



DATE: September 22, 2014

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A TENTATIVE MAP (T14-00001), DEVELOPMENT PLAN (D13-00012) AND REGULAR COASTAL PERMIT (RC13-00016) TO ALLOW THE ADDITION OF TWO CONDOMINIUM UNITS ON A THIRD FLOOR OF AN EXISTING FOUR-UNIT CONDOMINIUM COMPLEX LOCATED BETWEEN THE STRAND AND SOUTH PACIFIC STREET – STRANDS END @ 809 S. PACIFIC STREET – APPLICANT: STRANDS END LIMITED LLC.**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 3 categorical exemption for “New Construction or Conversion of Small Structures” pursuant to Section 15303 (b) of the California Environmental Quality Act; and
- (2) Approve Tentative Map (T14-00001), Development Plan (D13-00012), and Regular Coastal Permit (RC13-00016) by adopting Planning Commission Resolution No. 2014-P24 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The subject 9,750-square-foot property was originally subdivided in 1906 and is part of the Meyers Addition.

On August 25, 2003 the Planning Commission adopted PC Resolution No. 2003-P46 conditionally approving Parcel Map (P-25-02), Development Plan (D-32-02) and Regular Coastal Permit (RC-23-02) to allow the development of a four-unit multi-family condominium complex on a 9,750-square-foot site located at 809 South Pacific Street.

On January 23, 2006 the Planning Commission adopted PC Resolution No. 2006-P02 approving a time extension for Parcel Map (P-25-02), Development Plan (D-32-02) and Regular Coastal Permit (RC-23-02).

The current proposal is subject to the City's General Plan, Local Coastal Program (LCP) and 1986 Oceanside Zoning Ordinance (OZO), which was formally reinstated for Coastal Zone properties outside of the Downtown Redevelopment Area in May 2009.

Site Review: The subject site is fully developed with an existing four-unit condominium complex designed with two habitable stories over basement/garage. The basement/garage area provides 11 off-street parking spaces and multiple storage areas and mechanical rooms. The roof top has been utilized as deck area with those portions enclosed being utilized as mechanical equipment room and stairwell access to the rooftop deck.

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 Townsite Planning Neighborhood. These designations provide for single and multi-family residential uses serving both residents and visitors. The subject property abuts single-family residences to the north and south, bungalow-style apartments to the east, and the Pacific Ocean to the west. The lot measures approximately 75 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 Strand which is located immediately inland of the revetment.

The proposed project is a request to allow the minor demolition of an existing roof top deck and the construction of a third floor with two additional condominium units upon the existing two-story, 10,483-square-foot four-unit condominium complex. The proposed addition of a third story with two condo units totaling 4,608 square feet combined would maintain the original four-unit footprint and would provide a total of 12 off-street parking spaces within the existing subterranean enclosed garage which is accessed directly off the Strand. The proposed addition of two units along with a condominium subdivision would establish a new density of 26.8 dwelling units per acre, where the permitted density range for the RT zoned parcel is 29.0-43.0 D.U./acre. Although the pattern of development in the area is that of multi-family residential, the actual use of the properties in the area west of Pacific Street is predominately that of vacation rentals.

Project Description: The project application is comprised of three components, a Tentative Tract Map, Development Plan, and Regular Coastal Permit as follows:

Tentative Tract Map P14-00001 represents a request for the following:

- (a) To allow the development of two additional condominium units upon an existing two-story, 10,483-square-foot four-unit condominium complex with the enclosed garage/mechanical room and storage space, and exterior open spaces being placed in common ownership pursuant to Article VI of the Oceanside Subdivision Ordinance.

Development Plan D13-00012 represents a request for the following:

- (a) To allow the minor demolition of an existing roof top deck and the construction of a third floor with two additional condominium units upon the existing two-story, 10,483-square-foot four-unit condominium complex. The proposed addition of a third story with two condo units totaling 4,608 square feet combined would maintain the original four-unit footprint and would provide a total of 12 off-street parking spaces within the existing subterranean enclosed garage. The subject development plan has been prepared pursuant to Articles 27, 30, and 43 of the 1986 Zoning Ordinance and maintains the superior architectural and site design features previously approved back in 2003 and implemented according to plan.

Regular Coastal Permit RC13-00016 represents a request for the following:

- (a) A request to create a six-unit condominium complex within the LCP jurisdictional boundaries. A Regular Coastal Permit is required to be processed due to the location of the lot within the Appeal Jurisdiction of the California Coastal Commission, and the requirement of the City's Zoning Ordinance to submit and gain approval of a Tentative Map and Development Plan.

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

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

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Conformance

The General Plan Land Use Map designation on the subject property is Urban High-Density Residential (UHD-R) with a density range of 29.0 – 43.0 dwelling units per gross acre. Staff has evaluated the request to allow a minor demolition of an existing roof top deck and the construction of a third floor with two additional condominium units upon the existing two-story, 10,483-square-foot four-unit condominium complex. Staff has determined that the proposed development is consistent with 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.

The subject proposal to add two condominium units above the existing four condominium units would maintain consistency with the overall architectural design and finish material treatments established with the original development back in 2006. As for massing of the two newly created units, enhanced setbacks (approximately 24'-0") from the front property line along South Pacific Street and (approximately 14'-0") from the rear property line along the Strand will be provided.

Staff finds that massing impacts, while different from what exist today, would be reduced through the previously discussed enhanced setbacks. Ultimately, the addition of two units utilizing the existing architectural design of the condominium complex would provide only a minor noticeable change within the 800 block of South Pacific Street, and would in turn provide for additional housing stock in the coastal zone or residential tourist accommodations as vacation rentals.

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 LCP Land Use Plan is the guiding policy review document.

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

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

The proposed addition of a third story with two condo units totaling 4,608 square feet combined would maintain the original four-unit footprint and would not result in any view corridors being obstructed. Overall design and architectural integration into the existing and approved development would provide for a project that maintains sensitivity of being within the Coastal Zone and would not result in any view corridor impacts.

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 higher density multi-family developments located immediately adjacent to the site and while integrated with some smaller single-story multi-family residence, the overall product type would be compatible with the surrounding neighborhood. The height and overall scale of the newly expanded six-unit condominium complex would maintain the original developments architectural design treatments and would blend in with the overall blocks pattern of development that incorporates three stories over basement type designs. Exterior wall treatments, fenestration and other finish materials would be maintained as originally approved and in a manner that visually complement the area.

2. Zoning Ordinance

This proposed project site is situated within a Residential-Tourist (RT) zone district and complies with the requirements of this zone. The subject property when developed back in 2006 was reviewed under the auspice of the 1992 OZO. Currently surrounding properties are required to implement the 1986 OZO. The reason for the use of two different zoning ordinances dates back to 2009 when the California Coastal Commission (CCC) notified the City that the 1992 OZO and all of the amendments to the 1986 OZO were never processed and approved by the CCC. Consequently, the City was directed to implement the 1986 OZO for all properties within the Coastal Zone.

The following table summarizes the existing four-unit condominium development standards applied under the 1992 OZO and the new development standards applied based upon the CCC action to require all properties in the Coastal Zone to implement the standards established within the 1986 OZO:

	4-UNIT ZONING/LCP 1992 OZO DEVELOPMENT STANDARDS USED MINIMUM LOT SIZE 6,000 sq. ft.	2-UNIT ADDITION PROPOSED 9,750 sq. ft.
PARKING	9-parking spaces	12-parking spaces Required/Provided
FRONT YARD SETBACK	Block Face Average (4 feet)	24 feet for 3 rd Story 4 feet for 1 st and 2 nd Story
SIDE YARD SETBACK	5-10 average feet	5-10 average feet No Change
REAR YARD SETBACK	Stringline; 128-feet	128 feet for 1 st /2 nd Story 114 feet for 3 rd Story

LOT COVERAGE	60%	60% NO Change
BUILDING HEIGHT	27 feet	3 Stories over Basement/ 35-feet above Average Grade

The applicant is requesting to add two units on top of an existing four-unit condominium complex, thus resulting in the need to process a tentative map for condominium purposes. The two new floor plans would be 2,304 square feet in size and each consisting of three bedrooms and three baths. Architecturally the new units would include east side and west side private deck areas totaling 1,252 square feet. All exterior materials such as the stucco finished walls, bay windows, and tiled roofs would be carried over to the newly created units. The exterior colors of off-white stucco, almond trim, and gray-brown tiled roof would also be maintained.

Vehicular access will continue to be provided directly off of the Strand, with pedestrian access being provided from Pacific Street.

In summary, the proposed project meets or exceeds the development requirements established within the 1986 OZO. The pattern of development proposed is consistent with the surrounding neighborhood and will continue to provide a residential product that compliments the surrounding neighborhood.

3. Subdivision Ordinance Compliance

The proposed project is subject to the Subdivision Map Act and the Oceanside Subdivision Ordinance (Article IV Tentative Subdivision Maps - five or more parcels). Pursuant to Section 401 of the Subdivision Ordinance, this proposed Tentative Subdivision Map has been prepared in a manner acceptable to the Engineering Division. The property is a legally subdivided lot with the minimum lot area and dimensions established by Article 32 of the 1986 OZO. The proposed subdivision generally holds an interest in common areas and facilities.

4. Local Coastal Program

The proposed project is within the Local Coastal Zone and as designed, would comply will all provisions of the LCP. Projects within the Coastal Zone are required to meet the provisions of the adopted LCP and the underlying RT zone. Such projects must provide sensitive development in order to promote and achieve compatibility with surrounding development. The existing and evolving character of the neighborhood within the Coastal Zone and site-specific design elements have been considered at length throughout the design and review of this project.

The Coastal Act requires that the visual qualities of the Coastal Zone shall be protected and that new development be sited and designed to be visually compatible with the character of surrounding areas. All improvements to the property will not impact the surrounding areas, neighbors, or coastal views. Development of the proposed two additional condominium units would be consistent with the existing neighborhood in design, materials, colors, and type; and respects adjacent property's view sheds by establishing a maximum height and finished pad that is similar to the adjacent multi-family and single-family residences within the Townsite Neighborhood.

5. California Environmental Quality Act

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 for not more than six units in an urbanized area, and the project is categorically exempt, Class 3, "New Construction or Conversion of Small Structures" (Section 15303 (b)).

DISCUSSION

Issue: Project compatibility with the existing neighborhood and surrounding properties: All proposed improvements to the property would be consistent with, and compatible to, the existing residence and the adjoining multi-family residences in the surrounding neighborhood.

Recommendation: Staff finds that the proposed improvements to the property would be architecturally consistent with the existing built environment and would maintain contemporary type design that draws from more modern elements. Overall design has been determined to be consistent with the bulk and scale of the surrounding 800 Block of South Pacific Street. The proposed six-unit condominium complex is three stories in height, does not exceed the allowable height limit of 35 feet above average grade and has been developed in a manner that respects the view shed as seen from South Pacific Street.

PUBLIC NOTIFICATION

Pursuant to Article 41 of the Oceanside Zoning Ordinance, Legal notice was published in the North County Times and notices were sent to property owners of record and occupants within a 300-foot radius of the subject property, to individuals/organizations requesting notification, and to the applicant.

As of Thursday, September 15, 2014, no communication supporting or opposing the request had been received.

SUMMARY

The proposed Tentative Map (T14-00001), Development Plan (D13-00012), and Regular Coastal Permit (RC13-00016) are consistent with the requirements of the 1986 OZO and the land use policies of the General Plan; as well as, the policies within the LCP. The project is compatible with and complementary to the densities, site designs, and neighborhood character found throughout the surrounding developed 800 block of South Pacific Street. As such, Staff recommends that the Planning Commission by motion:

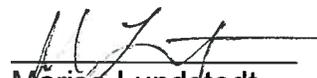
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PREPARED BY:



Richard Greenbauer
Senior Planner

SUBMITTED BY:

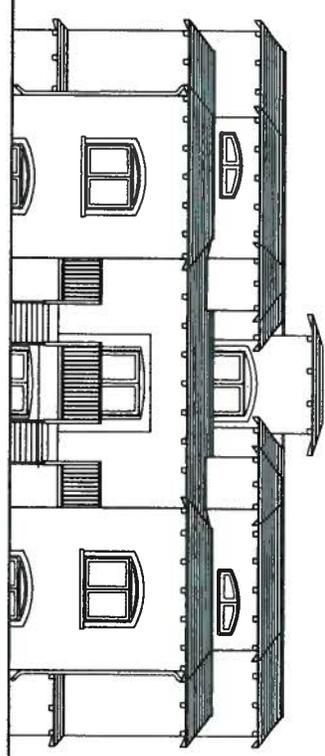

Marisa Lundstedt
City Planner

ML/RG/fil

Attachments:

1. Tentative Map, Development Plans
2. Planning Commission Resolution No. 2014-P24
3. Planning Commission Resolution Nos. 2003-P46 and 2006-P02
4. Other Attachments (Application Page, Description and Justification, Legal Description, Notice of Exemption)

Two Additional Residences to the Existing Four Residences at 809 S. Pacific St., Oceanside



DEVELOPMENT INFORMATION

ZONING: R-1
CONSTRUCTION: 4000 SQ. FT. HOUSING CONSTRUCTION ABOVE GROUND
EXISTING LAND USE: RESIDENTIAL
PROPOSED LAND USE: RESIDENTIAL
LOT SIZE: 5730 SQ. FT. / 23 ACRES
EXISTING LOT COVERAGE: 18%
PROPOSED LOT COVERAGE: 23%
SETBACKS: NO CHANGE
REQUIREMENTS: 4'-0" EXISTING SIDE YARD SETBACK ON SOUTH SIDE OF THE CEILING OF THE TOP STORY, NO PORTION OF THE EXISTING SIDE YARD SHALL ENCLOSE THE BLOCK PERMITTED HEIGHT

PARKING REQUIRED: 18 SPACES (SEE 104 1/2 PG. 102)
PARKING PROVIDED: 18 SPACES, INCLUDING 10C SPACE

CONSTRUCTION (EXISTING): NONE
CONSTRUCTION (PROPOSED): NONE

UNIT A: 3450 SQ. FT.
UNIT B: 3450 SQ. FT.
UNIT C: 3450 SQ. FT.
UNIT D: 3450 SQ. FT.

UNIT E: 3450 SQ. FT.
UNIT F: 3450 SQ. FT.

UNIT G: 3450 SQ. FT.
UNIT H: 3450 SQ. FT.

UNIT I: 3450 SQ. FT.
UNIT J: 3450 SQ. FT.

UNIT K: 3450 SQ. FT.
UNIT L: 3450 SQ. FT.

UNIT M: 3450 SQ. FT.
UNIT N: 3450 SQ. FT.

UNIT O: 3450 SQ. FT.
UNIT P: 3450 SQ. FT.

UNIT Q: 3450 SQ. FT.
UNIT R: 3450 SQ. FT.

UNIT S: 3450 SQ. FT.
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UNIT U: 3450 SQ. FT.
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UNIT W: 3450 SQ. FT.
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UNIT Y: 3450 SQ. FT.
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UNIT AA: 3450 SQ. FT.
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UNIT AC: 3450 SQ. FT.
UNIT AD: 3450 SQ. FT.

UNIT AE: 3450 SQ. FT.
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UNIT AI: 3450 SQ. FT.
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UNIT AK: 3450 SQ. FT.
UNIT AL: 3450 SQ. FT.

UNIT AM: 3450 SQ. FT.
UNIT AN: 3450 SQ. FT.

UNIT AO: 3450 SQ. FT.
UNIT AP: 3450 SQ. FT.

PROJECT: RESIDENCES AT STRANDS END
OWNER: STRANDS END
ARCHITECT: PAUL LONDON
DATE: 05/27/14

OWNER: STRANDS END
ADDRESS: 809 S. PACIFIC ST. OCEANSIDE, CA 92054

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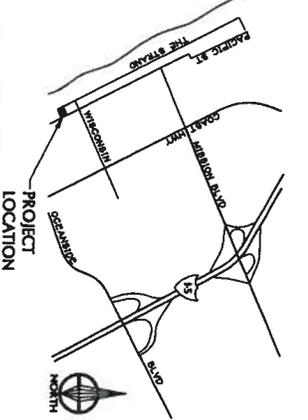
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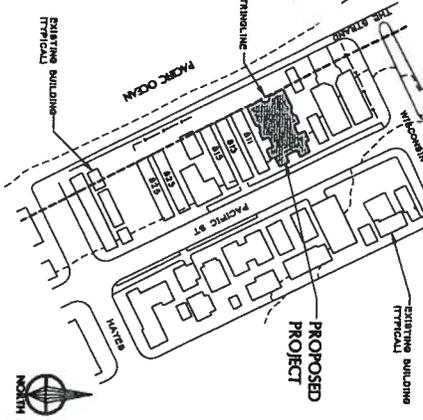
OCCUPANCY / BLDG. DATA

ALLOWABLE FLOOR AREA	R-1 OCCUPANCY	U OCCUPANCY
PER THE CODE TABLE 903	15000 SQ. FT.	4000 SQ. FT.
ALLOWABLE INCREASE		
FULLY FINISHED UNITS	3	3
TOTAL ALLOWABLE	45000 SQ. FT.	12000 SQ. FT.
ACTUAL	15000 SQ. FT.	4000 SQ. FT.
ALLOWABLE	15000 SQ. FT.	4000 SQ. FT.

VICINITY MAP



SITE AVERAGING MAP



SHEET INDEX

- 99.1 SITE PLAN AND BASEMENT PLAN
- A1 EXISTING FIRST & SECOND FLOOR PLANS
- A2 PROPOSED THIRD FLOOR PLAN
- A3 PROPOSED & EXISTING ROOF PLANS
- A4 ELEVATIONS
- A5 ELEVATIONS
- A6 ELEVATIONS
- A7 BUILDING SECTION
- A8 BUILDING SECTION

PROJECT INFORMATION

OWNER: STRANDS END
CONSULTANTS: PAUL LONDON ARCHITECTURAL

PROJECT ADDRESS: 809 S. PACIFIC ST. OCEANSIDE, CA 92054

ASSESSOR'S PARCEL #: 180-298-0-0

PROJECT SUMMARY: 1. NEW RESIDENCES IN 4 UNITS, 2-2000 SQ. FT. AND 2-2000 SQ. FT. BUILDINGS WILL HAVE 3 UNITS IN STRANDS OVER BASEMENT PARKING

LEGAL DESCRIPTION: LOT 104 AND 105 OF THE 300 CALIFORNIA SUBDIVISION TO OCCUPY THE COUNTY OF SAN DIEGO, CALIFORNIA, AS SHOWN ON THE SAN DIEGO COUNTY RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, RECORDED UNDER RECORD NO. 17186, THE BEING HIGH TIER OF THE PACIFIC OCEAN.

