



DATE: September 22, 2014

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF TENTATIVE TRACT MAP (T14-00003), CONDITIONAL USE PERMIT (CUP14-00011), DEVELOPMENT PLAN (D14-00006) AND REGULAR COASTAL PERMIT (RC14-00006) FOR THE CONVERSION OF AN EXISTING SIX-UNIT MULTI-FAMILY DEVELOPMENT INTO A SIX-UNIT CONDOMINIUM AT 817 AND 819 SOUTH PACIFIC STREET – 817 & 819 S. PACIFIC ST CONDO CONVERSIONS – APPLICANTS: STRANDS END LIMITED LLC AND LEEDS PROPERTIES 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 (CEQA); and,
- (2) Approve Tentative Tract Map (T14-00003), Conditional Use Permit (CUP14-00011), Development Plan (D14-00006) and Regular Coastal Permit (RC14-00006) by adopting Planning Commission Resolution No. 2014-P21 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

The project consists of the partial demolition, remodel, addition, and condominium conversion of an existing six-unit apartment building into a six-unit condominium. Presently, the building totals 4,348 square feet and houses four, two-bedroom and two three-bedroom units resulting in a total of 14 bedrooms served by five enclosed parking spaces. The proposed project would remodel this existing building to a total of 11,646 square feet. This increase in square footage would allow for four two-bedroom units and two six-bedroom units resulting in a total of 20 bedrooms and 22 baths. This additional square footage would be accomplished through interior renovations as well as the addition

of a third story which would raise the building height from 23 to 35 feet. The project would also add three parking spaces to the existing five parking spaces for a total of eight parking spaces, one in excess of Code requirements. Parking spaces would be provided within two four-car garages, each of which would include two tandem parking spaces and one car lift. From street level, the project would present as two separate triplexes, but because it remains attached at the basement level, it would remain one multi-family residential building. With the exception of the tract map filing which converts the six apartments into six condominiums and clarifies this property (817 and 819 South Pacific Street) to be one legally subdivided lot, the project remains essentially the same as that previously approved by the Planning Commission on March 11, 2013.

Background: On March 11, 2013, the Planning Commission adopted Resolution Nos. 2013-P09 and 2013-P10 approving Development Plans (D12-00011 and D12-00012) and Regular Coastal Permits (RC12-00009 and RC12-00008), respectively. This action approved the partial demolition and remodel of two existing triplex structures into a single duplex style residence on what the applicant believed to be a single lot comprising two units, each with 6,564 square feet of habitable space for a total of 13,128 square feet, 815 square feet of garage for a total of 1,630 square feet, and 471 square feet of deck area, which together with the existing, would total 1,258 square feet.

On April 2, 2013, the project was appealed to the California Coastal Commission under Application 6-OCN-13-047. Among the concerns stated is that the project, filed as two separate applications on two non-conforming lots, is actually comprised as one legal lot. There is disagreement on whether an old map recorded in 1906 created two lots or remains as one lot created on April 13, 1906 under Subdivision Map 984. This disagreement has resulted in a California Supreme Court Case and several Court of Appeals opinions. According to the Court of Appeals opinions, the project does not qualify as a project on two separate legal lots, but rather one project on one legal lot. In response, the applicant has resubmitted the project application as a six-unit multi-residential condominium conversion on one lot. The appeal to the Coastal Commission is pending Coastal Commission action in October 2014.

The revised project has been designed to appear as two separate triplex buildings, each containing three units, but remains attached at the basement level, thereby remaining one multi-residential building. Presently, the existing multi-residential apartment building includes four two-bedroom and two three-bedroom units totaling approximately 4,300 square feet. The applicant is proposing to add 7,288 square feet resulting in four two-bedroom and two six-bedroom units. The four two-bedroom units are one story; two of these are located on the basement level and the other two are located on the first floor. The two six-bedroom units are two stories, each encompassing the second and third floors. As part of this application, the applicant is proposing to convert these six apartment units into six condominiums. Together, these units will total nearly 12,000 square feet and will result in 20 bedrooms and 22 baths. To accommodate Zoning Code parking requirements of one space for up to two bedrooms per unit and 1.5 parking spaces for units with three or more bedrooms, the applicant is proposing a total of eight enclosed parking spaces within two, four-car garages, each with two tandem spaces

and a car-lift. The parking provisions include one parking space more than what the Zoning Code requires.

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

Site Review: The project site is located at 817 and 819 South Pacific Street. It is located within the Townsite Planning Neighborhood which is zoned Residential-Tourist (RT) and has a land use designation of Urban High-Density Residential (UHD-R). These designations provide for single and multi-family residential uses serving both residents and visitors. The lot measures nearly 50 feet wide by 130 feet deep for a total of 6,500 square feet. This lot size is typical of beachfront properties south of Wisconsin Avenue.

The property occupies a portion of coastal bluff that descends approximately 10 vertical feet from South Pacific Street to the beach immediately inland of the revetment. Like other properties in the 800 Block of South Pacific Street, the subject site was excavated to allow beach-level development to extend eastward to the front yard setback. Beach-level development on the subject site has little to no visibility from South Pacific Street, depending upon one's vantage point within the public right-of-way.

Existing development on the subject site consists of three buildings with six comparably-sized dwelling units comprising approximately 4,300 square feet of habitable space. One building presents as a two-story structure at South Pacific Street and includes a daylight basement at the beach level. This building features a large, steeply-pitched mansard adorned with slate tile, three street-facing garages with a total of five enclosed parking spaces and a beach-facing open deck from which the upstairs dwelling unit is accessed. A second building is situated at the midsection of the lot, close to the southernmost side yard property line. Attached to the street-facing building, this second building features a second-story open deck, accessed from exterior stairs. A third building, identical in size and style to the second building, is situated farther westward, approximately 10 feet behind the coastal string-line. This third building is laterally off-set from the second building, thereby affording visual access to the beach from the second building.

The project as redesigned removes portions of all three buildings but retains a basement level connection. The project will continue as a six-unit multiple-family building but will appear as two, three-story stacked triplexes separated vertically beginning at street level. The project will retain the existing six units but will increase their habitable space from just over 4,300 square feet to nearly 12,000 square feet. Each of the two triplex structures will present as two stories along South Pacific Street, as the third story will be set-back nearly 19 feet from the street and over eight feet back from the second level. Each structure will feature a four-car garage at street level, each with two tandem spaces including one car lift and a second-story open deck. Visual access to the beach will be provided between the two structures, beginning at street level and continue vertically, unobstructed.

Project Description: The project application is comprised of the following entitlements:

A Tentative Tract Map (T14-00003), Conditional Use Permit (CUP14-00011), Development Plan (D14-00006) and Regular Coastal Permit (RC14-00006) for 817 and 819 South Pacific representing a request for the following:

To permit the partial demolition and remodel of six existing apartment units totaling 4,358 square feet on a 6,500-square-foot lot resulting in their conversion into six condominiums and square footage expansion to 11,646 square feet, including 20 bedrooms and 22 baths as well as eight enclosed parking spaces within two, four-car garages, each providing two tandem spaces and a car lift.

The proposed architectural design would result in a project similar to that previously approved by the Planning Commission on March 11, 2013. From street level, the project will appear as two residential triplex structures although it will remain one six-unit multi-family residential building attached along the basement level. The project will be three stories high, a maximum of 35 feet as provided for in the Zoning Code, and will maintain its existing daylight basement at the beach level.

The newly remodeled building will total 11,646 square feet of habitable space. This habitable space is a little less than the 13,128 square feet previously approved by the Planning Commission on March 11, 2013. It will include 2,640 square feet of garage area, 1,258 square feet of deck area and 616 square feet devoted to the entry, stairs, and elevator. Each garage area will allow for tandem parking of four vehicles and will include a car lift. As part of the proposed project, the applicant intends to preserve elements of the existing development (e.g. foundation, retaining walls, portions of the above-grade framing on the front elevation), allowing for the retention of the existing legal non-conforming front yard setback of approximately three feet, where setbacks of roughly six feet (817 South Pacific St.) and nine feet (819 South Pacific St.) would otherwise be required.

While identical in floor plan, each triplex structure will feature two slightly different front elevations. That portion of the structure fronting 817 South Pacific Street will display a combination of flat and hipped roof elements as viewed along the street frontage, while the other portion fronting 819 South Pacific Street will present only a flat roof element. Additionally, the structures will incorporate different finish materials, colors and fenestration. That portion of the building with an 817 South Pacific Street address will feature a two-toned beige stucco building with an earth-colored stone veneer across the front elevation of the second story. The building with an 819 South Pacific Street address will be light green stucco and will include a slate stone surround around the first story garages. Street elevations for both buildings will include a "living wall" landscape treatment between the first and second floors. Above the basement level, the two triplex structures will continue to include an air space between them as this provides a pedestrian view of the ocean from South Pacific Street. This air space area is landscaped in accordance with landscape plan L-09087, approved on March 11, 2009.

Each triplex structure will include three units, a total of 10 bedrooms and 11 bathrooms, for a cumulative total of 20 bedrooms and 22 bathrooms. Each unit will also include an expansive entertainment area with wet bar at the western end of each building level, and a kitchen. No open roof decks are proposed as part of this application. The primary entrance to each structure will be located along the south-facing side elevation at the street (i.e. middle) level, with a secondary entrance placed along the same elevation at the beach level. Vertical access will be provided by both stairs and an elevator.

The project will provide a total of eight parking spaces, one in excess of the seven parking spaces required. According to Article 27 of the 1986 Zoning Ordinance which pertains to this development area, parking requirements for lots in the R-T zone which total 7,500 square feet or less and which were legally subdivided prior to January 20, 1958, are as follows:

- 1 parking space for 1 and 2 bedroom units; and
- 1.5 parking spaces for 3 bedrooms or more.

In that the project site constitutes a lot created on April 13, 1906 by Subdivision Map 984 and totals 6,500 square feet, these parking provisions, classified as an "exception" to the current parking requirements apply. The six units, given the bedroom count per unit, require seven parking spaces. However, a total of eight parking spaces will be provided within two four-car garages each allowing for tandem parking and a car lift. Below is a table illustrating the parking provisions in accordance with Zoning Code Article 27 of the 1986 Zoning Ordinance.

