintenance of the existing revetment structure.

*The City shall maintain existing view corridors through public rights-of-way.*

The proposed project, as conditioned, will prevent building encroachments seaward of the stringline setback yielding a project that would maintain existing view corridors through public rights-of-way.

*The City shall ensure that all new development is compatible in height, scale, color and form with the surrounding neighborhood.*

The proposed project would not exceed the maximum height (35 ft.) permitted within the zoning district. The Pacific Street façade's form, scale and color palette will positively contribute to the existing street scene. The westerly facing elevation, as conditioned by staff, will maintain an overall scale, complementary to adjoining buildings.

New development shall utilize optimum landscaping to accent and enhance desirable site characteristics and architectural features.

Front yard landscaping improvements on the subject property are constrained by the parcel's 30-ft. width which only affords enough lateral dimension for driveway and pedestrian access. Nevertheless, decorative hardscape treatment of the proposed driveway areas would mitigate for the lack of landscaping along the street frontage.

## 2. Zoning Compliance

The proposed project is subject to compliance with the 1986 Zoning Ordinance which identifies single-family homes, duplexes and vacation rentals as land uses permitted by right within the R-T (Residential-Tourist) Zone. With respect to development standards, the proposed project is in substantial conformance with applicable R-T parameters. Limiting seaward building extensions to the stringline setback ensures that views from the public right-of-way and adjoining properties will not be substantially impaired and future seaward encroachments to maintain existing private viewsheds from properties to the north and south of the project will be prevented.

The following table illustrates the project's consistency with R-T setback and height development standards:

**Table 1: Development Standards**

	REQUIRED	PROPOSED
FRONT YARD	10'-0" or per approved development plan - OZO Section 3204	10'-6"
SIDE YARD	3'-0" or per approved development plan - OZO Section 3204	3'-0"
REAR YARD	Coastal stringline	Building encroachment seaward of coastal stringline
MAXIMUM HEIGHT	35 feet above average finished grade	31.5 ft

## **ENVIRONMENTAL DETERMINATION**

The development proposal has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been found to be exempt as a Class 3 15303 (e), Categorical Exemption "New Construction or Conversion of Small Structures"

New development shall utilize optimum landscaping to accent and enhance desirable site characteristics and architectural features.

Front yard landscaping improvements on the subject property are constrained by the parcel's 30-ft. width which only affords enough lateral dimension for driveway and pedestrian access. Nevertheless, decorative hardscape treatment of the proposed driveway areas would mitigate for the lack of landscaping along the street frontage.

## 2. Zoning Compliance

The proposed project is subject to compliance with the 1986 Zoning Ordinance which identifies single-family homes, duplexes and vacation rentals as land uses permitted by right within the R-T (Residential-Tourist) Zone. With respect to development standards, the proposed project is in substantial conformance with applicable R-T parameters. Limiting seaward building extensions to the stringline setback ensures that views from the public right-of-way and adjoining properties will not be substantially impaired and future seaward encroachments to maintain existing private viewsheds from properties to the north and south of the project will be prevented.

The following table illustrates the project's consistency with R-T setback and height development standards:

**Table 1: Development Standards**

	REQUIRED	PROPOSED
FRONT YARD	10'-0" or per approved development plan - OZO Section 3204	10'-6"
SIDE YARD	3'-0" or per approved development plan - OZO Section 3204	3'-0"
REAR YARD	Coastal stringline	Building encroachment seaward of coastal stringline
MAXIMUM HEIGHT	35 feet above average finished grade	31.5 ft

## **ENVIRONMENTAL DETERMINATION**

The development proposal has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been found to be exempt as a Class 3 15303 (b), Categorical Exemption "New Construction or Conversion of Small Structures"

## **PUBLIC NOTIFICATION**

A legal notice was published in the North County Times and notices were sent to property owners of record and occupants within 1,500-foot radius of the subject property, individuals and or organizations requesting notification, the applicant, and other interested parties.

## **SUMMARY**

Regular Coastal Permit (RC11-00002), Tentative Parcel Map (TPM12-00002) and Development Plan (D12-00015) as conditioned, are consistent with the requirements of the Zoning Ordinance, the land use policies of the General Plan and the policies of the Local Coastal Program. The project will comply with applicable development standards for the district in which it is situated. The project's scale and architecture are compatible with the surrounding neighborhood. Accordingly, staff recommends that the Planning Commission approve the proposal subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

- Approve Regular Coastal Permit (RC11-00002), Tentative Parcel Map (TPM12-00002) and Development Plan (D12-00015) by adopting Planning Commission Resolution No. 2012-P49 with findings and conditions of approval attached herein.

PREPARED BY:

  
\_\_\_\_\_  
Amy Fousekis  
Principal Planner

SUBMITTED BY:

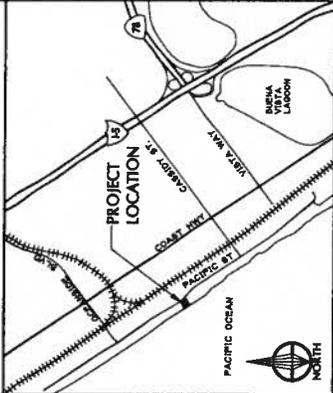
  
\_\_\_\_\_  
John Helmer  
Interim City Planner

JH/AF/fil

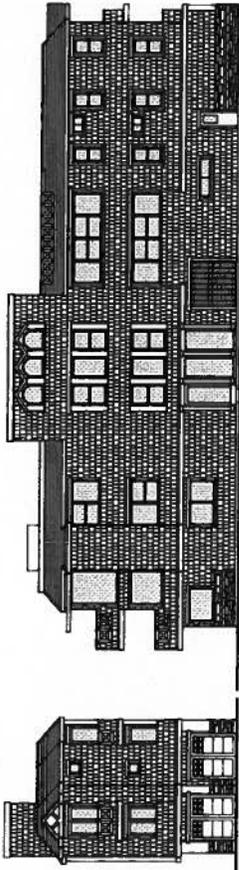
Attachments:

1. Plans
2. Planning Commission Resolution No. 2012-P49
3. Wave run-up study, coastal hazard and coast protection study documentation
4. Letters in opposition and in support

VICINITY MAP



THE BURGESS / JOURNIGAN RESIDENCES



DEVELOPMENT INFORMATION

ASSESSOR'S PARCEL NUMBER: 18-09-19-00  
 ZONING: HIGH DENSITY RESIDENTIAL  
 LOT SIZE: 10,000 SQ. FT. (24' X 420')  
 EXISTING LAND USE: MULTIFAMILY APARTMENTS  
 PROPOSED LOT COVERAGE: 85%  
 PROPOSED LOT COVERAGE: 85%  
 SETBACKS: FRONT YARD 10'-0" MIN. SIDE YARD 5'-0" MIN. REAR YARD 5'-0" MIN. HEIGHT MAX. 35'-0" MIN.  
 3'-0" MIN. FROM THE AVERAGE FINISHED GRADE TO THE CEILING OF THE TOP STORY TO PORTION OF THE PERMITTED HEIGHT.  
 SEC. 51, TOWNSHIP 18N, RANGE 19E, SECTION 19, COUNTY OF SAN DIEGO, CALIFORNIA. THE BURGESS / JOURNIGAN RESIDENCES ARE THE HOLDING OF BURGESSES & JOURNIGAN ARCHITECTS AND ENGINEERS, INC. (B&J) AND WILL BE CONVEYED TO THE CITY OF OCEANBEACH, CALIFORNIA BY DEED AND WILL BE MAINTAINED ABOVE THE 3'-0" MAX. HEIGHT. THE BURGESS / JOURNIGAN RESIDENCES WILL BE USED FOR THE PURPOSE OF PROVIDING ADDITIONAL FLOOR SPACE.  
 EXISTING RESIDENCES

DEVELOPMENT INFORMATION  
 TWO CONCERNED OVER PARKING AND SHARED COMMUNITY SPACE:  
 FIRST FLOOR 120 SQ. FT.  
 SECOND FLOOR 120 SQ. FT.  
 THIRD FLOOR 120 SQ. FT.  
 ROOF DECK 120 SQ. FT.  
 TOTAL HABITABLE 480 SQ. FT.  
 GARAGE 60 SQ. FT.  
 COURT/YARD 120 SQ. FT.  
 SECOND FLOOR 120 SQ. FT.  
 THIRD FLOOR 120 SQ. FT.  
 ROOF DECK 120 SQ. FT.  
 TOTAL STORAGE 360 SQ. FT.

SHEET INDEX

- T-1 TALL COVER SHEET PROPOSED SITE PLAN
- R-1 SITE INDEX & PROPERTY SURVEY
- A-1 FIRST & SECOND FLOOR PLANS
- A-2 THIRD AND ROOF DECK FLOOR PLANS
- A-3 EXTERIOR ELEVATIONS
- A-4 EXTERIOR ELEVATIONS
- A-5 BUILDING SECTION

SITE NOTES

- THE CONTRACTOR MUST VERIFY ALL GRADES, CONDITIONS AND DIMENSIONS INDICATED ON ANY INCREASED GRADES.
- UTILITIES PRIOR TO COMMENCING WORK.
- APPROVE WATER SHALL BE DIRECTION AWAY FROM STRUCTURE FOUNDATIONS DISTANCE TO THE PROPERTY LINE 1 FOOT FOR A MIN. OF 5'-0" TO 5'-6" THE EXISTING WATER LATERAL PER CITY OF OCEANBEACH WATER & SEWER DEPARTMENT.
- REFERENCE PRECISE GRADING PLAN BY THE TAYLOR GROUP, OCEANBEACH, CA FOR DRAINAGE PATTERNS.
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH CITY OF OCEANBEACH ORDINANCE NO. 809-16.

NOISE ORDINANCE

THIS PROJECT IS NOT WITHIN A NOISE CRITICAL AREA (NCA) CONTOUR OF 100M AS SHOWN ON THE GENERAL PLAN.

FIRE HYDRANT NOTE

REFERENCE PRELIMINARY GRADING AND DEVELOPMENT PLAN PER FIRE HYDRANT LOCATION.

LEGAL DESCRIPTION

LOT 7 IN BLOCK 10 OF OCEANPORT ADDITION IN THE CITY OF OCEANBEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 881, FILED IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, CALIFORNIA, ON 08/11/2009, AND THE PART THEREOF THAT PORTION THEREOF, IF ANY, HERETOFORE OR NOW LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.

BUILDING CODES

- 2000 THERMAL ZONING OF THE CODE OF REGULATIONS, TITLE 24
- PERMITS APPLICATIONS ARE LISTED BELOW:
- PART 1: THE 200 CALIFORNIA BUILDING CODE IS BASED ON THE 2006 IBC.
- PART 2: THE 200 CALIFORNIA ELECTRICAL CODE IS BASED ON THE 2008 NEC WITH STATE OF CALIFORNIA AMENDMENTS.
- PART 3: THE 200 CALIFORNIA MECHANICAL CODE IS BASED ON THE 2009 IMC WITH STATE OF CALIFORNIA AMENDMENTS.
- PART 4: THE 200 CALIFORNIA PLUMBING CODE IS BASED ON THE 2009 UPC WITH STATE OF CALIFORNIA AMENDMENTS.
- PART 5: THE 200 CALIFORNIA ENERGY CODE IS BASED ON THE 2008 EBC WITH STATE OF CALIFORNIA AMENDMENTS.
- PART 6: THE 200 CALIFORNIA FIRE CODE (IFC) IS BASED ON THE 2009 IFC WITH STATE OF CALIFORNIA AMENDMENTS.
- PART 7: THE 200 CALIFORNIA GREEN BUILDING STANDARDS CODE CALGreen CODE.

REGULAR COASTAL APPLICATION NO.

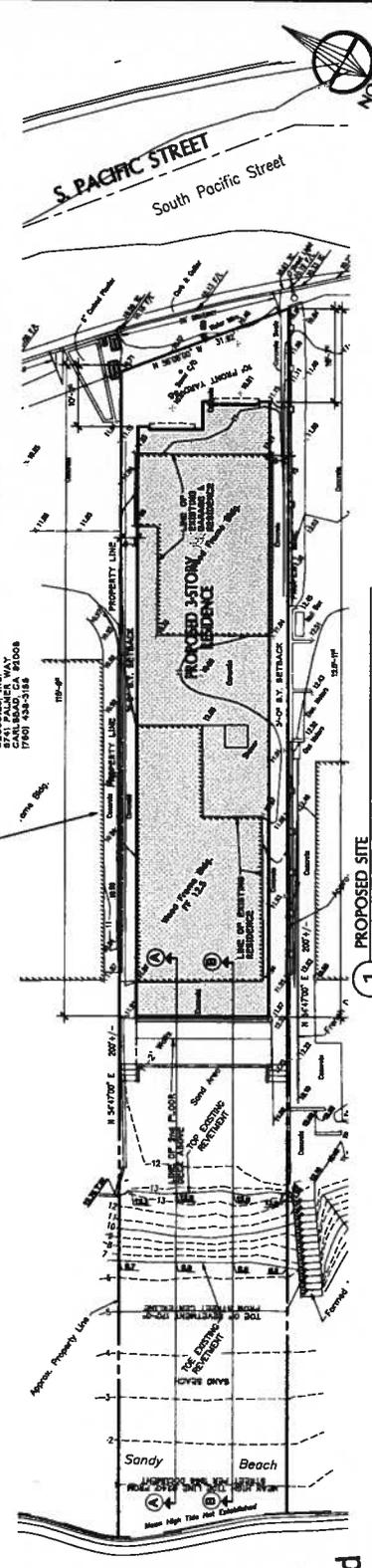
REG-000000

STATEMENT OF SPECIAL INSPECTIONS

NO.	DATE	INSPECTOR	PLANNING DIVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

CONSULTANTS:

CIVIL ENGINEERING, GEOLOGY, STORM WATER  
 TAYLOR GROUP, INC.  
 351 PALMER WAY  
 OCEANBEACH, CA 92084  
 (949) 751-8880



Received

JUL 6 2012

Planning Division

ARCHITECT:  
**STUDIO 4**  
 1800 MEA DRIVE  
 OCEANBEACH, CA 92084  
 (949) 751-8800  
 P: 949-751-8800  
 F: 949-751-8800  
 paul.lambert@studio4.com  
 PAUL LAMBERT  
 PRINCIPAL

PROJECT:  
**BURGESS & JOURNIGAN RESIDENCES**  
 3815 PACIFIC ST  
 OCEANBEACH, CA 92084

OWNER:  
**BURGESS & JOURNIGAN**

DESIGNER:  
**STUDIO 4 ARCHITECTS**  
 1800 MEA DRIVE  
 OCEANBEACH, CA 92084  
 (949) 751-8800

DATE:  
 06/20/12

REVISIONS:  
 REVISION NO. DATE BY  
 1 06/20/12 [initials]  
 2 06/20/12 [initials]  
 3 06/20/12 [initials]  
 4 06/20/12 [initials]  
 5 06/20/12 [initials]  
 6 06/20/12 [initials]  
 7 06/20/12 [initials]  
 8 06/20/12 [initials]  
 9 06/20/12 [initials]  
 10 06/20/12 [initials]

DRAWING STATUS:  
 NOT FOR CONSTRUCTION  
 PRELIMINARY  
 FOR PERMIT  
 FOR RECORD  
 AS BUILT  
 OTHER

DATE PLOTTED:  
 06/20/12 10:00 AM  
 PLOTTER:  
 HP DesignJet T1100e  
 PLOTTING DEVICE:  
 HP DesignJet T1100e

