



DATE: February 25, 2013

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF REGULAR COASTAL PERMIT (RC12-00007) FOR THE DEVELOPMENT OF A TWO-STORY OVER BASEMENT SINGLE-FAMILY DWELLING AT 1837 SOUTH PACIFIC STREET – INCORP SERVICES INC. RESIDENCE – APPLICANT: MR. VINOD SARUP**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Approve Regular Coastal Permit (RC12-00007) by adopting Planning Commission Resolution No. 2013-P06 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

The subject beachfront site, measuring 30 feet in width and extending to the mean high tide in length, is currently improved with an approximately 1,296-square foot tri-level single-family dwelling and an attached one-car garage. The parcel slopes downward approximately 18.5 feet from the South Pacific Street frontage to the rear yard area, landward of an existing quarry stone revetment.

The property is located within the appealable portion of the Coastal Zone, in the South Oceanside Neighborhood Planning Area. The site's single-family residential (R-1) zoning designation is consistent with its land use designation of Low Density Residential. These designations are intended to accommodate single-family residential development and preserve low density residential neighborhoods.

The existing quarry stone revetment runs the entire length of the property's seaward width and is part of a continuous revetment that protects properties to the north and south of the subject site. The revetment jogs slightly at the north end and is backed by an approximately 30-foot wide perched beach. The crest elevation of the revetment is about +17 feet NGVD29. The toe of the revetment is located about 133 feet west of the Pacific

Street centerline. Further seaward encroachment of the revetment is generally considered to be contrary to the public access and recreational policies of the Coastal Act.

The original construction of the revetment is not known, but analysis of historical aerial photographs (California Coastal Records Project Photographs) appears to show a quarry stone revetment on-site in 1972 and in 1983, much of Oceanside's shoreline was hardened by quarry stone, therefore it has been concluded that the existing revetment has been in place for several decades.

An inspection of the existing shore protection structures at the site, performed on March 27, 2012, found the revetment to be in good condition and not in any need of maintenance at this time. The revetment's design was also determined to be in conformance with the City of Oceanside Standard Drawing M-19 "Typical Seawall Drawing" and no signs of significant erosion landward of the revetment over the past 40 years were detected. The GeoSoils, Inc. report dated April 5, 2012 indicates that as long as the revetment is maintained, the site is reasonably safe from erosion hazards and the shoreline is stabilized. It also states that while infrequent, it is possible that wave runup may reach the seaward portions of the proposed development, but the revetment is sufficient to protect the improvements from significant water damage. Furthermore, standard conditions of project approval to address this issue to the satisfaction of the City of Oceanside will ensure proper project design.

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

Project Description: The applicant proposes to demolish the existing multi-level residence and construct a new two-story over basement single-family dwelling. The proposed residence will include approximately 4,538 square feet of habitable area and a two-car garage.

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

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

ANALYSIS

KEY PLANNING ISSUES

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

1. General Plan

A. Land Use Element

Goal 1.23: Architecture

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

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

Development on properties along South Pacific Street has historically been shaped by their proximity to the ocean and includes single and multiple family units in a multitude of architectural styles. The existing, circa 1964, "contemporary" style beach bungalow on the subject site features a low-profile asymmetrical street elevation clad in stucco and vertical board and batten siding along South Pacific Street and a tri-level facade under a gable roof along the west (beachfront) elevation. The structure is not the work of a master architect or craftsman, nor are constructed of rare or unique materials. The existing building does not qualify under the criteria for nomination for listing in the National Register of Historical Places, California Register of Historic resources, or the Oceanside historical resources register and is proposed to be demolished.

The design of the proposed two-story over basement single-family dwelling has been influenced by late 1800's and early 1900's Beaux Arts and Renaissance Revival styles. The massing of the structure provides horizontal and vertical offsets along South Pacific Street and "steps back" from the beach incorporating ample balcony/deck areas. Building improvements will be limited to the stringline setback, and the building's unique style, details, and materials will positively contribute to the South Pacific Street streetscape.

Goal 1.32: Coastal Zone

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

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

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

- a) Vertical beach access: Proposals that constitute multi-family development or involve at least 70 feet of street frontage are required to dedicate and construct vertical public access to the beach when such access is not already present

within 250 feet of the proposed project. The subject request involves construction of a single-family dwelling on a beachfront lot with a 30-foot street frontage. Therefore the project is not subject to the vertical beach access provision.

- b) Lateral beach access: Seawall structures are vital in protecting health and safety of beach residents but also tend to impede the public's ability to laterally access the sandy beach and limit opportunity for passive recreational use along the shoreline. Submitted plans indicate that the top of the required protection revetment, lies approximately 12 feet seaward from the proposed building's westernmost façade and the toe of the revetment is located approximately 133 feet from the centerline of South Pacific Street. Staff finds that the subject shoreline structure is sited as far inland as practicable. Seawall public access impacts have been addressed through conditions of project approval that would maintain lateral public access and use rights along the shoreline in perpetuity, payment of shoreline sand replenishment fees and monitoring/ maintenance of the existing revetment structure.

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

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

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

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

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

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

2. Zoning Compliance

The proposed project is subject to compliance with the 1986 Zoning Ordinance which identifies development of single-family homes as a land use permitted by right within the R-1 (Residential-Tourist) Zone. With respect to development standards, the proposed project is in substantial conformance with applicable R-1 parameters. Limiting seaward

building extensions to the stringline setback will ensure views from the public right-of-way and adjoining properties will not be substantially impaired and future seaward encroachments to maintain existing private viewsheds from properties to the north and south of the project will be prevented.

The following table illustrates the project’s consistency with R-1 setback and height development standards:

Table 1: Development Standards

	REQUIRED	PROPOSED
FRONT YARD	Adjusted per Section 1716 of -OZO	5'-0" street level and 10'-0" upper level @ S. Pacific St.
SIDE YARD	3'-0" or per approved development plan - OZO Section 3204	3'-0"
REAR YARD	Coastal stringline	No building/balcony/deck encroachment seaward of coastal stringline
MAXIMUM HEIGHT	35 feet above average finished grade or 2 stories whichever is less	31.75 ft.

ENVIRONMENTAL DETERMINATION

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

PUBLIC NOTIFICATION

A legal notice was published in the North County Times and notices were sent to the applicant, property owners of record and occupants within 300-foot radius of the subject property.