APPLICATION NUMBERS: DR-00011
REGULAR CONSTR.: RC 3-00009

RECEIVED

MAY 27 2014

CITY OF OCEANSIDE
 DEVELOPMENT SERVICES

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ARCHITECT: PAUL LONDON
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OWNER'S SET: STRANDS END
ADDRESS: 809 S. PACIFIC HWY. OCEANSIDE, CA 92054

OWNER'S SET: STRANDS END
ADDRESS: 809 S. PACIFIC HWY. OCEANSIDE, CA 92054

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ADDRESS: 809 S. PACIFIC HWY. OCEANSIDE, CA 92054

OWNER'S SET: STRANDS END
ADDRESS: 809 S. PACIFIC HWY. OCEANSIDE, CA 92054

PROJECT: RESIDENCES AT STRANDS END
OWNER: STRANDS END
ARCHITECT: PAUL LONDON
DATE: 05/27/14

OWNER: STRANDS END
ADDRESS: 809 S. PACIFIC ST. OCEANSIDE, CA 92054

OWNER'S SET: STRANDS END
ADDRESS: 809 S. PACIFIC HWY. OCEANSIDE, CA 92054

OWNER'S SET: STRANDS END
ADDRESS: 809 S. PACIFIC HWY. OCEANSIDE, CA 92054

OWNER'S SET: STRANDS END
ADDRESS: 809 S. PACIFIC HWY. OCEANSIDE, CA 92054

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OWNER'S SET: STRANDS END
ADDRESS: 809 S. PACIFIC HWY. OCEANSIDE, CA 92054

OWNER'S SET: STRANDS END
ADDRESS: 809 S. PACIFIC HWY. OCEANSIDE, CA 92054

PROJECT: RESIDENCES AT STRANDS END
OWNER: STRANDS END
ARCHITECT: PAUL LONDON
DATE: 05/27/14

OWNER: STRANDS END
ADDRESS: 809 S. PACIFIC ST. OCEANSIDE, CA 92054

OWNER'S SET: STRANDS END
ADDRESS: 809 S. PACIFIC HWY. OCEANSIDE, CA 92054

OWNER'S SET: STRANDS END
ADDRESS: 809 S. PACIFIC HWY. OCEANSIDE, CA 92054

OWNER'S SET: STRANDS END
ADDRESS: 809 S. PACIFIC HWY. OCEANSIDE, CA 92054

OWNER'S SET: STRANDS END
ADDRESS: 809 S. PACIFIC HWY. OCEANSIDE, CA 92054

OWNER'S SET: STRANDS END
ADDRESS: 809 S. PACIFIC HWY. OCEANSIDE, CA 92054

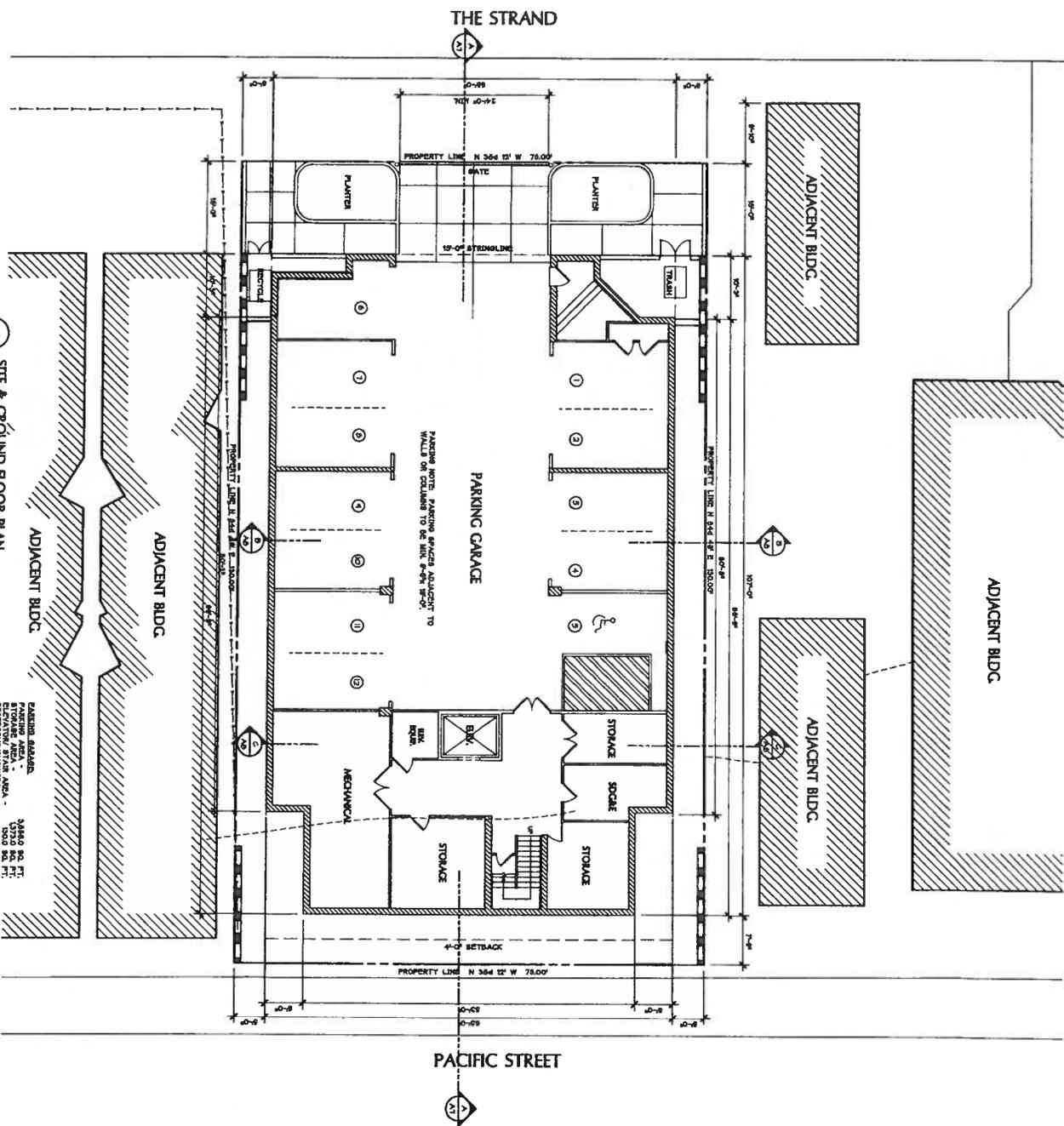
OWNER'S SET: STRANDS END
ADDRESS: 809 S. PACIFIC HWY. OCEANSIDE, CA 92054

OWNER'S SET: STRANDS END
ADDRESS: 809 S. PACIFIC HWY. OCEANSIDE, CA 92054

OWNER'S SET: STRANDS END
ADDRESS: 809 S. PACIFIC HWY. OCEANSIDE, CA 92054

OWNER'S SET: STRANDS END
ADDRESS: 809 S. PACIFIC HWY. OCEANSIDE, CA 92054

PROJECT: RESIDENCES AT STRANDS END
OWNER: STRANDS END
ARCHITECT: PAUL LONDON
DATE: 05/27/14



1 SITE & GROUND FLOOR PLAN

PARKING AREA - 34840 SQ. FT.
 STORAGE AREA - 13700 SQ. FT.
 RESTROOMS/SHOWERS - 2080 SQ. FT.
 TOTAL - 50620 SQ. FT.

ARCHITECT:
STUDIO 4
 1000 AVENUE 100
 OCEANVIEW, CA 92084
 (760) 732-4444
 PAUL LONGTON
 PRINCIPAL

PROJECT:
 RESOURCES AT
**STRANDS
 END**
 809 S. PACIFIC ST.
 OCEANVIEW, CA

OWNER:
STRANDS END
 301 S. COAST HWY.
 OCEANVIEW, CA 92084

OWNER'S REP:
PAUL LONGTON
 STUDIO 4 ARCHITECTS
 2001 AVENUE 100
 OCEANVIEW, CA 92084
 (760) 732-4444

ISSUE DATES:
 04.14.14
 04.24.14

PERMITS STATUS:
 [] PERMITS APPLIED FOR
 [] PERMITS OBTAINED
 [] PERMITS EXPIRED
 [] PERMITS DENIED
 [] PERMITS WITHDRAWN
 [] PERMITS ON HOLD
 [] PERMITS IN PROGRESS
 [] PERMITS NOT APPLICABLE
 [] PERMITS NOT YET DETERMINED

DESIGNER:
 NAME: PL
 CHECKED BY: PL
 DATE: 04.14.14

SHEET TITLE:
SITE PLAN

SHEET NO.:
SP-1

ARCHITECTS:
STUDIO 4
 ARCHITECTS
 1750 713-4804 PH
 1750 713-4803 FX
 1750 713-4803 PK
 1750 713-4803 F
 1750 713-4803 M
 1750 713-4803 R
 1750 713-4803 T
 1750 713-4803 B
 1750 713-4803 G
 1750 713-4803 Y
 1750 713-4803 C
 1750 713-4803 W
 1750 713-4803 P
 1750 713-4803 L
 1750 713-4803 K
 1750 713-4803 J
 1750 713-4803 I
 1750 713-4803 H
 1750 713-4803 F
 1750 713-4803 D
 1750 713-4803 A

PROJECT:
 RESIDENCES AT
**STRANDS
 END**
 809 S. PACIFIC ST.
 OCEANVIEW, CA

OWNER:
 STRANDS END
 701 S. COAST HWY.
 OCEANVIEW, CA 92054

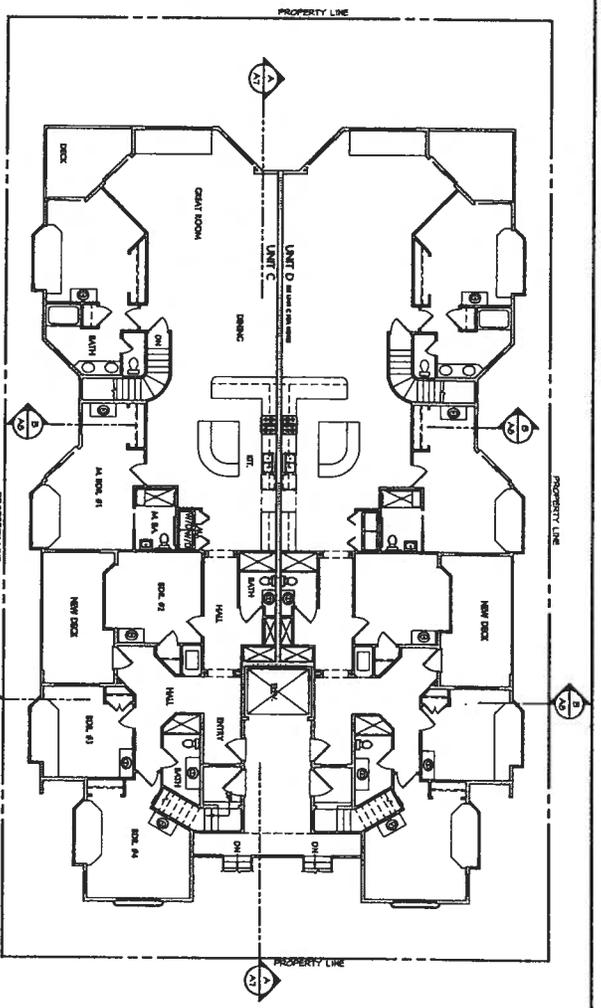
OWNER'S REP:
 PAUL LONGSTON
 STUDIO 4 ARCHITECTS
 3909 AVILA DRIVE
 OCEANVIEW, CA 92054
 (760) 725-4904

ISSUE DATE:
 SHEET: 04, 24, 34
 REVISIONS:

DRAWING STATUS:
 0 PRELIMINARY
 1 Schematic Design
 2 Conceptual Design
 3 Preliminary Design
 4 Final Design
 5 Construction Documents
 6 Construction Administration
 7 Post-Construction Administration

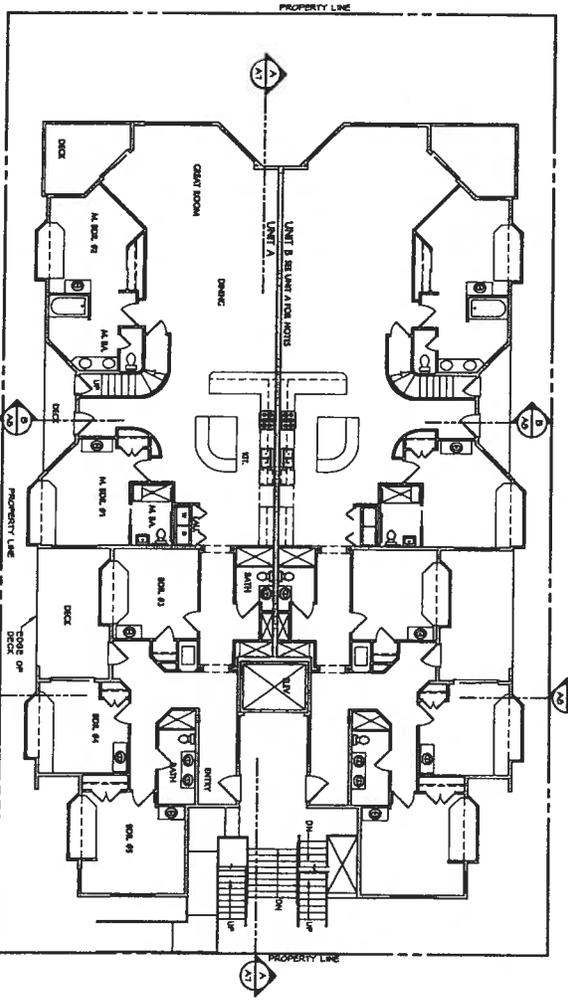
DATE: 04, 24, 34
SCALE: 1/8" = 1'-0"
DATE: 04, 24, 34
SCALE: 1/8" = 1'-0"

SHEET TITLE:
 EXISTING
 1st & 2nd FP
SHEET NO.:
 A-1.10

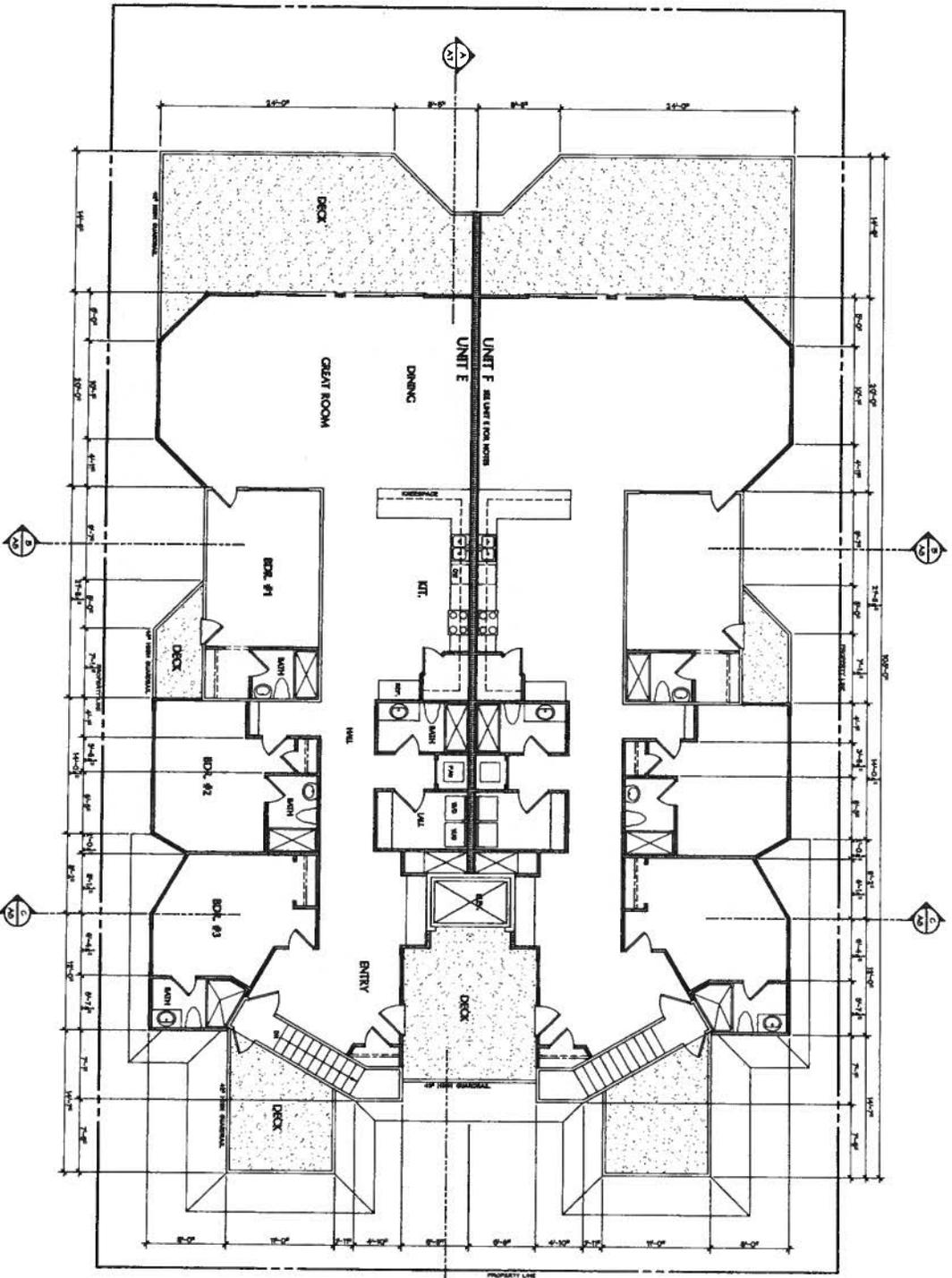


2 EXISTING 2nd FLOOR PLAN - UNITS C AND D
 SCALE: 1/8" = 1'-0"

NEW DECKS AT 2ND FLOOR ARE THE ONLY CHANGES TO EXISTING FIRST AND SECOND FLOOR PLANS



1 EXISTING 1st FLOOR PLAN - UNITS A & B
 SCALE: 1/8" = 1'-0"



1 THIRD FLOOR PLAN - UNITS C AND D
SCALE: 3/8"=1'-0"

AGENCIES:
STUDIO 4
 4000 BIRCH AVE. SUITE 4
 DUBLIN, CA 94568
 TEL: 925-835-4004
 FAX: 925-835-4005
 WWW: STUDIO4.COM
 P: PAUL LANGSTON
 PR: PHILIPPA WILSON

PROJECT:
 RESIDENCES AT
**STRANDS
 END**
 885 S. PACIFIC ST.
 OCEANVIEW, CA

OWNER:
STRANDS END
 885 S. PACIFIC ST.
 OCEANVIEW, CA 94024

OWNER'S REP:
PAUL LANGSTON
 STUDIO 4 ARCHITECTS
 3800 AVILA DRIVE
 OCEANVIEW, CA 94024
 (949) 724-4844

RELEASE DATES:
 SHEET 04 - 11 - '14
 REVISIONS

DRAWING STATUS:
 PRELIMINARY DRAWING
 CONTRACT DOCUMENTS
 PERMITS
 RECORD DRAWINGS
 AS-BUILT DRAWINGS
 CONSTRUCTION DOCUMENTS

THIS IS A PRELIMINARY DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY CHANGES TO THIS DRAWING. THE ARCHITECT'S OFFICE SHALL BE NOTIFIED IMMEDIATELY OF ANY CHANGES TO THIS DRAWING.