DATE PLOTTED:  
 06/20/12 10:00 AM  
 PLOTTER:  
 HP DesignJet T1100e  
 PLOTTING DEVICE:  
 HP DesignJet T1100e

DATE PLOTTED:  
 06/20/12 10:00 AM  
 PLOTTER:  
 HP DesignJet T1100e  
 PLOTTING DEVICE:  
 HP DesignJet T1100e

DATE PLOTTED:  
 06/20/12 10:00 AM  
 PLOTTER:  
 HP DesignJet T1100e  
 PLOTTING DEVICE:  
 HP DesignJet T1100e

DATE PLOTTED:  
 06/20/12 10:00 AM  
 PLOTTER:  
 HP DesignJet T1100e  
 PLOTTING DEVICE:  
 HP DesignJet T1100e

DATE PLOTTED:  
 06/20/12 10:00 AM  
 PLOTTER:  
 HP DesignJet T1100e  
 PLOTTING DEVICE:  
 HP DesignJet T1100e

DATE PLOTTED:  
 06/20/12 10:00 AM  
 PLOTTER:  
 HP DesignJet T1100e  
 PLOTTING DEVICE:  
 HP DesignJet T1100e

**AGENCIES:**  
**STUDIO 4**  
 1700 WEST 4TH AVENUE  
 OCEANBEACH, CA 92081  
 (760) 753-9004 PH  
 (760) 753-9003 FX  
 FAX  
 PAUL L. LONGGTON  
 PRINCIPAL

**PROJECT:**  
**BURGESS & JOURNIGAN RESIDENCES**  
 783 S. PACIFIC ST.  
 OCEANBEACH, CA 92084

**OWNER:**  
**BURGESS JOURNIGAN,**  
 783 S. PACIFIC ST.  
 OCEANBEACH, CA 92087

**OWNER'S REP:**  
**PAUL LONGGTON**  
**STUDIO 4 ARCHITECTS**  
 209 AERIA DRIVE  
 OCEANBEACH, CA 92084  
 PH: 753-9000

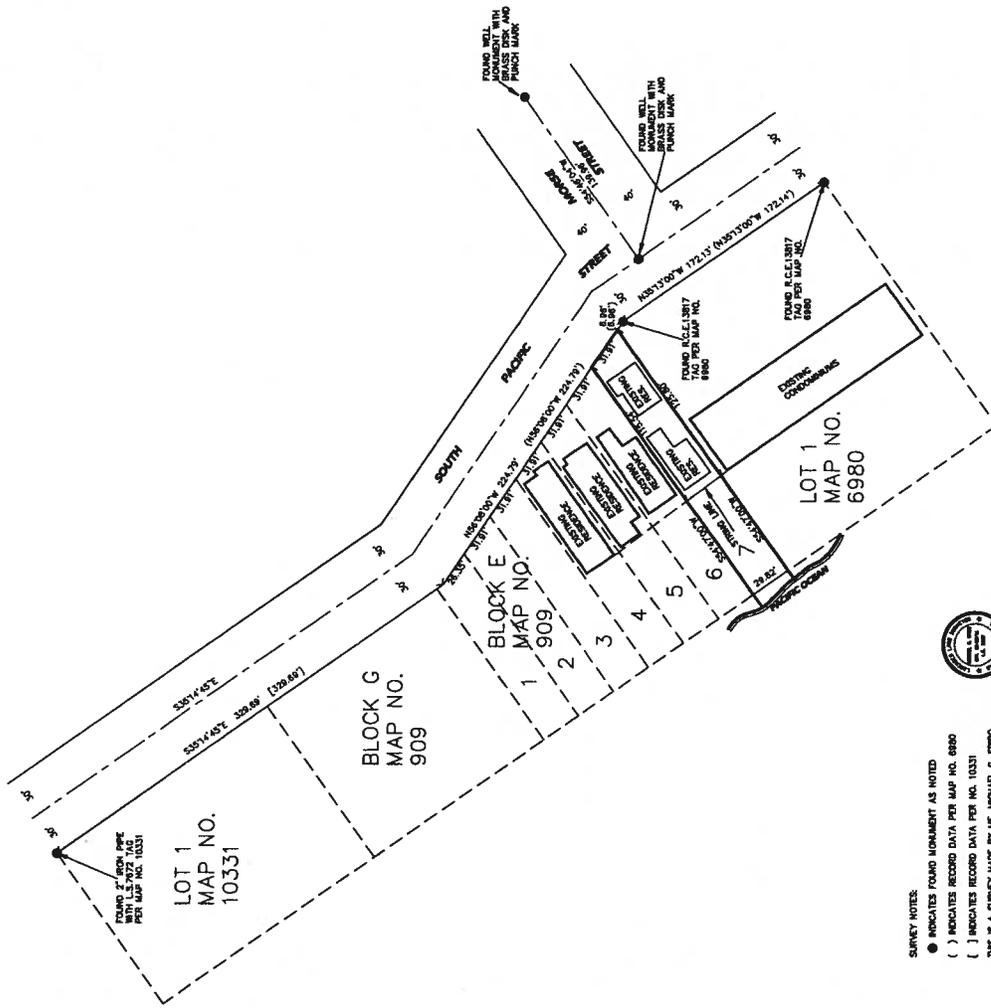
**ISSUE DATES:** DATE  
 REVISIONS: DATE  
 DRAWING NO.

**DRAWING STATUS:**  
 PREPARED  
 CHECKED  
 APPROVED  
 REVISIONS  
 AS BUILT  
 CONTRACT DOCUMENTS

**EXPLANATION:**  
 THIS SURVEY IS A RECONSTRUCTION OF THE ORIGINAL SURVEY AND DOES NOT REPRESENT THE ORIGINAL SURVEY. THE ORIGINAL SURVEY IS THE ORIGINAL SURVEY OF THE PROPERTY AND IS THE ONLY SURVEY TO BE REFERRED TO FOR THE ORIGINAL SURVEY DATA. THIS SURVEY IS A RECONSTRUCTION OF THE ORIGINAL SURVEY AND DOES NOT REPRESENT THE ORIGINAL SURVEY. THE ORIGINAL SURVEY IS THE ORIGINAL SURVEY OF THE PROPERTY AND IS THE ONLY SURVEY TO BE REFERRED TO FOR THE ORIGINAL SURVEY DATA.

**DATE:** \_\_\_\_\_  
**DRAWN BY:** \_\_\_\_\_  
**CHECKED BY:** \_\_\_\_\_  
**MAP:** \_\_\_\_\_  
**PL:** \_\_\_\_\_

**SHEET TITLE:**  
**STRINGLINE & SURVEY**  
**SHEET NO.:**  
**SP.1**



**SURVEY NOTES:**  
 ● INDICATES FOUND MONUMENT AS NOTED  
 ( ) INDICATES RECORD DATA PER MAP NO. 6980  
 ( ) INDICATES RECORD DATA PER MAP NO. 10331  
 THIS IS A SURVEY MADE BY ME, MICHAEL C. SPENCER, A LICENSED PROFESSIONAL SURVEYOR, AT THIS LOCATION, SOUTH PACIFIC STREET, OCEANBEACH, CA 92084.  
 APR. 183-012-41  
 THE NAME OF MONUMENT IS THE NORTHEAST CORNER OF LOT 1 OF MAP NO. 6980, BEING SURVEYED BY ME.



1 STRINGLINE & PROPERTY SURVEY  
 SCALE: 1" = 40'-0"

















**FIRE DEPARTMENT NOTES:**

- BUILDING SHALL MEET OCEANSIDE SPRINKLER ORDINANCE IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- CONSTRUCTION PERMITS SHALL BE 3 INCH HIGH NUMBER / LETTER COMBINATION.
- PLANS SHALL BE SUBMITTED TO FIRE PREVENTION BUREAU FOR PLAN CHECK REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- BUILDING SHALL MEET OCEANSIDE FIRE DEPARTMENT CURRENT BUILDING CODES AT THE TIME OF BUILDING PERMIT APPLICATION.

**SITE PLAN NOTES:**

- SITE PLAN & GRADING PLAN SHALL ESTABLISH THE EXISTING AND FINISH GRADES AND DRAINAGE CONTROL SYSTEMS FOR THE PROPOSED STRUCTURE.
- NO NEW EXPOSED CUT OR FILL SLOPES PROPOSED FOR THE PROJECT.
- THE FINISHED PRECISE ELEVATIONS OF CONCRETE TERRACES AND PATIOS SHALL BE INDICATED ON THIS PLAN TO DIRECT THE STORMWATER TO THE EXISTING DRAINAGE SYSTEM TO THE WEST TOWARD THE BEACH.
- NO NEW PUBLIC DRAINAGE FACILITIES ARE PROPOSED.
- IF THE STRUCTURE ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY.
- NEW FOUNDATIONS SHALL CONFORM TO THE S.O.B.S. / GEOTECHNICAL ALL ROOF DRAINS FROM GUTTERS SHALL BE COLLECTED TO EXIT THE STRUCTURE ON THE CONCRETE SURFACES OR INTO LANDSCAPE DRAINS, AND ARE TO BE DIRECTED TO THE PROPOSED DISCHARGE INFILTRATION.
- NO OFF-SITE GRADING IS PROPOSED.
- CONSTRUCTION AREA IS LIMITED BY PROPERTY LINE ON THE NORTH, SOUTH & WEST AND BY THE STREET ON THE EAST.
- CONSTRUCTION SHALL BE LIMITED TO 10:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY, 10:00 AM TO 5:00 PM, SATURDAY HOURS 7:00 AM TO 5:00 PM; NO WORK ON SUNDAYS AND HOLIDAYS.
- ALL WORK SHALL BE APPROVED BY THE CITY OF OCEANSIDE.
- SEWER SERVICE PROVIDED BY THE CITY OF OCEANSIDE.
- ELECTRIC AND GAS SERVICE PROVIDED BY SAN DIEGO GAS & ELECTRIC.
- TELEPHONE PRE-WIRE BY BUILDER AND OR AT&T; SERVICE CHOICE TO BE DETERMINED BY BUILDER.
- CABLE SERVICE PROVIDED BY COX COMMUNICATIONS.
- WASTE MANAGEMENT SERVICES PROVIDED BY WASTE MANAGEMENT, INC.
- NO WASTE OIL OR OIL PRODUCTS TO BE STORED ON-SITE.
- NO WOODS OR WETLANDS ARE PRESENT ON THIS SITE.
- FINISH GRADE WITHIN 10 FEET OF THE NEW STRUCTURE/ADDITION SHALL BE A MINIMUM 2% AWAY FROM THE BUILDING FOR DRAINAGE PURPOSES.
- THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY-PRODUCTS, SOIL, OR OTHER POLLUTANTS SHALL BE STORED ON-SITE OR DISCHARGED INTO CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

**LEGEND:**

SYMBOL	DESCRIPTION
— 0 —	PROPERTY LINE
— 10 —	EXISTING CONTOUR
— 10 —	FINISH CONTOUR
□ 10-4	EXISTING SPOT ELEV.
□ 10-4	PROPOSED SPOT ELEV.
←	DIRECTION OF DRAINAGE
▭	PROPOSED STRUCTURE
▭	PROPOSED DECORATIVE PAVING INTEGRAL COLOR
▭	PROPOSED DECORATIVE PLASTONE PAVING
▭	EXISTING PAVING TO REMAIN
▭	LANDSCAPE PLANTING
▭	LANDSCAPE DRAINLINE
▭	6" X 8" ATRIUM DRAIN
▭	3" DECK DRAIN
▭	4" SANITARY SEWER LINE
▭	UNDERGROUND NATURAL GAS SERVICE
▭	UNDERGROUND ELECTRICAL SERVICE
▭	WATER SERVICE LOCATION
▭	UNDERGROUND TELEPHONE & CABLE LINE

**DESIGN TEAM:**

STUDIO 4  
LICENSED ARCHITECT  
2809 MEA DRIVE,  
PO BOX 10004,  
OCEANSIDE, CA 92084  
TEL: 760-724-4804  
FAX: 760-724-4803

MR & S I O I A  
MATTHEW BING  
LICENSED LANDSCAPE ARCHITECT  
6708 PASO DEL VISTA,  
LA COSTA, CA 92089  
MURDERSON@GMAIL.COM

TAYLOR GROUP, INC.  
719 PIER VIEW WAY,  
OCEANSIDE, CA 92084  
TEL: 760-724-4804  
FAX: 760-724-4801

ENERGY OCCUPATION, TITLE 24 UNKNOWN

STRUCTURAL ENGINEER  
TBD

GEOTECHNICAL  
WAVE RUN UP STUDY  
CARLSBAD, CA 92008  
(760) 438-3155

**PROJECT INFO:**

ASSESSORS PARCEL #: 153-012-43  
LEGAL DESCRIPTION: LOT 7 IN BLOCK 'E' OF OCEANSIDE ADDITION IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 180, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, ON 08/11/1983. THE TOTAL AREA OF SAID PARCEL IS 1.15 ACRES. THE PROJECT IS TO BE CONSTRUCTED ON A PARCELS OF OCEAN FRONTAGE BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.

APPLICANT / OWNER: BURGESS / JOURNIGAN  
CITY, STATE ZIP: AUGUST 23, 2011  
ZONE & GENERAL PLAN: RT-RESIDENTIAL TOURIST  
LOT SIZE: 4,288 SQ. FT. (0.14 ACRE)

BUILDING DATA:  
FIRST FLOOR: 1,458 SQ. FT.  
SECOND FLOOR: 2,422 SQ. FT.  
THIRD FLOOR: 2,422 SQ. FT.  
ROOF DECK: 178 SQ. FT.  
TOTAL HABITABLE: 6,478 SQ. FT.

GARAGE COURTYARD: 898 SQ. FT.  
GARAGE: 1,100 SQ. FT.  
2ND FLOOR DECK: 300 SQ. FT.  
3RD FLOOR DECK: 300 SQ. FT.  
ROOF DECKS: 1,613 SQ. FT.  
TOTAL DECKS: 3,300 SQ. FT.

BUILDING COVERAGE: 50.7%  
PAVEMENT COVERAGE: 32.7%  
LANDSCAPING COVERAGE: 1,343.8 SF PROPOSED  
SETBACK: 480.1 SF EXISTING  
LANDSCAPING: 1,823.9 SF EXISTING

INCLUDING DECORATIVE HARDSCAPE  
0.7%  
21.5%  
7.7%  
30.9%

29.8Z  
118.6M FT. AT NORTH PROPERTY LINE  
128.6M FT. SOUTH PROPERTY LINE

FRONT YARD: 10'-0"  
SIDE YARD: 3'-0"  
REAR YARD: STRIKELINE LIMIT OBSERVED

HEIGHT: 54 STORIES OR 36'-0" FROM THE AVERAGE FINISHED GRADE TO THE CEILING OF THE TOP STORY. NO PORTION OF THE PROPOSED HABITABLE SPACE MAY EXCEED THE MAX. PERMITTED HEIGHT.

**SITE PLAN PROPOSED IMPROVEMENTS LEGEND:**

ITEM	DESCRIPTION
⊖	PROPOSED IF HIGH DECORATIVE CMU BLIMP BLOCK CONCRETE WALKWAY WITH 2% SLOTTED PATTERNS EXISTING TERRAZZOING CMU WALL
⊖	PROPOSED 30" HIGH DECORATIVE CMU BLOCK RETAINING / BEAT WALL COLOR TBA, WITH CAP STONE TO REPLACE EXISTING DETERIORATING CMU REFER TO CIVIL PLANS
⊖	6" HIGH WOOD STAINED WOOD FENCE COLOR TBA.
⊖	OUTDOOR SHOWER WITH WOOD-CORPORATE DECK SET ON CONCRETE PIERS ON GRADE
⊖	LANDSCAPE PLANTER, REFER TO GLP-1

**PROJECT DESCRIPTION:**

SEC. 311, 1709.A.I.C.  
PENHOUSES OR ROOF STRUCTURES FOR THE HOUSING OF ELEVATORS, STAIRS, ESCALATORS, MECHANICAL EQUIPMENT, AND MAINTAINED AREAS SHALL BE CONSTRUCTED TO BE ERECTED AND MAINTAINED TO THE SAME HEIGHT LIMIT AS THE BUILDING. THE MAXIMUM HEIGHT LIMIT SHALL BE USED FOR THE PURPOSE OF PROVIDING ADDITIONAL FLOOR SPACE.

