AGENDA NO. 5+6

PLANNING COMMISSION **STAFF REPORT**

DATE: March 11, 2013

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF TWO (2) DEVELOPMENT PLANS (D12-00011 AND D12-00012) AND TWO (2) REGULAR COASTAL PERMITS (RC12-00009 AND RC12-00008) FOR THE CONVERSION OF AN EXISTING SIX-UNIT MULTI-FAMILY DEVELOPMENT INTO TWO FREESTANDING DUPLEX UNITS AT 817 AND 819 SOUTH PACIFIC STREET – STRANDS END LLC. AND LEEDS LLC. – APPLICANTS: STRANDS END LLC. AND LEEDS LLC.**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Confirm issuance of two Class 3 Categorical Exemption for New Construction or Conversion of Small Structures, pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA); and,

(2) Approve Development Plan (D12-00011) and Regular Coastal Permit (RC12-00009) by adopting Planning Commission Resolution No. 2013-P09 with findings and conditions of approval attached herein; and,

(3) Approve Development Plan (D12-00012) and Regular Coastal Permit (RC12-00008) by adopting Planning Commission Resolution No. 2013-P10 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: On April 25, 2011 the Planning Commission adopted PC Resolution No.s 2011-P15 and 2011-P16 denying Variances (V11-00001 and V11-00002) and Regular Coastal Permits (RC10-00002 and RC10-00010). The subject denial was without prejudice and was based upon the proposed projects request to exceed the maximum allowable lot coverage established for single-family development within the 1986 Zoning

Ordinance Section 1707. Lot coverage for multiple family units in the Residential - Tourist (RT) zone is not applicable, hence the modification to the original request to construct a single-family residence and the processing of a request to develop a duplex on each legally created lot.

The two lots are fully developed with three freestanding circa 1970s buildings containing a total of six dwelling units, portions of which straddle the common property line between 817 and 819 South Pacific Street. The current proposal is subject to the City's General Plan, Local Coastal Program and 1986 Zoning Ordinance, which was formally reinstated for Coastal Zone properties outside of the Downtown Redevelopment Area in May 2009.

Site Review: The project site is zoned Residential-Tourist (RT), has a land use designation of Urban High-Density Residential (UHD-R), and is located within the South Oceanside Neighborhood. These designations provide for single and multi-family residential uses serving both residents and visitors. The subject properties abut single-family residences to the north and south, bungalow-style apartments to the east and the Pacific Ocean to the west. Each lot measures 25 feet in width and 130 feet in length, which is typical of beachfront properties south of Wisconsin Avenue. The properties occupy a portion of coastal bluff that descends approximately 10 vertical feet from South Pacific Street to the beach immediately inland of the revetment. Like other properties in the 800 Block of South Pacific Street, the subject sites were excavated to allow beach-level development to extend eastward to the front yard setback. Beach-level development on the subject sites has little to no visibility from South Pacific Street, depending upon one's vantage point within the public right-of-way.

Existing development on the subject sites consists of two separate two-story buildings, each accommodating two stacked flats. Together, these six comparably-sized dwelling units comprise roughly 5,000 square feet of habitable space. The building at the eastern edge of the properties presents two stories at South Pacific Street and includes a daylight basement at the beach level. This building features a large, steeply-pitched mansard adorned with slate tile, three street-facing garages (with a total of five enclosed parking spaces) and a beach-facing open deck from which the upstairs dwelling unit is accessed. A second building is situated at the midsection of the two lots, close to the southernmost side yard property line. Attached to the street-facing building, this second building features a second-story open deck, accessed from exterior stairs. A third building, identical in size and style to the second building, is situated farther westward, approximately ten feet behind the coastal string-line. This third building is laterally off-set from the second building, thereby affording visual access to the beach from the second building.

Project Description: The project applications are comprised of the following entitlements:

<u>Two Development Plans (D12-00011for 817 S. Pacific & D12-00012 for 819 S. Pacific)</u> representing a request for the following:

The partial demolition and remodel of the existing two triplex multi-family structures into two duplex style residences, each sited on a separate legal lot. The proposed architectural design would be comprised of a duplex residential unit that is three stories in height, with a daylight basement at the beach level. Each of the proposed duplex structures would include a total of 6,564 square feet of habitable space, 815 square feet of garage area, and 471 square feet of deck area. Each garage would allow for tandem parking of four vehicles. As part of the proposed project, the applicant intends to preserve elements of the existing development (e.g. foundation, retaining walls, portions of the above-grade framing on the front elevation), allowing both residences to maintain a legal nonconforming front yard setback of approximately three feet, where setbacks of roughly six feet (817 South Pacific St.) and nine feet (819 South Pacific St.) would otherwise be required.

While identical in floor plan, the two proposed duplex residences would feature slightly different front elevations. The proposed residential duplex on 817 South Pacific Street would display a combination of flat and hipped roof elements as viewed along the street frontage, while the other duplex located on 819 South Pacific Street would present only flat roof elements. Additionally, the duplex residences would incorporate different finish materials, including: two earth tone muted color palettes, stucco and four inch lap siding exterior wall treatments, foam cornice accents, high glass guard rails along exterior patio areas, and copper flashings along the roof elements.

Each residence would include nine bedrooms, 10 and one half bathrooms, an expansive entertainment area with wet bar at the western end of each building level, and a kitchen. No open roof decks are proposed as part of this application. The primary entrance to each residence would be located along the south-facing side elevation at the street (i.e. middle) level, with a secondary entrance placed along the same elevation at the beach level. Vertical access would be provided by both stairs and an elevator.

The beach level of each residence would qualify as a basement in accordance with both the 1986 Zoning Ordinance and the 2010 California Building Code, which require that basements be sufficiently buried such that the average separation between adjacent finished grade and the finished floor of the story above amounts to less than six feet. Situated entirely below South Pacific Street, habitable space at the beach level would be substantially buried beneath adjacent finished grade by means of elevated walkways similar to those found on surrounding properties to the north and south.

Taken together, the two proposed duplex residences would nearly double the amount of enclosed square footage on the subject properties, primarily by occupying portions of the building envelope currently devoted to internal and beach-adjacent courtyard areas.

Like similar development in the 800 Block of South Pacific Street, each duplex residence is intended to serve as vacation rentals, though each unit could also function as a long-term rental or an owner-occupied dwelling unit.

Regular Coastal Permits (RC12-00009 and RC12-00008) represents a request for the following:

The partial demolition of the existing building located on the east portion of the property and complete demolition of the dwelling unit located on the west portion of the property. The overall architectural design of the remodeled multi-family tri-plex units into two freestanding duplex structures would increase the overall square footage of the residential floor area for each site by approximately 3,916 square feet plus 815 square feet of garage area. The sub standard front yard setback would be maintained through the partial demolition of the existing structures in a manner that retains the existing foundation and framing along South Pacific Street. The overall design of the residential remodel would incorporate a more modern architectural design and provide for significant variation in finish materials and roof treatments that is in keeping with the surrounding neighborhood trends to upgrade and modernize the dwelling units from the typical craftsman styles of the 1950's.

The project site is located within the appeal jurisdiction of the Local Coastal Program pursuant to Section III.D.1 of the Coastal Permit Handbook adopted May 8, 1985, and no on-street public parking spaces will be lost as a result of this project.

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

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

ANALYSIS

KEY PLANNING ISSUES

1. General Plan

The General Plan Land Use Map designation for the subject property is Urban High Density Residential (UHD-R). The proposed project is consistent with this land use designation as well as the goals and objectives of the City's General Plan, as follows:

A. Land Use Element

Goal 1.23: Architecture

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

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

Relative to existing development on the subject properties, the proposed project would constitute a significant architectural improvement. While the existing multi-family complex exhibits a somewhat dated and monolithic appearance, featuring a bulky mansard that cantilevers over the ground floor façade and beyond the front property line, the proposed residences would display highly articulated front elevations with prominent windows, recessed roof elements, inset garage doors, decorative banding and copper gutters and downspouts. Sand-finish stucco walls would be accentuated with vertical planting areas along the upper portion of the first floor front elevations and establishing what is referred to as a "living wall".

Although taller than the existing apartment complex, the proposed duplex residential units would be no more than 23 feet in height at the front building line, consistent with adjacent single-family homes to the north and south that were approved under the more restrictive height standards of the previously-applicable 1992 Zoning Ordinance. The taller elements that reach the max height of 35 feet as viewed from South Pacific Street will be setback approximately 19 feet. Pushing these taller features to the west would reduce the massing of the new duplex structure as viewed from South Pacific Street consistent with adjacent properties. Staff finds that massing impacts would be further reduced by the replacement of 44 lateral feet of uninterrupted development with two detached structures, each measuring less than 19 feet in width.

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.

The proposed project has been reviewed by staff for compliance with the policies of the Local Coastal Program (LCP). Staff finds that the application complies with applicable policies of the LCP, as follows:

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

Proposals that constitute multi-family development or involve at least 70 feet of street frontage are required to dedicate and construct public access to the beach when such access is not already present within 250 feet of the proposed project. The subject request does involve multi-family development, but the subject properties together comprise less than 70 feet of street frontage; and existing public access to the beach is located within 200 feet, at the Hayes Street right-of-way.

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

Located on interior lots substantially removed from both Wisconsin Avenue and Hayes Street, the proposed project would not impact any existing view corridors through public rights-of-way. Furthermore, conversion of the existing multi-family complex into two detached stacked duplex style residences would enhance visual access to the ocean from South Pacific Street, given that a new six-foot-wide view corridor would be established between the proposed residences.

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

The proposed residences would be consistent with existing single-family development located immediately to the north and south of the subject properties, in terms of both architecture and site design. The height and overall scale of the proposed residences would be consistent with the pattern of redevelopment on adjacent lots, as well as some of the redevelopment on both sides of South Pacific Street. Exterior wall treatments, fenestration and other finish materials would complement other recently approved and developed projects in the vicinity.

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

As evidenced by existing development along South Pacific Street between Wisconsin Avenue and the City's southern boundary, front yard landscaping is highly constrained by the narrowness of the typical lot, which often affords only enough lateral dimensions for driveways and pedestrian access. Such is the case with the two subject properties. Nevertheless, the proposed project would improve the curb appeal of the properties with enhanced paving on the driveway and new planting areas in the public right-of-way subject to final review and approval by the City Engineer and the City Planner. In addition, the projects are proposing to create vertical planting areas on the front wall elevations of the structures in order to provide additional softening of the appearance as viewed from South Pacific Street.

The City shall require that all new residential development provides adequate on-site parking.

While only required to furnish three enclosed parking spaces, each residence will provide four enclosed parking spaces in a tandem configuration. The two duplex residences will thus be served by eight total parking spaces, compared to the five enclosed spaces now serving the existing six-unit apartment complex. The proposed project would free up on-street parking spaces now utilized by occupants and guests of the existing project.

2. Zoning Compliance

As noted above, the proposed project is subject to the standards of the 1986 Zoning Ordinance, which was reinstated for properties in those portions of the Coastal Zone located outside of the Downtown Redevelopment Area. The 1986 Zoning Ordinance identifies both single-family homes and vacation rentals as land uses permitted by right within the RT (Residential-Tourist) Zone. With respect to development standards, the proposed project complies with all applicable RT parameters, with maintenance of the existing legal nonconforming front yard setback allowed due to the proposal's classification as an addition to existing development. The proposal would not intensify this or any other legal nonconformity. The following table illustrates the proposal's conformance to RT development standards:

Table 1: Development Standards

	REQUIRED	PROPOSED
FRONT YARD	❖ String-line, calculated per Section 1716	3 feet 6 inches (No change)
SIDE YARD	3 feet	3 feet
REAR YARD	Coastal string-line	Coastal string-line
MAXIMUM HEIGHT	35 feet above average finished grade	35 feet above average finished grade

❖ *This string-line provision places the required front yard setback approximately three (3) feet farther westward of the existing building line at 817 South Pacific Street and approximately six (6) feet farther westward of the existing building line at 819 South Pacific Street. The string-line angles toward the interior of both properties from the near corner of the existing residence at 815 South Pacific Street to the near corner of the existing residence at 823 South Pacific Street.*

Maintenance of the existing legal nonconforming front yard setback would align the proposed residences with the three single-family homes immediately to the north (811, 813 and 815 South Pacific Street). The proposed residences would be situated roughly six feet forward of the single-family home immediately to the south (823 South Pacific Street). Staff finds that this variation from the front yard setback at 823 South Pacific Street would benefit the streetscape by relieving the monotony occasioned by previous projects that have implemented the block-face averaging provision of the superseded 1992 Zoning Ordinance.

As noted in the table above, the proposed residences would not exceed the maximum allowable building height of 35 feet as measured above average finished grade. For a depth of 19 feet westward of the front building line, the height of the residences would not exceed 23 feet as measured from existing street grade. At the coastal string-line, the residences would be terraced back at the second and third floor levels, and would incorporate open decks on the second and third floor levels. Stepping back from the

coastal string-line would reduce massing impacts as viewed from the beach. No stair or elevator enclosures projecting above the primary roofline and no rooftop decks are proposed for the duplex residences.

DISCUSSION

Issue: Project compatibility with the existing neighborhood and surrounding properties: Is the proposed conversion of multi-family development to single-family detached units consistent with the existing pattern of beachfront development along the 800 Block of South Pacific Street?

Recommendation: Staff finds that the proposed residences would be compatible in bulk and scale with the surrounding built environment. Furthermore, staff finds that the proposed residences would constitute an architectural enhancement of the subject properties and an aesthetic complement to both the streetscape and adjacent structures. While the proposed residences would nearly double the amount of enclosed building area on the subject properties, these residences would reduce massing impacts on South Pacific Street relative to those now produced by the existing apartment complex.

ENVIRONMENTAL 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 upon that review, staff finds that the proposed project constitutes "New Construction or Conversion of Small Structures", and the project is categorically exempt, Class 3, Section 15303(a).

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners and residents within a 300-foot radius of the subject property, individuals and/or organizations requesting notification, the applicant and other interested parties.

SUMMARY

The proposed project is consistent with the policies and guidelines of the City's Local Coastal Program, as well as the standards of the City's Zoning Ordinance and General Plan. Staff thus recommends that the Planning Commission by motion:

(1) Confirm issuance of two Class 3 Categorical Exemption for New Construction or Conversion of Small Structures, pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA); and,

(2) Approve Development Plan (D12-00011) and Regular Coastal Permit (RC12-00009) by adopting Planning Commission Resolution No. 2013-P09 with findings and conditions of approval attached herein; and,

(3) Approve Development Plan (D12-00012) and Regular Coastal Permit (RC12-00008) by adopting Planning Commission Resolution No. 2013-P10 with findings and conditions of approval attached herein.

PREPARED BY:

Richard Greenbauer
Senior Planner

SUBMITTED BY:

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City Planner

ML/RG/fil

Attachments:
1. Planning Commission Resolution No. 2013-P09
2. Planning Commission Resolution No. 2013-P10
3. Proposed Plans
4. Site Photos

PLANNING COMMISSION
RESOLUTION NO. 2013-P09

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

APPLICATION NO: D12-00011 and RC12-00009
APPLICANT: Strands End, LLC
LOCATION: 817 South Pacific Street
APN 150-356-22-00

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Development Plan and Regular Coastal Permit under the provisions of the City of Oceanside Local Coastal Program and 1986 Zoning Ordinance to permit the following:

the partial demolition and remodel of an existing multi-family triplex residence into a three-story stacked duplex residential structure, that will add 3,916 square feet of new habitable space for a total combined square footage of 6,564 on the 3,250-square foot lot;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 11th day of March 2013 conduct a duly advertised public hearing as prescribed by law to consider said application;

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto (Section 15303(b)); this project qualifies for a Class 3 categorical exemption (New Construction or Conversion of Small Structures), as it involves the construction of a duplex or similar multi-family residential structure, totaling no more than four dwelling units;

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:

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	$2,072 per unit for residential.
School Facilities Mitigation Fee	Ordinance No. 91-34	$2.63 per square foot residential.
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip.
Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG).
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically $4,597 per unit.
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Residential is typically $6,313 per unit.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically $4,326 per unit.

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, this resolution becomes effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

WHEREAS, the documents or other material which constitute the record of proceedings upon which the decision is based will be maintained by the City of Oceanside Planning Division, 300 North Coast Highway, Oceanside, California 92054.

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

FINDINGS:

For the Development Plan (D12-00011) to allow conversion of an existing multi-family triplex residential unit into a duplex with the addition of 3,916 square feet of new habitable space including a new third story:

1. The approval of the proposed duplex conversion and associated addition will be subject to conditions that, in view of the size and shape of the parcel and the present zoning and use of the subject property, provide the same degree of protection to adjoining properties, including protection from unreasonable interference with the use and enjoyment of said properties, depreciation of property values, and any potentially adverse impacts on the public peace, health, safety and welfare.

2. The application for Development Plan approval has been processed in a manner consistent with Article 21 of the 1986 Zoning Ordinance (Procedures, Hearings, Notices and Fees).

For the Regular Coastal Permit (RC12-00009) to allow conversion of an existing multi-family triplex residential unit into a duplex with the addition of 3,916 square feet of new habitable space including a new third story:

1. The proposed duplex conversion conforms to the policies of the Local Costal Program (LCP), including those pertinent to coastal access (Article 2), recreation (Article 3), land resources (Article 5) and development (Article 6), in that it:

- Does not interfere with the public's right to access to the coastline and ocean, given that dedicated public access ways exist within 250 feet of the subject site;
- Provides for recreational use of private oceanfront land;
- Does not impact environmentally sensitive habitat area or prime agricultural land;
- Occurs in an already-developed area with adequate public services;
- Protects views to and along the ocean;
- Is visually compatible with the character of surrounding areas.

2. The project site, at 817 South Pacific Street, is situated within the Appeal Area of the Coastal Zone and conforms to the public access and recreation policies of Chapter 3 of the Coastal Act. The entire 800 Block of South Pacific Street measures 450 feet in length, with public beach access located at both ends (where South Pacific Street intersects with Wisconsin Avenue and Hayes Street). Thus, all properties in the 800 Block of South Pacific Street are situated within 250 feet of existing public beach access.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby confirm issuance of a Categorical Exemption pursuant to Section 15303(a) of the California Environmental Quality Act and approves Development Plan (D12-00011) and Regular Coastal Permit (RC12-00009) subject to the following conditions:

Building:

1. Construction shall comply with the 2010 edition of the California Codes including the California Green Building Standards. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.
2. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.
3. Exterior lighting must comply with Chapter 39 of the Oceanside Code of Ordinances and Section 5.106.8 of the 2010 California Green Building Code.
4. The developer shall monitor, supervise and control all building construction and supporting activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:
   a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).
   b) The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste containers shall be considered compliance with this requirement. Small amounts of construction debris may be stored on-site in a neat, safe manner for short periods of time pending disposal.
5. Separate/unique addresses will be required to facilitate utility releases. Verification that the addresses have been properly assigned by the City's Planning Division must accompany the Building Permit application.

6. Site development, common use areas, access and adaptability of apartments and condominiums shall comply with Part 2, Title 24, and C.C.R. (Disabled Access & Adaptability - HCD).

7. All electrical, communication, CATV, etc. service lines, within the exterior lines of the property shall be underground (City Code Sec. 6.30).

Fire:

8. Fire Department requirements shall be placed on plans in the notes section.

Water Utilities:

9. The developer will be responsible for developing 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.

10. The property owner shall maintain private water and wastewater utilities located on private property.

11. 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.

12. 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.

13. Residential units shall be metered individually. Private utility systems for residential developments are not allowed.

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

15. 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.

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

17. 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.).

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

19. 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.

20. 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:

21. This project involves demolition of an existing structure or surface improvements; an erosion control plan shall be submitted and approved by the City Engineer before issuance of any demolition permit. No grading operation shall be allowed in conjunction with the demolition operation without an approved grading plan. No demolition shall be permitted without an approved erosion control plan.

22. Design and construction of all improvements shall be in accordance with standard plans, specifications of the City of Oceanside and subject to approval by the City Engineer.

23. The owner/developer shall obtain a precise grading permit per the City Grading Regulations Manual. This project may qualify to prepare a minor grading plan instead of a precise grading plan, if the project meets the minor grading permit requirements. The grading permit requires a comprehensive soils and geologic investigation of the soils, slopes, and formations in the project. 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, to be prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by the City Engineer.

24. 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.

25. 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 a.m. to 6:00 p.m., 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 by the City.

26. Grading and drainage facilities shall be designed and installed to adequately accommodate the local stormwater runoff and shall be in accordance with the City's Grading Ordinance and current San Diego County Hydrology Manual.

27. 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.

28. 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.

29. 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 any 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 by the City.

30. The developer/owner shall construct private driveway to serve this project in accordance with the City of Oceanside Engineers Design and Processing Manual.

31. The developer/owner shall construct curb and gutter and sidewalk on South Pacific Street along the property frontage in accordance with the City of Oceanside Engineers Design and Processing Manual. Sidewalk improvements shall comply with ADA requirements.

32. Sight distance requirements at the project driveway shall conform to the corner sight distance criteria as provided by SDRSD.

33. Pavement sections Pacific Street and project driveway shall be based upon approved soil tests. The pavement design is to be prepared by the owner's/developer's soil engineer and must be approved by the City Engineer, prior to paving.

34. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during construction of the project, shall be repaired or replaced as directed by the City Engineer.

35. 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.

36. The owner/developer shall obtain any necessary permits and clearances from all public agencies having jurisdiction over the project due to its type, size, or location, including but not limited to the U. S. Army Corps of Engineers, California Department of Fish &

Game, 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 a grading permit.

37. The approval of the development 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 development shall be subject to going back to the public hearing or subject to a substantial conformity review.

38. A comprehensive geotechnical report is required prior to approval of any grading plan and permit. If shoring is required for the construction of this development, the shoring design and structural calculations shall be included in the geotechnical report. The Geotechnical Engineer shall be responsible to prepare the report, and seal/stamp, and sign the report, and is fully responsible for all the proposed mitigations and recommendations.

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

40. The drainage design on the development plan is conceptual only. The final design shall be based upon a hydrologic/hydraulic study to be 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. The owner/developer shall be responsible for obtaining any off-site easements for storm drainage facilities.

41. The owner/developer shall comply with applicable FEMA regulations. The owner/developer shall record a covenant against the property indemnifying and holding the City harmless from any claims regarding drainage and flooding prior to issuance of any grading permit. During final engineering design, the Engineer of Record shall evaluate potential impact to flood hazard areas. Elevation and flood proofing shall be in

accordance with the City of Oceanside Ordinance 94-03 and Federal Emergency Management Agency (FEMA) requirements.

42. Following approval of the Storm Water Mitigation Plan (SWMP) 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 storm water 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 (or certificate of deposit payable to the City), or an irrevocable, City-Standard Letter of Credit 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 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 5 years. The records shall be made available to the City upon request.

43. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance Agreement 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. Security in the form of cash (or certificate of deposit payable to the City) or an irrevocable, City-Standard Letter of Credit shall be required prior to issuance of a precise grading permit. The amount of the 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.

44. 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 5 years. These documents shall be made available to the City for inspection upon request at any time.

45. The Agreement shall include a copy of executed on-site and off-site 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.

46. 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.

47. The owner/developer shall provide a copy of the cover page of approved SWMP with the first engineering submittal package. All Stormwater documents shall be in compliance with the latest edition of submission requirements.

48. Approval of this development 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.

49. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire project will 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.

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

Planning:

51. Development Plan (D12-00011) and Regular Coastal Permit (RC12-00009) shall expire two years from the effective date unless implemented as required by the Zoning Ordinance. Absent the timely appeal of this approval, it will expire on March 11, 2015 unless implemented as required by the Zoning Ordinance.

52. Development Plan (D12-00011) and Regular Coastal Permit (RC12-00009) is granted for the following purposes only:

a) Partial demolition and conversion of an existing multi-family triplex residence to a freestanding three-story over basement duplex;

b) Addition of 3,916 square feet of new habitable space, 815 square feet of garage area that can accommodate four vehicles in a tandem configuration.

53. No deviation from these approved plans and exhibits shall occur without Planning Commission approval. Substantial deviations shall require a revision to the Development Plan and Regular Coastal Permit or a new Development Plan and Regular Coastal Permit.

54. Development Plan (D12-00011) and Regular Coastal Permit (RC12-00009) shall be called for review by the Planning Commission if complaints are filed and verified as valid by the City Planner or the Code Enforcement Officer concerning the violation of any of the approved conditions or the project assumptions demonstrated under the application approval.

55. The validity of Development Plan (D12-00011) and Regular Coastal Permit (RC12-00009) shall not be affected by changes in ownership or tenants.