DATE: 04 - 11 - '14
BY: [Signature]
SCALE: 3/8"=1'-0"

PROJECT: STRANDS END
OWNER: STRANDS END
ARCHITECT: STUDIO 4 ARCHITECTS
DATE: 04 - 11 - '14

DESIGNED BY: MJC
CHECKED BY: PL
DRAWN BY: MJC

SHEET TITLE:
 3rd FLOOR
 PLAN

SHEET NO.:
 A-2.0

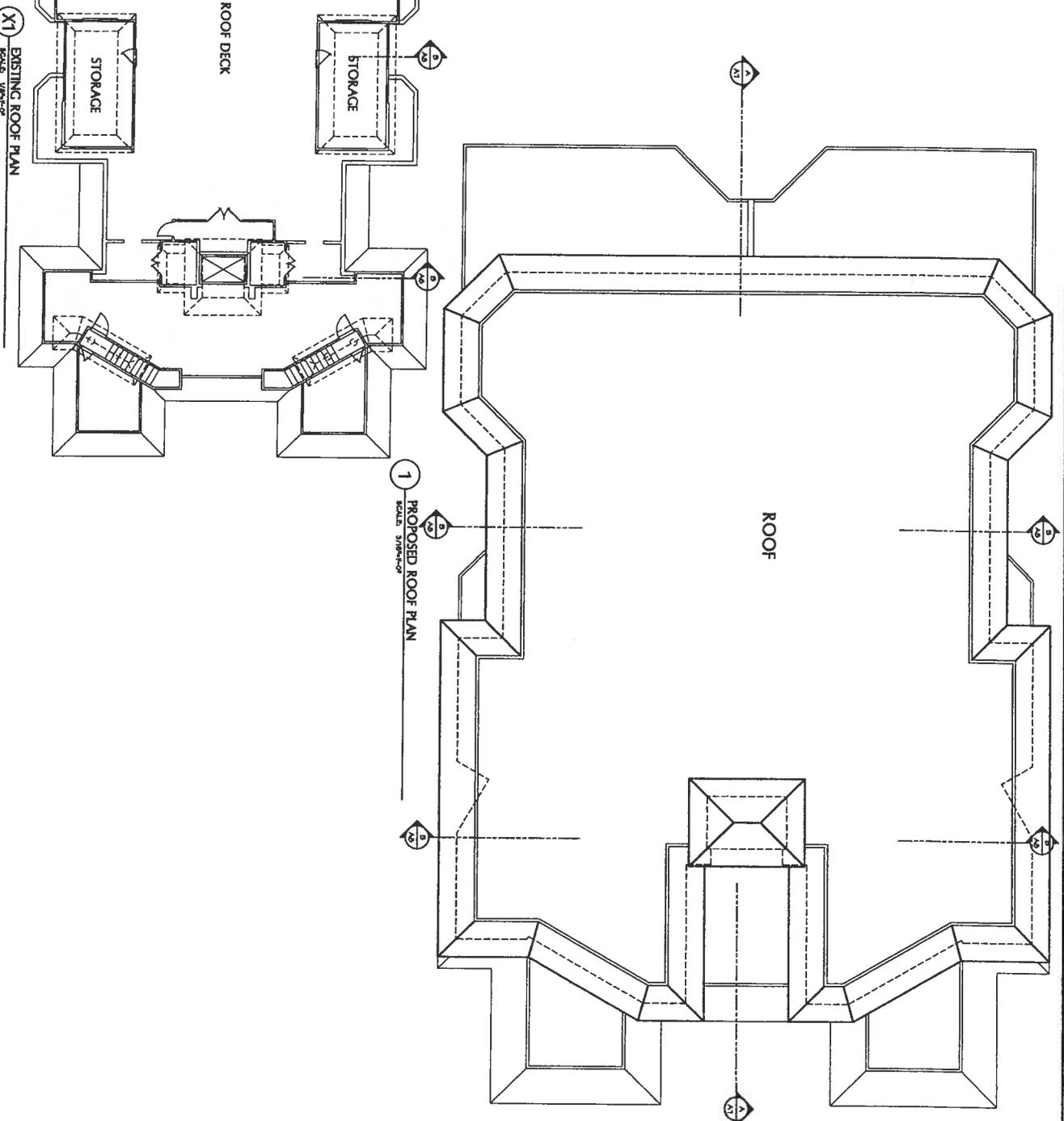
ARCHITECT:
STUDIO 4
 1000 AVENUE OF THE STARS
 OCEANVIEW, CA 92654
 PH: 714-404-4004
 FAX: 714-404-4004
PAUL LONINGTON
 PRINCIPAL

PROJECT:
 REBORNS AT
**STRANDS
 END**
 809 S. PAVING ST.
 OCEANVIEW, CA

OWNER:
STRANDS END
 3801 S. COURT HWY.
 OCEANVIEW, CA 92661

OWNER'S REP:
PAUL LONINGTON
 STUDIO 4 ARCHITECTS
 2899 AVILA DRIVE
 OCEANVIEW, CA 92661
 PH: 714-404-4004

RELEASE DATES:
 DATE: 04.28.14
 EXTENSION:



X1 EXISTING ROOF PLAN
 SCALE: UNIFORM

1 PROPOSED ROOF PLAN
 SCALE: STRIPES

SHEET NO.:
A-3.0

ROOF PLAN

DATE: 04.28.14

EXTENSION:

ARCHITECT:
STUDIO 4
 1740 725-4844 PM
 809 S. FINEAN ST.
 OCEANVIEW, CA 92034
 PALL LONCOTON
 PRINCIPAL

PROJECT:
 RESIDENCE AT
**STRANDS
 END**
 809 S. FINEAN ST.
 OCEANVIEW, CA

OWNER:
STRANDS END
 381 S. COURT HWY.
 OCEANVIEW, CA 92034

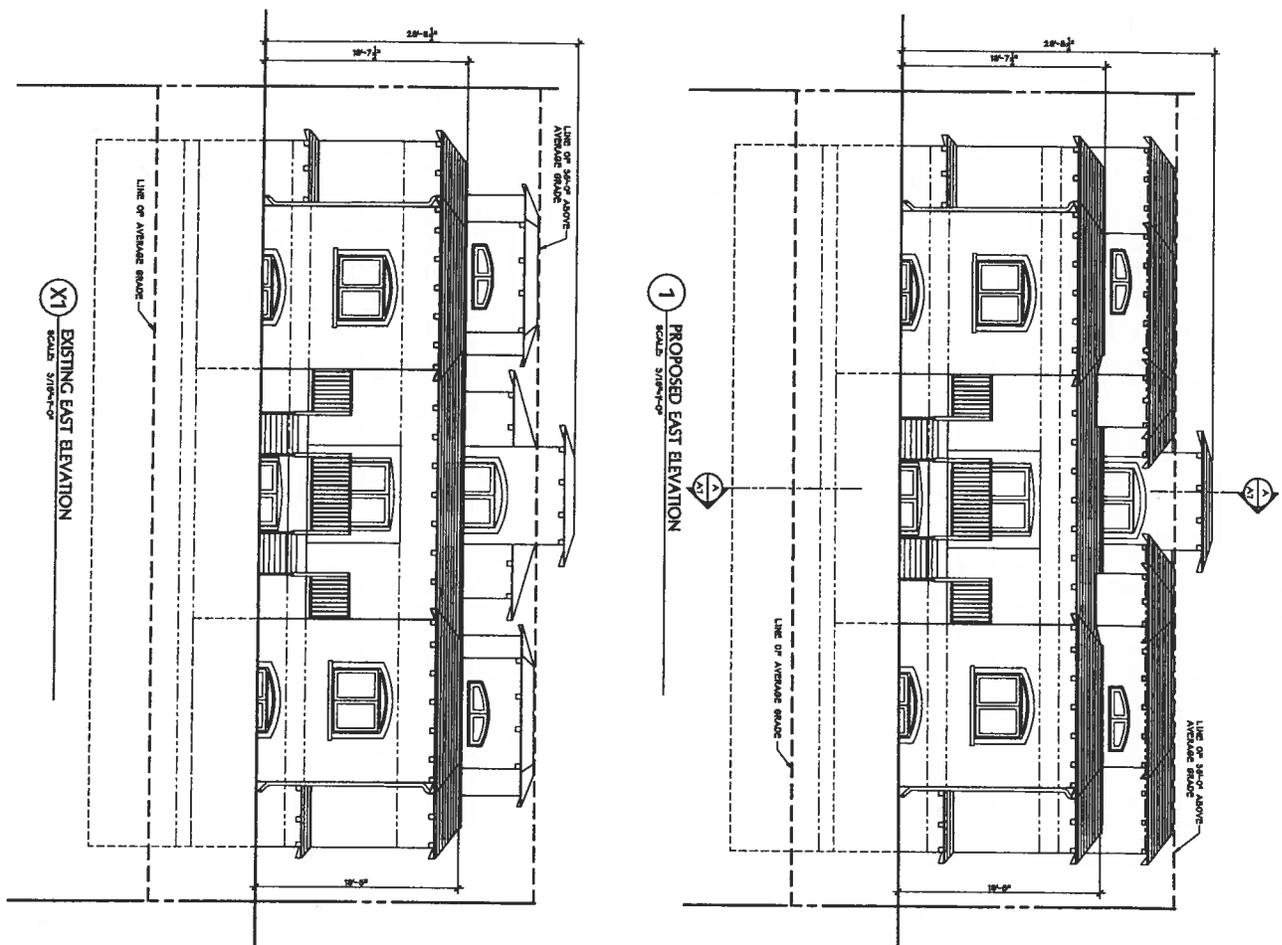
OWNER'S REP.:
PAUL LONCOTON
 STUDIO 4 ARCHITECTS
 2899 MARL DRIVE
 OCEANVIEW, CA 92034
 (760) 734-0844

RELEASE DATES:
 DATE: 04 . 24 . '14
 EXPIRES:

DRAWING STATUS:
 PRELIMINARY
 CONTRACT DOCUMENTS
 PERMITS
 RECORD SET
 AS-BUILT
 OTHER

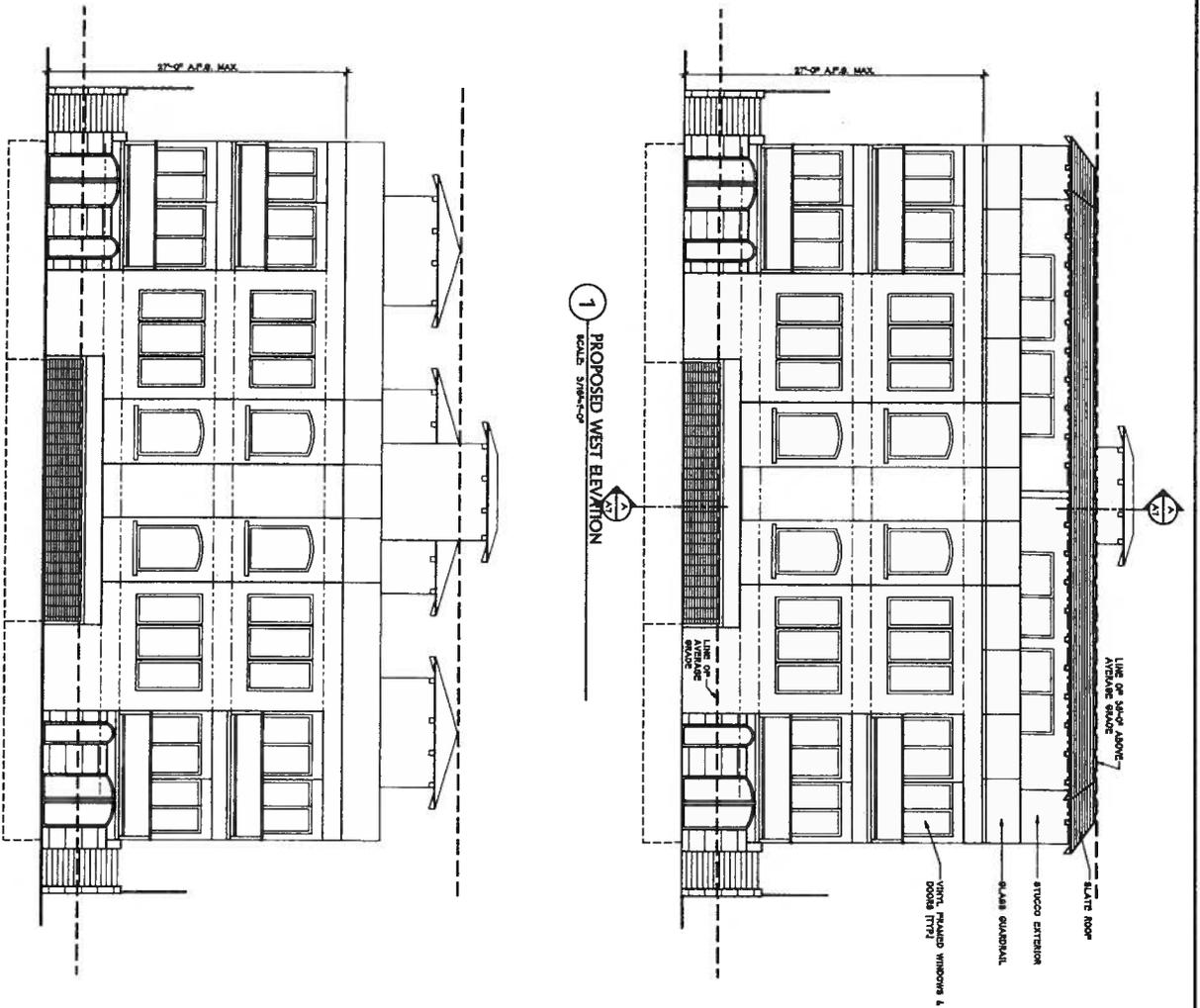
DESIGNED BY: MJC
CHECKED BY: PL
DATE: 04 . 24 . '14

SHEET TITLE:
**EXTERIOR
 ELEVATIONS**
SHEET NO.:
A-4.0



X1 EXISTING EAST ELEVATION
 SCALE: 3/8" = 1'-0"

1 PROPOSED EAST ELEVATION
 SCALE: 3/8" = 1'-0"



(X1) EXISTING WEST ELEVATION
SCALE: 3/8"=1'-0"

1 PROPOSED WEST ELEVATION
SCALE: 3/8"=1'-0"

ARCHITECT:
STUDIO 4
201 BERAL DRIVE
OCCIDENT, CA 95544
TEL: 707-444-4400
FAX: 707-444-4401
P: p@studio4.com
PALL LONKTON
PRINCIPAL

PROJECT:
RESIDENCES AT
STRANDS END
609 S. PACIFIC ST.
OCCIDENT, CA

OWNER:
STRANDS END
781 S. COAST HWY.
OCCIDENT, CA 95564

OWNER'S REP:
PALL LONKTON
STUDIO 4 ARCHITECTS
2091 ALBA DRIVE
OCCIDENT, CA 95554
(707) 772-4044

ISSUE DATES:
ISSUED: 04.24.14
REVISIONS:

<input type="checkbox"/>	DATE: 04.24.14	BY: PL	REVISION: 1
<input type="checkbox"/>	DATE: 04.24.14	BY: PL	REVISION: 2
<input type="checkbox"/>	DATE: 04.24.14	BY: PL	REVISION: 3
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<input type="checkbox"/>	DATE: 04.24.14	BY: PL	REVISION: 34
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<input type="checkbox"/>	DATE: 04.24.14	BY: PL	REVISION: 43
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<input type="checkbox"/>	DATE: 04.24.14	BY: PL	REVISION: 50

SHEET NO.:
A-6.0

PROJECT:
 5 STUDIO 4
 899 2 1/2 AVENUE ST.
 PALM LINDSEY, CA 94054
 PHONE 725-4884 FAX
 725-4884
 PALL LONGSTON
 ARCHITECT

