AGENDA NO. 3

PLANNING COMMISSION **STAFF REPORT**

DATE: November 5, 2012 (Continued from the October 8, 2012 Planning Commission public hearing)

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC11-00012) TO ALLOW CONSTRUCTION OF A NEW SINGLE-FAMILY HOME AT 1909 SOUTH PACIFIC STREET – KATES RESIDENCE – APPLICANTS: ROBERT AND JANET KATES**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Confirm issuance of a Class 3 Categorical Exemption per Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act; and

(2) Approve Regular Coastal Permit (RC11-00012) by adopting Planning Commission Resolution No. 2012-P50 with findings and conditions of approval attached herein.

BACKGROUND

The subject site comprises two legal lots with a combined area of 11,768 square feet and a combined street frontage of 60 feet. Situated on the beachfront between Cassidy Street and Eaton Street, approximately ¼-mile north of the Saint Malo neighborhood, the two properties currently accommodate a 1,518-square-foot single-family residence, constructed in 1963. The existing home straddles the interior side yard property line between the two lots.

Created as part of the Ocean Front Addition to Oceanside in 1904, the subject site exhibits a steep downward slope from South Pacific Street to the beach, with the beach lying approximately 20 feet below the street frontage. The rear boundary of the site is established by the mean high tide line, which results in a lot depth of more than 230 feet. However, the coastal stringline precludes new development from extending more than 85 feet westward of the front property line. The westernmost extent of the existing home on

the subject site lies approximately 15 feet inland of the coastal stringline. The adjacent single-family home to the north is situated more than 35 feet inland of the coastal stringline, while the adjacent single-family home to the south extends roughly as far westward as the existing home on the subject site.

Reflecting a variety of architectural styles and featuring as many as four levels of habitable space, beachfront development in the vicinity of the subject site is characterized by minimal setbacks from South Pacific Street, three-foot interior side yard setbacks, and little to no landscape area at the street frontage. Most beachfront development in the vicinity achieves two stories above South Pacific Street, often with at least one additional level of habitable space below street grade. In most cases, levels of habitable space situated below street grade qualify as basements as defined by Zoning Ordinance Section 207.

Most of the existing beachfront development northward of the subject site is confined to substandard 30-foot wide lots. However, the majority of the beachfront homes in the 1900 and 2000 Blocks of South Pacific Street (extending to the St. Malo neighborhood) are situated on wider properties – some of which are consolidations of the 30-foot wide lots created in 1904, and others which are simply abutting lots under common ownership. The subject site falls within the latter category. While development across lot lines on commonly-held properties was once allowed in Oceanside, City policy now prohibits this practice; where new development would fall across lot lines, the involved properties must be consolidated through a lot merger process.

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

SITE REVIEW

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

As noted above, the subject site comprises two 30-foot wide beachfront lots that slope significantly downward from South Pacific Street to the perched beach area immediately inland of the coastal revetment. The street frontage of the subject site lies approximately 20 feet above the perched beach area, with a 40 percent downslope beginning 25 feet westward of the street frontage and extending a lateral distance of roughly 50 feet. Most of the perched beach area inland of the costal revetment lies at roughly 16' MSL, roughly 10 feet above the beach at the seaward toe of the revetment.

The subject property is protected from wave action by a segment of the coastal revetment that stretches along the beachfront from Wisconsin Street to the City's southern boundary at the mouth of Buena Vista Lagoon. The current condition of the revetment across the subject property has been evaluated in a coastal hazard and wave run-up study, which is appended to this staff report as Attachment 4. The findings of this study and conditions of approval associated with the revetment are addressed in a subsequent section of this staff report.

The coastal revetment across the subject site follows the alignment of adjacent segments of the revetment to the south, while angling away from beach to connect with the revetment segment that extends across the abutting property to the north. The revetment segment running across the abutting property to the north lies roughly 22 feet inland of the segment situated on the subject site. Further analysis of the coastal revetment on the subject site is provided in a latter section of this staff report.

The street frontage is presently developed with a five-foot concrete sidewalk and rolled curb. On the opposite side of South Pacific Street, a shotcrete retaining wall supports an elevated sidewalk that lies roughly 11 feet above street grade. Single-family residences immediately inland of the walkway are further elevated above South Pacific Street, with the homes directly across the street from the subject property lying approximately 17 feet above the finished floor level of the existing home.

PROJECT DESCRIPTION

The proposed project involves the replacement of the existing two-story single-family residence and three-car garage with a new 2,243-square-foot single-family home and 471-square-foot two-car garage. Comprised of three bedrooms, a family room, a living/dining room with an adjoining kitchen, and partially-covered outdoor areas that connect non-contiguous habitable space, the proposed new residence would exhibit an angular, contemporary design with highly articulated and transparent elevations. The contemporary aesthetic of the new residence would be accentuated by poured in-place concrete walls, cantilevered overhangs, glass railing, recessed exterior lighting, and a conspicuous integration of indoor and outdoor space. In contrast to other beachfront development in the vicinity, the new residence would be distinguished by substantial landscape area at the street frontage, with habitable space recessed from the front property line by more than 29 feet.

The proposed new residence would present a single story above South Pacific Street, with the second level of habitable space built into the coastal bluff and situated entirely below street grade. The new residence would reach a maximum height of roughly 15.5 feet above the adjacent sidewalk and 35 feet above the perched beach inland of the coastal revetment. As measured from the average finished grade as defined in Zoning Ordinance Section 211 (Building Height) and illustrated on Pages A2.0 and A2.2 of the proposed plans, the new residence would achieve a height of 25.5 feet.

In accordance with Zoning Ordinance Section 1716, which allows for a reduced front yard setback conforming to a stringline between existing development on abutting lots, the proposed garage would be situated less than two feet from the front property line. However, the garage would occupy only 22 feet of the subject property's 60 feet of street frontage, with the remaining 38 feet devoted to landscape area.

Under Zoning Ordinance Section 1702 (Side Yards), development in the surrounding zone is subject to minimum interior side yard setbacks equal to 10 percent of the lot width, up to five feet. Because the subject property is substantially wider than many other beachfront properties in the vicinity (where 30-foot lot widths are common), the proposed residence must maintain five-foot interior side yard setbacks.

The enclosed portions of the residence would be oriented around a covered terrace at the street level and a covered patio at the beach level, with two bed/bath suites separated from other portions of the residence by an outdoor stairwell leading from the terrace to the patio. From vantage points along South Pacific Street and the elevated sidewalk to the east, the new residence would afford ocean views through central portions of the lot.

ANALYSIS

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

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

KEY PLANNING ISSUES

Local Coastal Program (LCP)

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

A. Land Use Plan

Under the Land Use Plan of the Local Coastal Program, the subject property bears a designation of Low Density Residential. This land use designation applies to most beachfront properties south of Buccaneer Beach, which have maintained a single-family character since their annexation to the City more than 100 years ago. Staff finds that the proposed project is consistent with the purpose and intent of this land use designation, as the new residence would constitute a residential density of less

than seven dwelling units per acre (the maximum allowable under the associated R-1 zoning designation). Furthermore, staff finds that the proposed project is visually compatible with the single-family residential character of the surrounding area, given its modest dimensions and extensive landscape area.

B. LCP Goals and Policies

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

1. Public Access to the Shoreline

The LCP acknowledges that significant deficiencies in vertical access to the shoreline exist along those portions of South Pacific Street south of Cassidy Street. However, the proposed project does not trigger a requirement to provide additional public beach access because: **a)** the subject property maintains less than 70 feet of street frontage; **b)** public beach access lies within 500 feet of the subject property (between 1915 and 1919 South Pacific Street); and **c)** the proposal does not involve duplex or multi-family development.

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

With respect to impacts on public access to the shoreline occasioned by that segment of the coastal revetment that extends across the subject property, staff finds that while the revetment could conceivably be located farther inland, its present location is consistent with the alignment of contiguous portions of the revetment extending southward from the subject property. The segment of revetment that crosses the abutting property to the north (1905 South Pacific Street) lies as much as 22 feet inland of the segment that crosses the subject site, necessitating a sharp turn in the revetment to maintain contiguous shoreline protection. Any effort to align the segment of revetment across the subject site with the segment immediately to the north would result in similar alignment challenges at the southern boundary of the subject site.

At its westernmost point, the seaward toe of the revetment lies roughly 60 feet inland of the mean high tide line. Consequently, there exists roughly 60 feet of publicly-

accessible beach area between the revetment and the average inland extent of the Pacific Ocean. At high tide, the ocean often reaches the revetment, making lateral access challenging for beachgoers. However, this condition is not unique to the subject site; from Wisconsin Street southward to Saint Malo, and particularly south of Cassidy Street, it is common for the ocean to extend to the revetment at high tide.

With no changes to the existing revetment required or proposed in conjunction with the new residence, staff finds no basis for requiring that the revetment be relocated farther inland. However, staff has attached conditions of approval that prohibit further seaward expansion of the revetment and require that the current dimensions and location of the revetment be surveyed to precisely establish those points on the beach beyond which the revetment cannot encroach. Should improvements to the revetment be necessary in the future, the design, permitting, and implementation of such improvements must conform to the provisions of the City's Seawall Ordinance (Chapter 19A of the Municipal Code). Among these provisions is a requirement that a coastal development permit be processed for any improvements that constitute more than a 20 percent change to the existing revetment or that necessitate the placement of associated equipment on the beach. When such improvements are necessary, it is the City's policy to require that they not result in further seaward encroachment of the revetment.

2. Compatibility with Existing Neighborhood Character

Existing beachfront development in the vicinity of the subject site consists primarily of single-family homes, some of which conform to the 27-foot height limit of the now-superseded 1992 Zoning Ordinance and others that conform to the more generous building envelope established under the reinstated 1986 Zoning Ordinance. Many of these residences attain three levels of habitable space, with lower-level spaces typically qualifying as basements. Some residences maintain four levels of habitable space.

Southward of the intersection of South Pacific Street and Cassidy Street, the tight development pattern of large, vertically-oriented homes confined to 30-foot wide lots begins to yield to a less concentrated built environment characterized by homes that spread more laterally across wider street frontages and maintain greater side yard setbacks. In some cases, 30-foot wide lots have been consolidated; in other cases, homes have been constructed over the lot lines of commonly-held properties (with the latter phenomenon no longer a legal practice in Oceanside). The result is an increasingly spacious streetscape as one travels in the direction of the Saint Malo neighborhood and Buena Vista Lagoon, with properties exhibiting more landscape area and more articulated development.

Comprised of two 30-foot wide lots, the subject site could be redeveloped with two separate single-family homes, each maintaining three-foot interior side yard setbacks. However, the applicant intends to merge the two existing lots in a single parcel, thereby reducing the development potential of this 60-foot wide portion of the beachfront to one single-family residence. In staff's estimation, merging the two

existing lots and replacing the existing home with another of similar dimension – rather than pursuing a separate home on each of the two existing lots – is more in keeping with the visual character of this southerly stretch of South Pacific Street. As established in the conditions of approval, the proposed lot merger must occur prior to issuance of building permits.

Furthermore, staff finds that reducing the width of the garage from 35 feet to 22 feet and devoting additional street frontage to landscape area not only preserves but enhances the visual character of the surrounding area, contributing to the transition from the more compact development pattern along northerly stretches of South Pacific Street to the roomier setting along those stretches that lie closer to Saint Malo and the lagoon. As demonstrated by the building elevations and three-dimensional renderings included among the proposed plans, the new residence would maintain a relatively low profile as viewed from South Pacific Street, the shoreline, and adjacent properties.

With respect to the compatibility of the building pad with the existing topography of the subject site and adjacent properties, finished grade elevations along both side yard property lines would continue to align with the contour of the coastal bluff on the abutting properties to the north and south, with no additional soil retention proposed.

3. On-Street Parking Resources in the Vicinity

With a two-car garage, the new residence would meet on-site parking requirements established in Zoning Ordinance Section 2702 (Parking Spaces Required). Furthermore, given that the driveway serving this garage would span less than one-third of the total width of the subject property, roughly 40 feet of street frontage would remain available for curb-side public parking.

Because the properties immediately to the east of this stretch of South Pacific Street are vertically separated from the street by as much as 17 feet, South Pacific Street functions as a single-loaded roadway in this area. With the absence of curb-cuts on the east side of the street, and with properties to the east served by another street (Pacific Terrace), there is typically ample on-street parking available along the east side of the 1900 Block of South Pacific Street.

4. Water Quality

In accordance with regional water quality requirements, the applicant has provided a stormwater management plan (SWMP) that demonstrates that stormwater runoff would be properly contained and treated on the subject site before entering the receiving waters of the Pacific Ocean. The drainage pattern and proposed stormwater retention and filtration devices are displayed on the preliminary grading and development plan (Plan Sheet C2.0).

5. Hazard Mitigation

The LCP directs the City to "regulate...the erection of shoreline structures in order to minimize environmental impacts, reduce public safety hazards, and where feasible, enhance public recreation opportunities." While it is difficult to precisely trace the history of the rock revetment that protects the subject site and other beachfront properties from extreme wave action, photographic evidence shows the revetment that now extends across the subject site was already in place when the California Coastal Act was enacted in 1972. In the mid-1980's, in response to major storm events threatening beachfront development, the Army Corps of Engineers installed additional revetment along a substantial portion of the City's beachfront, with the approval of the California Coastal Commission. While there are anomalies in the dimensions and alignment of the revetment as it extends from property to property along the beachfront, the work conducted by the Army Corps of Engineers produced a largely contiguous shoreline protective device Wisconsin Avenue to the City's southern boundary. Maintenance of this device is regulated by the City's Seawall Ordinance (Chapter 19A of the Municipal Code). The Seawall Ordinance has the stated purpose of preventing undo obstruction of coastal access, providing for adequate protection of coastal development, minimizing erosion of coastal property, avoiding the alteration of natural landforms, and averting adverse effects to the scenic qualities of the coast.

Approximately 13 feet wide and eight feet tall (as measured from its seaward toe), the segment of revetment that crosses the subject site lies as much as 30 feet and as little as eight feet seaward of the coastal stringline. As it approaches the side yard property line between the subject site and the property immediately to the north, the revetment angles away from beach to connect with a segment that crosses the adjoining property roughly 22 feet farther inland. At the southern boundary of the subject site, the revetment continues at a consistent alignment through the rest of the 1900 Block of South Pacific Street.

A coastal hazard/wave run-up study prepared for the proposed project indicates that the revetment as currently constituted is in conformance with the City of Oceanside seawall specifications (i.e. Standard Drawing M-19) and capable of withstanding extreme wave action without significant damage to the either revetment or the residence. This study further establishes that the perched beach area between the inland toe of the revetment and the western extent of the new residence is integral to the protection of the residence from storm surge or extreme tides, as this area allows for the dissipation of wave energy and the percolation of overtopping water. Consequently, no changes to the revetment are proposed in conjunction with the construction of the new residence.

The resolution of approval for the proposed project includes several conditions related to the long-term monitoring and maintenance of the revetment. These conditions include a requirement that the elevation and seaward limit of the revetment be surveyed and that permanent benchmarks be established to allow for future measurement. The chief purpose of the survey is to provide a means of monitoring any future changes in the dimensions and/or location of the revetment, which is not to extend any further seaward or be rendered any taller.

6. Public Enjoyment of Coastal Zone Scenic Resources

While the subject property does not constitute a public view corridor under the City's Local Coastal Program, the modest dimensions and transparent design of the new residence would enhance ocean views from vantage points along South Pacific Street and the elevated sidewalk to the east. Maintaining a bulk and scale similar to that of existing development on the subject property, the new residence is not expected to have significantly greater impacts on public enjoyment of Coastal Zone scenic resources.

C. 1986 Zoning Ordinance

The subject property is located in an R-1 (Single-Family Residential) zoning district. The R-1 zoning designation allows for single-family homes serving both residents and visitors. Staff finds that the proposed project conforms to all applicable zoning regulations, including maximum building height and story count, minimum setbacks, and maximum lot coverage.

As noted above, the residence would benefit from a reduced front yard setback allowed through a stringline calculation specified in the 1986 Zoning Ordinance (Section 1716). The reduced front yard setback would also provide for 5' 6" fencing within four feet of the front property line. Composed of Brazilian teak, the fencing would be semi-transparent, allowing for the penetration of light between the cross-rails. The area between this fencing and the front property line would be landscaped with succulents, melaleuca shrubs, and three strawberry trees (a City-approved street tree species).