PARKING PROVISIONS

Unit	Number of Bedrooms	Parking Required
1	2	1
2	2	1
3	2	1
4	2	1
5	6	1.5
6	6	1.5
TOTAL	20	7 (8 provided)

The beach level for the structure which is visually represented as two triplex structures, qualifies as a basement in accordance with both the 1986 Zoning Ordinance and the 2010 California Building Code. The Zoning Ordinance and Building Code require that basements be sufficiently buried such that the average separation between adjacent finished grade and the finished floor of the story above is less than six feet. Situated entirely below South Pacific Street, habitable space at the beach level will be substantially buried beneath adjacent finished grade by means of elevated walkways similar to those found on surrounding properties to the north and south. Taken together, the newly proposed project will nearly triple the amount of enclosed square

footage on the subject property, primarily through the addition of a third story and by occupying portions of the building envelope currently devoted to internal and beach-adjacent courtyard areas.

Like similar development in the 800 Block of South Pacific Street, this six-unit structure visually represented as two triplex structures, is intended to serve as vacation rentals, although each unit could also function as a long-term rental or an owner-occupied dwelling unit.

Conditional Use Permit (CUP14-00011) represents a request under Article Section 3106 of the 1986 Zoning Code to allow the conversion of six existing apartment units into six condominiums to be considered for approval by the Planning Commission and City Council. Accordingly, a subdivision map as described above has been submitted with this application. The table below describes the existing units as well as the units resulting from this proposed conversion.

Unit #	Existing Location	Existing Sq. Ftg.	Existing # Bed/Ba	Proposed Location	Proposed Sq. Ftg.	Proposed #Bed/Ba	Additional Sq. Ftg.
1	817 beach basement	864	3/2	817 beach basement	1,772	2/2.5	908
2	819 beach basement	708	2/2	819 beach basement	1,772	2/2.5	1,064
3	817 street 1 st story	846	3/2	817 street 1 st story	794	2/2	(52)
4	819 street 1 st story	708	2/2	819 street 1 st story	794	2/2	86
5	817 2 nd story	616	2/2	817 2 nd & 3 rd story	3,257	6/7	2,641
6	819 2 nd story	616	2/2	819 2 nd & 3 rd story	3,257	6/7	2,641
Totals		4,358	14/12		11,646	20/22	7,288

Regular Coastal Permit (RC14-00006) represents a request for the following:

The partial demolition of the existing buildings to accommodate the interior remodel and additional square footage proposed. Plan sheet SP.1 indicates areas to be removed.

The overall architectural design of these remodeled multi-family units spread over two triplex-type structures combined on one lot at the basement level would increase the overall square footage of the residential floor area for the site by 7,288 square feet for a total of 11,646 square feet. Additionally, an increase of 1,640 square feet would be added to the existing 1,000-square-foot garage space for a total of 2,640 square feet. This additional garage space would allow for a total of eight parking spaces, one space in

excess of Code requirements. Each garage would be designed for four cars, including two tandem spaces and one car lift.

The sub standard front yard setback would be maintained through the partial demolition of the existing structures in a manner that retains the existing foundation and framing along South Pacific Street. The overall design of the residential remodel would incorporate a more modern architectural design and provide for significant variation in finish materials and roof treatments that is in keeping with the surrounding neighborhood trends to upgrade and modernize the dwelling units from the typical craftsman styles of the 1950's. The project site is located within the appeal jurisdiction of the Local Coastal Program pursuant to Section III.D.1 of the Coastal Permit Handbook adopted May 8, 1985, and no on-street public parking spaces will be lost as a result of this project.

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

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

ANALYSIS

KEY PLANNING ISSUES

1. General Plan

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

A. Land Use Element

Goal 1.23: Architecture

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

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

Relative to existing development on the subject property, the proposed project would constitute an architectural improvement. While the existing multi-family complex exhibits a somewhat dated and monolithic appearance featuring a bulky mansard that cantilevers over the ground floor façade and beyond the front property line, the proposed triplex-like structures would display highly articulated front elevations with

prominent windows, recessed roof elements, inset garage doors, and decorative banding. Sand-finish stucco walls would be accentuated with vertical planting areas along the upper portion of the first floor front elevations and establishing what is referred to as a "living wall".

Although taller than the existing apartment complex, the proposed structure would not exceed 35 feet in height, as provided for in the Zoning Code. The street view elevations would be no more than 23 feet in height at the front building line, consistent with single-family homes to the north and south that were approved under the more restrictive height standards of the previously-applicable 1992 Zoning Ordinance. The taller elements that reach the maximum height of 35 feet as viewed from South Pacific Street will be setback approximately 19 feet.

Goal 1.32: Coastal Zone

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

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

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

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

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

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

Located on an interior lot substantially removed from both Wisconsin Avenue and Hayes Street, the proposed project would not impact any existing view corridors through public rights-of-way. Furthermore, conversion of the existing six-unit multi-family complex into a six-unit condominium which presents visually as two separate triplexes would enhance visual access to the ocean from South Pacific Street, given that the existing six-foot-wide view corridor previously established between the proposed structures would remain.

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

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

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

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

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

While only required to furnish seven enclosed parking spaces, the six-unit multi-family development will provide eight enclosed parking spaces by way of two four-car garages. Each garage will include a tandem configuration which includes one car lift each.

2. Zoning Compliance

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

Table 1: Development Standards

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

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

Maintenance of the existing legal non-conforming front yard setback would align the proposed triplex structures with the recently approved triplexes immediately to the north, including 811, 813 and 815 South Pacific Street. The proposed triplex-like structures would be situated roughly six feet forward of the existing single-family home (presently proposed for remodel as a two-unit condominium) immediately to the south (823 South Pacific Street). Staff finds that this variation from the front yard setback would benefit the streetscape by relieving the monotony occasioned by previous projects that have implemented the block-face averaging provision of the superseded 1992 Zoning Ordinance.

As noted in the table above, the proposed triplex structures would not exceed the maximum allowable building height of 35 feet as measured above average finished grade. For a depth of 19 feet westward of the front building line, the height of the residences would not exceed 23 feet as measured from existing street grade. At the coastal string-line, the residences would be terraced back at the second and third floor levels, and would incorporate open decks on the second and third floor levels. Stepping back from the coastal string-line would reduce massing impacts as viewed from the beach. No stair or elevator enclosures projecting above the primary roofline and no rooftop decks are proposed for the triplex residences.

DISCUSSION

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

Recommendation: Staff finds that the proposed project, a condo conversion, remodel and addition to an existing multi-unit residential development, would be compatible in bulk and scale with the surrounding built environment. Furthermore, staff finds that the proposed project would constitute an architectural enhancement of the subject property and an aesthetic complement to both the streetscape and adjacent structures.

ENVIRONMENTAL DETERMINATION

Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based upon that review staff finds that the proposed project constitutes new construction resulting in no more than six residential units and the project is therefore, a Class 1 categorically exempt project under Section 15303 (b) "New Construction or Conversion of Small Structures".

PUBLIC NOTIFICATION

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

SUMMARY

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

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

- (2) Approve Tentative Tract Map (T14-00003), Conditional Use Permit (CUP 14-00011), Development Plan (D14-00006) and Regular Coastal Permit (RC14-00006) by adopting Planning Commission Resolution No. 2014-P21 with findings and conditions of approval attached herein.

PREPARED BY:

SUBMITTED BY:


Marie Luna
Planning Consultant


Marisa Lundstedt
City Planner

ML/ML/fil

Attachments:

1. Plans
2. Planning Commission Resolution No. 2014-P21
3. Other Attachments (Application Page, Description and Justification, Legal Description, Notice of Exemption)

PROJECT:
 ADDITIONS TO
 BY A 89
 5 WORK ST.
 OCEANVIEW, CA 92054

OWNERS:
 STRANOS RD
 LIMITED, LLC
 and
 Leads Properties, LLC

OWNERS REP:
 PAUL LONGTON
 STUDIO 4 ARCHITECTS
 280 1ST ST
 OCEANVIEW, CA 92054
 949.721.4000

DATE: 07.14
SCALE: AS SHOWN

DRAWING STATUS:
 PRELIMINARY DESIGN
 NOT FOR CONSTRUCTION
 ANY CHANGES MUST BE
 APPROVED BY ARCHITECT

REVISIONS:
 1. 07.14
 2. 07.14

OWNER'S SIGNATURE:

 DATE: _____

ARCHITECT'S SIGNATURE:

 DATE: _____

SHEET NO.:
 SP.1

ROOF PLAN NOTES:

