



DATE: September 22, 2014

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A PARCEL MAP (P14-00007), DEVELOPMENT PLAN (D14-00004) AND REGULAR COASTAL PERMIT (RC14-00004) FOR THE CONVERSION OF AN EXISTING SINGLE-FAMILY HOME INTO A TWO-UNIT RESIDENTIAL CONDOMINIUM AT 825 SOUTH PACIFIC STREET. – 825 S. PACIFIC ST CONDO CONVERSIONS – APPLICANT: 825 S. PACIFIC, 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(a) of the California Environmental Quality Act (CEQA); and,
- (2) Approve Parcel Map (P14-00007), Development Plan (D14-00004) and Regular Coastal Permit (RC14-00004) by adopting Planning Commission Resolution No. 2014-P22 with findings and conditions of approval attached herein.

**PROJECT DESCRIPTION AND BACKGROUND**

**Background:** The applicant has submitted applications to convert a single-family home into a two-unit residential condominium with additional square footage totaling 6,443 square feet. The result is a duplex structure with two units, one located along the basement level, the other located within two levels: level one – the street level, and level two right above it. Unit One would provide four bedrooms and four baths. Unit Two, comprised of two stories on levels one and two would provide eight bedrooms and eight baths for a cumulative total of 12 bedrooms and 12 baths. Four enclosed parking spaces, one in excess of Code requirements, would be provided within an enclosed street level tandem four-car garage.

Presently, the lot is fully developed with a 1970s single-family home used as a vacation rental. The square footage addition and condominium conversion of the home into two separate units, would allow for additional short-term vacation rental opportunities, as well as long-term resident occupancy. The current proposal is subject to the City's General Plan, Local Coastal Program and 1986 Zoning Ordinance, which was formally reinstated for Coastal Zone properties outside of the Downtown Redevelopment Area in May 2009.

**Site Review:** The project site located within the Townsite Planning Neighborhood 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 subject property abuts other multi-family residential developments to the north and south, bungalow-style apartments to the east and the Pacific Ocean to the west. The lot measures 25 feet in width and 130 feet in length, which 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 a two-story 4,702-square-foot single-family residence. The project will add 1,741 square feet and remodel the interior to create two units totaling 6,443 square feet of habitable space, 828 square feet of garage, and 716 square feet of exterior deck areas. No roof deck is proposed; decks will be added to each of the floors facing the ocean. Presently, this building features two stories from the street level over a daylight basement. The building has a slightly partially pitched roof at street level; a large single window along the east elevation facing the street and a street facing garage with a total of four enclosed parking spaces, including two tandem spaces.

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

Parcel Map (P14-00007), Development Plan (14-00004) and a Regular Coastal Permit (RC 14-00004) for 825 S. Pacific representing a request for the following:

The partial demolition and remodel of the existing single-family structure into a duplex with two residential condominiums. Currently, the existing home is two stories over a basement and includes 4,702 square feet plus an 828-square-foot garage. The proposed development would convert the single-family home to a duplex condominium structure (2 units) as well as enclose a significant portion of the open-deck area on the existing third level (second story above basement). It would also add a new fourth level (third story above basement). As proposed, the addition would add 1,741 square feet of habitable space, 573 square feet to the second level and 1,168 square feet to the third level. This expansion would accommodate each of the two newly created units with a great room and a kitchen, and would accommodate the second unit with an additional family/TV room and wet bar. The second unit would also include a 151-square-foot

open-deck along the west elevation on the building's second floor. Also along the west elevation, the second unit would include a 565-square-foot open roof deck on the third floor. The western extent of the new third floor (fourth level overall) would step back from the second floor; it would come within 28 feet of the second floor (third level), with those 28 feet being utilized as an open deck. The eastern extent of the new third floor would be setback 26 feet from the second floor. The new third floor, because of being stepped back at both the east and west elevations would not be visible to pedestrians and beachgoers directly in front of the building.