The requirement that sixty percent of the front yard be landscaped would be easily met by more than 800 square feet of outdoor area at the southeast corner of the subject site. As illustrated on the conceptual landscape plan, this outdoor space adjacent to the front property line would include a gravel surface ringed by shrubs, succulents, and ornamental grasses.

The following table outlines applicable R-1 development standards and illustrates how the new residence would comply with these standards.

TABLE 1
R-1 Development Standards

	STANDARD	PROPOSED
FRONT YARD	Front Yard Stringline	1'-6"
SIDE YARD	5' Minimum	5'
REAR YARD	Coastal Stringline[1]	Coastal Stringline
LOT COVERAGE	40% Maximum	<30%
HEIGHT	35' to Ceiling of Uppermost Story	25.5' to Top of Roof
STORIES	Two	Two

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

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

ENVIRONMENTAL DETERMINATION

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

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius and occupants within a 100-foot radius of the subject property, individuals and or organizations requesting notification, the applicant, and other interested parties. As of October 29, 2012, no communication regarding the proposal had been received by City staff.

SUMMARY

Regular Coastal Permit (RC11-00012) is consistent with the land use plan and relevant policies of the Local Coastal Program and conforming to applicable zoning standards. The proposed residence would be of modest scale relative to much of the existing beachfront development in the vicinity, and site improvements would not significantly alter the existing contours of the coastal bluff. The proposal would not impair water quality, exacerbate flood risk, or have adverse impacts on existing public view corridors or public access to the coastline. Consequently, staff recommends that the Planning Commission approve the proposed project based on the required findings and subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

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

-- Move to approve Regular Coastal Permit RC11-00012 and adopt Planning Commission Resolution No. 2012-P50 as attached.

PREPARED BY:

Russ Cunningham
Senior Planner

SUBMITTED BY:

John Helmer
Interim City Planner

JH/RC/fil

Attachments:
1. Planning Commission Resolution No. 2012-P50
2. Plans and Renderings
3. Photographs
4. Coastal Hazard/Wave Run-Up Study

PLANNING COMMISSION
RESOLUTION NO. 2012-P50

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

APPLICATION NO: RC11-00012
APPLICANT: Robert and Janet Kates
LOCATION: 1909 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 (RC11-00012) under the provisions of the City of Oceanside Local Coastal Program to permit the following:

demolition of an existing single-family residence and construction of a new single-family residence;

on certain real property described in the project description;

WHEREAS, the Planning Commission, after giving the required notice, did on the 5th day of November, 2012 conduct a duly advertised public hearing as prescribed by law to consider said application;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) of 1970, and State Guidelines thereto, the project qualifies for a Class 3 categorical exemption from CEQA review per Article 19, Section 15303(b), "New Construction or Conversion of Small Structures;"

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

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

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Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is $2,843-$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	$.713 per square foot or $713 per thousand square feet for non-residential uses and $2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	$.47 per square foot non-residential for Oceanside ($.42 for Vista and Fallbrook) $2.97 per square foot residential ($2.63 for Vista; $2.63 for Fallbrook)
Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 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.
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.
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.

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

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

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

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

WHEREAS, action on this resolution becomes final 10 days after its adoption, unless appealed to the City Council, and shall become effective upon expiration of the 10 working-day Coastal Commission appeal period; and

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

FINDINGS:

For the Regular Coastal Permit:

1. The proposed single-family residence, as conditioned, is consistent with the land use policies of the Local Coastal Program as implemented through the Zoning Ordinance. Specifically, the project, as conditioned, will not adversely impact existing public views of the ocean or coastline, nor will it be visually incompatible with the character of existing development in the vicinity. The proposed new residence conforms to all applicable development standards, including the minimum rear yard setback established by the coastal stringline. Should repair or maintenance of the shoreline protection structure on the subject property be necessary at some point in the future, the design, permitting, and implementation of such work shall conform to Chapter 19A of the Oceanside City Code.

2. The proposed development, as conditioned, will not obstruct existing, planned, or required public beach access and thereby conforms to the public access and recreation policies of Chapter 3 of the Coastal Act.

3. The project will not result in the loss of any on-street public parking spaces in the Coastal Zone, as the proposed project will reduce the amount of street frontage devoted to driveway.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Regular Coastal Permit (RC11-00012) subject to the following conditions:

Building:

1. Construction shall comply with the latest edition of the California Codes, including the California Green Code.

2. Construction hours shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Saturday.

3. The California Residential Code requires that all new single-family dwelling units be equipped with an automatic fire sprinkler system designed and installed in accordance with CRC Section R 313.3 or NFPA 13D.

4. It is the policy of the Oceanside Development Services Department and Building Division to require engineering survey verification of the horizontal and vertical extent of buildings constructed on beachfront property. This policy shall apply to every building constructed on the west side of South Pacific Street. In keeping with this policy, each floor elevation shall be certified by a licensed civil engineer or land surveyor, and an elevation certification shall be furnished at the time of final inspection.

Planning:

5. Regular Coastal Permit (RC11-00012) shall expire on November 5, 2014, unless implemented per the Zoning Ordinance or unless the Planning Commission grants a time extension.

6. This Regular Coastal Permit, as conditioned, approves demolition of an existing single-family residence and construction of a new single-family residence on the subject site, as presented to the Planning Commission for review and approval. No deviation from these

approved plans and exhibits shall occur without Planning Division approval. Substantial deviations shall require a revision to the Regular Coastal Permit.

7. Parking shall be prohibited in the right-of-way portion of the driveway in front of the garage. Violations of this condition of approval may result in code enforcement action, including the assessment of fines.

8. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Regular Coastal Permit (RC11-00012). The City will promptly notify the applicant of any such claim, action, or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding, or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City.

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

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

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

12. Failure to meet any conditions of approval for this development shall constitute a violation of the Regular Coastal Permit and Development Plan.

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

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

15. Prior to issuance of a building permit, the applicant and landowner shall execute and record a covenant, in a form and content acceptable to the City Attorney, providing that the property is subject to this resolution and all conditions of approval.

16. Photo documentation of existing building resources on-site shall be completed in compliance with OHPAC Policy 1, prior to issuance of demolition permits for the first structure on the subject property.

Coastal:

17. Design, permitting, use, construction, maintenance, work, and repair of the project's shoreline protection structure(s) shall conform to Chapter 19A of the Oceanside City Code.

18. All existing and/or proposed shoreline protection structure(s) for this project shall be monumented sufficiently to accurately record the horizontal location and elevation of said structure(s). Monument locations and survey control points/network shall be approved by the City Engineer prior to placement of monuments. Monument data shall be recorded on a final/parcel map, record of survey, or other acceptable document (as approved by the City Engineer). The shoreline protection structure monuments will serve as baseline control points to be used as reference for future repair or maintenance activities which require a coastal development permit. Future seaward extension of approved shoreline protection structures shall not be permitted.

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

Fire:

20. Fire Department requirements shall be placed on the construction plans in the notes section.
21. Smoke and CO alarms are required per 2010 CBC and 2010 CFC. Alarm locations must be shown on the project plans.
22. All proposed and existing fire hydrants within 400 feet of the project site shall be shown on the project plans.
23. An approved fire sprinkler system must be installed throughout the building. The system shall be designed per N.F.P.A. 13D and the 2010 California Residential Code.
24. Four-inch-high address numbers, contrasting with their background and visible from South Pacific Street, must be installed on the building.
25. Construction plans shall be submitted to the Fire Prevention Bureau for plan check review and approval prior to the issuance of building permits.
26. The new residence shall meet City of Oceanside Fire Department codes at the time of building permit application.

Water:

27. The developer will be responsible for installing all water and sewer utilities necessary to develop the property. Any relocation of water and/or sewer utilities is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.
28. The property owner shall maintain private water and wastewater utilities located on private property.
29. Water services and sewer laterals constructed in existing right-of-way locations are to be constructed by approved and licensed contractors at developer's expense.
30. All Water and Wastewater construction shall conform to the most recent edition of the Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by the Water Utilities Director.
31. Per the 2010 California Fire Code, all new residential units shall include fire sprinklers. The 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.

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

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

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

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

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

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

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

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

Engineering:

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

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

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

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

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

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

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

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

b) All grading and related site preparation and construction activities shall be limited to the hours of 7:00 am to 6:00 pm Monday through Friday. No engineering related construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the City Engineer with specific limitations to the working hours and types of permitted operations. All on-site construction

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

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

d) The owner/developer shall complete a haul route permit application (if required for import/export of dirt) and submit to the City of Oceanside Engineering Division 48 hours in advance of beginning of work. Hauling operations (if required) shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

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

46. If shoring is required during construction of the proposed development, the shoring design plans and structural calculations shall be submitted to the Engineering Division concurrently with the precise grading plan.

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

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

49. Pavement sections for South Pacific Street shall be based upon approved soil tests and traffic indices. The pavement design must be prepared by the owner/developer's soil

engineer, compliant with the City of Oceanside Engineers Design and Processing Manual, and approved by the City Engineer prior to paving.

50. Prior to approval of precise grading plans, the owner/developer shall contract with a geotechnical engineering firm to perform a field investigation of the existing pavement on Pacific Street adjacent to the project boundary. The limits of the study shall be half-street plus 12 feet along the project's frontage. The field investigation shall include a minimum of one pavement boring. Should the existing AC thickness be determined to be less than the current minimum standard for AC and Class II Base as set forth in the table for City of Oceanside Pavement Design Guidelines in the City of Oceanside Engineers Manual, the owner/developer shall remove and reconstruct the pavement section as determined by the pavement analysis submittal process detailed in the condition listed below:

51. Upon review of the pavement investigation, the City Engineer shall determine whether the Owner/developer shall: 1) Repair all failed pavement sections, header cut and grind per the direction of the City Engineer, and construct a two-inch thick rubberized AC overlay; or 2) Perform R-value testing and submit a study that determines if the existing pavement meets current City standards/traffic indices. Should the study conclude that the pavement does not meet current requirements, rehabilitation/mitigation recommendations shall be provided in a pavement analysis report, and the owner/developer shall reconstruct the pavement per these recommendations, subject to approval by the City Engineer.

52. Any existing public or private pavement, concrete curb, gutter, driveways, pedestrian ramps and sidewalk within the project or adjacent to the project boundary already damaged or damaged during construction of the project shall be repaired or replaced as directed by the City Engineer.

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

54. Prior to any grading of any part of the project site, a comprehensive soils and geologic investigation shall be conducted of the soils, slopes, and formations within the project

boundaries. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. No grading shall occur until a detailed grading plan, prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by the City Engineer.

55. This project shall provide year-round erosion control specifying the erosion control measures for each phase of grading. Prior to the issuance of any grading permit, an erosion control plan, designed for all proposed stages of construction, shall be reviewed, secured by the owner/developer with cash security, and approved by the City Engineer.

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

57. Landscaping plans, including plans for the construction of walls, fences, or other structures at or near intersections, must conform to intersection sight distance requirements. Landscape and irrigation plans for disturbed areas shall be submitted to the City Engineer prior to the issuance of a preliminary grading permit and approved by the City Engineer prior to the issuance of occupancy permits. Frontage and median landscaping shall be installed prior to the issuance of any certificates of occupancy. Any project fences, sound or privacy walls, and monument entry walls/signs shall be shown on, bonded for, and built from the landscape plans. For purposes of location only, these features shall also be shown on the precise grading plans. Plantable, segmental walls shall be designed, reviewed, and constructed in accordance with the approved grading plans and landscaped/irrigated as specified in the approved landscape plans.

58. Prior to the start of any improvements, all plans must be approved by the City Engineer and a pre-construction meeting with City staff must be held.

59. The drainage design shown on the preliminary grading plan and the drainage report for this project is conceptual only. The final drainage report and drainage design shall be based upon a hydrologic/hydraulic study in compliance with the latest San Diego County Hydrology and Drainage Manual and approved by the City Engineer during final engineering. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the City

Engineer. All public storm drains shall be shown on City standard plan and profile sheets. All storm drain easements shall be dedicated where required. The owner/developer shall be responsible for obtaining any off-site easements for storm drainage facilities.

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

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

62. After the Storm Water Mitigation Plan (SWMP) has been deemed complete by the City Engineer and prior to issuance of grading permits, the owner/developer shall submit and obtain approval of an Operation & Maintenance (O&M) Plan, prepared to the satisfaction of the City Engineer. The O&M Plan shall include an approved and executed Maintenance Mechanism pursuant to Section 5 of the Standard Urban Storm Water Mitigation Plan (SUSMP). The O&M shall satisfy the minimum Maintenance Requirements pursuant to Section 5 of the SUSMP. At a minimum the O&M Plan shall include the designated responsible party to manage the stormwater BMP(s), employee training program and duties, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of resource agency permits, cost estimate for implementation of the O&M Plan, 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 inspection and maintenance by entering into an Access Rights Agreement with the City. The owner/developer shall complete and maintain O&M forms to document all operation, inspection, and maintenance activities. The owner/developer shall retain records for a minimum of five years. The records shall be made available to the City upon request.

63. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance Agreement (SWFMA) with the City obliging the owner/developer to maintain, repair, and replace the Storm Water Best Management Practices (BMPs) identified in the project's approved SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be

approved by the City Attorney prior to issuance of any precise grading permit and shall be recorded at the County Recorder's Office prior to issuance of any building permit. A non-refundable Security in the form of cash shall be required prior to issuance of a precise grading permit. The amount of the non-refundable security shall be equal to 10 years of maintenance costs, as identified by the O&M Plan, but not to exceed a total of $25,000. The owner/developer's civil engineer shall prepare the O&M cost estimate.

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

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

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

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

68. The application(s) shall be reviewed and approved or rejected by the City of Oceanside under separate process(es) per codes, ordinances, and policies in effect at the time of the

application. The City of Oceanside retains its full legislative discretion to consider any application to vacate a public street or right-of-way.

69. The owner/developer shall comply with all the provisions of the City's cable television ordinances, including those relating to notification, as required by the City Engineer.

70. Approval of this development project is conditioned upon payment of all applicable impact fees and connection fees in the manner provided in chapter 32B of the Oceanside City Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to the issuance of any building permits, in accordance with City Ordinances and policies. The owner/developer shall also be required to join into, contribute, or participate in any improvement, lighting, or other special district affecting or affected by this project. Approval of the project shall constitute the owner/developer's approval of such payments, and his/her agreement to pay for any other similar assessments or charges in effect when any increment is submitted for building permit approval, and to join, contribute, and/or participate in such districts.

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

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

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

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

75. The project site presently comprises two legal lots. Owner/developer shall file and process a lot line adjustment with the City of Oceanside and record said lot line adjustment with the County Recorder's Office prior to the issuance of any grading permits.

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

Landscaping:

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

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 those within the public right-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 and 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 three-inch 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 six 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 five 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.

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

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

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

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

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

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

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

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

a) normal care and irrigation of the landscaping;

b) repair and replacement of plant materials (including interior trees and street trees);

c) irrigation systems as necessary;

d) general cleanup of the landscaped and open areas;

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

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

PASSED AND ADOPTED Resolution No. 2012-P50 on November 5, 2012 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Tom Rosales, Chairperson
Oceanside Planning Commission

ATTEST:

_____

Russ Cunningham, Secretary

I, RUSS CUNNINGHAM, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2012-P50.

Dated: November 5, 2012

Fire Notes:

1. SMOKE AND CO ALARMS ARE REQUIRED PER 2010 CBC AND 2010 CFC. SEE PLANS FOR ALARM LOCATIONS.

2. SEE 'CONTEXTUAL SITE PLAN – MICRO' FOR EXISTING FIRE HYDRANT LOCATIONS.

3. IN ACCORDANCE WITH THE OCEANSIDE FIRE CODE, APPROVED ADDRESSES FOR RESIDENTIAL OCCUPANCIES SHALL BE PLACED ON THE STRUCTURE IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. NUMBERS SHALL BE CONTRASTING WITH THEIR BACKGROUND AND MEET CURRENT CITY OF OCEANSIDE SIZE AND DESIGN STANDARD. SEE ELEVATIONS FOR ADDRESS NUMBER LOCATION.