OWNER:
 STRANDS END
 899 2 1/2 AVENUE ST.
 PALM LINDSEY, CA 94054

OWNER'S REP:
 PALL LONGSTON
 ARCHITECTS
 2899 AVILA DRIVE
 OCEANVIEW, CA 94054
 (415) 725-4884

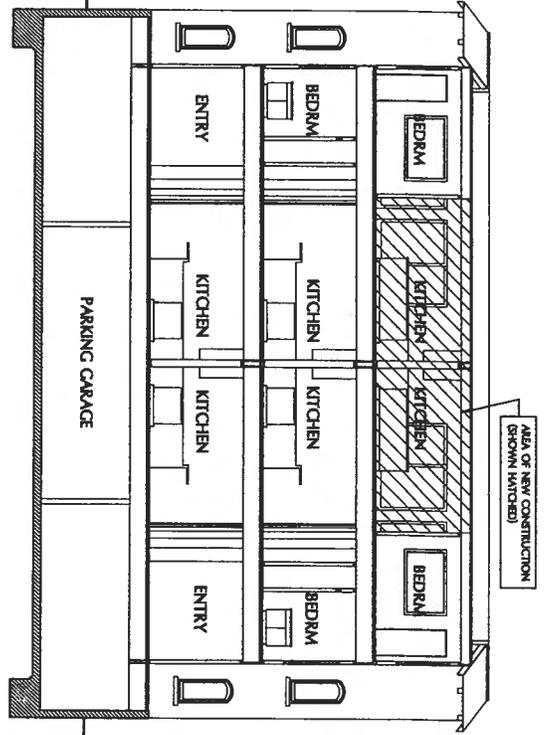
RELEASE DATES:
 04.24.14
 04.24.14

EXAMINING STATUS:
 () NOT FOR CONSTRUCTION
 () FOR CONSTRUCTION
 () FOR PERMITS
 () FOR RECORDS
 () FOR ARCHIVAL
 () FOR OTHER

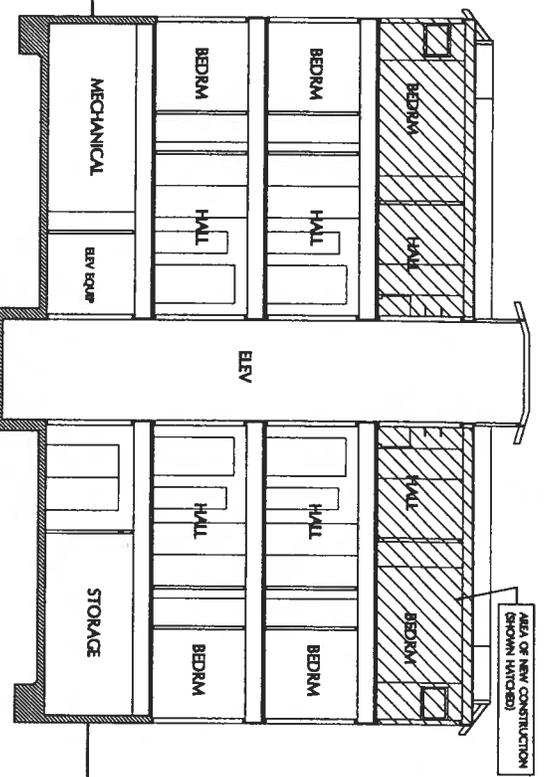
DATE: 04.24.14
 SHEET NO. 14

PROJECT TITLE:
 BUILDING SECTIONS
 SHEET NO. A-8.0

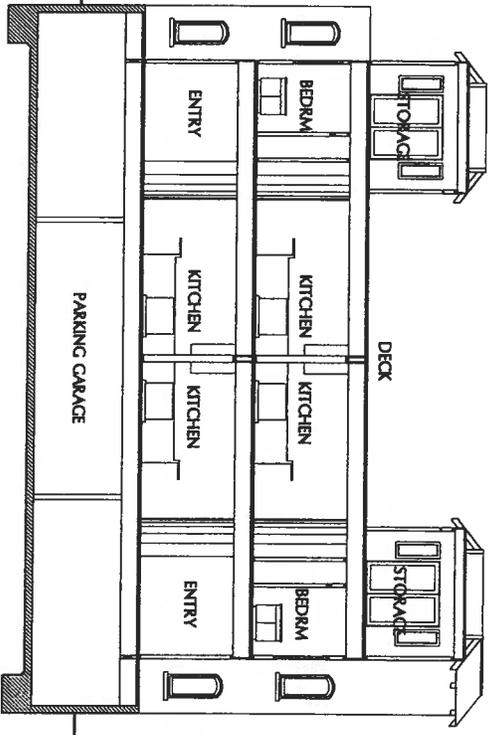
DATE: 04.24.14
 SHEET NO. 14



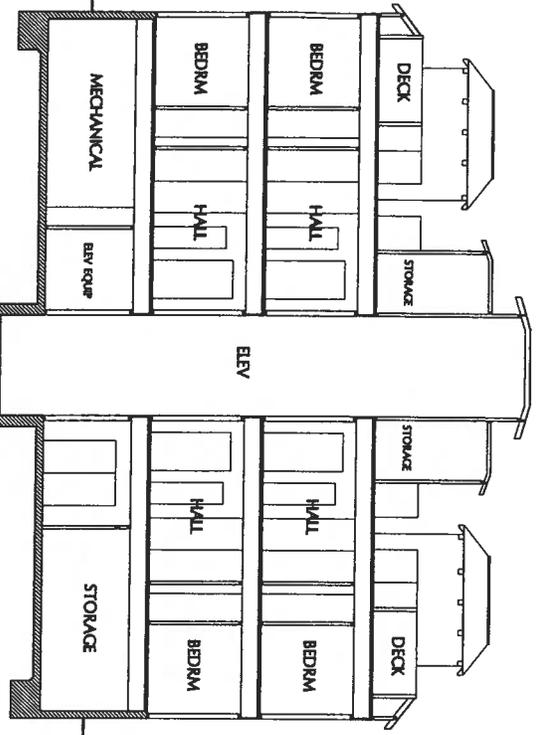
B PROPOSED BUILDING SECTION B
 SCALE: 3/8"=1'-0"



C PROPOSED BUILDING SECTION C
 SCALE: 3/8"=1'-0"



X-B EXISTING BUILDING SECTION B
 SCALE: 3/8"=1'-0"



X-C EXISTING BUILDING SECTION C
 SCALE: 3/8"=1'-0"

RECEIVED

MAR 10 2014

PARCEL MAP NO. 12201

CITY OF OCEANSIDE SERVICES

STRAND'S END CONDOMINIUM PROJECT

SHEET 1 OF 2 SHEETS T.P.M. P-25-02

OWNERS CERTIFICATE
I HEREBY CERTIFY THAT THE PARCEL MAP NO. 12201...

AS A PORTION TO PUBLIC USE, WHILE ALL OF SAID STREET...

THIS PARCEL MAP HAS NO DEVELOPMENT RIGHTS ATTACHED TO IT...

BY: David P. Fischbach, Managing Member
DAVID P. FISCHBACH, MANAGING MEMBER
STRAND'S END LIMITED, LLC

BY: Shelia D. Olive, Vice President
BY: _____

DECLARATION OF C.C. & R.'S NOTE
A DECLARATION OF GOVERNANTS, CONDITIONS AND RESTRICTIONS...

GOVERNMENT NOTE
THIS PARCEL MAP IS RECORDED UNDER CONDITIONS IMPOSED...

A PORTION OF BLOCK "C", 12' APRES, AMERY CITY OF OCEANSIDE, COUNTY OF SAN DIEGO...

PAYMENT OF PRORATE FEES AS REQUIRED BY CITY OF OCEANSIDE ORDINANCE...

PAYMENT OF TRAFFIC SIGNAL FEES AS REQUIRED BY THE CITY OF OCEANSIDE...

NOTARY ACKNOWLEDGEMENTS
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

NOTARY PUBLIC, PERSONALLY APPEARED
ON 3/28/06, BEFORE ME, P. Henry...

PRINT NAME: P. Henry
MY COMMISSION EXPIRES ON: 10-30-09

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
ON 3/24/06, BEFORE ME, Melanice Halley...

NOTARY PUBLIC, PERSONALLY APPEARED
ON 3/24/06, BEFORE ME, Melanice Halley...

NOTARY PUBLIC, PERSONALLY APPEARED
ON 3/24/06, BEFORE ME, Melanice Halley...

NOTARY PUBLIC, PERSONALLY APPEARED
ON 3/24/06, BEFORE ME, Melanice Halley...

SURETORS STATEMENT
I, JAMES H. LONG HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR...

3/28/2006
JAMES H. LONG, L.S. 5837
EXPIRES: 12-31-2008

PUBLIC WORKS DIRECTOR STATEMENT
I, PETER WEISS, DAVID AUTHORIZED ORDER OF THE CITY OF OCEANSIDE...

PETER WEISS, DIRECTOR PUBLIC WORKS
CITY OF OCEANSIDE
R.C.E. NO. 43161 EXP. 3-31-2008

CITY SURVEYOR'S STATEMENT
I, PETER WEISS, HAVE EXAMINED THE ANNEKED MAP AND I AM Satisfied THAT THE PARCEL MAP IS TECHNICALLY CORRECT.

CITY CLERK'S CERTIFICATE
THIS IS TO CERTIFY THAT THE RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS TO PACIFIC STREET AND THE STRAND, EXCEPT FOR AND FOR THE APPROVED DRIVEWAY ACCESS POINTS...

RECORDER'S CERTIFICATE
FILE NO. 2008-0287001
FILED THIS 28 DAY OF Mar, 2008 AT 10:46 O'CLOCK

STRANDS END TENTATIVE TRACT MAP

BENCHMARK:

ROUND CITY OF OCEANSIDE BENCHMARK # 2-89585 ONE ON TOP OF CURB N.P.C. POINT OF BEGINNING OF STRANDS END TRACTS (CITY DRAWN IS ELEVATION = 28.833 FEET)

GEOTECHNICAL REPORT:

UPDATE LETTER DATED OCTOBER 23, 2013 BY LARRY R. TAYLOR, TAYLOR GEOTECHNICAL PROJECT NO. 13-00088 UPDATING THE "TENTATIVE TRACT MAP" PROJECT # 002-00197 DATED FEB. 07, 2003. PREPARED BY TAYLOR-HUNTER AND ASSOCIATES, INC.

DRAINAGE STUDY:

THE PROPOSED PROJECT WILL NOT INCREASE IMPERVIOUS AREA NOR WILL IT CHANGE DRAINAGE PATTERNS. REFER TO THE INITIAL DRAINAGE STUDY "DRAINAGE STUDY" PROJECT NO. 002-00197, FEBRUARY 4, 2003 PREPARED BY TAYLOR-HUNTER AND ASSOCIATES, INC.

STORM WATER WATER QUALITY TECHNICAL REPORT:

THE PROPOSED PROJECT WILL NOT INCREASE IMPERVIOUS AREA NOR WILL IT CHANGE DRAINAGE PATTERNS. REFER TO THE INITIAL DRAINAGE STUDY "DRAINAGE STUDY" PROJECT NO. 002-00197, FEBRUARY 4, 2003 PREPARED BY TAYLOR-HUNTER AND ASSOCIATES, INC.

EASEMENTS:

NO PLOTTABLE EASEMENTS EXIST PER THE MOST RECENT PRELIMINARY TITLE REPORT TITLE FOR PARCEL 1, PM 19891.

LEGAL DESCRIPTION:

TRACT 1 OF PARCEL MAP 19891 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON THE PLAT OF PARCEL MAP NO. 2008-045 FILED IN THE SAN DIEGO COUNTY CLERK'S OFFICE ON MARCH 25, 2008 AS FILE NO. 2008-045-001001 OF OFFICIAL RECORDS.

SOURCE OF TOPOGRAPHY:

TOPOGRAPHY SHOWN ON THIS MAP GENERATED BY FIELD SURVEY METHODS FROM THE CITY OF OCEANSIDE, SAN DIEGO, CALIFORNIA. THE TOPOGRAPHY IS BASED ON THE 2008 SANITARY AND MAPPING ACCURACY STRANDS, FIELD REVISIONS AND VERIFIED BY KEVIN BRESNAHAN, PE ON JANUARY 5, 2014.

GENERAL NOTES:

TOTAL AREA: 9,746 SQ. FT.
 EXISTING ZONING: R-7 (RESIDENTIAL TOURIST ZONE)
 PROPOSED ZONING: NO CHANGE FOR COMMERCIAL UNITS
 NUMBER OF PROPOSED PARCELS: SIX COMMERCIAL UNITS
 FLOOD INSURANCE RATE MAP NO.: 08072374Z F: ZONE X
 MAX. SLOPE GRADIENT: 2:1
 PERCENT OF PROJECT IN STREETS: 0%
 PROJECT IN STREETS: NO CHANGES
 ASSESSORS PARCEL NUMBER(S): 150-356-13

SITE DATA:

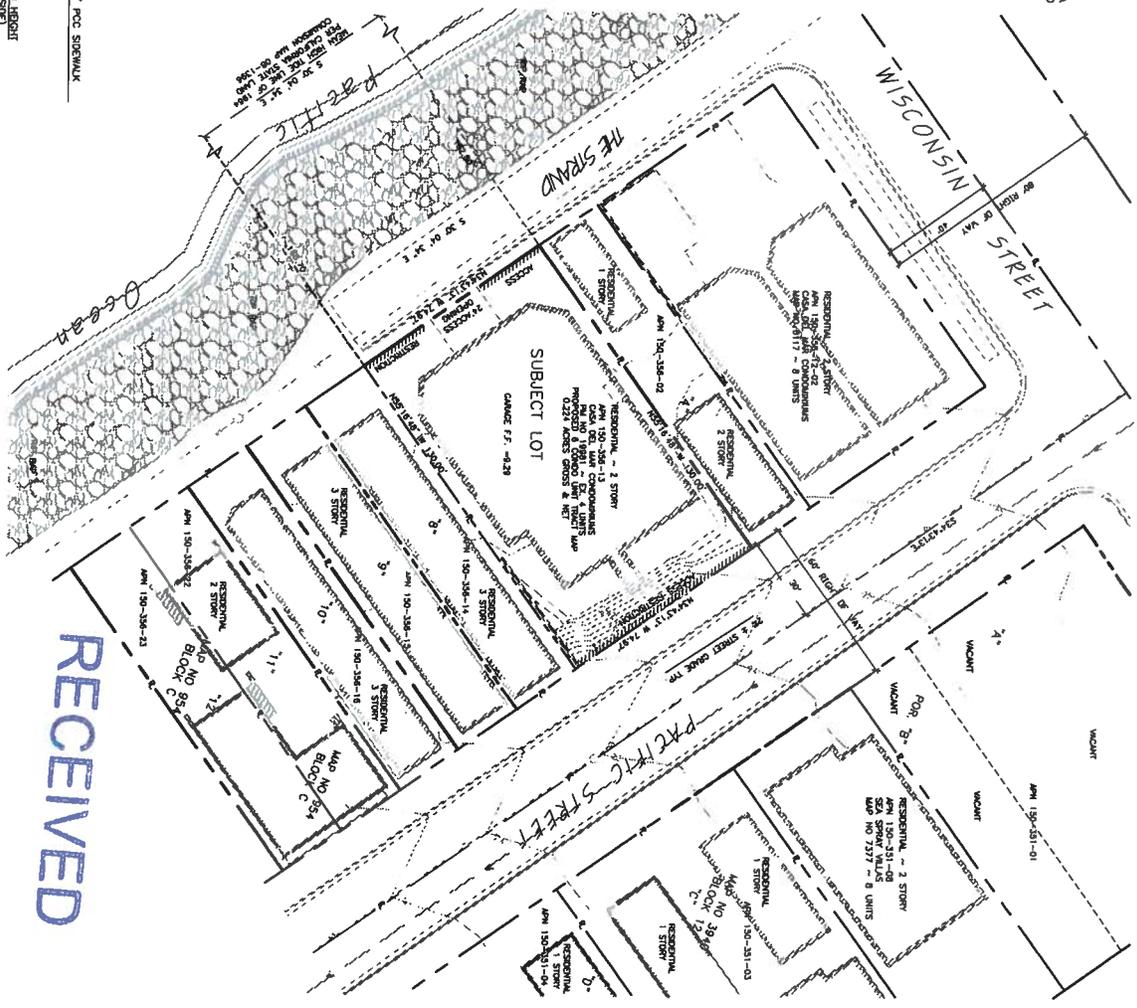
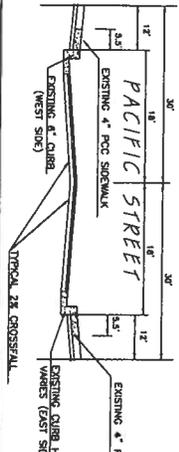
SERVICES: BACKWARD 5' TURN ON STRONGLINE
 SIDE VARD 10' AVERAGE (2' MIN.) PER 75' FOR ASPHALT
 SIDE VARD 10' AVERAGE (2' MIN.) PER 75' FOR ASPHALT

OWNERS/SUBDIVIDER:

STRANDS END L.L.C.
 OCEANSIDE, CA 92054

TYPICAL SECTION:

PROJECT FRONTAGE S: PACIFIC STREET (LOOKING NORTH) ~ NOT TO SCALE.



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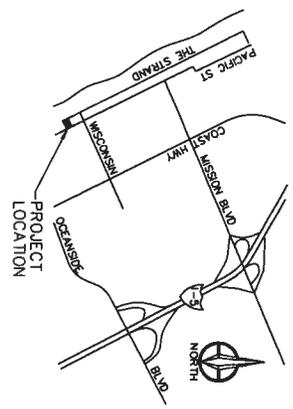
CITY OF OCEANSIDE
 DEVELOPMENT SERVICES

LEGEND:

- CENTRALLINE
- PROPERTY LINE
- EX. R/R R/W
- EX. CONTOUR
- EX. CURB & GUTTER
- LOT NUMBER
- EX. SETBACK LINE
- EX. WATER LINE
- LIMIT EX. BUILDING

VICINITY MAP:

NOT TO SCALE



PREPARED BY:

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 Land Development Design & Consulting
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TENTATIVE TRACT MAP
 STRANDS END CONDOMINIUMS
 OCEANSIDE, CALIFORNIA

A.P.N. 150-356-13 SAN DIEGO COUNTY

1 PLANNING COMMISSION
2 RESOLUTION NO. 2014-P24

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA APPROVING A
5 TENTATIVE MAP, DEVELOPMENT PLAN AND REGULAR
6 COASTAL PERMIT ON CERTAIN REAL PROPERTY IN THE
7 CITY OF OCEANSIDE

8 APPLICATION NO: T14-00001, D13-00012, RC13-00016
9 APPLICANT: Strands End Limited LLC.
10 LOCATION: 809 South Pacific Street

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

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

17 construction of two additional condominium units totaling 4,608 square feet on a new
18 third floor of an existing four-unit condominium complex. Upon completion, the overall
19 project would consist of six condominium units totaling 15,091 square feet of habitable
20 area, 2,248 square feet of deck area, and including a 3,625-square-foot enclosed garage
21 that will accommodate a total of 12 parking spaces;

22 on certain real property described in the project description.