1. TO DEMOLISH AND EXISTING TWO STORY HOME AND EXISTING 1 STORY HOME AND CONSTRUCT A THREE STORY SINGLE FAMILY HOME W/ 4 CAR GARAGE, 2 BATHS, 2 KITCHENS, 2 LIVING AREAS, 2 DINING AREAS, 2 HALLWAYS, 2 BARRIERS, 2 MAINTAIN PRIVATE DRIVEWAY.

2. MINOR REPAIR TO THE EXISTING REVETMENT AS MAY BE REQUIRED NONE PROPOSED.

3. CONFORM TO 2010 TREASURY EDITION OF THE CODE OF REGULATIONS, TITLE 24

4. CONFORM TO CITY OF OCEANSIDE 1988 ZONING ORDINANCE

5. CONFORM TO CALIFORNIA CALIFORNIA CALIFORNIA CALIFORNIA

6. ENVIRONMENTALLY SENSITIVE

7. OCCUPANCY: R-3 SINGLE FAMILY DWELLING (SPRINKLERED)

8. SOIL TYPE - SILTY SAND BEACH DEPOSITS NON-EXPANSIVE PER T01 REPORT

9. 12.7% OF LOT AREA IS BEACHES RESIDENTIAL NEIGHBORHOOD

10. 12.7% OF LOT AREA IS BEACHES RESIDENTIAL NEIGHBORHOOD

11. 39 FT WIDE LOT ASSUMED AT SOUTH PACIFIC STREET

12. NO SENSITIVE BIOLOGICAL RESOURCES

13. NO SENSITIVE BIOLOGICAL RESOURCES

14. NO EASMENTS

15. NO BIOLOGICAL HAZARD, SOILS REPORT PROVIDED

16. NO HISTORICAL RESOURCES REPORT REQUIRED

MICHAEL, C. SPRID, DATED MAY 4, 2011

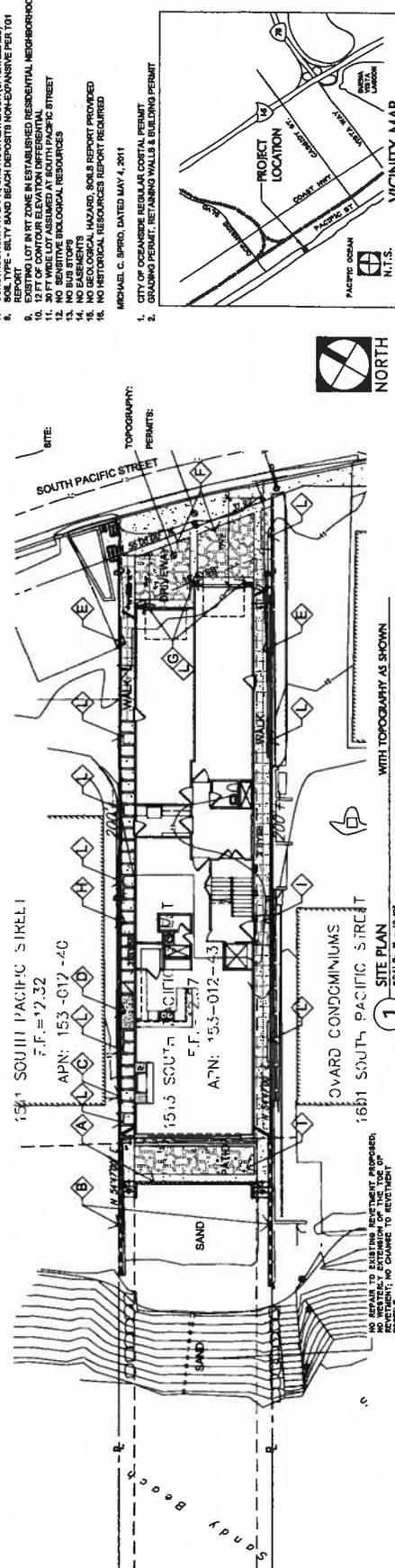
1. CITY OF OCEANSIDE REGULAR COSTAL PERMIT & BUILDING PERMIT

2. GRADING PERMIT, RETAINING WALLS & BUILDING PERMIT

**NOTES:**

TOPOGRAPHY: WITH TOPOGRAPHY AS SHOWN

PERMITS:



**PROJECT LOCATION:**



**PROJECT LOCATION:**



**PROJECT LOCATION:**



**PROJECT LOCATION:**



**PROJECT LOCATION:**



**PROJECT LOCATION:**



**PROJECT LOCATION:**



**PROJECT LOCATION:**



NO.	REVISIONS

**M&B designs**  
LANDSCAPE ARCHITECTS  
7800 LA JOLLA VILLAGE DRIVE, SUITE 100  
LA JOLLA, CA 92037  
TEL: 858-591-1111  
WWW.MANDDESIGNS.COM



**BURGESS / JOURNIGAN RES**  
153 SOUTH PACIFIC STREET  
OCEANSIDE, CA 92054

**SITE PLAN**  
SHEET TITLE: SITE PLAN  
SHEET NO.: 1  
DATE: APRIL 11, 2011  
SCALE: 1" = 10'-0"

**SP-1**



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29

PLANNING COMMISSION  
RESOLUTION NO. 2012-P49

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

---

APPLICATION NO: RC11-00002, D12-00015, P12-00002  
APPLICANT: Mr. Chris Burgess  
LOCATION: 1513 S. Pacific Street

---

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Regular Coastal Permit (RC11-00002), Tentative Parcel Map (P12-00002) and Development Plan (D12-00015) under the provisions of the City of Oceanside Local Coastal Program to permit the following:

demolition of two structures (three residential units) and construction of two dwellings within a three-story structure with building extensions seaward of the stringline setback; on certain real property described in the project description;

WHEREAS, the Planning Commission, after giving the required notice, did on the 22nd day of October, 2012 conduct a duly advertised public hearing as prescribed by law to consider said application;

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be exempt per Article 19, Class 3 15303 (b), "New Construction or Conversion of Small Structures" Categorical Exemption from environmental review;

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

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

1	Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
2			
3	Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
4			
5	Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
6			
7	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
8			
9			
10	School Facilities Mitigation Fee	Ordinance No. 91-34	\$.47 per square foot non-residential for Oceanside (\$.42 for Vista and Fallbrook) \$2.97 per square foot residential (\$2.63 for Vista; \$2.63 for Fallbrook)
11			
12			
13			
14			
15	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)
16			
17			
18	Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 09-OR 0093-1	Fee based on water meter size. Residential is typically \$4,597 per unit; Non-residential is \$36,775 for a 2" meter.
19			
20			
21			
22	Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 09-OR 0092-1	Based on capacity or water meter size. Residential is typically \$6,313 per unit; Non-residential is \$50,501 for a 2" meter.
23			
24			
25	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.
26			
27			
28			
29			

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, action on this resolution becomes final 10 days after its adoption, unless  
16 appealed to the City Council, and shall become effective after the 10 working-day appeal period to  
17 the Coastal Commission has expired; and

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

20 FINDINGS:

21 For the Regular Coastal Permit:

- 22 1. The proposed duplex development within a three story structure, as conditioned, is  
23 consistent with the land use policies of the Local Coastal Program as implemented  
24 through the Zoning Ordinance. Specifically, the project, as conditioned, will not  
25 substantially alter or impact existing public views of the coastal zone area or from  
26 adjoining properties and the physical aspects of the project are consistent with existing  
27 development on neighboring sites. The project has been conditioned to limit the  
28 seaward extension of the building to the stringline setback. Design, permitting, use,  
29 construction, maintenance, work, and repair of the project's shoreline protection  
structure(s) shall conform to Chapter 19A of the Oceanside City Code.

- 1 2. The proposed development, as conditioned, will not obstruct an existing, planned, or  
2 required public beach access and conforms to the public access and recreation policies of  
3 Chapter 3 of the Coastal Act.
- 4 3. The project will not result in the loss of any on-street public parking spaces, as the  
5 remodel modifications will not trigger additional parking or take away from the existing  
6 parking fronting the project site.

7 For the Development Plan:

- 8 1. The site plan and physical design of the project is consistent with the purposes of the  
9 Zoning Ordinance. The proposed building and site improvements, as conditioned, will  
10 comply with the underlying Residential Tourist (RT) zoning designation development  
11 standards, including building height and setbacks.
- 12 2. The Development Plan conforms to the General Plan of the City. The project is located  
13 within an existing residential neighborhood and is consistent with the underlying land  
14 use designation.
- 15 3. The project site can be adequately served by existing public facilities, services and  
16 utilities.
- 17 4. The project is compatible with existing and potential development on adjoining  
18 residential properties and the surrounding neighborhood. The new building and site  
19 improvements will provide an aesthetically superior structure to those existing on site, as  
20 well as landscaping, hardscape and other site amenities.
- 21 5. The approval of the proposed duplex will be subject to conditions that, in view of the  
22 size and shape of the parcel and the present zoning and use of the subject property,  
23 provide the same degree of protection to adjoining properties, including protection from  
24 unreasonable interference with the use and enjoyment of said properties, depreciation of  
25 property values, and any potentially adverse impacts on the public peace, health, safety  
26 and welfare.
- 27 6. The application for Development Plan approval has been processed in a manner  
28 consistent with Article 21 of the 1986 Zoning Ordinance (Procedures, Hearings, Notices  
29 and Fees).

1 For the Tentative Parcel Map:

- 2 1. The proposed subdivision creates a two-unit condominium development on a single lot,  
3 consistent with the requirements of the RT (Residential Tourist) zoning designation.  
4 The subdivision map is consistent with the General Plan of the City.
- 5 2. The proposed building pad on the site will conform to the topography of the site,  
6 therefore making it suitable for residential development. The site is physically suitable  
7 for the development of a two-unit condominium on a single lot.
- 8 3. The subdivision, as conditioned, complies with all other applicable ordinances,  
9 regulations and guidelines of the City.
- 10 4. The design of the subdivision, or proposed improvements, as conditioned, will not  
11 conflict with easements, acquired by the public at large, for access through the use of  
12 property within the subdivision.
- 13 5. The design of the subdivision or the proposed improvements, as conditioned, will not  
14 cause substantial environment damage or substantially and avoidably injure fish or  
15 wildlife or their habitat.
- 16 6. The proposal, as conditioned, complies with all other applicable ordinances, regulations  
17 and guidelines of the City of Oceanside, including but not limited to the Local Coastal  
18 Plan.

19 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
20 approve Regular Coastal Permit (RC11-00002) and Development Plan (D12-00015) subject to the  
21 following conditions:

22 Building:

- 23 1. Construction shall comply with the latest edition of the California Codes.
- 24 2. Construction hours shall be limited to 7:00 a.m. to 6:00 p.m. Monday through  
25 Saturday.
- 26 3. Each floor elevation be certified by a licensed Civil Engineer or Land Surveyor,  
27 Elevation Certificate is required at time of Final Inspection.
- 28 4. The first floor plan configuration shall be revised to ensure compliance with current  
29 Building Codes and use of the building as a two-unit residential structure. (CBC  
Chapter 2. Dwelling Unit. A single unit providing complete, independent living

1 facilities for one or more persons, including permanent provisions for living, sleeping,  
2 eating, cooking and sanitation.

3 **Planning:**

- 4 5. Regular Coastal Permit (RC11-00002), Tentative Parcel Map (P12-00002) and  
5 Development Plan (D12-00015) shall expire on October 22, 2014, unless implemented per  
6 the Zoning Ordinance or unless the Planning Commission grants a time extension.
- 7 6. This Regular Coastal Permit, Tentative Parcel Map and Development Plan, as conditioned,  
8 approves a series of building and site improvements for a duplex within a three-story  
9 structure, as presented to the Planning Commission for review and approval. No deviation  
10 from these approved plans and exhibits shall occur without Planning Division approval.  
11 Substantial deviations shall require a revision to the Regular Coastal Permit, Tentative  
12 Parcel Map or a new Regular Coastal Permit.
- 13 7. The location of the stringline shall be verified and revised plans depicting the confirmed  
14 stringline location shall be submitted to the Planning Division prior to submittal for  
15 building permits. Seaward building development, including but not limited to balconies  
16 shall be limited to the stringline setback.
- 17 8. The project shall comply with the 1986 Zoning Ordinance, Section 1720, Permitted  
18 intrusions, into required yards. Any encroachments into the minimum 3'-0" side yard shall  
19 maintain a minimum 30-inch clearance from side yard lot lines.
- 20 9. The roof-top trellis shall be removed from the roof plan.
- 21 10. The applicant shall post signage no more than 1.5 square feet in area indicating that parking  
22 is not permitted in the right-of-way portion of the driveway in front of the garages and  
23 providing contact information for property management. The applicant shall work with  
24 Planning Division staff to determine the most appropriate size, design and material for said  
25 signage.
- 26 11. Existing landscape planter(s) and fence(s) that obstruct pedestrian travel on public right-of-  
27 way areas shall be removed.
- 28 12. The first floor plan layout shall be modified in a manner that it does not create an additional  
29 "dwelling unit".

- 1 13. Separate/unique addresses will be required to facilitate utility releases. Verification that the  
2 addresses have been properly assigned by the City's Planning Division must accompany  
3 the Building Permit application.
- 4 14. The first floor plan shall be revised to provide a minimum depth of 40 feet in clear space  
5 within the garages, in compliance with 1986 Zoning Ordinance, Section 2702.
- 6 15. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold  
7 harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
8 proceeding against the City, its agents, officers, or employees to attack, set aside, void or  
9 annul an approval of the City, concerning Regular Coastal Permit (RC11-00002), Tentative  
10 Parcel Map (P12-00002) and Development Plan (12-00015). The City will promptly  
11 notify the applicant of any such claim, action or proceeding against the City and will  
12 cooperate fully in the defense. If the City fails to promptly notify the applicant of any  
13 such claim action or proceeding or fails to cooperate fully in the defense, the applicant  
14 shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.
- 15 16. All mechanical rooftop and ground equipment shall be screened from public view as  
16 required by the Zoning Ordinance that is, on all four sides and top. The roof jacks,  
17 mechanical equipment, screen and vents shall be painted with non-reflective paint to match  
18 the roof. This information shall be shown on the building plans.
- 19 17. Prior to the issuance of building permits, compliance with the applicable provisions of the  
20 City's anti-graffiti ordinance (Ordinance No. 93-19/Section 20.25 of the City Code) shall be  
21 reviewed and approved by the Planning Division. These requirements, including the  
22 obligation to remove or cover with matching paint all graffiti within 24 hours, shall be  
23 noted on the Architectural Site Plan and shall be recorded in the form of a covenant  
24 affecting the subject property. A covenant or other recordable document approved by the  
25 City Attorney shall be prepared by the applicant and recorded prior to the issuance of  
26 building permits. The covenant shall provide that the property is subject to this  
27 resolution, and shall generally list the conditions of approval.
- 28 18. Prior to the transfer of ownership and/or operation of the site the owner shall provide a  
29 written copy of the applications, staff report and resolutions for the project to the new  
owner and or operator. This notification's provision shall run with the life of the project  
and shall be recorded as a covenant on the property.