4. SINGLE FAMILY DWELLINGS REQUIRE 4" ADDRESS NUMBERS MIN.

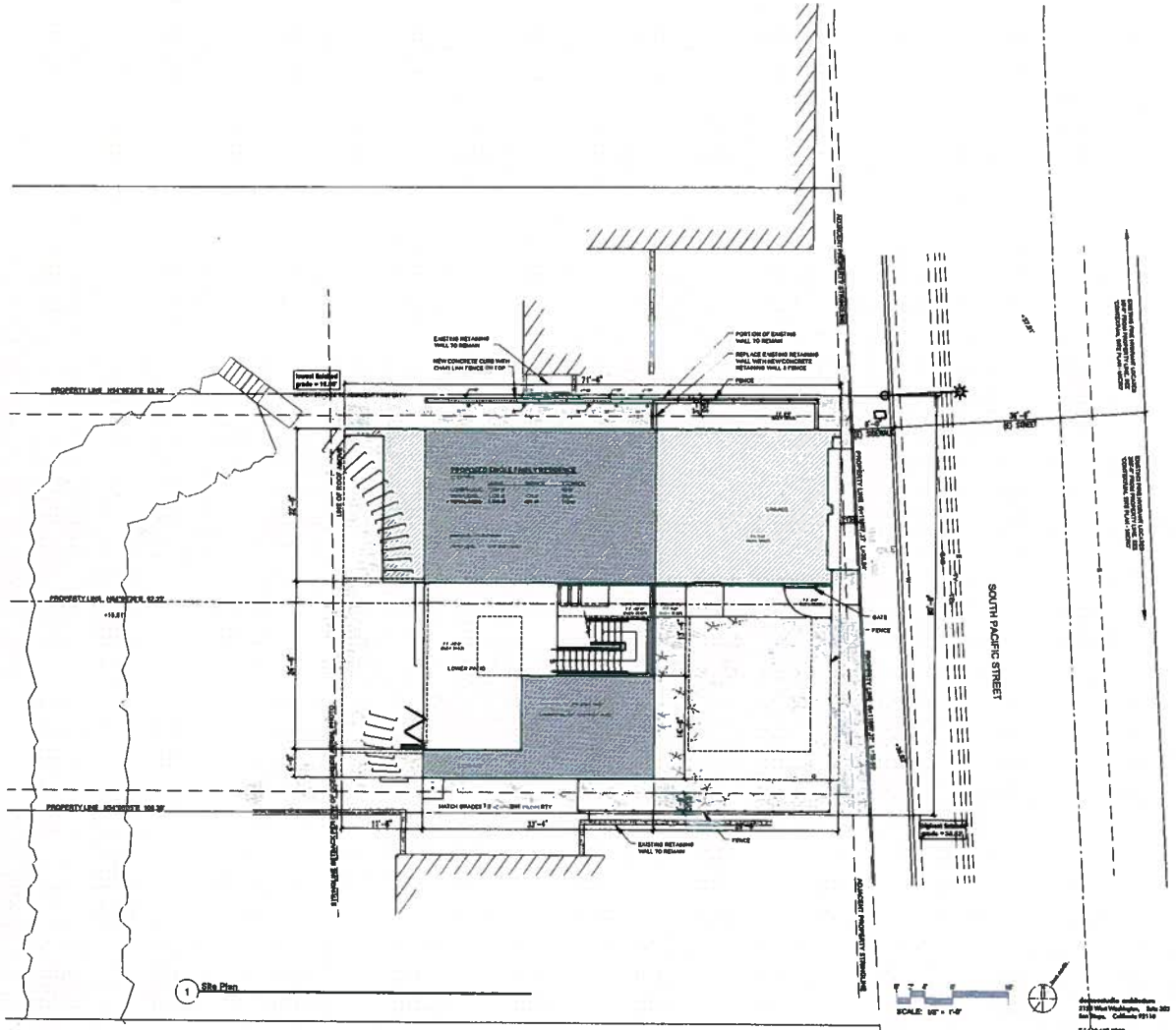
5. PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU FOR PLAN CHECK REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS

6. BUILDINGS SHALL MEET OCEANSIDE FIRE DEPARTMENTS CURRENT CODES AT THE TIME OF BUILDING PERMIT APPLICATION.

7. FIRE SPRINKLERS REQUIRED SINGLE-FAMILY DWELLING UNIT SYSTEM MUST COMPLY WITH NFPA 13D AND 2010 CALIFORNIA RESIDENTIAL CODE.

2 Contextual Site Plan - Micro

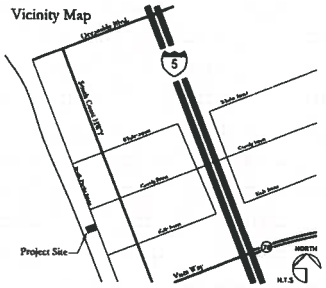
3 Contextual Site Plan - Macro



1 Site Plan

Site Area	11,748 SF (.27 ACRES)
Gross Floor Area	MAIN HOUSE
	LOWER LEVEL 1,014 SF
	STORAGE 56 SF
	MAIN LEVEL 1,229 SF
	STORAGE 56 SF
	SUBTOTAL 2,355 SF
	GARAGE 471 SF
	TOTAL 2,826 SF
Lot Coverage	BUILDING FOOTPRINT / LOT AREA = 1,794 SF / 11,748 SF = 15 (0.40 MAX)
Zoning	R1SB: BLOCK AVERAGE (Art. 1716 1986 Zoning Ordinance)
	S1SB: 3'-0"
	R1SB: STANDARD
Landscape Area	1,560 SF (SEE LANDSCAPE PLAN – L1.0)
Existing Zoning	R-1
Grading	C

Vicinity Map



Project Address:	Kates Beach House 1909 SOUTH PACIFIC OCEANSIDE, CALIFORNIA 92054
Owner:	DR. ROBERT AND JANET KATES 249 LA VISTA GRANDE SANTA BARBARA, CALIFORNIA 93103 760 433.6171 CONTACT: DR. ROBERT KATES
Architect:	domusstudio, LLP 2150 W WASHINGTON SUITE 303 SAN DIEGO, CALIFORNIA 92110 619 693.9393 619.693.9394 FAX CONTACT: DAVID NOTEL david.notel@domusstudio.com
Assessor's Parcel #	153-350-20
Legal Description:	LOTS 26 & 27 IN BLOCK "F" OF OCEAN FRONT ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 905, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 8, 1904
Lot Size:	LOT 26: 30.04' x 195.87' = 5,884 sq.ft LOT 27: 30.05' x 195.86' = 5,884 sq.ft

Sheet Index

A0.1	SITE PLAN
A1.0	LOWER LEVEL PLAN
A1.1	MAIN LEVEL PLAN
A1.3	ROOF PLAN
A2.0	BUILDING ELEVATIONS
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
A2.3	BUILDING ELEVATIONS
A3.0	BUILDING SECTIONS
A3.1	BUILDING SECTIONS
L1.0	CONCEPTUAL LANDSCAPE PLAN
C1.0	EXISTING TOPOGRAPHIC & DEMOLITION PLAN
C2.0	PRELIMINARY GRADING & DRAINAGE PLAN

domusstudio architecture
2150 West Washington, Suite 303
San Diego, California 92110
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domusstudio.com

Project:	YEAR
Height Limit Review	14 Jul 2011
CDP Completeness Review	05 Aug 2011
CDP Submitted	23 Aug 2011
Plan Revisions	23 Dec 2011
Design Development	30 Jan 2012
CDP Submitted	17 Feb 2012
CDP 2nd Submitted	13 Mar 2012
CDP Revision	08 May 2012
CDP Revision	06 June 2012
CDP Hearing	08 Oct 2012

Kates Beach House
1909 South Pacific

Site Plan

A0.1

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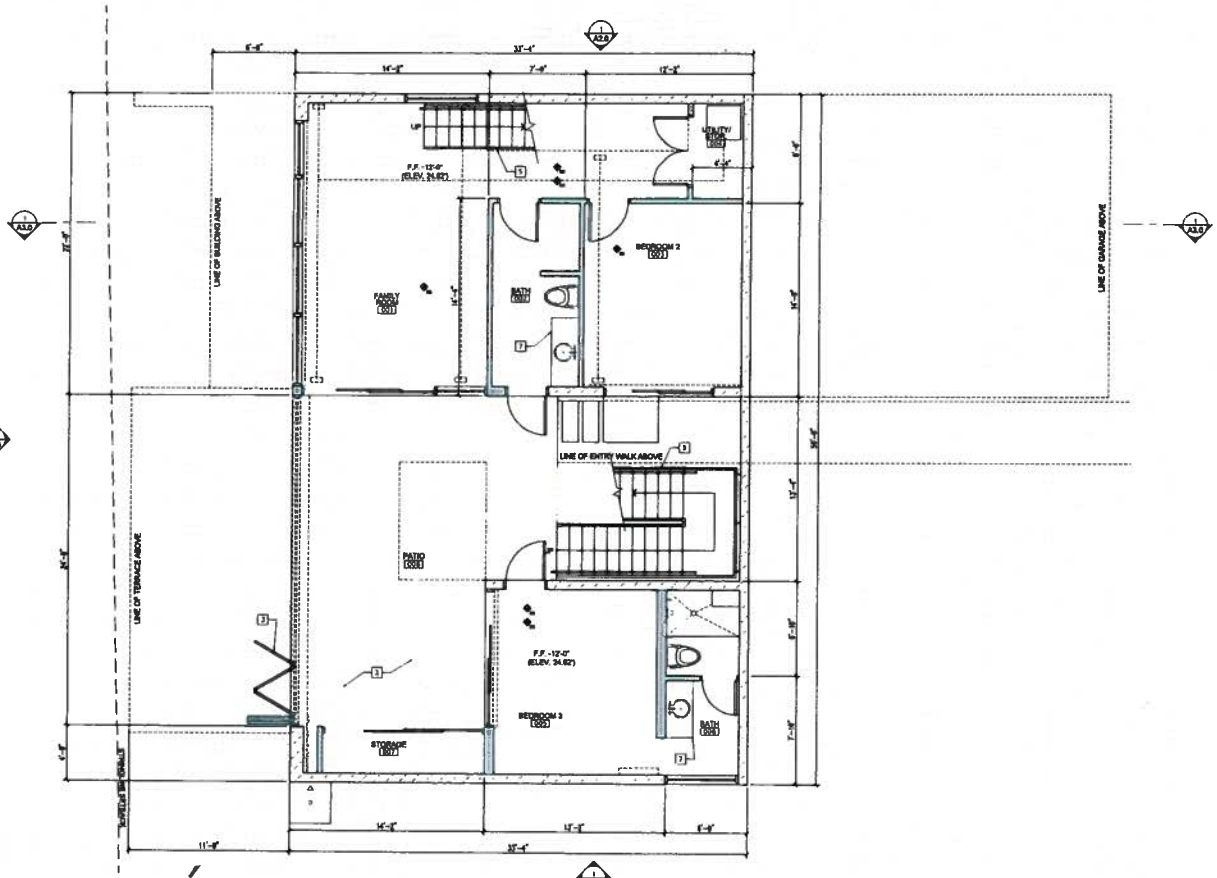

1 Lower Level Plan

Legend

- CAST IN PLACE CONCRETE WALL
- WOOD FRAMED WALL

Keynotes

1. WOOD DECK
2. CONCRETE PATIO
3. FOLDING DOOR
4. GLASS PANEL & DOOR
5. STAIR
6. GLASS GUARDRAIL
7. CASEWORK
8. COLUMN

SMOKE DETECTOR, FIRE ALARM, CEILING MOUNTED - PERMANENTLY WIRED W/ BATTERY BACK UP

CARBON MONOXIDE ALARM, CEILING MOUNTED - PERMANENTLY WIRED W/ BATTERY BACK UP

Project Address: Kates Beach House
1909 SOUTH PACIFIC
OCEANSIDE, CALIFORNIA 92054

Owner: DR. ROBERT AND JANET KATES
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domusstudio architecture

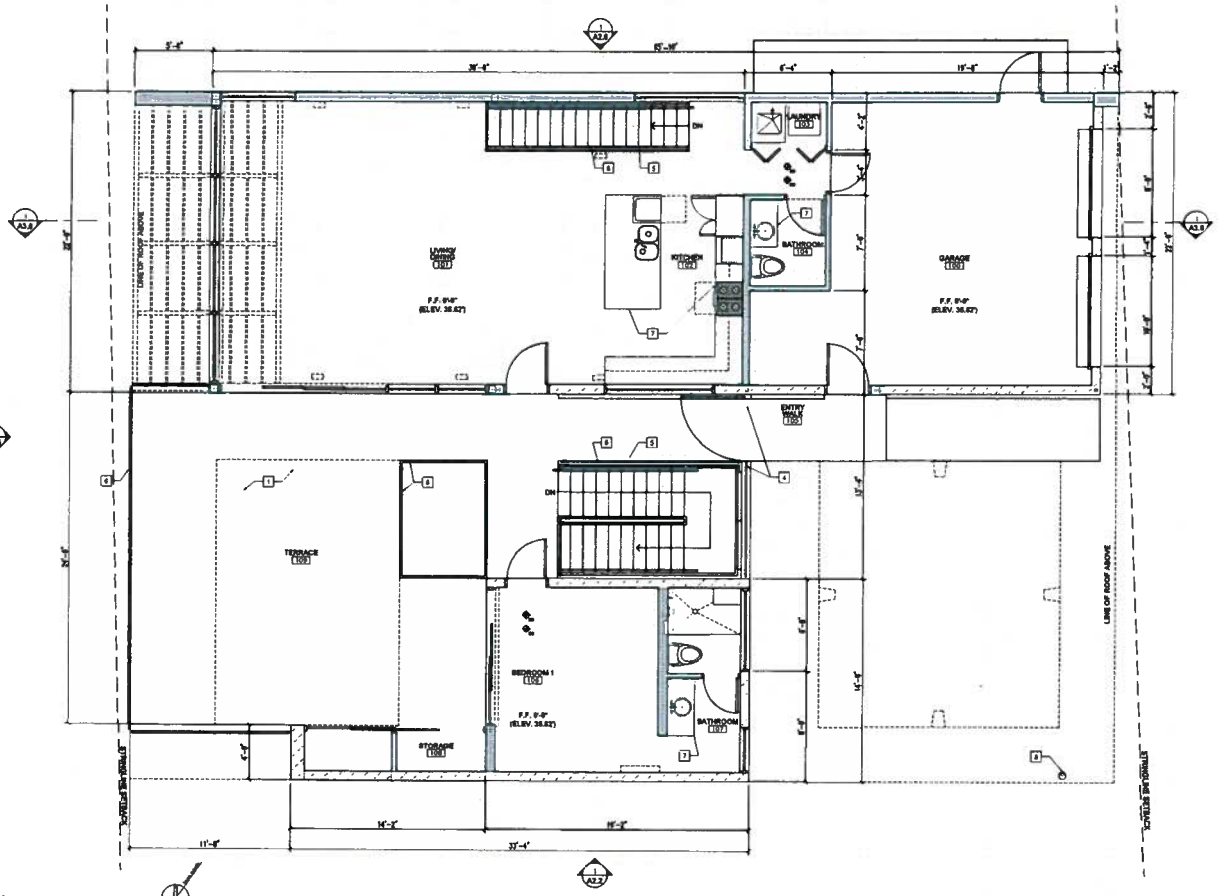
Project:	0838
Height Limit Review	14 Jul 2011
CDP Completeness Review	09 Aug 2011
CDP Submitted	22 Aug 2011
Plan Revisions	23 Dec 2011
Design Development	30 Jan 2012
CDP Submitted	17 Feb 2012
CDP Re-Submitted	12 Mar 2012
CDP Revision	03 May 2012
CDP Revision	08 June 2012
CDP Hearing	10 Oct 2012

Kates Beach House

Oceanside, California

Lower Level Plan

A1.0



1 Main Level Plan

Legend

- CMU WALL
- WOOD FRAMED WALL

Keynotes

1. WOOD DECK
2. CONCRETE PATIO
3. FOLDING DOOR
4. GLASS PANEL & DOOR
5. STAIR
6. GLASS GUARDRAIL
7. CASEWORK
8. COLUMN

SMOKE DETECTOR, FIRE ALARM, CEILING MOUNTED - PERMANENTLY WIRED W/ BATTERY BACK UP

CARBON MONOXIDE ALARM, CEILING MOUNTED - PERMANENTLY WIRED W/ BATTERY BACK UP

Project Address: Kates Beach House
1909 SOUTH PACIFIC
OCEANSIDE, CALIFORNIA 92054

Owner: DR. ROBERT AND JANET KATES
249 LA VISTA GRANDE
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Project:	1020
Height Limit Review	14 Jul 2011
CDP Completeness Review	05 Aug 2011
CDP Submittal	22 Aug 2011
Plan Revisions	23 Dec 2011
Design Development	30 Jan 2012
CDP Submittal	17 Feb 2012
CDP 2nd Submittal	12 Mar 2012
CDP Revision	09 May 2012
CDP Revision	05 June 2012
CDP Hearing	10 Oct 2012