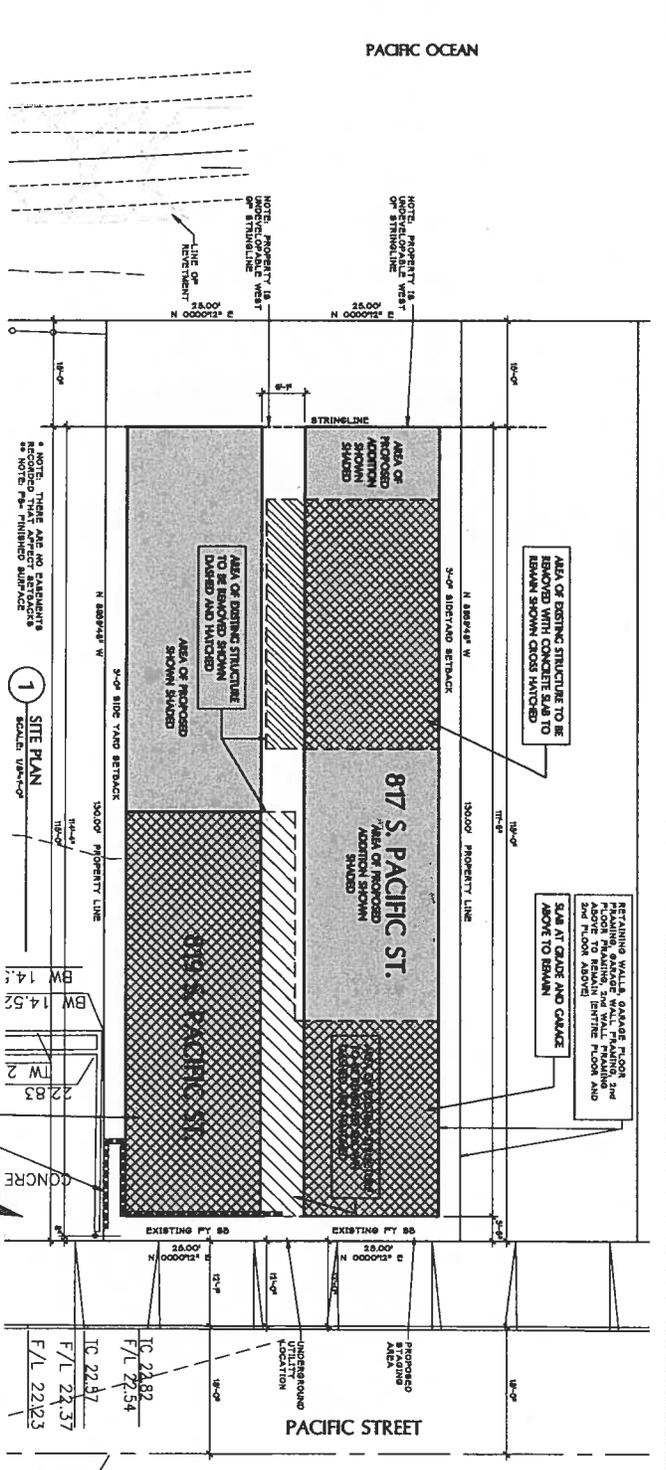
1. NEW PITCHED ROOF TO BE COMPETITION BRINKLES RECONSTRUCTION. LATCH 200 FEET UNDERSTAMENT. INSTALL TILE PER MANUFACTURER'S REQUIREMENTS.
2. NO GUTTERS & ROOF OVERHANG LANDSCAPE PLAN SHALL PROVIDE SUFFICIENT SUB-SURFACE DRAINAGE & HOUSE PERIMETER.
3. PROVIDE ATTIC VENTILATION MINIMUM VENT AREA IS 1/60 OF ATTIC AREA OF ROOF. PROVIDE 1/2" AIR SPACE ABOVE INSULATION. PROVIDE 1/2" AIR SPACE ABOVE INSULATION. PROVIDE 1/2" AIR SPACE ABOVE INSULATION.
4. PROVIDE COPPER ROOF FLASHING & ALL ROOF AND WALL INTERSECTIONS, VALLEYS, CHIMNEY STOVES WHERE OCCURS.
5. PROVIDE 2" XWOOD JOISTS ON ROOF TO DRAIN WATER TO NATURAL ROOF FLOW. 1/4" MIN. GAP & VALLEYS.
6. NO ATTIC VENTING REQUIRED.

DECK & ROOF DRAIN NOTES:

1. FLAT ROOF & ROOF DECKS TO BE WORK-TOP SLATERS. 500 POUND/SQ FOOT DECK SUB-FRAMING - 1200 ENJOY OR APPROVED EQUAL.
2. BALCONIES AND DECKS EXPOSED TO THE WEATHER AND SEALED UNDERLATH SHALL BE SLOPED A MIN OF 1/4" PER FOOT OR 1/8" MIN PER OVERHANG.
3. DRAINAGE SHALL BE INSTALLED AT EACH END OF ROOF. DRAINAGE ROOF SHALL BE INSTALLED AT EACH END OF ROOF. DRAINAGE ROOF SHALL BE INSTALLED AT EACH END OF ROOF.
4. OVERHANG DRAINAGE AND DOWNSPUTS WHERE ROOF DRAINAGE ARE REQUIRED. OVERHANG DRAINAGE SHALL BE INSTALLED AT EACH END OF ROOF. DRAINAGE ROOF SHALL BE INSTALLED AT EACH END OF ROOF.
5. THE INLET FROM LINE LOCATED 2 INCHES IN AND ABOVE THE LOW POINT OF THE DRAINAGE AND HAVING A MINIMUM OPENING HEIGHT. THE SIZE OF THE DRAINAGE SHALL BE DETERMINED BY THE ROOF SLOPE AND CONTRIBUTING ROOF AREA. CIRC 800343.
6. THE SIZE OF THE DRAINAGE SHALL BE DETERMINED BY THE ROOF SLOPE AND CONTRIBUTING ROOF AREA. CIRC 800343.
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9. THE SIZE OF THE DRAINAGE SHALL BE DETERMINED BY THE ROOF SLOPE AND CONTRIBUTING ROOF AREA. CIRC 800343.
10. THE SIZE OF THE DRAINAGE SHALL BE DETERMINED BY THE ROOF SLOPE AND CONTRIBUTING ROOF AREA. CIRC 800343.

ATTIC VENTING NOTES:

1. NO ATTIC VENTING REQUIRED.



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

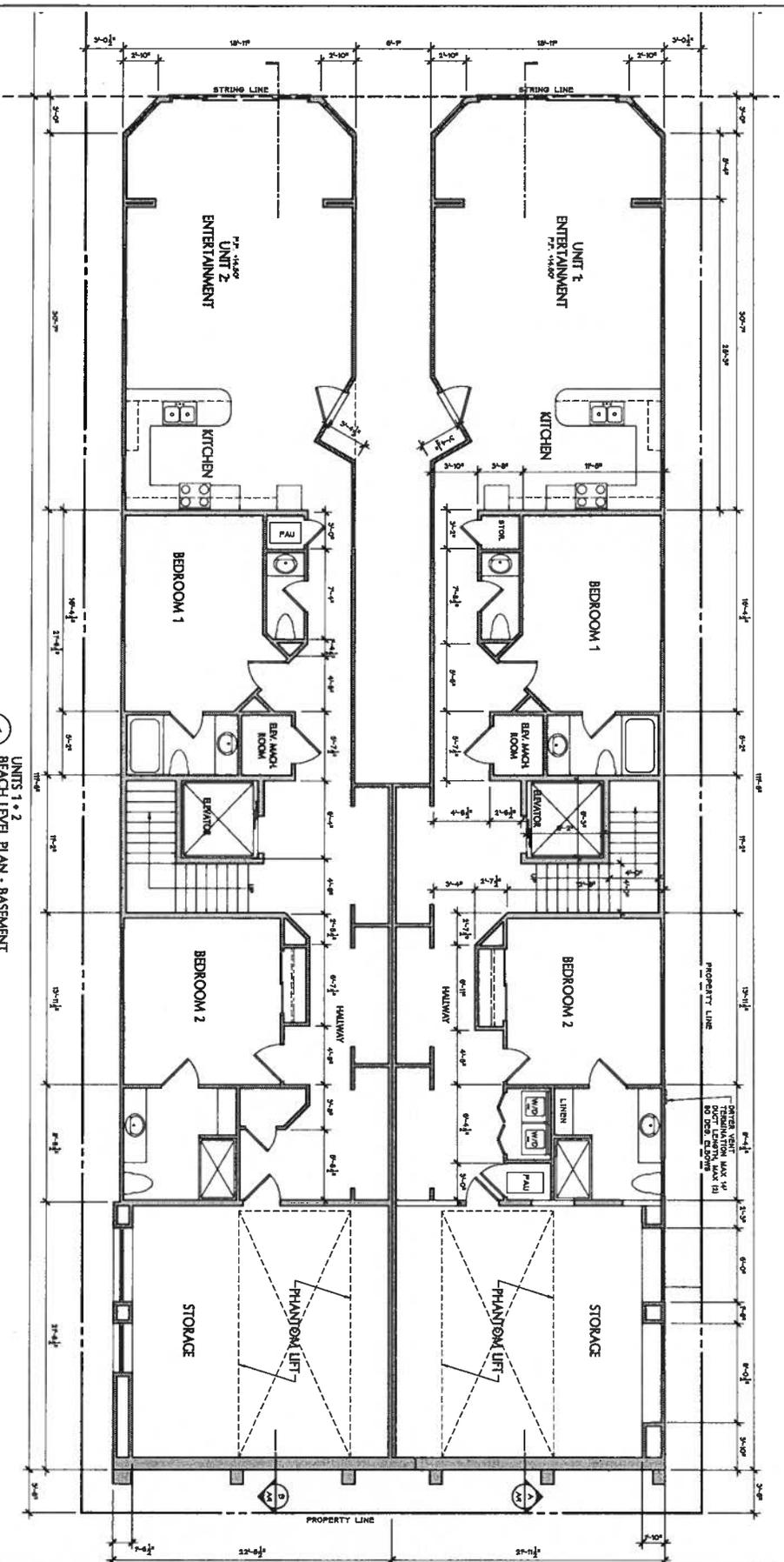
2 ROOF PLAN
 SCALE: 1/8"=1'-0"

SITE NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL SURFACE WATER SHALL BE DIRECTED AWAY FROM STRUCTURE PENETRATIONS AT A SLOPE NOT LESS THAN 1/4" / FOOT FOR A MIN. OF 10'-0" OF 2/3 THE EXISTING WATER LATERAL, PER CITY OR OCEANSIDE WATER & SEWER DEPARTMENT.
2. ALL EXTERIOR LIGHTING SHALL COMPLY WITH CITY OF OCEANSIDE.
3. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO ROAD WASTE, PETROLEUM BYPRODUCTS, SOLID, FLUORIDATED, OR OTHER HAZARDOUS WASTE SHALL BE DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN.
4. THE NORTH COUNTY STORM WATER PROGRAM WILL BE FOLLOWED.
5. LOT DRAINAGE SHALL NOT DRAIN TOWARD ADJACENT LOTS.

GREEN BUILDING STANDARDS

1. OCEANSIDE BRIDGE GREEN PERFORM ELECTRIC CALIBER, CONSULT OR OTHER MANUFACTURER'S INSTRUCTIONS FOR PROPER INSTALLATION AND MAINTENANCE.
2. THE FLOOR FINISH FINISHING OR FINISHING METHOD PER CHAPTER 4.04.04 MANUAL, ACCEPTABLE TO THE SUPERVISING AGENCY SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER SECTION 4.04.04.
3. MAINTENANCE OF GREEN WALLS IS REQUIRED WITH NATURAL VENTILATION BY 1/2" MIN. GAP OF THE JOIST AREA OF EACH ROOM, THE SEALED AREA NEED NOT BE SEALED AND AN APPROVED MECHANICAL VENTILATION SYSTEM CAPABLE OF EXHAUSTING THE ENTIRE VOLUME OF AIR IN THE ROOM SHALL BE PROVIDED. THE WHOLE HOUSE VENTILATION SYSTEM IS INSTALLED CAPABLE OF EXHAUSTING OUTDOOR AIR ON 100 CMG PER HOUR PER OCCUPANT. WHOLE HOUSE VENTILATION SHALL BE PROVIDED PER SECTION 4.04.04.