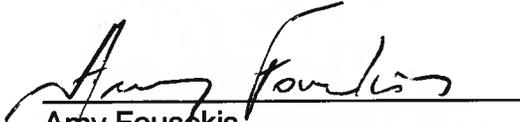
SUMMARY

Regular Coastal Permit (RC12-00007) as conditioned, is consistent with the requirements of the Zoning Ordinance, the land use policies of the General Plan and the policies of the Local Coastal Program. The project will comply with applicable development standards for the district in which it is situated. The project’s scale and architecture are compatible with the surrounding neighborhood. Accordingly, staff recommends that the Planning

Commission approve the proposal subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

- Approve Regular Coastal Permit (RC12-00007) adopting Planning Commission Resolution No. 2013-P06 with findings and conditions of approval attached herein.

PREPARED BY:



Amy Fousekis
Principal Planner

SUBMITTED BY:

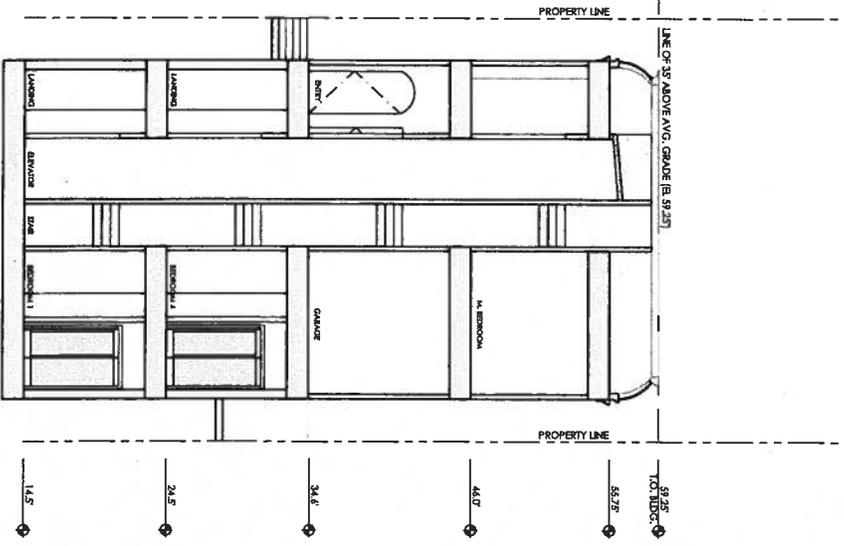


Marisa Lundstedt
City Planner

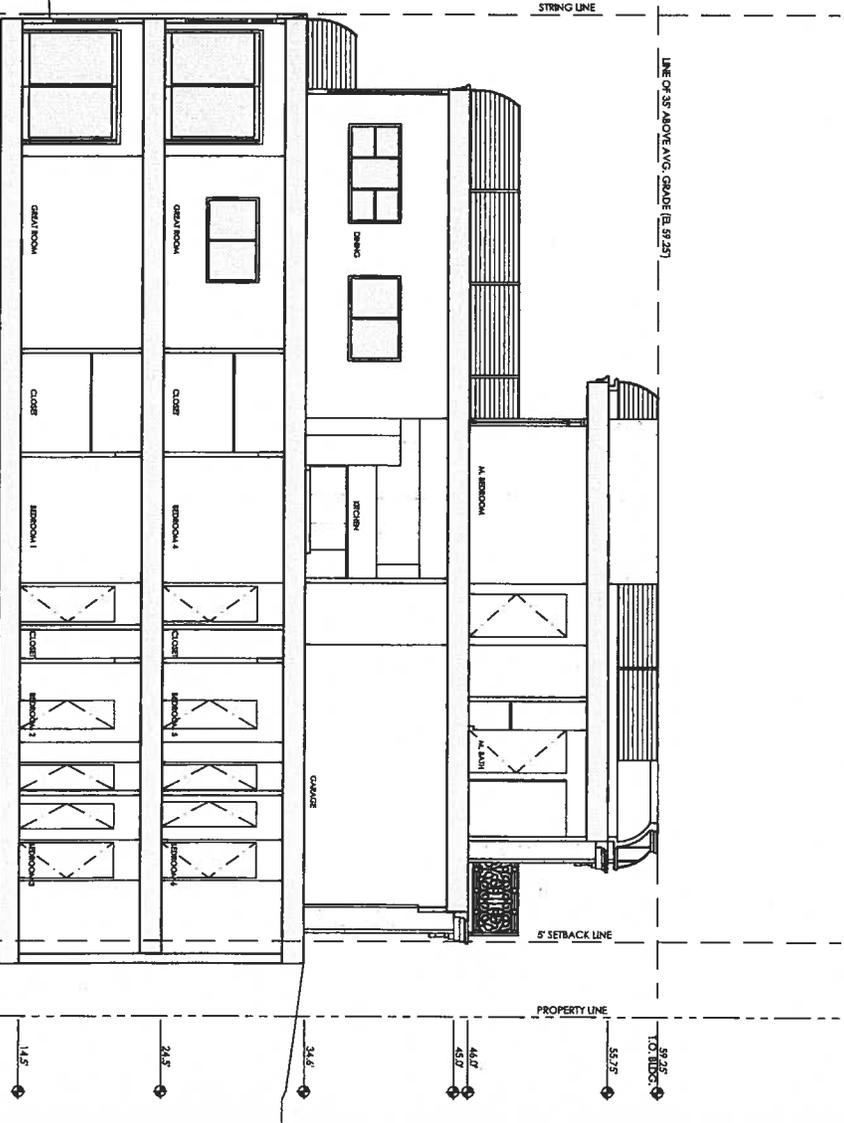
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Attachments:

1. Plans
2. Planning Commission Resolution No. 2013-P06
3. Wave run-up study, coastal hazard and coast protection study documentation



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



2 PROPOSED SECTION
SCALE: 1/4"=1'-0"

ARCHITECT
STUDIO 4
 3000 JENSEN BLVD, SUITE 100
 PALMDALE, CA 91364
 TEL: 818-341-1111
 FAX: 818-341-1112
 WWW.STUDIO4ARCHITECTS.COM

OWNER:
 VANDI & LAURA SIBALP
 307 S. PACIFIC ST.
 OCEANVIEW, CA 93954
 (415) 726-0814

OWNERS' ARCHITECT:
 PAUL LINDGREN
 2000 N. GARDEN ST.
 OCEANVIEW, CA 93954
 (415) 726-0814

PROJECT:
 NEW RESIDENCE AT
 307 S. PACIFIC ST.
 OCEANVIEW, CA

DATE:
 07/17/12

REVISIONS:
 01/17/12 V17/0
 02/17/12 V17/1
 03/17/12 V17/2

DESIGNED BY:
 PAUL LINDGREN

DRAWING STATUS:
 B PRELIMINARY DESIGN
 C CONCEPT DESIGN
 D PERMIT SET
 E PERMIT SET
 F PERMIT SET
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DATE:
 07/17/12