Kates Beach House
Oceanside, California

Main Level Plan

A1.1

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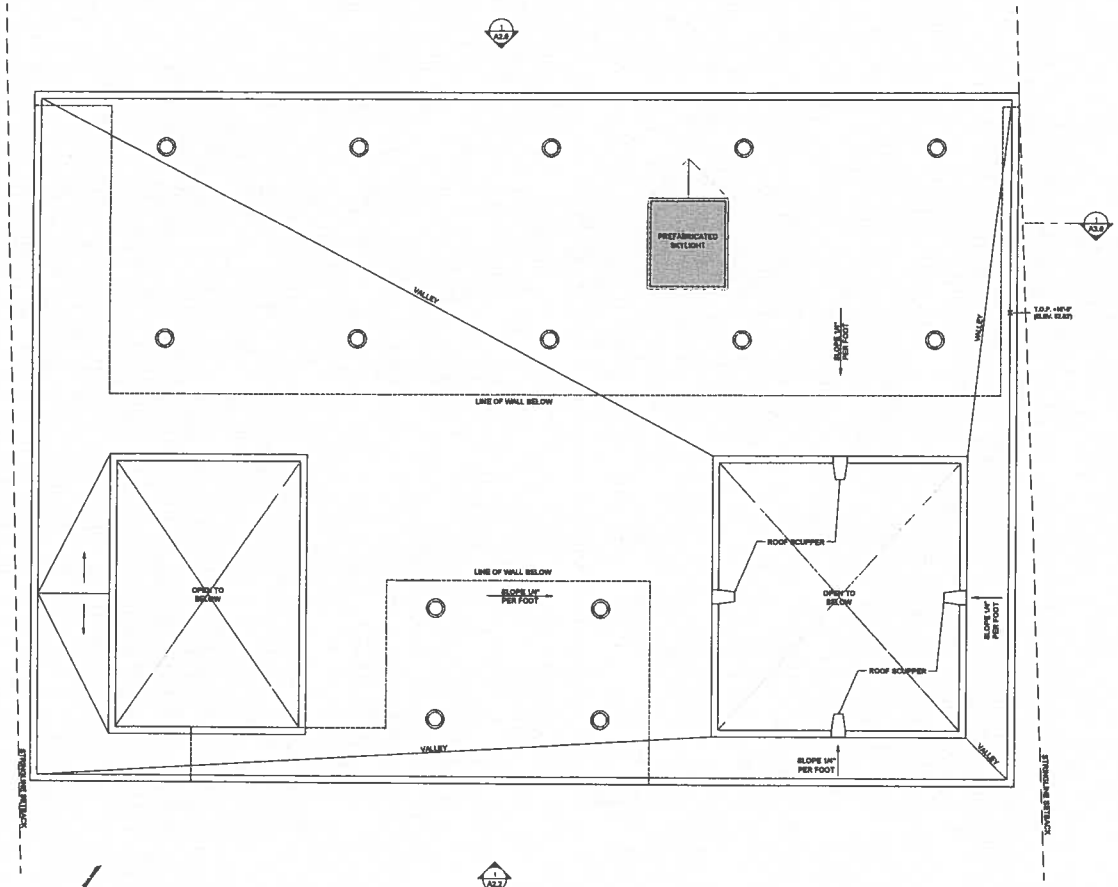

1 Roof Plan
1/8" = 1'-0"

Legend

- [N] CLASS 'A' ROOFING
- DECK BELOW

Project Address: Kates Beach House
1906 SOUTH PACIFIC
OCEANSIDE, CALIFORNIA 92054

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Project:	1020
Height Limit Review	14 Jul 2011
CDP Completeness Review	02 Aug 2011
CDP Submitted	22 Aug 2011
Plan Revisions	23 Dec 2011
Design Development	30 Jan 2012
CDP Submitted	17 Feb 2012
CDP 2nd Submittal	12 Mar 2012
CDP Revision	08 May 2012
CDP Revision	05 June 2012
CDP Hearing	10 Oct 2012

Kates Beach House
Oceanside, California

Roof Plan

A1.3

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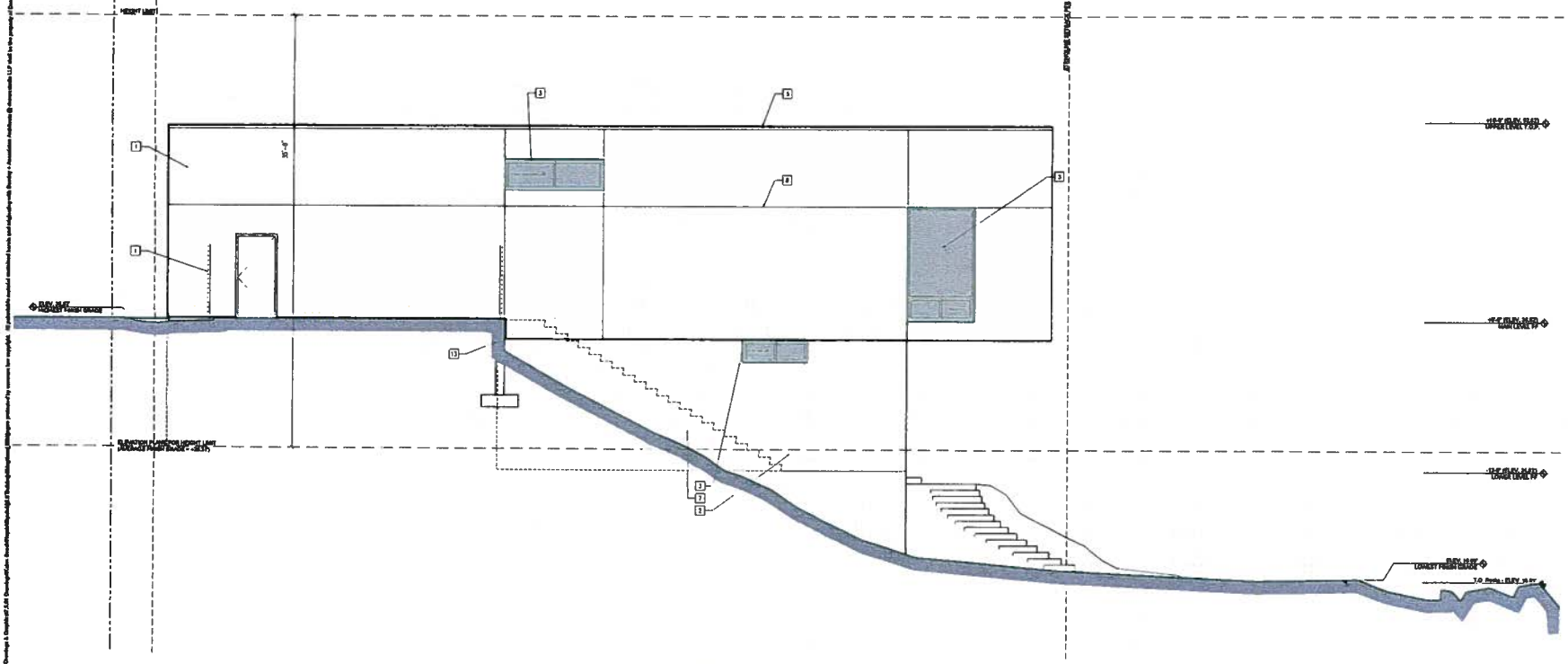

1 Building Elevation - North

Max. Height Calc.

HIGHEST FINISH GRADE = +35.62
LOWEST FINISH GRADE = +4.68

AVERAGE FINISH GRADE:
35.62 + 16.68 / 2 = +26.15'

MAX. HEIGHT IS 35' ABOVE
AVERAGE FINISH GRADE

Keynotes

1. STUCCO
2. CAST IN PLACE CONCRETE
3. WINDOW / DOOR TYP.
4. GLASS GUARDRAIL
5. CLASS 'A' ROOFING WITH GRAVEL
6. FENCE / GATE
7. EXISTING / PROPOSED GRADE
8. CONTROL JOINT
9. DECK
10. GARAGE DOOR
11. 6" ADDRESS NUMBERS (4" MINIMUM)
12. COLUMN
13. REPLACE EXISTING RETAINING WALL

Project Address: Kates Beach House
1809 SOUTH PACIFIC
OCEANSIDE, CALIFORNIA 92054

Owner: DR. ROBERT AND JANET KATES
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Project: 1026

Height Limit Review	14 Jul 2011
CDP Completeness Review	02 Aug 2011
CDP Submitted	22 Aug 2011
Plan Revisions	23 Dec 2011
Design Development	20 Jan 2012
CDP Submitted	13 Feb 2012
CDP 2nd Submittal	12 Mar 2012
CDP Revision	08 May 2012
CDP Revision	08 June 2012
CDP Hearing	10 Oct 2012

Kates Beach House
Oceanside, California

Building Elevations

A2.0

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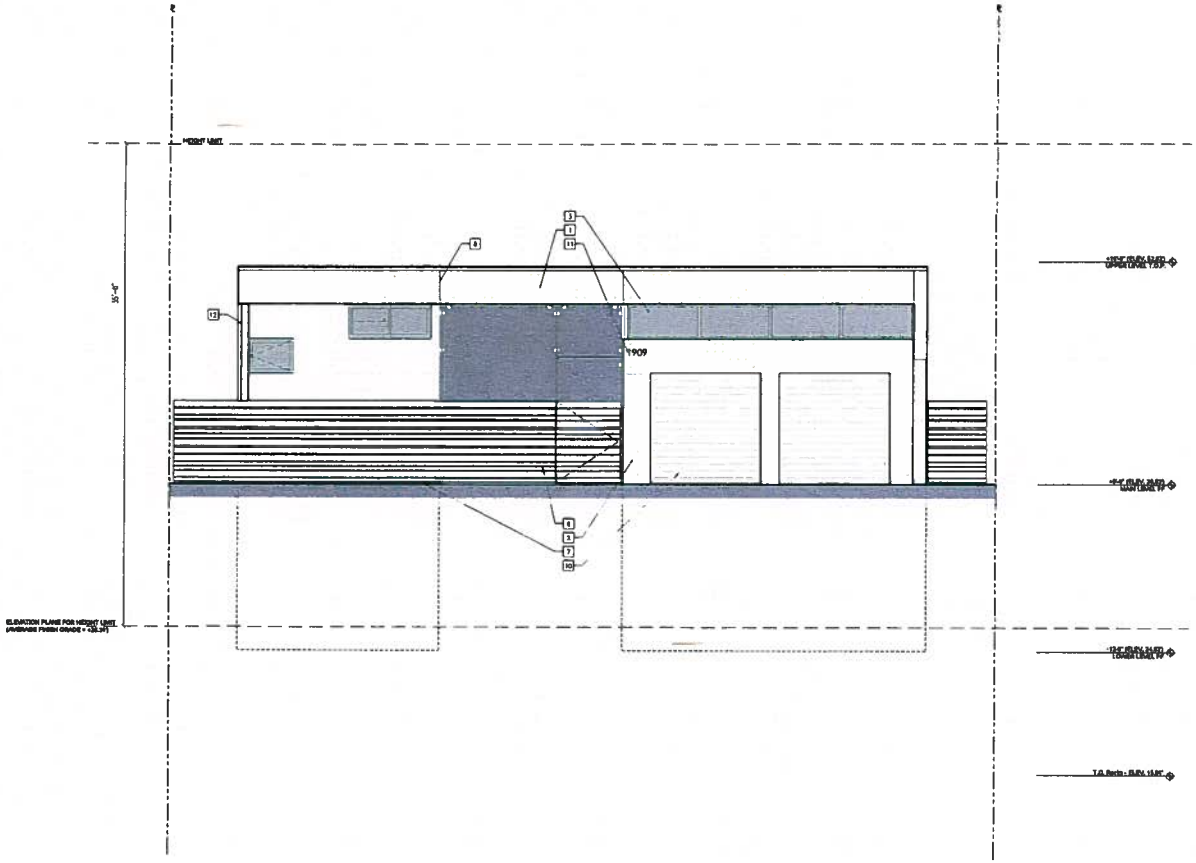

1 Building Elevation - East

Max. Height Calc.

HIGHEST FINISH GRADE = +36.63
LOWEST FINISH GRADE = +30.00

AVERAGE FINISH GRADE:
66.63 + 60.00 / 2 = +33.31

MAX. HEIGHT IS 35' ABOVE
AVERAGE FINISH GRADE

Keynotes

1. STUCCO
2. CMU IN PLACE CONCRETE
3. WINDOW / DOOR TYP.
4. GLASS GUARDRAIL
5. GLASS 'A' ROOFING WITH GRAVEL
6. FENCE / GATE
7. EXISTING / PROPOSED GRADE
8. CONTROL JOINT
9. DECK
10. GARAGE DOOR
11. 6" ADDRESS NUMBERS (4" MINIMUM)
12. COLUMN
13. REPLACE EXISTING RETAINING WALL

Project Address: Kates Beach House
1909 SOUTH PACIFIC
OCEANSIDE, CALIFORNIA 92054

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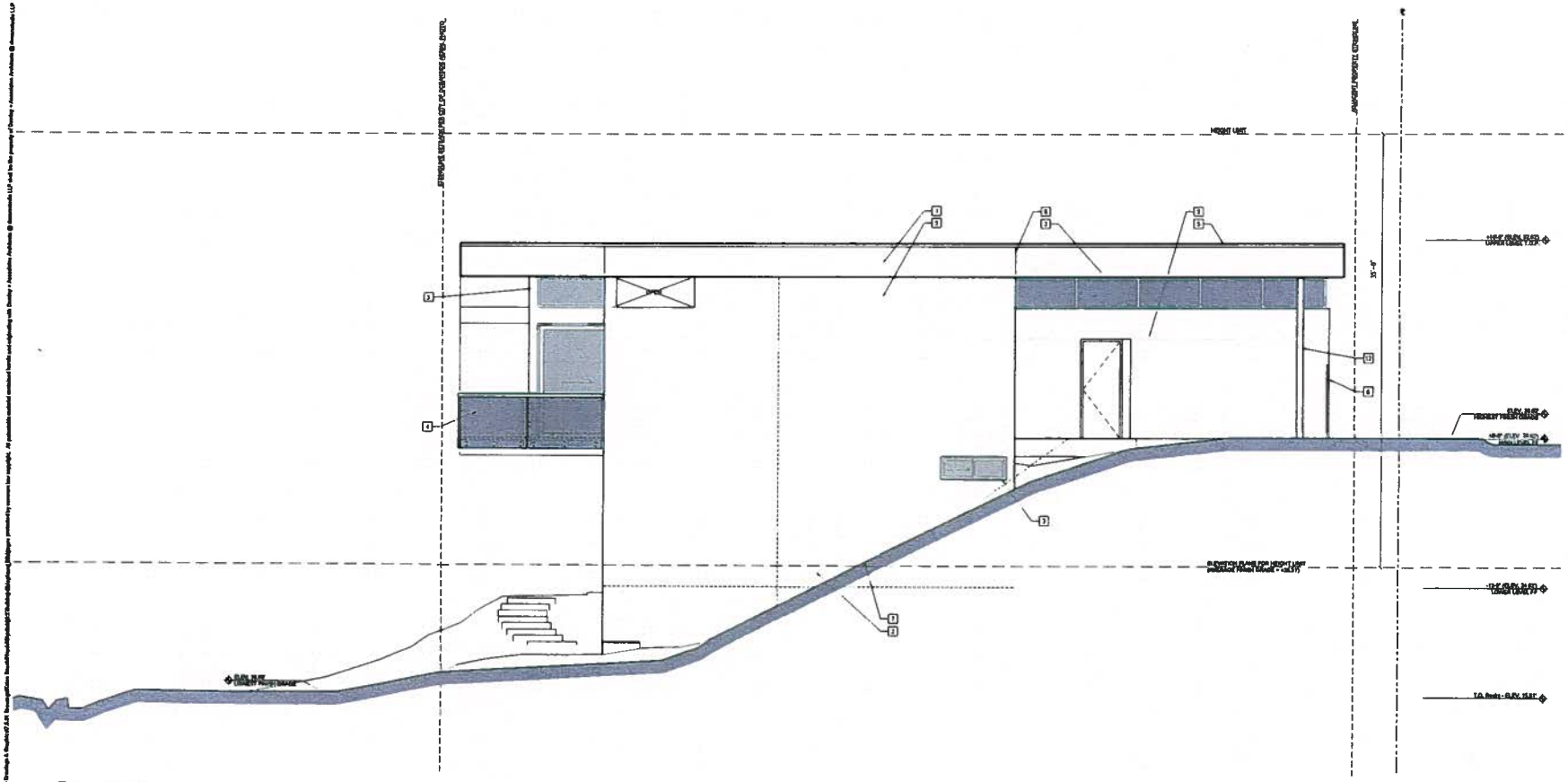
Project:	1028
Height Limit Review	14 Jul 2011
CDP Completeness Review	05 Aug 2011
CDP Submitted	22 Aug 2011
Plan Revisions	23 Dec 2011
Design Development	30 Jan 2012
CDP Resubmitted	17 Feb 2012
CDP 2nd Submitted	12 Mar 2012
CDP Revision	08 May 2012
CDP Revision	08 June 2012
CDP Hearing	10 Oct 2012

[redacted] studio

Kates Beach House
Oceanside, California

Building Elevations

A2.1



1 Building Elevation - South
1/8" = 1'-0"

Max. Height Calc.