- 1 19. Failure to meet any conditions of approval for this development shall constitute a violation  
2 of the Regular Coastal Permit and Development Plan.
- 3 20. Unless expressly waived, all current zoning standards and City ordinances and policies  
4 in effect at the time building permits are issued are required to be met by this project.  
5 The approval of this project constitutes the applicant's agreement with all statements in  
6 the Description and Justification and other materials and information submitted with this  
7 application, unless specifically waived by an adopted condition of approval.
- 8 21. Elevations, siding materials, colors, roofing materials and floor plans shall be  
9 substantially the same as those approved by the Planning Commission. These shall be  
10 shown on plans submitted to the Building Division and Planning Division.
- 11 22. Prior to issuance of a building permit, the applicant and landowner shall execute and  
12 record a covenant, in a form and content acceptable to the City Attorney, providing that  
13 the property is subject to this resolution and all conditions of approval.
- 14 23. Photo documentation of existing building resources on-site shall be completed in  
15 compliance with OHPAC Policy 1, prior to issuance of demolition permits for the first  
16 structure on the subject property.

16 **Coastal:**

- 17 24. Design, permitting, use, construction, maintenance, work, and repair of the project's  
18 shoreline protection structure(s) shall conform to Chapter 19A of the Oceanside City  
19 Code.
- 20 25. All existing and/or proposed shoreline protection structure(s) for this project shall be  
21 monumented sufficiently to accurately record horizontal location and elevation of said  
22 structure(s). Monument locations and survey control points/network shall be approved  
23 by the City Engineer prior to placement of monuments. Monument data shall be  
24 recorded on a final/parcel map, record of survey, or other acceptable document (as  
25 approved by the City Engineer). The shoreline protection structure monuments will  
26 serve as baseline control points to be used as reference for future repair or maintenance  
27 activities which require a coastal development permit. Future seaward extension of  
28 approved shoreline protection structures shall not be permitted.  
29

1 26. Outdoor patios, decks, and other similar fixed accessory improvements shall not exist in  
2 a hazardous condition. Repair, replacement or removal construction activities require  
3 that all relevant permits be obtained from the City and all other applicable agencies.

4 27. Prior to the approval of the issuance of building permits, the property owner shall  
5 execute and record against the project property a Declaration of Restrictive Covenants  
6 designed to preserve lateral public access and passive recreational use along the  
7 shoreline adjacent to the property. The document shall provide that the property shall be  
8 held, transferred, conveyed, leased or otherwise disposed of, occupied, and used subject  
9 to lawful public access to and passive recreational use of the entire width of the property  
10 line. The Declaration of Restrictive Covenants shall be recorded free of prior liens and  
11 free of any other encumbrances which may affect said interest, and shall run with the  
12 land and be binding on Declarant's heirs, successors in interest, administrators, assigns,  
13 lessees, and other occupiers and users of the property or any portion of it. The location  
14 and geometrics of the restrictive covenant shall be in accordance with the City's Local  
Coastal Program (LCP).

15 28. This project is subject to payment of an in-lieu fee toward the Beach Sand Mitigation  
16 Program, as required by Coastal Commission staff.

17 **Fire:**

18 29. Interconnected smoke alarms powered by the building electrical system and provided with  
19 battery back up required in each unit.

20 30. Interconnected carbon monoxide alarms powered by the building electrical system and  
21 provided with battery back up required in each unit.

22 31. An approved fire sprinkler system must be installed throughout the building. The system  
23 shall be designed per N.F.P.A. 13D and California Residential Code.

24 32. Approved four inches high address numbers visible from Pacific Street required on the  
25 building.

26 **Water:**

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

- 1 34. The property owner shall maintain private water and wastewater utilities located on private  
2 property.
- 3 35. Water services and sewer laterals constructed in existing right-of-way locations are to be  
4 constructed by approved and licensed contractors at developer's expense.
- 5 36. All Water and Wastewater construction shall conform to the most recent edition of the  
6 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by  
7 the Water Utilities Director.
- 8 37. Residential units shall be metered individually. Private utility systems for residential  
9 developments are not allowed.
- 10 38. Per the 2010 California Fire Code, all new residential units shall be fire sprinklered. The  
11 minimum allowable water meter for a fire sprinklered home is 3/4-inch.

The following conditions shall be met prior to the approval of engineering design plans.

- 12 39. All public water and/or sewer facilities not located within the public right-of-way shall be  
13 provided with easements sized according to the Water, Sewer, and Reclaimed Water  
14 Design and Construction Manual. Easements shall be constructed for all weather access.
- 15 40. No trees, structures or building overhang shall be located within any water or wastewater  
16 utility easement.
- 17 41. All lots with a finish pad elevation located below the elevation of the next upstream  
18 manhole cover of the public sewer shall be protected from backflow of sewage by installing  
19 and maintaining an approved type backwater valve, per the Uniform Plumbing Code  
20 (U.P.C.).

The following conditions of approval shall be met prior to building permit issuance.

- 21 42. This lot has an existing 5/8-inch water meter. Since upsizing of the water meter and service  
22 will be required to comply with current codes, a credit for the existing water meter will be  
23 applied once building permits are pulled.
- 24 43. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees shall  
25 be paid to the City and collected by the Water Utilities Department at the time of Building  
26 Permit issuance.
- 27 44. All Water Utilities Fees are due at the time of building permit issuance per City Code  
28 Section 32B.7, unless the developer/applicant applies and is approved for a deferral of all  
29 fees per City of Oceanside Ordinance No. 09-OR0676-1.

1 The following conditions of approval shall be met prior to occupancy.

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

6 **Engineering:**

7 46. For the demolition of any existing structure or surface improvements; grading plans shall  
8 be submitted and erosion control plans be approved by the City Engineer prior to the  
9 issuance of a demolition permit. No demolition shall be permitted without an approved  
10 erosion control plan.

11 47. Design and construction of all improvements shall be in accordance with the City of  
12 Oceanside Engineers Design and Processing Manual, City Ordinances, and standard  
13 engineering and specifications of the City of Oceanside and subject to approval by the City  
14 Engineer.

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

19 49. A Declaration of Covenants, Conditions and Restrictions (DCC&R) is required prior to the  
20 grading permit, and will be reviewed and approved by the City Attorney. The DCC&R  
21 shall be recorded at the San Diego County Recorder Office attesting to these improvement  
22 conditions prior to issuance of any grading permit.

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

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

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

- 1 53. All grading and related site preparation and construction activities shall be limited to the  
2 hours of 7:00 am to 6:00 pm Monday through Friday. No engineering related construction  
3 activities shall be conducted on Saturdays, Sundays or legal holidays unless written  
4 permission is granted by the City Engineer with specific limitations to the working hours  
5 and types of permitted operations. All on-site construction staging areas shall be as far as  
6 possible (minimum 100 feet) from any existing residential development. Because  
7 construction noise may still be intrusive in the evening or on holidays, the City of  
8 Oceanside Noise Ordinance also prohibits “any disturbing excessive or offensive noise  
9 which causes discomfort or annoyance to reasonable persons of normal sensitivity.”
- 10 54. The construction site shall accommodate the parking of all motor vehicles used by persons  
11 working at or providing deliveries to the site. An alternate parking site can be considered  
12 by the City Engineer in the event that the lot size is too small and cannot accommodate  
13 parking of all motor vehicles.
- 14 55. The owner/developer shall complete a haul route permit application (if required for  
15 import/export of dirt) and submit to the City of Oceanside Engineering Department 48  
16 hours in advance of beginning of work. Hauling operations (if required) shall be 8:00 a.m.  
17 to 3:30 p.m. unless approved otherwise.
- 18 56. It is the responsibility of the owner/developer to evaluate and determine that all soil  
19 imported as part of this development is free of hazardous and/or contaminated material as  
20 defined by the City and the County of San Diego Department of Environmental Health.  
21 Exported or imported soils shall be properly screened, tested, and documented regarding  
22 hazardous contamination.
- 23 57. If shoring is required during construction of the proposed development, the shoring design  
24 plans and structural calculations shall be submitted to the Engineering Division and  
25 approved by the City prior to issuance of a building permit.
- 26 58. A traffic control plan shall be prepared according to the City traffic control guidelines and  
27 approved to the satisfaction of the City Engineer prior to the start of work within the public  
28 right-of-way. Traffic control during construction of streets that have been opened to public  
29 traffic shall be in accordance with construction signing, marking and other protection as  
required by the Caltrans Traffic Manual and City Traffic Control Guidelines. Traffic  
control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.

- 1 59. Pacific Street shall provide a minimum of 10 feet parkway between the face of curb and the  
2 right-of-way line along the project site property. Sidewalk improvements shall comply  
3 with ADA requirements.
- 4 60. Sight distance requirements at the project driveway along Pacific Street shall conform to  
5 the corner sight distance criteria as provided by SDRSD, DS-20.
- 6 61. Pavement sections for Pacific Street shall be based upon approved soil tests and traffic  
7 indices. The pavement design is to be prepared by the owner/developer's soil engineer and  
8 must be in compliance with the City of Oceanside Engineers Design and Processing  
9 Manual and be approved by the City Engineer, prior to paving.
- 10 62. Prior to approval of the grading plans, the owner/developer shall contract with a  
11 geotechnical engineering firm to perform a field investigation of the existing pavement on  
12 Pacific Street adjacent to the project boundary. The limits of the study shall be half-street  
13 plus 12 feet along the project's frontage. The field investigation shall include a minimum  
14 of one pavement boring. Should the existing AC thickness be determined to be less than  
15 the current minimum standard for AC and Class II Base as set forth in the table for City of  
16 Oceanside Pavement Design Guidelines in the City of Oceanside Engineers Manual, the  
17 owner/developer shall remove and reconstruct the pavement section as determined by the  
18 pavement analysis submittal process detailed in the condition listed below:
- 19 63. Upon review of the pavement investigation, the City Engineer shall determine whether the  
20 Owner/developer shall: 1) Repair all failed pavement sections, header cut and grind per the  
21 direction of the City Engineer, and construct a two-inch thick rubberized AC overlay; or 2)  
22 Perform R-value testing and submit a study that determines if the existing pavement meets  
23 current City standards/traffic indices. Should the study conclude that the pavement does  
24 not meet current requirements, rehabilitation/mitigation recommendations shall be provided  
25 in a pavement analysis report, and the owner/developer shall reconstruct the pavement per  
26 these recommendations, subject to approval by the City Engineer.
- 27 64. Any existing public or private pavement, concrete curb, gutter, driveways, pedestrian  
28 ramps and sidewalk within the project, or adjacent to the project boundary that are already  
29 damaged or damaged during construction of the project, shall be repaired or replaced as  
directed by the City Engineer.

- 1 65. The approval of the project shall not mean that proposed grading or improvements on  
2 adjacent properties (including any City properties/right-of-way or easements) is granted or  
3 guaranteed to the owner/developer. The owner/developer is responsible for obtaining  
4 permission to grade to construct on adjacent properties. Should such permission be denied,  
5 the project shall be subject to going back to the public hearing or subject to a substantial  
6 conformity review.
- 7 66. Prior to any grading of any part of the project, a comprehensive soils and geologic  
8 investigation shall be conducted of the soils, slopes, and formations in the project. All  
9 necessary measures shall be taken and implemented to assure slope stability, erosion  
10 control, and soil integrity. No grading shall occur until a detailed grading plan, to be  
11 prepared in accordance with the Grading Ordinance and Zoning Ordinance is approved by  
12 the City Engineer.
- 13 67. This project shall provide year-round erosion control including measures for the site  
14 required for the phasing of grading. Prior to the issuance of grading permit, an erosion  
15 control plan, designed for all proposed stages of construction, shall be reviewed, secured by  
16 the owner/developer with cash security and approved by the City Engineer.
- 17 68. A precise grading and private improvement plan shall be prepared, reviewed, secured and  
18 approved prior to the issuance of any building permits. The plan shall reflect all pavement,  
19 flatwork, landscaped areas, special surfaces, curbs, gutters, medians, footprints of all  
20 structures, walls, drainage devices and utility services.
- 21 69. Landscaping plans, including plans for the construction of walls, fences or other structures  
22 at or near intersections, must conform to intersection sight distance requirements.  
23 Landscape and irrigation plans for disturbed areas shall be submitted to the City Engineer  
24 prior to the issuance of a preliminary grading permit and approved by the City Engineer  
25 prior to the issuance of occupancy permits. Frontage and median landscaping shall be  
26 installed prior to the issuance of any certificates of occupancy. Any project fences, sound  
27 or privacy walls and monument entry walls/signs shall be shown on, bonded for and built  
28 from the landscape plans. These features shall also be shown on the precise grading plans  
29 for purposes of location only. Plantable, segmental walls shall be designed, reviewed and  
constructed by the grading plans and landscaped/irrigated through project landscape plans.

1 All plans must be approved by the City Engineer and a pre-construction meeting held, prior  
2 to the start of any improvements.

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

12 71. The owner/developer shall place and sign a covenant on the title sheet of the precise  
13 grading agreeing to the following: "The present or future owner/developer shall indemnify  
14 and save the City of Oceanside, its officers, agents, and employees harmless from any and  
15 all liabilities, claims arising from any flooding that occur on this site."

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

19 73. After the Storm Water Mitigation Plan (SWMP) has been deemed complete by the City  
20 Engineer and prior to issuance of grading permits, the owner/developer shall submit and  
21 obtain approval of an Operation & Maintenance (O&M) Plan, prepared to the satisfaction  
22 of the City Engineer. The O&M Plan shall include an approved and executed Maintenance  
23 Mechanism pursuant to Section 5 of the Standard Urban Storm Water Mitigation Plan  
24 (SUSMP). The O&M shall satisfy the minimum Maintenance Requirements pursuant to  
25 Section 5 of the SUSMP. At a minimum the O&M Plan shall include the designated  
26 responsible party to manage the stormwater BMP(s), employee training program and  
27 duties, operating schedule, maintenance frequency, routine service schedule, specific  
28 maintenance activities, copies of resource agency permits, cost estimate for implementation  
29 of the O&M Plan, a non-refundable cash security to provide maintenance funding in the  
event of noncompliance to the O&M Plan, and any other necessary elements. The  
owner/developer shall provide the City with access to the site for the purpose of BMP

1 inspection and maintenance by entering into an Access Rights Agreement with the City.  
2 The owner/developer shall complete and maintain O&M forms to document all operation,  
3 inspection, and maintenance activities. The owner/developer shall retain records for a  
4 minimum of 5 years. The records shall be made available to the City upon request.

5 74. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance  
6 Agreement (SWFMA) with the City obliging the owner/developer to maintain, repair and  
7 replace the Storm Water Best Management Practices (BMPs) identified in the project's  
8 approved SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be  
9 approved by the City Attorney prior to issuance of any precise grading permit and shall be  
10 recorded at the County Recorder's Office prior to issuance of any building permit. A non-  
11 refundable Security in the form of cash shall be required prior to issuance of a precise  
12 grading permit. The amount of the non-refundable security shall be equal to 10 years of  
13 maintenance costs, as identified by the O&M Plan, but not to exceed a total of \$25,000.  
14 The owner/developer's civil engineer shall prepare the O&M cost estimate.

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

20 76. The Agreement shall include a copy of executed on-site and off-site access easement and or  
21 access rights necessary for the operation and maintenance of BMPs that shall be binding on  
22 the land throughout the life of the project to the benefit of the party responsible for the  
23 O&M of BMPs, satisfactory to the City Engineer. The agreement shall also include a copy  
24 of the O&M Plan approved by the City Engineer.