1 UNITS 1 & 2
 BEACH LEVEL, PLAN - BASEMENT
 SCALE: 1/8"=1'-0"

UNIT #1	1772 SQ. FT.	DI BODUM, D&D BATHS
UNIT #2	1772 SQ. FT.	DI BODUM, D&D BATHS
TOTALS	3544 SQ. FT.	DI BODUM, DI & B. BATHS

ARCHITECT
STUDIO 4
 17401 111-4004 Rd
 OCCAUNEE, CA 95054
 PH: 925-769-1111
 PALL.L@STUDIO4.COM
 PALL L. LONGTON
 PRINCIPAL

PROJECT:
 ADDITIONS TO
 87 & 89
 S. PACIFIC ST.
 OCCAUNEE, CA 95054

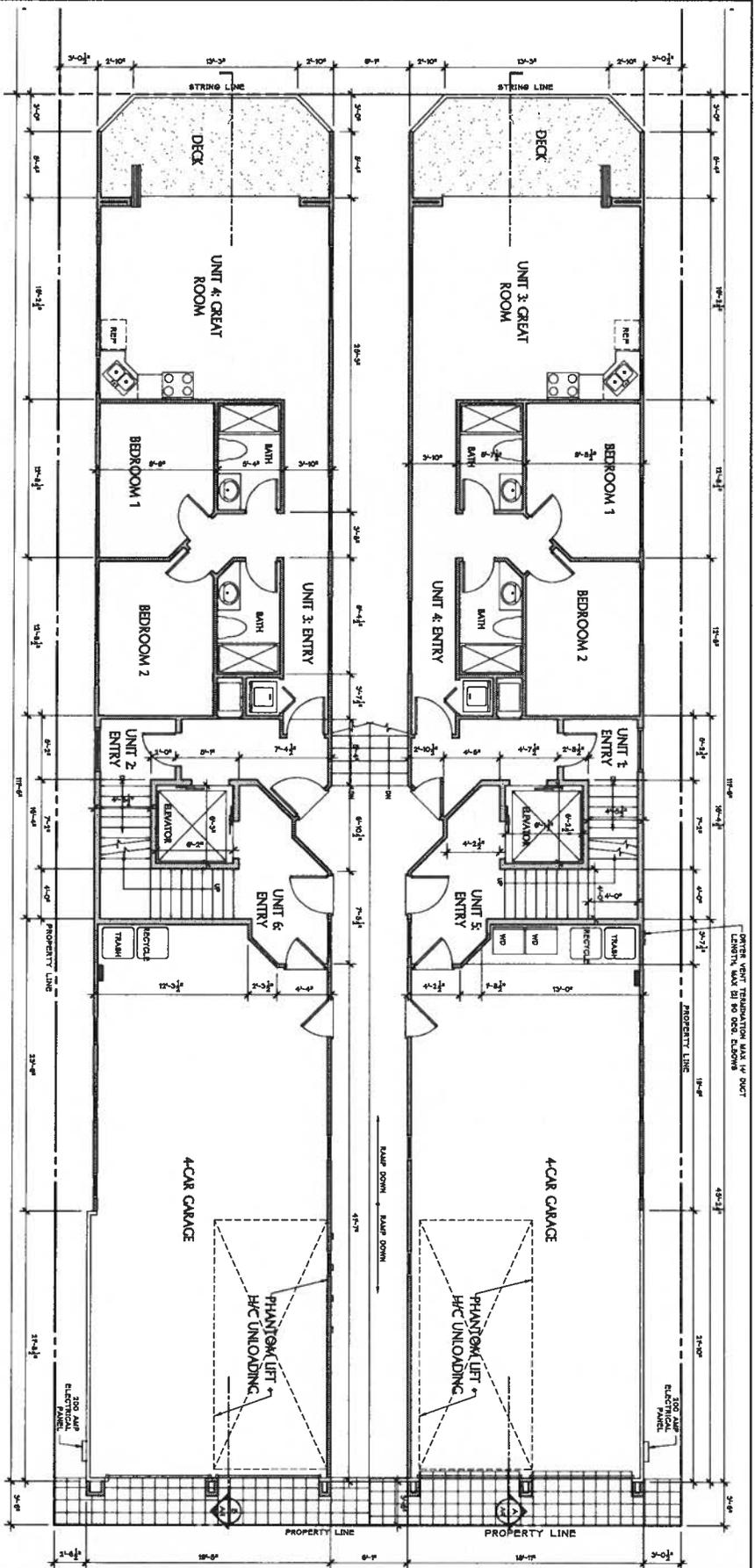
OWNERS
 STRANDS BD
 LIMITED, LLC
 and
 Leeds Properties, LLC

OWNER'S REP:
 PALL L. LONGTON
 STUDIO 4 ARCHITECTS
 200 WOOD BONE
 OCCAUNEE, CA 95054
 (925) 726-0004

ISSUE DATES
 REVISION
 02.17.14
 02.18.14

DRAWING STATUS:
 () NOT FOR CONSTRUCTION
 () FOR PERMITTING
 () FOR CONSTRUCTION
 () FOR RECORDS
 () FOR ARCHIVE

DESIGNED BY: MLAG
CHECKED BY: PL
SHEET TITLE: BEACH LVL. FLOOR PLAN
SHEET NO.: A-1.0



1 UNITS 3 & 4
 STREET LEVEL PLAN - 1st STORY
 SCALE: 1/8"=1'-0"
 UNIT A3 774 SF B1 BATH, H1 BATH
 UNIT A4 774 SF B1 BATH, H1 BATH
 TOTALS 1548 SF H1 BATH, H1 BATH

ARCHITECT

STUDIO 4
 3100 NEPA DRIVE
 OCEANVIEW, CA 92084
 TEL: 619-444-4400
 FAX: 619-444-4400
 WWW.STUDIO4ARCHITECTS.COM
 PAUL LONGTON
 PRINCIPAL

PROJECT:
 ADDITIONS TO
 UNIT 3 & 4
 1500 JUNE
 OCEANVIEW, CA 92084

OWNERS:
 STRANDS R&D
 LIMITED, LLC
 and
 Leeds Properties, LLC

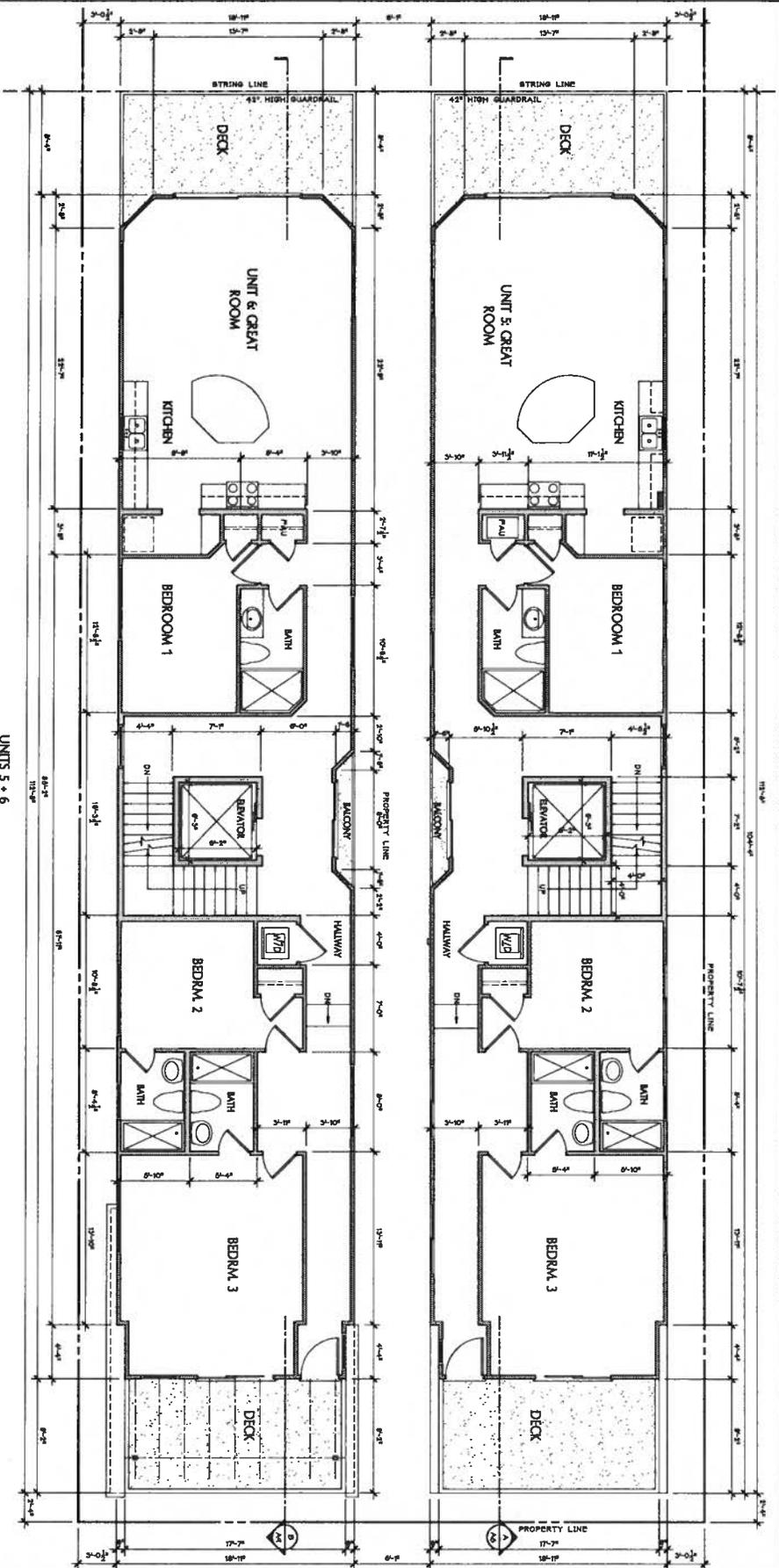
OWNER'S REP:
 PAUL LONGTON
 STUDIO 4 ARCHITECTS
 3100 NEPA DRIVE
 OCEANVIEW, CA 92084
 (619) 720-0041