HIGHEST FINISH GRADE = +[illegible]
LOWEST FINISH GRADE = +[illegible]

AVERAGE FINISH GRADE:
[illegible] + [illegible] / 2 = +[illegible]

MAX. HEIGHT IS 35' ABOVE
AVERAGE FINISH GRADE

Keynotes

1. STUCCO
2. CAST IN PLACE CONCRETE
3. WINDOW / DOOR TYP.
4. GLASS GUARDRAIL
5. CLASS "A" ROOFING WITH GRAVEL
6. FENCE / GATE
7. EXISTING / PROPOSED GRADE
8. CONTROL JOINT
9. DECK
10. GARAGE DOOR
11. 6" ADDRESS NUMBERS (4" MINIMUM)
12. COLUMN
13. REPLACE EXISTING RETAINING WALL

Project Address: Kates Beach House
1909 SOUTH PACIFIC
OCEANSIDE, CALIFORNIA 92054

Owner: DR. ROBERT AND JANET KATES
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Project:	1929
Height Limit Review	14 Jul 2011
CDP Completeness Review	05 Aug 2011
CDP Submitted	22 Aug 2011
Plan Revisions	23 Dec 2011
Design Development	30 Jan 2012
CDP Submitted	17 Feb 2012
CDP 2nd Submittal	12 Mar 2012
CDP Revision	09 May 2012
CDP Revision	06 June 2012
CDP Hearing	10 Oct 2012

[redacted] studio

A2.2

Building Elevations

Kates Beach House
Oceanside, California

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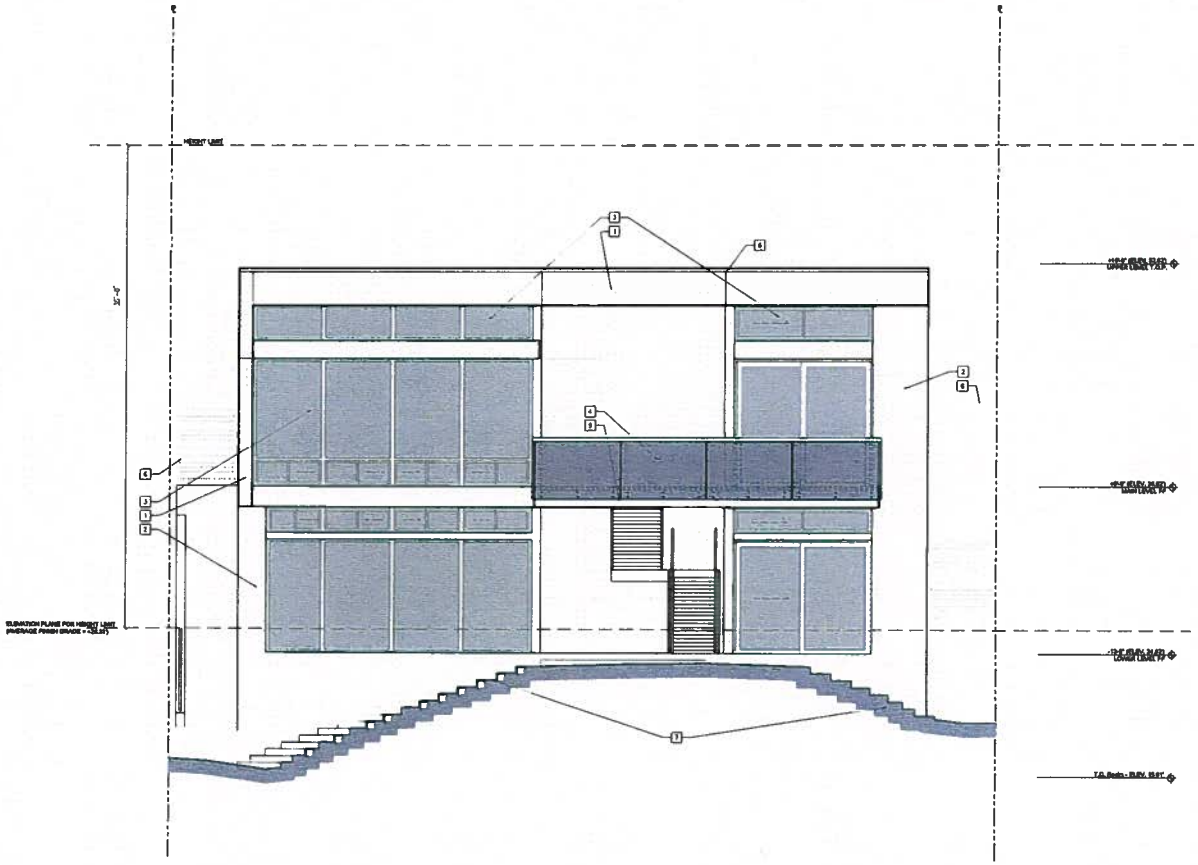

1 Building Elevation - West
1/8" = 1'-0"

Max. Height Calc.

HIGHEST FINISH GRADE = +35.83
LOWEST FINISH GRADE = +16.00

AVERAGE FINISH GRADE:
35.83 + 16.00 / 2 = +25.91'

MAX. HEIGHT IS 28' ABOVE
AVERAGE FINISH GRADE

Keynotes

1 STUCCO
2 CAST IN PLACE CONCRETE
3 WINDOW / DOOR TYP.
4 GLASS GUARDRAIL
5 GLASS 'A' ROOFING WITH GRAVEL
6 FENCE / GATE
7 EXISTING / PROPOSED GRADE
8 CONTROL JOINT
9 DECK
10 GARAGE DOOR
11 6" ADDRESS NUMBERS (4" MINIMUM)
12 COLUMN
13 REPLACE EXISTING RETAINING WALL

Project Address: Kates Beach House
1909 SOUTH PACIFIC
OCEANSIDE, CALIFORNIA 92054

Owner: DR. ROBERT AND JANET KATES
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Project:	HRB
Height Limit Review	14 Jul 2011
CDP Completeness Review	05 Aug 2011
CDP Submittal	22 Aug 2011
Plan Revisions	20 Dec 2011
Design Development	30 Jan 2012
CDP Submittal	17 Feb 2012
CDP 2nd Submittal	12 Mar 2012
CDP Resubm	08 May 2012
CDP Resubm	05 June 2012
CDP Hearing	10 Oct 2012

dmsarchitects

Kates Beach House
Oceanside, California

Building Elevations

A2.3

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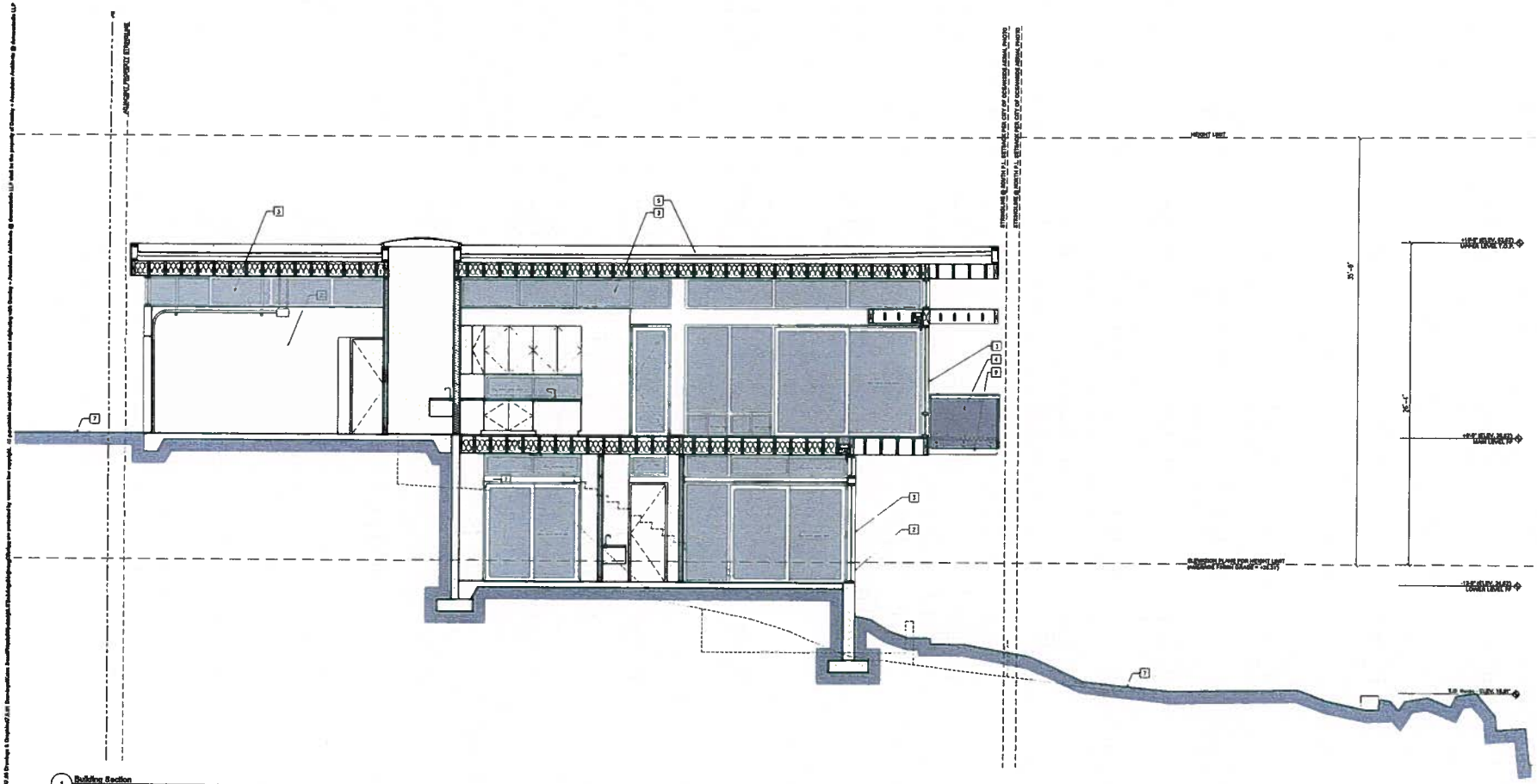

1 Building Section
3/16" = 1'-0"

Max. Height Calc.

HIGHEST FINISH GRADE = +30.62
LOWEST FINISH GRADE = +18.05

AVERAGE FINISH GRADE:
30.62 + 18.05 / 2 = +26.33'

MAX. HEIGHT IS 35' ABOVE
AVERAGE FINISH GRADE

Keynotes

1. STUCCO
2. CAST IN PLACE CONCRETE
3. WINDOW / DOOR TYP
4. GLASS GUARDRAIL
5. CLASS 'A' ROOFING WITH GRAVEL
6. FENCE / GATE
7. EXISTING / PROPOSED GRADE
8. CONTROL JOINT / REVEAL
9. DECK
10. GARAGE DOOR
11. 6" ADDRESS NUMBERS (4" MINIMUM)
12. COLUMN

Project Address: Kates Beach House
1909 SOUTH PACIFIC
OCEANSIDE, CALIFORNIA 92054

Owner: DR. ROBERT AND JANET KATES
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Project:	1020
Height Limit Review	14 Jul 2011
CDP Completeness Review	03 Aug 2011
CDP Submittal	23 Aug 2011
Plan Revisions	23 Dec 2011
Design Development	30 Jan 2012
CDP Submittal	17 Feb 2012
CDP Resubmittal	12 Mar 2012
CDP Revision	09 May 2012
CDP Revision	05 June 2012
CDP Hearing	10 Oct 2012

Kates Beach House
Oceanside, California

Building Sections

A3.0

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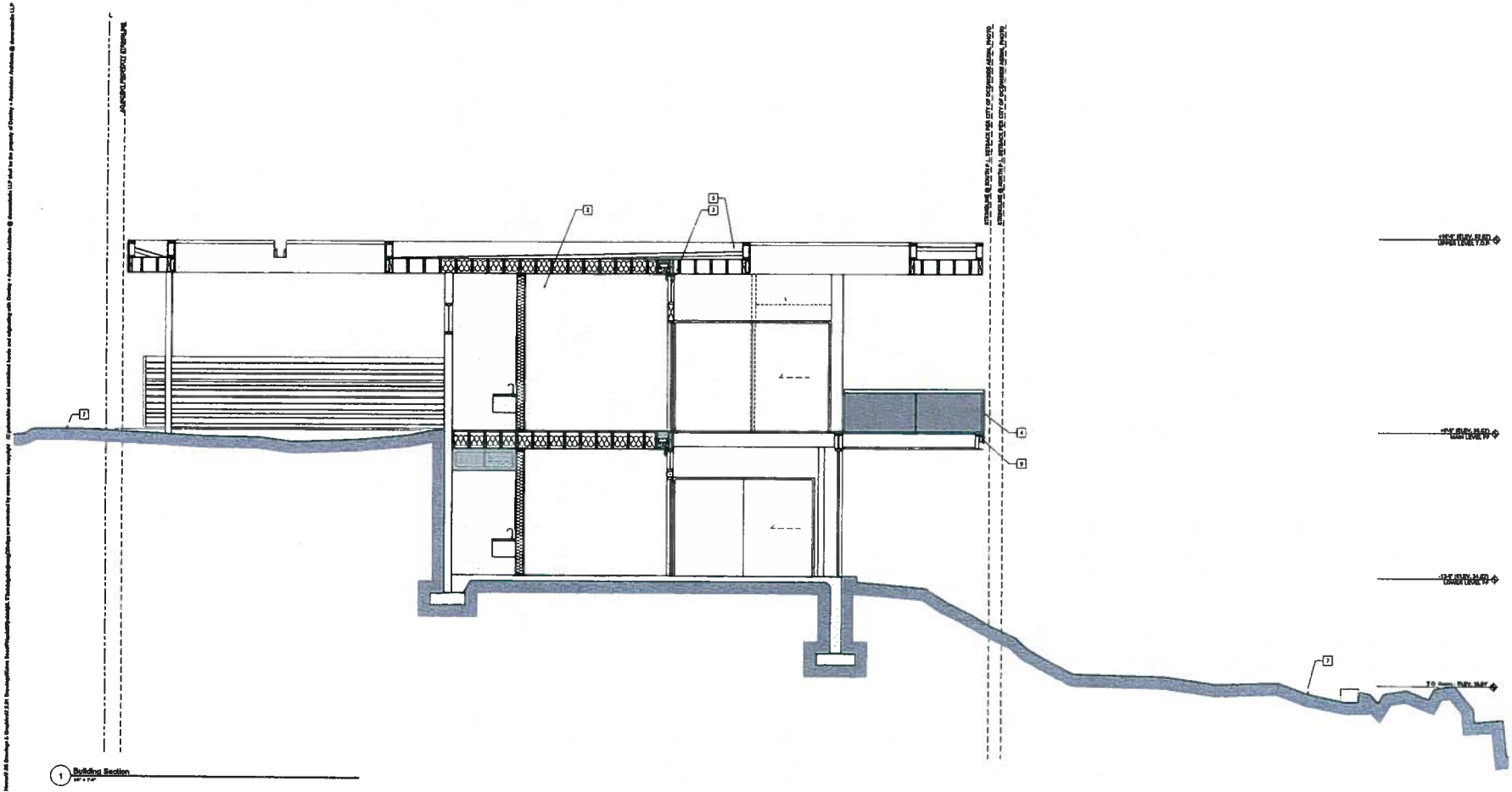

Max. Height Calc.