56. A request for changes in conditions of approval or a change to the approved plans that would affect conditions of approval shall be treated as a new application. The City Planner may waive the requirements for a new application if the changes requested are minor, do not involve substantial alterations or addition to the plan or the conditions of approval, and consistent with the intent of the project's approval or otherwise found to be in substantial conformance.

57. Development Plan (D12-00011) and Regular Coastal Permit (RC12-00009) may be revised or renewed in accordance with the provisions of the Zoning Ordinance. Any application for Development Plan (D12-00011) and Regular Coastal Permit (RC12-00009) revision or renewal shall also be evaluated against existing land use and

development policies as well as any intervening changes to the site area and/or neighborhood.

58. 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 Development Plan (D12-00011) and Regular Coastal Permit (RC12-00009). 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.

59. 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.

60. 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, which shall provide:

a) That the applicant understands that the site may be subject to extraordinary hazard from waves during storms and from erosion and the applicants assumes the liability from those hazards.

b) That the applicant unconditionally waives any claim of liability on the part of the City and agrees to defend, indemnify and hold harmless the City and its advisors relative to the City's approval of the project for any damage due to natural hazards.

61. 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 provision shall run with the life of the project and shall be recorded as a covenant on the property.

62. Failure to meet any conditions of approval for this project shall constitute a violation of Development Plan (D12-00011) and Regular Coastal Permit (RC12-00009).

63. 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.

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

65. 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, screening and vents shall be painted with non-reflective paint to match the roof. All roof top surfaces shall have a non-reflective surface and mechanical appurtenances shall be painted to match the roof color. This information shall be shown on the building plans.

66. HVAC casings shall be fully enclosed and shall not project into a required yard or project above the district's height requirement.

67. Prior to issuance of any building permit, the applicant shall submit a detailed plan that delineates public access laterally across the front of the 25-foot wide lot (e.g. different color/texture for sidewalk than driveway) and that provides additional landscape that functions as parkway. Subject to review and final approval by the City Engineer and City Planner.

68. Any metallic material (i.e. copper) shall be treated at the time that it is installed, or earlier, so that its surface does not reflect light. Non-metallic roofing material is preferred and non-reflective roofing material is required. The copper roofing shall be treated to have a non-reflective surface (patina) at the time it is installed.

69. Buildings, structures, fences or walls located on lots contiguous to the shoreline, shall be compatible in scale with the existing development and shall not extend further seaward than the line established on the String-line Setback Map.

70. Fence height limitations and opacity requirements are subject to Section 1050(U) of the Zoning Ordinance and required front yards. Fence materials shall be 75 percent transparent.

71. All wood fences adjacent to public right-of-way, visible from the public right-of-way, or facing the shore will be stained or otherwise finished with a waterproof material.

72. The developer's construction of all fencing and walls associated with the project shall be in conformance with the approved Development Plan and Regular Coastal Permit. Any substantial change in any aspect of fencing or wall design from the approved Development Plan and Regular Coastal Permit shall require a revision to the Development Plan and Regular Coastal Permit or a new Development Plan and Regular Coastal Permit.

73. If any aspect of the project fencing and walls is not covered by the approved Development Plan and Regular Coastal Permit, the construction of fencing and walls shall conform to the development standards of the City Zoning Ordinance. In no case shall the construction of fences and walls (or combinations thereof) exceed the limitations of the Zoning Ordinance, unless expressly granted by a Variance or other development approval.

74. The project shall dispose of or recycle solid waste in a manner provided in City Ordinance 13.3.

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

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

77. The applicant shall posted signage no more than 1.5 square feet in area that indicates that parking is not permitted in the driveway in front of the garages and provides contact information for both property management and the City of Oceanside Parking Enforcement Division. The applicant shall work with Planning Division staff to determine the most appropriate size, design and material for said signage.

PASSED AND ADOPTED Resolution No. 2013-P09 on March 11, 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-P09.

Dated: March 11, 2013

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

_____ _____

Applicant/Representative Date

PLANNING COMMISSION
RESOLUTION NO. 2013-P10

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

APPLICATION NO: D12-00012 and RC12-00008
APPLICANT: Leeds Properties, LLC.
LOCATION: 819 South Pacific Street
APN 150-356-23-00

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Development Plan and Regular Coastal Permit under the provisions of the City of Oceanside Local Coastal Program and 1986 Zoning Ordinance to permit the following:

the partial demolition and remodel of an existing multi-family triplex residence into a three story stacked duplex residential structure, that will add 3,916 square feet of new habitable space for a total combined square footage of 6,564 on the 3,250-square foot lot;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 11th day of March 2013 conduct a duly advertised public hearing as prescribed by law to consider said application;

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto (Section 15303(b)); this project qualifies for a Class 3 categorical exemption (New Construction or Conversion of Small Structures), as it involves the construction of a duplex or similar multi-family residential structure, totaling no more than four dwelling units;

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:

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	$2,072 per unit for residential.
School Facilities Mitigation Fee	Ordinance No. 91-34	$2.63 per square foot residential.
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip.
Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG).
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically $4,597 per unit.
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Residential is typically $6,313 per unit.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically $4,326 per unit.

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, this resolution becomes effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

WHEREAS, the documents or other material which constitute the record of proceedings upon which the decision is based will be maintained by the City of Oceanside Planning Division, 300 North Coast Highway, Oceanside, California 92054.

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

FINDINGS:

For the Development Plan (D12-00012) to allow conversion of an existing multi-family triplex residential unit into a duplex with the addition of 3,916 square feet of new habitable space including a new third story:

1. The approval of the proposed duplex conversion and associated addition will be subject to conditions that, in view of the size and shape of the parcel and the present zoning and use of the subject property, provide the same degree of protection to adjoining properties, including protection from unreasonable interference with the use and enjoyment of said properties, depreciation of property values, and any potentially adverse impacts on the public peace, health, safety and welfare.

2. The application for Development Plan approval has been processed in a manner consistent with Article 21 of the 1986 Zoning Ordinance (Procedures, Hearings, Notices and Fees).

For the Regular Coastal Permit (RC12-00008) to allow conversion of an existing multi-family triplex residential unit into a duplex with the addition of 3,916 square feet of new habitable space including a new third story:

1. The proposed duplex conversion conforms to the policies of the Local Costal Program (LCP), including those pertinent to coastal access (Article 2), recreation (Article 3), land resources (Article 5) and development (Article 6), in that it:

- Does not interfere with the public's right to access to the coastline and ocean, given that dedicated public access ways exist within 250 feet of the subject site;
- Provides for recreational use of private oceanfront land;
- Does not impact environmentally sensitive habitat area or prime agricultural land;
- Occurs in an already-developed area with adequate public services;
- Protects views to and along the ocean;
- Is visually compatible with the character of surrounding areas.

2. The project site, at 819 South Pacific Street, is situated within the Appeal Area of the Coastal Zone and conforms to the public access and recreation policies of Chapter 3 of the Coastal Act. The entire 800 Block of South Pacific Street measures 450 feet in length, with public beach access located at both ends (where South Pacific Street intersects with Wisconsin Avenue and Hayes Street). Thus, all properties in the 800 Block of South Pacific Street are situated within 250 feet of existing public beach access.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby confirm issuance of a Categorical Exemption pursuant to Section 15303(a) of the California Environmental Quality Act and approves Development Plan (D12-00012) and Regular Coastal Permit (RC12-00008) subject to the following conditions:

Building:

1. Construction shall comply with the 2010 edition of the California Codes including the California Green Building Standards. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.
2. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.
3. Exterior lighting must comply with Chapter 39 of the Oceanside Code of Ordinances and Section 5.106.8 of the 2010 California Green Building Code.
4. The developer shall monitor, supervise and control all building construction and supporting activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:
   a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).
   b) The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste containers shall be considered compliance with this requirement. Small amounts of construction debris may be stored on-site in a neat, safe manner for short periods of time pending disposal.
5. Separate/unique addresses will be required to facilitate utility releases. Verification that the addresses have been properly assigned by the City's Planning Division must accompany the Building Permit application.

6. Site development, common use areas, access and adaptability of apartments and condominiums shall comply with Part 2, Title 24, and C.C.R. (Disabled Access & Adaptability - HCD).

7. All electrical, communication, CATV, etc. service lines, within the exterior lines of the property shall be underground (City Code Sec. 6.30).

Fire:

8. Fire Department requirements shall be placed on plans in the notes section.

Water Utilities:

9. The developer will be responsible for developing 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.

10. The property owner shall maintain private water and wastewater utilities located on private property.

11. 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.

12. 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.

13. Residential units shall be metered individually. Private utility systems for residential developments are not allowed.

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

15. 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.

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

17. 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.).

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

19. 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.

20. 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:

21. This project involves demolition of an existing structure or surface improvements; an erosion control plan shall be submitted and approved by the City Engineer before issuance of any demolition permit. No grading operation shall be allowed in conjunction with the demolition operation without an approved grading plan. No demolition shall be permitted without an approved erosion control plan.

22. Design and construction of all improvements shall be in accordance with standard plans, specifications of the City of Oceanside and subject to approval by the City Engineer.

23. The owner/developer shall obtain a precise grading permit per the City Grading Regulations Manual. This project may qualify to prepare a minor grading plan instead of a precise grading plan, if the project meets the minor grading permit requirements. The grading permit requires a comprehensive soils and geologic investigation of the soils, slopes, and formations in the project. 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, to be prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by the City Engineer.

24. 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.

25. 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 storm water conveyance system.

b) All grading and related site preparation and construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., 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 by the City.

26. Grading and drainage facilities shall be designed and installed to adequately accommodate the local storm water runoff and shall be in accordance with the City's Grading Ordinance and current San Diego County Hydrology Manual.

27. 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.

28. 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.

29. 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 any 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 by the City.

30. The developer/owner shall construct private driveway to serve this project in accordance with the City of Oceanside Engineers Design and Processing Manual.

31. The developer/owner shall construct curb and gutter and sidewalk on South Pacific Street along the property frontage in accordance with the City of Oceanside Engineers Design and Processing Manual. Sidewalk improvements shall comply with ADA requirements.

32. Sight distance requirements at the project driveway shall conform to the corner sight distance criteria as provided by SDRSD.

33. Pavement sections Pacific Street and project driveway shall be based upon approved soil tests. The pavement design is to be prepared by the owner's/developer's soil engineer and must be approved by the City Engineer, prior to paving.

34. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during construction of the project, shall be repaired or replaced as directed by the City Engineer.

35. 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.

36. The owner/developer shall obtain any necessary permits and clearances from all public agencies having jurisdiction over the project due to its type, size, or location, including but not limited to the U. S. Army Corps of Engineers, California Department of Fish &

Game, 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 a grading permit.

37. The approval of the development 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 development shall be subject to going back to the public hearing or subject to a substantial conformity review.

38. A comprehensive geotechnical report is required prior to approval of any grading plan and permit. If shoring is required for the construction of this development, the shoring design and structural calculations shall be included in the geotechnical report. The Geotechnical Engineer shall be responsible to prepare the report, and seal/stamp, and sign the report, and is fully responsible for all the proposed mitigations and recommendations.

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

40. The drainage design on the development plan is conceptual only. The final design shall be based upon a hydrologic/hydraulic study to be 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. The owner/developer shall be responsible for obtaining any off-site easements for storm drainage facilities.

41. The owner/developer shall comply with applicable FEMA regulations. The owner/developer shall record a covenant against the property indemnifying and holding the City harmless from any claims regarding drainage and flooding prior to issuance of any grading permit. During final engineering design, the Engineer of Record shall evaluate potential impact to flood hazard areas. Elevation and flood proofing shall be in

accordance with the City of Oceanside Ordinance 94-03 and Federal Emergency Management Agency (FEMA) requirements.

42. Following approval of the Storm Water Mitigation Plan (SWMP) 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 storm water 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 (or certificate of deposit payable to the City), or an irrevocable, City-Standard Letter of Credit 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 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 5 years. The records shall be made available to the City upon request.

43. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance Agreement 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. Security in the form of cash (or certificate of deposit payable to the City) or an irrevocable, City-Standard Letter of Credit shall be required prior to issuance of a precise grading permit. The amount of the 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.

44. 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 5 years. These documents shall be made available to the City for inspection upon request at any time.

45. The Agreement shall include a copy of executed on-site and off-site 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.

46. 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.

47. The owner/developer shall provide a copy of the cover page of approved SWMP with the first engineering submittal package. All Stormwater documents shall be in compliance with the latest edition of submission requirements.

48. Approval of this development 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.

49. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire project will 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.

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

Planning:

51. Development Plan (D12-00012) and Regular Coastal Permit (RC12-00008) shall expire two years from the effective date unless implemented as required by the Zoning Ordinance. Absent the timely appeal of this approval, it will expire on March 11, 2015 unless implemented as required by the Zoning Ordinance.

52. Development Plan (D12-00012) and Regular Coastal Permit (RC12-00008) is granted for the following purposes only:

    a) Partial demolition and conversion of an existing multi-family triplex residence to a freestanding three story over basement duplex;

    b) Addition of 3,916 square feet of new habitable space, 815 square feet of garage area that can accommodate four vehicles in a tandem configuration.

53. No deviation from these approved plans and exhibits shall occur without Planning Commission approval. Substantial deviations shall require a revision to the Development Plan and Regular Coastal Permit or a new Development Plan and Regular Coastal Permit.

54. Development Plan (D12-00012) and Regular Coastal Permit (RC12-00008) shall be called for review by the Planning Commission if complaints are filed and verified as valid by the City Planner or the Code Enforcement Officer concerning the violation of any of the approved conditions or the project assumptions demonstrated under the application approval.

55. The validity of Development Plan (D12-00012) and Regular Coastal Permit (RC12-00008) shall not be affected by changes in ownership or tenants.

56. A request for changes in conditions of approval or a change to the approved plans that would affect conditions of approval shall be treated as a new application. The City Planner may waive the requirements for a new application if the changes requested are minor, do not involve substantial alterations or addition to the plan or the conditions of approval, and consistent with the intent of the project's approval or otherwise found to be in substantial conformance.

57. Development Plan (D12-00012) and Regular Coastal Permit (RC12-00008) may be revised or renewed in accordance with the provisions of the Zoning Ordinance. Any application for Development Plan (D12-00012) and Regular Coastal Permit (RC12-00008) revision or renewal shall also be evaluated against existing land use and

development policies as well as any intervening changes to the site area and/or neighborhood.

58. 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 Development Plan (D12-00012) and Regular Coastal Permit (RC12-00008). 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.

59. 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.

60. 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, which shall provide:

a) That the applicant understands that the site may be subject to extraordinary hazard from waves during storms and from erosion and the applicants assumes the liability from those hazards.

b) That the applicant unconditionally waives any claim of liability on the part of the City and agrees to defend, indemnify and hold harmless the City and its advisors relative to the City's approval of the project for any damage due to natural hazards.

61. 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 provision shall run with the life of the project and shall be recorded as a covenant on the property.

62. Failure to meet any conditions of approval for this project shall constitute a violation of Development Plan (D12-00012) and Regular Coastal Permit (RC12-00008).

63. 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.

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

65. 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, screening and vents shall be painted with non-reflective paint to match the roof. All roof top surfaces shall have a non-reflective surface and mechanical appurtenances shall be painted to match the roof color. This information shall be shown on the building plans.

66. HVAC casings shall be fully enclosed and shall not project into a required yard or project above the district's height requirement.

67. Prior to issuance of any building permit, the applicant shall submit a detailed plan that delineates public access laterally across the front of the 25-foot wide lot (e.g. different color/texture for sidewalk than driveway) and that provides additional landscape that functions as parkway. Subject to review and final approval by the City Engineer and City Planner.

68. Any metallic material (i.e. copper) shall be treated at the time that it is installed, or earlier, so that its surface does not reflect light. Non-metallic roofing material is preferred and non-reflective roofing material is required. The copper roofing shall be treated to have a non-reflective surface (patina) at the time it is installed.

69. Buildings, structures, fences or walls located on lots contiguous to the shoreline, shall be compatible in scale with the existing development and shall not extend further seaward than the line established on the String-line Setback Map.

70. Fence height limitations and opacity requirements are subject to Section 1050(U) of the Zoning Ordinance and required front yards. Fence materials shall be 75 percent transparent.

71. All wood fences adjacent to public right-of-way, visible from the public right-of-way, or facing the shore will be stained or otherwise finished with a waterproof material.

72. The developer's construction of all fencing and walls associated with the project shall be in conformance with the approved Development Plan and Regular Coastal Permit. Any substantial change in any aspect of fencing or wall design from the approved Development Plan and Regular Coastal Permit shall require a revision to the Development Plan and Regular Coastal Permit or a new Development Plan and Regular Coastal Permit.

73. If any aspect of the project fencing and walls is not covered by the approved Development Plan and Regular Coastal Permit, the construction of fencing and walls shall conform to the development standards of the City Zoning Ordinance. In no case shall the construction of fences and walls (or combinations thereof) exceed the limitations of the Zoning Ordinance, unless expressly granted by a Variance or other development approval.

74. The project shall dispose of or recycle solid waste in a manner provided in City Ordinance 13.3.

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

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

77. The applicant shall posted signage no more than 1.5 square feet in area that indicates that parking is not permitted in the driveway in front of the garages and provides contact information for both property management and the City of Oceanside Parking Enforcement Division. The applicant shall work with Planning Division staff to determine the most appropriate size, design and material for said signage.

PASSED AND ADOPTED Resolution No. 2013-P10 on March 11, 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-P10.

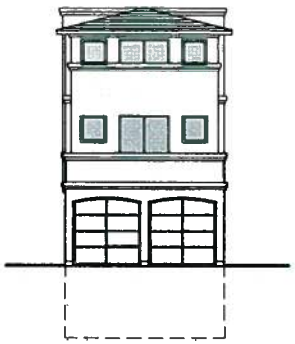
Dated: March 11, 2013

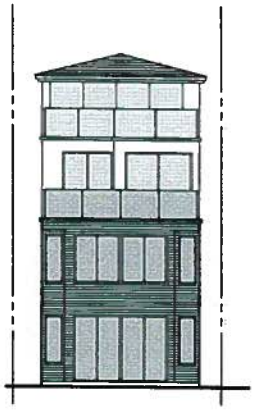
Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may be required as stated herein:

_____ _____

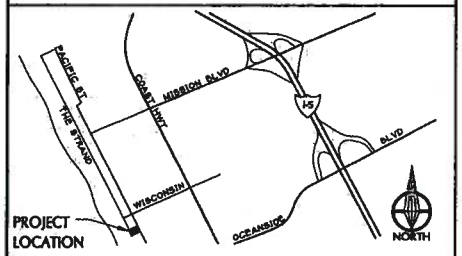
Applicant/Representative Date

Addition at 817 S. Pacific * Oceanside, CA

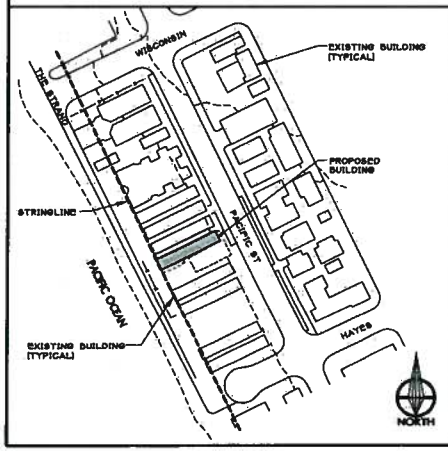




VICINITY MAP



SITE LOCATION MAP



DEVELOPMENT INFORMATION

ZONING:	R-T ZONE - COASTAL ZONE
GENERAL PLAN:	LMD (NO CHANGE)
OCCUPANCY:	R3
EXISTING LAND USE:	TRI-PLEX
PROPOSED LAND USE:	TWO RESIDENCES
LOT SIZE:	3,250 SQ. FT. / .075 ACRE
EXISTING LOT COVERAGE:	1874/3250 = 46%
PROPOSED LOT COVERAGE:	2080/3250 = 64%

SETBACKS:

FRONT YARD	NO CHANGE TO EXISTING FRONT YARD SETBACK
SIDE YARD	3'-0" MIN.
REAR YARD	10'-0" OR STRINGLINE
HEIGHT MAX.	3-STORIES OR 35'-0" FROM THE AVERAGE FINISHED GRADE TO THE CEILING OF THE TOP STORY. NO PORTION OF THE PROPOSED HABITABLE SPACE MAY EXCEED THE MAX. PERMITTED HEIGHT.

SEC. 211, 1708.a.b.c.
PENTHOUSES OR ROOF STRUCTURES FOR THE HOUSING OF ELEVATORS, STAIRWAYS, ETC.. (SEE SEC. 1708.d) MAY BE ERECTED AND MAINTAINED ABOVE THE 35'-0" MAX. HEIGHT LIMIT. NO ROOF STRUCTURE ABOVE THE HEIGHT LIMIT SHALL BE USED FOR THE PURPOSE OF PROVIDING ADDITIONAL FLOOR SPACE.

DEMOLITION: T.B.D.

EXISTING CONSTRUCTION:	HABITABLE:	GARAGE:	DECKS:
BASEMENT -	1,074 SF	0 SF	0 SF
FIRST FLOOR -	1,074 SF	500 SF	0 SF
SECOND FLOOR -	500 SF	0 SF	0 SF
TOTAL -	2,648 SF	500 SF	0 SF

NEW CONSTRUCTION:	HABITABLE:	GARAGE:	DECKS:
BASEMENT -	1,006 SF	0 SF	0 SF
FIRST FLOOR -	150 SF	315 SF	0 SF
SECOND FLOOR -	1,745 SF	0 SF	232 SF
THIRD FLOOR -	995 SF	0 SF	239 SF
SUB-TOTAL -	3,916 SF	315 SF	471 SF
TOTAL AFTER CONSTRUCTION -	6,564 SF	815 SF	471 SF

AREA OF BUILDING 35'-0" ABOVE AVG GRADE = 0 SF

PARKING REQUIRED: (3) SPACES
PARKING PROVIDED: (4) SPACES

DEVELOPABLE AREA (PROPERTY EAST OF STRINGLINE) = 2875 SQ. FT.

UNDEVELOPABLE AREA (PROPERTY WEST OF STRINGLINE) = 375 SQ. FT.

PROJECT INFO.

OWNER:

STRANDS END LIMITED, LLC
MANAGING MEMBER: JAMES DODSON
421 Q STREET
BEAVER CITY, NE 68926

A.P.N.:

150-356-22-00

PROJECT ADDRESS:

817 S. PACIFIC ST.
OCEANSIDE, CA 92054

LEGAL DESCRIPTION:

LOT 11 IN BLOCK "O" OF MEYERS ANNEX TO OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 924, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 13, 1904; EXCEPTING THERE FROM THAT PORTION IF ANY HERETOFORE NOW LYING BELOW THE MEAN HIGH TIDE OF THE PACIFIC OCEAN.

REGULAR COASTAL APPLICATION NUMBER:
RC12-00009

DEVELOPMENT APPLICATION NUMBER:
D12-00011

RECEIVED
NOV 06 2012
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

SHEET INDEX

T-1.0 TITLE SHEET

SP-1.0 SITE PLAN
EX.1 EXHIBIT SHEET
A-1.0 FLOOR PLANS
A-2.0 FLOOR PLANS
A-3.0 ROOF PLAN & BLDG SECTION
A-4.0 EXISTING EXTERIOR ELEVATIONS
A-5.0 EXTERIOR ELEVATIONS
A-6.0 EXTERIOR ELEVATIONS

PROJECT SCOPE:

THE EXISTING TRI-PLEX BUILDING WILL BE ENLARGED AND CONVERTED TO TWO RESIDENCES

SERVICE AGENCIES:

WATER	OCEANSIDE WATER & SEWER
SCHOOL	OCEANSIDE UNIFIED SCHOOL DISTRICT
FIRE	OCEANSIDE FIRE DEPARTMENT
GAS/ELEC	SAN DIEGO GAS & ELECTRIC
SEWER	OCEANSIDE WATER & SEWER

BUILDING CODES

2010 TRIENNIAL EDITION OF THE CODE OF REGULATIONS, TITLE 24

THERE ARE 12 PARTS TO TITLE 24 AND THE APPLICABLE PARTS FOR MOST BUILDING DIVISION PERMIT APPLICATIONS ARE LISTED BELOW:

- PART 2: THE 2010 CALIFORNIA BUILDING CODE (CBC) IS BASED ON THE 2009 IRC.
- PART 2.5: THE 2010 CALIFORNIA BUILDING CODE (CBC) IS BASED ON THE 2009 IRC BUT INCLUDES NUMEROUS STATE OF CALIFORNIA AMENDMENTS AND DOES NOT INCLUDE ELECTRICAL, ENERGY, MECHANICAL OR PLUMBING PORTIONS OF THE IRC, AND INSTEAD PARTS 3 THROUGH 6 OF TITLE 24 AS LISTED BELOW APPLY.
- PART 3: THE 2010 CALIFORNIA ELECTRICAL CODE (CEC) IS BASED ON THE 2008 NEC WITH STATE OF CALIFORNIA AMENDMENTS
- PART 4: THE 2010 CALIFORNIA MECHANICAL CODE (CMC) IS BASED ON THE 2009 UMC WITH STATE OF CALIFORNIA AMENDMENTS
- PART 5: THE 2010 CALIFORNIA PLUMBING CODE (CPC) IS BASED ON THE 2009 UPC WITH STATE OF CALIFORNIA AMENDMENTS
- PART 6: THE 2010 CALIFORNIA ENERGY CODE IS BASED ON THE 2006 BUILDING ENERGY EFFICIENCY STANDARDS
- PART 9: THE 2010 CALIFORNIA FIRE CODE (CFC) IS BASED ON THE 2009 IFC WITH STATE OF CALIFORNIA AMENDMENTS
- PART 11: THE 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)

STATEMENT OF SPECIAL INSPECTIONS

PROCEDURE PC-20a

I, AS THE ENGINEER / ARCHITECT OF RECORD, CERTIFY THAT I HAVE PREPARED THE FOLLOWING STATEMENT OF SPECIAL INSPECTIONS AS REQUIRED BY CBC SECTION 1704 FOR THIS CONSTRUCTION PROJECT. I HAVE INFORMED THE PROJECT OWNER OF THESE REQUIREMENTS.