RELEASE DATE:
 05.17.14
 DRAWN BY: J. HARRIS

DRAWING STATUS:
 PRELIMINARY DESIGN
 PRELIMINARY CONSTRUCTION
 PRELIMINARY PERMITS
 PRELIMINARY CONTRACT
 PRELIMINARY RECORDING
 PRELIMINARY MARKETING
 PRELIMINARY SELLING
 PRELIMINARY LEASING
 PRELIMINARY OTHER

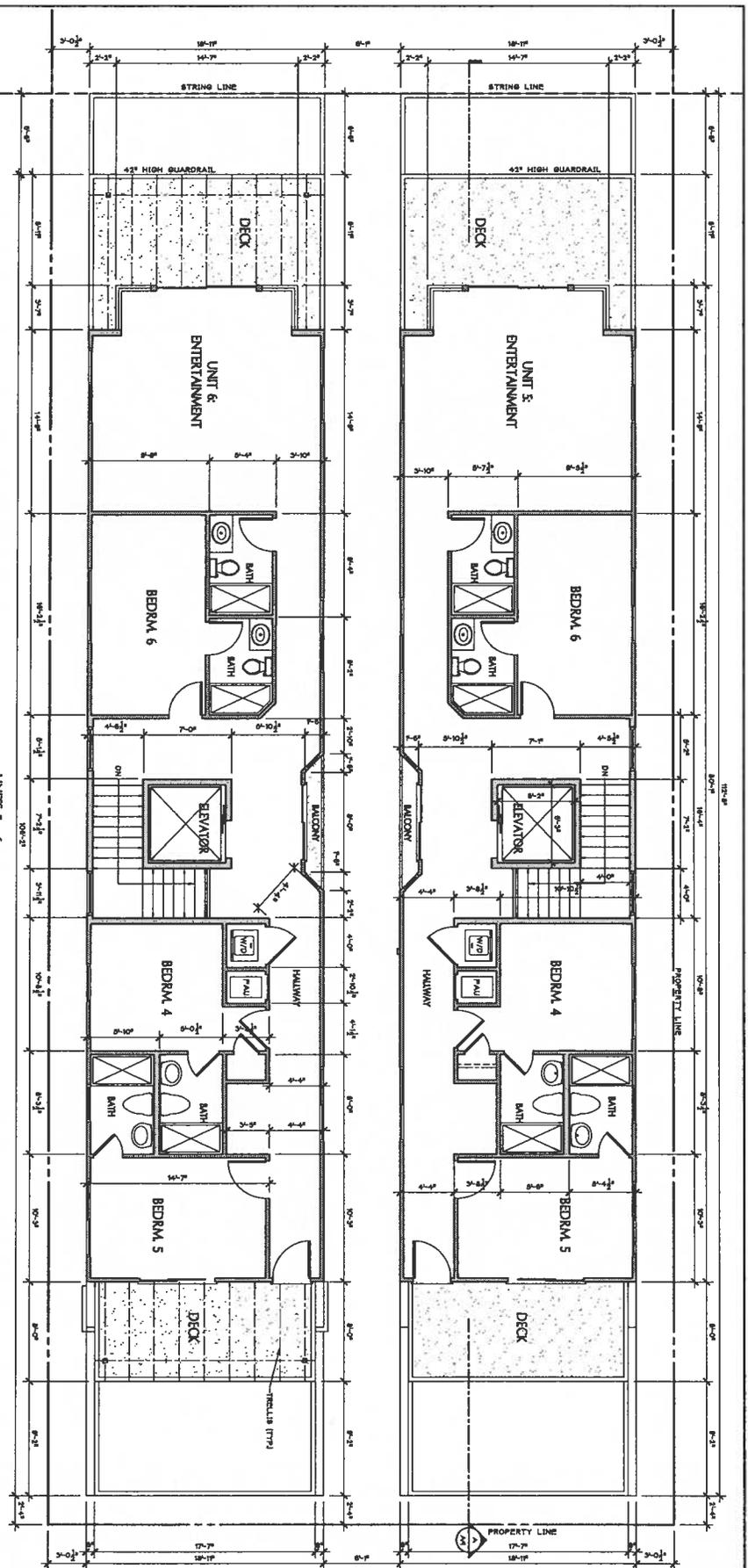
SHEET TITLE:
 STREET LVL
 FLOOR PLAN

SHEET NO.:
 A-2.0



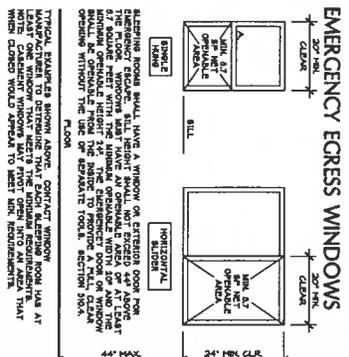
1
 UNITS 5 & 6
 PROPOSED 2nd FLOOR PLAN
 SCALE: 1/4"=1'-0"
 UNIT #5 1175 SF IN COMMON IN BATHS
 UNIT #6 1775 SF IN COMMON IN BATHS
 TOTALS 3444 SF IN COMMON IN BATHS
 * SEE TOTALS FOR UNITS 5 & 6 FIRST SHEET 2nd-FR

<p>ARCHITECT STUDIO 4 300 META DRIVE OCEANVIEW, CA 92084 (619) 435-4400 P: 619.435.4400 F: 619.435.4400 P: ALAN@STUDIO4ARCH.COM P: PAUL@STUDIO4ARCH.COM P: PAUL@STUDIO4ARCH.COM</p>	<p>OWNERS STRANDS RND LIMITED, LLC and Leeds Properties, LLC</p>	<p>PROJECT: ADDITIONS TO #7 & #8 1 & 2 OCEANVIEW, CA 92084</p>	<p>OWNERS REP: PAUL LONGTON STUDIO 4 ARCHITECTS 2001 JESSA DRIVE OCEANVIEW, CA 92084 (619) 726-0041</p>	<p>REVISIONS: NO. DATE 1 03.17.14 2 03.17.14 3 03.17.14</p>	<p>DRAWING STATUS: <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> CONTRACT DOCUMENTS <input type="checkbox"/> PERMITS <input type="checkbox"/> CONSTRUCTION DOCUMENTS <input type="checkbox"/> AS-BUILT</p>	<p>DESIGNED BY: MJSR CHECKED BY: PL</p>	<p>SHEET TITLE: 2nd FLOOR PLAN SHEET NO.: A-3.0</p>
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1 UNITS 5 & 6
PROPOSED 3rd FLOOR PLAN
SCALE: 1/8"=1'-0"

UNIT #5	1445 sq' (H) BOHNS, (H) BATHS
UNIT #6	1445 sq' (H) BOHNS, (H) BATHS
TOTALS	2890 sq' (H) BOHNS, (H) BATHS
SUBTOTAL 3rd FLOOR	2844 sq' (H) BOHNS, (H) BATHS
UNITS 5 & 6	884 sq' (H) BOHNS, (H) BATHS
TOTAL 3rd FLOOR	



ARCHITECT
STUDIO 4
3404 NEVA DRIVE
OCEANVIEW, CA 91024
TEL: 714-440-8800
P: ALAN@STUDIO4ARCH.COM
PAUL LONGTON
PRINCIPAL

OWNERS
STRANDS RD
LIMITED, LLC
and
Leda Properties, LLC

OWNER'S REP:
PAUL LONGTON
STUDIO 4 ARCHITECTS
3291 HOLA DRIVE
OCEANVIEW, CA 91024
Tel: 723-9041

RELEAS DATES:
SHEET: 05. 7. 14
DATE: 05. 7. 14

DESIGNING STUDIO:
STUDIO 4 ARCHITECTS
3291 HOLA DRIVE
OCEANVIEW, CA 91024
TEL: 714-440-8800
P: ALAN@STUDIO4ARCH.COM
PAUL LONGTON
PRINCIPAL

PROJECT:
ADDITONS TO
STRANDS RD
OCEANVIEW, CA 91024

DATE:
05. 7. 14

PROJECT NO.:
05. 7. 14

PROJECT TITLE:
3rd FLOOR PLAN

SHEET NO.:
A-4.0

ADVERTISED

STUDIO 4

3800 NEVA DRIVE
OCEANVIEW, CA 92054
TEL: 760 733-4400
P:ALONGTON@STUDIO4.COM
PAUL LONGTON
PHOTOGRAPHY

PROJECT:
ADDITIONS TO
1702 BIP
OCEANVIEW, CA 92054

OWNERS:
STANFORD PEO
LIMITED, LLC
and
Linda Properties, LLC

OWNER REP:
PAUL LONGTON
STUDIO 4 ARCHITECTS
2090 HIGH DRIVE
OCEANVIEW, CA 92054
(760) 729-0001

RELEASE DATES:
DATE: 05.07.14
PROJECT NO. 14-0001

ON/REVISIONS:

DATE:

BY:

REVISIONS:

DATE:

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1 PLANNING COMMISSION
2 RESOLUTION NO. 2014-P21

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

7 APPLICATION NO: T14-00003, CUP14-00011, D14-00006, RC14-00006
8 APPLICANT: Strands End Limited, LLC.
9 LOCATION: 817 and 819 South Pacific Street

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

14 the partial demolition, remodel, addition and condominium conversion of an existing six-
15 unit multi-family residential development located on one legal 6,500-square-foot lot, into a
16 six-unit residential condominium development resulting in a three-story multi-unit building
17 attached at the basement and adding 7,288 square feet of new habitable space to an existing
18 4,358 square feet for a total combined square footage of 11,646 square feet and a
19 cumulative total of 20 bedrooms and 22 baths,
20 on certain real property described in the project description.

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

24 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
25 Guidelines thereto (Section 15303(b)); this project qualifies for a Class 1 categorical exemption
26 (Existing Facilities), as it involves new construction resulting in no more than six residential
units;

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

29 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:

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

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

1 resolutions, presume the accuracy of relevant project information provided by the applicant, and
2 are not necessarily the fee amount that will be owing when such fee becomes due and payable;

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

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

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

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

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

17 FINDINGS:

18 For the Tentative Map (T14-00003) to convert six existing apartment units into six
19 condominiums:

20 1. That the proposed Tentative Map is consistent with the General Plan of the City by
21 meeting and exceeding lot size requirements and other applicable provisions of the
22 Zoning Ordinance and the Subdivision Ordinance.