25 77. The BMPs described in the project's approved SWMP shall not be altered in any way,  
26 unless reviewed and approved to the satisfaction of the City Engineer. The determination  
27 of whatever action is required for changes to a project's approved SWMP shall be made by  
28 the City Engineer.

29 78. The project is located in a Zone AE FEMA Special Flood Hazard Area (SFHA) and shall  
comply with the applicable provisions of the City of Oceanside Floodplain Management  
Regulations (Chapter 6, Article IX of the Oceanside City Code). Unless the project is

1 removed from the SFHA by obtaining the appropriate Letter of Map Change, it will be  
2 subject to the mandatory National Flood Insurance Program (NFIP) purchase requirement  
3 applicable to properties with flood risk designations.

4 79. The approval of the project shall not mean that closure, vacation, or abandonment of any  
5 public street, right-of-way, easement, or facility is granted or guaranteed to the  
6 owner/developer. The owner/developer is responsible for applying for all closures,  
7 vacations, and abandonments as necessary. The application(s) shall be reviewed and  
8 approved or rejected by the City of Oceanside under separate process (es) per codes,  
9 ordinances, and policies in effect at the time of the application. The City of Oceanside  
10 retains its full legislative discretion to consider any application to vacate a public street or  
11 right-of-way.

12 80. The application(s) shall be reviewed and approved or rejected by the City of Oceanside  
13 under separate process (es) per codes, ordinances, and policies in effect at the time of the  
14 application. The City of Oceanside retains its full legislative discretion to consider any  
15 application to vacate a public street or right-of-way.

16 81. 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 82. 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, park fees,  
21 reimbursements, and other applicable charges, fees and deposits shall be paid prior to the  
22 issuance of any building permits, in accordance with City Ordinances and policies. The  
23 owner/developer shall also be required to join into, contribute, or participate in any  
24 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/her agreement to pay for any other similar assessments or charges in effect when  
27 any increment is submitted for building permit approval, and to join, contribute, and/or  
28 participate in such districts.

29 83. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high  
barrier, approved by the City Engineer, shall be provided at the top of all slopes whose

1 height exceeds 20 feet or where the slope exceeds 4 feet and is adjacent to any streets, an  
2 arterial street or state highway.

3 84. The owner/developer shall obtain any necessary permits and clearances from all public  
4 agencies having jurisdiction over the project due to its type, size, or location, including but  
5 not limited to the U. S. Army Corps of Engineers, FEMA, California Department of Fish &  
6 Game, U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control  
7 Board (including NPDES), San Diego County Health Department, prior to the issuance of  
8 grading permits.

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

13 86. A digital file of the as-built grading plan, and as-built improvement plan in a format  
14 consistent with the City's requirements for digital submittals, shall be submitted to the City  
15 of Oceanside prior to occupancy permit.

16 87. In the event that the conceptual plan does not match the conditions of approval, the  
17 resolution of approval shall govern.

18 **Landscaping:**

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

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29

- b) Landscape Architect shall be aware of all utility, sewer, gas and storm drain lines and utility easements and place planting locations accordingly to meet City of Oceanside requirements.
- c) All required landscape areas shall be maintained by owner (including public rights-of-way). The landscape areas shall be maintained per City of Oceanside requirements.
- d) Proposed landscape species shall be native or naturalized to fit the site and meet climate changes indicative to their planting location. The selection of plant material shall also be based on cultural, aesthetic, and maintenance considerations. In addition proposed landscape species shall be low water users as well as meet all Fire Department requirements.
- e) All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from an agricultural suitability soil sample taken from the site.
- f) Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration and run-off. All the flower and shrub beds shall be mulched to a 3" depth to help conserve water, lower the soil temperature and reduce weed growth.
- g) The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Oceanside Guidelines.
- h) Root barriers shall be installed adjacent to all paving surfaces, where a paving 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. Root barriers shall be 24 inches in depth. Installing a root barrier around the tree's root ball is unacceptable.
- i) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall obtain Planning Division approval for these items in the conditions or application stage prior to 1st submittal of working drawings.

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

4 k) An automatic irrigation system shall be installed to provide coverage for all  
5 planting areas shown on the plan. Low volume equipment shall provide  
6 sufficient water for plant growth with a minimum water loss due to water run-  
7 off.

8 l) Irrigation systems shall use high quality, automatic control valves, controllers  
9 and other necessary irrigation equipment. All components shall be of non-  
10 corrosive material. All drip systems shall be adequately filtered and regulated  
11 per the manufacturer's recommended design parameters.

12 m) All irrigation improvements shall follow the City of Oceanside Guidelines and  
13 Water Conservation Ordinance.

14 n) The landscape plans shall match all plans affiliated with the project.

15 o) Landscape plans shall comply with Biological and/or Geotechnical reports, as  
16 required, shall match the grading and improvement plans, comply with SWMP  
17 Best Management Practices and meet the satisfaction of the City Engineer.

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

20 89. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way  
21 and within any adjoining public parkways shall be permanently maintained by the  
22 owner, his assigns or any successors-in-interest in the property. The maintenance  
23 program shall include:

24 a) normal care and irrigation of the landscaping.

25 b) repair and replacement of plant materials (including interior trees and street  
26 trees).

27 c) irrigation systems as necessary.

28 d) general cleanup of the landscaped and open areas.

29 e) parking lots and walkways, walls, fences, etc.

f) pruning standards for street trees shall comply with the International Society of  
Arboriculture (ISA) Standard Practices for Tree Care Operations – ANSI A300,

1 Appendix G: Safety Standards, ANSI Z133; Appendix H; and Tree Pruning  
2 Guidelines, Appendix F (most current edition). Failure to maintain landscaping  
3 shall result in the City taking all appropriate enforcement actions including but  
4 not limited to citations. This maintenance program condition shall be recorded  
5 with a covenant as required by this resolution.

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

8 PASSED AND ADOPTED Resolution No. 2012-P49 on October 22, 2012 by the  
9 following vote, to wit:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14 \_\_\_\_\_  
15 Tom Rosales, Chairperson  
16 Oceanside Planning Commission

17 ATTEST:

18 \_\_\_\_\_  
19 Richard Greenbauer, Secretary

20 I, RICHARD GREENBAUER, Secretary of the Oceanside Planning Commission, hereby  
21 certify that this is a true and correct copy of Resolution No. 2012-P49.

22  
23 Dated: October 22, 2012

**GeoSoils, Inc.**

June 11, 2012

Received  
JUL 6 2012  
Planning Division

**Journigan-Burgess LLC**  
c/o Arcadia Contract  
5692 Fresca Drive  
La Palma, CA 90623

**SUBJECT:** Revetment Inspection at 1513 South Pacific Street, Oceanside, California, and Plan Review.

**References:** Wave Runup, Coastal Hazard and Shore Protection Study, 1513 South Pacific Street, Oceanside, CA., dated February 10, 2010, by GeoSoils Inc.

**Dear Journigan-Burgess LLC:**

At your request and authorization GeoSoils Inc, (GSI) is pleased to provide this letter report summarizing the inspection of the subject quarry stone revetment. Recently, maintenance was performed to bring the structure into compliance with City of Oceanside code requirements. The revetment was inspected by the undersigned on June 10, 2012. The conclusions and recommendations of the referenced GSI hazard analysis remain valid and pertinent unless superceded herein.

**OBSERVATIONS**

- The concrete grout that was poured between the rocks has been removed to the extent feasible.
- The concrete beach access stairs have been removed.
- The concrete apron at the back of the revetment has been removed.
- The structure height has been reconfigured to conform with the recommendation of the referenced wave runup study. The structure height is now at or above the recommended elevation of +13.5 feet MSL.
- Pictures taken after the maintenance work was performed are attached to this letter report.

**CONCLUSIONS**

- A. The revetment is in good condition, is in conformance with the wave runup study, and is not in need of maintenance at this time.

**5741 Palmer Way, Suite D, Carlsbad CA 92010 WO S5990 760-438-3155**

- B. The long term stability of the site will depend on the future maintenance of the revetment. The maintenance should be performed under the supervision of a licensed engineer specializing in coastal structures (coastal engineer).
- C. The revetment should be inspected by a coastal engineer if any changes are noted or after very significant wave attack.

We have reviewed the development plans and the habitable areas of the proposed development are reasonably safe from flooding and inundation. Based upon our review of the plans, there are no additional recommendations necessary to mitigate potential coastal hazards. Additional shore protection will not be required to protect the proposed development over the next 75 years. The proposed development will neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or adjacent area.

The opportunity to be of service is sincerely appreciated. If you should have any questions, please do not hesitate to contact our office.

Respectfully submitted,



**GeoSoils, Inc.**  
David W. Skelly MS, PE  
RCE#47857





Backside of the revetment.



Front side of the revetment. Stairs on right are not on the property

**GeoSoils, Inc.**

June 11, 2012

**Journigan-Burgess LLC**  
c/o Arcadia Contract  
5692 Fresca Drive  
La Palma, CA 90623

Received  
JUL 6 2012  
Planning Division

**SUBJECT:** Revetment Monitoring Plan for 1513 South Pacific Street, Oceanside, California, and Plan Review.

**Dear Journigan-Burgess LLC:**

The following monitoring program is proposed to satisfy the revetment monitoring program typically required by the California Coastal Commission.

The shore protection device is a quarry stone revetment. The purpose of the program is to monitor and identify damage/changes to the revetment such that repair and maintenance can be completed in a timely manner and to avoid further encroachment of the revetment seaward. A fixed monitoring "bench mark" will be located behind the revetment on the south west portion of the proposed new patio. The bench mark will be fixed into the patio and will not be moveable. The bench mark is a convenient landmark to survey the revetment. The survey range line will be perpendicular to the shoreline starting at the bench mark and proceeding seaward toward the ocean. The exact location of the bench mark (or gps coordinates) will be provided on the "as built" drawings. These drawings, along with the first monitoring measurements (baseline measurements), will be provided to the City and California Coastal Commission within 30 days of project completion.

The revetment and beach profile measurements along the range line will be performed once every spring (March or April) after the completion of the project. The survey will be performed under the direction of a licensed professional engineer or surveyor. The actual surveying can be performed by the homeowner. The elevations will be recorded about every 5 feet along the range line for a distance of about 100 feet from the bench mark. The base line survey information obtained after the completion of the project and subsequent survey information will be plotted to compare changes along the range line.

In addition to the annual survey, a visual inspection of the revetment should be performed before the beginning of the storm season (this can be during the fall profile measurements), at the end of the storm season (April) , and immediately (as conditions permit) after any major wave event that overtops the revetment. The visual inspection can be performed by the homeowner or an appropriately licensed individual. The inspector should look for the following signs of potential revetment failure or impacts to coastal resources:

1. Excessive scour in front of the revetment following significant storm events,

**5741 Palmer Way, Suite D, Carlsbad CA 92010 WO S5990 760-438-3155**

## GeoSoils, Inc.

2

2. Dislodged rocks or stones seaward of the revetment,
3. Gaps or exposed under layer material,
4. Slumping or rotation of revetment, and
5. Settlement of rock into underlying sand.

If any of these signs are visible, the location and nature of the failure or impact will be denoted and photographs taken.

As part of the survey and visual inspection, pictures of the revetment from the fixed range line will be taken. Photographs will be taken from the beach showing the entire exposed revetment fronting the site. Finally, photographs will be taken after extreme wave events which erode the beach and may have moved armor stone. The photographs will be compared with the previous photographs to determine if changes in the actual location of individual stones has occurred.

The monitoring information shall be summarized in a report prepared by a licensed engineer familiar with shoreline processes. The report shall be submitted to the Executive Director and the City of Oceanside Engineering Department after each winter storm season but prior to May 31<sup>st</sup> of each year after completion. The report will contain an evaluation of the condition and performance of the revetment, including an assessment of whether any weathering or damage has occurred that could adversely impact future performance of the revetment. The report will make recommendations for any necessary maintenance or modifications to the revetment to assure its continued function and to insure no encroachment beyond the existing footprint of the structure. Monitoring shall continue throughout the life of the revetment or until the revetment is removed or replaced under a separate coastal development permit.

The opportunity to be of service is sincerely appreciated. If you should have any questions, please do not hesitate to contact our office.

Respectfully submitted,



**GeoSoils, Inc.**  
David W. Skelly MS, PE  
RCE#47857



# GeoSoils Inc.

Received  
JUL 6 2012  
Planning Division

June 12, 2012

**Journigan-Burgess LLC**  
c/o Arcadia Contract  
5692 Fresca Drive  
La Palma, CA 90623

SUBJECT: Sand Volume Calculation for 1513 South Pacific Street, Oceanside, California.

Dear **Journigan-Burgess LLC**:

At your request, GeoSoils Inc. (GSI), is please to provide this documentation of the volume of sand retained by the revetment fronting the subject property, if the revetement were not in place. The section used for the calculation is based upon the site topography and geologic section provided in the site geotechnical investigation. This information is included as part of the submission package for the City of Oceanside. The volume of sand retained that would be lost to the beach is calculated by determining the area of sand that would be lost if the shoreline profile retreated 50 feet landward and multiplying by the lot width (see attached section). The 50 feet distance is based upon a regional average shoreline retreat rate of about 0.5 ft/yr in areas where no shore protection exists. The shoreline slope is based upon the SANDAG beach profile data measured very near the site (Transect Line OS-0930). The volume of sand retained is approximately 140 cubic yards. Based upon sand delivery cost estimates for coastal projects in Encinitas and Solana Beach the cost of sand is about \$15/cubic yard. Therefore, the total fee for 1513 South Pacific comes to \$2,100.00.

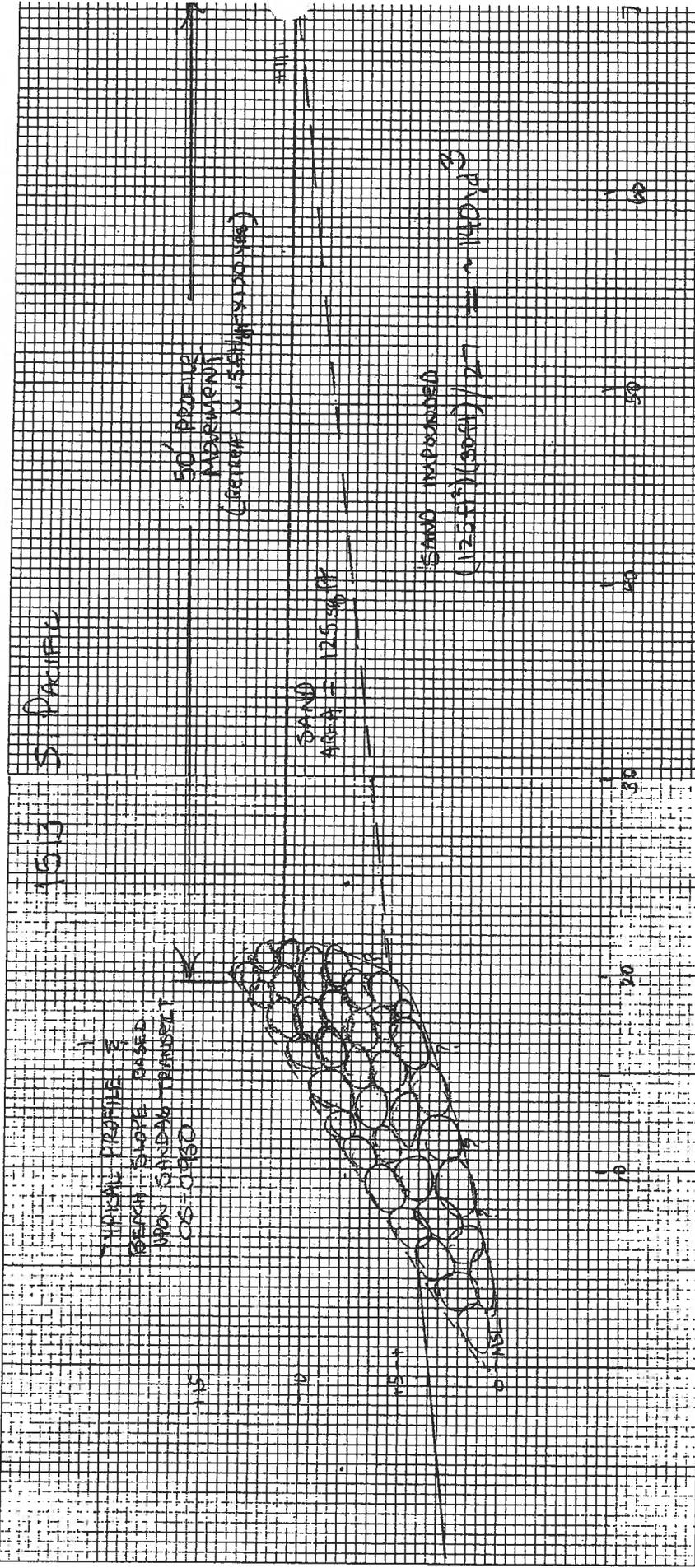
If you have any question please contact us at the number below.