JOB ADDRESS: 817 S. PACIFIC ST. PERMIT: _____

SIGNED: _____ DATE: _____ PLAN ID: _____

WORK REQUIRING SPECIAL INSPECTION:

☐ REINFORCED CONCRETE 3000 psi	☐ SMOKE CONTROL
☐ PRE-STRESSED / POST-TENSIONED CONCRETE	☐ WOOD CONSTRUCTION (SPECIFIC BELOW)
☐ STRUCTURAL MASONRY	☐ MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS
☐ STRUCTURAL WELDING	☐ SPRAY APPLIED FIRE-PROOFING
☐ HIGH-STRENGTH BOLTING	☐ EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)
☐ SOILS	☐ MECHANICAL AND ELECTRICAL COMPONENTS
☐ ---	☐ DESIGNATED SEISMIC SYSTEMS VERIFICATION
☐ PIER FOUNDATIONS	☐ SEISMIC ISOLATION SYSTEMS
☐ STRUCTURAL OBSERVATIONS (SEE BELOW)	☐ OTHER

SELECTION DEFERRED: "THIS SHEET WILL BE REVISED TO INDICATE THE SPECIAL INSPECTION ENTITIES PRIOR TO THE TIME THE SPECIAL INSPECTOR IS REQUIRED TO CHECK IN WITH THE BUILDING DIVISION FOR THEIR FIRST INSPECTION ON THIS PROJECT."

SIGNED: _____ DATE: _____

PERSON / FIRM CONDUCTING SPECIAL INSPECTIONS:

3000 psi CONC.

TESTING LABORATORY:

SPECIFIC ITEM NOT COVERED ABOVE:

STRUCTURAL OBSERVATIONS:

ARCHITECT:
STUDIO 4
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4604 PH
(760) 722-4603 FX
pjlongton@gmail.com
PAUL LONGTON
PRINCIPAL

PROJECT:
ADDITION AT 817 S. PACIFIC ST.
OCEANSIDE, CA

OWNER:
STRANDS END LIMITED, LLC
MANAGING MEMBER
JAMES DODSON
421 Q STREET
BEAVER CITY, NE 68926

OWNER'S REP:
PAUL LONGTON
STUDIO 4 ARCHITECTS
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4604

RELEASE DATE:
ISSUED: 10/05/12
REVISIONS:

DRAWING STATUS:
☐ NOT FOR CONSTRUCTION
☐ INFORMATION DRAWINGS
☐ PRELIMINARY DRAWINGS
☐ DESIGN DEVELOPMENT DRAWINGS
☐ CHECK SET
☐ PROGRESS DRAWINGS
☐ PLAN CHECK DRAWINGS

☐ BID SET DRAWINGS
☐ CONSTRUCTION DOCUMENTS
☐ OTHER

STUDIO 4 EXPRESSLY RESERVES ITS COMMON LAW AND OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF STUDIO 4.

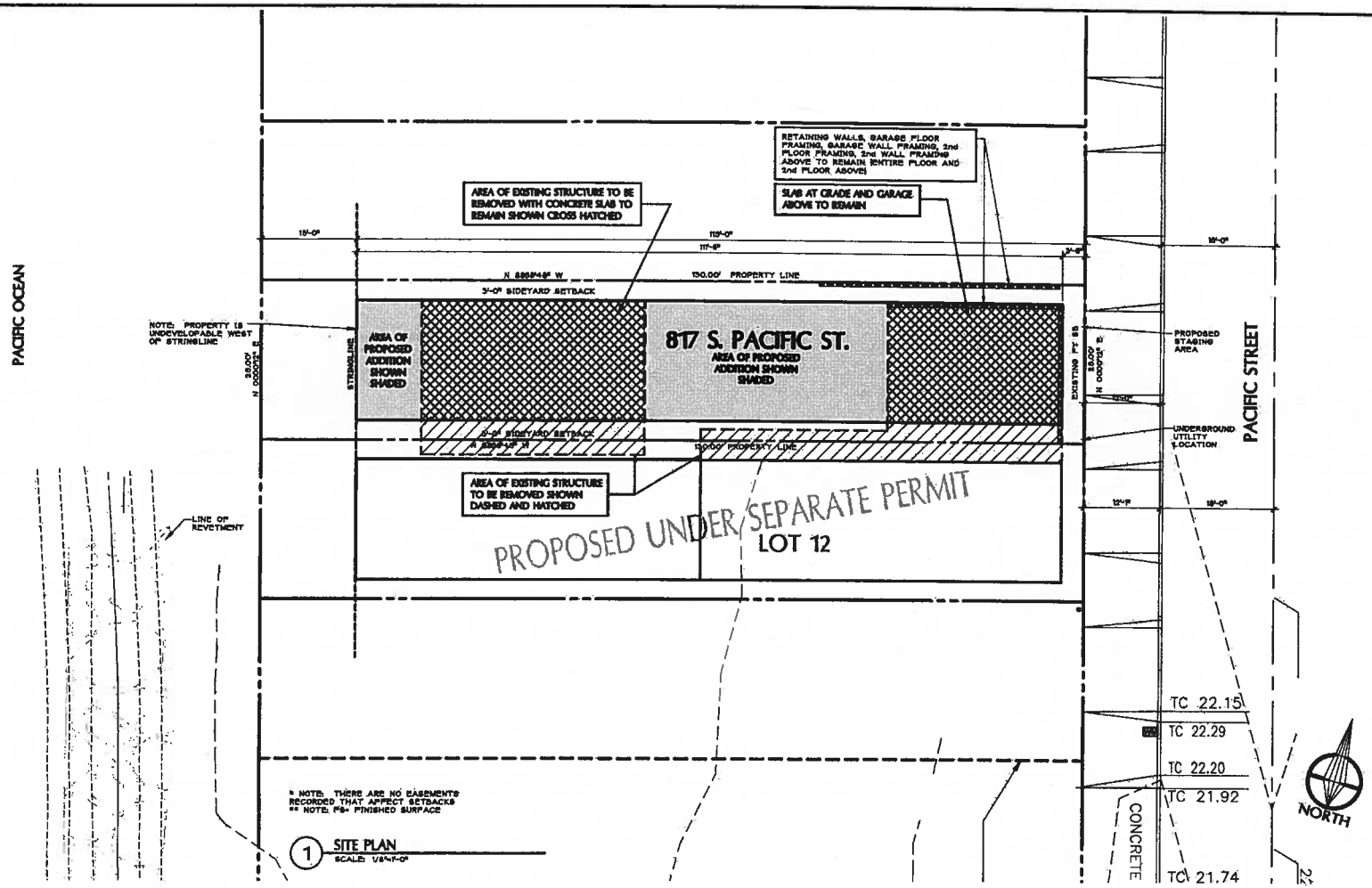
JOB NO:

DRAWN BY: MSR

CHECKED BY: PL

SHEET TITLE:
TITLE SHEET

SHEET NO:
T-1.0



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

SITE NOTES

1. THE CONTRACTORS MUST VERIFY ALL GRADES, CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK. THE OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK.
3. SURFACE WATER SHALL DRAIN AWAY FROM BUILDING STRUCTURES @ NO LESS THAN 1% SLOPE
4. EXISTING SEWER LATERAL PER CITY OF OCEANSIDE ENGINEERING DEPARTMENT
5. EXISTING WATER LATERAL PER CITY OF OCEANSIDE WATER & SEWER DEPARTMENT
6. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.

ARCHITECT:
STUDIO 4
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4904 PH
(760) 722-4903 FX
pjlongton@gmail.com
PAUL LONGTON
PRINCIPAL

PROJECT:
ADDITION AT 817 S. PACIFIC ST.
OCEANSIDE, CA

OWNER:
STRANDS END LIMITED, LLC
MANAGING MEMBER
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(760) 722-4904

RELEASE DATE:
ISSUED: 10/05/12
REVISIONS:

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(NOT FOR CONSTRUCTION)
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☐ CONSTRUCTION DOCUMENTS
☐ OTHER

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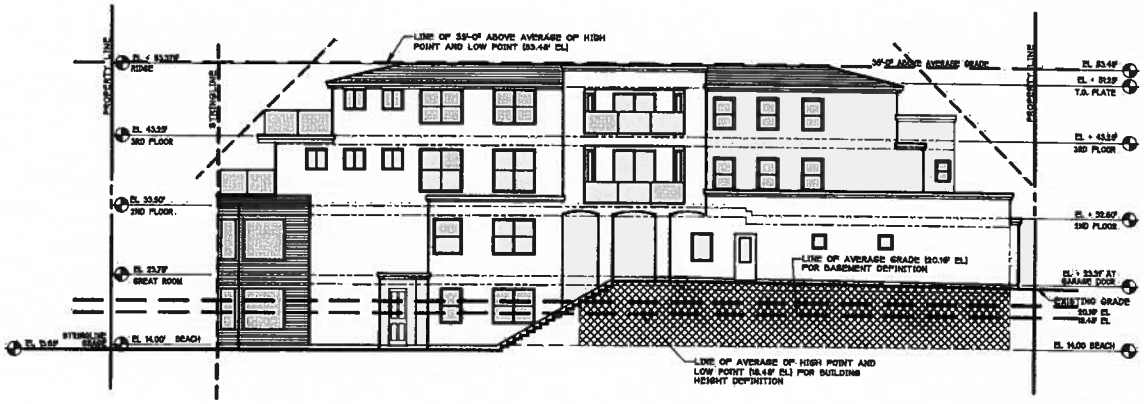
JOB NO:
DRAWN BY: MSR
CHECKED BY: PL

SHEET TITLE:
SITE PLAN

SHEET NO:
SP.1

GRADE, BASEMENT AND BUILDING HEIGHT EXHIBIT PER THE 1986 ZONING ORDINANCE



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

ARTICLE 32
RESIDENTIAL TOURIST ZONE (R-T ZONE)

SECTION 3200. PURPOSE. THE R-T ZONE IS INTENDED TO ACCOMMODATE TOURIST AND YEAR ROUND VISITOR SERVING FACILITIES BY PROVIDING PERMANENT AND TRANSIENT RESIDENTIAL AND RELATED USES TO SERVE ALL INCOME LEVELS. THE R-T ZONE IS PRIMARILY DESIGNATED ON SHOREFRONT PROPERTY IN ORDER TO OPTIMIZE PUBLIC ACCESS TO THE BEACH.

SECTION 3341. GRADE. "GRADE" MEANS THE AVERAGE OF THE FINISHED GROUND LEVEL AT THE CENTER OF ALL WALLS OF A BUILDING. IN CASE WALLS ARE PARALLEL TO AND WITHIN FIVE FEET OF A SIDEWALK, THE ABOVE-GROUND LEVEL SHALL BE MEASURED AT THE SIDEWALKS.

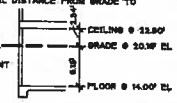
SEE SITE PLAN

CENTER OF EAST WALL:	23.33' EL
CENTER OF SOUTH WALL:	23.42' EL
CENTER OF WEST WALL:	15.69' EL
CENTER OF NORTH WALL:	20.39' EL
TOTAL =	80.83' EL
GRADE = 80.83' / 4 =	20.38' EL

SECTION 307. BASEMENT. "BASEMENT" MEANS THAT PORTION OF A BUILDING BETWEEN FLOOR AND CEILING WHICH IS PARTLY BELOW AND PARTLY ABOVE GROUND BUT SO LOCATED THAT THE VERTICAL DISTANCE FROM GRADE TO THE FLOOR BELOW IS LESS THAN THE VERTICAL DISTANCE FROM GRADE TO CEILING.

BEACH LEVEL FLOOR =	14.00 EL
BEACH LEVEL CEILING =	22.50' EL
GRADE (SEE ABOVE) =	20.38' EL

LOWEST LEVEL IS DEFINED AS BASEMENT



SECTION 311. BUILDING HEIGHT. "BUILDING HEIGHT" MEANS THAT THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE LEVEL OF THE HIGHEST AND LOWEST POINT OF THAT PORTION OF THE BUILDING-SITE COVERED BY THE BUILDING TO THE CEILING OF THE UPPERMOST STORY.

HIGHEST POINT OF SITE COVERED BY BUILDING:	EL. 23.33'
LOWEST POINT OF SITE COVERED BY BUILDING:	EL. 13.69'
	TOTAL = 36.99'

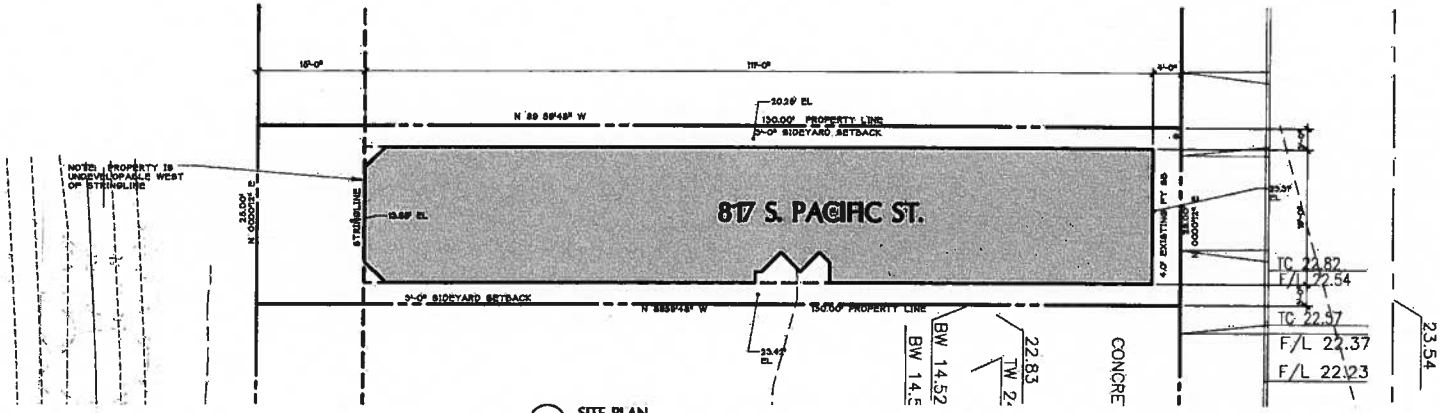
AVERAGE LEVEL = 36.99' / 2 = 18.49' EL

ARTICLE 32
RESIDENTIAL TOURIST ZONE (R-T ZONE)

SECTION 3203. HEIGHT OF BUILDINGS. BUILDING HEIGHT IS LIMITED TO 35 FEET UNLESS A CONDITIONAL USE PERMIT IS ISSUED IN ACCORDANCE WITH ARTICLE 18.

PERMITTED HEIGHT TO CEILING OF TOP STORY = EL. 18.49' + 35' = EL. 53.49'
PROPOSED HEIGHT TO CEILING OF TOP STORY = EL. 31.25'

PROPOSED BUILDING IS 2.23' BELOW MAXIMUM PERMITTED



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

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PAUL LONGTON
PRINCIPAL

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OWNER:
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MANAGING MEMBER
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OWNER'S REP:
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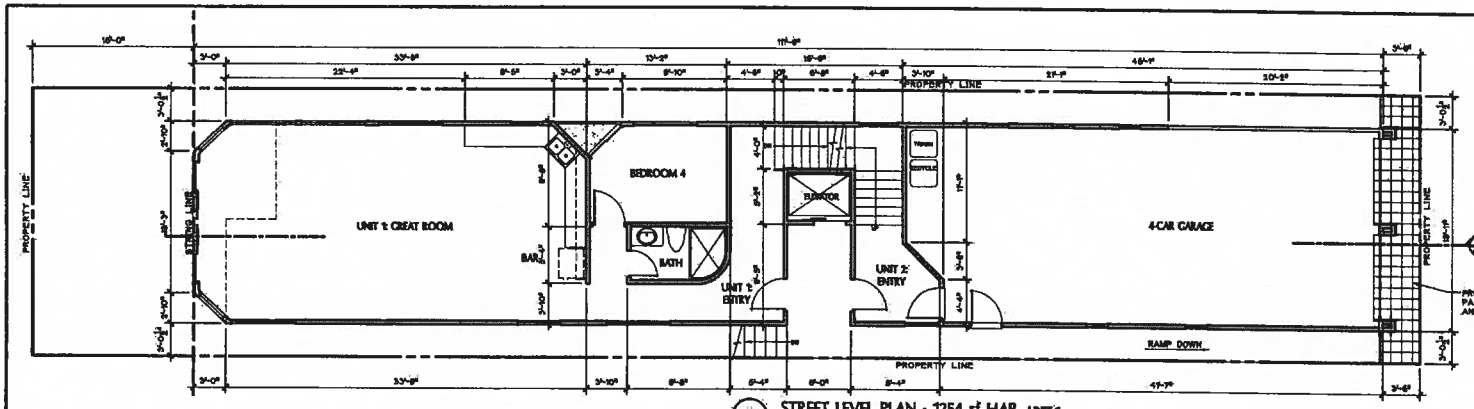
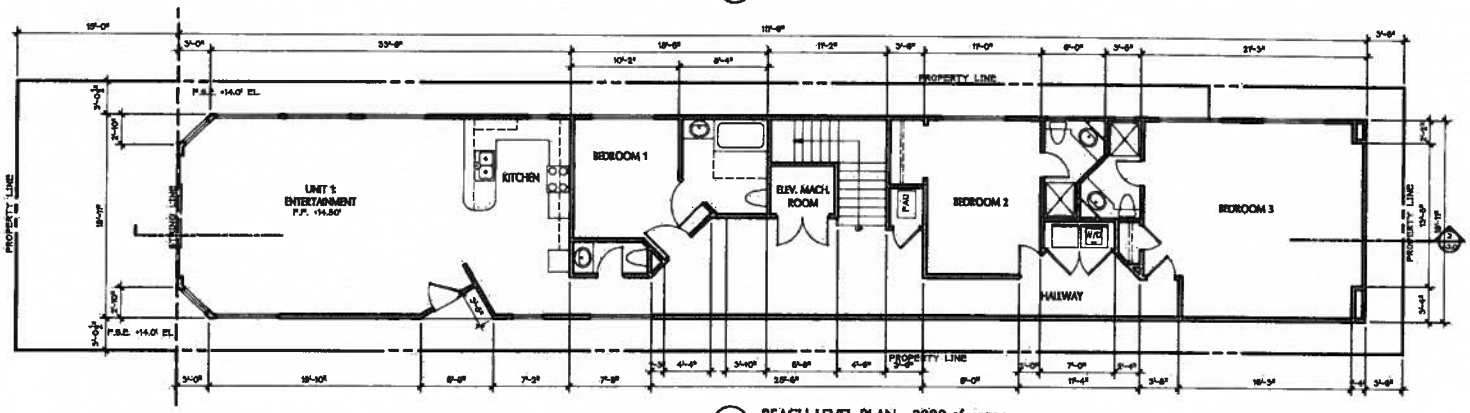
CHECKED BY: PL
SHEET TITLE: EXHIBIT
SHEET NO: EX.1



2 STREET LEVEL PLAN - 1254 sf HAB. UNIT 1
SCALE: 3/16"=1'-0"



1 BEACH LEVEL PLAN - 2080 sf UNIT 1
SCALE: 3/16"=1'-0"

ABBREVIATIONS THIS PAGE:
F.F. -FINISH FLOOR ELEVATION
F.S. -FINISH SURFACE ELEVATION
Z.O. -ZONING ORDINANCE

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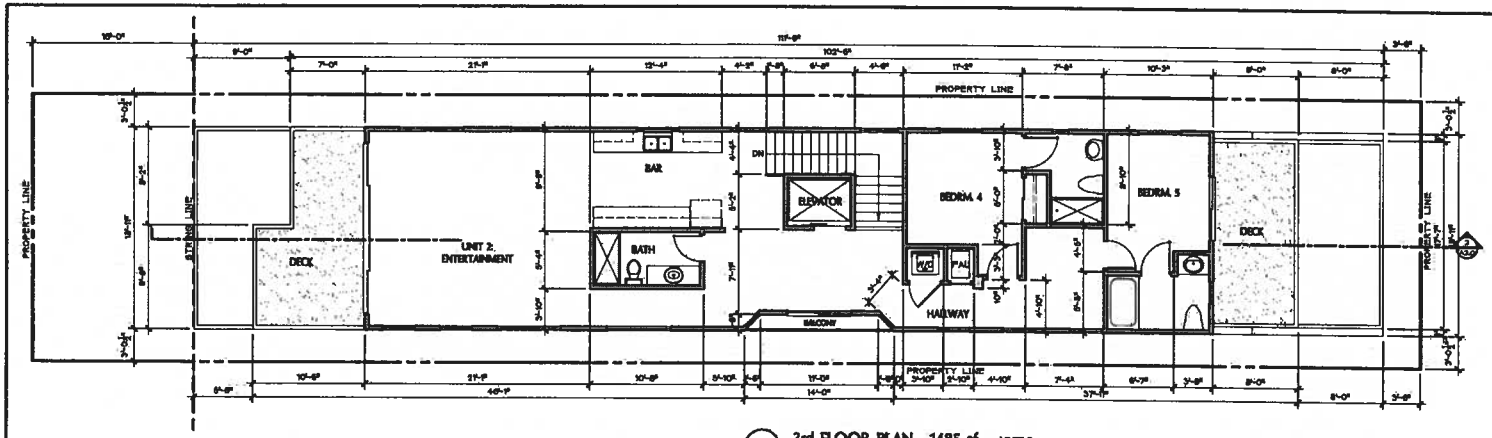
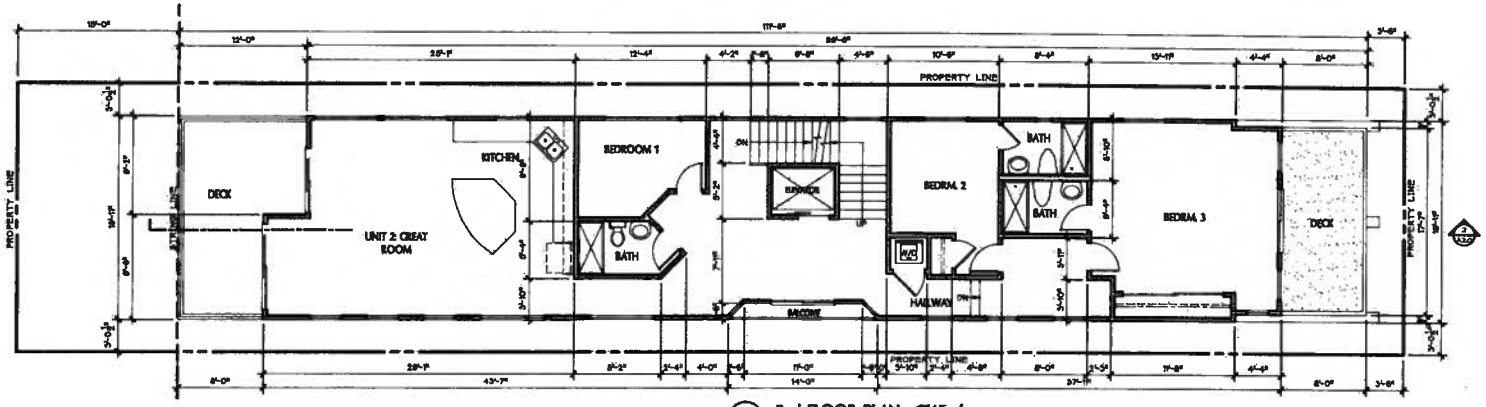
FLOOR PLANS