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

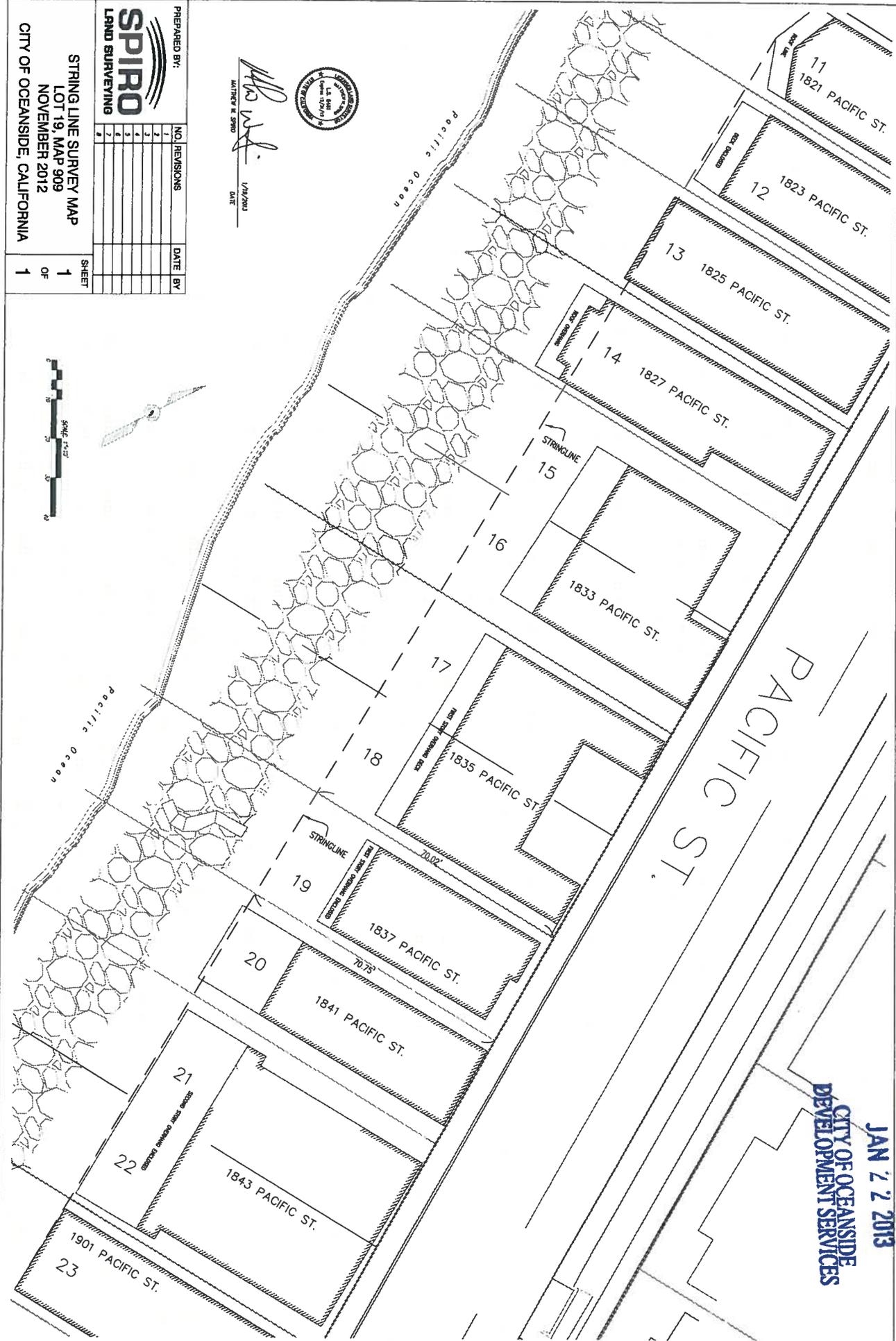
SHEET TITLE:
 PROPOSED SECTIONS

SHEET NO.:
 A6.0

RECEIVED

JAN 2 2 2013

CITY OF OCEANSIDE
DEVELOPMENT SERVICES



Matthew R. Spiro
MATTHEW R. SPIRO
DATE: 1/16/2013

NO. REVISIONS	DATE	BY
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2		
3		
4		
5		
6		
7		
8		
9		
10		

SPIRO
LAND SURVEYING

PREPARED BY:
STRUNG LINE SURVEY MAP
LOT 19, MAP 909
NOVEMBER 2012
CITY OF OCEANSIDE, CALIFORNIA

SHEET
1
OF
1

1 PLANNING COMMISSION
2 RESOLUTION NO. 2013-P06

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

6 APPLICATION NO: RC12-00007
7 APPLICANT: Incorp Services Inc.
8 LOCATION: 1837 S. Pacific Street

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

11 WHEREAS, there was filed with this Commission a verified petition on the forms
12 prescribed by the Commission requesting a Regular Coastal Permit (RC12-00007) under the
13 provisions of the City of Oceanside Local Coastal Program to permit the following:

14 demolition of an existing single-family dwelling and construction of a two-story over
15 basement single-family dwelling;

16 on certain real property described in the project description;

17 WHEREAS, the Planning Commission, after giving the required notice, did on the 25th
18 day of February, 2013 conduct a duly advertised public hearing as prescribed by law to consider
19 said application;

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

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

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

28 //////////////

29 //////////////

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1	Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
2			
3	Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
4			
5	Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
6			
7	Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$.713 per square foot or \$713 per thousand square feet for non-residential uses and \$2,072 per unit for residential
8			
9			
10	School Facilities Mitigation Fee	Ordinance No. 91-34	\$.47 per square foot non-residential for Oceanside (\$2.63 for Vista and Fallbrook) \$2.97 per square foot residential (\$2.63 for Vista; \$2.63 for Fallbrook)
11			
12			
13			
14			
15	Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
16			
17			
18	Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 09-OR 0093-1	Fee based on water meter size. Residential is typically \$4,597 per unit; Non-residential is \$36,775 for a 2" meter.
19			
20			
21			
22	Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 09-OR 0092-1	Based on capacity or water meter size. Residential is typically \$6,313 per unit; Non-residential is \$50,501 for a 2" meter.
23			
24			
25	San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically \$4,326 per unit; Non-residential is \$22,495 for a 2" meter.
26			
27			
28			
29			

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

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

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

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

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

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

20 FINDINGS:

21 For the Regular Coastal Permit:

- 22 1. The proposed development, as conditioned, is consistent with the land use policies of the
23 Local Coastal Program as implemented through the Zoning Ordinance. Specifically, the
24 project, as conditioned, will not substantially alter or impact existing public views of the
25 coastal zone area or from adjoining properties and the physical aspects of the project are
26 consistent with existing development on neighboring sites. No seaward extension of the
27 habitable building or balconies beyond the stringline setback will be constructed.
28 Design, permitting, use, construction, maintenance, work, and repair of the project's
29 shoreline protection structure(s) shall conform to Chapter 19A of the Oceanside City
Code.