- 23 • The Tentative Map is for the purpose of converting six existing apartment units into
24 six residential condominium units on an existing 6,500-square-foot lot created on
25 April 13, 1906 and located in the Townsite Neighborhood. The site is zoned
26 Residential-Tourist (RT) and has a land use designation of Urban High-Density
27 Residential (UHD-R). As such, the proposed tentative map is consistent with the
28 General Plan, Zoning and Subdivision Ordinances. The condominium conversion
29 does not affect the size, zoning or land use designation of this existing lot and
because the existing lot was created prior to January 20, 1958 and it does not
exceed 7,500 square feet, sufficient parking in accordance with the parking

1 "exceptions" specified Article 27 of the 1986 Zoning Ordinance is provided; in
2 total, eight parking spaces are provided, one in excess of Code requirements. These
3 are provided within two four-car garages each of which includes two tandem
4 parking spaces and one car lift.

5 2. That the site is physically suitable for the type and proposed density of development by
6 providing lot areas consistent with the South Oceanside Neighborhood Planning Area.

- 7 • The proposed subdivision would create six residential condominium units in
8 place of six existing apartment units. The residential conversion from
9 apartments to condominiums does not change the multiple family residential
10 condition thereby making the proposal consistent with the character and pattern
11 of development in this area zoned and designated Urban High-Density Residential
12 (UHD-R) and zoned Residential Tourist (RT). The six condominium units would
13 create a cumulative total of 20 bedrooms and 22 bathrooms and would provide
14 eight parking spaces, one in excess of Code requirements, in two, four-car
15 garages, each with two tandem parking spaces and a car lift. This condominium
16 conversion would be consistent with existing, multi-family development located
17 immediately to the north and south of the subject properties, in terms of both
18 architecture and site design. The 35-foot height and overall scale of the proposed
19 development would be consistent with the pattern of redevelopment on adjacent
20 lots, as well as some of the redevelopment on both sides of South Pacific Street
21 wherein numerous developments are utilized as vacation rentals. Exterior wall
22 treatments, fenestration and other finish materials would complement other
23 recently approved and developed projects in the vicinity.

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

- 27 • The proposed subdivision involves the conversion of six existing apartment units
28 into six condominiums as well as the addition of under 10,000 square feet;
29 specifically 7,288 square feet, to an existing structure. As such, the project has
been deemed to be a Class 1 categorically exempt project under Section 15303
(b) "New Construction or Conversion of Small Structures" therefore the design

1 of the subdivision or proposed improvements will not cause substantial
2 environmental damage or substantially and avoidably injure fish or wildlife or
3 their habitat.

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

- 7 • The proposed subdivision involves the conversion of six existing apartment units
8 into six residential condominiums and addition of habitable square footage.
9 Proposals that constitute multi-family development or involve at least 70 feet of
10 street frontage are required to dedicate and construct public access to the beach
11 when such access is not already present within 250 feet of the proposed project.
12 The subject request does involve multi-family development, but comprises less
13 than 70 feet of street frontage as the lot is 50 feet wide. Moreover, the existing
14 public access to the beach is located within 200 feet, at the Hayes Street right-of-
15 way; therefore, there is no easement acquired by the public at large for access
through or the use of property within the proposed subdivision.

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

- 18 • The proposed subdivision would not involve any variances from the regulations
19 established at the time of this approval, however, there is an existing legal non-
20 conforming front yard setback which would be maintained at three feet six
21 inches. This setback aligns the proposed development building represented as
22 two triplex structures attached at the basement with the three multi-family
23 buildings immediately to the north (811, 813 and 815 South Pacific Street). The
24 proposed triplex-like structures would be situated roughly six feet forward of the
25 property immediately to the south (823 South Pacific Street). Staff finds that this
26 variation from the front yard setback would benefit the streetscape by relieving
27 the monotony occasioned by previous projects that have implemented the block-
28 face averaging provision of the superseded 1992 Zoning Ordinance.
29

1 For the Conditional Use Permit – For condominium conversions:

2 1. That all the provisions of the State Subdivision Map Act, Article 32 and other applicable
3 provisions of the Zoning Ordinance and the City Code are met.

- 4 • The proposed subdivision constitutes a condominium conversion from six
5 residential apartment units into six residential condominium units. Map approval
6 is subject to City Engineering and City Council approval and is subject to
7 compliance with the State Subdivision Map Act, Article 32 and other applicable
8 provisions of the Zoning Ordinance and City Code as indicated in the conditions
9 of approval which are listed in this Resolution.

10 2. That the proposed conversion is consistent with the General Plan and the adopted
11 Housing Element and any applicable specific plan.

- 12 • The site is zoned Residential-Tourist (RT) and has a land use designation of Urban
13 High-Density Residential (UHD-R). As such, the proposed tentative map which
14 converts six existing residential apartments into six residential condominiums is
15 consistent with the General Plan, Zoning and Subdivision Ordinances.

16 3. That the proposed conversion will conform to the provisions of the Zoning Ordinance
17 and the City Code in effect at the time of the project approval.

- 18 • The Tentative Map is for the purpose of converting six existing apartment units on
19 an existing 6,500-square-foot lot created on April 13, 1906 and located in the South
20 Oceanside Neighborhood, into six condominium units.

21 As such, the conversion which results in six residential condominiums
22 within three stories and a day lighted basement as well as a cumulative total
23 of 20 bedrooms and 22 baths is subject to the parking provisions contained
24 in the parking exceptions section of Article 27 of the 1986 Zoning
25 Ordinance. Said parking provisions require seven parking spaces although
26 the project will provide eight within two four-car garages, each with two
27 tandem parking spaces and a car lift. Additionally, the project will maintain
28 the legal non-conforming front yard setback of three feet, six inches.

29 4. That the overall design and physical condition of the condominium conversion achieves
a high standard of appearance, quality and safety.

- 1 • The proposed project, a condo conversion, remodel and addition to an existing
2 multi-unit residential development, would be compatible in bulk and scale with
3 the surrounding built environment. Furthermore, the proposed project would
4 constitute an architectural enhancement of the subject property and an aesthetic
5 complement to both the streetscape and adjacent structures. The height and
6 overall scale of the proposed development would be consistent with the pattern
7 of redevelopment on adjacent lots, as well as some of the redevelopment on both
8 sides of South Pacific Street. Exterior wall treatments, fenestration and other
9 finish materials would complement other recently approved and developed
10 projects in the vicinity.

11 5. That the proposed conversion will not displace a significant percentage of low or
12 moderate income, permanently or totally disabled or senior citizen tenants or delete a
13 significant number of low and moderate income rental units from the City's housing
14 stock at the time when no equivalent housing is readily available in the Oceanside area.

- 15 • The existing six-unit apartment building is used as a vacation rental; therefore its
16 conversion to condominiums will have no bearing on the City's rental housing
17 stock.

18 6. That the dwelling units to be converted have been constructed and used as rental units
19 for at least three years prior to the application for conversion.

- 20 • The dwelling units to be converted were constructed and used as rental units and
21 vacation rentals for at least three years prior to the application for conversion.

22 For the Development Plan (D14-00006) to allow conversion of an existing six-unit multi-family
23 residential development into a six-unit residential condominium with the addition of 7,288
24 square feet of new habitable space including a new third story:

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

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

4 For the Regular Coastal Permit (RC14-00006) to allow conversion of an existing six-unit multi-
5 family residential development with the addition of 7,288 square feet of new habitable space
6 including a new third story:

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

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

18 2. The project site, at 817 and 819 South Pacific Street, is situated within the Appeal Area
19 of the Coastal Zone and conforms to the public access and recreation policies of Chapter
20 3 of the Coastal Act. The entire 800 Block of South Pacific Street measures 450 feet in
21 length, with public beach access located at both ends (where South Pacific Street
22 intersects with Wisconsin Avenue and Hayes Street). Thus, all properties in the 800
23 Block of South Pacific Street are situated within 250 feet of existing public beach
24 access.

25 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
26 confirm issuance of a Categorical Exemption pursuant to Section 15303(b) of the California
27 Environmental Quality Act and approves Tentative Tract Map (T14-00003, Conditional Use
28 Permit (CUP-00011), Development Plan (D14-00006) and Regular Coastal Permit (RC14-00006)
29 subject to the following conditions:

1 **Building:**

- 2 1. Construction shall comply with the 2013 edition of the California Codes including the
3 California Green Building Standards. The granting of approval under this action shall in
4 no way relieve the applicant/project from compliance with all State and local building
5 codes.
- 6 2. The building plans for this project are required by State law to be prepared by a licensed
7 architect or engineer and must be in compliance with this requirement prior to submittal
8 for building plan review.
- 9 3. Exterior lighting must comply with Chapter 39 of the Oceanside Code of Ordinances
10 and Section 5.106.8 of the 2013 California Green Building Code.
- 11 4. The developer shall monitor, supervise and control all building construction and supporting
12 activities so as to prevent these activities from causing a public nuisance, including, but not
13 limited to, strict adherence to the following:
- 14 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
15 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work
16 that is not inherently noise-producing. Examples of work not permitted on
17 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
18 producing nature. No work shall be permitted on Sundays and Federal Holidays
19 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and
20 Christmas Day) except as allowed for emergency work under the provisions of the
21 Oceanside City Code Chapter 38 (Noise Ordinance).
- 22 b) The construction site shall be kept reasonably free of construction debris as
23 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
24 approved solid waste containers shall be considered compliance with this
25 requirement. Small amounts of construction debris may be stored on-site in a neat,
26 safe manner for short periods of time pending disposal.
- 27 5. Separate/unique addresses will be required to facilitate utility releases. Verification that the
28 addresses have been properly assigned by the City's Planning Division must accompany
29 the Building Permit application.

1 6. Site development, common use areas, access and adaptability of apartments and
2 condominiums shall comply with California Code of Regulations (CCR) Part 2, Title 24
3 (Disabled Access & Adaptability - HCD).

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

6 **Fire:**

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

8 **Water Utilities:**

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

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

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

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

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

22 14. Per the 2013 California Fire Code, all new residential units shall be fire sprinklered. The
23 minimum allowable water meter for a fire sprinklered home is 3/4-inch.

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

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

29 17. All lots with a finish pad elevation located below the elevation of the next upstream
manhole cover of the public sewer shall be protected from backflow of sewage by installing

1 and maintaining an approved type backwater valve, per the Uniform Plumbing Code
2 (U.P.C.).