SHEET NO:
A-1.0



2 3rd FLOOR PLAN - 1485 sf UNIT 2
SCALE: 3/16"=1'-0"



1 2nd FLOOR PLAN - 1745 sf UNIT 2
SCALE: 3/16"=1'-0"

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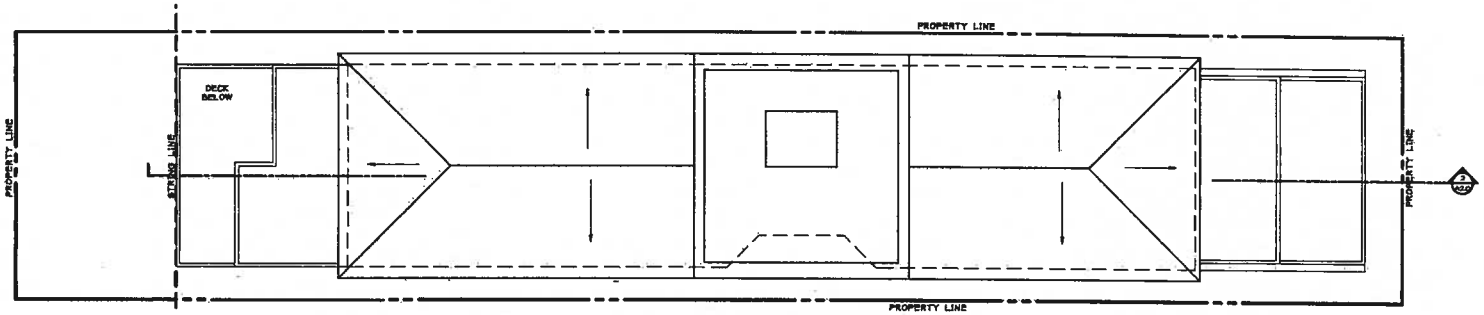
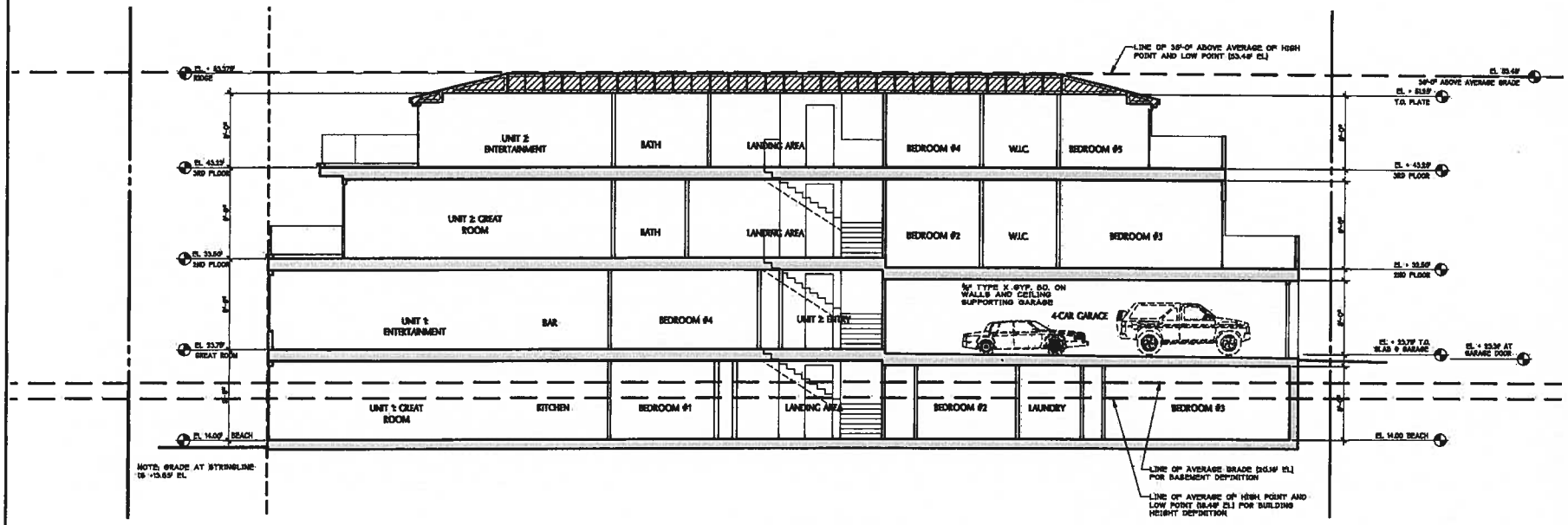


1 ROOF PLAN
SCALE: 3/16"=1'-0"



2 BUILDING SECTION
SCALE: 3/16"=1'-0"

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SHEET TITLE:
ROOF PLAN
BLDG. SECT

SHEET NO:
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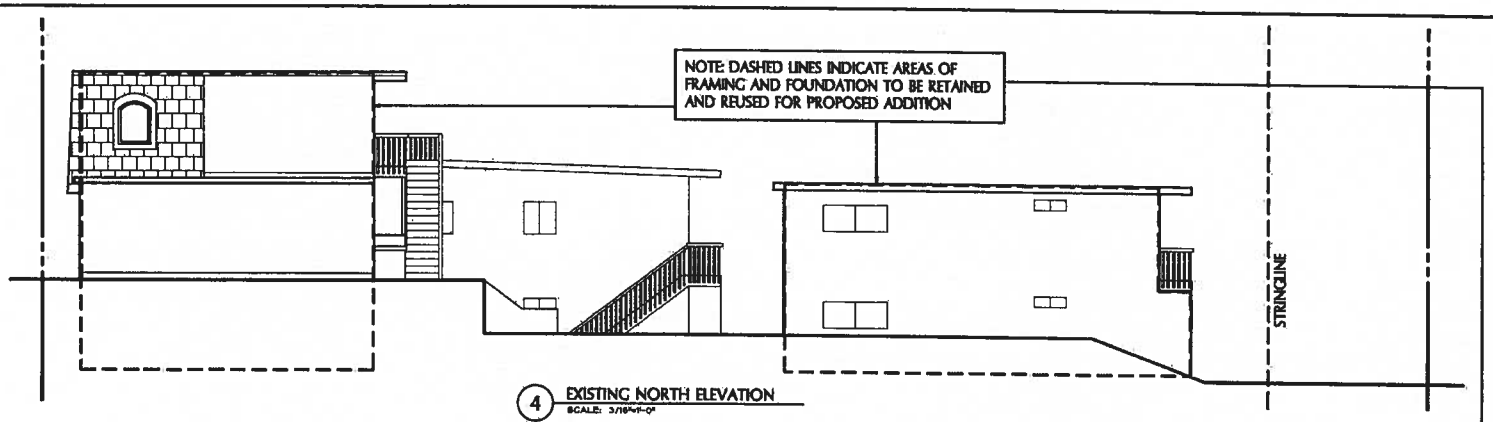
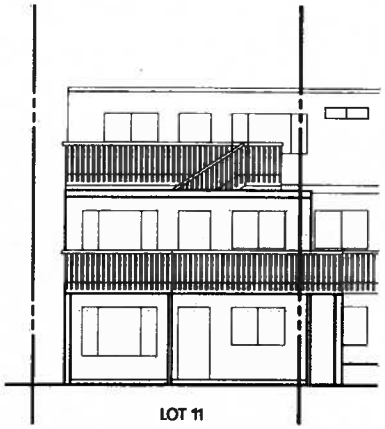
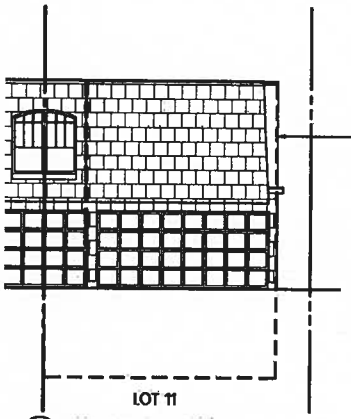


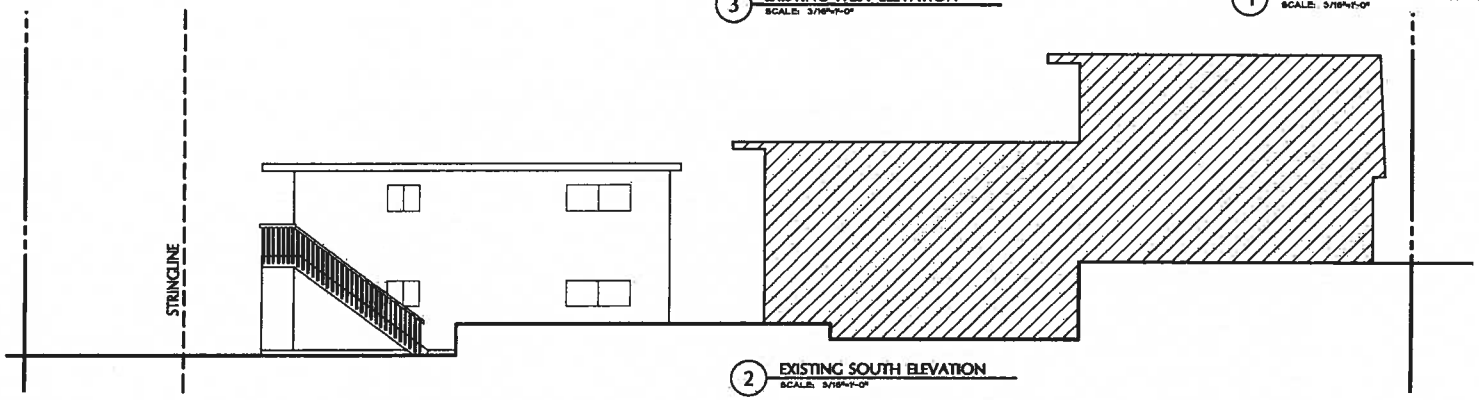
4 EXISTING NORTH ELEVATION
SCALE: 3/16"=1'-0"



3 EXISTING WEST ELEVATION
SCALE: 3/16"=1'-0"



1 EXISTING EAST ELEVATION
SCALE: 3/16"=1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 3/16"=1'-0"

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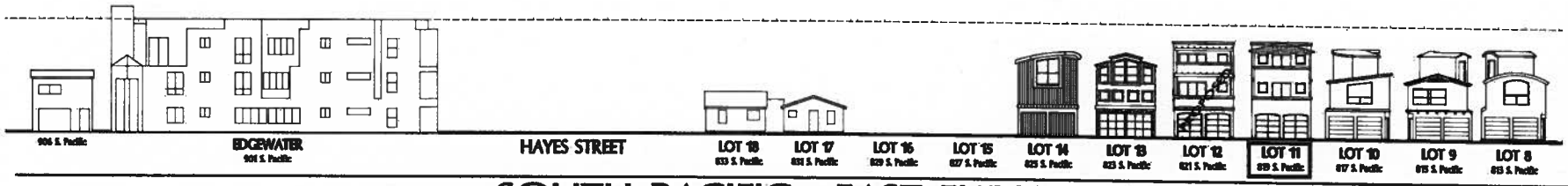
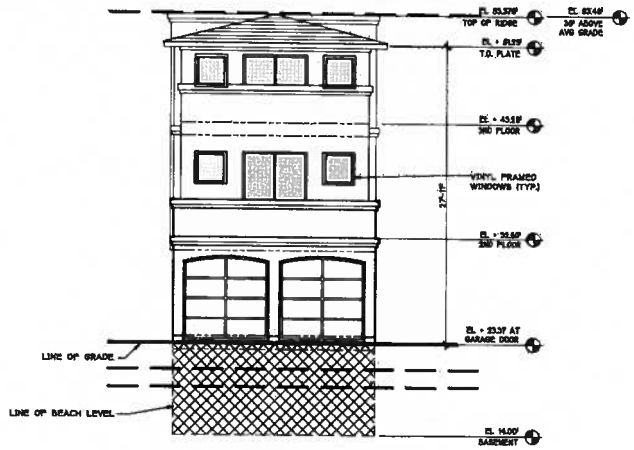
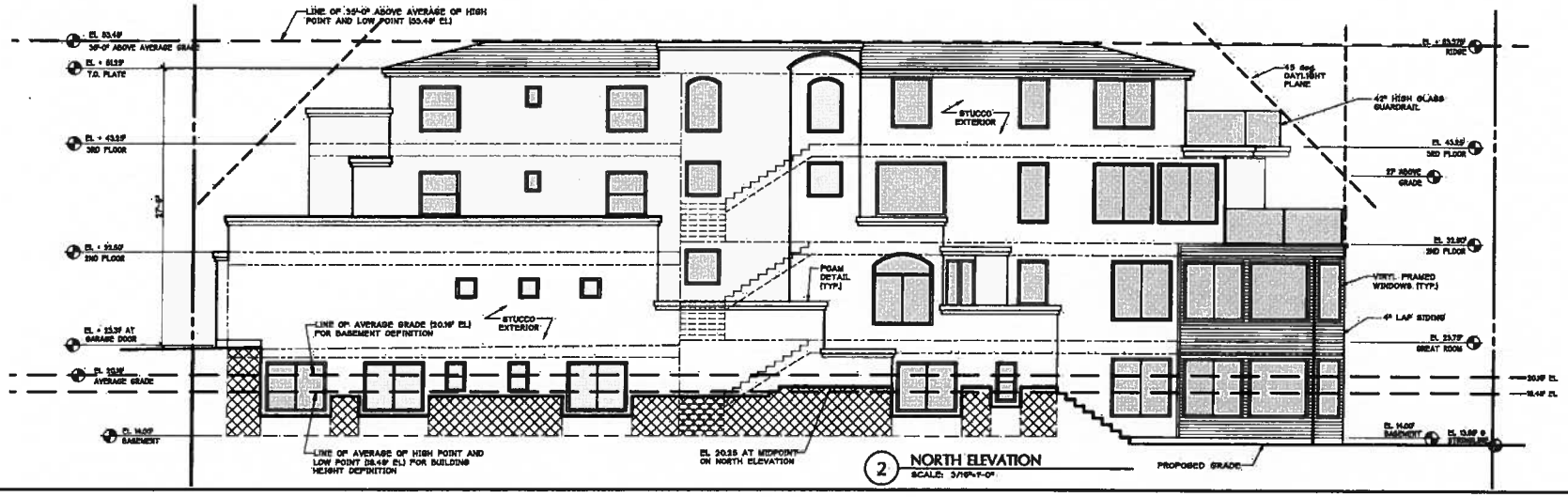


SOUTH PACIFIC - EAST ELEVATION

SCALE: 1/16" = 1'-0"



1 EAST ELEVATION (STREET SIDE)
SCALE: 3/16"=1'-0"



2 NORTH ELEVATION
SCALE: 3/16"=1'-0"

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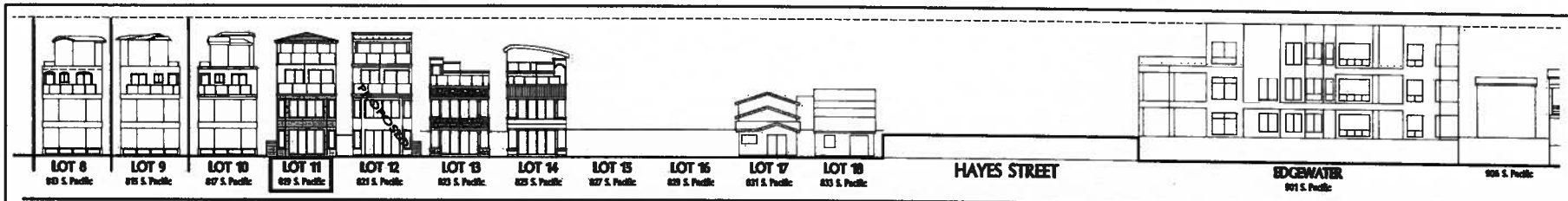
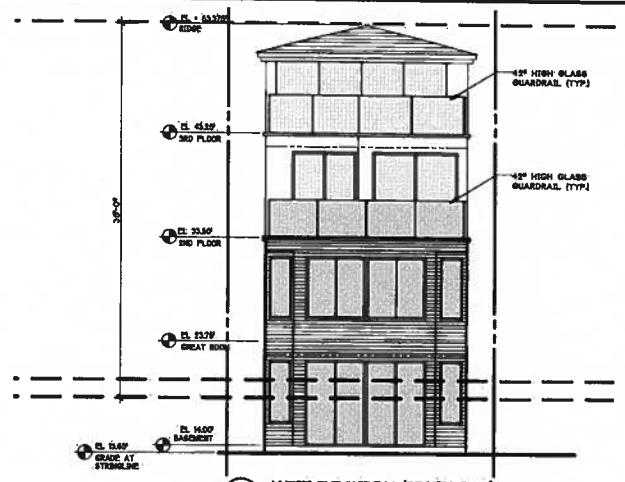
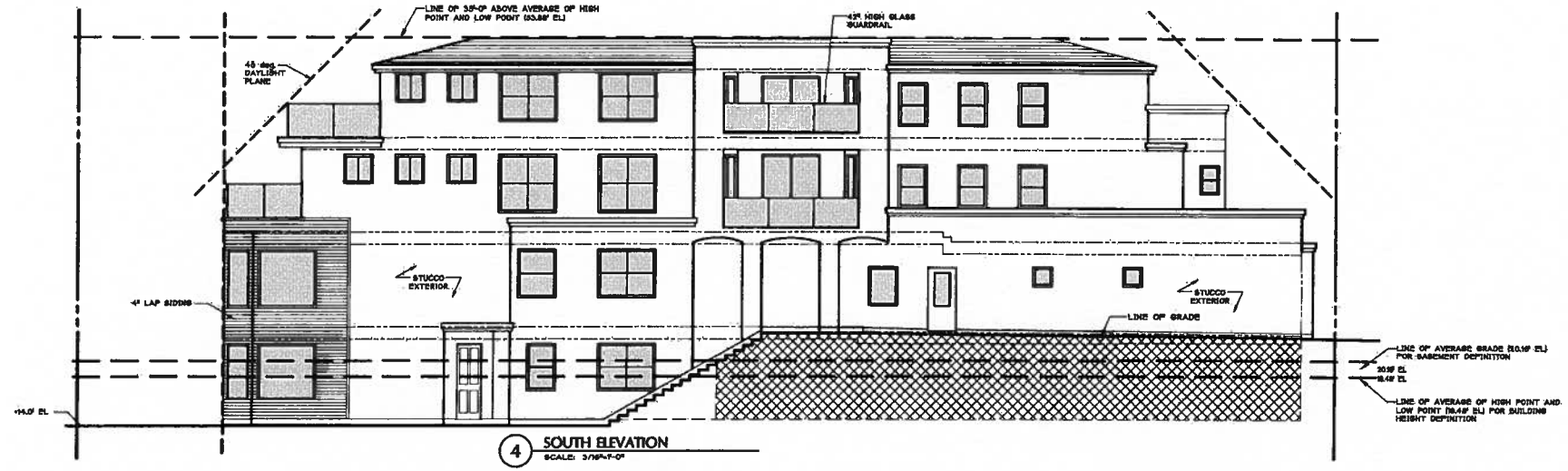


THE STRAND - WEST ELEVATION



3 WEST ELEVATION (BEACH SIDE)
SCALE: 3/16"=1'-0"



4 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

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EXTERIOR ELEVATIONS

SHEET NO:
A-6.0

Landscape Concept Plan

817 S. Pacific Street

Oceanside, CA

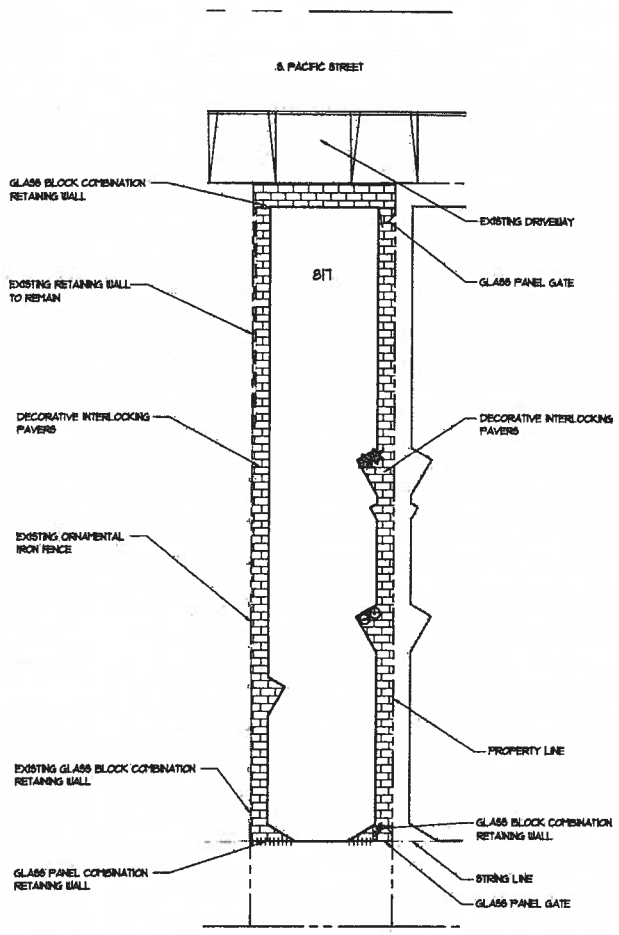
GENERAL NOTES:
THIS CONCEPTUAL LANDSCAPE PLAN DIAGRAMMATICALLY SHOWS PLACEMENT OF PROPOSED PROJECT LANDSCAPING. FINAL LANDSCAPE PLANS SHALL ACCURATELY IDENTIFY AND SHOW PLACEMENT OF TREES, SHRUBS AND GROUND COVERS.
THE LANDSCAPE ARCHITECT IS AWARE OF THE CITY OF OCEANSIDE POLICY WHICH PROHIBITS TREES AND STRUCTURES IN UTILITY EASEMENTS AND HAS CONCEPTUALLY DESIGNED THE PROJECT LANDSCAPE AND RESPECTIVE HARDSCAPE IN ACCORDANCE WITH THIS REQUIREMENT. ALL PERTINANT UTILITY EASEMENTS ARE DELINEATED ON THE PRELIMINARY CIVIL ENGINEERING SITE PLAN INFORMATION. THE FINAL LANDSCAPE PLAN SHALL SHOW ALL EASEMENTS THAT MAY AFFECT FINAL PLACEMENT OF PROJECT TREES AND SHRUBS, BASED ON THE EASEMENT AND UTILITY INFORMATION RECEIVED FROM THE PROJECT ENGINEER.
ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER, UNLESS NOTED OTHERWISE. LANDSCAPE AREAS SHALL BE MAINTAINED PER THE CITY OF OCEANSIDE REQUIREMENTS.

IRRIGATION NOTES:
ALL PLANTING POTS SHALL BE SELF-WATERING.

PLANTING NOTES:
THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, ENVIRONMENTAL SENSITIVITY AND MAINTENANCE CONSIDERATIONS. ALL LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE CURRENT CITY OF OCEANSIDE GUIDELINES.

EASEMENTS:
THE PROJECT LANDSCAPE ARCHITECT IS AWARE OF THE CITY OF OCEANSIDE POLICY WHICH PROHIBITS TREES AND PERMANENT STRUCTURES IN UTILITY EASEMENTS AND HAS DESIGNED THE PROJECT LANDSCAPE IN ACCORDANCE WITH THIS REQUIREMENT, BASED ON THE EASEMENT INFORMATION RECEIVED FROM THE PROJECT ENGINEER OF WORK. THE PROJECT LANDSCAPE ARCHITECT HAS VERIFIED THAT THESE PLANS MEET THE REQUIREMENTS OF SAID POLICY.

PROJECT STORM WATER MANAGEMENT PLAN (SWMP)
LANDSCAPING SHALL COMPLY WITH THE APPROVED STORMWATER MANAGEMENT PLAN.



CONCEPTUAL PLANT LEGEND

POTTED PLANTS - 1 GAL. PLACED IN DECORATIVE POTS SELF WATERING OR EQUAL

CYCAS REVOLUTA - SAGO PALM

PELARGONIUM X DOMESTICUM - GERANIUM

CONCEPTUAL GLASS BLOCK COMBINATION RETAINING WALL
(PER CIVIL ENGINEER)

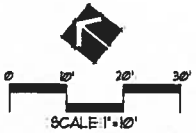
A DECORATIVE COMBINATION CMU RETAINING WALL AND GLASS BLOCK.