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

4 3. The project will not result in the loss of any on-street public parking spaces or take away
5 from the existing parking fronting the project site.

6 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
7 approve Regular Coastal Permit (RC12-00007) subject to the following conditions:

8 **Building:**

- 9 1. Construction shall comply with the 2010 edition of the California Codes.
10 2. Construction hours shall be limited to 7:00 a.m. to 6:00 p.m. Monday through
11 Saturday.
12 3. Construction shall comply with 2010 California Green Building Code and Building
13 Division Procedure I-2 "Green Building code compliance".
14 4. Construction shall comply with City procedure I-10 "Coastal Survey".

15 **Planning:**

- 16 5. Regular Coastal Permit (RC12-00007) shall expire on February 25, 2015, unless
17 implemented per the Zoning Ordinance or unless the Planning Commission grants a time
18 extension.
19 6. This Regular Coastal Permit, as conditioned, approves a series of building and site
20 improvements for a two-story over basement single-family dwelling, as presented to the
21 Planning Commission for review and approval. No deviation from these approved plans
22 and exhibits shall occur without Planning Division approval. Substantial deviations shall
23 require a revision to the Regular Coastal Permit.
24 7. Habitable building and balcony/deck development shall be limited to the City of Oceanside
25 stringline setback.
26 8. The project shall comply with the 1986 Zoning Ordinance, Section 1720, Permitted
27 intrusions, into required yards. Any encroachments into the minimum 3'-0" side yard shall
28 maintain a minimum 30-inch clearance from side yard lot lines.
29 9. A Declaration of Covenants, Conditions and Restrictions (DCC&Rs) shall be submitted for
review and approval to the City Attorney prior to issuance of building permits.

- 1 10. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
2 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
3 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
4 annul an approval of the City, concerning Regular Coastal Permit (RC12-00007). The City
5 will promptly notify the applicant of any such claim, action or proceeding against the
6 City and will cooperate fully in the defense. If the City fails to promptly notify the
7 applicant of any such claim action or proceeding or fails to cooperate fully in the
8 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
9 harmless the City.
- 10 11. All mechanical rooftop and ground equipment shall be screened from public view as
11 required by the Zoning Ordinance that is, on all four sides and top. The roof jacks,
12 mechanical equipment, screen and vents shall be painted with non-reflective paint to match
13 the roof. This information shall be shown on the building plans.
- 14 12. Prior to the issuance of building permits, compliance with the applicable provisions of the
15 City's anti-graffiti ordinance (Ordinance No. 93-19/Section 20.25 of the City Code) shall be
16 reviewed and approved by the Planning Division. These requirements, including the
17 obligation to remove or cover with matching paint all graffiti within 24 hours, shall be
18 noted on the Architectural Site Plan and shall be recorded in the form of a covenant
19 affecting the subject property. A covenant or other recordable document approved by the
20 City Attorney shall be prepared by the applicant and recorded prior to the issuance of
21 building permits. The covenant shall provide that the property is subject to this
22 resolution, and shall generally list the conditions of approval.
- 23 13. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
24 written copy of the applications, staff report and resolutions for the project to the new
25 owner and or operator. This notification's provision shall run with the life of the project
26 and shall be recorded as a covenant on the property.
- 27 14. Failure to meet any conditions of approval for this development shall constitute a violation
28 of the Regular Coastal Permit.
- 29 15. 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

1 the Description and Justification and other materials and information submitted with this
2 application, unless specifically waived by an adopted condition of approval.

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

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

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

12 19. Any/all design, permitting, use, construction, maintenance, work, and repair of the
13 project's shoreline protection structure(s) shall conform to Chapter 19A of the
14 Oceanside City Code.

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

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

27 22. Prior to issuance of building permits, the property owner shall execute and record
28 against the project property a Declaration of Restrictive Covenants designed to preserve
29 lateral public access and passive recreational use along the shoreline adjacent to the
property. The document shall provide that the property shall be held, transferred,
conveyed, leased or otherwise disposed of, occupied, and used subject to lawful public

1 access to and passive recreational use of the entire width of the property line. The
2 Declaration of Restrictive Covenants shall be recorded free of prior liens and free of any
3 other encumbrances which may affect said interest, and shall run with the land and be
4 binding on Declarant's heirs, successors in interest, administrators, assigns, lessees, and
5 other occupiers and users of the property or any portion of it. The location and
6 geometrics of the restrictive covenant shall be in accordance with the City's Local
7 Coastal Program (LCP).

8 23. This project is subject to payment of an in-lieu fee toward the Beach Sand Mitigation
9 Program.

10 **Fire:**

11 24. An approved fire sprinkler system complying with NFPA 13D and 2010 California
12 Residential Code shall be installed throughout the building.

13 25. Four inches high address numbers visible from the street on which the building is addressed
14 shall be installed.

15 26. Smoke alarms shall be installed per 2010 California Fire Code, California Building Code
16 and California Residential Code.

17 27. Carbon monoxide alarms shall be installed per 2010 California Fire Code, California
18 Building Code and California Residential Code.

19 **Water:**

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

24 29. The property owner shall maintain private water and wastewater utilities located on private
25 property.

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

28 31. All Water and Wastewater construction shall conform to the most recent edition of the
29 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by
the Water Utilities Director.

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

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

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

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

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

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

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

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

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

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

25 **Engineering:**

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

30 40. Design and construction of all improvements shall be in accordance with the City of
31 Oceanside Engineers Design and Processing Manual, City Ordinances, and standard

1 engineering and specifications of the City of Oceanside and subject to approval by the City
2 Engineer.

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

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

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

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

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

25 b) All grading and related site preparation and construction activities shall be limited
26 to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No engineering
27 related construction activities shall be conducted on Saturdays, Sundays or legal
28 holidays unless written permission is granted by the City Engineer with specific
29 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

1 in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits
2 "any disturbing excessive or offensive noise which causes discomfort or annoyance
3 to reasonable persons of normal sensitivity."