Respectfully submitted,



**GeoSoils, Inc.**  
David W. Skelly MS, PE  
RCE#47857

**5741 Palmer Way, Suite D, Carlsbad CA 92008 W.O. S5990 Phone 760-438-3155**



## GeoSoils, Inc.

March 2, 2012

**Journigan-Burgess LLC**  
c/o Arcadia Contract  
5692 Fresca Drive  
La Palma, CA 90623

Received  
JUL 6 2012  
Planning Division

**SUBJECT:** Update for Wave Runup, Coastal Hazard, and Shore Protection Study, 1513 South Pacific Street, Oceanside, California, and Plan Review.

**References:** Wave Runup, Coastal Hazard and Shore Protection Study, 1513 South Pacific Street, Oceanside, CA., dated February 10, 2010, by GeoSoils Inc.

"Burgess & Journigan Residences 1513 S. Pacific St, Oceanside, CA 92054" plans dated November 18, 2011, by Studio 4 Architects

**Dear Journigan-Burgess LLC:**

At your request and authorization GeoSoils Inc, (GSI) is pleased to provide this update to the referenced wave runup and coastal hazard study, and review of the referenced new plans. The February 2010 study was based upon conceptual plans and required the review of the final proposed plans referenced above. The current proposed plans include a lowest level of the structure has a FF elevation of +12' NGVD29 and is set back about 33' from the top of the revetment. In addition, the project proposes a low height wall (about 1.75 feet above garde) about 24 feet behind the top of the revetment. While the GSI hazard analysis is still valid and pertinent, the recommendations of the report should be modified based upon the development as currently proposed. The following recommendations supersede the recommendations in the referenced GSI hazard study.

### RECOMMENDATIONS

- A. The height of the overtopping bore, under the design conditions, is about 1 foot. Because the proposed development is set back 33 feet from the revetment it is likely that the overtopping bore will be significantly diminished in height before it reaches the development.
- B. While infrequent it is possible that wave runup may reach the patio wall about 24 feet back from the top of the revetment. The patio wall is higher than the approximately 1 foot high runup bore, even assuming no dissipation of the bore height across the perched beach behind the revetment. It is likely that the bore will not overtop the patio wall. The revetment and perched beach (open space from the top of the revetment to the structure), are sufficient to protect the improvements from damage (excluding spray and splash). Spray and splash can be managed with roll down doors of temporary splash shields at the structure.

## GeoSoils, Inc.

- C. The wave overtopping bore will be dissipated by the space between the top of the revetment, reflected seaward by the patio wall, and allowed to flow past the structure to S. Pacific Street, which is lower in elevation than the site. The type of overtopping management is typical of the developments along The Strand where the revetment is a little lower than here at 1513 S. Pacific Street. The City Standard Drawing M-19 does not account for the setback from the top of the revetment and the patio wall contribution to the protection of the property. For these reasons the revetment does not need to be reconfigured to conform to the City Standard Drawing M-19.
- C. The revetment is not in need of maintenance at this time with the exception of the removal of some concrete grout. However, the long term stability of the site will depend on the future maintenance of the revetment. Maintenance includes replacement of the stones lost due to the combined effects of settlement, scour, and wave action dislodging the stones. The revetment can be maintained without any further seaward encroachment. The revetment slope can be 2/1 but no steeper than 1.5/1 (h/v). Maintenance may include the addition of about 2 or 3 new 4 ton (min) stones and the optional placement of filter fabric per the standard drawing. The maintenance should be performed under the supervision of a licensed engineer specializing in coastal structures (coastal engineer).
- D. The revetment should be inspected by a coastal engineer if any changes are noted or after very significant wave attack.

We have reviewed the referenced plans and the habitable areas of the proposed development are reasonably safe from flooding and inundation. Based upon our review of the plans, there are no additional recommendations necessary to mitigate potential coastal hazards. Additional shore protection will not be required to protect the proposed development over the next 75 years. The proposed development will neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or adjacent area.

The opportunity to be of service is sincerely appreciated. If you should have any questions, please do not hesitate to contact our office.

Respectfully submitted,



**GeoSoils, Inc.**  
David W. Skelly MS, PE  
RCE#47857



# GeoSoils Inc.

February 10, 2010

**Journigan-Burgess LLC**  
c/o Arcadia Contract  
5692 Fresca Drive  
La Palma, CA 90623

**SUBJECT: Wave Runup, Coastal Hazard, and Shore Protection Study, 1513 South Pacific Street, Oceanside, California**

**Dear Journigan-Burgess LLC:**

At your request, GeoSoils Inc (GSI) is pleased to provide this wave runup, coastal hazard, and shore protection study for the property located at 1513 South Pacific Street, Oceanside, CA. The analysis is based upon site elevations, existing published reports documenting the local coastal processes, our site inspection, and knowledge of local coastal conditions. This report constitutes an investigation of the wave and water level conditions expected at the site in consequence of extreme storm and wave action. It also provides conclusions and recommendations regarding the stability of the existing shore protection system and the vulnerability of the site and proposed improvements to wave action and coastal hazards.

## INTRODUCTION

The study area is located at 1513 South Pacific Street , Oceanside, California. It consist of residential property positioned on the face of a sea cliff between the Oceanside Harbor and the Buena Vista Lagoon. This section of shoreline is fronted by a sand beach and backed by a sea cliff as well as Pacific Street. Figure 1 is an aerial photograph of the site down loaded, with permission, from the California Coastal Records Project web site ( <http://www.californiacoastline.org/> ). There is currently an older single-family residence on the site. However, it is our understanding that a new residential structure is proposed for construction on the lot. The proposed residence is to be at or just landward of the approved string line, about 40 feet back from the top of the revetment. The lowest floor of the proposed residence will have a finished floor at or above elevation +11.5 feet MSL. The lot is fronted by a quarry stone revetment which, based on our observations and area knowledge, has been overtopped by waves in the past. The properties on either side of the subject site are fronted by the same type revetment. The beach in front of the revetment was nourished with sand in Fall 2001 as part of a regional beach nourishment program. In the past, under extreme winter storm conditions, the beach sands have been eroded and transported offshore exposing cobbles. The elevation of the top of this cobble is about elevation +1.0 feet MSL.

**5741 Palmer Way, Suite D, Carlsbad CA 92010 w.o. s5990 760-438-3155**

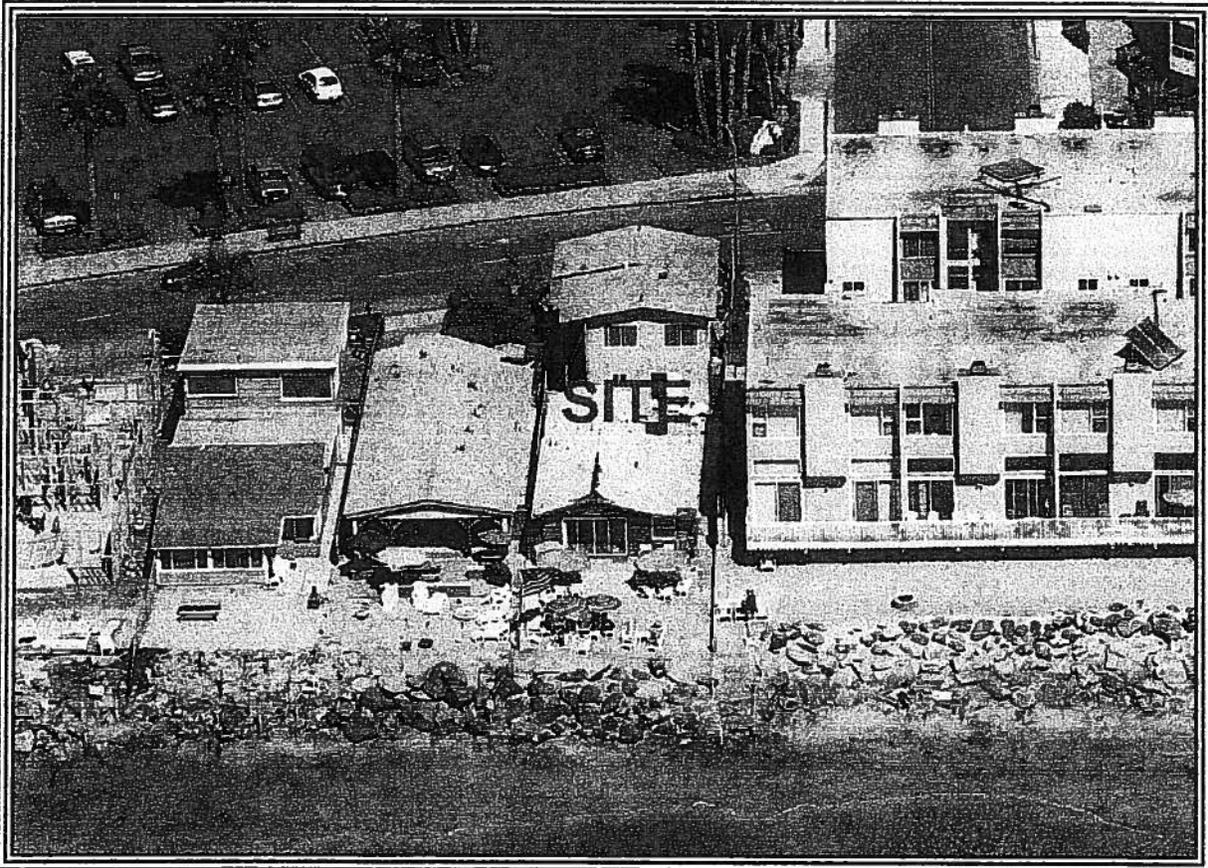


Figure 1. Subject site and adjacent properties in October, 2008.

The datum used in this report is Mean Sea Level (MSL), which is +0.19 feet National Geodetic Vertical Datum of 1929 (NGVD29). In the open ocean of the San Diego County coast, Mean High Water (MHW) is 1.87 feet above MSL. The units of measurement in this report are feet (ft), pounds force (lbs), and seconds (sec). Site elevations were provided by Taylor Group, Inc. and preliminary site development plans were provided Mr. David Soanes, the project architect.

### EXISTING SHORE PROTECTION EVALUATION

A visual inspection of the existing shore protection at the site and the adjacent shore protection was performed on January 12, 2010. The existing shore protection consists of a quarry stone revetment. The revetment runs the entire length of the property's seaward

**5741 Palmer Way, Suite D, Carlsbad CA 92010 w.o. s5990 760-438-3155**

width and is part of a continuous revetment that protects properties to the north and south of the subject site. The visible stones in the revetment are both rounded and angular in shape and range in size from 200 lbs to about 6 tons. The average visible armor stone size is about 2.5 ton. Concrete has been poured over the revetment in an effort to lock the stones in place. During the site visit, the approximate location of the toe of the revetment was located by the undersigned. The toe is located about 260 (SOANES) feet west of the Pacific Street centerline. The crest elevation of the revetment is at about +11.5 feet MSL. The visible slope of the revetment varies from 2.5/1 to 1.5/1 (h/v). The original construction date of the revetment is not known but based upon a review of aerial photographs (California Coastal Records Project Photographs), the revetment was constructed sometime prior to 1972, see Figure 3. No geotextile fabric was observed behind the revetment and the extent and frequency of maintenance is unknown.

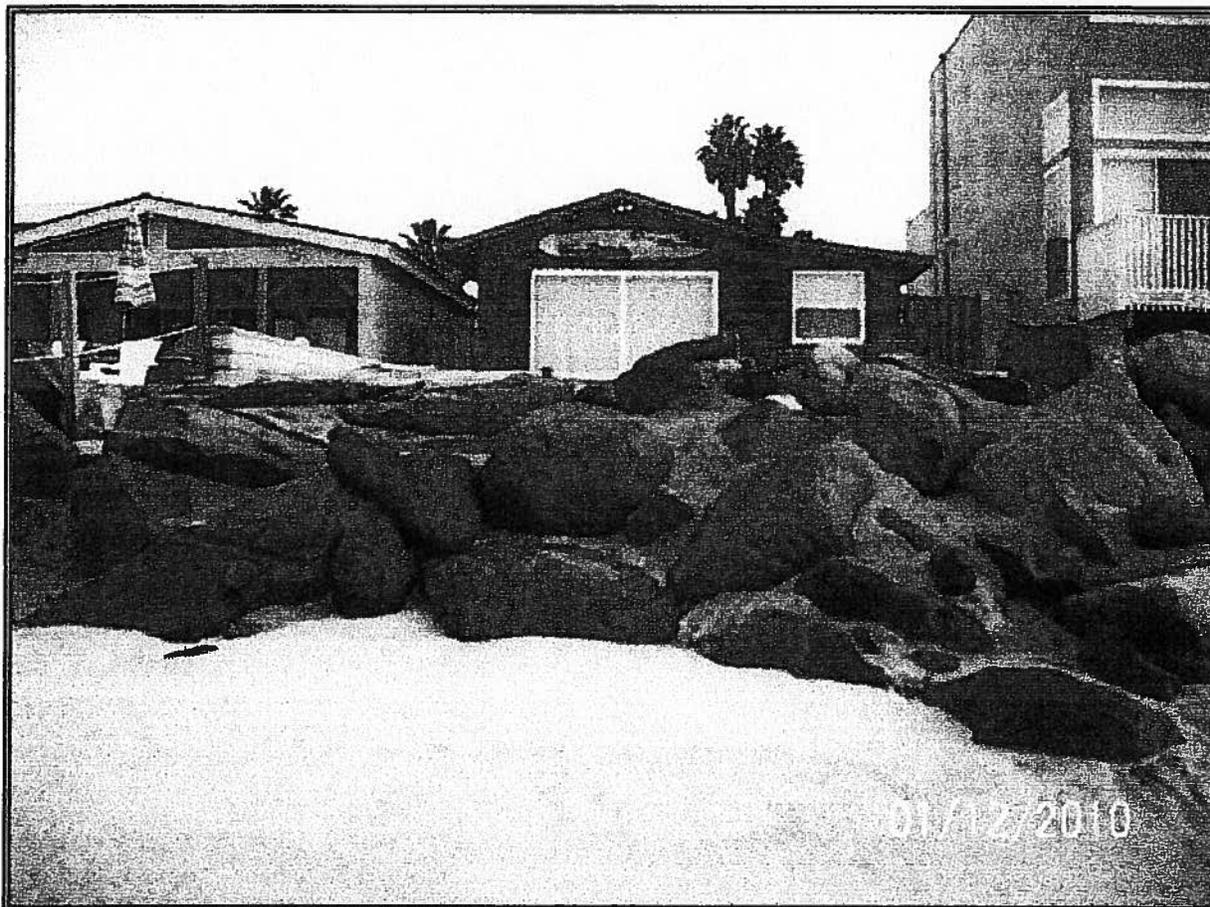


Figure 2. Revetment fronting the subject site on January 12, 2010.