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

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

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

13 **Engineering:**

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

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

21 23. The owner/developer shall obtain a precise grading permit per the City Grading
22 Regulations Manual. This project may qualify to prepare a minor grading plan instead
23 of a precise grading plan, if the project meets the minor grading permit requirements.
24 The grading permit requires a comprehensive soils and geologic investigation of the
25 soils, slopes, and formations in the project. All necessary measures shall be taken and
26 implemented to assure slope stability, erosion control, and soil integrity. No grading
27 shall occur until a detailed grading plan, to be prepared in accordance with the Grading
28 Ordinance and Zoning Ordinance, is approved by the City Engineer.

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

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

1 Health. Exported or imported soils shall be properly screened, tested, and documented
2 regarding hazardous contamination.

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

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

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

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

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

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

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

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

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

1 Board (including NPDES), and/or San Diego County Health Department, prior to the
2 issuance of a grading permit.

3 37. The approval of the development shall not mean that proposed grading or improvements
4 on adjacent properties (including any City properties/Right-of-Way or easements) is
5 granted or guaranteed to the owner/developer. The owner/developer is responsible for
6 obtaining permission to grade to construct on adjacent properties. Should such
7 permission be denied, the development shall be subject to going back to the public
8 hearing or subject to a substantial conformity review.

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

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

19 40. The drainage design on the development plan is conceptual only. The final design shall
20 be based upon a hydrologic/hydraulic study to be approved by the City Engineer during
21 final engineering. All drainage picked up in an underground system shall remain
22 underground until it is discharged into an approved channel, or as otherwise approved by
23 the City Engineer. The owner/developer shall be responsible for obtaining any off-site
24 easements for storm drainage facilities.

25 41. The owner/developer shall comply with applicable FEMA regulations. The
26 owner/developer shall record a covenant against the property indemnifying and holding
27 the City harmless from any claims regarding drainage and flooding prior to issuance of
28 any grading permit. During final engineering design, the Engineer of Record shall
29 evaluate potential impact to flood hazard areas. Elevation and flood proofing shall be in
accordance with the City of Oceanside Ordinance 94-03 and Federal Emergency
Management Agency (FEMA) requirements.

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

19 43. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance
20 Agreement with the City obliging the owner/developer to maintain, repair and replace
21 the Storm Water Best Management Practices (BMPs) identified in the project's
22 approved SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be
23 approved by the City Attorney prior to issuance of any precise grading permit and shall
24 be recorded at the County Recorder's Office prior to issuance of any building permit.
25 Security in the form of cash (or certificate of deposit payable to the City) or an
26 irrevocable, City-Standard Letter of Credit shall be required prior to issuance of a
27 precise grading permit. The amount of the security shall be equal to 10 years of
28 maintenance costs, as identified by the O&M Plan, but not to exceed a total of \$25,000.
29 The owner/developer's Civil Engineer shall prepare the O&M cost estimate.

- 1 44. At a minimum, maintenance agreements shall require the staff training, inspection and
2 maintenance of all BMPs on an annual basis. The owner/developer shall complete and
3 maintain O&M forms to document all maintenance activities. Parties responsible for the
4 O&M plan shall retain records at the subject property for at least 5 years. These
5 documents shall be made available to the City for inspection upon request at any time.
- 6 45. The Agreement shall include a copy of executed on-site and off-site access rights
7 necessary for the operation and maintenance of BMPs that shall be binding on the land
8 throughout the life of the project to the benefit of the party responsible for the O&M of
9 BMPs, satisfactory to the City Engineer. The agreement shall also include a copy of the
10 O&M Plan approved by the City Engineer.
- 11 46. The BMPs described in the project's approved SWMP shall not be altered in any way,
12 unless reviewed and approved to the satisfaction of the City Engineer. The
13 determination of whatever action is required for changes to a project's approved SWMP
14 shall be made by the City Engineer.
- 15 47. The owner/developer shall provide a copy of the cover page of approved SWMP with
16 the first engineering submittal package. All Stormwater documents shall be in
17 compliance with the latest edition of submission requirements.
- 18 48. Approval of this development is conditioned upon payment of all applicable impact fees
19 and connection fees in the manner provided in chapter 32B of the Oceanside City Code.
20 All traffic signal fees and contributions, highway thoroughfare fees, park fees,
21 reimbursements, and other applicable charges, fees and deposits shall be paid prior to the
22 issuance of any building permits, in accordance with City Ordinances and policies.
- 23 49. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire
24 project will be subject to prevailing wage requirements as specified by Labor Code
25 section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging
26 the prevailing wage requirements prior to the granting of any fee reductions or waivers.
- 27 50. Design and construction of all improvements shall be in accordance with the City of
28 Oceanside Engineers Design and Processing Manual, City Ordinances, and standard
29 engineering and specifications of the City of Oceanside and subject to approval by the
City Engineer.

- 1 51. All right-of-way alignments, street dedications, exact geometrics and width shall be
2 dedicated and constructed or replaced, if required by the City Engineer.
- 3 52. This tentative parcel map shall be recorded as one. The City Engineer may require the
4 dedication and construction of necessary utilities, streets and other improvements outside
5 the area of this particular parcel map, if such is needed for circulation, parking, access or
6 for the welfare or safety of future occupants of the development.
- 7 53. Provide the City of Oceanside with a certification from each public utility and each
8 public entity owning easements within the proposed project stating that: (a) they have
9 received from the owner/developer a copy of the proposed parcel map; (b) they object or
10 do not object to the filing of the parcel map without their signature; (c) in case of a street
11 dedication affected by their existing easement, they will sign a "subordination
12 certificate" or "joint-use certificate" on the parcel map when required by the governing
13 body. In addition, the owner/developer shall furnish proof to the satisfaction of the City
14 Engineer that no new encumbrances have been created that would subordinate the City's
15 interest over areas to be dedicated for public road purposes since submittal of the
16 project.
- 17 54. Pursuant to the State Map Act, a covenant will be reviewed and approved by the City
18 Attorney, and shall be recorded attesting to these conditions and a certificate setting forth
19 the recordation shall be placed on the map.
- 20 55. Any existing public or private pavement, concrete curb, gutter, driveways, pedestrian
21 ramps and sidewalk within the project, or adjacent to the project boundary that are already
22 damaged, shall be repaired or replaced as directed by the City Engineer.
- 23 56. The owner/developer shall place a covenant on the non-title sheet of the parcel map
24 agreeing to the following: "The present or future owner/developer shall indemnify and
25 save the City of Oceanside, its officers, agents, and employees harmless from any and all
26 liabilities, damages or claims arising from any landslide on this site".
- 27 57. The owner/developer shall place a covenant on the non-title sheet of the parcel map
28 agreeing to the following: "The present or future owner/developer shall indemnify and
29 save the City of Oceanside, its officers, agents, and employees harmless from any and all
liabilities, damages or claims arising from any flooding that occurs on this site, and any
flooding that is caused by this site impacting adjacent properties".

1 58. Open space areas and down-sloped areas visible from a collector-level or above roadway
2 and not readily maintained by the property owner, private driveways and common areas,
3 shall be maintained by the owner(s), or a homeowners' association that will insure
4 installation and maintenance of landscaping in perpetuity. These areas shall be indicated
5 on the parcel map and reserved for an association. Future buyers shall be made aware of
6 any estimated monthly costs. The disclosure, together with the CC&R's, shall be submitted
7 to the City Engineer for review prior to the recordation of parcel map.

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

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

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

25 **Planning:**

26 62. Development Plan (D14-00006) and Regular Coastal Permit (RC14-00006) shall expire
27 two years from the effective date unless implemented as required by the Zoning Ordinance.
28 Absent the timely appeal of this approval, it will expire on September 22, 2016 unless
29 implemented as required by the Zoning Ordinance.

63. Development Plan (D14-0006) and Regular Coastal Permit (RC14-00006) is granted for
the following purposes only:

- 1 a) Partial demolition and conversion of an existing six-unit multi-family
2 development to a freestanding six-unit residential condominium represented as
3 two triplexes attached at the basement level and including four, two bedroom
4 units and two six bedroom units for a total of 20 bedrooms and 22 baths;
- 5 b) Addition of 7,288 square feet of new habitable space for a total of 11,646 square
6 feet, 2,630 square feet of garage area that can accommodate eight vehicles within
7 two four-car garages, each in a tandem configuration including one car lift;
- 8 64. No deviation from these approved plans and exhibits shall occur without Planning
9 Commission approval. Substantial deviations shall require a revision to the Development
10 Plan and Regular Coastal Permit or a new Development Plan and Regular Coastal Permit.
- 11 65. Development Plan (D14-00006) and Regular Coastal Permit (RC14-00006) shall be
12 subject to review by the Planning Commission if complaints are filed and verified as
13 valid by the City Planner or the Code Enforcement Officer concerning the violation of
14 any of the approved conditions or the project assumptions demonstrated under the
15 application approval.
- 16 66. The validity of Development Plan (D14-00006) and Regular Coastal Permit (RC14-
17 00006) shall not be affected by changes in ownership or tenants.
- 18 67. A request for changes in conditions of approval or a change to the approved plans that
19 would affect conditions of approval shall be treated as a new application. The City
20 Planner may waive the requirements for a new application if the changes requested are
21 minor, do not involve substantial alterations or addition to the plan or the conditions of
22 approval, and consistent with the intent of the project's approval or otherwise found to
23 be in substantial conformance.
- 24 68. Development Plan (D14-00006) and Regular Coastal Permit (RC14-00006) may be
25 revised or renewed in accordance with the provisions of the Zoning Ordinance. Any
26 application for Development Plan (D14-00006) and Regular Coastal Permit (RC14-
27 00006) revision or renewal shall also be evaluated against existing land use and
28 development policies as well as any intervening changes to the site area and/or
29 neighborhood.
69. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold
harmless the City of Oceanside, its agents, officers or employees from any claim, action

1 or proceeding against the City, its agents, officers, or employees to attack, set aside, void
2 or annul an approval of the City concerning Development Plan (D14-00006) and
3 Regular Coastal Permit (RC14-00006). The City will promptly notify the applicant of
4 any such claim, action or proceeding against the City and will cooperate fully in the
5 defense. If the City fails to promptly notify the applicant of any such claim action or
6 proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter,
7 be responsible to defend, indemnify or hold harmless the City.