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

8 d) The owner/developer shall complete a haul route permit application (if required for
9 import/export of dirt) and submit to the City of Oceanside Engineering Division 48
10 hours in advance of beginning of work. Hauling operations (if required) shall be
11 8:00 a.m.. to 3:30 p.m. unless approved otherwise.

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

17 46. Shoring is required for the construction of the proposed development. The shoring design
18 plans and structural calculations shall be submitted concurrently with the precise grading
19 plan.

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

26 48. Sight distance requirements at the project driveway shall conform to the corner sight
27 distance criteria as provided by SDRSD DS-20A and or DS-20B.

28 49. The pavement sections shall be based on approved geotechnical report and in compliance
29 with the City of Oceanside Engineers Design and Processing Manual. The private project
driveway alignments and geometric layouts shall meet the City of Oceanside Engineers
Design and Processing Manual.

- 1 50. Any existing public or private concrete curb, gutter, pavement (half-street plus 12 feet),
2 driveway and sidewalk within the project, or adjacent to the project boundary that are
3 already damaged or damaged during construction of the project, shall be repaired or
4 replaced as directed by the City Engineer. Sidewalk improvements shall comply with
5 ADA requirements.
- 6 51. The approval of the project shall not mean that proposed grading or improvements on
7 adjacent properties (including any City properties/right-of-way or easements) is granted or
8 guaranteed to the owner/developer. The owner/developer is responsible for obtaining
9 permission to grade to construct on adjacent properties. Should such permission be denied,
10 the project shall be subject to going back to the public hearing or subject to a substantial
11 conformity review.
- 12 52. Prior to any grading of any part of the project, a comprehensive soils and geologic
13 investigation shall be conducted of the soils, slopes, and formations in the project. All
14 necessary measures shall be taken and implemented to assure slope stability, erosion
15 control, and soil integrity. No grading shall occur until a detailed grading plan, to be
16 prepared in accordance with the Grading Ordinance and Zoning Ordinance is approved by
17 the City Engineer.
- 18 53. This project shall provide year-round erosion control including measures for the site
19 required for the phasing of grading. Prior to the issuance of grading permit, an erosion
20 control plan, designed for all proposed stages of construction, shall be reviewed, secured by
21 the owner/developer with cash securities and approved by the City Engineer.
- 22 54. A precise grading and improvement plan shall be prepared, reviewed, secured and
23 approved prior to the issuance of any building permits. The plan shall reflect all pavement,
24 flatwork, landscaped areas, special surfaces, curbs, and gutters, footprints of all structures,
25 walls, drainage devices and utility services.
- 26 55. Landscaping plans, including plans for the construction of walls, fences or other structures
27 at or near the driveway must conform to intersection sight distance requirements.
28 Landscape and irrigation plans for disturbed areas shall be submitted to the City Engineer
29 prior to the issuance of a preliminary grading permit and approved by the City Engineer
prior to the issuance of occupancy permits. Frontage landscaping shall be installed prior to
the issuance of any certificates of occupancy. Any project fences, sound or privacy walls

1 and monument entry walls/signs shall be shown on, bonded for and built in accordance
2 with the landscape plans. These features shall also be shown on the precise grading plans
3 for purposes of location only. Plantable, segmental walls shall be designed, reviewed and
4 constructed in accordance with the grading plans and shall be landscaped/irrigated per
5 project landscape plans. All plans must be approved by the City Engineer and a pre-
6 construction meeting shall be held, prior to the start of any improvements.

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

16 57. Drainage facilities shall be designed and installed to adequately accommodate the local
17 storm water runoff and shall be in accordance with the San Diego County Hydrology and
18 Design Manual and in compliance with the City of Oceanside Engineering Design and
19 Processing Manual to the satisfaction of the City Engineer.

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

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

27 60. The project is required to prepare a Storm Water Mitigation Plan (SWMP). The plan shall
28 be prepared by the owner/developer's Civil Engineer. All Storm water documents shall be
29 in compliance with the latest edition of submission requirements. The owner/developer
shall provide a copy of the title/cover page of a deemed complete SWMP with the first
engineering submittal package.

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

17 62. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance
18 Agreement (SWFMA) with the City obliging the owner/developer to maintain, repair and
19 replace the Storm Water Best Management Practices (BMPs) identified in the project's
20 approved SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be
21 approved by the City Attorney prior to issuance of any precise grading permit and shall be
22 recorded at the County Recorder's Office prior to issuance of any building permit. A non-
23 refundable Security in the form of cash shall be required prior to issuance of a precise
24 grading permit. The amount of the non-refundable security shall be equal to 10 years of
25 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.

26 63. At a minimum, maintenance agreements shall require the staff training, inspection and
27 maintenance of all BMPs on an annual basis. The owner/developer shall complete and
28 maintain O&M forms to document all maintenance activities. Parties responsible for the
29

1 O&M plan shall retain records at the subject property for at least 5 years. These documents
2 shall be made available to the City for inspection upon request at any time.

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

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

12 66. The SWMP shall be prepared by the owner/developer's Civil Engineer. All Stormwater
13 documents shall be in compliance with the latest edition of submission requirements. The
14 owner/developer shall provide a copy of the title/cover page of a deemed complete SWMP
15 with the first engineering submittal package. If the project triggers the City's Stormwater
16 requirements but no approved Stormwater document (SWMP) exists, the appropriate
17 document shall be submitted for review and approval by the City Engineer.

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

26 68. Approval of this project is conditioned upon payment of all applicable impact fees and
27 connection fees in the manner provided in chapter 32B of the Oceanside City Code. All
28 traffic signal fees and contributions, highway thoroughfare fees, park fees, reimbursements,
29 and other applicable charges, fees and deposits shall be paid prior to recordation of the map
or 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

1 improvement, lighting, or other special district affecting or affected by this project.
2 Approval of the project shall constitute the owner/developer's approval of such payments,
3 and his agreement to pay for any other similar assessments or charges in effect when any
4 increment is submitted for final map or building permit approval, and to join, contribute,
5 and/or participate in such districts.