23 WHEREAS, the Planning Commission, after giving the required notice, did on the 22nd day
24 of September, 2014 conduct a duly advertised public hearing as prescribed by law to consider said
25 application.

26 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
27 Guidelines thereto the proposed project constitutes new construction or conversion of small
28 structures for not more than six units in an urbanized area, and the project is categorically
exempt, Class 3, "New Construction or Conversion of Small Structures" (Section 15303 (b)).

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

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

3 <u>Description</u>	4 <u>Authority for Imposition</u>	5 <u>Current Estimate Fee or Calculation Formula</u>
6 Parkland Dedication/Fee	7 Ordinance No. 91-10 Resolution No. 06-R0334-1	8 \$3,503 per unit
9 Drainage Fee	10 Ordinance No. 85-23 Resolution No. 06-R0334-1	11 Depends on area (range is \$2,843-\$15,964 per acre)
12 Public Facility Fee	13 Ordinance No. 91-09 Resolution No. 06-R0334-1	14 \$2,072 per unit for residential
15 School Facilities Mitigation 16 Fee	17 Ordinance No. 91-34	18 \$2.63 per square foot residential
19 Traffic Signal Fee	20 Ordinance No. 87-19 Resolution No. 06-R0334-1	21 \$15.71 per vehicle trip
22 Thoroughfare Fee	23 Ordinance No. 83-01	24 \$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
25 Water System Buy-in Fees	26 Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	27 Fee based on water meter size. Residential is typically \$4,597 per unit.
28 Wastewater System Buy-in fees	29 Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	30 Based on capacity or water meter size. Residential is typically \$6,313 per unit.
31 San Diego County Water Authority Capacity Fees	32 SDCWA Ordinance No. 2005-03	33 Based on meter size. Residential is typically \$4,326 per unit.
34 Inclusionary housing in lieu 35 fees—Residential only.	36 Chapter 14-C of the City Code	37 \$1,000 per development project, \$100 per unit, plus \$1.15 per square foot.

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

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

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

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

15 WHEREAS, pursuant to Oceanside Zoning Ordinance §2114, this resolution becomes
16 effective 20 days from its adoption in the absence of the filing of an appeal or call for review;

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

19 FINDINGS:

20 For the Tentative Subdivision Map (T14-00001) to add Two Condominium Units to an existing
21 Four-Unit Condominium Complex:

22 1. The proposed tentative map is consistent with the General Plan and provisions of the
23 Subdivision Ordinance of the City of Oceanside. The proposed density of 26.8 dwelling
24 units/acre is below the required range of 29.0 to 43.0 du/acre required by the General
25 Plan. Furthermore the General Plan policy 2.32 C. states, "Residential projects with
26 densities below the base density shall be considered to be consistent with the land use
27 designation."

- 28 • The Tentative Map is for the purpose of creating a six-unit condominium complex with the enclosed garage/mechanical room and storage space, and exterior open spaces being placed in common ownership on an existing

1 9,750-square-foot lot legally created in 1906 and located in the Townsite
2 Planning Neighborhood. The site is zoned Residential-Tourist (RT) and has
3 a land use designation of Urban High-Density Residential (UHD-R). As
4 such, the proposed tentative map is consistent with the General Plan, Zoning
5 and Subdivision Ordinances.

6 2. That the site is physically suitable for the type and proposed density of development by
7 providing a condominium subdivision consistent with the Townsite Neighborhood
8 Planning Area.

- 9 • The proposed condominium subdivision would create two new residential
10 units for a total of six units. The addition of the two units does not change
11 the multiple family residential character of the area thereby making the
12 proposal consistent with the pattern of development in this Residential
13 Tourist (RT) zoned area that has a corresponding land use designation of
14 Urban High-Density Residential (UHD-R). The six condominium units
15 would create two additional three-bedroom/three-bath units and would
16 provide a total of 12 parking spaces, where 12 are required based upon
17 bedroom count. This newly created six-unit condominium complex would
18 be consistent with existing, multi-family development located immediately
19 to the north and south of the subject property, in terms of both architecture
20 and site design. The 35-foot height and overall scale of the proposed
21 development would be consistent with the pattern of redevelopment on
22 adjacent lots, as well as some of the redevelopment on both sides of South
23 Pacific Street wherein numerous developments are utilized as vacation
24 rentals. Exterior wall treatments, fenestration and other finish materials
25 would be maintained as originally approved and would complement other
26 recently approved and developed projects in the vicinity.

27 3. That the design of the subdivision or the proposed improvements will not cause
28 substantial environmental damage or substantially and avoidably injure fish or wildlife or
their habitat.

- The proposed subdivision involves the addition of two units resulting in a total of six condominium units being developed on the site. As such, the project has been deemed to be a Class 3 categorically exempt project under Section 15303 (b) "New Construction or Conversion of Small Structures" of the CEQA guidelines; therefore, the design of the subdivision or proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

4. That the design of the subdivision or the type of improvements meets City standards and will not conflict with easements, acquired by the public at large, for access through or the use of property within the proposed subdivision.

- The proposed subdivision involves the addition of two units resulting in a total of six condominium units on the site. 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 existing public access to the beach is located within 200 feet, at the Hayes Street right-of-way; therefore, there is no easement acquired by the public at large for access through or the use of property within the proposed subdivision.

5. That the subdivision complies with all other applicable ordinances, regulations and guidelines of the City of Oceanside.

- The proposed subdivision would not involve any variances from the regulations established at the time of this approval. Staff finds that this two-unit addition on top of a newly created 3rd story without modifying any of the existing units in the four-unit condominium complex is consistent with standards established within the 1986 Zoning Ordinance.

1 For the Development Plan (D13-00012) to allow the addition of two condominium units on an
2 existing four-unit condominium complex with the addition of 4,608 square feet of new habitable
3 space including a new third story:

- 4 1. The approval of the proposed addition to the existing multi-family residential
5 condominium complex will be subject to conditions that, in view of the size and shape of
6 the parcel and the present zoning and use of the subject property, provide the same degree
7 of protection to adjoining properties, including protection from unreasonable interference
8 with the use and enjoyment of said properties, depreciation of property values, and any
9 potentially adverse impacts on the public peace, health, safety and welfare.
- 10 2. The application for Development Plan approval has been processed in a manner
11 consistent with Article 21 of the 1986 Zoning Ordinance (Procedures, Hearings, Notices
and Fees).

12 For the Regular Coastal Permit (RC13-00016) to allow the addition of two condominium units
13 on an existing four-unit condominium complex with the addition of 4,608 square feet of new
14 habitable space including a new third story:

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

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

25 2. The project site, at 809 South Pacific Street, is situated within the Appeal Area of the
26 Coastal Zone and conforms to the public access and recreation policies of Chapter 3 of
27 the Coastal Act. The entire 800 Block of South Pacific Street measures 450 feet in
28 length, with public beach access located at both ends (where South Pacific Street

1 intersects with Wisconsin Avenue and Hayes Street). Thus, all properties in the 800
2 Block of South Pacific Street are situated within 250 feet of existing public beach access.

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

6 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
7 approve Tentative Map (T14-00001), Development Plan (D13-00012), and Regular Coastal Permit
8 (RC13-00016) subject to the following conditions:

9 **Building:**

- 10 1. Provide a statement on the title sheet of the plans that the proposed project shall comply
11 with the 2013 Edition of California Code of Regulations (CCR), Title 24; see “Applicable
12 Codes and Regulations for 2010” (CCR). ***PLEASE NOTE*** Jan. 1, 2014 the State of
13 **California will be under the 2013 CBC based on the 2011 IBC.**
- 14 2. The granting of approval under this action shall in no way relieve the applicant/project
15 from compliance with all State and Local building codes.
- 16 3. Site development, parking, access into buildings and building interiors shall comply with
17 all current State of California Accessibility Codes.
- 18 4. Complete Structural Calculations & Energy Calculations/documentation shall be required
19 at time of plans submittal to the Building Division for plan check.
- 20 5. The developer shall monitor, supervise and control all building construction and
21 supportive activities so as to prevent these activities from causing a public nuisance,
22 including, but not limited to, strict adherence to the following:
- 23 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
24 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
25 work that is not inherently noise-producing. Examples of work not permitted on
26 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
27 producing nature. No work shall be permitted on Sundays and Federal Holidays
28 (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).

1 b) The construction site shall be kept reasonably free of construction debris as
2 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
3 approved solid waste containers shall be considered compliance with this
4 requirement. Small amounts of construction debris may be stored on-site in a
5 neat, safe manner for short periods of time pending disposal

6 **Engineering:**

- 7 6. For the demolition of any existing structure or surface improvements; an erosion control
8 plan is required and will be approved by the City Engineer prior to the issuance of a
9 demolition permit. No demolition shall be permitted without an approved erosion control
10 plan.
11 7. Design and construction of all improvements shall be in accordance with the City of
12 Oceanside Engineers Design and Processing Manual, City Ordinances, and standard
13 engineering and specifications of the City of Oceanside and subject to approval by the
14 City Engineer.
15 8. All right-of-way alignments, street dedications, exact geometrics and width shall be
16 dedicated and constructed or replaced as required by the City Engineer.
17 9. The tract shall be recorded and developed as one. The City Engineer shall require the
18 dedication and construction of necessary utilities, streets and other improvements outside
19 the area of this particular final map, if such is needed for circulation, parking, access or for
20 the welfare or safety of future occupants of the development.
21 10. Provide the City of Oceanside with a certification from each public utility and each public
22 entity owning easements within the proposed project stating that: (a) they have received
23 from the owner/developer a copy of the proposed map; (b) they object or do not object to
24 the filing of the map without their signature; (c) in case of a street dedication affected by
25 their existing easement, they will sign a "subordination certificate" or "joint-use
26 certificate" on the map when required by the governing body. In addition, the
27 owner/developer shall furnish proof to the satisfaction of the City Engineer that no new
28 encumbrances have been created that would subordinate the City's interest over areas to
 be dedicated for public road purposes since submittal of the project.

- 1 11. DCC& R - Pursuant to the State Map Act, improvements shall be required at the time of
2 development. A covenant, reviewed and approved by the City Attorney, shall be recorded
3 attesting to these improvement conditions and a certificate setting forth the recordation shall
4 be placed on the map.
- 5 12. Prior to approval of the final map or any increment, all improvement requirements, within
6 such increment or outside of it if required by the City Engineer, shall be covered by a
7 Subdivision Improvement Agreement (if required) and secured with sufficient improvement
8 securities or bonds guaranteeing performance and payment for labor and materials, setting
9 of monuments, and warranty against defective materials and workmanship.
- 10 13. A traffic control plan shall be prepared according to the City traffic control guidelines and
11 approved to the satisfaction of the City Engineer prior to the start of work within the
12 public right-of-way. Traffic control during construction of streets that have been opened
13 to public traffic shall be in accordance with construction signing, marking and other
14 protection as required by the Caltrans Traffic Manual and City Traffic Control
15 Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless
16 approved otherwise.
- 17 14. Any existing public or private pavement, concrete curb, gutter, driveways, pedestrian ramps
18 and sidewalk within the project, on South Pacific Street, or adjacent to the project boundary
19 that are already damaged or damaged during construction of the project, shall be repaired or
20 replaced as directed by the City Engineer.
- 21 15. The project driveways and common areas shall remain private and shall be maintained by
22 an association. All existing damaged driveways and ADA sidewalks on South Pacific
23 Street shall be reconstructed in accordance with the City of Oceanside Engineers Design
24 and Processing Manual.
- 25 16. Prior to the issuance of a building permit, the owner/developer shall notify and host a
26 neighborhood meeting with all of the area residents located within 300 feet of the project
27 site, to inform them of the construction schedule, and to answer questions.
- 28 17. 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:

- 1 a) Dirt, debris and other construction material shall not be deposited on any public
2 street or within the City's stormwater conveyance system.
- 3 b) All site preparation and construction activities shall be limited to the hours of 7:00
4 a.m. to 6:00 p.m., Monday through Friday. No engineering related construction
5 activities shall be conducted on Saturdays, Sundays or legal holidays unless written
6 permission is granted by the City Engineer with specific limitations to the working
7 hours and types of permitted operations. All on-site construction staging areas
8 shall be as far as possible (minimum 100 feet) from any existing residential
9 development. Because construction noise may still be intrusive in the evening or
10 on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing
11 excessive or offensive noise which causes discomfort or annoyance to reasonable
12 persons of normal sensitivity."
- 13 c) The construction site shall accommodate the parking of all motor vehicles used by
14 persons working at or providing deliveries to the site. An alternate parking site can
15 be considered by the City Engineer in the event that the lot size is too small and
16 cannot accommodate parking of all motor vehicles.
- 17 d) The owner/developer shall complete a haul route permit application (if required
18 for import/export of dirt) and submit to the City of Oceanside Engineering
19 Division 48 hours in advance of beginning of work. Hauling operations (if
20 required) shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.
- 21 18. It is the responsibility of the owner/developer to evaluate and determine that all soil
22 imported as part of this development is free of hazardous and/or contaminated material as
23 defined by the City and the County of San Diego Department of Environmental Health.
24 Exported or imported soils shall be properly screened, tested, and documented regarding
25 hazardous contamination.
- 26 19. The approval of the tentative map shall not mean that proposed grading or improvements
27 on adjacent properties (including any City properties/right-of-way or easements) is
28 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

1 be denied, the tentative map shall be subject to going back to the public hearing or subject
2 to a substantial conformity review.

3 20. Prior to the approval of any building permit, the owner/developer shall provide an
4 updated geotechnical letter to support that existing building foundation is capable of
5 taking additional load resulting from adding a third floor to the existing building. The
6 geotechnical report shall include a certification that states: the existing building and the
7 additional new third floor load complies with the current building seismic codes.

8 21. The owner/developer shall place a covenant on the non-title sheet of the final map
9 agreeing to the following: “The present or future owner/developer shall indemnify and
10 save the City of Oceanside, its officers, agents, and employees harmless from any and all
11 liabilities, damages or claims arising from any landslide on this site”.

12 22. This project shall provide year-round erosion control including measures for the site
13 required for the phasing of construction. An erosion control plan, designed for all proposed
14 stages of construction, shall be reviewed, secured by the owner/developer with cash
15 securities or a letter of credit and approved by the City Engineer.

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

20 24. The owner/developer shall submit an Ocean Wave Run-up report prior to issuance of any
21 building permit.

22 25. The owner/developer shall place a covenant on the non-title sheet of the final map
23 agreeing to the following: “The present or future owner/developer shall indemnify and
24 save the City of Oceanside, its officers, agents, and employees harmless from any and all
25 liabilities, damages or claims arising from any flooding that occurs on this site, and any
26 flooding that is caused by this site impacting adjacent properties”.

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

- 1 27. (CC&R condition) - Open space areas and down-sloped areas visible from a collector-level
2 or above roadway and not readily maintained by the property owner, shall be maintained by
3 a homeowners' association that will insure installation and maintenance of landscaping in
4 perpetuity. These areas shall be indicated on the final map and reserved for an association.
5 Future buyers shall be made aware of any estimated monthly costs. The disclosure, together
6 with the CC&R's, shall be submitted to the City Engineer for review prior to the recordation
7 of final map.
- 8 28. All existing overhead utility lines within this subdivision and/or within any full width street
9 or right-of-way (South Pacific Street) abutting this new subdivision, and all new extension
10 services for the development of the project, including but not limited to, electrical, cable
11 and telephone, shall be placed underground per Section 901.G. of the Subdivision
12 Ordinance (R91-166) and as required by the City Engineer and current City policy.
- 13 29. The owner/developer shall obtain any necessary permits and clearances from all public
14 agencies having jurisdiction over the project due to its type, size, or location, including but
15 not limited to the U. S. Army Corps of Engineers, California Department of Fish &
16 Wildlife, U. S. Fish and Wildlife Service, San Diego Regional Water Quality Control Board
17 (including NPDES), and/or San Diego County Health Department, prior to the issuance of
18 grading permits.
- 19 30. The owner/developer shall comply with all the provisions of the City's cable television
20 ordinances including those relating to notification as required by the City Engineer.
- 21 31. Approval of this development project is conditioned upon payment of all applicable impact
22 fees and connection fees in the manner provided in chapter 32B of the Oceanside City
23 Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees,
24 reimbursements, and other applicable charges, fees and deposits shall be paid prior to
25 recordation of the map or the issuance of any building permits, in accordance with City
26 Ordinances and policies. The owner/developer shall also be required to join, contribute, or
27 participate in any improvement, lighting, or other special district affecting or affected by
28 this project. Approval of the tentative map shall constitute the owner/developer's approval
of such payments, and his agreement to pay for any other similar assessments or charges in

1 effect when any increment is submitted for final map or building permit approval, and to
2 join, contribute, and/or participate in such districts.

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

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

9 **Water Utilities:**

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

14 35. The property owner shall maintain private water and wastewater utilities located on
15 private property.

16 36. Water services and sewer laterals constructed in existing right-of-way locations are to be
17 constructed by an approved and licensed contractor at developer's expense.

18 37. All Water and Wastewater construction shall conform to the most recent edition of the
19 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by
20 the Water Utilities Director.

21 38. Residential dwelling units shall be metered individually.

22 39. Provide one sewer lateral per building.

23 40. Per the latest approved California Fire Code, each residential unit shall be equipped with
24 a sprinkler system.

25 41. All residential developments having 3 or more dwelling units shall have a dedicated fire
26 sprinkler system with double check detector check assembly.

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

28 42. 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.

- 1 43. No trees, structures or building overhang shall be located within any water or wastewater
2 utility easement.
- 3 44. All lots with a finished pad elevation located below the elevation of the next upstream
4 manhole cover of the public sewer shall be protected from backflow of sewage by
5 installing and maintaining an approved type backwater valve, per the latest approved
6 California Plumbing Code.
- 7 45. Water service line shall be same size as water meter size on either side or no more than
8 one meter increment size larger. Show existing and proposed water service connections
9 on plans.
- 10 46. Provide one sewer lateral per building. Show existing and proposed sewer lateral
11 connections.
- 12 47. Show and identify existing water and sewer mains for proposed water and sewer
13 connections.
- 14 48. Maintain the minimum required 3-foot separation between water meter boxes and 10-foot
15 separation between water service and sewer lateral per latest *Water, Sewer, and
Reclaimed Water Design and Construction Manual*.