CONCEPTUAL GLASS PANEL COMBINATION RETAINING WALL
(PER CIVIL ENGINEER)

A DECORATIVE COMBINATION CMU RETAINING WALL AND GLASS PANEL.

CONCEPTUAL GLASS PANEL GATE

A 5' HIGH GLASS PANEL GATE WILL BE USED TO ENCLOSE THE PRIVATE WALKWAY.



THE LIGHTFOOT PLANNING GROUP

PLANNING
SITE DESIGN
LANDSCAPE ARCHITECTURE

6000 PASTEUR COURT, STE. 100
CARLSBAD, CA 92008
(760) 602-1024
LIGHTFOOT@LIGHTFOOTPL.COM

Strands End Limited, LLC
817 S. Pacific Street
Oceanside California

Scale: 1"=10'
Date: 9/12/12
Drawn By: ET
Revisions:

Landscape Concept Plan

Job # 1238.011

1

1

1238.011 817 S. Pacific Street

Landscape Concept Plan

817 S. Pacific Street

Oceanside, CA

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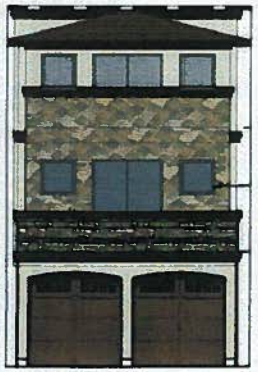
THIS CONCEPTUAL LANDSCAPE PLAN DIAGRAMMATICALLY SHOWS PLACEMENT OF PROPOSED PROJECT LANDSCAPING. FINAL LANDSCAPE PLANS SHALL ACCURATELY IDENTIFY AND SHOW PLACEMENT OF TREES, SHRUBS AND GROUND COVERS.
THE LANDSCAPE ARCHITECT IS AWARE OF THE CITY OF OCEANSIDE POLICY WHICH PROHIBITS TREES AND STRUCTURES IN UTILITY EASEMENTS AND HAS CONCEPTUALLY DESIGNED THE PROJECT LANDSCAPE AND RESPECTIVE HARDSCAPE IN ACCORDANCE WITH THIS REQUIREMENT. ALL PERTINANT UTILITY EASEMENTS ARE DELINEATED ON THE PRELIMINARY CIVIL ENGINEERING SITE PLAN INFORMATION. THE FINAL LANDSCAPE PLAN SHALL SHOW ALL EASEMENTS THAT MAY AFFECT FINAL PLACEMENT OF PROJECT TREES AND SHRUBS, BASED ON THE EASEMENT AND UTILITY INFORMATION RECEIVED FROM THE PROJECT ENGINEER.
ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER, UNLESS NOTED OTHERWISE. LANDSCAPE AREAS SHALL BE MAINTAINED PER THE CITY OF OCEANSIDE REQUIREMENTS.

IRRIGATION NOTES:
ALL PLANTING POTS SHALL BE SELF-WATERING.

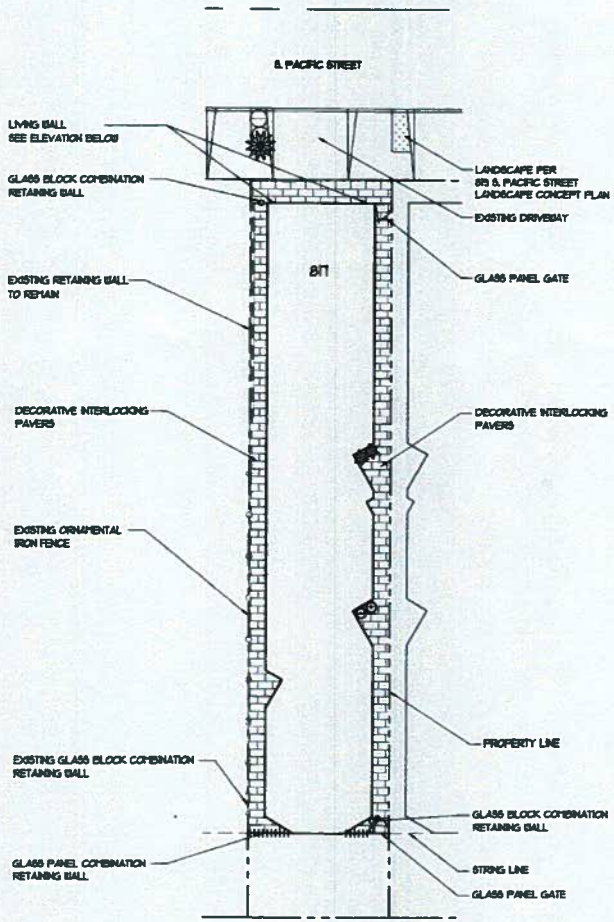
PLANTING NOTES:
THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, ENVIRONMENTAL SENSITIVITY AND MAINTENANCE CONSIDERATIONS. ALL LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE CURRENT CITY OF OCEANSIDE GUIDELINES.

EASEMENTS:
THE PROJECT LANDSCAPE ARCHITECT IS AWARE OF THE CITY OF OCEANSIDE POLICY WHICH PROHIBITS TREES AND PERMANENT STRUCTURES IN UTILITY EASEMENTS AND HAS DESIGNED THE PROJECT LANDSCAPE IN ACCORDANCE WITH THIS REQUIREMENT. BASED ON THE EASEMENT INFORMATION RECEIVED FROM THE PROJECT ENGINEER OF WORK, THE PROJECT LANDSCAPE ARCHITECT HAS VERIFIED THAT THESE PLANS MEET THE REQUIREMENTS OF SAID POLICY.

PROJECT STORM WATER MANAGEMENT PLAN (SWMP)
LANDSCAPING SHALL COMPLY WITH THE APPROVED STORMWATER MANAGEMENT PLAN.



LIVING WALL ELEVATION
FRONT ELEVATION OF UNIT TO RECEIVE LIVING WALL



CONCEPTUAL PLANT LEGEND

ALL PLANTER AREAS TO RECEIVE 3" DEPTH BARK MULCH

- PHOENIX ROEBELENII - PYGMY DATE PALM 5 GAL. / AS SHOWN
- NASELLA TENUISSIMA - MEXICAN FEATHER GRASS 1 GAL. / 3' O.C.

POTTED PLANTS - 1 GAL. PLACED IN DECORATIVE POTS SELF WATERING OR EQUAL

- CYCAS REVOLUTA - SAGO PALM
- PELARGONIUM X DOMESTICUM - GERANIUM

CONCEPTUAL GLASS BLOCK COMBINATION RETAINING WALL
(PER CIVIL ENGINEER)

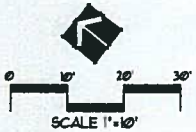
A DECORATIVE COMBINATION CMU RETAINING WALL AND GLASS BLOCK.

CONCEPTUAL GLASS PANEL COMBINATION RETAINING WALL
(PER CIVIL ENGINEER)

A DECORATIVE COMBINATION CMU RETAINING WALL AND GLASS PANEL.

CONCEPTUAL GLASS PANEL GATE

A 5' HIGH GLASS PANEL GATE WILL BE USED TO ENCLOSE THE PRIVATE WALKWAY.



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FEB 1 9 2013
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

THE LIGHTFOOT PLANNING GROUP
PLANNING
SITE DESIGN
LANDSCAPE ARCHITECTURE
5960 PASTORIA AVENUE, STE 100
CARLSBAD, CA 92008
(760) 632-1630
LIGHTFOOT@LIGHTFOOTPG.COM

Strands End Limited, LLC
817 S. Pacific Street
Oceanside California

Scale: 1"=10'
Date: 2/19/13
Drawn by: KT
Revisions:

Landscape Concept Plan

Job # 1238.01

1

1238.01 817 S. Pacific Street

817 S. PACIFIC ST.
OCEANSIDE, CA

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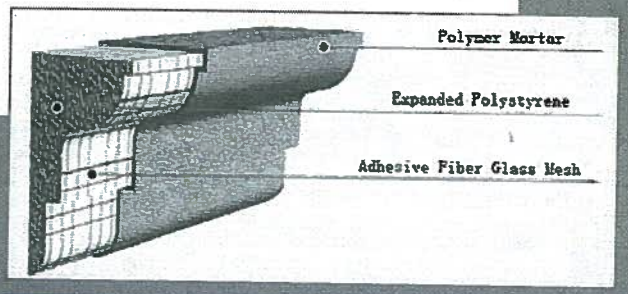
NOV 06 2012
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Min Max[1]: Min 1'6" by 2'0" Max 4'0" by 7'6"

Minimum Egress: 3'0" by 5'0" with a 30" bar set or 2'6" by 6'0" with a 36" bar set.

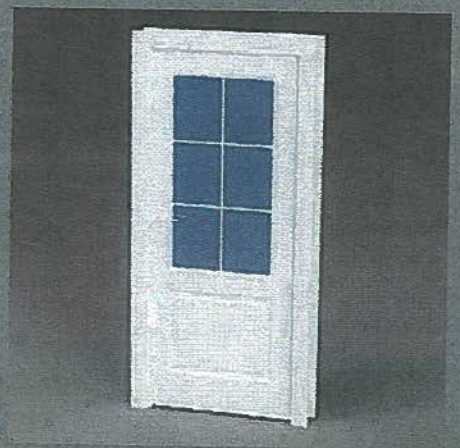
SH Vent Set: 12", 15", 18", 21", 24", 27", 30", 33", or 36"

U-Value[2]: 0.34 - 0.35 (Milgard can tailor an energy package to meet energy tax credit requirements.)



SW 6204 Sea Salt
Interior/Exterior

Color Collections	Coastal Cool , SW Color
Color Family	Cool Neutrals
Color Strip	30
RGB Value	R-205 | G-211 | B-202
Hexadecimal Value	#CDD3CA

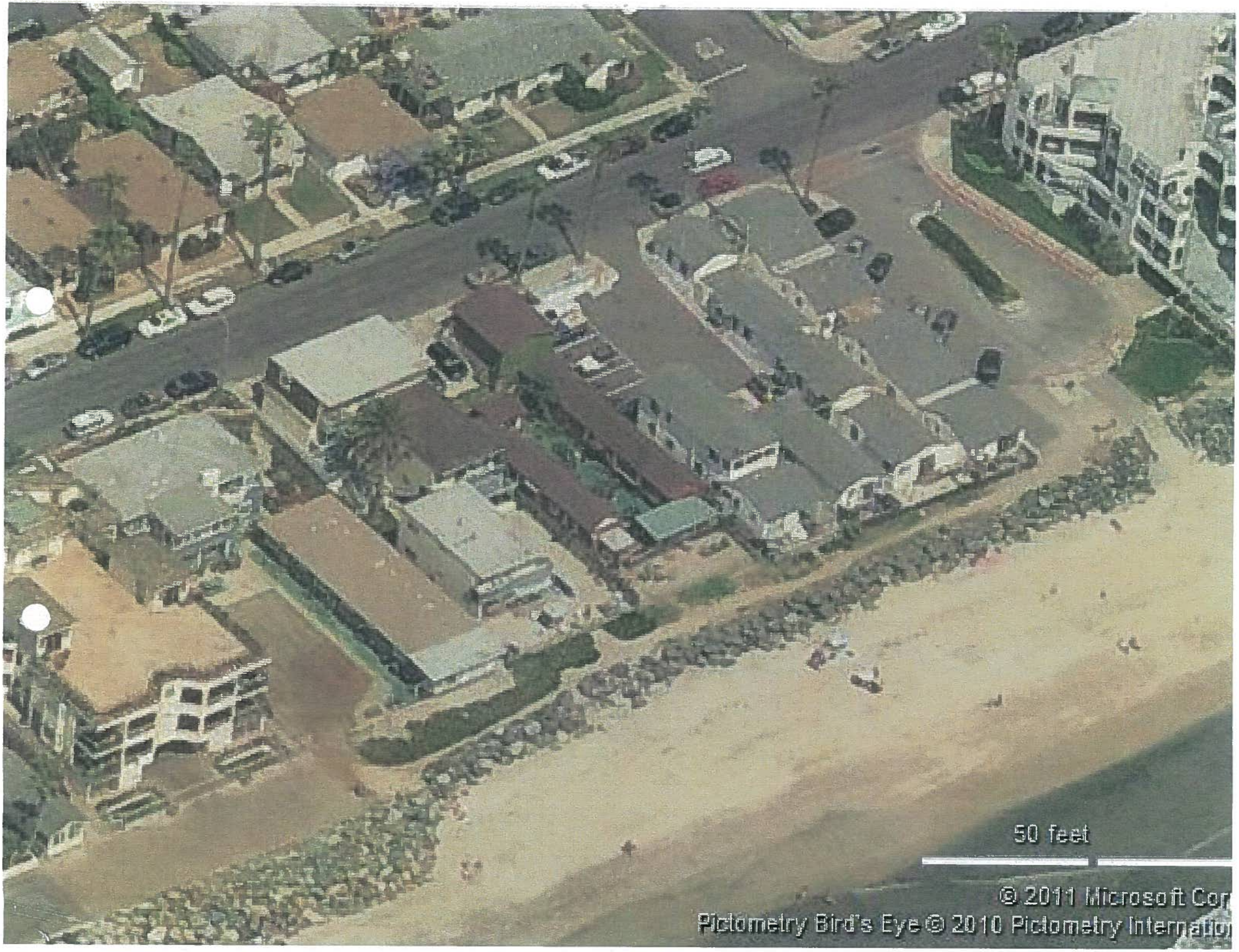


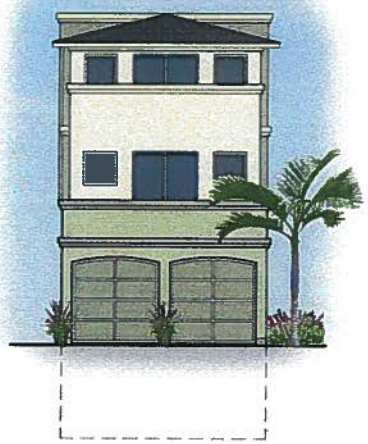
SW 0050 Classic Light Buff
Interior/Exterior

Color Collections	Early and Late Victorian , Purely Refined , Roycroft Arts and Crafts , The Jazz Age
Color Family	Whites
RGB Value	R-239 | G-236 | B-221
Hexadecimal Value	#EFECDD

SW 7655 Stamped Concrete
Interior/Exterior

Color Collection	Concepts in Color
Color Family	Cool Neutrals
RGB Value	R-162 | G-162 | B-155
Hexadecimal Value	#A2A29B


50 feet
© 2011 Microsoft Cor
Pictometry Bird's Eye © 2010 Pictometry Internatio



1 EAST ELEVATION (STREET SIDE)
SCALE: 3/16"=1'-0"

2 NORTH ELEVATION
SCALE: 3/16"=1'-0"

3 WEST ELEVATION (BEACH SIDE)
SCALE: 3/16"=1'-0"

4 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

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JUL 17 2012
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

ARCHITECT:
STUDIO 4
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4904 PH
(760) 722-4603 FX
pflongton@gmail.com
PAUL LONGTON
PRINCIPAL

PROJECT:
ADDITION AT
817 S. PACIFIC ST.
OCEANSIDE, CA

OWNER:
STRANDS END
LIMITED, LLC
MANAGING MEMBER
JAMES DODSON
421 Q STREET
BEAVER CITY, NE 68926

OWNER'S REP:
PAUL LONGTON
STUDIO 4 ARCHITECTS
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4904

RELEASE DATE:
ISSUED: 03/14/12
REVISIONS:

DRAWING STATUS:
- [x] FOR CONSTRUCTION
- [ ] INFORMATION DRAWINGS
- [ ] PRELIMINARY DRAWINGS
- [ ] DESIGN DEVELOPMENT DRAWINGS
- [ ] SHEET SET
- [ ] PROGRESS DRAWINGS
- [ ] PLAN CHECK DRAWINGS
- [ ] BID SET DRAWINGS
- [ ] CONSTRUCTION DOCUMENTS
- [ ] OTHER

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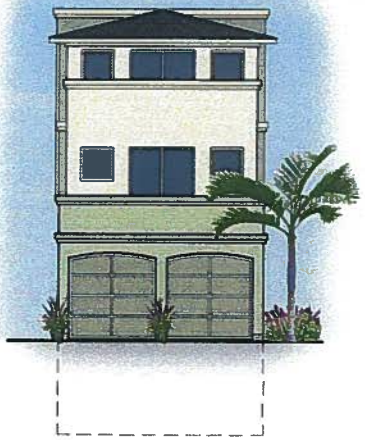
JOB NO:
DRAWN BY: MSR
CHECKED BY: PL

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
A-4.0



1 EAST ELEVATION (STREET SIDE)
SCALE: 3/16"=1'-0"

2 NORTH ELEVATION
SCALE: 3/16"=1'-0"

3 WEST ELEVATION (BEACH SIDE)
SCALE: 3/16"=1'-0"

4 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

ARCHITECT:
STUDIO 4
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4904 PH
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pjlongton@gmail.com
PAUL LONGTON
PRINCIPAL

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817 S. PACIFIC ST.
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MANAGING MEMBER
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OWNER'S REP:
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STUDIO 4 ARCHITECTS
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4904

RELEASE DATES:
ISSUED: 03/14/12
REVISIONS:

DRAWING STATUS:
- [ ] BID FOR CONSTRUCTION
- [ ] INFORMATION DRAWINGS
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- [ ] PROGRESS DRAWINGS
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- [ ] BID SET DRAWINGS
- [ ] CONSTRUCTION DOCUMENTS
- [ ] OTHER

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JOB NO:
DRAWN BY: MSR
CHECKED BY: PL

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
A-4.0

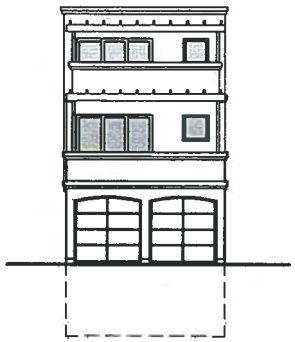
815
817
819

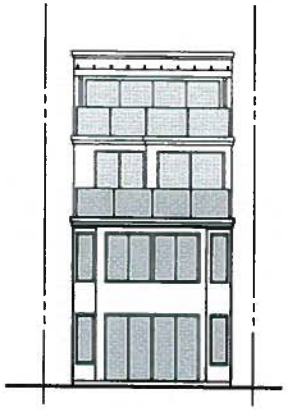
815
813

815

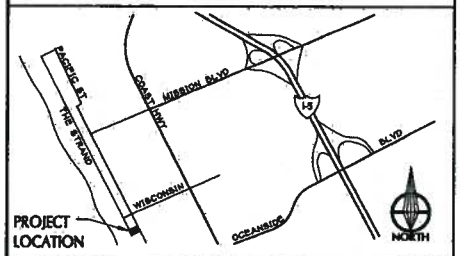
ROAD
CLOSED

Addition at 819 S. Pacific * Oceanside, CA

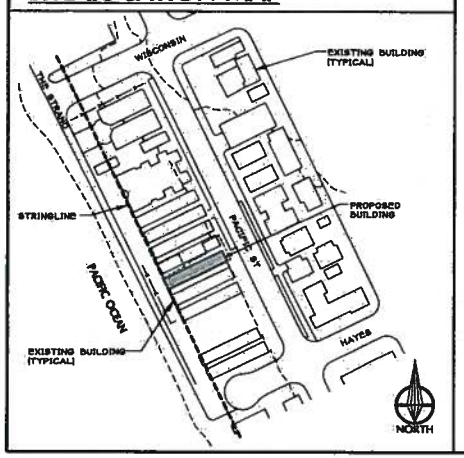




VICINITY MAP



SITE LOCATION MAP



DEVELOPMENT INFORMATION

ZONING: R-T ZONE - COASTAL ZONE
GENERAL PLAN: UHD (NO CHANGE)

OCCUPANCY: R3
EXISTING LAND USE: TRI-PLEX
PROPOSED LAND USE: TWO RESIDENCES
LOT SIZE: 3,250 SQ. FT. / .075 ACRE
EXISTING LOT COVERAGE: 1674/3250 = 48%
PROPOSED LOT COVERAGE: 2080/3250 = 64%

SETBACKS:

FRONT YARD	NO CHANGE TO EXISTING FRONT YARD SETBACK
SIDE YARD	3'-0" MIN
REAR YARD	10'-0" OR STRINGLINE
HEIGHT MAX.	3-STORIES OR 35'-0" FROM THE AVERAGE FINISHED GRADE TO THE CEILING OF THE TOP STORY. NO PORTION OF THE PROPOSED HABITABLE SPACE MAY EXCEED THE MAX. PERMITTED HEIGHT.

SEC. 211, 1709.a.b.c.
PENTHOUSES OR ROOF STRUCTURES FOR THE HOUSING OF ELEVATORS, STAIRWAYS, ETC... (SEE SEC. 1709.d) MAY BE ERECTED AND MAINTAINED ABOVE THE 35'-0" MAX. HEIGHT LIMIT. NO ROOF STRUCTURE ABOVE THE HEIGHT LIMIT SHALL BE USED FOR THE PURPOSE OF PROVIDING ADDITIONAL FLOOR SPACE.

DEMOLITION: T.B.D.

EXISTING CONSTRUCTION:	HABITABLE:	GARAGE:	DECKS:
BASEMENT -	1,074 SF	0 SF	0 SF
FIRST FLOOR -	1,074 SF	500 SF	0 SF
SECOND FLOOR -	500 SF	0 SF	0 SF
TOTAL -	2,648 SF	500 SF	0 SF

NEW CONSTRUCTION:	HABITABLE:	GARAGE:	DECKS:
BASEMENT -	1,006 SF	0 SF	0 SF
FIRST FLOOR -	180 SF	315 SF	0 SF
SECOND FLOOR -	1,748 SF	0 SF	232 SF
THIRD FLOOR -	846 SF	0 SF	239 SF
SUB-TOTAL -	3,918 SF	315 SF	471 SF
TOTAL AFTER CONSTRUCTION -	6,566 SF	815 SF	471 SF

AREA OF BUILDING 35'-0" ABOVE AVERAGE GRADE - 0 SQ. FT.

PARKING REQUIRED: (5) SPACES
PARKING PROVIDED: (4) SPACES

DEVELOPABLE AREA (PROPERTY EAST OF STRINGLINE) - 2875 SQ. FT.

UNDEVELOPABLE AREA (PROPERTY WEST OF STRINGLINE) - 375 SQ. FT.

PROJECT INFO.

OWNER:

LEEDS PROPERTIES, LLC
MANAGING MEMBER: NANCY IMBERTSON
284 SUNSET DR
ENCINITAS, CA 92024

A.P.N.:

150-356-23-00

PROJECT ADDRESS:

819 S. PACIFIC ST.
OCEANSIDE, CA 92054

LEGAL DESCRIPTION:

LOT 12 IN BLOCK "C" OF MEYERS ANNEX TO OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 884, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 13, 1906. EXCEPTING THERE FROM THAT PORTION IF ANY HERETOFORE NOW LYING BELOW THE MEAN HIGH TIDE OF THE PACIFIC OCEAN.