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

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

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

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

20 **Landscaping:**

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

- 1 a) Final landscape plans shall accurately show placement of all plant material such
2 as but not limited to trees, shrubs, and groundcovers.
- 3 b) Landscape Architect shall be aware of all utility, sewer, gas and storm drain lines
4 and utility easements and shall place planting locations accordingly to meet City
5 of Oceanside requirements.
- 6 c) All required landscape areas shall be maintained by owner (including public
7 rights-of-way). The landscape areas shall be maintained per City of Oceanside
8 requirements.
- 9 d) Proposed landscape species shall be native or naturalized to fit the site and meet
10 climate changes indicative to their planting location. The selection of plant
11 material shall also be based on cultural, aesthetic, and maintenance
12 considerations. In addition proposed landscape species shall be low water users
13 as well as meet all Fire Department requirements.
- 14 e) At each garage column (minimum of three) parallel to Pacific Street, provide
15 landscape planter areas or "Rotocast" planters or approved equal. Plant
16 evergreen vines adaptable to ocean air and salinity influence. Each planter shall
17 be connected to an automatic drip irrigation system.
- 18 f) All planting areas shall be prepared with appropriate soil amendments, fertilizers,
19 and appropriate supplements based upon a soils report from an agricultural
20 suitability soil sample taken from the site.
- 21 g) Ground covers or bark mulch shall fill in between the shrubs to shield the soil
22 from the sun, evapotranspiration and run-off. All the flower and shrub beds shall
23 be mulched to a 3" depth to help conserve water, lower the soil temperature and
24 reduce weed growth.
- 25 h) The shrubs shall be allowed to grow in their natural forms. All landscape
26 improvements shall follow the City of Oceanside Guidelines.
- 27 i) Root barriers shall be installed adjacent to all paving surfaces, where a paving
28 surface is located within six feet of a trees trunk on-site (private) and within 10
29 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

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

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

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

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

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

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

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

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

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

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

29 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.

75. 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. 2013-P06 on February 25, 2013 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Tom Rosales, Chairperson
Oceanside Planning Commission

ATTEST:

Marisa Lundstedt, Secretary

I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2013-P06.

Dated: February 25, 2013



Received

OCT 31 2012

Planning Division

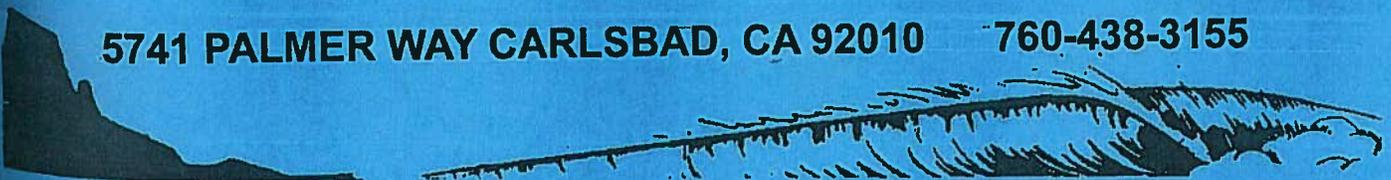
Wave Runup, Coastal Hazard & Shore Protection Study

1837 South Pacific Street
Oceanside

PREPARED FOR
Mr. Vini Sarup

April 5, 2012

5741 PALMER WAY CARLSBAD, CA 92010 760-438-3155



GeoSoils Inc.

April 5, 2012

Mr. Vini Sarup
P.O. Box 1125
Carlsbad, CA 92018

SUBJECT: Wave Runup, Coastal Hazard, and Shore Protection Study, 1837 South Pacific Street, Oceanside, California

Dear Mr. Sarup:

Geosoils Inc. (GSI) is pleased to provide this report in response to your request for a wave runup, coastal hazard, and shore protection study for the property located at 1837 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 coastal hazards.

INTRODUCTION

The property, located at 1837 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 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. The lowest floor of the proposed development at or above elevation +14.5 feet NGVD29. The lot is fronted by a quarry stone revetment which, based on our observations and area knowledge, may have 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 NGVD29.

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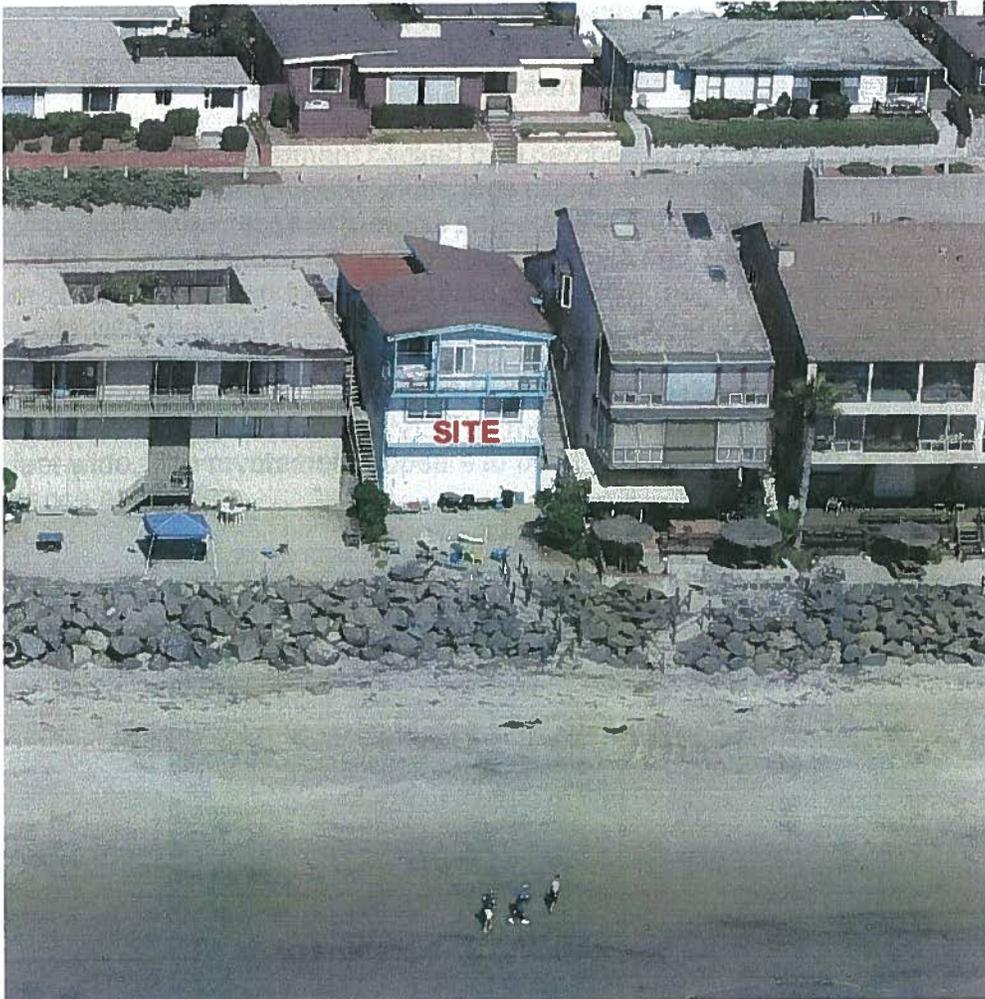


Figure 1. Subject site and adjacent properties in September, 2010.