The final design of the proposed building includes a lower unit consisting of four bedrooms and four baths and an upper unit consisting of eight bedrooms and eight baths over two floors. The duplex would include 6,443 square feet of habitable space, 828 square feet of garage area, and 716 square feet of deck area. Together, these two units will feature 12 bedrooms and 12 baths. The beach level of the duplex residence would qualify as a basement in accordance with both the 1986 Zoning Ordinance and the 2010 California Building Code, which require that basements be sufficiently buried such that the average separation between adjacent finished grade and the finished floor of the story above amounts to less than six feet. Situated entirely below South Pacific Street, habitable space at the beach level would be substantially buried beneath adjacent finished grade by means of elevated walkways similar to those found on surrounding properties to the north and south.

As stipulated in the "parking exceptions" section of Article 27 of the 1986 Zoning Code, parking requirements of 1.5 parking spaces per unit for units having three bedrooms or more apply. The parking exceptions apply because the lot is 3,250 square feet, under the 7,500-square-foot threshold established by this exception and it was legally subdivided in 1906, prior to January 20, 1958 date specified by the Code. As such, the project requires three parking spaces although it provides four spaces within the existing parking configuration of four enclosed parking spaces arranged as two pairs of tandem stalls. The project will not include alteration of existing landscape, hardscape, or other exterior features. The project will continue to exhibit its current architectural style including a partially pitched roof at street level, a large vinyl framed window on the east and street-side elevation, a stucco exterior with slate stone veneer. Aside from height, the footprint of the structure would not be changed. Upon conversion to condominiums, the duplex is expected to continue to serve as vacation rentals, although each unit could also function as a long-term rental or an owner occupied residence.

Regular Coastal Permits (RC14-00004) represents a request for the following:

The addition and remodel of the existing building resulting in a two-unit residential condominium. Presently the building is indicated to be a single-family home with 4,702 square feet of habitable space, an 828-square-foot garage and 716 square feet of deck area. The overall architectural design of the remodeled building will be similar to the existing building although a third floor which steps back at both the east and west elevations will be added. The overall square footage of the unit will be increased by 1,741 square feet for a total of 6,443 square feet. The garage space will remain at 828 square

feet, plus the deck area will increase 495 square feet to 785 square feet. Below is a table summarizing the unit and square footage distribution.

Unit #	Level	Proposed Square Footage	Proposed #Bedrooms/Baths	Required Parking
1	Beach Basement Level	2,112	4/4	1.5 spaces
2	First Story (street) level	1,236	1/1	1.5 spaces
	Second Story (second level)	1,927	4/4	
	Third Story (third level)	1,168	3/3	
	<b>TOTAL</b>	<b>4,331</b>	<b>8/8</b>	
<b>TOTAL</b>	Three stories plus basement	<b>6,443</b>	<b>12/12</b>	3 spaces ( <b>4 spaces will be provided</b> within a 4-car garage which includes 2 tandem spaces.)

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 project shall enhance neighborhood and community values and City image.

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

The project will continue to exhibit its current architectural style including a partially pitched roof at street level, a large vinyl framed window along the west elevation, a stucco exterior with slate stone veneer. Aside from height, the footprint of the structure would not be changed. Due to the third floor addition, the height of the structure will increase from 26 feet to 35 feet above finished grade. The massing impact of this additional floor will be minimized in that will be setback at both the western and eastern elevations rendering it not readily visible by pedestrians and beach goers, depending on view point.

###### **Goal 1.32: Coastal Zone**

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

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

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

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

Proposals that constitute multi-family development or involve at least 70 feet of street frontage are required to dedicate and construct public access to the beach when such access is not already present within 250 feet of the proposed project. The subject

request does involve multi-family development, but the subject properties together comprise less than 70 feet of street frontage; and existing public access to the beach is located within 200 feet, at the Hayes Street right-of-way.

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

Located on 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.

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

The project will continue to exhibit its current architectural style including an angled flat roof, vinyl framed windows, a stucco exterior with slate stone veneer. Aside from height, the footprint of the structure will not be changed. The newly created duplex condominium would be consistent with existing and recently approved developments immediately to the north, in terms of both architecture and site design. The height and overall scale of the proposed residences would be consistent with the pattern of redevelopment on adjacent lots, as well as some of the redevelopment on both sides of South Pacific Street.