REGULAR COASTAL APPLICATION NUMBER:
RC12-00008

DEVELOPMENT APPLICATION NUMBER:
D12-00012

SHEET INDEX

T-1.0 TITLE SHEET

SP-1.0 SITE PLAN
EX.1 EXHIBIT SHEET
A-1.0 FLOOR PLANS
A-2.0 FLOOR PLANS
A-3.0 ROOF PLAN & BLDG SECTION
A-4.0 EXISTING EXTERIOR ELEVATIONS
A-5.0 EXTERIOR ELEVATIONS
A-6.0 EXTERIOR ELEVATIONS

PROJECT SCOPE:

THE EXISTING TRI-PLEX BUILDING WILL BE ENLARGED AND CONVERTED TO TWO RESIDENCES

SERVICE AGENCIES:

WATER	OCEANSIDE WATER & SEWER
SCHOOL	OCEANSIDE UNIFIED SCHOOL DISTRICT
FIRE	OCEANSIDE FIRE DEPARTMENT
GAS/ELEC	SAN DIEGO GAS & ELECTRIC
SEWER	OCEANSIDE WATER & SEWER

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CITY OF OCEANSIDE
DEVELOPMENT SERVICES

BUILDING CODES

2010 TRIENNIAL EDITION OF THE CODE OF REGULATIONS, TITLE 24

THERE ARE 12 PARTS TO TITLE 24 AND THE APPLICABLE PARTS FOR MOST BUILDING DIVISION PERMIT APPLICATIONS ARE LISTED BELOW:

- PART 2: THE 2010 CALIFORNIA BUILDING CODE (CBC) IS BASED ON THE 2009 IRC.
- PART 2.5: THE 2010 CALIFORNIA BUILDING CODE (CBC) IS BASED ON THE 2009 IRC BUT INCLUDES NUMEROUS STATE OF CALIFORNIA AMENDMENTS AND DOES NOT INCLUDE ELECTRICAL, ENERGY, MECHANICAL OR PLUMBING PORTIONS OF THE IRC, AND INSTEAD PARTS 3 THROUGH 6 OF TITLE 24 AS LISTED BELOW APPLY.
- PART 3: THE 2010 CALIFORNIA ELECTRICAL CODE (CEC) IS BASED ON THE 2008 NEC WITH STATE OF CALIFORNIA AMENDMENTS
- PART 4: THE 2010 CALIFORNIA MECHANICAL CODE (CMC) IS BASED ON THE 2009 UMC WITH STATE OF CALIFORNIA AMENDMENTS
- PART 5: THE 2010 CALIFORNIA PLUMBING CODE (CPC) IS BASED ON THE 2009 UPC WITH STATE OF CALIFORNIA AMENDMENTS
- PART 6: THE 2010 CALIFORNIA ENERGY CODE IS BASED ON THE 2008 BUILDING ENERGY EFFICIENCY STANDARDS
- PART 9: THE 2010 CALIFORNIA FIRE CODE (CFC) IS BASED ON THE 2009 IFC WITH STATE OF CALIFORNIA AMENDMENTS
- PART 11: THE 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)

STATEMENT OF SPECIAL INSPECTIONS

PROCEDURE PC-20a

I, AS THE ENGINEER / ARCHITECT OF RECORD, CERTIFY THAT I HAVE PREPARED THE FOLLOWING STATEMENT OF SPECIAL INSPECTIONS AS REQUIRED BY CBC SECTION 1704 FOR THIS CONSTRUCTION PROJECT. I HAVE INFORMED THE PROJECT OWNER OF THESE REQUIREMENTS.

JOB ADDRESS: 819 S. PACIFIC ST. PERMIT:
SIGNED: DATE: PLAN #:

WORK REQUIRING SPECIAL INSPECTION:

☐ REINFORCED CONCRETE 3000 psi	☐ SMOKE CONTROL
☐ PRE-STRESSED / POST-TENSIONED CONCRETE	☐ WOOD CONSTRUCTION (SPECIFIC BELOW)
☐ STRUCTURAL MASONRY	☐ MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS
☐ STRUCTURAL WELDING	☐ SPRAY APPLIED FIRE-PROOFING
☐ HIGH-STRENGTH BOLTING	☐ EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)
☐ SOILS	☐ MECHANICAL AND ELECTRICAL COMPONENTS
☐ ---	☐ DESIGNATED SEISMIC SYSTEMS VERIFICATION
☐ PIER FOUNDATIONS	☐ SEISMIC ISOLATION SYSTEMS
☐ STRUCTURAL OBSERVATIONS (SEE BELOW)	☐ OTHER

SELECTION DEFERRED "THIS SHEET WILL BE REVISED TO INDICATE THE SPECIAL INSPECTION ENTITIES PRIOR TO THE TIME THE SPECIAL INSPECTOR IS REQUIRED TO CHECK IN WITH THE BUILDING DIVISION FOR THEIR FIRST INSPECTION ON THIS PROJECT."

SIGNED: DATE:

PERSON / FIRM CONDUCTING SPECIAL INSPECTIONS:
3000 psi CONC.
TESTING LABORATORY:
SPECIFIC ITEM NOT COVERED ABOVE:
STRUCTURAL OBSERVATIONS:

ARCHITECT:
STUDIO 4
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4604 PH
(760) 722-4603 FX
PLONGTON@PACBELL.NET
PAUL LONGTON
PRINCIPAL

PROJECT:
STRANDS END III
LOT 12
819 S. PACIFIC ST.
OCEANSIDE, CA

OWNER:
Leeds Properties, LLC
MANAGING MEMBER:
NANCY IMBERTSON
284 SUNSET DR
ENCINITAS, CA 92024

OWNER'S REP:
PAUL LONGTON
STUDIO 4 ARCHITECTS
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4604

RELEASE DATES:
ISSUED: 10/05/12
REVISIONS:

DRAWING STATUS:
☐ NOT FOR CONSTRUCTION
☐ INFORMATION DRAWINGS
☐ PRELIMINARY DRAWINGS
☐ DESIGN DEVELOPMENT DRAWINGS
☐ CHECK SET
☐ PROGRESS DRAWINGS
☐ PLAN CHECK DRAWINGS
☐ BID SET DRAWINGS
☐ CONSTRUCTION DOCUMENTS
☐ OTHER

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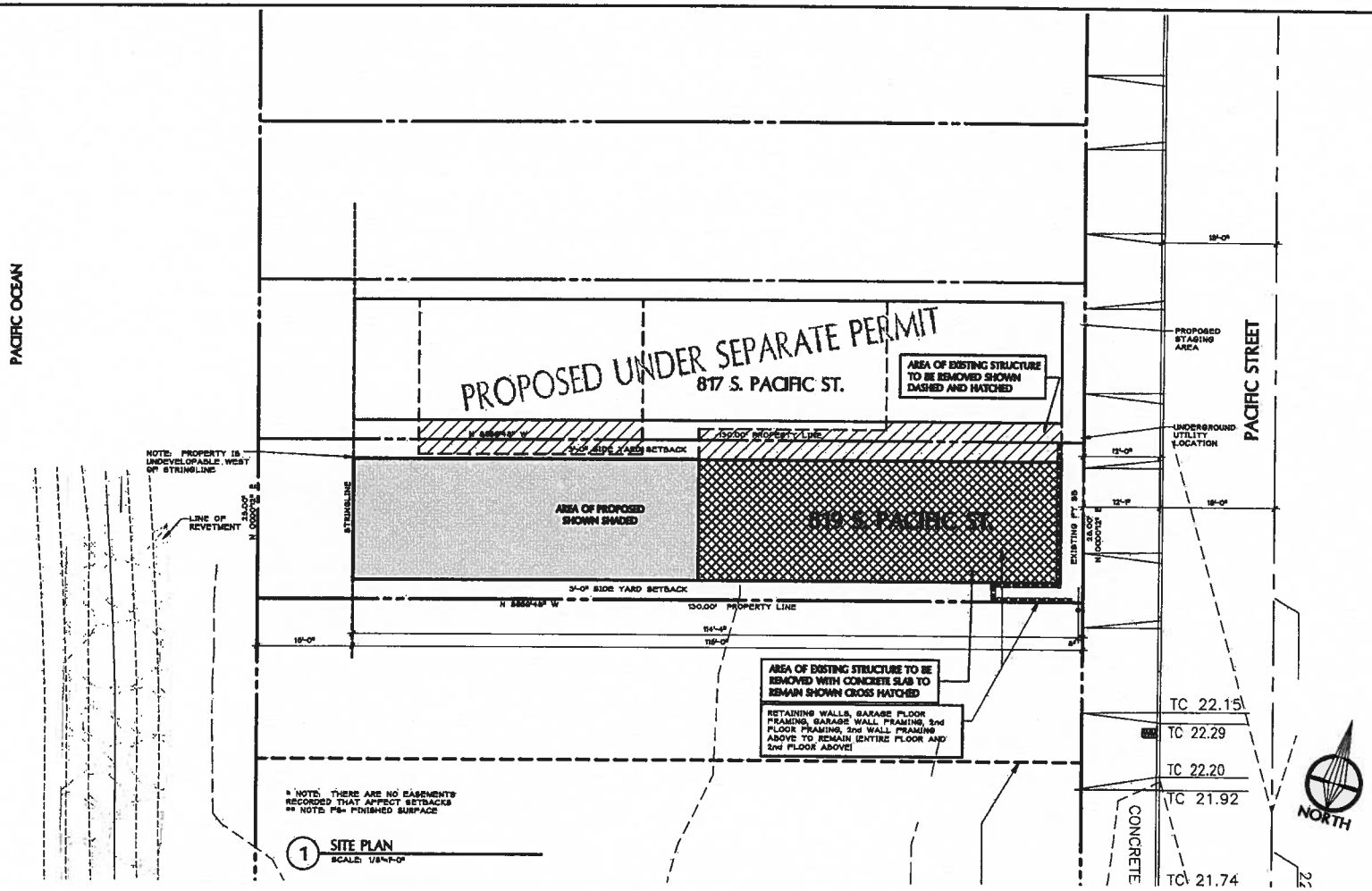
JOB NO.:
DRAWN BY: MSR
CHECKED BY: PL
SHEET TITLE: TITLE SHEET
SHEET NO: T-1.0



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

SITE NOTES

1. THE CONTRACTORS MUST VERIFY ALL GRADES, CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK. THE OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK.
3. SURFACE WATER SHALL DRAIN AWAY FROM BUILDING STRUCTURES @ NO LESS THAN 1% SLOPE
4. EXISTING SEWER LATERAL PER CITY OF OCEANSIDE ENGINEERING DEPARTMENT
5. EXISTING WATER LATERAL PER CITY OF OCEANSIDE WATER & SEWER DEPARTMENT
6. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN

ARCHITECT:
STUDIO 4
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4904 PH
(760) 722-4903 FX
PLONGTON@FACBELL.NET
PAUL LONGTON
PRINCIPAL

PROJECT:
STRANDS END III
LOT 12
819 S. PACIFIC ST.
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OWNER:
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OWNER'S REP:
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STUDIO 4 ARCHITECTS
2909 MESA DRIVE
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(760) 722-4904

RELEASE DATE:
ISSUED: 10/05/12
REVISIONS:

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- [ ] CHECK SET
- [ ] PERMITS DRAWINGS
- [ ] PLAN CHECK DRAWINGS
- [ ] BID SET DRAWINGS
- [ ] CONSTRUCTION DOCUMENTS
- [ ] OTHER

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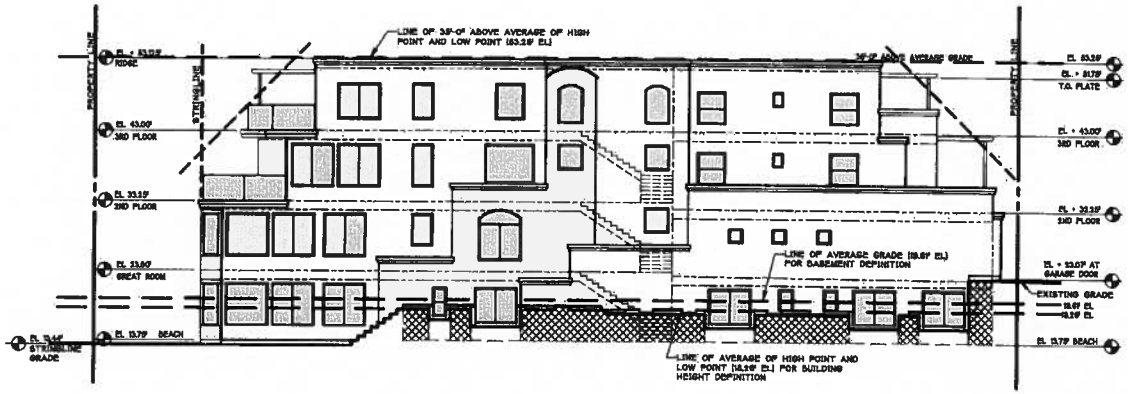
JOB NO:
DRAWN BY: MSR
CHECKED BY: PL
SHEET TITLE:
SITE PLAN
SHEET NO:
SP.1

GRADE, BASEMENT AND BUILDING HEIGHT EXHIBIT PER THE 1986 ZONING ORDINANCE



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

ARTICLE 32
RESIDENTIAL TOURIST ZONE (R-T ZONE)

SECTION 3200: PURPOSE. THE R-T ZONE IS INTENDED TO ACCOMMODATE TOURIST AND YEAR ROUND VISITOR SERVING FACILITIES BY PROVIDING PERMANENT AND TRANSIENT RESIDENTIAL AND RELATED USES TO SERVE ALL INCOME LEVELS. THE R-T ZONE IS PRIMARILY DESIGNATED ON SHORE-FRONT PROPERTY IN ORDER TO OPTIMIZE PUBLIC ACCESS TO THE BEACH.

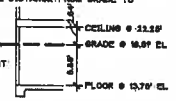
SECTION 3241: GRADE. "GRADE" MEANS THE AVERAGE OF THE FINISHED GROUND LEVEL AT THE CENTER OF ALL WALLS OF A BUILDING. IN CASE WALLS ARE PARALLEL TO AND WITHIN FIVE FEET OF A SIDEWALK, THE ABOVE-GROUND LEVEL SHALL BE MEASURED AT THE SIDEWALKS.

SEE SITE PLAN

CENTER OF EAST WALL:	23.07' EL
CENTER OF SOUTH WALL:	18.79' EL
CENTER OF WEST WALL:	13.44' EL
CENTER OF NORTH WALL:	23.17' EL
TOTAL =	78.43' EL
GRADE = 78.43 / 4 =	19.61' EL

SECTION 207. BASEMENT. "BASEMENT" MEANS THAT PORTION OF A BUILDING BETWEEN FLOOR AND CEILING WHICH IS PARTLY BELOW AND PARTLY ABOVE GROUND BUT SO LOCATED THAT THE VERTICAL DISTANCE FROM GRADE TO THE FLOOR BELOW IS LESS THAN THE VERTICAL DISTANCE FROM GRADE TO CEILING.

BEACH LEVEL FLOOR =	13.79' EL
BEACH LEVEL CEILING =	23.25' EL
GRADE (SEE ABOVE) =	19.61' EL



LOWEST LEVEL IS DEFINED AS BASEMENT

SECTION 215 BUILDING HEIGHT. "BUILDING HEIGHT" MEANS THAT THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE LEVEL OF THE HIGHEST AND LOWEST POINT OF THAT PORTION OF THE BUILDING-SITE COVERED BY THE BUILDING TO THE CEILING OF THE UPPERMOST STORY.

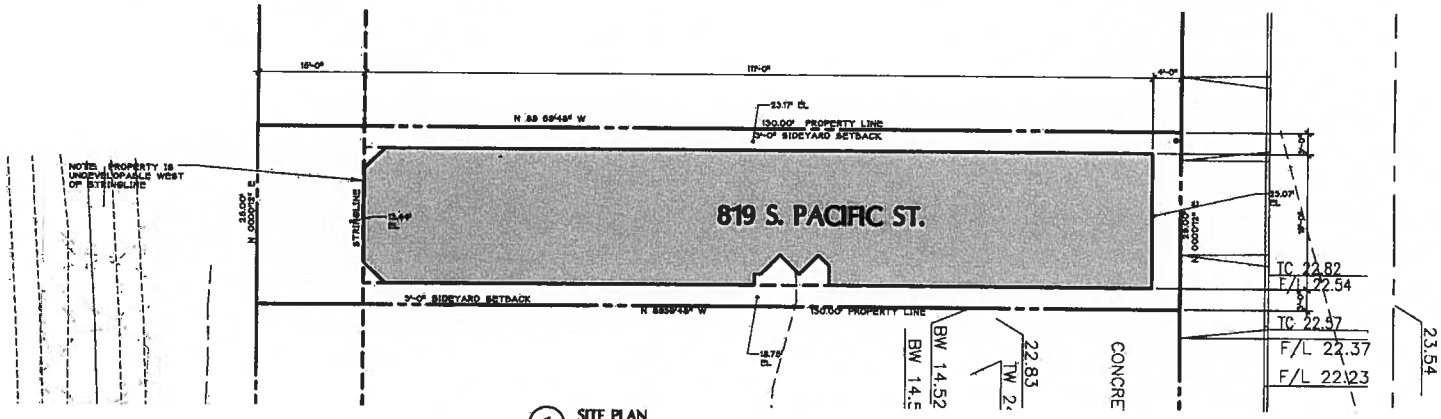
HIGHEST POINT OF SITE COVERED BY BUILDING:	EL. 23.07'
LOWEST POINT OF SITE COVERED BY BUILDING:	EL. 13.44'
	TOTAL = 36.51'
AVERAGE LEVEL = 36.51' / 2 =	18.26' EL

ARTICLE 32
RESIDENTIAL TOURIST ZONE (R-T ZONE)

SECTION 3203: HEIGHT OF BUILDINGS. BUILDING HEIGHT IS LIMITED TO 35 FEET UNLESS A CONDITIONAL USE PERMIT IS ISSUED IN ACCORDANCE WITH ARTICLE 18.

PERMITTED HEIGHT TO CEILING OF TOP STORY = EL. 18.26' + 35' = EL. 53.26'
PROPOSED HEIGHT TO CEILING OF TOP STORY = EL. 51.75'

PROPOSED BUILDING IS 1.51' BELOW MAXIMUM PERMITTED



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

ARCHITECT:
STUDIO 4
2809 MESA DRIVE
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(760) 722-4805 FX
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PAUL LONGTON
PRINCIPAL

PROJECT:
STRANDS END III
LOT 12
819 S. PACIFIC ST.
OCEANSIDE, CA

OWNER:
Leads Properties, LLC
MANAGING MEMBER:
NANCY EMERTSON
284 SUNSET DR.
ENCINITAS, CA 92024

OWNER'S REP:
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STUDIO 4 ARCHITECTS
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OCEANSIDE, CA 92054
(760) 722-4804

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ISSUED: 10/25/12
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EXHIBIT

SHEET NO.:
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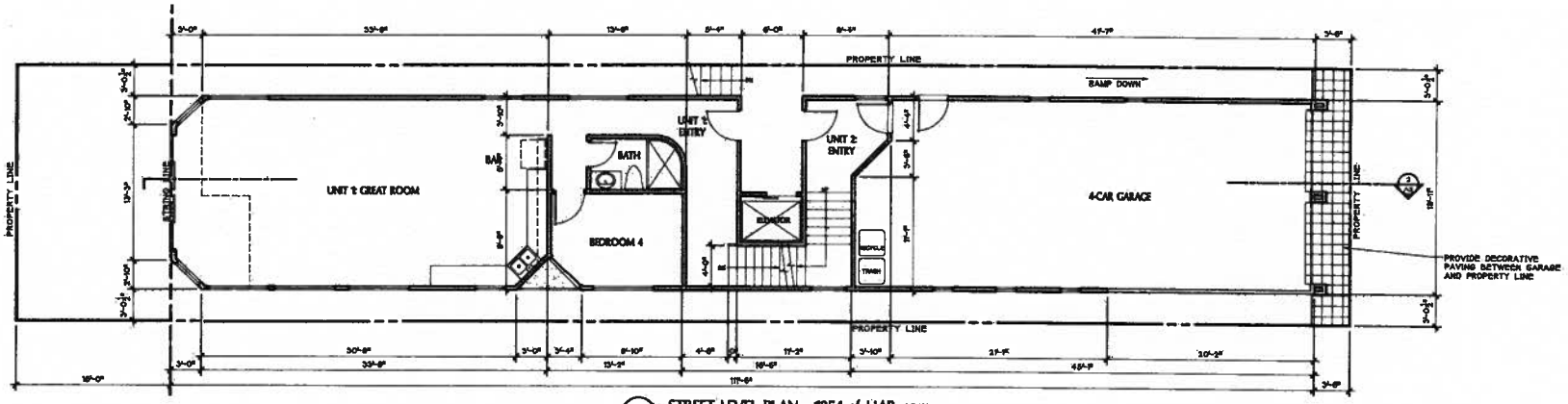
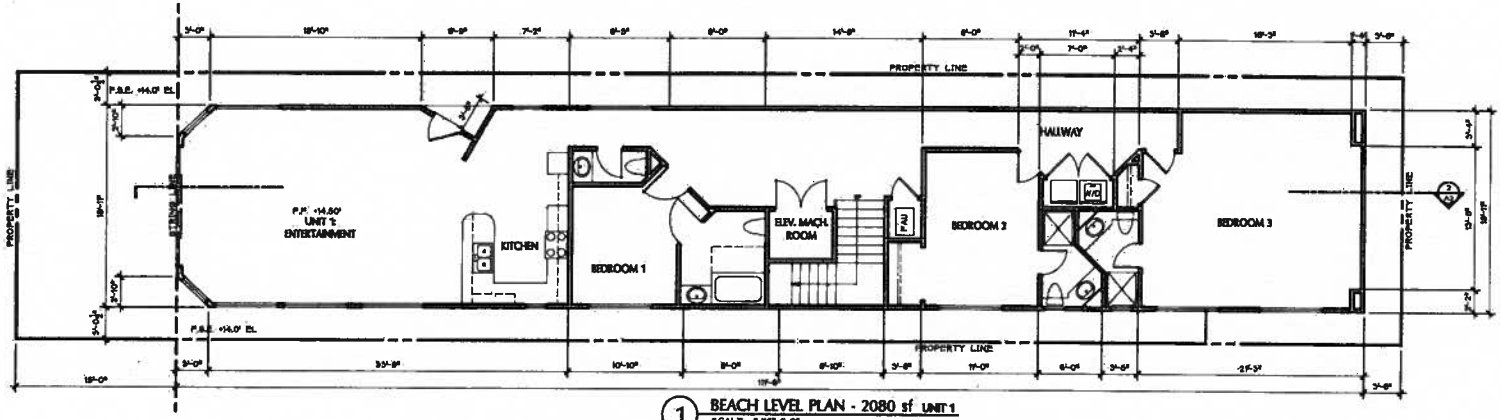


2 STREET LEVEL PLAN - 1254 sf HAB. UNIT 1
SCALE: 3/16"=1'-0"



1 BEACH LEVEL PLAN - 2080 sf UNIT 1
SCALE: 3/16"=1'-0"

ABBREVIATIONS THIS PAGE:
F.P. -FINISH FLOOR ELEVATION
F.S. -FINISH SURFACE ELEVATION
Z.O. -ZONING ORDINANCE

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PAUL LONGTON
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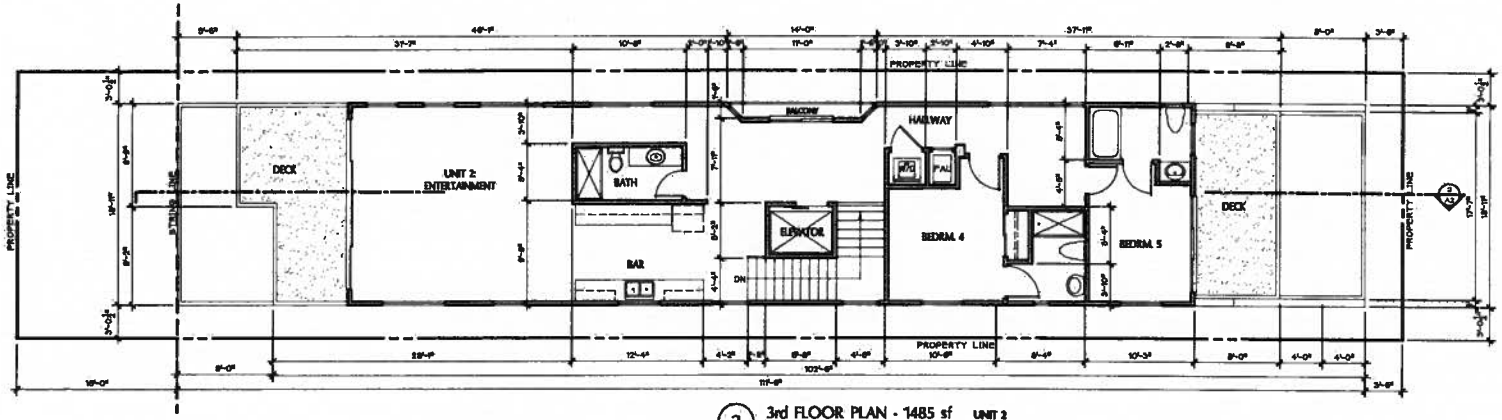
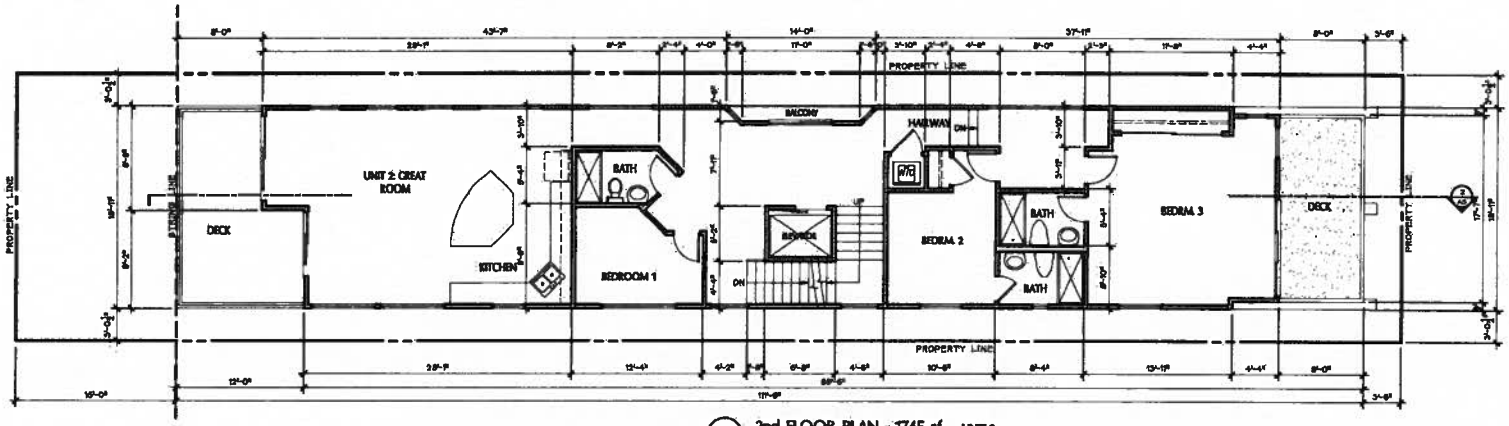