HIGHEST FINISH GRADE = +[illegible]
LOWEST FINISH GRADE = +[illegible]

AVERAGE FINISH GRADE:
[illegible] + [illegible] / 2 = +[illegible]'

MAX. HEIGHT IS 30' ABOVE
AVERAGE FINISH GRADE

Keynotes

1. STUCCO
2. CAST IN PLACE CONCRETE
3. WINDOW / DOOR TYP
4. GLASS GUARDRAIL
5. CLASS 'A' ROOFING WITH GRAVEL
6. FENCE / GATE
7. CASTING / PROPOSED GRADE
8. CONTROL JOINT / REVEAL
9. DECK
10. GARAGE DOOR
11. 6" ADDRESS NUMBERS (4" MINIMUM)
12. COLUMN

Project Address: Kates Beach House
1909 SOUTH PACIFIC
OCEANSIDE, CALIFORNIA 92054

Owner: DR. ROBERT AND JANET KATES
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Project:	1020
Height Limit Review	14 Jul 2011
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CDP 2nd Submittal	12 Mar 2012
CDP Revision	08 May 2012
CDP Revision	06 June 2012
CDP Hearing	10 Oct 2012

Kates Beach House
Oceanside, California

Building Sections

A3.1

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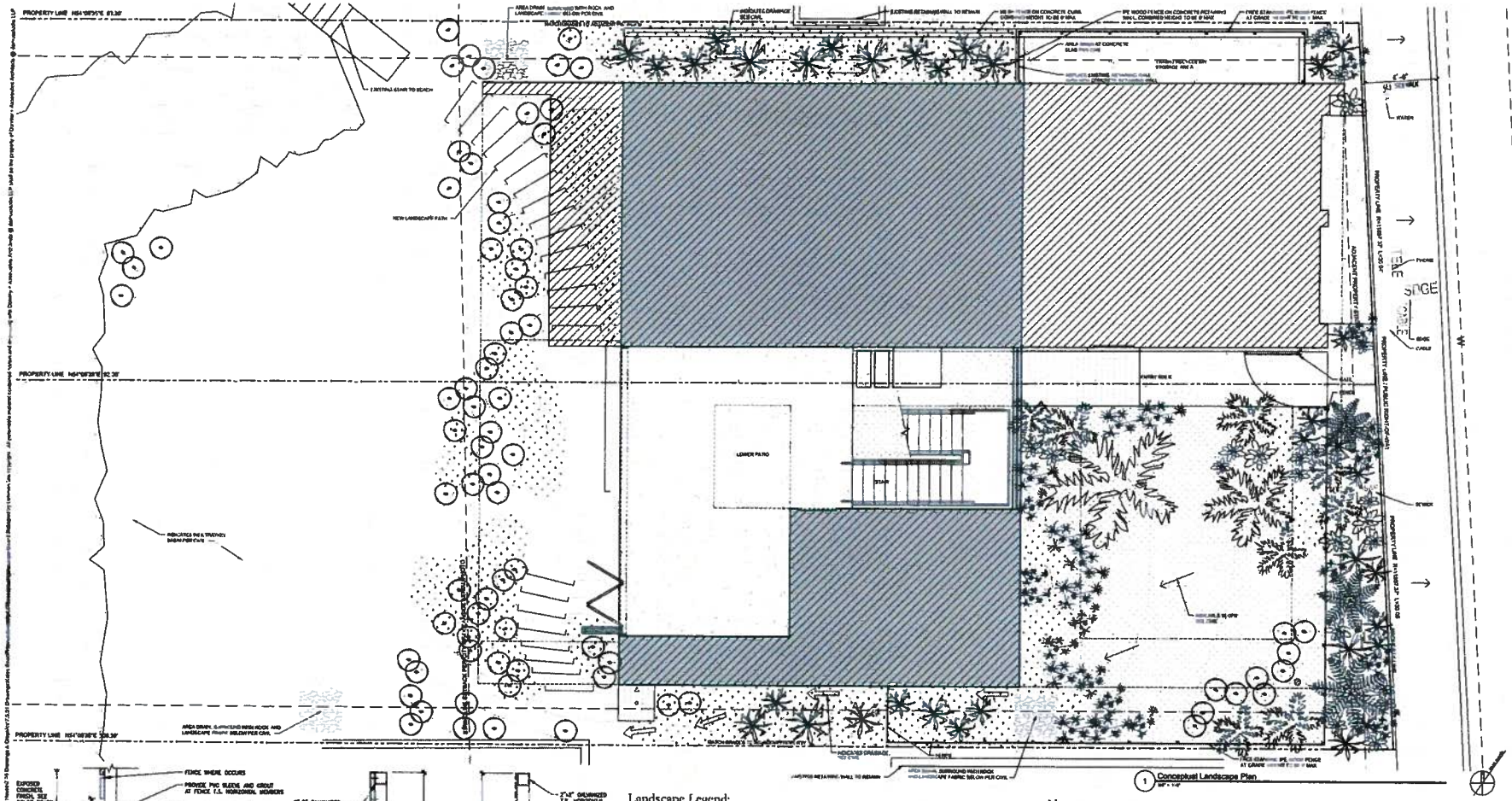
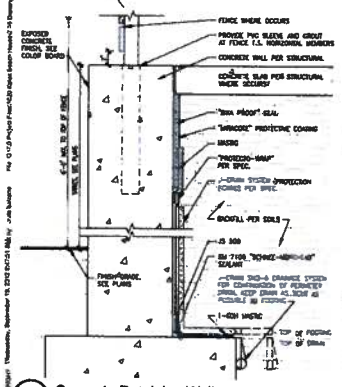
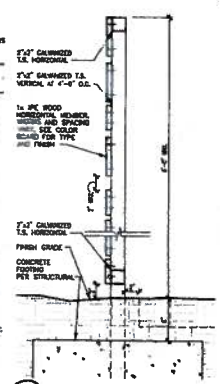


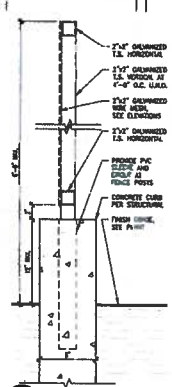
1 Conceptual Landscape Plan
1/8" = 1'-0"



2 Concrete Retaining Wall
1 1/2" = 1'-0"



3 Wood Fence
1 1/2" = 1'-0"



4 Mesh Fence
1 1/2" = 1'-0"

Landscape Legend:

LANDSCAPE AREA = 2,286 SQ.FT.

TYPE:	FORM / FUNCTION	QUANTITY S.F.	1 GAL	2 GAL	5 GAL	24" BOX	30" BOX
ACOKEANTHERA OPPOSITA	SUCCULENT GROUND COVER		20	4			
AGAVE ATTENUATA AGAVE	SUCCULENT ACCENT			27			
CALANDRINIA GRANDIFLORA	PERENNIAL GROUND COVER		23				
FESTUCA MAIRei	ORNAMENTAL GRASS		76				
MELALEUCA NESOPHILA	SHRUB ACCENT				7	2	
ARBUTUS UNEDO STRAWBERRY TREE (PER CITY OF OCEANSIDE APPROVED STREET TREE LIST)	STREET TREE					3	
SENECIO MANDRALISCAE BLUE CHALK STICKS FLATS @ 12" O.C.	GROUND COVER (REQUIRED AT ALL 2:1 SLOPE AREAS)	850 S.F.					
GRAVEL		747 S.F.					

Notes:

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF PIPES, SLOPES AND DRAINAGE DETAILS.
2. LANDSCAPE ARCHITECT SHALL BE AWARE OF LITE OFF SEWER, STORM DRAIN PLACEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO IMPRO CITY OF OCEANSIDE REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS ARE LOCATED WITHIN PUBLIC RIGHT-OF WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED THAT IS DRY WITHOUT REQUIRED WATERING.
4. AN APPROVED IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THIS PLAN.
5. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT SOIL OR PLANT GROWTH WITHIN MINIMUM WATER USE AND TO WHICH RUN OFF.
6. IRRIGATION SYSTEMS SHALL USE HIGH EFFICIENT AUTOMATIC CONTROL, MULTI-PORT CONTROLLERS AND DRIP IRRIGATION AWAY FROM EQUIPMENT ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL.
7. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND INSTALLED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS.
8. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER CONSERVATION DIRECTIVES.
9. THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC AND MAINTENANCE CONSIDERATIONS.
10. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT PREPARED BY A QUALIFIED TURF SUPPLIER OR SOIL SAMPLE TAKEN FROM THE SITE.
11. GROUND COVER OR LAWN MULCH SHALL BE IN ACCORDANCE THE SPECIES TO WHICH THE SOIL FROM THE SLOPE WHERE MULCHING AND RAIN OUT.
12. ALL PLANTER AREAS WHICH ARE TO BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER LOSS THE SOIL TEMPERATURE AND WATER USE.
13. THE SHRUBS SHALL BE ALIGNED TO GROW IN THE NATURAL FORMS.
14. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.
15. IRRIGATION SPRAY HEADS WILL BE REQUIRED AT ALL AREAS OF 2:1 SLOPE.
16. SENECIO MANDRALISCAE GROUND COVER PER LANDSCAPE LEGEND REQUIRED AT ALL AREAS OF 2:1 SLOPE.

IRRIGATION NOTES MANDATORY PLAN.

PLANT PLAN PRE-START (BE SMALL ADAPTER PLANT WHERE IT IS EASY AS GROUNDS NOT SUITABLE PLANTS

ENCOURAGE PLETS BY MOVING THE SITE AND LANDSCAPE DESIGN.

EMPLOY RAIN SENSOR DEVICES TO PREVENT IRRIGATION DURING AND AFTER PRECIPITATION

DESIGN IRRIGATION SYSTEMS FOR THE SPECIFIC WATER REQUIREMENTS OF EACH LANDSCAPE AREA.

USE LOW PRESSURE (30 - 35 PSI) WATER VOLUME PRODUCED BY A PRESSURE DROP TO CONTROL WATER LOSS DUE TO THE EVENT OF A BROKEN SPRINKLER HEAD OR PIPE.

LANDSCAPE AND IRRIGATION PLANS ARE CONSISTENT WITH CITY WATER EFFICIENT MANDATORY LANDSCAPE ORDINANCE.

CONVEY RUNOFF SAFELY FROM THE TOP OF SLOPES.

VEGETATE SLOPES WITH NATIVE OR DROUGHT TOLERANT LANDSCAPE

SEE STORM WATER MANAGEMENT PLAN FOR ADDITIONAL INFORMATION.

Project Address: Kates Beach House
1909 SOUTH PACIFIC
OCEANSIDE, CALIFORNIA 92054

Owner: DR. ROBERT AND JANET KATES
249 LA VISTA GRANDE
SANTA BARBARA, CALIFORNIA 93105
760.433.8171
CONTACT: DR. ROBERT KATES

Landscape Architect: Landscape Studio, LLP
2150 W WASHINGTON SUITE 303
SAN DIEGO, CALIFORNIA 92110
619.692.3363
619.692.8364 FAX
CONTACT: DAVID KEFEL
davidkefel@landscapestudio.com

Project	10/0
Height Limit Review	14 Jul 201
CDP Completeness Review	03 Aug 2
CDP Submittal	23 Aug 2
Plan Revisions	13 Dec 2011
Design Development	30 Jan 2012
CDP Submittal	17 Feb 2012
CDP 2nd Submittal	22 Mar 2012
CDP Revision	09 May 2012
CDP Hearing	18 Oct 2012

[redacted]

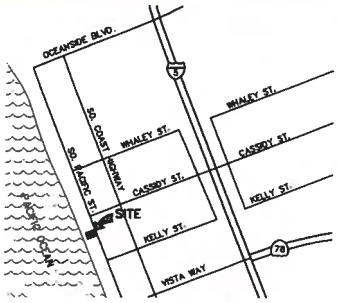
Kates Beach House
Oceanside, California

Conceptual Landscape Plan

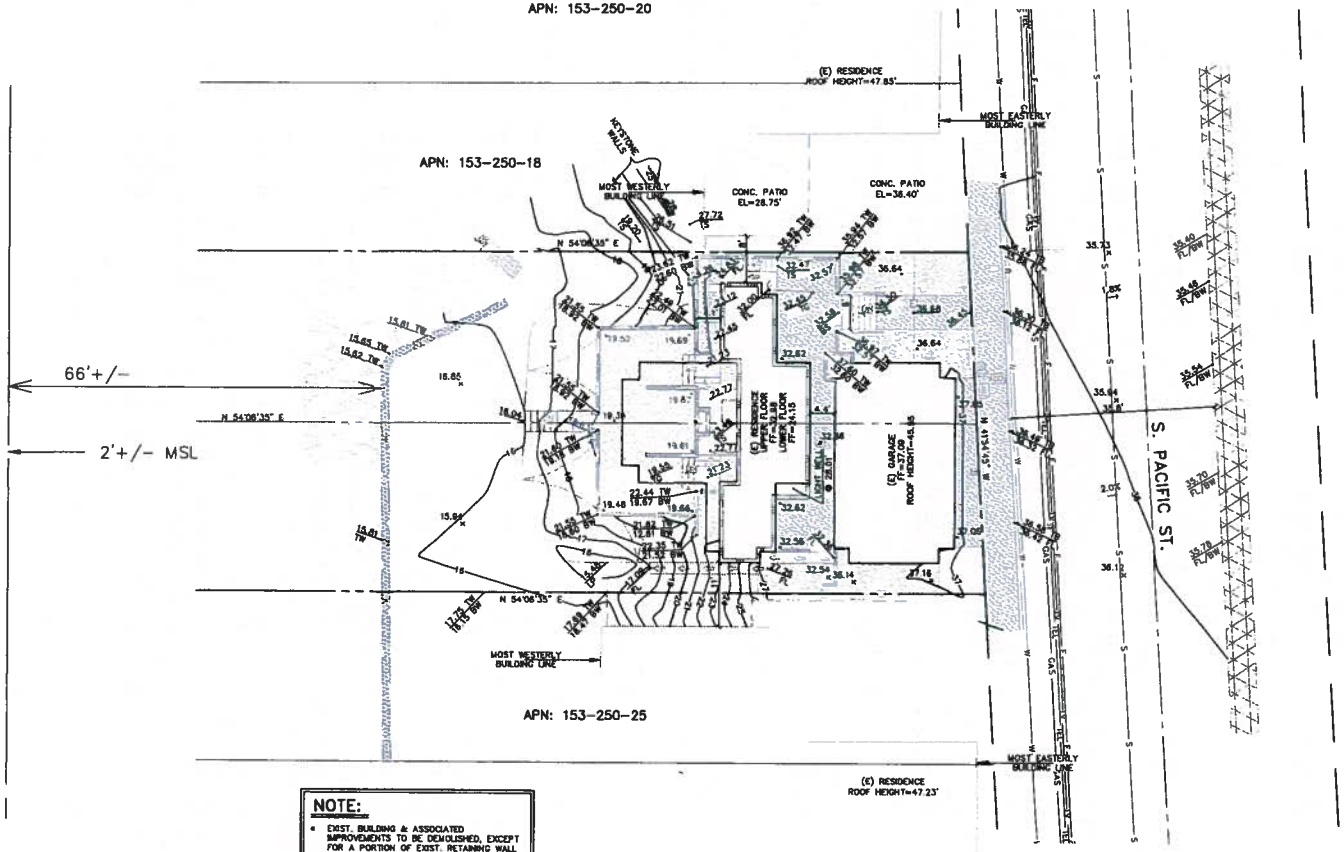
L1.0

EXISTING TOPOGRAPHY & DEMOLITION PLAN

FOR: KATES RESIDENCE
1909 SOUTH PACIFIC DR., OCEANSIDE
APN: 153-250-20



VICINITY MAP
NOT TO SCALE
T.B. PG. 1108-C3



NOTE:

- EXIST. BUILDING & ASSOCIATED IMPROVEMENTS TO BE DEMOLISHED, EXCEPT FOR A PORTION OF EXIST. RETAINING WALL ALONG NORTH ℄.

LEGEND

- EXIST. PROPERTY LINE
- EXIST. RIGHT-OF-WAY
- EXIST. RESIDENCE
- EXIST. RETAINING WALL
- EXIST. STEM WALL
- EXIST. WOOD FENCE
- EXIST. CONC. DITCH
- EXIST. MASONRY TILES
- EXIST. CONC. WALKWAY
- EXIST. CONC. DRIVE
- EXIST. WALL

LEGAL DESCRIPTION

LOTS 26 & 27 IN BLOCK "F" 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 THAT PORTION , IF ANY, HERETOFORE OR NOW LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.

SURVEY INFORMATION

- FIELD SURVEY CONDUCTED NOVEMBER 03, 2010
- BOUNDARY BEARINGS AND DISTANCES BASED ON MAP NO. 18141, RECORDED AS FILE NO. 2004-0075592 ON JANUARY 30, 2004.