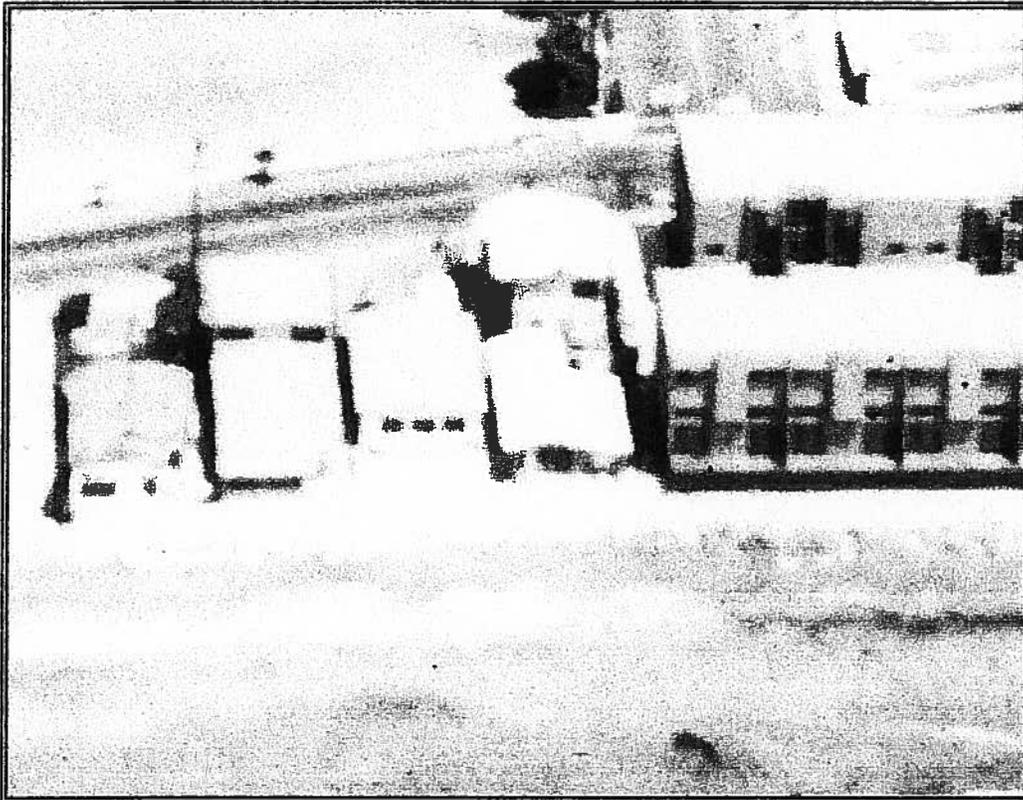


Figure 3. Subject site in 1972 showing the exposed revetment and cobbles.

### **WAVE RUNUP AND OVERTOPPING ANALYSIS**

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

Wave runup and overtopping is calculated using the US Army Corps of Engineers (USACOE) Automated Coastal Engineering System (ACES). ACES is an interactive computer-based design and analysis system in the field of coastal engineering. The methods to calculate runup and overtopping implemented within this ACES application are discussed in greater detail in Chapter 7 of the Shore Protection Manual (1984) and the

**5741 Palmer Way, Suite D, Carlsbad CA 92010 w.o. s5990 760-438-3155**

2002 USACOE Coastal Construction Manual. The overtopping estimates calculated herein are corrected for the effect of onshore winds. Figure 4 is a diagram showing the analysis terms.

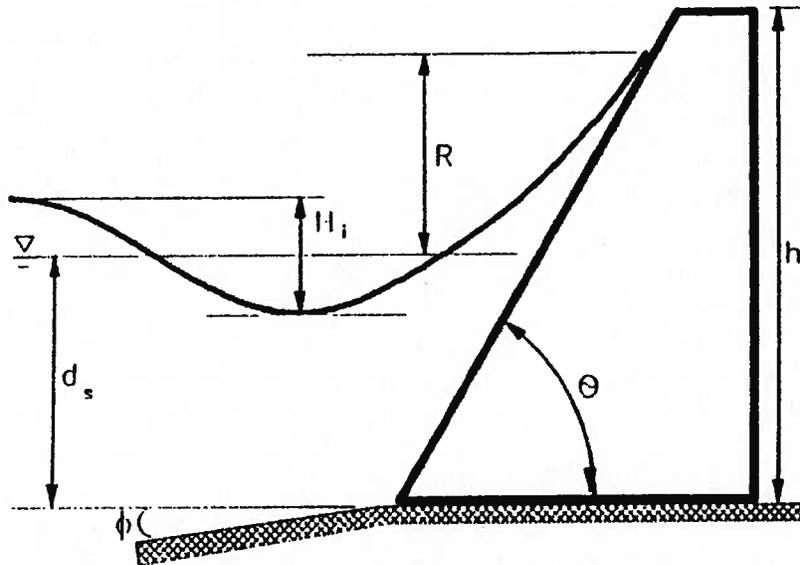


Figure 4. Wave runup terms from ACES analysis.

The wave, wind and water level data used as input to the ACES runup and overtopping application were taken from the historical data reported in USACOE CCSTWS report #88-6 and updated as necessary. The North San Diego County shoreline has experienced a series of storms over the years. These events have impacted coastal property and beaches depending upon the severity of the storm, the direction of wave approach, and the local shoreline orientation. The ACES analysis was performed on oceanographic conditions that represent a typical 75-100 year recurrence storm. Sea level rise over the life of the development was chosen from the Cayan, et. al., 2008 scientific paper entitled "Climate Change Projections of Sea Level Extremes Along the California Coast." This paper provides a range in sea level rise from 11 cm (4.3 in) to 72 cm (28 in) over then next 100 years. The extreme water elevation used in this analysis is +6.9 feet MSL ( max still water of 4.9 feet MSL + 2 feet sea level rise). The predicted lifetime of the proposed development is about 75 years. The onshore wind speed was chosen to be 40 knots.

The wave that has the greatest runup is the wave that has not yet broken when it reaches the toe of the revetment. It is not the largest wave to come into the area. The larger waves break offshore of the revetment and lose most of their energy before reaching the

shoreline. If the total water depth is 6.9 feet, based upon a maximum scour depth of 0.0 feet MSL at the toe of the revetment and a water elevation of +6.9 feet MSL, then the design wave height would be about 5.4 feet. These conditions may not occur at the site over the life time of the structure but are considered herein to insure a conservative analysis. The height of the revetment is about +11.5 feet MSL (the average top of revetment). The visible slope of the revetment varies from about 2/1 to 1.5/1 (h/v) and the nearshore slope was chosen to be 1/60 (v/h). Table I is the ACES output for these design conditions.

**Table I**

AUTOMATED COASTAL ENGINEERING SYSTEM ... Version 1.02      2/10/2010      13:16  
 Project:      COASTAL HAZARD & WAVE OVERTOPPING 1513 SOUTH PACIFIC

---

WAVE RUNUP AND OVERTOPPING ON IMPERMEABLE STRUCTURES				
Item	Unit	Value		
Wave Height at Toe	Hi: ft	5.400		Rough Slope
Wave Period	T: sec	18.000		Runup and
COTAN of Nearshore Slope		60.000		Overtopping
Water Depth at Toe	ds: ft	6.900		
COTAN of Structure Slope		1.500		
Structure Height Above Toe	hs: ft	11.500		
Rough Slope Coefficient	a:	0.956		
Rough Slope Coefficient	b:	0.398		
Deepwater Wave Height	H0: ft	3.050		
Relative Height	(ds/H0):	2.262		
Wave Steepness	(H0/gT <sup>2</sup> ):	0.293E-03		
Wave Runup	R: ft	10.675		
Onshore Wind Velocity	U: ft/sec	33.756		
Overtopping Coefficient	Alpha:	0.500E-01		
Overtopping Coefficient	Qstar0:	0.140		
Overtopping Rate	Q: ft <sup>3</sup> /s-ft	1.662		

Under the extreme, worst case (>75 year recurrence) oceanographic conditions, the analysis shows the revetment can be overtopped at a rate of about 1.6 ft<sup>3</sup>/s-ft. This is less than one foot of water coming over the top of the revetment for each wave (20 second period). The impact of overtopping waters on the proposed development behind the revetment is reduced by the 40 feet wide perched beach between revetment and the proposed residence. According to the USACOE Coastal Engineering Manual (USACOE 2002), wave overtopping water height is reduced by about 1 foot per every 25 feet horizontal distance behind the berm (revetment). This observational rule of thumb means that the overtopping water may not reach the seaward portion of the development. In the event the water does reach the structure the water velocity will be significantly reduced.

## COASTAL HAZARDS

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

**5741 Palmer Way, Suite D, Carlsbad CA 92010 w.o. s5990 760-438-3155**

## **Erosion Hazard**

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

Analysis of historical aerial photographs contained in the California Coastal Records Project web site ( <http://www.californiacoastline.org/> ) shows a low height quarry stone revetment in 1972. The winter of 1982-83 was a extreme El Niño winter which resulted in shoreline damage throughout southern California. As a result of the erosion, much of Oceanside's shoreline was hardened by quarry stone in 1983. The revetment has been in place for about four decades and appears to have protected the existing home behind it. No maintenance history of the existing structure is available. There are no signs of significant erosion landward of the revetment over the last ~40 years. Because the shoreline is stabilized by the revetment and as long as the revetment is maintained, the site is reasonably safe from erosion hazards.

## **Flooding Hazard**

The lowest habitable improvement at the seaward portion on site is at or above elevation +11.5 feet MSL. This is above any potential flood elevation from storm surge or extreme tides (maximum still water elevation of >+7 feet MSL). Potential flooding associated with wave runup is considered in the next section. Site drainage due to waters derived from sources other than the ocean are mitigated through the site drainage plan designed by the project civil engineer. The proposed development is reasonably safe from sustained flooding.

## **Wave Attack & Wave Runup**

The site is safe from direct wave attack due to the presence of the revetment and the elevation of the proposed improvements. The wave runup analysis herein uses the maximum possible wave that will break at the site in the next 75 years. The wave that produces the maximum runup on the structure is the one that breaks at the toe of the structure, not the largest wave in deep water. The design wave will be depth limited by the

**5741 Palmer Way, Suite D, Carlsbad CA 92010 w.o. s5990 760-438-3155**

depth of water from the maximum scour to the maximum sea level elevation. As determined in this study the maximum possible wave at the structure in the next 75 years is 5.4 foot high wave with a long period of 18 seconds.

Under the extreme, worst case (100 year), oceanographic conditions the revetment can be overtopped at a rate of about 1.6 ft<sup>3</sup>/s-ft. This is less than one foot of water coming over the top of the revetment for each wave (20 second period). This overtopping is partially managed by the 40 feet wide sandy area behind the revetment. The US Army Corps of Engineers Coastal Engineering Manual (2002) states that overtopping waters are reduce about 1 foot in elevation for every 25 feet of horizontal travel across the beach. The area between the top of the revetment and the structure is will partially dissipate the overtopping waters. Ocean waters that make it past this area, to the structure, will have a reduced velocity and can be managed using flood shields. The overtopping water will ultimately percolate back into the sandy soils, and back towards the ocean.

## Tsunami Hazard

Tsunami are waves generated by submarine earthquakes, landslides, or volcanic action. Lander, et al. (1993) discusses the frequency and magnitude of recorded or observed tsunami in the southern California area. James Houston (1980) predicts a tsunami of less than 5 feet for a 500-year occurrence interval for this area. Any wave, including a tsunami, that approaches the Oceanside area will be depth limited, that is to say it will break in water depth that is about 1.3 times the wave height. The wave runup and overtopping analysis herein considers the maximum possible unbroken wave at the revetment. This wave is about 6.6 feet high. The runup and overtopping analysis can also serve to estimate the amount of wave overtopping as a result of a tsunami occurring at the peak high tide. A 5-foot high tsunami, during a very high tide, will impact the site much like the 100-year recurrence interval wave height overtopping. The tsunami, much like the design extreme wave, will break on or before the revetment, losing much of its energy. Due to the infrequent nature and the relatively low 500-year recurrence interval tsunami wave height, the site is reasonably safe from tsunami hazards.

## CONCLUSIONS

- A. The existing revetment does not conform with the City of Oceanside Standard Drawing M-19 "Typical Seawall Drawing". The top of the revetment is about +11.5 feet MSL which is below the minimum City of Oceanside standard of +16.0 feet MSL. No filter fabric was observed behind the structure during the site inspection. Finally, some of the existing stone size is smaller than 3 to 4 ton recommended standard stone.

**5741 Palmer Way, Suite D, Carlsbad CA 92010 w.o. s5990 760-438-3155**

- B. A worst case wave event, similar to the January of 1988 or the winter of 1982-83 with a 75-year rise in sea level, will produce wave overtopping of the revetment. This overtopping will amount to about 1.6 ft<sup>3</sup>/s-ft or about one foot. This amount of overtopping will occur on each wave cycle (20 seconds) but only during a 30 minute window when the sea level is the highest. The proposed development is about 40 feet away from the top of the revetment.
- C. The existing shore protection system (revetment and perched beach), if maintained, is adequate to protect the proposed development from significant wave induced structural damage but may not be adequate to prevent short-term minor site flooding (not flooding of the structure), and possible nuisance water damage.

## RECOMMENDATIONS

- A. The revetment is in fair condition and should be reconfigured to conform to the City Standard Drawing M-19 with a minimum top of rock at about elevation +13.5 feet MSL. The revetment can be reconfigured without any further seaward encroachment. The revetment slope can be 2/1 but no steeper than 1.5/1 (h/v). This maintenance would include the addition of about 2 or 3 new 4 ton (min) stones and the placement of filter fabric per the standard drawing. The maintenance should be performed under the supervision of a licenced engineer specializing in coastal structures (coastal engineer).
- B. While infrequent, it is possible that wave runup may reach the seaward portions of the proposed development. It is our understanding that storm shields will be used at the lowest floor to reduce or prevent nuisance water damage. The revetment and perched beach (space from the top of the revetment to the structure), are sufficient to protect the improvements from significant damage.
- C. Long term stability of the site will depend on the continued maintenance of the revetment. Maintenance includes replacement of the stones lost due to the combined effects of settlement, scour, and wave action dislodging the stones.
- D. The revetment should be inspected by a coastal engineer if any changes are noted or after very significant wave attack.
- E. Final plans for the development should be reviewed and approved by this office for conformance with the recommendations of this report.

# **GeoSoils Inc.**

PAGE 10

## **LIMITATIONS**

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

In closing, the subject site and proposed development are reasonably safe from coastal hazards provided the recommendations contained in this study are properly implemented. If you have any questions please contact us at the number below.