2 3rd FLOOR PLAN - 1485 sf UNIT 2
SCALE: 3/16"=1'-0"



1 2nd FLOOR PLAN - 1745 sf UNIT 2
SCALE: 3/16"=1'-0"

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FLOOR PLANS

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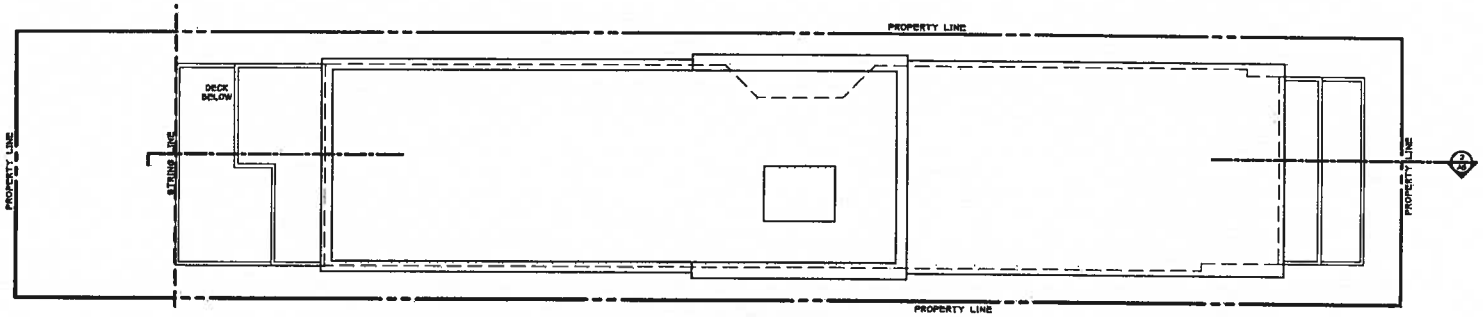
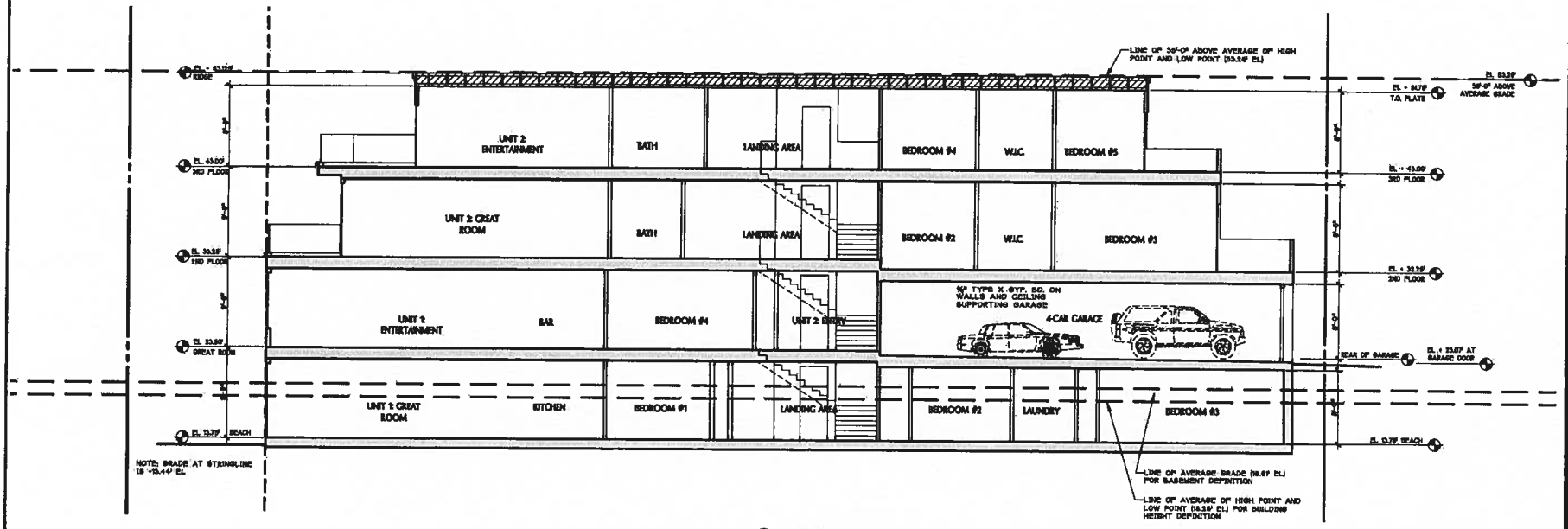


1 ROOF PLAN
SCALE: 3/16"=1'-0"



2 BUILDING SECTION
SCALE: 3/16"=1'-0"

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ROOF PLAN
BLDG. SECT

SHEET NO.:
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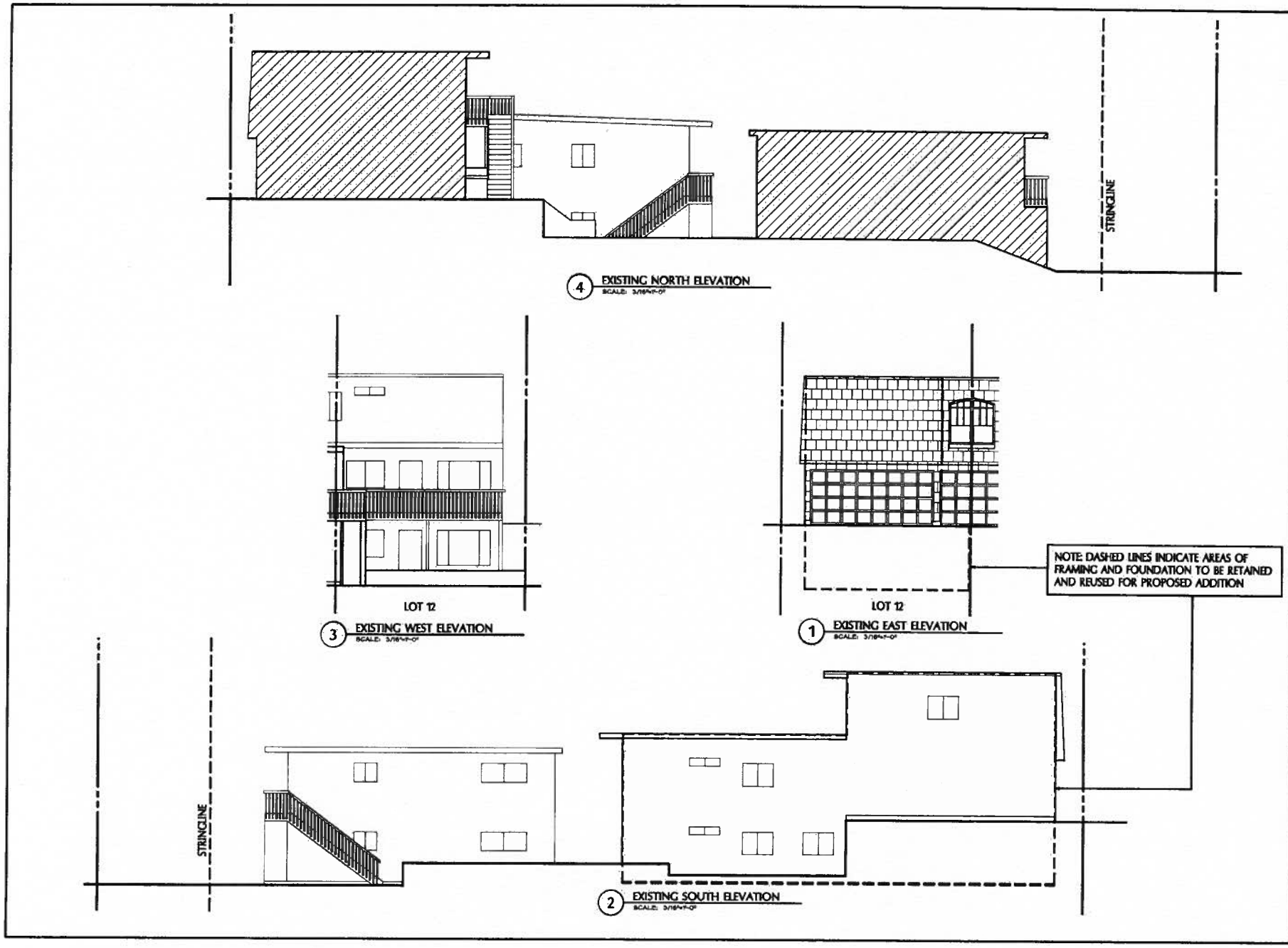

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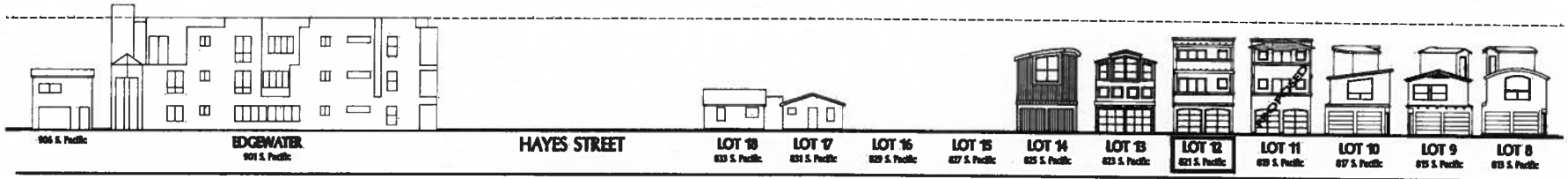
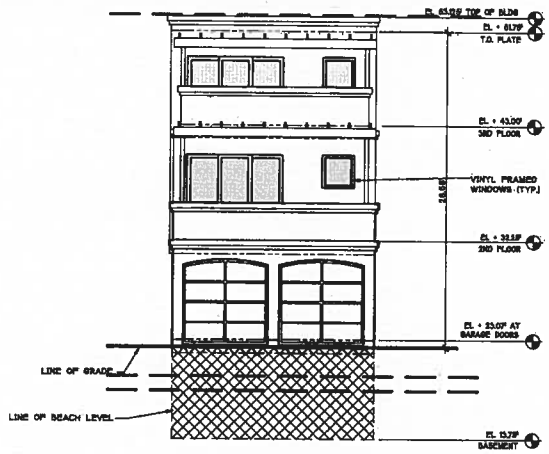
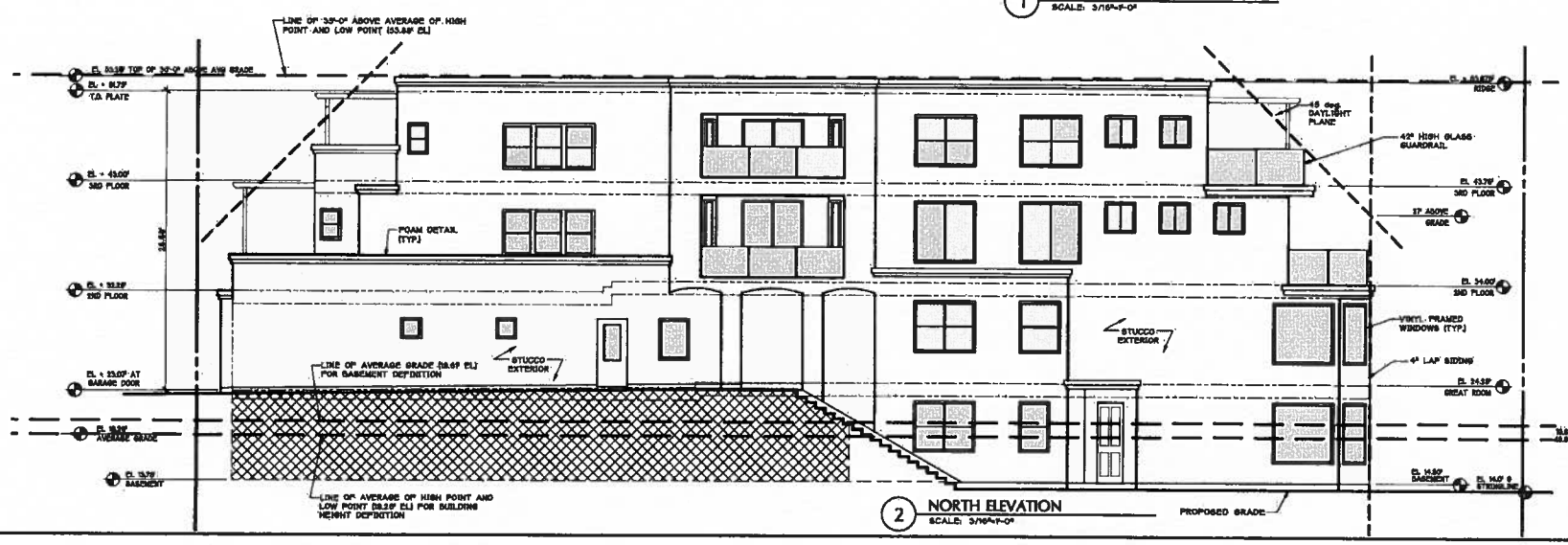


SOUTH PACIFIC - EAST ELEVATION

SCALE: 1/16" = 1'-0"



1 EAST ELEVATION (STREET SIDE)
SCALE: 3/16"=1'-0"



2 NORTH ELEVATION
SCALE: 3/16"=1'-0"

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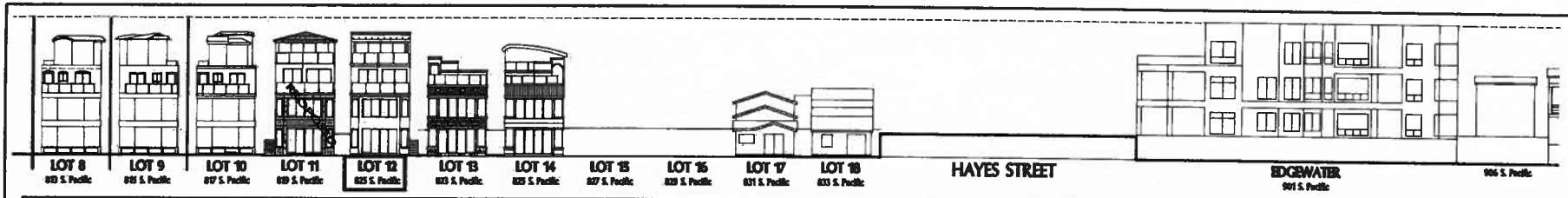
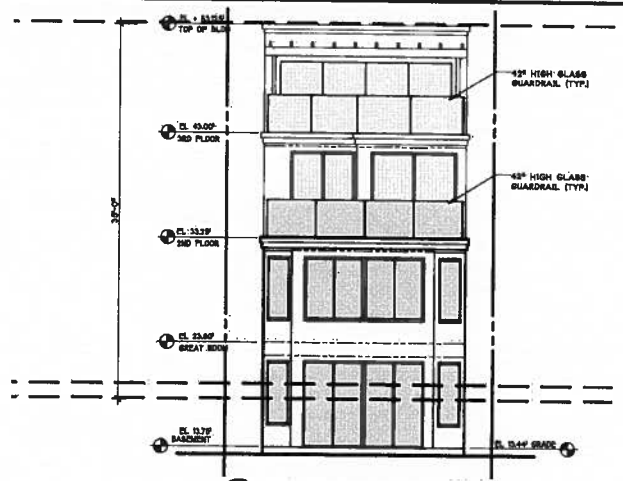
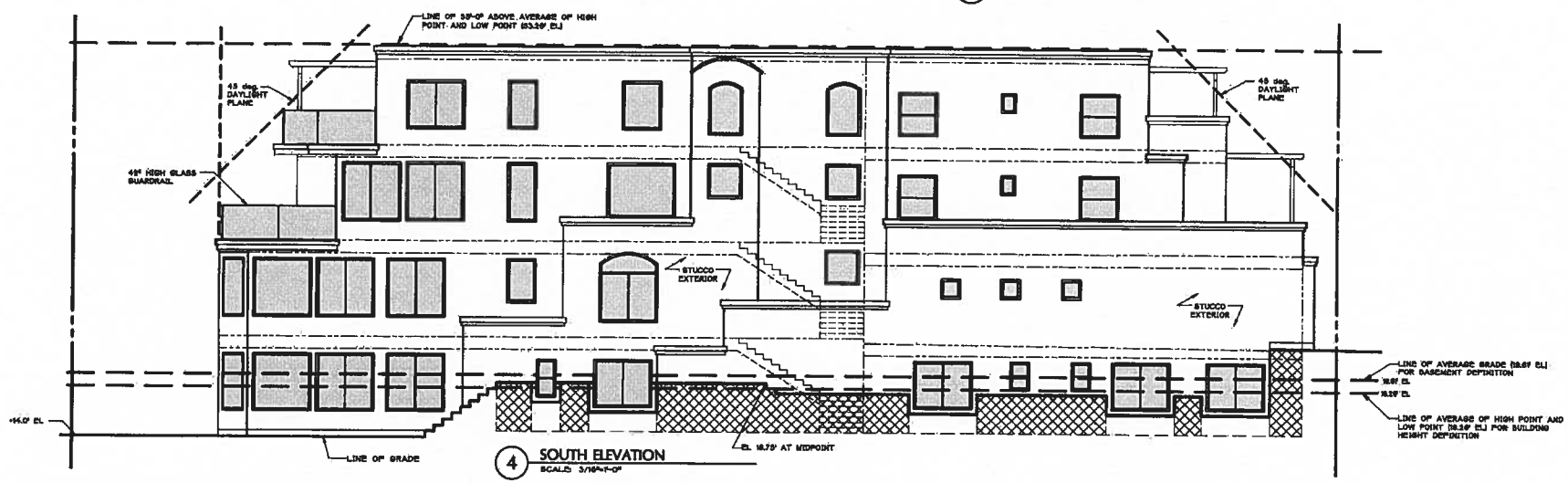


THE STRAND - WEST ELEVATION



3 WEST ELEVATION (BEACH SIDE)
SCALE: 3/16"=1'-0"



4 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

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OCEANSIDE, CA 92054
(760) 722-4904 PH
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PAUL LONGTON
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EXTERIOR ELEVATIONS
SHEET NO:
A-6.0

Landscape Concept Plan

819 S. Pacific Street

Oceanside, CA

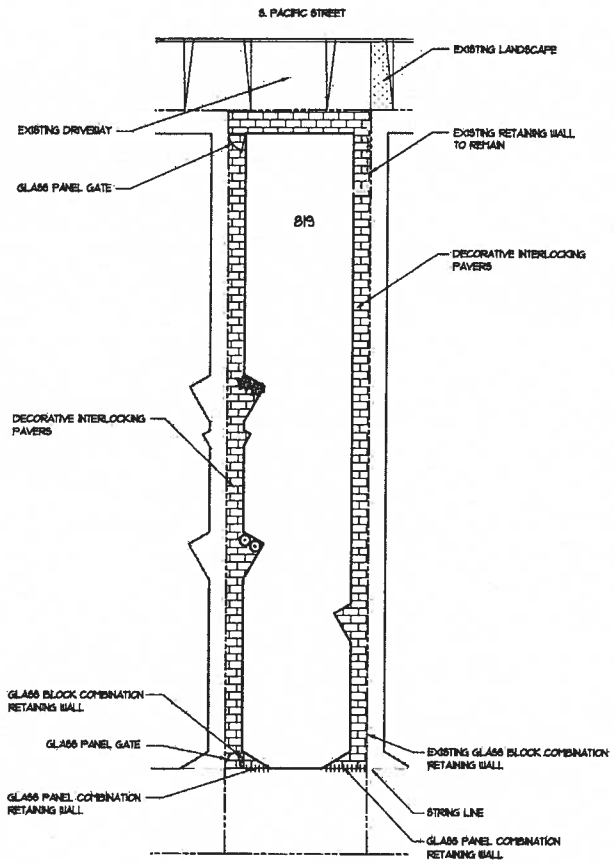
GENERAL NOTES:
THIS CONCEPTUAL LANDSCAPE PLAN DIAGRAMMATICALLY SHOWS PLACEMENT OF PROPOSED PROJECT LANDSCAPING. FINAL LANDSCAPE PLANS SHALL ACCURATELY IDENTIFY AND SHOW PLACEMENT OF TREES, SHRUBS AND GROUND COVERS.
THE LANDSCAPE ARCHITECT IS AWARE OF THE CITY OF OCEANSIDE POLICY WHICH PROHIBITS TREES AND STRUCTURES IN UTILITY EASEMENTS AND HAS CONCEPTUALLY DESIGNED THE PROJECT LANDSCAPE AND RESPECTIVE HARDSCAPE IN ACCORDANCE WITH THIS REQUIREMENT. ALL PERTINANT UTILITY EASEMENTS ARE DELINEATED ON THE PRELIMINARY CIVIL ENGINEERING SITE PLAN INFORMATION. THE FINAL LANDSCAPE PLAN SHALL SHOW ALL EASEMENTS THAT MAY AFFECT FINAL PLACEMENT OF PROJECT TREES AND SHRUBS, BASED ON THE EASEMENT AND UTILITY INFORMATION RECEIVED FROM THE PROJECT ENGINEER.
ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER, UNLESS NOTED OTHERWISE. LANDSCAPE AREAS SHALL BE MAINTAINED PER THE CITY OF OCEANSIDE REQUIREMENTS.

IRRIGATION NOTES:
ALL PLANTING POTS SHALL BE SELF-WATERING.

PLANTING NOTES:
THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, ENVIRONMENTAL SENSITIVITY AND MAINTENANCE CONSIDERATIONS. ALL LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE CURRENT CITY OF OCEANSIDE GUIDELINES.

EASEMENTS:
THE PROJECT LANDSCAPE ARCHITECT IS AWARE OF THE CITY OF OCEANSIDE POLICY WHICH PROHIBITS TREES AND PERMANENT STRUCTURES IN UTILITY EASEMENTS AND HAS DESIGNED THE PROJECT LANDSCAPE IN ACCORDANCE WITH THIS REQUIREMENT, BASED ON THE EASEMENT INFORMATION RECEIVED FROM THE PROJECT ENGINEER OF WORK. THE PROJECT LANDSCAPE ARCHITECT HAS VERIFIED THAT THESE PLANS MEET THE REQUIREMENTS OF SAID POLICY.

PROJECT STORM WATER MANAGEMENT PLAN (SWMP)
LANDSCAPING SHALL COMPLY WITH THE APPROVED STORMWATER MANAGEMENT PLAN.



CONCEPTUAL PLANT LEGEND

POTTED PLANTS - 1 GAL. PLACED IN DECORATIVE POTS SELF WATERING OR EQUAL

- CYCAS REVOLUTA - SAGO PALM
- PELARGONIUM X DOMESTICUM - GERANIUM

CONCEPTUAL GLASS BLOCK COMBINATION RETAINING WALL
(PER CIVIL ENGINEER)

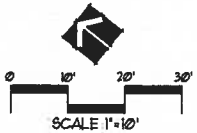
A DECORATIVE COMBINATION CMU RETAINING WALL AND GLASS BLOCK.

CONCEPTUAL GLASS PANEL COMBINATION RETAINING WALL
(PER CIVIL ENGINEER)

A DECORATIVE COMBINATION CMU RETAINING WALL AND GLASS PANEL.

CONCEPTUAL GLASS PANEL GATE

A 5' HIGH GLASS PANEL GATE WILL BE USED TO ENCLOSE THE PRIVATE WALKWAY.