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

- 17 49. Provide fixture counts and flow data to confirm water meter sizes for each residential
18 unit.
- 19 50. Show four existing 5/8-inch domestic water meters in Pacific Street and one existing 5/8-
20 inch irrigation meter plus any proposed water meters on plans.
- 21 51. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are
22 to be paid to the City and collected by the Water Utilities Department at the time of
23 Building Permit issuance.
- 24 52. All Water Utilities Fees are due at the time of building permit issuance per City Code
25 Section 32B.7.

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

- 27 53. All new development of single-family and multi-family residential units shall include hot
28 water pipe insulation and installation of a hot water recirculation device or design to

1 provide hot water to the tap within 15 seconds in accordance with City of Oceanside
2 Ordinance No.02-OR126-1.

3 **Fire:**

4 54. Provide a sprinkler system in accordance with NFPA 13D.

5 **Planning:**

6 55. This Tentative Map, Development Plan and Regular Coastal Permit shall expire 24 months
7 from its approval on September 22, 2016, unless a time extension is granted by the
8 Planning Commission and subject to the provisions of Section 408 or 409 of the
9 Subdivision Ordinance.

10 56. This Tentative Parcel Map, Development Plan and Regular Coastal Permit approves only a
11 two-unit residential condominium addition to an existing four-unit condominium complex
12 as shown on the plans and exhibits presented to the Planning Commission for review and
13 approval. No deviation from these approved plans and exhibits shall occur without
14 Planning Division approval. Substantial deviations shall require a revision to the Tentative
15 Map, Development Plan, and Regular Coastal Permit or a new Tentative Map,
16 Development Plan, and Regular Coastal Permit.

17 57. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold
18 harmless the City of Oceanside, its agents, officers or employees from any claim, action
19 or proceeding against the City, its agents, officers, or employees to attack, set aside, void
20 or annul an approval of the City, concerning Tentative Map (T14-00001), Development
21 Plan (D13-00012), and Regular Coastal Permit (CUP13-00016). The City will promptly
22 notify the applicant of any such claim, action or proceeding against the City and will
23 cooperate fully in the defense. If the City fails to promptly notify the applicant of any
24 such claim action or proceeding or fails to cooperate fully in the defense, the applicant
25 shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

26 58. All dwelling units shall dispose of or recycle solid waste in a manner provided in City
27 Code Section 13.3.

28 59. Outdoor lighting shall be low emission, shielded, and directed away from the northern
and southern property lines.

- 1 60. A covenant or other recordable document approved by the City Attorney shall be
2 prepared by the property owner and recorded prior to the approval of the final map. The
3 covenant shall provide that the property is subject to this resolution, and shall generally
4 list the conditions of approval.
- 5 61. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
6 written copy of the applications, staff report and resolutions for the project to the new
7 owner and or operator. This notification's provision shall run with the life of the project
8 and shall be recorded as a covenant on the property.
- 9 62. Unless expressly waived, all current zoning standards and City ordinances and policies in
10 effect at the time building permits are issued. The approval of this project constitutes the
11 applicant's agreement with all statements in the Description and Justification and other
12 materials and information submitted with this application, unless specifically waived by
13 an adopted condition of approval.
- 14 63. Prior to the issuance of building permits, compliance with the applicable provisions of the
15 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed
16 and approved by the Planning Division. These requirements, including the obligation to
17 remove or cover with matching paint all graffiti within 24 hours, shall be noted on the
18 Landscape Plan and shall be recorded in the form of a covenant affecting the subject
19 property.
- 20 64. Elevations, siding materials, colors, roofing materials and floor plans shall be
21 substantially the same as those approved by the Planning Commission. These shall be
22 shown on plans submitted to the Building Division and Planning Division.
- 23 65. This project is subject to the provisions of Chapter 14C of the City Code regarding
24 Inclusionary Housing.
- 25 66. Garages shall be kept available and useable for the parking of tenant's automobiles at all
26 times.
- 27 67. All mechanical rooftop and ground equipment shall be screened from public view as
28 required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks,
mechanical equipment, screen and vents shall be painted with non-reflective paint to match
the roof. This information shall be shown on the building plans.

1 68. An association shall be formed and Covenants, Conditions and Restrictions (CC&Rs) shall
2 provide for the maintenance of all common open space and commonly owned fences and
3 walls. The maintenance shall include normal care and irrigation of landscaping, repair and
4 replacement of plant material and irrigation systems as necessary; and general cleanup of
5 the landscaped and open area, parking lots and walkways. The CC&Rs shall be subject to
6 the review and approval of the City Attorney prior to the approval of the Final Map/Final
7 Parcel Map. The CC&Rs are required to be recorded prior to or concurrently with the Final
8 Map. Any amendments to the CC&Rs in which the association relinquishes responsibility
9 for the maintenance of any common open space shall not be permitted without the specific
10 approval of the City of Oceanside.

11 69. The developer is prohibited from entering into any agreement with a cable television
12 franchisee of the City, which gives such franchisee exclusive rights to install, operate, and
13 or maintain its cable television system in the development.

14 70. All other Conditions of the original Approvals contained in Planning Commission
15 Resolution No's. 2003-P46 and 2006-P02 shall remain in full force and effect. In a case
16 where there is a conflict between the Resolutions, the new Resolution 2014-P24 shall
17 supersede and control.

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

20 72. Failure to meet any conditions of approval for this development shall constitute a violation
21 of the Tentative Map, Development Plan, and Regular Coastal Permit.

22 73. Prior to the issuance of a building permit, the applicant and landowner, shall execute and
23 record a covenant, in a form and content acceptable to the City Attorney, which shall
24 provide:

25 a) That as shorefront property, the applicant understands that the site may be subject to
26 extraordinary hazard from waves during storms and from erosion, and the applicant
27 assumes the liability from those hazards.

28 b) That the applicant unconditionally waives any claim of liability against the City and
agrees to 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. The document shall

1 run with the land, be binding all successors and assigns and shall be recorded in a
2 form determined by the City Attorney.

- 3 c) That the approved garage shall not be used for dwelling purposes. The approved
4 garage shall not be rented, leased to or used by anyone other than person(s)
5 occupying or owning the main residence.

6 PASSED AND ADOPTED Resolution No. 2014-P24 on September 22, 2014 by the
7 following vote, to wit:

8 AYES:

9 NAYS:

10 ABSENT:

11 ABSTAIN:

12 _____
13 Robert Neal, Chairperson
14 Oceanside Planning Commission

15 ATTEST:

16 _____
17 Marisa Lundstedt, Secretary

18 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify that
19 this is a true and correct copy of Resolution No. 2014-P24.

20 Dated: September 22, 2014

21
22 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may
23 be required as stated herein:

24
25 _____
26 Applicant/Representative

25 _____
26 Date

1 PLANNING COMMISSION
2 RESOLUTION NO. 2003-P46

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA APPROVING A
5 TENTATIVE PARCEL MAP, DEVELOPMENT PLAN AND
6 REGULAR COASTAL PERMIT ON CERTAIN REAL
7 PROPERTY IN THE CITY OF OCEANSIDE

8 APPLICATION NO: P-25-02, D-32-02, RC-23-02
9 APPLICANT: Strands End, Inc.
10 LOCATION: 809 South Pacific Street

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

13 WHEREAS, there was filed with this Commission a verified petition on the forms
14 prescribed by the Commission requesting a Tentative Parcel Map (P-25-02), Development Plan (D-
15 32-02) and Regular Coastal Permit (RC-23-02) under the provisions of Articles 10 & 43 of the
16 Zoning Ordinance of the City of Oceanside to permit the following:

17 construction of a 4-unit multi-family condominium;
18 on certain real property described in the project description.

19 WHEREAS, the Planning Commission, after giving the required notice, did on the 25th day
20 of August, 2003 conduct a duly advertised public hearing as prescribed by law to consider said
21 application.

22 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
23 Guidelines thereto; this project is not subject to CEQA per the General Rule, Section 15061 (B)(3)

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

26 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the
27 project is subject to certain fees, dedications, reservations and other exactions as provided below:
28

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
2			
3	Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. R91-38	\$2,200 per unit
4			
5	Drainage Fee	Ordinance No. 85-23 Resolution No. 89-231	\$1,705 per acre
6	Public Facility Fee	Ordinance No. 91-09 Resolution No. R91-39	\$1,301 per unit
7			
8	School Facilities Mitigation Fee	Ordinance No. 91-34	\$2.14 per square foot
9			
10	Traffic Signal Fee	Ordinance No. 87-19	\$7.80 per vehicle trip
11	Thoroughfare Fee	Ordinance No. 83-01	\$177 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
12			
13			
14	Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 02-OR-332-1	Fee based on meter size Typical is \$3,098
15			
16			
17	Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 02-OR-333-1	Based on meter size Typical is \$3,793
18			
19			
20	San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2000-3	Based on meter size. Typical is \$2,004 per unit
21			
22	Inclusionary housing in lieu fees—Residential only.	Chapter 14-C of the City Code	\$1,000 per development project + \$100 per unit plus \$10,275 per unit
23			

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

28

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

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

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

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

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

15 FINDINGS:

16 For the Tentative Parcel Map:

- 17 1. The proposed subdivision creates parcels that are congruent with the residential zoning
18 designation. In addition, the subdivision map is consistent with the General Plan of the
19 City.
- 20 2. The site is physically suitable to allow the development of a 4-unit condominium.
- 21 3. The project was reviewed under the provision of California Environmental Quality Act
22 (CEQA) and has been categorically exempted from review under CEQA.
- 23 4. The design of the subdivision or proposed improvements will not conflict with
24 easements, acquired by the public at large for access through the use of property within
25 this subdivision.
- 26 5. The subdivision complies with all other applicable ordinances, regulations and guidelines
27 of the City.
- 28

1 For the Development Plan:

- 2 1. The site plan and physical design of the project is consistent with the Zoning Ordinance
3 in that the project has been designed to meet or exceed the standards contained in the
4 Zoning Ordinance.
5 2. The Development Plan conforms to the General Plan of the City.
6 3. Public Facilities and infrastructure necessary to serve the project are currently in place, or
7 will be constructed as part of the project.
8 4. The project is consistent and compatible with the surrounding residential development.

8 For the Regular Coastal Permit:

- 9 1. The proposed project is consistent with the policies of the Local Coastal Program as
10 implemented through the Zoning Ordinance. Specifically, the physical aspects of the
11 project are consistent with the properties neighboring the project site. In addition, the
12 project will not substantially alter or impact existing public views of the coastal zone
13 area.
14 2. The proposed project will not obstruct any existing or planned public beach access;
15 including any beach areas fronting the existing property, therefore, the project is in
16 conformance with the policies of Chapter 3 of the Coastal Act.

17 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
18 approve Tentative Parcel Map (P-25-02), Development Plan (D-32-02) and Regular Coastal Permit
19 (RC-23-02) subject to the following conditions:

20 Building:

- 21 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
22 Building Department plan check.
23 2. The granting of approval under this action shall in no way relieve the applicant/project from
24 compliance with all State and local building codes.
25 3. Site development, common use areas, access and adaptability of apartments and
26 condominiums shall comply with Part 2, Title 24, and C.C.R. (Disabled Access &
27 Adaptability - HCD).
28 4. All electrical, communication, CATV, etc. service lines, within the exterior lines of the
property shall be underground (City Code Sec. 6.30).

1 5. The building plans for this project are required by State law to be prepared by a licensed
2 architect or engineer and must be in compliance with this requirement prior to submittal
3 for building plan review.

4 6. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and
5 shall be shielded appropriately. Where color rendition is important high-pressure sodium,
6 metal halide or other such lights may be utilized and shall be shown on final building and
7 electrical plans.

8 7. The developer shall monitor, supervise and control all building construction and supportive
9 activities so as to prevent these activities from causing a public nuisance, including, but not
10 limited to, strict adherence to the following:

11 a) Building construction work hours shall be limited to between 7 a.m. and 6 p.m.
12 Monday through Friday, and on Saturday from 7 a.m. to 6 p.m. for work that is not
13 inherently noise-producing. Examples of work not permitted on Saturday are
14 concrete and grout pours, roof nailing and activities of similar noise-producing
15 nature. No work shall be permitted on Sundays and Federal Holidays (New Year's
16 Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except
17 as allowed for emergency work under the provisions of the Oceanside City Code
18 Chapter 38 (Noise Ordinance).

19 b) The construction site shall be kept reasonably free of construction debris as
20 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
21 approved solid waste containers shall be considered compliance with this
22 requirement. Small amounts of construction debris may be stored on site in a neat,
23 safe manner for short periods of time pending disposal.

24 Engineering:

25 8. Concrete curb, gutter, and sidewalk shall be installed on Pacific Street along the project
26 frontage. The sidewalk shall be 5 feet in width, contiguous to the curb, and conform to
27 ADA standards.

28 9. Existing traffic signs on the Strand affected during project construction shall be returned
to their original locations, or replaced to the satisfaction of the Transportation Division, at
the conclusion of construction.

- 1 10. The project driveway shall conform to applicable design standards in the San Diego
2 County Regional Standard Drawings and the City of Oceanside Engineer's Manual.
- 3 11. Parking space dimensions and aisle widths for the project's off-street parking lot shall
4 conform to standards outlined in the Parking Layout Guide located in the City of
5 Oceanside Engineer's Manual.
- 6 12. A streetlight shall be installed on the Strand within the project frontage. The street light
7 shall be provide adequate lighting at the project entrance, and be secured prior to the
8 recordation of map or building permit issuance, if a map is not recorded. The subdivider
9 shall pay all applicable fees, energy charges, and/or assessments associated with City-
10 owned (LS-2 rate schedule) streetlights and shall also agree to the formulation of, or the
11 annexation to, any appropriate street lighting district.
- 12 13. A traffic control plan shall be prepared according to City Traffic Control Guidelines and
13 be submitted to and approved by the Transportation Manager prior to the start of work
14 within open City rights-of-way. Traffic control during construction of streets that have
15 been opened to public traffic shall be in accordance with construction signing, marking
16 and other protection as required by the CalTrans Traffic Manual and City Traffic Control
17 Guidelines.
- 18 14. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved
19 otherwise.
- 20 15. A haul route shall be obtained at least 7 days prior to the start of hauling operations and
21 must be approved by the Transportation Manager. Hauling operations shall be 8:00 a.m.
22 to 3:30 p.m. unless approved otherwise.
- 23 16. The Strand shall be fully improved from the existing pavement terminus to the southern
24 property line of the subject development. The pavement surface shall be decorative,
25 permeable pavement and shall transition to a pedestrian pathway at the southern property
26 boundary. The final design of the surface improvements shall be subject to approval by the
27 City Engineer.
- 28 17. The developer shall obtain a grading permit from the City prior to any grading activities.
To obtain a grading permit the developer shall submit grading plans, a recent title report,

1 public improvement plans, erosion control plans, final drainage study, final geotechnical
2 analysis and a stormwater facilities operation and maintenance plan.

3 18. With the exception of the private driveway access points approved herewith, vehicular
4 access rights to Pacific Street, and The Strand shall be relinquished to the City from all
5 abutting lots.

6 19. All right-of-way alignments, street dedications, exact geometrics and widths shall be
7 dedicated and improved as required by the City Engineer.

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

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

14 22. Prior to issuance of a grading permit, the subdivider shall host a community meeting with
15 all of the areas residents potentially affected by construction activities to inform them of the
16 schedule and answer questions.

17 23. The approval of the tentative map shall not mean that the proposed closure, vacation, or
18 abandonment of any public street, right-of-way, easement, or facility indicated on the
19 tentative parcel map is granted or guaranteed to the subdivider. The subdivider is
20 responsible for applying for all closures, vacations, and abandonment's as necessary. The
21 application(s) shall be reviewed and approved or rejected by the City under separate
22 process(es) per codes, ordinances, and policies in effect at the time of the application.

23 24. Prior to approval of the parcel map or any increment, all improvement requirements, within
24 such increment or outside of it if required by the City Engineer, shall be covered by a
25 subdivision agreement and secured with sufficient improvement securities or bonds
26 guaranteeing performance and payment for labor and materials, setting of monuments, and
27 warranty against defective materials and workmanship.

28 25. Prior to issuance of the grading permit (or engineering drawing for a site development plan)
a construction schedule for the construction of public and private improvements including

1 landscaping, streets and arterials) shall be approved by the City Engineer. All
2 improvements shall be constructed prior to the issuance of the building permit.

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

13 27. Pursuant to the State Map Act, improvements shall be required at the time of development.
14 A covenant, reviewed and approved by the City Attorney, shall be recorded attesting to
15 these improvement conditions and a certificate setting forth the recordation shall be placed
16 on the map.

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

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

22 b) All grading and related site preparation and construction activities shall be limited
23 to the hours of 7 a.m. to 6 p.m., Monday through Friday, and on Saturday from 7
24 a.m. to 6 p.m. for work that is not inherently noise-producing unless otherwise
25 extended by the City and all work should utilize the latest technology for quiet
26 equipment. All on-site construction staging areas shall be as far as possible
27 (minimum 100 feet) from any existing residential development. Because
28 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

1 noise which causes discomfort or annoyance to reasonable persons of normal
2 sensitivity.”

3 c) The construction site shall accommodate the parking of all motor vehicles used by
4 persons working at or providing deliveries to the site.

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

7 30. All existing overhead utility lines within the subdivision and/or within any full width
8 street or right-of-way abutting the subdivision, and all new extension services for the
9 development of the project, including but not limited to, electrical, cable and telephone,
10 shall be placed underground per Section 901.G. of the Subdivision Ordinance (R91-166)
and as required by the City Engineer and current City policy.

11 31. The developer shall comply with all the provisions of the City's cable television ordinances
12 including those relating to notification as required by the City Engineer.

13 32. Grading and drainage facilities shall be designed to adequately accommodate the local
14 storm water runoff and shall be in accordance with the City's Engineers Manual and as
15 directed by the City Engineer.

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

21 34. Prior to any grading of any part of the project, a comprehensive soils and geologic
22 investigation shall be conducted of the soils, slopes, and formations in the project. All
23 necessary measures shall be taken and implemented to assure slope stability, erosion
24 control, and soil integrity. No grading shall occur until a detailed grading plan, to be
25 prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by
26 the City Engineer.