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

As evidenced by existing development along South Pacific Street between Wisconsin Avenue and the City's southern boundary, front yard landscaping is highly constrained by the narrowness of the typical lot, which often affords only enough lateral dimensions for driveways and pedestrian access. Such is the case with the two subject 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.

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

The project requires three parking spaces; although it provides four spaces within the existing parking configuration of four enclosed parking spaces arranged as two pairs of tandem stalls.

## **2. Zoning Compliance**

As noted above, the proposed project is subject to the standards of the 1986 Zoning Ordinance, which was reinstated for properties in those portions of the Coastal Zone located outside of the Downtown Redevelopment Area. The 1986 Zoning Ordinance identifies both single-family homes and vacation rentals as land uses permitted by right within the RT (Residential-Tourist) Zone. With respect to development standards, the

proposed project complies with all applicable RT parameters, with maintenance of the existing legal nonconforming front yard setback allowed due to the proposal's classification as an addition to existing development. The proposal would not intensify this or any other legal 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 7 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 825 South Pacific Street.*

Maintenance of the existing legal non-conforming front yard setback would align the proposed duplex with the three recently approved duplexes immediately to the north (811, 813 and 815 South Pacific Street). The proposed duplex would be situated roughly five feet forward of the neighboring property at 823 South Pacific Street. Staff finds that this variation from the front yard setback at 825 South Pacific Street would benefit the streetscape by relieving the monotony occasioned by previous projects that have implemented the block-face averaging provision of the superseded 1992 Zoning Ordinance.

As noted in the table above, the proposed building as remodeled, would not exceed the maximum allowable building height of 35 feet as measured above average finished grade. For a depth of 26 feet westward of the front building line, the height of the residences would not exceed 26 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 stringline would reduce massing impacts as viewed from the beach. No stair or elevator enclosures projecting above the primary roofline and no rooftop decks are proposed for the duplex residences.

## **DISCUSSION**

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

*Recommendation:* Staff finds that the proposed residences would be compatible in bulk and scale with the surrounding built environment. The project will continue to exhibit its current architectural style including a partially pitched roof at street level and large vinyl framed windows on the street-side elevation, a stucco exterior with slate stone veneer. Aside from height, the footprint of the structure will not be changed. The newly created duplex condominium would be consistent with existing and recently approved development immediately to the north, in terms of both architecture and site design. The height and overall scale of the proposed residences would be consistent with the pattern of redevelopment on adjacent lots, as well as some of the redevelopment on both sides of South Pacific Street.

## **ENVIRONMENTAL DETERMINATION**

Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based upon that review, staff finds that the proposed project constitutes "New Construction or Conversion of Small Structures", and the project is categorically exempt, Class 3, Section 15303(a) as it involves the construction of a duplex or similar multi-family residential structure, totaling no more than two dwelling units.

## **PUBLIC NOTIFICATION**

Legal notice was published in the paper 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.

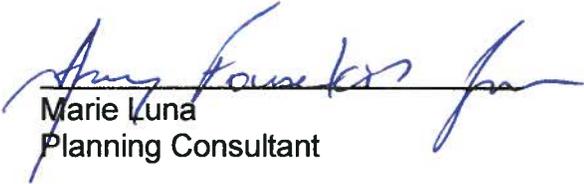
## **SUMMARY**

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(a) of the California Environmental Quality Act (CEQA); and
- (2) Approve Parcel Map (P14-00007), Development Plan (D14-00004) and Regular Coastal Permit (RC14-00004) by adopting Planning Commission Resolution No. 2014-P22 with findings and conditions of approval attached herein.