SCALE 1"=10'

THE LIGHTFOOT PLANNING GROUP
PLANNING
SITE DESIGN
LANDSCAPE ARCHITECTURE
4000 EASTON COURT, STE.110
CARLSBAD, CA 92008
(760) 887-1924
LGPLANNING@LIGHTFOOTPG.COM

Strands End Limited, LLC
819 S. Pacific Street
Oceanside California

Scale: 1"=10'
Date: 9/12/12
Drawn By: ET
Revisions:

Landscape Concept Plan

Job # 0238.011

1
1

1238.011 819 S. Pacific Street

Landscape Concept Plan

819 S. Pacific Street

Oceanside, CA

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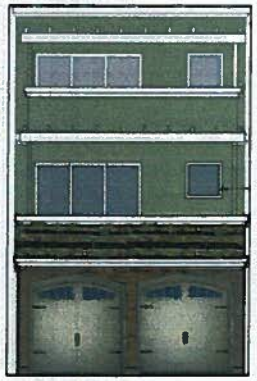
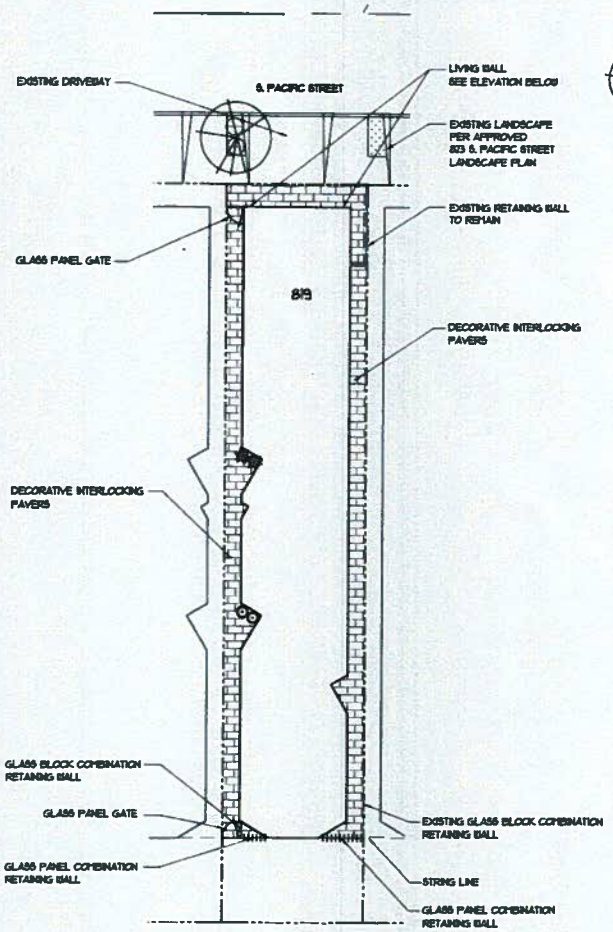
THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, ENVIRONMENTAL SENSITIVITY AND MAINTENANCE CONSIDERATIONS. ALL LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE CURRENT CITY OF OCEANSIDE GUIDELINES.

EASEMENTS:
THE PROJECT LANDSCAPE ARCHITECT IS AWARE OF THE CITY OF OCEANSIDE POLICY WHICH PROHIBITS TREES AND PERMANENT STRUCTURES IN UTILITY EASEMENTS AND HAS DESIGNED THE PROJECT LANDSCAPE IN ACCORDANCE WITH THIS REQUIREMENT, BASED ON THE EASEMENT INFORMATION RECEIVED FROM THE PROJECT ENGINEER OF WORK. THE PROJECT LANDSCAPE ARCHITECT HAS VERIFIED THAT THESE PLANS MEET THE REQUIREMENTS OF SAID POLICY.

PROJECT STORM WATER MANAGEMENT PLAN (SWMP)
LANDSCAPING SHALL COMPLY WITH THE APPROVED STORMWATER MANAGEMENT PLAN.



LIVING WALL ELEVATION
FRONT ELEVATION OF UNIT TO RECEIVE LIVING WALL



CONCEPTUAL PLANT LEGEND

ALL PLANTER AREAS TO RECEIVE 3" DEPTH BARK MULCH

ERIOBOTRYA DEFLEXA - BRONZE LOQUAT 15 GAL. / AS SHOWN
INSTALLED WITH ROOT BARRIER

NASELLA TENUISSIMA - MEXICAN FEATHER GRASS 1 GAL. / 3' O.C.

POTTED PLANTS - 1 GAL. PLACED IN DECORATIVE POTS
SELF WATERING OR EQUAL

CYCAS REVOLUTA - SAGO PALM

PELARGONIUM X DOMESTICUM - GERANIUM

CONCEPTUAL GLASS BLOCK COMBINATION RETAINING WALL
(PER CIVIL ENGINEER)

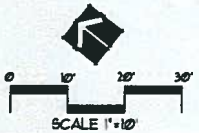
A DECORATIVE COMBINATION CMU RETAINING WALL AND GLASS BLOCK.

CONCEPTUAL GLASS PANEL COMBINATION RETAINING WALL
(PER CIVIL ENGINEER)

A DECORATIVE COMBINATION CMU RETAINING WALL AND GLASS PANEL.

CONCEPTUAL GLASS PANEL GATE

A 5' HIGH GLASS PANEL GATE WILL BE USED TO ENCLOSE THE PRIVATE WALKWAY.



RECEIVED
FEB 19 2013
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

THE LIGHTFOOT PLANNING GROUP
PLANNING
SITE DESIGN
LANDSCAPE ARCHITECTURE
5500 PASTORI COURT, STE 130
CARLSBAD, CA 92008
(760) 632-1320

Strands End Limited, LLC
819 S. Pacific Street
Oceanside California

Scale: 1"=10'
Date: 2/19/13
Drawn By: ET
Revisions:

Landscape Concept Plan

Job # 1238.011

1

1238.011 819 S. Pacific Street

NOTICE OF EXEMPTION
City of Oceanside, California

Post Date: Removal: (180 days)

1. **APPLICANT:** Leeds Properties, LLC.
2. **ADDRESS:** 1821 S. Coast Highway. Oceanside, CA. 92054
3. **PHONE NUMBER:** Paul Longton; (760) 722-4904
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT PLANNER:** Richard Greenbauer, Senior Planner
6. **PROJECT TITLE:** D12-00012 & RC12-00008 (819 S. Pacific St. Duplex Remodel)
7. **DESCRIPTION:** The proposed project involves the partial demolition and remodel of the existing triplex multi-family structure into a duplex style residential unit that is three stories in height, with a daylight basement at the beach level. The proposed duplex structure would include a total of 6,564 square feet of habitable space, 815 square feet of garage area, and 471 square feet of deck area. Each garage would allow for tandem parking of four vehicles. Situated within the South Oceanside Neighborhood Planning Area and the Coastal Zone, the subject property bears a zoning designation of Residential-Tourist (RT), has a land use designation of Urban High-Density Residential (UHD-R), and is located within the South Oceanside Neighborhood.

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 Section 15303(a) "New Construction or Conversion of Small Structures;"

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

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

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

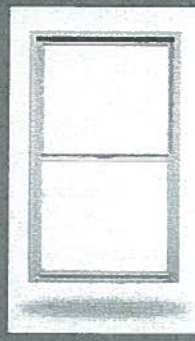
Date: March 11, 2013

Richard Greenbauer, Senior Planner

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

819 S. PACIFIC ST.
OCEANSIDE, CA

Wooden Pergolas

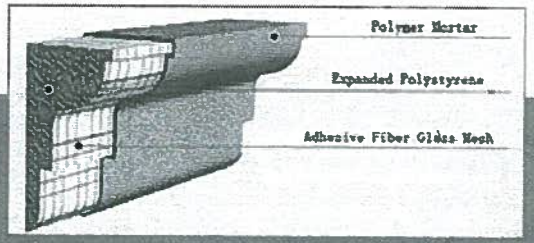


Min Max[1]: Min 1'6" by 2'0" Max 4'0" by 7'6"

Minimum Egress: 3'0" by 5'0" with a 30" bar set or 2'6" by 6'0" with a 36" bar set.

SH Vent Set: 12", 15", 18", 21", 24", 27", 30", 33", or 36"

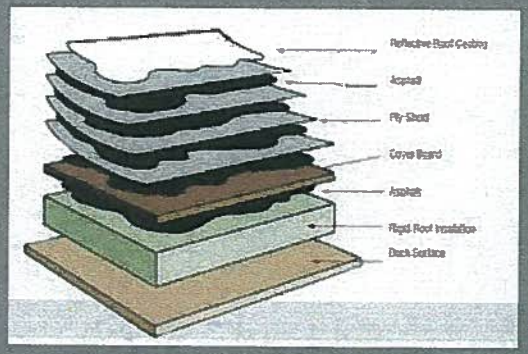
U-Value[2]: 0.34 - 0.35 (Milgard can tailor an energy package to meet energy tax credit requirements.)



SW 6400 Lucent Yellow
Interior/Exterior

Color Collections
ABC's and 123's , Blissful Retreat , SW Color

Color Family	Yellows
Color Strip	58
RGB Value	R-224 | G-213 | B-165
Hexadecimal Value	#E0D5A5



SW 0050 Classic Light Buff
Interior/Exterior

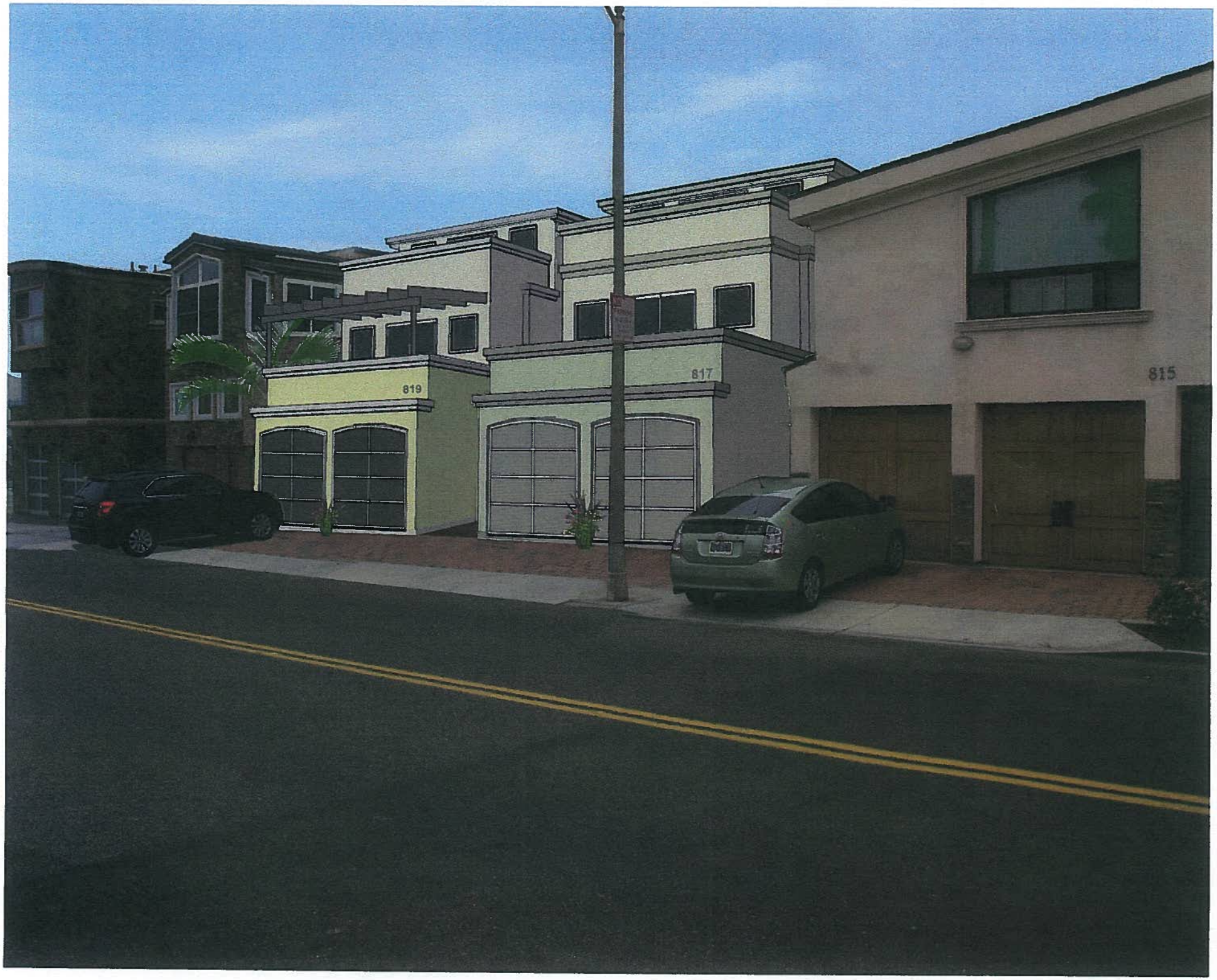
Color Collections
Early and Late Victorian , Purely Refined , Revival Arts and Crafts , The Jazz Age

Color Family	Whites
RGB Value	R-239 | G-236 | B-221
Hexadecimal Value	#EFECDD

SW 6260 Unique Gray
Interior/Exterior

Color Collection	SW Color
Color Family	Cool Neutrals
Color Strip	38
RGB Value	R-203 | G-201 | B-204
Hexadecimal Value	#CBC9CC

50 feet
© 2011 Microsoft Cor
Pictometry Bird's Eye © 2010 Pictometry Internatio


819
817
815

815
813

815

FOR RENT
ROAD CLOSED

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 APR 05 2012 CITY OF OCEANSIDE DEVELOPMENT SERVICES

BY

Please Print or Type All Information

HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	D12-00011
C.U.P.	
VARIANCE	
COASTAL	RC12-00009
O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT: Strands End LLC	2. STATUS: Owner
3. ADDRESS: 421 Q Street, Beaver City, NE 68926	4. PHONE/FAX/E-mail:
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

PART II – PROPERTY DESCRIPTION

8. LOCATION: 817 S. Pacific			9. SIZE: 3250 SF (.075 acres)
10. GENERAL PLAN: UHD	11. ZONING: RT	12. LAND USE: Tri-Plex	13. ASSESSOR'S PARCEL NUMBER: 150-356-22-00

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION: Remodel existing tri-plex, add SF and convert to a duplex

15. PROPOSED GENERAL PLAN: No Change	16. PROPOSED ZONING: No Change	17. PROPOSED LAND USE: Duplex (Res)	18. NO. UNITS: 2	19. DENSITY: 28.8 du/ac
20. BUILDING SIZE: 7345 SF	21. PARKING SPACES: 4	22. % LANDSCAPE: 20%	23. % LOT COVERAGE or FAR: 63.2%	

PART IV – ATTACHMENTS

✓ 24. DESCRIPTION/JUSTIFICATION	✓ 25. LEGAL DESCRIPTION on plan	✓ 26. TITLE REPORT
✓ 27. NOTIFICATION MAP & LABELS	✓ 28. ENVIRONMENTAL INFO FORM	✓ 29. PLOT PLANS N/A
✓ 30. FLOOR PLANS AND ELEVATIONS	✓ 31. CERTIFICATION OF POSTING	✓ 32. OTHER (See attachment for required reports) - WAVE RUN UP - SOILS RPT

1 SET ONLY 10

PART V – SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print): Paul Longton	34. DATE: 3/29/12	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): James Dodson, Managing Member — 36. DATE: 3/29/12
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Sign:

LEGAL DESCRIPTION

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

LOT 11 IN BLOCK "C" OF MYERS ANNEX TO OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 984, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 13, 1906

APN: 150-356-22

Description & Justification
For A Triplex to be remodeled to a Duplex
At
Lot 11, 817 S Pacific St, Oceanside, 92054

November 6, 2012
Owner: Strands End LLC

RECEIVED
NOV 06 2012
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Statistics at a glance

Address –	817 S Pacific St
APN –	150-356-22-00
Zoning –	RT
Proposed zoning –	No Change
Lot Size –	3,250 SF (.075 Acres)
Existing Land Use –	3-Residential Units
Existing du/acre	40.21 du/acre
Proposed Land Use –	Duplex
Number of units –	2
Proposed Density/acre –	28.8 du/acre
Existing lot coverage -	48%
Proposed Lot Coverage	63.2%
Proposed Landscaping –	20%
<u>Existing Construction</u>	
Beach/Basement Level	1074 SF
Pacific St Level/1st Floor	1074 SF
Second Floor	500 SF
<u>New Construction</u>	
Beach/Basement Level	1006 SF
Pacific St Level/1st Floor	180 SF
Second Floor	1745 SF
Third Floor	985 SF
<u>Garage</u>	
Existing Garage	500 SF
Additional Garage	315 SF

New Decks	471 SF

Total Construction When Complete	
Habitable	6564 SF
Garage	815 SF
Decks	471 SF

Existing Parking –	2 spaces
Parking required –	3 spaces
Parking to be provided –	4 covered spaces, 2 regular parking spaces and two tandem spaces.

The Architecture is by Paul Longton, Architect
The Soil's Report is by The Taylor Group.

The proposed project will replace the existing 3-units and combine it a duplex

Existing Buildings

The property is located on the west side and in the middle of the block of Pacific St. between Wisconsin and Hayes. The property is in the Myers Addition and was subdivided in 1906. The present structures were built in 1970.

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

Demolition

The existing floor slabs at grade, the Pacific St level garage (including floor joists, concrete topping and walls), the floor above and its roof will remain. The remainder of the buildings (to the west) will be demolished for the new construction. The existing grade level slabs (west of the buildings that have the current garages) will form the bottom of the new mat slab.

Since the current garage and building at the street cross the property line between Lots 11 and 12 (817 and 819 S Pacific St), this submittal will be followed by a submittal for Lot 12 (819 S Pacific St) and the two projects will be built together.

Compatibility with Neighborhood

The new, proposed building will fit in with the newer structures that have been built in the last 5-years on the same block. The height of the building will be 8' or more lower than the Edgewater Condominiums to the south. The architectural style and building materials used in this home are designed to enhance and compliment the character of the neighborhood. The proposed mass of the new

building is in character with the immediate neighborhood on the west side of Pacific St. Its mass and bulk are smaller than the Edgewater Condos.

Proposed Structure

The proposed duplex will have one unit that occupies the beach level basement and the street level first floor. The second unit will occupy the second and third stories. There will be a shared elevator just outside the private entries. This allows one elevator to be used for both units. The elevator can be used internally by either living unit. There will be lockouts to prevent the residents of one unit accessing the other unit. Both the east and west sides have a tiered design that steps the floors above back towards the center of the building and away from the edges. Each of those steps has a deck that allows the residents to participate with the street scene to the east and the beach scene to the west. Care was given to the attention to detail for articulation to the building.

Parking

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

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

The two-car wide garage is sized to allow parking four vehicles. The 25' wide lot prohibits a wider garage or any other layout that provides more parking without using the tandem plan.

The importance of having 4-inside parking spaces cannot be emphasized enough with parking at a premium along the coast.

Proposed Materials

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

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

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

Regular Coastal

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

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

NOTICE OF EXEMPTION
City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Strands End, LLC.
2. **ADDRESS:** 421 Q Street, Beaver City, NE. 68926
3. **PHONE NUMBER:** Paul Longton; (760) 722-4904
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT PLANNER:** Richard Greenbauer, Senior Planner
6. **PROJECT TITLE:** D12-00011 & RC12-00009 (817 S. Pacific St. Duplex Remodel)
7. **DESCRIPTION:** The proposed project involves the partial demolition and remodel of the existing triplex multi-family structure into a duplex style residential unit that is three stories in height, with a daylight basement at the beach level. The proposed duplex structure would include a total of 6,564 square feet of habitable space, 815 square feet of garage area, and 471 square feet of deck area. Each garage would allow for tandem parking of four vehicles. Situated within the South Oceanside Neighborhood Planning Area and the Coastal Zone, the subject property bears a zoning designation of Residential-Tourist (RT), has a land use designation of Urban High-Density Residential (UHD-R), and is located within the South Oceanside Neighborhood.

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 Section 15303(a) "New Construction or Conversion of Small Structures;"

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

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

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

_____ Date: March 11, 2013

Richard Greenbauer, Senior Planner

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

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 APR 05 2012 CITY OF OCEANSIDE DEVELOPMENT SERVICES

BY

Please Print or Type All Information

HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	D12-00012
C.U.P.	
VARIANCE	
COASTAL	RC12-00008
O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT: Leeds Properties LLC
2. STATUS: Owner
3. ADDRESS: 1821 S. Coast Highway, Oceanside, CA. 92054
4. PHONE/FAX/E-mail:
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

PART II – PROPERTY DESCRIPTION

8. LOCATION: 819 S. Pacific
9. SIZE: 3250 SF (.075 Acre)
10. GENERAL PLAN: UHD
11. ZONING: RT
12. LAND USE: Tri-Plex
13. ASSESSOR'S PARCEL NUMBER: 150-356-23-00

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION: Remodel existing tri-plex, add SF area and convert to a duplex

15. PROPOSED GENERAL PLAN: No Change
16. PROPOSED ZONING: No Change
17. PROPOSED LAND USE: Duplex (Res.)
18. NO. UNITS: 2
19. DENSITY: 28.8 du/acre
20. BUILDING SIZE: 7345 SF
21. PARKING SPACES: 4
22. % LANDSCAPE: 20%
23. % LOT COVERAGE or FAR: 63.2%

PART IV – ATTACHMENTS

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

PART V – SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print): Paul Longton
34. DATE: 3/29/12

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): Nancy Imbertson, Managing Member
36. DATE: 3/29/12

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

Sign:

LEGAL DESCRIPTION

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

LOT 12 IN BLOCK "C" OF MYERS ANNEX TO OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 984, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 13, 1906

APN: 150-356-23

Description & Justification
For A Triplex to be remodeled to a Duplex
At
Lot 12, 819 S Pacific St, Oceanside, 92054

November 6, 2012
Owner: LEEDS Prop. LLC

Statistics at a glance

Address –	819 Pacific St
APN –	150-356-23-00
Zoning –	RT
Proposed zoning –	No Change
Lot Size –	3,250 SF (.075 Acres)
Existing Land Use –	3-Residential Units
Existing du/acre	40.21 du/acre
Proposed Land Use –	Duplex
Number of units –	2
Proposed Density/acre –	28.8 du/acre
Existing lot coverage -	48%
Proposed Lot Coverage	63.2%
Proposed Landscaping –	20%
<u>Existing Construction</u>	
Beach/Basement Level	1074 SF
Pacific St Level/1st Floor	1074 SF
Second Floor	500 SF
<u>New Construction</u>	
Beach/Basement Level	1006 SF
Pacific St Level/1st Floor	180 SF
Second Floor	1745 SF
Third Floor	985 SF
<u>Garage</u>	
Existing Garage	500 SF
Additional Garage	315 SF

RECEIVED
NOV 06 2012
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

New Decks	471 SF

Total Construction When Complete

Habitable	6564 SF
Garage	815 SF
Decks	471 SF

Existing Parking –	2 spaces
Parking required –	3 spaces
Parking to be provided –	4 covered spaces, 2 regular parking spaces and two tandem spaces.

The Architecture is by Paul Longton, Architect
The Soil's Report is by The Taylor Group.

The proposed project will replace the existing 3-units and combine it a duplex

Existing Buildings

The property is located on the west side and in the middle of the block of Pacific St. between Wisconsin and Hayes. The property is in the Myers Addition and was subdivided in 1906. The present structures were built in 1970.

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

Demolition

The existing floor slabs at grade, the Pacific St level garage (including floor joists, concrete topping and walls), the floor above and its roof will remain. The remainder of the buildings (to the west) will be demolished for the new construction. The existing grade level slabs (west of the buildings that have the current garages) will form the bottom of the new mat slab.

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Compatibility with Neighborhood

The new, proposed building will fit in with the newer structures that have been built in the last 5-years on the same block. The height of the building will be 8' or more lower than the Edgewater Condominiums to the south. The architectural style and building materials used in this home are designed to enhance and compliment the character of the neighborhood. The proposed mass of the new

building is in character with the immediate neighborhood on the west side of Pacific St. Its mass and bulk are smaller than the Edgewater Condos.

Proposed Structure

The proposed duplex will have one unit that occupies the beach level basement and the street level first floor. The second unit will occupy the second and third stories. There will be a shared elevator just outside the private entries. This allows one elevator to be used for both units. The elevator can be used internally by either living unit. There will be lockouts to prevent the residents of one unit accessing the other unit. Both the east and west sides have a tiered design that steps the floors above back towards the center of the building and away from the edges. Each of those steps has a deck that allows the residents to participate with the street scene to the east and the beach scene to the west. Care was given to the attention to detail for articulation to the building.

Parking

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

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

The two-car wide garage is sized to allow parking four vehicles. The 25' wide lot prohibits a wider garage or any other layout that provides more parking without using the tandem plan.

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Proposed Materials

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

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