BENCH MARK

DESCRIPTION: 1-1/4" BRASS CAP STAMPED "F-13 3-30-07 NEW".
LOCATION: IN CURB ON THE E'LY SIDE OF PACIFIC STREET ON THE N'LY END OF BRIDGE OVER LOMA ALTA CREEK 9' N'LY OF WALL AT BACK OF WALK
RECORD FROM: CITY OF OCEANSIDE SURVEY CONTROL
ELEVATION: 11.808' DATUM: NGVD 29

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

DOUGLAS E. LOGAN
C 39726
DATE: 06/02/12
EXPIRES: 12/31/13

REGISTERED PROFESSIONAL ENGINEER DOUGLAS E. LOGAN C 39726 CIVIL STATE OF CALIFORNIA

RANCHO COASTAL
ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT
310 S. TWIN OAKS VALLEY RD., #107-297
SAN MARCOS, CA. 92078
(760) 510-3152 Ph / (760) 510-3153 Fax

N

10 0 10 20 30
SCALE IN FEET
SCALE: 1" = 10'

CITY OF OCEANSIDE ENGINEERING DIVISION

EXISTING TOPOGRAPHY & DEMOLITION PLAN FOR:
KATES RESIDENCE
1909 SOUTH PACIFIC DRIVE
OCEANSIDE, 92054

APPROVED

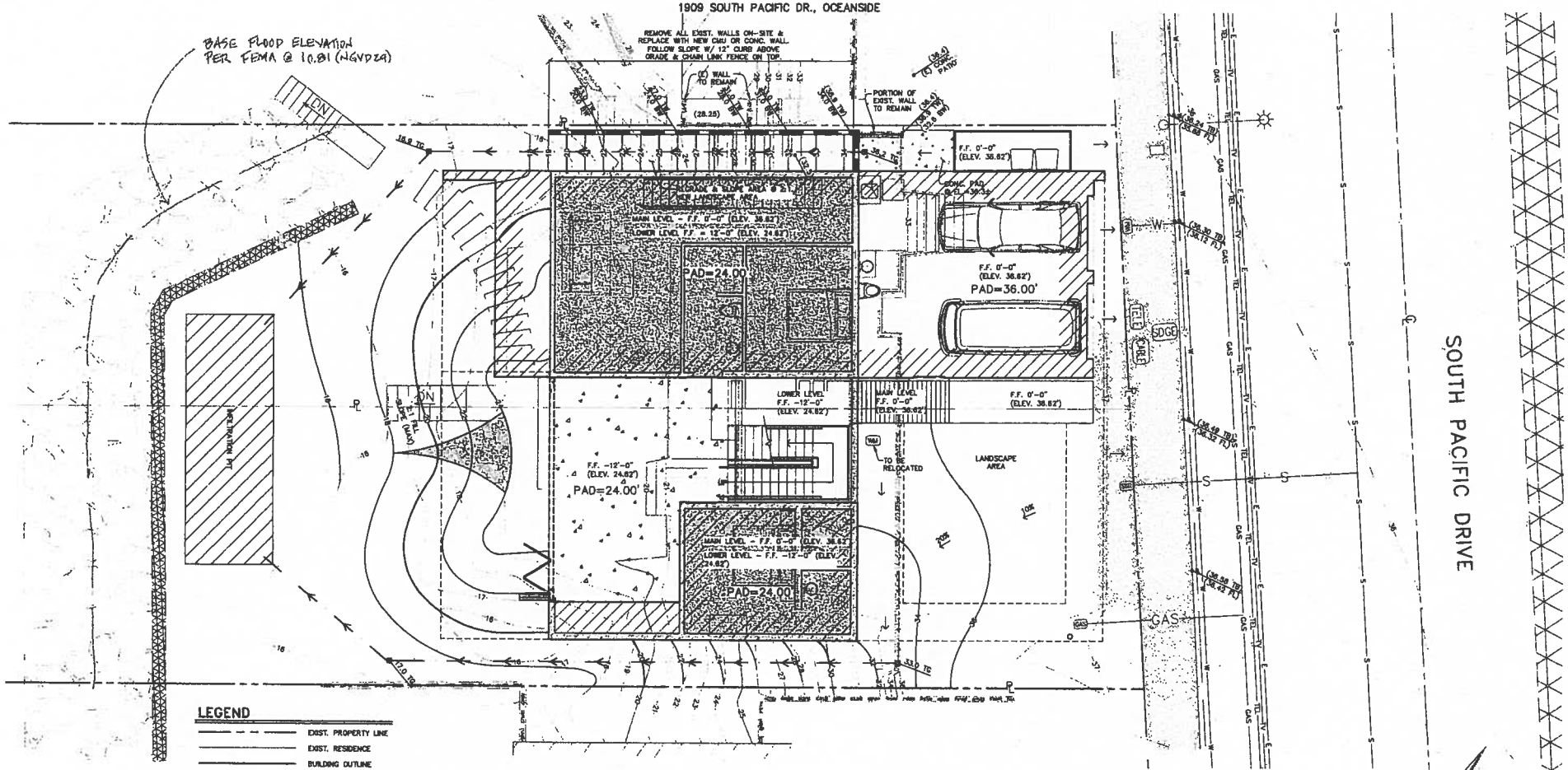
CITY ENGINEER: SCOTT O. SMITH RCE-59855 DATE:

ENGINEER OF WORK | CHECKED BY | APPROVAL DATE | PLAN NUMBER C1.0

PRELIMINARY GRADING PLAN

FOR: KATES RESIDENCE

1909 SOUTH PACIFIC DR., OCEANSIDE



LEGEND

- EXIST. PROPERTY LINE
- EXIST. RESIDENCE
- BUILDING OUTLINE
- UPPER FLOOR OUTLINE
- LOWER FLOOR OUTLINE
- BUILDING WALLS
- EXIST. RETAINING WALL TO REMAIN
- NEW RETAINING WALL PER "C-1"
- 4" PVC/ABS DRAINPIPE
- 12" SQ. AREA DRAIN WITH DRAIN OUTLET
- DIRECTION OF DRAINAGE
- INFILTRATION PIT

EARTHWORK & ON-SITE PAVING QUANTITIES

- CUT = 100 C.Y. +/-
- FILL = 350 C.Y. +/-
- IMPORT = 250 C.Y. +/-
- REMEDIAL = 300 C.Y. +/-
- PAVEMENT = 200 S.F. +/-

FEMA INFORMATION PER FIRM MAP NO. 06073C0761G

- SUBJECT PROPERTY IS IN BOTH ZONES "AE" & "X"
- BASE FLOOD ELEVATION = 13 (NAVD 88) / 10.81 (NGVD 29)

SPRINKLER SYSTEM IS REQUIRED FOR SUBJECT RESIDENCE

- INSTALL A BACK FLOW PREVENTER AT THE WATER METER PER CITY STANDARDS.

BENCH MARK

DESCRIPTION: 1-1/4" BRASS CAP STAMPED "Y-13 3-30-07 NEW"

LOCATION: IN CURB ON THE E'LY SIDE OF PACIFIC STREET ON THE N'LY END OF BRIDGE OVER LOMA ALTA CREEK 9' N'LY OF WALL AT BACK OF WALK

RECORD FROM: CITY OF OCEANSIDE SURVEY CONTROL

ELEVATION: 11.608' DATUM: NGVD 29

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

DOUGLAS E. LOGAN
C 39728

DATE: 06/02/12

EXPIRES: 12/31/13

REGISTERED PROFESSIONAL ENGINEER DOUGLAS E. LOGAN C 39728 CIVIL STATE OF CALIFORNIA

RANCHO COASTAL
ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT
310 S. TWIN OAKS VALLEY RD., #107-297
SAN MARCOS, CA. 92078
(760) 510-3152 Ph. / (760) 510-3153 Fax

SCALE IN FEET
SCALE: 1" = 5'

CITY OF OCEANSIDE
ENGINEERING DIVISION

PRELIMINARY GRADING & DRAINAGE PLAN FOR:

KATES RESIDENCE
1909 SOUTH PACIFIC DRIVE
OCEANSIDE, 92054

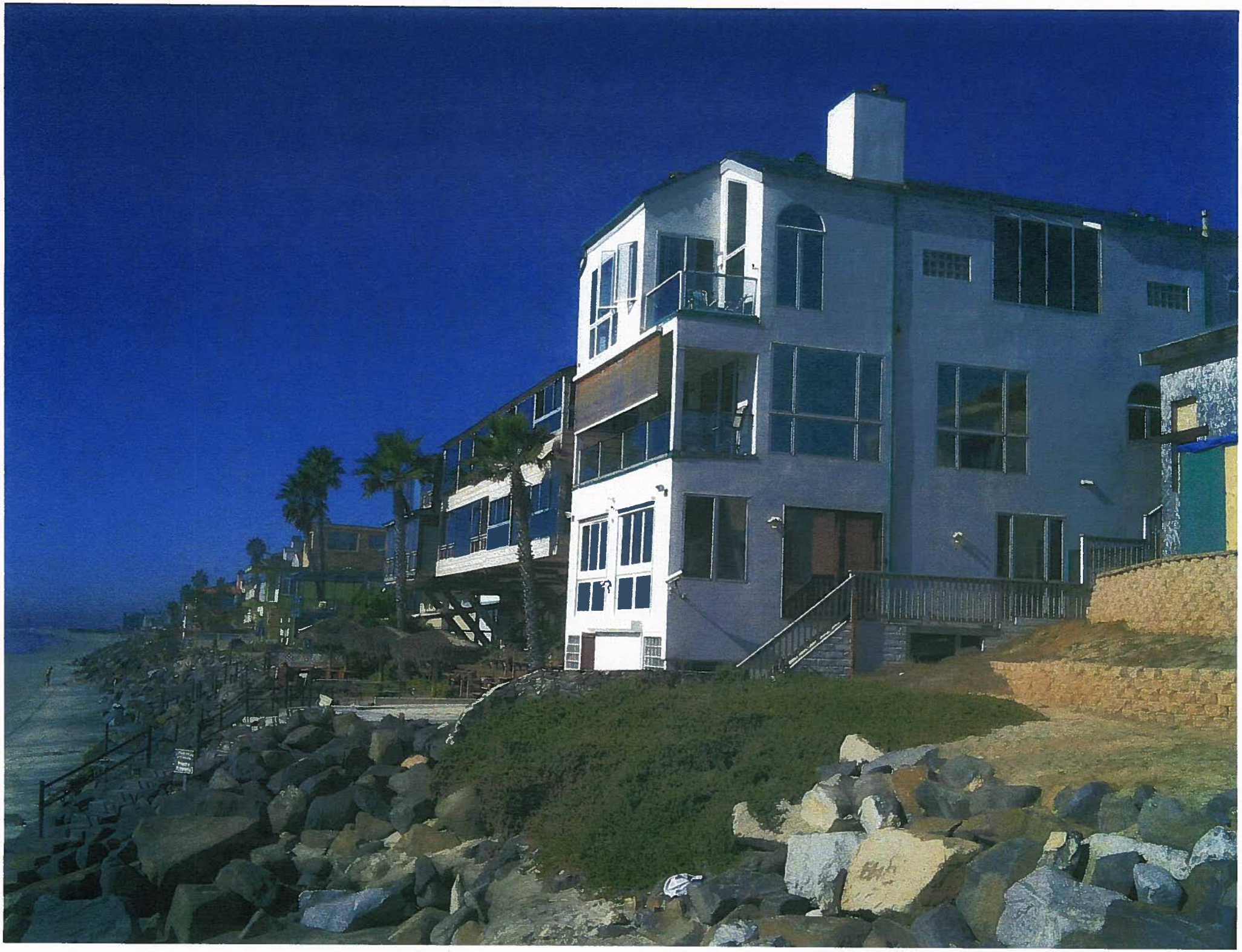
APPROVED

CITY ENGINEER: SCOTT D. SMITH RCE-[illegible] DATE:

ENGINEER OF WORK | CHECKED BY: | APPROVAL DATE: | PLAN NUMBER C2.0

Kates Beach House - domusstudio architecture

Kates Beach House - domusstudio architecture



PRIVATE
PROPERTY
NO TRESPASSING

GeoSoils Inc.

June 1, 2011

Dr. & Mrs. Kates
249 La Vista Grande
Santa Barbara, CA 93103-2818

SUBJECT: Wave Runup, Coastal Hazard, and Shore Protection Study, 1909 South Pacific Street, Oceanside, California

Dear Dr. & Mrs. Kates:

The following letter report is in response to your request for a wave runup, coastal hazard, and shore protection study for the property located at 1909 South Pacific Street, Oceanside, CA. The analysis is based upon site elevations and preliminary plans, existing published reports concerning 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 hazards.

INTRODUCTION

The property, located at 1909 South Pacific Street, Oceanside, California, lies 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 the sea cliff and Pacific Street. Figure 1 is an aerial photograph of the site downloaded, 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. It is our understanding that a new residential structure is proposed for the site. The proposed development is to be at or just landward of the approved string line, about 50 feet back from the top of the revetment. The lowest floor of the proposed development is a storage room with finished floor at or above elevation +15.3 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 in Fall 2001 with sand as part of a regional beach nourishment program. In the past, under extreme winter storm conditions the beach often consist of cobbles, which lie below the sand at about elevation +1.0 feet MSL.

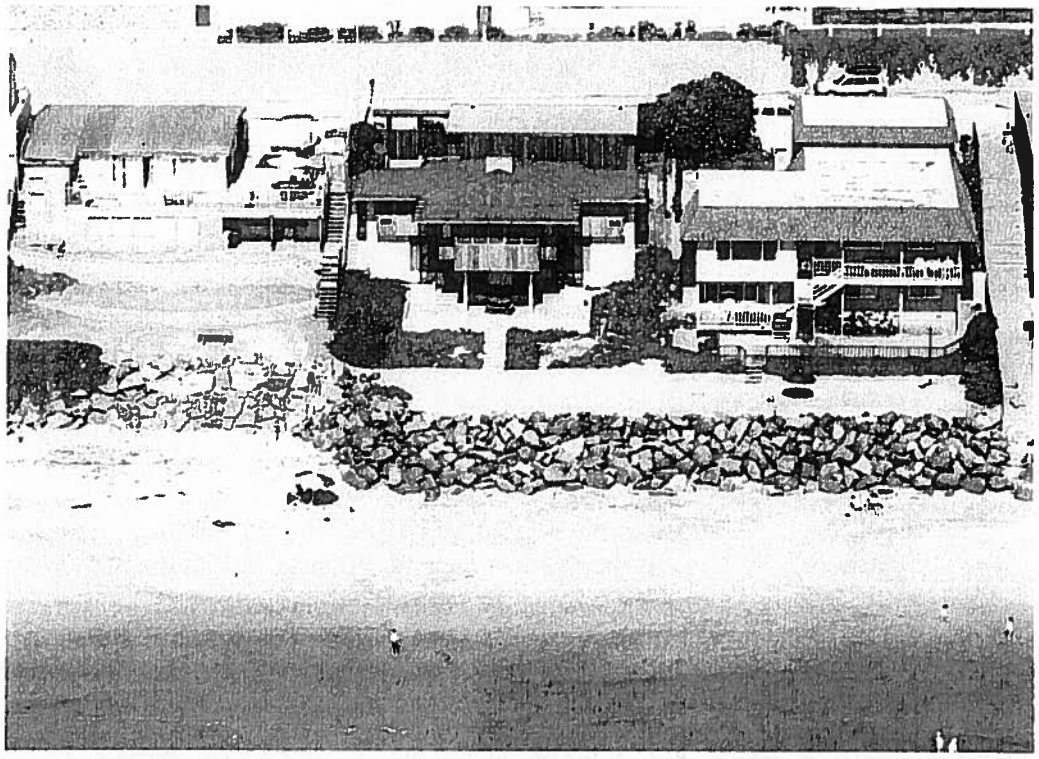


Figure 1. Subject site and adjacent properties in September, 2011.

The datum used in this report is Mean Sea Level (MSL), which is +0.19 feet National Geodetic Vertical Datum (NGVD). 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 second (sec). A site topographic survey, dated 11/03/10, was performed by Rancho Coastal Engineering and preliminary site development plans were provided domusstudio, LLP, the project architects.