The datum used in this report is National Geodetic Vertical Datum 1929 (NGVD29). In the open ocean of the San Diego County coast, Mean High Water (MHW) is 2.3 feet above NGVD29 and Mean Sea Level (MSL) is 0.45 feet above NGVD29. The units of measurement in this report are feet (ft), pounds force (lbs), and second (sec). A site topographic survey, dated October 4, 2011, was performed by David Jolly, L.S. and preliminary site development plans were provided Paul Longton, the project architect.

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EXISTING SHORE PROTECTION EVALUATION

A visual inspection of the existing shore protection at the site and the adjacent shore protection was performed on March 27, 2012, see Figure 2. 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 3 tons. During the site visit, the approximate location of the toe of the revetment was located by the undersigned. The toe is located about 133 feet west of the Pacific Street centerline. The crest elevation of the revetment is about +17 feet NGVD29. The visible slope of the revetment varies from 2/1 to 1.5/1 (h/v). The revetment is backed by a perched beach, about 30 feet wide. The revetment appears to be in good condition and not in any need of maintenance at this time.

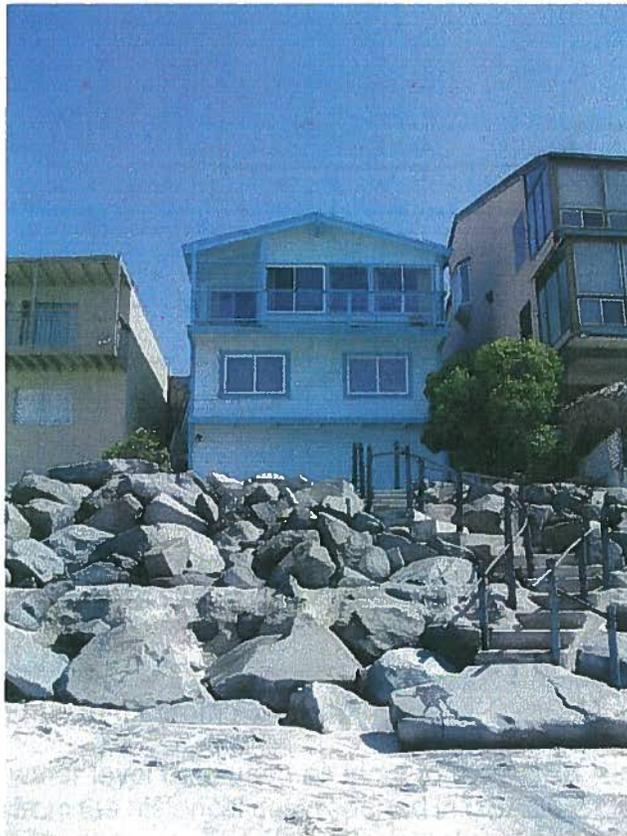


Figure 2. Subject site during site inspection March 27, 2012.

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.

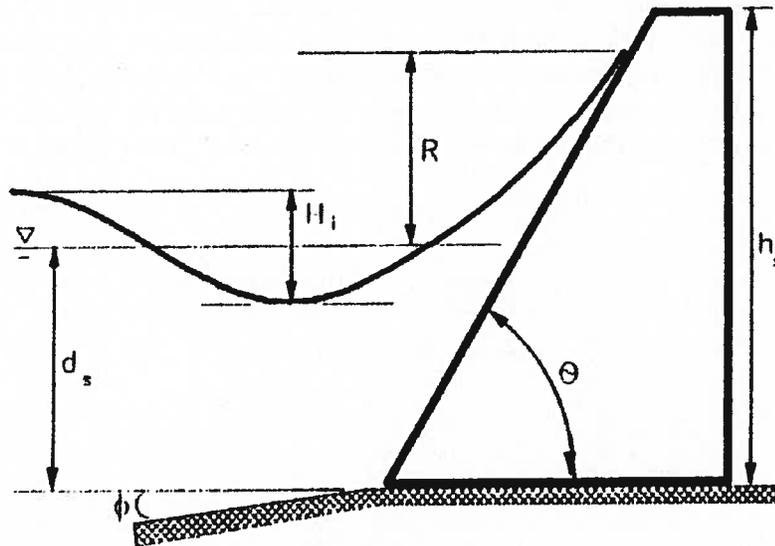


Figure 3. Wave runup terms from ACES analysis.

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 2012, as necessary. The North County shoreline has experienced a series of storms over the years. These events have impacted coastal property and beaches

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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 about +5.3 feet NGVD29 on November 13, 1997. The extreme water elevation used in this analysis is +7.3 feet NGVD29 (max still water of +5.3 feet NGVD29 + 2 feet sea level rise). The design beach scour elevation at the toe of the revetment is -1.0 feet NGVD29. This scour elevation is reasonable due to the presence of the underlying cobbles that do not erode as easily as the beach sands. These cobbles are visible in the 1989 historical oblique aerial photograph when the beach was severely eroded. 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 8.3 feet, based upon a maximum scour depth of -1.0 feet NGVD29 at the toe of the revetment and a water elevation of +7.3 feet NGVD29, then the design wave height would be about 6.6 feet. The height of the revetment is about +17 feet NGVD29 (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 3/30/2012 7:51
 Project: wave runup 1837 South Pacific Street 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	8.300		
COTAN of Structure Slope		1.700		
Structure Height Above Toe	hs: ft	18.000		
Rough Slope Coefficient	a:	0.956		
Rough Slope Coefficient	b:	0.398		
Deepwater Wave Height	H0: ft	3.899		
Relative Height	(ds/H0):	2.129		
Wave Steepness	(H0/gT ²):	0.374E-03		
Wave Runup	R: ft	12.489		
Onshore Wind Velocity	U: ft/sec	50.634		
Overtopping Coefficient	Alpha:	0.500E-01		
Overtopping Coefficient	Qstar0:	0.140		
Overtopping Rate	Q: ft ³ /s-ft	0.235		

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Under the extreme worst case (>75 year recurrence), oceanographic conditions the analysis shows the revetment can be overtopped at a very small rate of about 0.24 ft³/s-ft. This is inches of water coming over the top of the revetment for each wave (18 second period). The impact of revetment overtopping waters on the proposed development behind it is reduced by the crest width of the revetment (a few feet). In the event the overtopping water does reach the structure, the water velocity will be very small, on the order of 1 ft/sec.