27 35. This project shall provide year-round erosion control including measures for the site
28 required for the phasing of grading. Prior to the issuance of grading permit, an erosion

1 control plan, designed for all proposed stages of construction, shall be reviewed, secured by
2 the applicant with cash securities and approved by the City Engineer.

3 36. An erosion control plan and precise grading and private improvement plan shall be
4 prepared, reviewed, secured and approved prior to the issuance of any building permits.
5 The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs,
6 gutters, medians, striping, signage, and footprints of all structures, walls, drainage devices
7 and utility services.

8 37. Landscaping plans, including plans for the construction of walls, fences or other structures
9 at or near intersections, must conform to intersection sight distance requirements.
10 Landscape and irrigation plans for disturbed areas must be submitted to the City Engineer
11 prior to the issuance of a preliminary grading permit and approved by the City Engineer
12 prior to the issuance of building permits. Frontage and median landscaping shall be
13 installed prior to the issuance of any building permits. Project fences, sound or privacy
14 walls and monument entry walls/signs shall be designed, reviewed and constructed by the
15 landscape plans and shown for location only on grading plans. Plantable, segmental walls
16 shall be designed, reviewed and constructed by the grading plans and landscaped/irrigated
17 through project landscape plans. The City Engineer must approve all plans and a pre-
18 construction meeting held, prior to the start of any improvements.

19 38. Open space areas and down-sloped areas visible from a collector-level or above roadway
20 and not readily maintained by the property owner, shall be maintained by a homeowners'
21 association that will insure installation and maintenance of landscaping in perpetuity. These
22 areas shall be indicated on the final map and either reserved for an association. In either
23 case, future buyers shall be made aware of any estimated monthly costs. The disclosure,
24 together with the CC&R's, shall be submitted to the City Engineer for review prior to the
25 recordation of final map. In the event the homeowner's association dissolves, responsibility
26 for irrigation and maintenance of the slopes (open space areas) adjacent to each property
27 shall become that of the individual property owner.

28 39. All storm drain systems shall be designed and installed to the satisfaction of the City
Engineer.

- 1 40. The drainage design on the tentative parcel map is conceptual only. The final design shall
2 be based upon a hydrologic/hydraulic study to be approved by the City Engineer during
3 final engineering. All drainage picked up in an underground system shall remain
4 underground until it is discharged into an approved channel, or as otherwise approved by
5 the City Engineer. All public storm drains shall be shown on City standard plan and profile
6 sheets. All storm drain easements shall be dedicated where required. The applicant shall be
7 responsible for obtaining any off-site easements for storm drainage facilities.
- 8 41. Storm drain facilities shall be designed and located such that the inside travel lanes on shall
9 be passable during conditions of a 100-year frequency storm.
- 10 42. Grading and drainage facilities shall be designed to adequately accommodate the local
11 storm water runoff and shall be in accordance with the City's Engineers Manual and as
12 directed by the City Engineer.
- 13 43. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and disposed
14 of in accordance with all state and federal requirements, prior to stormwater discharge either
15 off-site or into the City drainage system.
- 16 44. The development shall comply with all applicable regulations established by the United
17 States Environmental Protection Agency (USEPA) as set forth in the National Pollutant
18 Discharge Elimination System (N.P.D.E.S.) permit requirements for urban runoff and
19 storm water discharge and any regulations adopted by the City pursuant to the N.P.D.E.S.
20 regulations or requirements. Further, the applicant shall file a Notice of Intent with the
21 State Water Resources Control Board to obtain coverage under the N.P.D.E.S. General
22 Permit for Storm Water Discharges Associated with Construction Activity and shall
23 implement a Storm Water Pollution Prevention Plan (SWPPP) concurrent with the
24 commencement of grading activities. The SWPPP shall include both construction and
25 post construction pollution prevention and pollution control measures and shall identify
26 funding mechanisms for post construction control measures. The developer shall comply
27 with all the provisions of the Clean Water Program during and after all phases of the
28 development process, including but not limited to: mass grading, rough grading,
construction of street and landscaping improvements, and construction of dwelling units.
The applicant shall design the Project's storm drains and other drainage facilities to

1 include Best Management Practices to minimize non-point source pollution, satisfactory
2 to the City Engineer.

3 45. Upon acceptance of any fee waiver or reduction by the Developer/Subdivider/Project
4 Proponent/Applicant, the entire project will be subject to prevailing wage requirements as
5 specified by Senate Bill 975 and 972. The Developer/Subdivider/Project
6 Proponent/Applicant shall agree to execute a form acknowledging the prevailing wage
7 requirements prior to the granting of any fee reductions or waivers.

8 46. The Subdivider shall submit an Operations & Maintenance (O&M) Plan and Manual to
9 the Engineering Division with the first submittal of engineering plans. The Plan and the
10 Manual shall be prepared by the applicant's Civil Engineer. It shall be directly based on
11 the project's Storm Water Mitigation Plan (SWMP) previously approved by the project's
12 approving authority (Planning Commission/City Council. It shall be approved by the City
13 Engineer prior to approval of any plans by the Engineering Division. At a minimum the
14 O&M Plan and Manual shall describe the designated responsible parties to manage the
15 storm water BMP(s), employee's training program and duties, operating schedule,
16 maintenance frequency, routine service schedule, specific maintenance activities, copies
17 of resource agency permits, and any other necessary activities. Construction-phase
18 requirements proposed in the Plan and Manual shall be incorporated in and referenced by
19 the project's Erosion Control Plans to the satisfaction of the City Engineer prior to
20 approval of any construction plans for the project.

21 47. The Subdivider shall enter into a City-Standard Stormwater Facilities Maintenance
22 Agreement with the City obliging the project proponent to maintain, repair and replace
23 the storm water Best Management Practices (BMPs) identified in the project's approved
24 Storm Water Mitigation Plan (SWMP), as detailed in the O&M Plan and Manual into
25 perpetuity. The Agreement shall be approved by the City Attorney prior to issuance of
26 any precise grading permit and shall be recorded at the County Recorder's Office prior to
27 issuance of any building permit. Security in the form of a cash or perpetual traditional
28 bond or an irrevocable 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. The O&M cost estimate shall be prepared by the applicant's Civil Engineer. The

1 O&M cost estimate shall be approved by the City Engineer prior to approval of any
2 engineering plans for the project.

3 48. The City requires that a copy of the Operation & Maintenance (O&M) Plan and Manual
4 approved by the City Engineer be attached to the approved Maintenance Agreement prior
5 to its review by the City Attorney. At a minimum, maintenance agreements shall require
6 the inspection and servicing of all structural BMPs on an annual basis. The project
7 proponent shall complete and maintain O&M forms to document all maintenance
8 requirements. Parties responsible for the O&M plan shall retain records for at least 5
9 years. These documents shall be made available to the City for inspection upon request at
any time.

10 49. The Agreement shall include a copy of executed onsite and offsite access easements
11 necessary for the operation and maintenance of BMPs that shall be binding on the land
12 throughout the life of the project to the benefit of the party responsible for the O&M of
13 BMPs (5), until such time that the storm water BMP requiring access is replaced,
14 satisfactory to the City Engineer.

15 50. The type, model, or dimensions of the BMPs described in the project's approved Storm
16 Water Mitigation Plan (SWMP) shall not be altered in any way, shape or form without
17 formal approval by the project's final approving authority Planning Commission at a
18 public hearing, if such hearing was required for the approval of the project.

19 Fire:

20 51. Fire flow shall be determined at the time of building permit application.

21 52. The size of Fire hydrant outlets shall be 2 1/2" X 2 1/2" X 4".

22 53. All proposed and existing fire hydrants within 400 feet of the project shall be depicted on
the site plan.

23 54. All security gates shall have a knock-box override and as required have strobe activation
24 capability, unless otherwise approved by the Fire Marshal.

25 55. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval
26 prior to the issuance of building permits.

27 56. Fire extinguishers are required and shall be included on the plans submitted for plan check.
28

1 57. Buildings shall meet Oceanside Sprinkler Ordinance in effect at the time of building permit
2 application.

3 58. In accordance with the Uniform Fire Code Sec. 901.4.4, approved addresses, for residential
4 occupancies, shall be placed on the structure in such a position as to be plainly visible and
5 legible from the street or roadway fronting the property. Numbers shall contrast with their
6 background.

7 59. U.B.C. Section 310.2.2 Group r, Division 1 Occupancies more than two stories in height or
8 having more than 3,000 square feet of floor area above the first story, shall not be of less
9 than one-hour fire resistive construction throughout except as provided in Section 601.5.2.2.

10 60. Multi-family dwellings require 6" address numbers (with a 1/4-inch wide stroke).

11 61. U.B.C. Section 601.5.2.2. interior non-load-bearing partitions within individual dwelling
12 units in condominiums and guest rooms or suites in motels when such dwelling units,
13 guest rooms or suites are separated from each other and from corridors by not less than
14 one-hour fire resistive construction may be constructed of the following:

- 15 a) Noncombustible materials of fire-retardant-treated wood in buildings of any type
16 of construction;
- 17 b) Combustible framing with noncombustible materials applied to the framing in
18 building of type III or V construction.

19 Planning:

20 62. This Tentative Parcel Map, Development Plan and Regular Coastal Permit shall expire on
21 August 25, 2005, unless a time extension is granted by the Planning Commission.

22 63. This Tentative Parcel Map, Development Plan and Regular Coastal Permit approves only a
23 4-unit multifamily residential condominium as shown on the plans and exhibits presented to
24 the Planning Commission for review and approval. No deviation from these approved
25 plans and exhibits shall occur without Planning Department approval. Substantial
26 deviations shall require a revision to the Development Plan or a new Development Plan.

27 64. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
28 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 D-32-02, Regular Coastal

1 Permits RC-23-02 and Tentative Parcel Map P-25-02. The City will promptly notify the
2 applicant of any such claim, action or proceeding against the city and will cooperate fully
3 in the defense. If the City fails to promptly notify the applicant of any such claim action
4 or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter,
5 be responsible to defend, indemnify or hold harmless the City.

6 65. Landscape plans, meeting the criteria of the City's Landscape Guidelines and Water
7 Conservation Ordinance No. 91-15, including the maintenance of such landscaping, shall be
8 reviewed and approved by the City Engineer and Planning Director prior to the issuance of
9 building permits. Landscaping shall not be installed until bonds have been posted, fees
10 paid, and plans signed for final approval. The following special landscaping requirements
11 shall be met:

12 a) The developer shall be responsible for irrigating and landscaping all embankments
13 within the project, and all slopes along major streets.

14 b) Street/parkway trees (minimum 15 gallon) shall be planted at a minimum of one tree
15 per unit or lot and two trees per corner lot. Approved root barriers shall be
16 incorporated.

17 c) Local street trees in parkways shall be planted at a minimum of 30 feet on center,
18 each side of street, as a solitary planting. Approved root barriers shall be
19 incorporated.

20 66. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and in
21 any adjoining public parkways shall be permanently maintained by the owner, his assigns or
22 any successors in interest in the property. The maintenance program shall include normal
23 care and irrigation of the landscaping; repair and replacement of plant materials; irrigation
24 systems as necessary; and general cleanup of the landscaped and open areas, parking lots
25 and walkways, walls, fences, etc. Failure to maintain landscaping shall result in the City
26 taking all appropriate enforcement actions by all acceptable means including but not limited
27 to citations and/or actual work with costs charged to or recorded against the owner. This
28 condition shall be recorded with the covenant required by this Resolution.

67. Model Landscape plans and Front Yard Landscape plans, designed in compliance with
Water Conservation Ordinance No. 91-15 shall be submitted as schematic drawings and

1 shall be approved and signed by the Engineering Department and the Planning Department
2 prior to the issuance of building permits. No bonding shall be required. Precise Grading
3 Plans for model homes shall be prepared by a Civil Engineer and shall be approved by the
4 City Engineer prior to the issuance of building permits. Prior to the issuance of occupancy
5 permits, the City's Landscape Technician/Inspector shall review each unit requested for
6 occupancy to ensure that the installation of planting and irrigation has occurred in
7 conformance with the approved schematic drawings. The irrigation system will also be
8 tested to ensure adequate operation and coverage.

9 68. A trash enclosure must be provided as required by Chapter 13 of the City Code and shall
10 also include additional space for storage and collection of recyclable materials per City
11 standards. Recycling is required by City Ordinance. The enclosure must be built in a flat,
12 accessible location as determined by the City Engineer. The enclosure shall meet City
13 standards including being constructed of concrete block, reinforced with Rebar and filled
14 with cement. A concrete slab must be poured with a berm on the inside of the enclosure to
15 prevent the bin from striking the block walls. The slab must extend out of the enclosure for
16 the bin to roll out onto. Steel posts must be set in front of the enclosure with solid metal
17 gates. All driveways and service access areas must be designed to sustain the weight of a
18 50,000-pound service vehicle. Trash enclosures and driveways and service access areas
19 shall be shown on both the improvement and landscape plans submitted to the City
20 Engineer. The specifications shall be reviewed and approved by the City Engineer. The
21 City's waste disposal contractor is required to access private property to service the trash
22 enclosures, a service agreement must be signed by the property owner and shall remain in
23 effect for the life of the project. All trash enclosures shall be designed to provide user
24 access without the use and opening of the service doors for the bins. Trash enclosures shall
25 have design features such as materials and trim similar to that of the rest of the project. This
26 design shall be shown on the landscape plans and shall be approved by the Planning
27 Director.

28 69. A covenant or other recordable document approved by the City Attorney shall be prepared
by the subdivider and recorded prior to the approval of the final map. The covenant shall

1 provide that the property is subject to this Resolution, and shall generally list the conditions
2 of approval.

3 70. Prior to the issuance of building permits, compliance with the applicable provisions of the
4 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed
5 and approved by the Planning Department. These requirements, including the obligation to
6 remove or cover with matching paint all graffiti within 24 hours, shall be noted on the
7 Landscape Plan and shall be recorded in the form of a covenant affecting the subject
8 property.

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

13 72. Failure to meet any conditions of approval for this development shall constitute a violation
14 of the Parcel Map, Regular Coastal Permit and Development Plan.

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

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

24 75. If any aspect of the project fencing and walls is not covered by an approved Development
25 Plan, the construction of fencing and walls shall conform to the development standards of
26 the City Zoning Ordinance. In no case, shall the construction of fences and walls (including
27 combinations thereof) exceed the limitations of the zoning code, unless expressly granted by
28 a Variance or other development approval.

76. All rear wood fences adjacent to public right-of-way and/or visible from the public right-
of-way will be stained or otherwise finished with a waterproof material.

1 77. An association shall be formed and Covenants, Conditions and Restrictions (C.C. & R's)
2 shall provide for the maintenance of all common open space, medians and commonly
3 owned fences and walls and adjacent parkways. The maintenance shall include normal care
4 and irrigation of landscaping, repair and replacement of plant material and irrigation
5 systems as necessary; and general cleanup of the landscaped and open area, parking lots and
6 walkways. The C.C. & R's shall be subject to the review and approval of the City Attorney
7 prior to the approval of the final map. The C.C. & R's are required to be recorded prior to or
8 concurrently with the final map. Any amendments to the C.C. & R's in which the
9 association relinquishes responsibility for the maintenance of any common open space shall
10 not be permitted without the specific approval of the City of Oceanside. Such a clause shall
11 be a part of the C.C. & R's. The C.C. & R's shall also contain provisions for the following:

- 12 a) Prohibition of parking or storage of recreational vehicles, trailers or boats.
- 13 b) Provisions regulating individual patio covers, room additions and other
14 appurtenances.
- 15 c) Maintenance of median landscaping by the Association.
- 16 d) Provisions for the maintenance of all common open space and open space
17 easements on private lots, including provisions establishing mechanisms to ensure
18 adequate and continued monetary funding for such maintenance by the
19 homeowners' association.
- 20 e) Provisions that restrict any private use of open space easement areas. Restrictions
21 shall include, but are not limited to, removing retaining walls, installing structures
22 such as trellises, decks, retaining walls and other hardscape and any individual
23 landscape improvements.
- 24 f) Provisions prohibiting the homeowners association from relinquishing its obligation
25 to maintain the common open space and open space easement areas without prior
26 consent of the City of Oceanside.
- 27 g) An acknowledgement that the City of Oceanside does not have a view preservation
28 ordinance and that views may be subject to change with maturing off-site landscape
and the potential for future off-site building.

1 78. Any project entrance signs shall meet the requirements of the Sign Ordinance and be
2 approved by the Planning Director.

3 79. The following unit type and floor plan mix, as approved by the Planning Commission, shall
4 be indicated on plans submitted to the Building Department and Planning Department for
5 building permit:

	Sq.Ft.	# Bedrms.	# Baths	# Stories	# Units	Garage	%
6 Unit 1	2,560	4	3	2	2	5-spc.	50
7 Unit 2	2,568	4	3	2	2	5-spc.	50

8 80. Side and rear elevations and window treatments shall be trimmed to substantially match
9 the front elevations. A set of building plans shall be reviewed and approved by the
10 Planning Department prior to the issuance of building permits.

11 81. Elevations, siding materials, colors, roofing materials and floor plans shall be
12 substantially the same as those approved by the Planning Commission. These shall be
13 shown on plans submitted to the Building Department and Planning Department.

14 82. This project is subject to the provisions of Chapter 14C of the City Code regarding
15 Inclusionary Housing.

16 83. This project shall comply with all provisions of the City's Affirmative Fair Housing
17 Marketing Agreement policy. Such agreement shall be submitted to and approved by the
18 Housing and Neighborhood Services Director prior to the recordation of a final map or the
19 issuance of a building permit for the project, whichever comes first.

20 84. Prior to the issuance of a building permit, the applicant and landowner, shall execute and
21 record a covenant, in a form and content acceptable to the City Attorney, which shall
22 provide:

23 a) That as shorefront property, the applicant understands that the site may be subject to
24 extraordinary hazard from waves during storms and from erosion, and the applicant
25 assume the liability from those hazards.

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

1 document shall run with the land, be binding all successors and assigns and shall be
2 recorded in a form determined by the City Attorney.

- 3 c) The approved garage shall not be used for dwelling purposes. The approved garage
4 shall not be rented, leased to or used by anyone other than person(s) occupying or
5 owning the main residence.

6 Water Utilities:

7 85. All public water and/or sewer facilities not located within the public right-of-way shall
8 be provided with easements sized according to the Engineers Manual. Easements shall be
9 constructed for an all weather access.