EXISTING SHORE PROTECTION EVALUATION

A visual inspection of the existing shore protection at the site and the adjacent shore protection was performed on May 27, 2011. The existing shore protection consists of a quarry stone revetment backed by a perched beach. The revetment runs the entire length of the seaward property width, jogs slightly landward at the north end, 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 tons. During the site visit, the approximate location of the toe of the revetment was located by

the undersigned. The toe is located about 203 feet west of the Pacific Street centerline. The crest elevation of the revetment varies from about +13.0 feet MSL to +16 feet MSL. The visible slope of the revetement varies from 2/1 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 2. The revetment is backed by a perched beach, about 50 feet wide, which also serves to protect the site improvements from wave overtopping. The revetement appeared to be in good condition and not in any need of maintenance at this time.

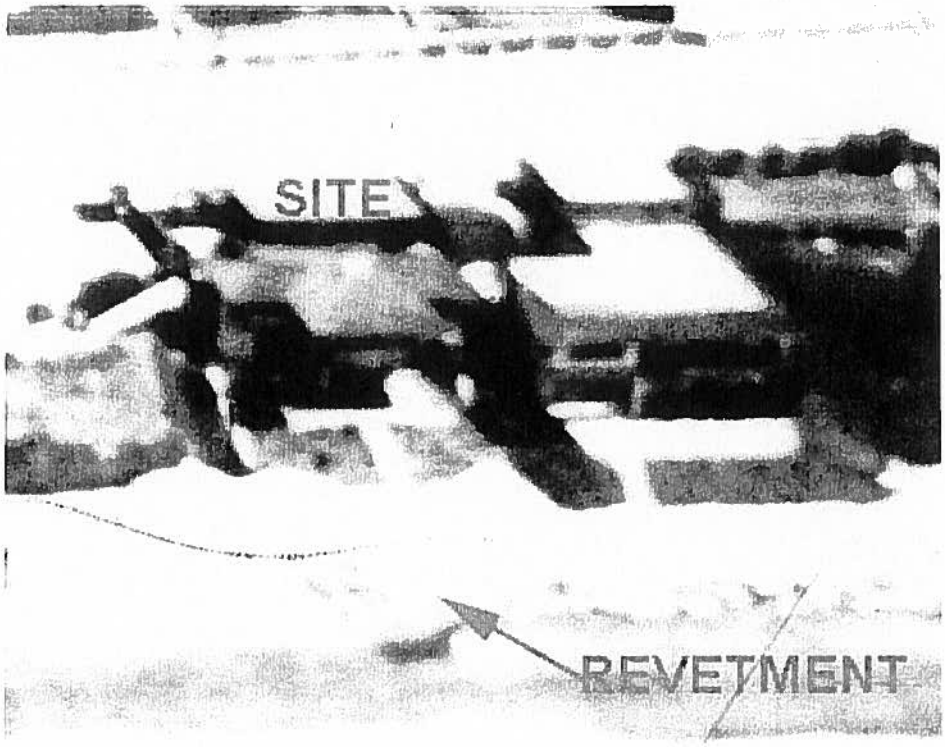


Figure 2. Subject site in 1972 showing the exposed revetment and cobbles.

WAVE RUNUP AND OVERTOPPING ANALYSIS

As waves encounter the beach in front of 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 structure (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 2002 USACOE Coastal Construction Manual. The overtopping estimates calculated herein are corrected for the effect of onshore winds. Figure 3 is a diagram showing the analysis terms.

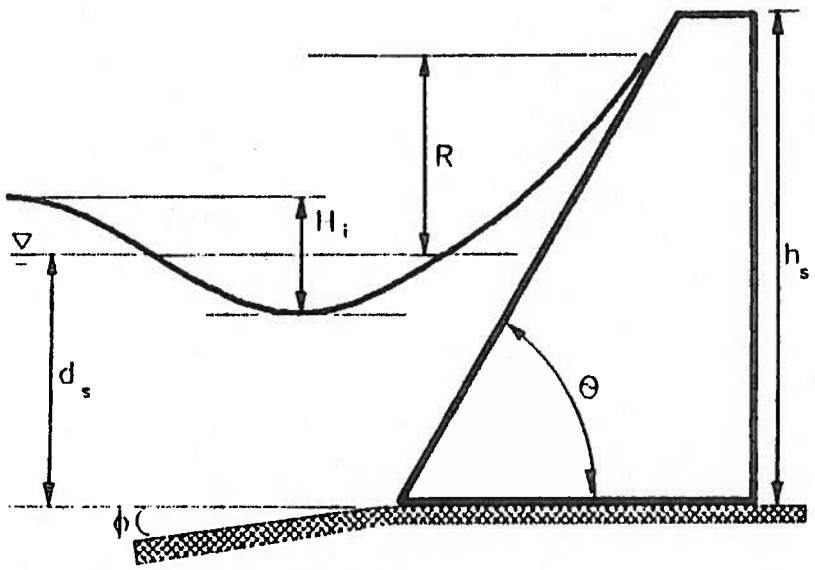


Figure 3. Wave runup terms from ACES analysis.

The wave, wind, and water level data used as input to the ACES runup and overtopping application was taken from the historical data reported in USACOE CCSTWS report #88-6 and updated to 2011, as necessary. The North 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 maximum observed water level in the Oceanside area is +4.91 feet MSL on November

13, 1997. 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 design beach scour elevation at the toe of the revetement is -1.0 feet MSL. This scour elevation is reasonable due to the presence of the underlying cobbles that do not erode as easily as the beach sands. 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 structure. 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 7.9 feet, based upon a maximum scour depth of -1.0 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 6.6 feet. The height of the revetment is about +14 feet MSL (the lower average top of revetment). The visible slope of the revetment varies from 2/1 to 1.5/1 and the nearshore slope was chosen to be 1/60. **Table I** is the ACES runup and overtopping analysis output for these design conditions.

Table I

AUTOMATED COASTAL ENGINEERING SYSTEM ... Version 1.02 5/31/2011 9: 7
Project: COASTAL HAZARD STUDY 1909 SOUTH PACIFIC OCEANSIDE

WAVE RUNUP AND OVERTOPPING ON IMPERMEABLE STRUCTURES

Item		Unit	Value	
Wave Height at Toe	Hi:	ft	6.600	Rough Slope
Wave Period	T:	sec	18.000	Runup and
COTAN of Nearshore Slope			60.000	Overtopping
Water Depth at Toe	ds:	ft	8.000	
COTAN of Structure Slope			1.500	
Structure Height Above Toe	hs:	ft	15.000	
Rough Slope Coefficient	a:		0.956	
Rough Slope Coefficient	b:		0.398	
Deepwater Wave Height	H0:	ft	3.865	
Relative Height	(ds/H0):		2.070	
Wave Steepness	(H0/gT^2):		0.371E-03	
Wave Runup	R:	ft	12.808	
Onshore Wind Velocity	U:	ft/sec	67.512	
Overtopping Coefficient	Alpha:		0.500E-01	
Overtopping Coefficient	Qstar0:		0.140	
Overtopping Rate	Q:	ft^3/s-ft	1.601	

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^3/s-ft. This is about 1 foot of water coming over the top of the revetment for each wave (20 second period). The impact of revetment overtopping waters on the proposed development behind it is reduced by the ~50 feet wide perched beach between revetment and the development. 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 <u>not</u> reach the seaward portion of the development. In the event the water does reach the structure, the water velocity will be reduced.

COASTAL HAZARDS

There are three different potential oceanographic hazards identified at this site: shoreline erosion, flooding, and waves. 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.

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 waves. The beach fronting the site is subject to seasonal erosion and occasionally subject to artificial sand nourishment. The Oceanside 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 (USACOE, 1991) and by the US Geological Survey (USGS, 2006). Historically, the shoreline is supplied sand by the San Luis Rey and Santa Margarita Rivers, and some bluff erosion. 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 particular area is rather complex due to the impacts of dams, coastal structures, severe El Nino conditions, creek flow, and beach nourishment projects. The CCSTWS Main Report, dated September 1999, provides a very comprehensive history of erosion at and near the site. The USGS report provides a graphic presentation of both the short-term and long-term erosion trends. The USGS report reveals that the site is subject to some short term erosion with no long term erosion trend. However, short-term erosion, erosion occurring over time scales of days, can impact the site as a result of wave overtopping.

Analysis of historical aerial photographs contained in the California Coastal Records Project web site (http://www.californiacoastline.org/) shows a quarry stone revetment in 1972. The winter of 1982-83 was an 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 older 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 reasonable safe from erosion hazards.

Flooding Hazard

The lowest habitable proposed improvement at the seaward portion on site is above elevation +15 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 other than from the ocean is 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 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 6.6 feet 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^3/s-ft. This is about one foot of water coming over the top of the revetment for each wave (20 second period). This overtopping is essentially managed by the 50 foot 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 dissipate the overtopping waters. Ocean waters that make it past this area, to the structure, will have a reduced velocity and minimal impact. The overtopping water will ultimately percolate back into the sandy soils, and back toward the ocean.

Tsunami Hazard

Tsunamis are waves generated by submarine earthquakes, landslides, or volcanic action. Lander, et al. (1993) discusses the frequency and magnitude of recorded or observed tsunamis in the souther 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 structure. This wave is about 6.5 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 structure, 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 is in conformance with the City of Oceanside Standard Drawing M-19 "Typical Seawall Drawing". The average top of the revetment is about +15 feet MSL which is slightly below the minimum City of Oceanside standard of +16.0 feet MSL. However, the revetment is back by a wide perched beach which will effectively reduce or mitigate the impact of waves overtopping the structure and reaching the improvements.

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^3/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 over 50 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 nuisance water at the perched beach area.

RECOMMENDATIONS

A. The revetment is in good condition and not in need of maintenance at this time.

B. While infrequent, it is possible that wave runup may reach the seaward portions of the proposed development. The revetment and perched beach (space from the top of the revetment to the structure), are sufficient to protect the improvements from water 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. Any necessary maintenance can be performed without any additional seaward movement of the revetment.

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.

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

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.

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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.

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USACOE 2002, Coastal Engineering Manual.

USGS 2006 "National Assessment of Shoreline Change Part 3: Historical Shoreline Change and Associated Coastal Land Loss Along Sandy Shorelines of the California Coast", Open File Report 2006-1219

GeoSoils, Inc.

Geotechnical • Geologic • Coastal • Environmental

5741 Palmer Way • Carlsbad, California 92010 • (760) 438-3155 • FAX (760) 931-0915 • www.geosoilsinc.com

August 10, 2012

Dr. & Mrs. Kates
c/o Michael Rollins Construction Consulting
5663 Balboa Avenue, #397
San Diego, CA 92111

SUBJECT: Wave Runup Review Comment Response, 1909 South Pacific Avenue, Oceanside, CA.

REFERENCE: "Wave Runup, Coastal Hazard, and Shore Protection Study, 1909 South Pacific Street, Oceanside, California," date June 1, 2011 by GeoSoils Inc.

Dear Dr. & Mrs. Kates:

The following letter is in response to a review comment by the City of Oceanside. For ease of review we are providing the City comment in bold lettering followed by our response.

Please have the wave runup study consultant address the northwestern corner of the property at the revetment. The revetment curves to the east and is within 20 feet of the proposed structure. Please address the changed configuration and the effects of wave action from storms coming from the northeast.

We have reviewed the design civil drawings (signed 06/02/12) and determined that the project, as designed and configured, is in significant conformance with the recommendations in our referenced wave runup report. A review of historical aerial photographs on the California Coastal Records website shows that the revetment has had the same configuration since at least 1972. There is no observable photographic evidence that this configuration results in exacerbated wave runup on the subject property or the property to the north of the site. It should be noted that regardless of the direction of the swell, waves coming on the revetment/site are within a few degrees of being parallel to the shoreline due to wave refraction effects. The wave runup study stated that the revetment, at about elevation +16 feet MSL, can be overtopped with about 1 foot of water in height with each overtopping wave, under the extreme design conditions. The overtopping water then travels across the perched beach towards the structure. As the overtopping bore travels across the beach it is reduced in height such that when it reaches the toe of the slope at the back beach it is about 1 to 2 inches in height with no significant erosion capability. It should also be noted that the lowest finished floor elevation in this

area is over 8 feet above the perched beach. Due to its elevation above and horizontal distance from the revetment, the proposed development is reasonably safe from coastal hazards associated with wave runup.

If you require any additional information please contact us at the number below.

Respectively submitted,

GeoSoils, Inc.
David W. Skelly
Civil Engineer, RCE#47857

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 9/15/11	BY SH

Please Print or Type All Information

HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	
C.U.P.	
VARIANCE	
COASTAL RC11-00012	
O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT: Michael Rollins	2. STATUS:
3. ADDRESS: 5663 Balboa Ave. #397 San Diego, CA 92111	4. PHONE/FAX/E-mail: 619-993-6003
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): Michael Rollins	
6. ADDRESS: 5663 Balboa Ave #397 San Diego CA, 92111	7. PHONE/FAX/E-mail: 619-993-6003

PART II – PROPERTY DESCRIPTION

8. LOCATION: 1909 South Pacific	9. SIZE: 11,768 ft

10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER
	RS	SFR	153-250-20

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION

CDP application for a new single family residence

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
			1	1

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE or FAR
2,735	3	10.6 %	.15

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):	34. DATE	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).
Michael Rollins	9/15/11	
Sign:	35. OWNER (Print): Robert Kates	36. DATE: 9/14/11
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.	Sign:	

Kates Residence
Rebuild of existing single family residence
1909 South Pacific
Oceanside, California

Description and Justification

(e) That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan

Section 1.24 Topographic Resources

This project is proposed on a previously developed site on the west side of South Pacific street. The natural topography of the site has been completely obscured by the prior development. The proposed project will be constructed within the footprint of the previous development and restore a portion of the natural slope and vegetation.

Section 1.25 Undevelopable Lands

This project is proposed on a previously developed site and does not meet the definition of "undevelopable lands".

(a) That the project conforms to the Local Coastal Plan, including policies of that plan

I. COASTAL ACCESS
C.1.c Coastal access does not need to be provided on site as there is currently public coastal access existing 60 feet to the south.

II. RECREATION & VISITOR SERVING FACILITIES
C.17 The proposed residence will provide 2 garage parking spaces and 1 exterior off street parking space in compliance with the zoning code.

VI. VISUAL RESOURCES AND SPECIAL COMMUNITIES
B.3 The proposed residence will be over 6 feet below the height limit allowing a larger view corridor from the Pacific street promenade than required.

(b) That all development within the appeal area conforms to the public access and recreation policies of Chapter 3 of the Coastal Act.

ARTICLE 2 – COASTAL ACCESS
The proposed project complies with Chapter 3 of the Coastal Act under Section 30212 (a) (2) adequate access exists nearby. The public beach access is located 60 feet to the south of the subject property.

ARTICLE 3 – RECREATION
The proposed project will not affect any current or future public recreational spaces per article 3.

ARTICLE 6 – DEVELOPMENT
The proposed project conforms with section 30250 by being both located on a previously developed site and following a consistent "string line" setback established by the adjacent development and the city of Oceanside.

12255

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, AND IS DESCRIBED AS FOLLOWS:

LOTS 26 AND 27 IN BLOCK "F" 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 THAT PORTION, IF ANY, HERETOFORE OR NOW LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.

NOTICE OF EXEMPTION
City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Robert and Janet Kates
2. **ADDRESS:** 1909 S. Pacific St
3. **PHONE NUMBER:** (691) 993-6003 (Michael Rollins, Applicants' Representative)
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Russ Cunningham
6. **PROJECT TITLE:** RC11-00012 (Kates Residence)

7. DESCRIPTION: The proposal project involves demolition of an existing single family residence and the construction of a new single-family residence on a beachfront site located at 1909 South Pacific Street. Situated within the Coastal Zone and the South Oceanside Neighborhood Planning Area, the subject property has a Local Coastal Program land use designation of Low Density Residential and a zoning designation of Single-Family Residential (R-1). The new residence comprises two stories and 2,243 square feet of enclosed habitable space, along with a 471-square-foot two-vehicle garage. At present, the subject site consists of two abutting legal lots, both under the applicants' ownership, and the existing home straddles the interior side yard property line between these two separate properties. In accordance with City policy, the applicant is required to process a lot merger prior to the issuance of building permits.

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:

[x] The project qualifies for a Class 3 categorical exemption under CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures);

[ ] "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,

[ ] The project is statutorily exempt, Section , ____(Sections 15260-15277); or,

[ ] The project does not constitute a "project" as defined by CEQA (Section 15378).

RC

Date: November 5, 2012

Russ Cunningham, Senior Planner

cc: [x] Project file [x] Counter file [x] Library Posting: [ ] County Clerk $50.00 Admin. Fee