8 70. A covenant or other recordable document approved by the City Attorney shall be
9 prepared by the applicant and recorded prior to the issuance of building permits. The
10 covenant shall provide that the property is subject to this resolution, and shall generally
11 list the conditions of approval.

12 71. Prior to issuance of a building permit, the applicant and landowner shall execute and
13 record a covenant, in a form and content acceptable to the City Attorney, which shall
14 provide:

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

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

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

26 73. Failure to meet any conditions of approval for this project shall constitute a violation of
27 Development Plan (D14-00006) and Regular Coastal Permit (RC14-00006).

28 74. Unless expressly waived, all current zoning standards and City ordinances and policies
29 in effect at the time building permits are issued are required to be met by this project.
The approval of this project constitutes the applicant's agreement with all statements in

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

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

6 76. All mechanical rooftop and ground equipment shall be screened from public view as
7 required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks,
8 mechanical equipment, screening and vents shall be painted with non-reflective paint to
9 match the roof. All roof top surfaces shall have a non-reflective surface and mechanical
10 appurtenances shall be painted to match the roof color. This information shall be shown
11 on the building plans.

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

14 78. Prior to issuance of any building permit, the applicant shall submit a detailed plan that
15 delineates public access laterally across the front of the 50-foot wide lot (e.g. different
16 color/texture for sidewalk than driveway) and that provides additional landscape that
17 functions as parkway. Subject to review and final approval by the City Engineer and
18 City Planner.

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

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

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

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

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

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

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

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

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

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

6 PASSED AND ADOPTED Resolution No. 2014-P21 on September 22, 2014 by the
7 following vote, to wit:

8 AYES:

9 NAYS:

10 ABSENT:

11 ABSTAIN:

12
13 _____
14 Robert Neal, Chairperson
Oceanside Planning Commission

15 ATTEST:

16
17 _____
18 Marisa Lundstedt, Secretary

19 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify
20 that this is a true and correct copy of Resolution No. 2014-P21.

21 Dated: September 22, 2014

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

25
26 _____
Applicant/Representative

26 _____
Date

Developer Deposit Account

817 & 819
S. Pacific



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
MAY 27 2014
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

BY
[Signature]
DHW

Please Print or Type All Information

PART I - APPLICANT INFORMATION

1. APPLICANT Strands End Limited, LLC Leeds Properties, LLC	2. STATUS owner
3. ADDRESS 1821 S. Coast Hwy Oceanside, CA 92054	4. PHONE/FAX/E-mail 760.580.1980
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Paul Longton	
6. ADDRESS 2909 Mesa Dr. Oceanside 92054	7. PHONE/FAX/E-mail 760.722.4904

GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP T14-0003
PAR. MAP
DEV. PL. D14-0006
C.U.P. CUP14-0011
VARIANCE
COASTAL RC14-0006
O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION 817 and 819 S. Pacific			9. SIZE 6500 SF / .15 Acres
10. GENERAL PLAN UHD	11. ZONING RT	12. LAND USE Residential	13. ASSESSOR'S PARCEL NUMBER 150.356.22.00 + 150.356.23.00

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION Renovate existing 6 unit bldgs, add SF area - When complete there'll be 8 condos, 3 additional parking spots (8 total) and a 3rd story				
15. PROPOSED GENERAL PLAN No change	16. PROPOSED ZONING No change	17. PROPOSED LAND USE Condos	18. NO. UNITS 6	19. DENSITY 40.2 du/acre
20. BUILDING SIZE 12,868 SF	21. PARKING SPACES 8	22. % LANDSCAPE 20	23. % LOT COVERAGE or FAR 65	

PART IV - ATTACHMENTS

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

PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print): Paul Longton	34. DATE 5.19.14	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) James Jackson for Strands End Nancy Imbertson for 819 LEADS	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		36. DATE 5.19.14 Sign: <i>[Signature]</i>

Existing Garage 1,000 SF 630 SF

Total Garage when complete 1,630 SF

Parking required – 7 spaces

Parking provided – 8 spaces

Area of each condo when complete

Units #1 and 2, Beach/Basement Level, both buildings

	Habitable	Garage	Decks
#1	2080 SF	-0-	-0-
#2	2080 SF	-0-	-0-
Subtotal	4160 SF	-0-	-0-

Units #3 and 4, 1st Floor/Street Level, both buildings

#3	1096 SF	815 SF	158 SF
#4	1096 SF	815 SF	158 SF
Subtotal	2192 SF	1,630 SF	316 SF

Units #5 and 6, 2nd and 3rd Floors, both buildings

#5	1772 SF	-0-	232 SF (2 nd Story)
	1486 SF	-0-	239 SF (3 rd Story)
Subtotal (5)	3258 SF	-0-	471 SF

#6	1772 SF	-0-	232 SF (2 nd Story)
	1486 SF	-0-	239 SF (3 rd Story)
Subtotal (6)	3258 SF	-0-	471 SF

Totals	12,868 SF	-0-	1,258 SF
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The Architecture is by Paul Longton, Architect

Existing Lot and Structure

The property is located on the west side of Pacific St and between Wisconsin and Hayes. The existing buildings on the property were built in the 70's and are in need to updating. The new additions and renovation will provide a 6' wide view corridor that does not exist at this time.

Compatibility with Neighborhood

The style and mass of buildings of this existing structure is compatible with other, nearby structures – both old and new.

Parking

No public parking spots will be taken up with this proposed building. There is an existing 5-car garage. Zoning (1986 ZO, Article 27) requires 1 parking space for living units of 2 bedrooms or less and 1.5 parking spaces for units that have more than 2-bedrooms. There will be four 2-bedroom condos (requiring four parking spaces and two condos with more than 2-bedrooms requiring 1.5 spaces each, or 3 spaces total. The total required parking is 7 spaces. This project will provide 8 spaces. There will be two “Phantom Lifts”. Each of those lifts provides not only an extra parking spot at the beach level, but also provides each unit with the required parking without requiring any other unit to move a vehicle.

Proposed Materials

Some of the features of the home are: a 50 year roof, copper flashings, laminated glass for sound proofing and UV protection, non-corrosive materials for prolonged life and low.

The interior materials will be superior for ease of living, low maintenance and energy efficiency. The furnaces 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.

Variance

None requested, none required.

Administrative 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.

**Condominium Conversion
From Apartments
For An Addition and Remodel
At
817 and 819 S Pacific St, Oceanside, 92054**

July 1, 2014

Owner: Strands End, LLC and Leeds Properties, LLC

Article 31, 1986 Zoning Ordinance

Section 3100

(b) – No one will be displaced by the Condo Conversion. The apartments are currently rented out as vacation rentals. The condos will continue to be rented out as vacation rentals.

(c) – These condos will not be put up for sale afterwards. These will continued to be owned by the partnership groups that currently own them.

(d) – As noted in Section 3105 – these condos will be, for all intents and purposes, brand new units.

(e) – Per (b) above, no long term rental units will be lost

Section 3103

With the application for the Condo Conversion there is a Tentative (Tract) Map that has been submitted for City Approval.

Section 3104

This project is not, nor was it ever funded by a government agency

Section 3105

(1a) - The physical condition of the condos, when complete will be in new, pristine condition. The following elements will be made new and will exceed minimum Code requirements; Foundation, Roof, Insulation, Electrical System, Plumbing, Utilities, Walls, Ceilings, Windows, Sound Transmission from each unit will be brought to the highest standard, Mechanical Equipment and parking will be improved from the existing 5-parking spots on site to 8 parking spots.

(2a) - A "Will Serve" letter from SDGE is included with this submittal.

(3a) - A Soil's Report is included with this submittal.

(b) – A Tentative (Tract) Map is included with this submittal

(c) – A Site Plan, Floor Plans, Elevations and Building Sections are included with this submittal.

(d) – Mailing labels, with radius maps are included with this submittal.

(e) – Development Information containing all items in (e) are included on the Cover/Title Sheet of the submittal drawings.

Section 3106

(a)– We understand that a Conditional Use Permit will be required

Section 3107

(a) and (b) – We understand the requirements of the fees.

Section 3108

(a) – The entire building will be brought to existing Code standards through the building permit and construction process

(b) – The condos are on an existing dedicated street

(c) – Each unit will have dedicated, individually metered gas and electric utilities

(d) – The covenants, conditions and restrictions for the project will include a means to equitably share water costs.

(e) – There will be no reason to modify the requirements.

Section 3109

(a) – Approval of the conversion will be consistent with the General Plan

(b) – See Section 3105 for building upgrades

(c) – The condo conversion will meet all provisions of Article 3100

(d) – No one will be replaced by the conversion

(e) – There will be no change to Oceanside's rental market with this conversion

Section 3110

(1) – The Owners will choose "Option 1".

(a) – None of these units will be offered for sale for five years from the date of project approval.

(b) – There is no existing rent control for these apartments.

Sections 3111 - 3120

These sections do not apply as the units are vacation rentals. There are no long term renters that will be displaced. In fact there is no one that will be displaced.

Order Number: **DIV-3837593**
Page Number: 6

LEGAL DESCRIPTION

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

LOT 2 IN BLOCK 36 OF OCEANSIDE TOWNSITE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 344, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1885.

APN: 143-227-02



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Strands End Limited, LLC
2. **ADDRESS:** 1821 S. Coast Highway. Oceanside, CA. 92054
3. **PHONE NUMBER:** Paul Longton; (760) 722-4904
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT PLANNER:** Marie Luna, Planning Consultant – Project Manager
6. **PROJECT TITLE:** T14-00003, CUP 14-00011, D14-00006 & RC14-00006
(817 and 819 South Pacific Street, a six-unit apartment building remodel and condominium conversion)
7. **DESCRIPTION:** The proposed project involves the partial demolition and remodel of an existing six-unit apartment building on one legal lot, and converting the six apartment units into six condominiums resulting in 11,646 square feet of habitable space including 20 bedrooms and 22 baths, as well as two four-car garages, each providing two tandem parking spaces and a car lift. Situated within the South Oceanside Neighborhood Planning Area and the Coastal Zone, the subject property bears a zoning designation of Residential-Tourist (RT), has a land use designation of Urban High-Density Residential (UHD-R), and is located within the South Oceanside Neighborhood.

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

- The project qualifies for a Class 1 categorical exemption under Section 15301 (E)(2) "Additions to existing 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

Marie Luna, Planning Consultant – Project Manager

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