Sincerely,

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

**5741 Palmer Way, Suite D, Carlsbad CA 92010 w.o. s5990 760-438-3155**

# **GeoSoils Inc.**

## **REFERENCES**

Cayan, Daniel R., Bromirski, Peter, D., Hayhoe, Katharine, Tyree, Mary, Dettinger, Michael D., and Flick, Reinhard E., 2008, "Climate change projections of sea level extremes along the California coast," Climate Change 2008.

FEMA, 2003, Guidelines and Specifications for Flood Hazard Mapping Partners.

Houston, James R, 1980, "Type 19 Flood Insurance Study: Tsunami Predictions For Southern California," USACOE Technical Report HL-80-18

Inman, D.L. and S.A. Jenkins, 1983, "Oceanographic Report for Oceanside Beach Facilities", prepared for the City of Oceanside, California, 206 pp.

Lander, James F., P. Lockridge, and M. Kozuch, 1993, "Tsunamis Affecting the West Coast of the US, 1806-1992," NOAA National Geophysical Data Center publication.

USACOE 1984, Shore Protection Manual.

USACOE 1988, CCSTWS report #88-6 "Historic Wave and Water Level Data Report San Diego Region.

USACOE 1991, CCSTWS Main Report, State of the Coast Report San Diego Region.

USACOE 2002, Coastal Engineering Manual.



**Application for Public Hearing**  
 Community Development Department / Planning Division  
 (760) 435-3520  
 Oceanside Civic Center 300 North Coast Highway  
 Oceanside, California 92054-2885

STAFF USE ONLY

ACCEPTED  
**RECEIVED**  
 MAR 15 2011  
 CITY OF OCEANSIDE  
 DEVELOPMENT SERVICES

BY  
 RC &  
 TM

Please Print or Type All Information

HEARING

**PART I - APPLICANT INFORMATION**

1. APPLICANT  
 Chris Burgess

2. STATUS  
 Owner

3. ADDRESS  
 5692 Fresca Drive  
 La Palma, CA. 90623

4. PHONE/FAX/E-mail  
 714 349. 0838

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

6. ADDRESS  
 2909 Mesa Dr.  
 Oceanside, CA. 92054

7. PHONE/FAX/E-mail  
 760 722. 4904

GPA  
 MASTER/SP.PLAN  
 ZONE CH.  
 TENT. MAP  
 PAR. MAP P12-00002  
 DEV. PL. D12-00015  
 C.U.P.  
 VARIANCE  
 COASTAL RC11-00002  
 O.H.P.A.C.

**PART II - PROPERTY DESCRIPTION**

8. LOCATION  
 1513 S. Pacific St

10. GENERAL PLAN  
 RT

11. ZONING  
 RT

12. LAND USE  
 Residential

9. SIZE  
 6970 SF (0.16 acres)

13. ASSESSOR'S PARCEL NUMBER  
 153-012-41-00

**PART III - PROJECT DESCRIPTION**

14. GENERAL PROJECT DESCRIPTION  
 Demolish existing structures  
 Build 3. story, 2-unit bldg. & Garages and common space on 1st floor and one unit on 2nd floor of 2nd unit on 3rd floor

15. PROPOSED GENERAL PLAN  
 RT

16. PROPOSED ZONING  
 RT

17. PROPOSED LAND USE  
 Residential

18. NO. UNITS  
 2

19. DENSITY  
 12.5 du/acre

20. BUILDING SIZE  
 7346 SF

21. PARKING SPACES  
 4

22. % LANDSCAPE  
 20%

23. % LOT COVERAGE or FAR  
 40% Lot Coverage

**PART IV - ATTACHMENTS**

24. DESCRIPTION/JUSTIFICATION

25. LEGAL DESCRIPTION

26. TITLE REPORT

27. NOTIFICATION MAP & LABELS

28. ENVIRONMENTAL INFO FORM

29. PLOT PLANS

30. FLOOR PLANS AND ELEVATIONS

31. CERTIFICATION OF POSTING

32. OTHER (See attachment for required reports)

**PART V - SIGNATURES**

33. APPLICANT OR REPRESENTATIVE (Print):  
 Paul Longton

34. DATE  
 3/14/11

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).

35. OWNER (Print)  
 Chris Burgess

36. DATE  
 3/14/11

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

Sign: Chris Burgess

**Description & Justification  
For Two Dwelling Units over Garages and Common Space  
At  
1513 S Pacific St, Oceanside, 92054**

July 5, 2012  
Owner: Journigan-Burgess LLC

**Statistics at a glance**

Address –	1513 S Pacific St
APN –	150-012-41-00
Zoning –	RT
Proposed zoning –	No Change
Lot Size –	6,265 SF (0.14 Acres)
Existing Land Use –	3-Residential Units
Proposed Land Use –	2-Residential Units
Number of units –	2
Density/acre –	12.5 du/acre
Existing lot coverage -	25.0 %
Proposed Lot Coverage	38.5 %
Proposed Landscaping –	21.5 %

Received  
JUL 6 2012  
Planning Division

Existing Construction to be demolished

Beach/Street Level	975 SF
Second Floor	400 SF

New Construction - habitable

Beach/Street Level	1402 SF
Second Floor	2350 SF
Second Floor	2350 SF
Total	6102 SF

Garage

Two garages with 2 spaces each 896 SF  
3 Spaces required  
4 spaces provided

Decks and courtyard

Beach/Street Level	184 SF
--------------------	--------

Second Floor Deck	234 SF
Second Floor Deck	234 SF
Roof Deck	1541 SF
Total	2193 SF

Original Design by David Lee Soanes  
The Architecture is by Paul Longton, Architect  
The Soil's Report is by The Taylor Group.  
Grading Plan is by The Taylor Group  
Wave Study, Revetment Inspection, Sand Volume Calculation and Monitoring  
Plan for the revetment by Dave Skelly of GeoSoils

The proposed building will have common space on the first floor that will include a community room and a work out room.

### **Existing Buildings**

The property is located on the west side of Pacific St. between Morse St and Buccaneer Beach. The property is in the Ocean Front Addition and was subdivided in 1904. The present 2-unit structure on the east side of the property was built in 1958. The existing single family unit on the west side of the property was built in 1934. Neither building, according to the historical report qualifies for nomination for listing in the national Register of Historical Places, California Register of Historical Resources or the Oceanside Historical Resources Register.

Presently there are 3-units in two buildings with two onsite parking spots.

### **Demolition**

The existing two buildings will be demolished for the proposed project.

### **Compatibility with Neighborhood**

The new, proposed building will fit in with the newer structures that have been built on the same block. The architectural style and building materials used in this home are designed to enhance and compliment the character of the neighborhood. The proposed mass of the new building is in character with the immediate neighborhood on the west side of Pacific St. Its mass and bulk are smaller than the Condominiums to the south.

### **Parking**

No public parking spots will be taken up with this proposed building. There is an existing curb cut for the existing garages.

The proposed project is required to have a minimum of 3-parking spaces. There are four proposed parking spaces.

### **Proposed Materials**

Some of the features of the home are: a 50 year roof, copper flashings, elevator, laminated glass for sound proofing and UV protection, non-corrosive materials for prolonged life and low maintenance beachfront living, maintenance of north/south access at the beach level so the public access is maintained at all times and tides.

The interior materials will be superior for ease of living, low maintenance and energy efficiency. The furnace will be high efficiency. The appliances are all Energy Star approved. The water heaters are of the "Instant" variety that are much more energy efficient than the "tank" type. Bathroom floors are heated. Lights and fans in the bathrooms are occupant initiated for convenience and, ultimately, for energy efficiency.

Extra care is taken to use materials that isolate sound from floor to floor and from inside to outside, or the reverse.

### **Regular Coastal**

The proposed project is consistent with the policies of the Local Coastal Program as implemented through the Zoning Ordinances. Specifically the physical aspects of the project are consistent with the adjoining properties and those in the neighborhood. The project will not substantially alter or impact existing public views of the coastal zone area.

The proposed project will not obstruct any existing planned public beach access including any beach areas fronting the existing property; therefore the proposed project is in conformance with the policies of Chapter 3 of the Coastal Act.

The owner, Chris Burgess, and architect Paul Longton, met with Coastal Staff (Toni Ross and Lee McEachern) and showed them plans and renderings (the same plans and renderings Planning Staff has) and they had no issues with the proposed balconies extending past the stringline.

The owner also met with neighbors of the two adjacent parcels and neither had issues with the balconies extending past the stringline. The conversation was based on showing the neighbors plans and a pole exhibit on the property locating the proposed balconies.

The Zoning Ordinance allows for "Appurtenances such as open decks, patios and balconies may be allowed to extend seaward of the Stringline Setback line, providing that they do not substantially impair the views from adjoining properties? Section 1703 (e) of the 1986 ZO.

The proposed balconies do not impair the view whatsoever, much less "substantially impair".

### **No Work to Revetment**

Per a June 11, 2012 letter from Dave Skelly of GeoSoils, maintenance was performed on the revetment such that no additional work is required.

## Amy Fousekis

---

**From:** John & Lee Anne Metz <metz1419@gmail.com>  
**Sent:** Tuesday, October 16, 2012 3:32 PM  
**To:** Amy Fousekis  
**Subject:** opposition to Burgess-Journigan Project  
**Attachments:** image.jpeg; ATT00001.txt; image.jpeg; ATT00002.txt; image.jpeg; ATT00003.txt

Dear Amy,

Please include this opposition the Burgess-Journigan project in the Planning Commission materials.

Thank you,

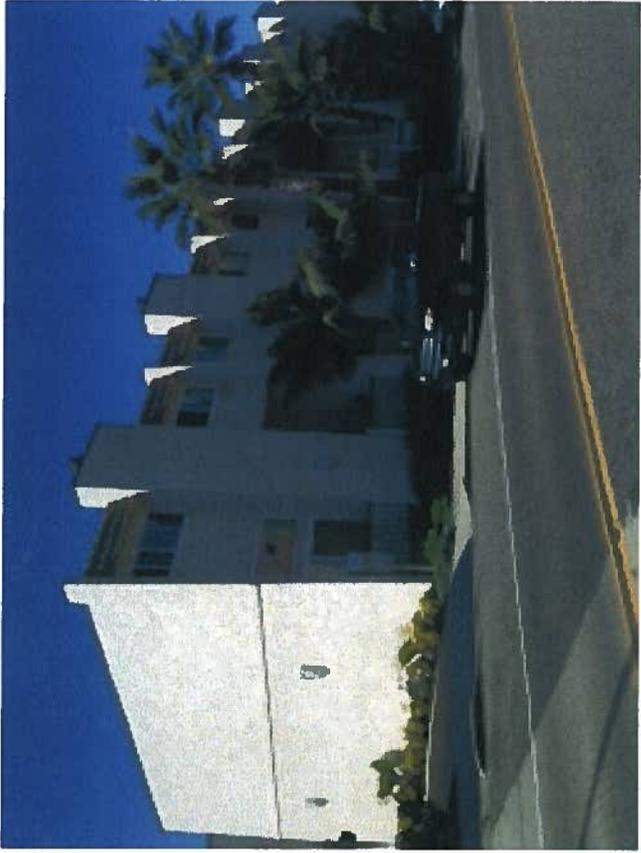
John Metz

Dear Planning Commission,

My wife and I live at 1409 South Pacific St., approximately 300 feet north of the proposed Burgess-Journigan project, and we are opposed to it as currently constituted.

The projects massive bulk, blockiness, and three-story height are incompatible with the surrounding neighborhood. The projects footprint maximizes all the usable lot space including 3 foot side setbacks.

Three residences to the south of the proposed project are a small single-story beach cottage, a two-story residence, and a newer two-story residence. See photos below.



Rick Stern  
1601 South Pacific Street  
Unit B-1  
Oceanside, CA 92054

August 1, 2012

Amy Fousekis, Principal Planner  
Development Services Department  
Planning Division  
City of Oceanside  
300 No. Coast Highway  
Oceanside, CA 92054

**Re: Journigan-Burgess Residence**  
**Property Address: 1513 South Pacific Street, Oceanside, CA 92054**  
**CDP #RC11-00002**

Dear Ms. Fousekis:

We are the neighbors located at 1601 South Pacific, Unit B-1, immediately adjacent to the above referenced property to the south. We have been shown the general plans for the property to be constructed near our home by the Journigan & Burgess families. We have no objections to the planned location of the home, it's westward projection nor the planned second and third floor deck projections.

We are for the planned project and the added value and physical aesthetics it will bring to the surrounding neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Stern', followed by a long horizontal line extending to the right.

Rick Stern

Mike McKey  
1509 South Pacific Street  
Oceanside, CA 92054

August 17, 2012

Amy Fousekis, Principal Planner  
Development Services Department  
Planning Division  
City of Oceanside  
300 No. Coast Highway  
Oceanside, CA 92054

**Re: Journigan-Burgess Residence**  
**Property Address: 1513 South Pacific Street, Oceanside, CA 92054**  
**CDP #RC11-00002**

Dear Ms. Fousekis:

I am the neighbor located at 1509 South Pacific, one house to the north of the above referenced property. We have been shown the general plans for the property to be constructed near our home by the Journigan & Burgess families. We have no objections to the planned location of the home, it's westward projection nor the planned second and third floor deck projections.

I am for the planned project and the added value and physical aesthetics it will bring to the surrounding neighborhood.

Sincerely,

A handwritten signature in blue ink that reads "Mike McKey". The signature is written in a cursive, slightly slanted style.

Mike McKey

Duke & MaryAnne Stroud  
1507 South Pacific Street  
Oceanside, CA 92054

August 24, 2012

Amy Fousekis, Principal Planner  
Development Services Department  
Planning Division  
City of Oceanside  
300 No. Coast Highway  
Oceanside, CA 92054

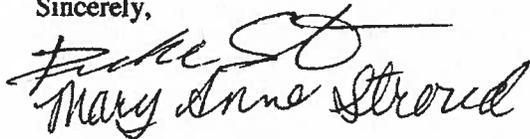
**Re: Journigan-Burgess Residence**  
**Property Address: 1513 South Pacific Street, Oceanside, CA 92054**  
**CDP #RC11-00002**

Dear Ms. Fousekis:

We are the neighbors located at 1507 South Pacific, one house to the north of the above referenced property. We have been shown the general plans for the property to be constructed near our home by the Journigan & Burgess families. We have no objections to the planned location of the home, it's westward projection nor the planned second and third floor deck projections. In fact much thought and attention have been given to their project and its design is a definite improvement.

We are in favor of the planned project and the added value and physical aesthetics it will bring to the surrounding neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Mary Anne Stroud". The signature is written in black ink and is positioned below the word "Sincerely,".

Duke & MaryAnne Stroud

## LEGAL DESCRIPTION

LOT 7 IN BLOCK "E" OF OCEAN FRONT ADDITION IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 909, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 8, 1904, EXCEPTING THEREFROM ANY PORTION NOW OR HERETOFORE LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.

APN: 153-012-41

END OF LEGAL DESCRIPTION



## NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:  
Removal:  
(180 days)

1. **APPLICANT:** Mr. Chris Burgess
2. **ADDRESS:** 1513 S. Pacific St
3. **PHONE NUMBER:** (714) 349-0838
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Amy Fousekis
6. **PROJECT TITLE:** RC11-00002, P12-00002, D12-00015 (Burgess/Journigan Residences)
7. **DESCRIPTION:** The project involves demolition of 3 residential units and construction of a three-story duplex at 1513 S. Pacific St. Situated within the South Oceanside Neighborhood Planning Area and the Coastal Zone, the subject property bears a land use designation of High Density Residential and a zoning designation of Residential Tourist (RT).

**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 is categorically exempt as a Class 3, 15303 (b) for New Construction,;
- "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).

Date: October 22, 2012

\_\_\_\_\_  
Amy Fousekis, Principal Planner

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