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/>) possibly 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 several 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

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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 +14.5 feet NGVD29. This is above any potential flood elevation from storm surge or extreme tides, and future sea level rise (maximum still water elevation of >+8 feet NGVD29). 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 0.24 ft³/s-ft. This is just inches of water coming over the top of the revetment for each wave (18 second period). This overtopping is essentially is further reduced by the crest width at the top of the structure. 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 southern California area. James Houston (1980) predicts a tsunami of less than 5 feet for a 500-year occurrence interval for this area. Any wave, including a tsunami, that approaches the Oceanside area will be depth limited, that is to say it will break in water depth that is about 1.3 times the wave height. The wave runup and overtopping analysis

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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 +17 feet NGVD29 which is above the minimum City of Oceanside standard of +16.0 feet MSL.
- 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 0.24ft³/s-ft or about one foot. This amount of overtopping will occur on each wave cycle (18 seconds), but only during a 30-minute window when the sea level is the highest.
- C. The existing shore protection system (revetment and perched beach), if maintained, is adequate to protect the proposed development from any wave induced structural damage, but may not be adequate to prevent short-term nuisance water.

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 is sufficient to protect the improvements from significant 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

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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

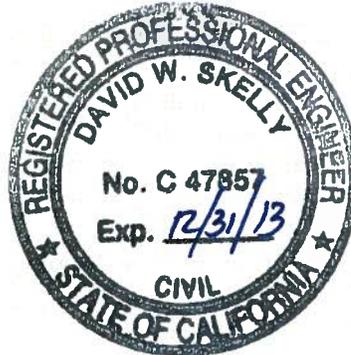
Coastal engineering is characterized by uncertainty. Professional judgements presented herein are based partly on our evaluation of the technical information gathered, partly on our understanding of the proposed construction, and partly on our general experience. Our engineering work and judgements have 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



GeoSoils Inc.

REFERENCES

- Cayan, Daniel R., Bromirski, Peter, D., Hayhoe, Katharine, Tyree, Mary, Dettinger, Michael D., and Flick, Reinhard E., 2008, "Climate change projections of sea level extremes along the California coast," Climate Change 2008.
- FEMA, 2003, Guidelines and Specifications for Flood Hazard Mapping Partners.
- Houston, James R, 1980, "Type 19 Flood Insurance Study: Tsunami Predictions For Southern California," USACOE Technical Report HL-80-18
- Inman, D.L. and S.A. Jenkins, 1983, "Oceanographic Report for Oceanside Beach Facilities", prepared for the City of Oceanside, California, 206 pp.
- Lander, James F., P. Lockridge, and M. Kozuch, 1993, "Tsunamis Affecting the West Coast of the US, 1806-1992," NOAA National Geophysical Data Center publication.
- USACOE 1984, Shore Protection Manual.
- USACOE 1988, CCSTWS report #88-6 "Historic Wave and Water Level Data Report San Diego Region.
- USACOE 1991, CCSTWS Main Report, State of the Coast Report San Diego Region.
- USACOE 2002, Coastal Engineering Manual.
- 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

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Application for Public Hearing

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

STAFF USE ONLY

ACCEPTED

RECEIVED

MAR 20 2012

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

BY

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT Incorp Services Inc	2. STATUS Owner
3. ADDRESS 2360 Corporate Circle Suite 400, Henderson, NV 89074	4. PHONE/FAX/E-mail 408 644.6008
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Paul Longton	
6. ADDRESS 2909 Mesa Dr. Oceanside, CA. 92054	7. PHONE/FAX/E-mail 760 722.4904

GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL.
C.U.P.
VARIANCE
COASTAL RC12-00007
O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION 1837 S. Pacific St.	9. SIZE 5759 SF. / .13 Acres		
10. GENERAL PLAN	11. ZONING R.1	12. LAND USE Single Fam Res.	13. ASSESSOR'S PARCEL NUMBER 153.250.13.00

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION
Demolish exist Single Family Res, replace with new SFR

15. PROPOSED GENERAL PLAN No Change	16. PROPOSED ZONING No Change	17. PROPOSED LAND USE No Change	18. NO. UNITS 1	19. DENSITY 7.56 du/acre
20. BUILDING SIZE 5469 SF	21. PARKING SPACES 3	22. % LANDSCAPE 21% of Stringline East	23. % LOT COVERAGE or FAR 30% Lot Coverage	

PART IV - ATTACHMENTS

<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 26. TITLE REPORT
<input checked="" type="checkbox"/> 27. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/> 28. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/> 29. PLOT PLANS
<input checked="" type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS	31. CERTIFICATION OF POSTING	32. OTHER (See attachment for required reports)

PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print): Paul Longton	34. DATE 3.19.12	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).	
Sign:	35. OWNER (Print) Vini Sarup	36. DATE 3.20.12	Sign:
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.			

Received
DEC 20 2012
Planning Division

**Description & Justification
New Single Family Residence
At
1837 S Pacific St, Oceanside, 92054**

December 20, 2012

Owner:
Vinod and Laura Sarup
1837 S Pacific St
Oceanside, CA 92054

Statistics at a glance

Address –	1837 S Pacific St
APN –	153-250-13-00
Zoning –	R-1 Coastal Zone
Proposed zoning –	No Change
Lot Size –	5,759 SF (.13 Acres)
Existing Land Use –	Single Family Residence
Proposed Land Use –	Single Family Residence
Number of units –	1
Density/acre –	7.56 units/acre
Existing lot coverage -	20.0%
Proposed Lot Coverage	22.2%
Max Lot Coverage Allowed	40.0%

Proposed Construction:

Basement	1472 SF
Basement/1 st Story	1472 SF
Street Level (1 st Story/2 nd Story	900 SF
Second Story	694 SF
<u>Total Habitable</u>	<u>4538 SF</u>

Garage (2-spaces) 437 SF

Patios/Decks 1636 SF

The Architecture is by Paul Longton, Architect

Subject property is in the R-1 Coastal Zone

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 19 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 SAID 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, OR ANY ARM THEREOF.

Assessor's Parcel Number: 153-250-13-00



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Incorp Services Inc./ Vinod Sarup
2. **ADDRESS:** 1837 S. Pacific St.
3. **PHONE NUMBER:** (408) 644-6008
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Amy Fousekis
6. **PROJECT TITLE:** RC12-00007 (Incorp Services Inc. Residence)
7. **DESCRIPTION:** The project involves demolition of a single-family dwelling and construction of a new two-story over basement residence on a beachfront lot at 1837 South S. Pacific Street. Situated within the Coastal Zone and the South Oceanside Neighborhood Planning Area, 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).

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

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

Date: February 25, 2013

Amy Fousekis, Principal Planner

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