10 86. No trees or structures or building overhang shall be located within any water or
11 wastewater utility easement.

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

14 88. A separate irrigation meter is required and approved backflow prevention device is
15 required.

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

18 90. The developer shall be responsible for developing all water and sewer facilities necessary
19 to develop the property. Any relocation of water and/or sewer lines is the responsibility
20 of the developer and shall be done by an approved licensed contractor at the developer's
21 expense.

22 91. All lots with a finish pad elevation located below the elevation of the next upstream
23 manhole cover of the public sewer shall be protected from backflow of sewage by
24 installing and maintaining an approved type backwater valve, per of the Uniform
25 Plumbing Code.

26 92. Subterranean parking spaces shall be drained to the City's Storm Drain System and shall
27 comply with the California Regional Water Quality Control Board Order No. 2001-01.

28 93. All water and wastewater construction shall conform to the most recent edition of the
City's Engineers Manual, or as approved by the Water Utilities Director.

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

5 95. A homeowner's maintenance agreement is required for the collective use of the existing
6 sewer lateral. The maintenance agreement must be submitted to the Water Utilities
7 Department prior to the approval of the development plan.

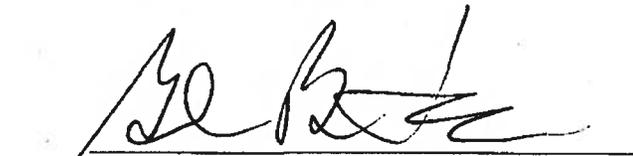
8 PASSED AND ADOPTED Resolution No. 2003-P46 on August 25, 2003 by the
9 following vote, to wit:

10 AYES: Barrante, Chadwick, Nack, Neal, Parker and Todd

11 NAYS: None

12 ABSENT: Schaffer

13 ABSTAIN: None

14 
15 _____
16 George Barrante, Chairman
17 Oceanside Planning Commission

18 ATTEST:

19 
20 _____
21 Gerald S. Gilbert, Secretary

22 I, GERALD S. GILBERT, Secretary of the Oceanside Planning Commission, hereby certify that
23 this is a true and correct copy of Resolution No. 2003-P46.

24 Dated: _____ August 25, 2003

RECEIVED

DEC 26 2002

Planning Department

LEGAL DESCRIPTION

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

THAT PORTION OF BLOCK "C", OF MYERS' ANNEX, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 984, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY APRIL 13, 1906, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 5, OF SAID BLOCK "C", OF MYERS' ANNEX, MAP NO. 984; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF PACIFIC STREET SOUTH 35 DEGREES 12' EAST 75.00 FEET TO THE MOST EASTERLY CORNER OF LOT 7; THENCE SOUTH 54 DEGREES 48' WEST 130.00 FEET ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 7 TO THE NORTHEASTERLY RIGHT OF WAY OF THE STRAND; THENCE NORTH 35 DEGREES 12' WEST ALONG SAID RIGHT OF WAY TO THE MOST WESTERLY CORNER OF LOT 5; THENCE NORTH 54 DEGREES 48' EAST 130.00 FEET ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 5 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION, IF ANY, HERETOFORE OR NOW LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.

SAID PROPERTY BEING DESCRIBED AS PARCEL "A" IN A CERTIFICATE OF COMPLIANCE RECORDED ON APRIL 4, 1995 AS FILE NO. 1995-139950 OF OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY.

APN: 150-356-13-00

CITY OF OCEANSIDE
PLANNING DEPARTMENT



NOTICE OF EXEMPTION

TO: RECORDER/COUNTY CLERK
COUNTY OF SAN DIEGO
P.O. BOX 1750
SAN DIEGO, CA 92112-4147

PROJECT TITLE AND FILE NUMBER:
Strand's End (P-25-02, D-30-02 & RC-23-02)

PROJECT LOCATION - SPECIFIC:
809 South Pacific Street

PROJECT LOCATION - GENERAL:
City of Oceanside

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
Four lot parcel map and the construction of 4 condominiums on a .224-acre site.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

City of Oceanside

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:

Strand's End, Inc. P.O. Box 1454, Rancho Santa Fe, CA 92067

Exempt Status per the Guidelines to Implement the California Environmental Quality Act (CEQA)
(Public Resources Code Section 21000 et. al.):

NOT SUBJECT TO CEQA PER THE GENERAL RULE, SECTION 15061(B)(3)

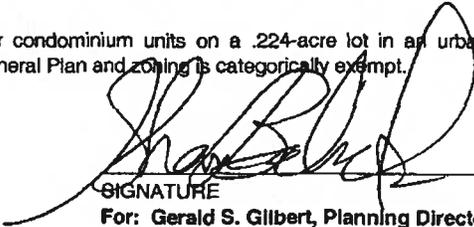
STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION(S) 15303(b)

REASONS WHY PROJECT IS EXEMPT:

A 4-lot parcel map and the construction of four condominium units on a .224-acre lot in an urbanized area where access and services are available and conforms to both the General Plan and zoning is categorically exempt.

Contact Person: Jerry Hittleman, Senior Planner


SIGNATURE

August 15, 2003

DATE

For: Gerald S. Gilbert, Planning Director

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PLANNING COMMISSION
RESOLUTION NO. 2006-P02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A TIME EXTENSION FOR A TENTATIVE PARCEL MAP, DEVELOPMENT PLAN AND REGULAR COASTAL PERMIT ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: P-25-02, D-32- 02 and RC-23-02
APPLICANT: Strand's End, Inc.
LOCATION: 809 South Pacific Street

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a time extension to a Tentative Parcel Map, Development Plans and Regular Coastal Permit under the provisions of Articles 10, 41 & 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

4-unit residential condominium;
on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 23rd day of January, 2006, conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, the project is exempt from environmental review.

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

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

////////////////////
////////////////////
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1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
2			
3	Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 05-R0628-1	\$3,278 per unit
4			
5	Drainage Fee	Ordinance No. 85-23 Resolution No. 05-R0628-1	\$2,660 per acre
6			
7	Public Facility Fee	Ordinance No. 91-09 Resolution No. 05-R0628-1	\$1,939 per unit for residential
8			
9	School Facilities Mitigation Fee	Ordinance No. 91-34	\$2.14 per square foot
10			
11	Traffic Signal Fee	Ordinance No. 87-19	\$14.70 per vehicle trip
12			
13	Thoroughfare Fee	Ordinance No. 83-01	\$239 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
14			
15	Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Based on meter size Typical \$3,746
16			
17			
18	Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on meter size Typical \$4,587
19			
20			
21	San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-3	\$4,154 per unit
22			

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

1 City Code and the City expressly reserves the right to amend the fees and fee calculations
2 consistent with applicable law;

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

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

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

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

13 FINDINGS:

14 For the Time Extension to the Tentative Parcel Map, Development Plan and Regular Coastal
15 Permit:

- 16 1. The project has been conditioned for payment of all applicable impact fees, and therefore
17 will be paying its fair share toward needed public services.
- 18 2. There have been no changes in City policy, nor have there been any substantial change
19 affecting the surrounding area since the original approval, and therefore this time extension
20 will not adversely affect the City's General Plan nor any existing applicable City policy.
- 21 3. The applicant has made a diligent good faith effort to record the final map within the time
22 period originally approved.

23 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
24 approve the Time Extension for Tentative Parcel Map (P-25-02), Development Plan (D-32-02) and
25 Regular Coastal Permit (RC-23-02) subject to the following conditions:

26 ///
27 ///
28 ///
29 ///

1 **Planning:**

- 2 1. This Tentative Parcel Map, Development Plan and Regular Coastal Permit shall expire
3 January 23, 2008, unless implemented as required by the Subdivision and Zoning
4 Ordinance.
5 2. That all of the conditions of Resolution No. 2003-P46 adopted on August 25, 2003
6 continue to apply, except that Condition No. 62 which is amended to change the expiration
7 date to January 23, 2008.

8 PASSED AND ADOPTED Resolution No. 2006-P02 on January 23, 2006 by the
9 following vote, to wit:

10 AYES: Chadwick, Neal, Schaffer, Parker, Todd, Neal, Nack and Horton
11 NAYS: None
12 ABSENT: None
13 ABSTAIN: None

14 
15 Nancy Chadwick, Chairperson
16 Oceanside Planning Commission

17 ATTEST:

18 
19 Jerry Hittleman, Secretary

20 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
21 this is a true and correct copy of Resolution No. 2006-P02.

22 Dated: January 23, 2006
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RECEIVED

DEC 26 2002

Planning Department

LEGAL DESCRIPTION

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BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 5, OF SAID BLOCK "C", OF MYERS' ANNEX, MAP NO. 984; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF PACIFIC STREET SOUTH 35 DEGREES 12' EAST 75.00 FEET TO THE MOST EASTERLY CORNER OF LOT 7; THENCE SOUTH 54 DEGREES 48' WEST 130.00 FEET ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 7 TO THE NORTHEASTERLY RIGHT OF WAY OF THE STRAND; THENCE NORTH 35 DEGREES 12' WEST ALONG SAID RIGHT OF WAY TO THE MOST WESTERLY CORNER OF LOT 5; THENCE NORTH 54 DEGREES 48' EAST 130.00 FEET ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 5 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION, IF ANY, HERETOFORE OR NOW LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.

SAID PROPERTY BEING DESCRIBED AS PARCEL "A" IN A CERTIFICATE OF COMPLIANCE RECORDED ON APRIL 4, 1995 AS FILE NO. 1995-139950 OF OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY.

APN: 150-356-13-00

CITY OF OCEANSIDE
PLANNING DEPARTMENT



NOTICE OF EXEMPTION

TO: RECORDER/COUNTY CLERK
COUNTY OF SAN DIEGO
P.O. BOX 1750
SAN DIEGO, CA 92112-4147

PROJECT TITLE AND FILE NUMBER:
Strand's End (P-25-02, D-30-02 & RC-23-02)

PROJECT LOCATION - SPECIFIC:
809 South Pacific Street

PROJECT LOCATION - GENERAL:
City of Oceanside

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
Four lot parcel map and the construction of 4 condominiums on a .224-acre site.

NAME OF PUBLIC AGENCY APPROVING PROJECT:
City of Oceanside

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:
Strand's End, Inc. P.O. Box 1454, Rancho Santa Fe, CA 92067

Exempt Status per the Guidelines to Implement the California Environmental Quality Act (CEQA)
(Public Resources Code Section 21000 et. al.):

NOT SUBJECT TO CEQA PER THE GENERAL RULE, SECTION 15061(B)(3)

STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 18, SECTION(S) 15303(b)

REASONS WHY PROJECT IS EXEMPT:

A 4-lot parcel map and the construction of four condominium units on a .224-acre lot in an urbanized area where access and services are available and conforms to both the General Plan and zoning is categorically exempt.

Contact Person: Jerry Hittleman, Senior Planner

SIGNATURE

For: Gerald S. Gilbert, Planning Director

August 15, 2003

DATE



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

STAFF USE ONLY
 ACCEPTED - **RECEIVED**

MAR 10 2014

CITY OF OCEANSIDE
 DEVELOPMENT SERVICES

BY

[Signature]

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT STRANDS END LIMITED, LLC	2. STATUS OWNER
3. ADDRESS 1821 S. COAST HWY OCEANSIDE 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 DRIVE OCEANSIDE 92054	7. PHONE/FAX/E-mail 760 722.4904

GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP T14-0001
PAR. MAP
DEV. PL. D13-00012
C.U.P.
VARIANCE
COASTAL Rc.13-00016
O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION 809 S PACIFIC ST.		
10. GENERAL PLAN	11. ZONING RT	12. LAND USE MULTI-FAMILY

9. SIZE 9750 SF (.22 ACRE)
13. ASSESSOR'S PARCEL NUMBER 150.356.13

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION
CREATE TWO ADDITIONAL RESIDENTIAL UNITS TO EXISTING 4-UNIT RES. BLDG (FOR A TOTAL OF 6). WHEN COMPLETE THERE'LL BE 3. STORIES OVER BASEMENT PARKING. REVISE CONDO MAP

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING RT (NO CHANGE)	17. PROPOSED LAND USE MULTI-FAMILY	18. NO. UNITS 0	19. DENSITY 26.8 DU/ACRE
20. BUILDING SIZE 15,091 SF	21. PARKING SPACES 10	22. % LANDSCAPE 13.75%	23. % LOT COVERAGE or FAR 59% (NO CHANGE)	

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 2.1.14	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: <i>[Signature]</i>	35. OWNER (Print) STRANDS END LIMITED JAMES DODSON, MANAGER	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		36. DATE 2.3.14 Sign: <i>[Signature]</i>

100716

Developer Deposit Account

Description & Justification
For A Four Unit Multi-Family to be remodeled to a
Six Unit Multi-Family
At
809 S Pacific St, Oceanside, 92054

July 31, 2013
Revised Feb 3, 2014
Revised May, 14, 2014
Owner: Strands End Limited, LLC

Statistics at a glance

Address –	809 S Pacific St
APN –	150-356-13-00
Zoning –	RT
Proposed zoning –	No Change
Lot Size –	9,750 SF (.22 Acres)
Existing Land Use –	4-Residential Units
Existing du/acre	17.9 du/acre
Proposed Land Use –	Multi-Family
Number of units –	6
Proposed Density/acre –	26.8 du/acre
Existing lot coverage -	59%
Proposed Lot Coverage	No Change

Existing Construction

First Floor (Units A,B)	5241.6 SF
Second Floor (Units C,D)	5241.6 SF
Elevator & Stairs	196.0 SF
Storage	372.0 SF

Existing Decks

First Floor (Units A,B)	200.0 SF
Second Floor (Units C,D)	200.0 SF
Roof	596.0 SF

Parking Area

Garage	3625 SF
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New Construction

Third Floor (Units E,F) 4608 SF

New Decks 1252.0 SF

Total Construction When Complete

Habitable 15,091.2 SF

Garage (parking area) 3,625.0 SF

Decks 2,248.0 SF

Existing Parking – 11 spaces

Parking required – 12 spaces

Parking to be provided – 12 covered (garage) spaces, including H/C space

The Architecture is by Paul Longton, Architect

Existing Building

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 structure was built in 2003.

Presently there is one 4 unit building with 10 onsite parking spots.

Demolition

Nominal demolition will occur, new construction shall be to add two units on a third level which is currently roof deck and access. Demolition to tie into existing building will be necessary.

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. Consideration has been given to the addition becoming a natural part of the original building, and will have minimal visual impact from what is presently on site. Its mass and bulk are smaller than the Edgewater Condos.

Proposed Structure

The proposed building will not change the existing first and second floors, each presently have two units per floor. The two new units will be located on the third floor. There will be a shared elevator just outside the private entries. This allows one commercial grade elevator to be used for all units. Both the east and west sides have a tiered design that steps the top floor back towards the center of the building and away from the edges. Care was given to the attention to detail for articulation for the addition to the building.

Parking

No public parking spots will be taken up with this proposed building. There is an existing garage that accommodates parking requirements. The proposed project is required to have a minimum of 9 parking spaces. There are 10 existing parking spaces, including a handicap space.

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.

New materials selected blend easily with the existing building so the finished product will have the appearance of having been built at one time rather than having added an addition.

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.

Tentative Map and Parcel Map

The Tentative Map and Parcel Map will be revised and updated to reflect the additional 2-units.

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AUG 22 2013
CITY OF OCEANSIDE
DEVELOPMENT SERVICE

LEGAL DESCRIPTION

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

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

AN UNDIVIDED ONE-FOURTH (1/4) INTEREST IN AND TO PARCEL 1 OF PARCEL MAP 19981, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY APRIL 25, 2006 AS FILE NO. 2006-0287001 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM

A. ALL UNITS AS SHOWN ON THE CONDOMINIUM PLAN OF 809 SOUTH PACIFIC STREET, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 26, 2006 AS FILE NO. 2006-0291174 OF OFFICIAL RECORDS.

B. THE EXCLUSIVE RIGHT TO USE THE EXCLUSIVE USE COMMON AREAS DESIGNATED GARAGE/PARKING SPACE G-*, DECK D-* AND STORAGE S-* AS SET FORTH ON SAID CONDOMINIUM PLAN

PARCEL 2:

UNIT A, AS SHOWN ON THE CONDOMINIUM PLAN OF 809 SOUTH PACIFIC STREET.

PARCEL 3:

THE EXCLUSIVE RIGHT TO USE OF THOSE PORTIONS OF PARCEL 1 OF PARCEL MAP 19981 DESCRIBED IN PARCEL 1 ABOVE, DESIGNATED AS G-A, D-A, AND S-A AS APPURTENANT TO PARCELS 1 AND 2 ABOVE DESCRIBED.

APN: 150-356-13



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
(180 days)

1. **APPLICANT:** Strands End LTD, LLC.
2. **ADDRESS:** 1821 South Coast Highway, Oceanside, CA. 92054
3. **APPLICANT REP/PHONE NUMBER:** Paul Longton, (760) 722-4904
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT PLANNER:** Richard Greenbauer, Senior Planner
6. **PROJECT TITLE:** 809 S. Pacific Street Condominiums
7. **DESCRIPTION:** The applicant request approval of Tentative Map (T14-00001), Development Plan (D13-00012), and Regular Coastal Permit (D13-00016) in order to allow the minor demolition of the roof top deck area and the construction of two additional condominium units totaling 4,608 square feet on a new third floor of an existing four-unit condominium complex. Upon completion, the overall project would consist of six condominium units totaling 15,091 square feet of habitable area, 2,248 square feet of deck area, and including a 3,625-square-foot enclosed garage that will accommodate a total of 12 parking spaces. The site is zoned Residential-Tourist (RT), has a land use designation of Urban High-Density Residential (UHD-R), and is located within the Townsite Planning Neighborhood. .

ADMINISTRATIVE DETERMINATION: Planning Department staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on this review, the Environmental Coordinator has determined that further environmental evaluation is not required because the proposed project constitutes new construction or conversion of small structures for not more than six units in an urbanized area, is consistent with the applicable zoning and general plan designation, that has no value as habitat, can be adequately served through existing utilities and public services, and that would not result in any significant effects relating to traffic, noise, air quality or water quality; therefore:

- The project qualifies for a Class 3 categorical exemption under Section 15303 (b) "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: September 22, 2014

Richard Greenbauer, Senior Planner

cc: Project file Counter file Library

Posting: County Clerk \$50.00 Admin. Fee