PREPARED BY:

SUBMITTED BY:

  
Marie Luna  
Planning Consultant

  
Marisa Lundstedt  
City Planner

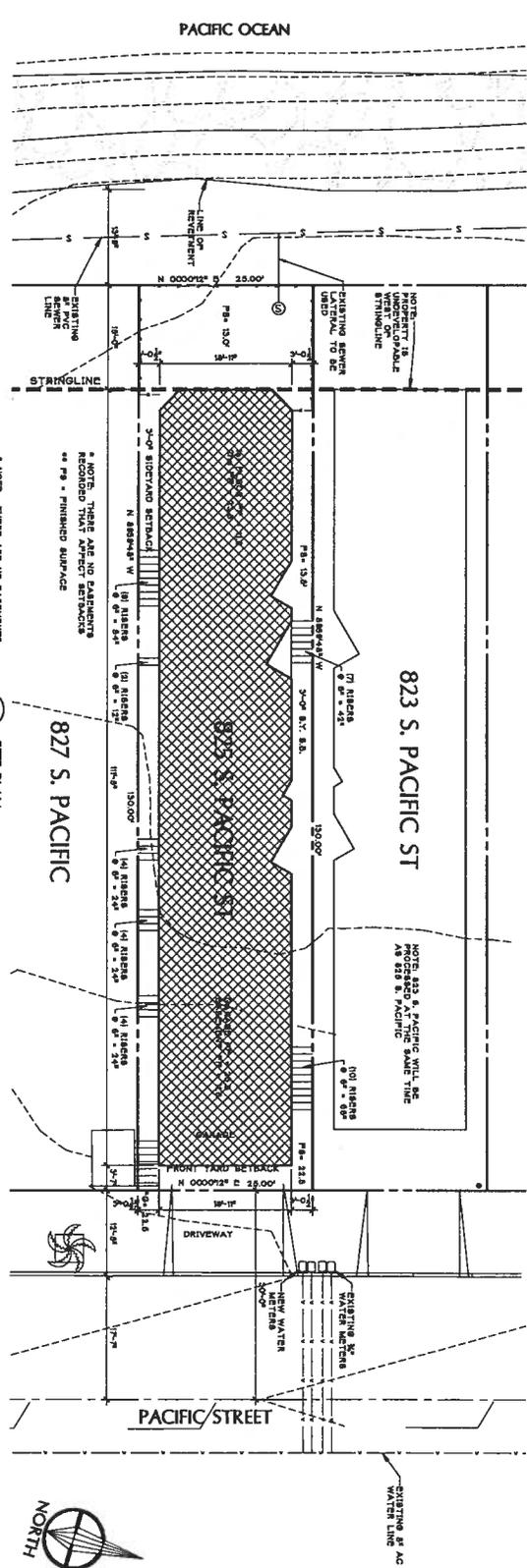
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Attachments:

1. Plans
2. Planning Commission Resolution No. 2014-P22
3. Other Attachments (Application Page, Description and Justification, Legal Description, Notice of Exemption)

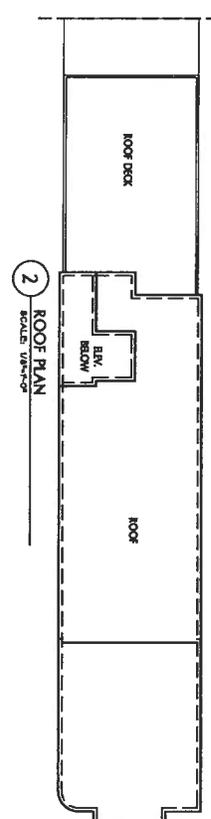




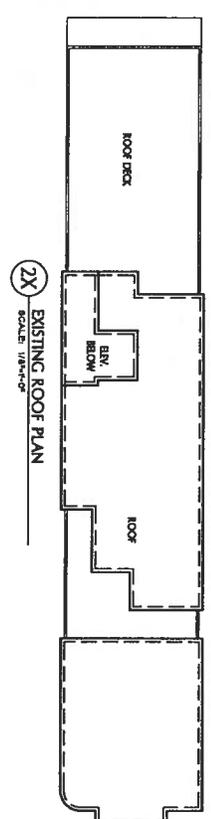


\*NOTE: THERE ARE NO PARALLELS RECORDED THAT AFFECT SETBACKS  
 \*\* PA - FINISHED SURFACE

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



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



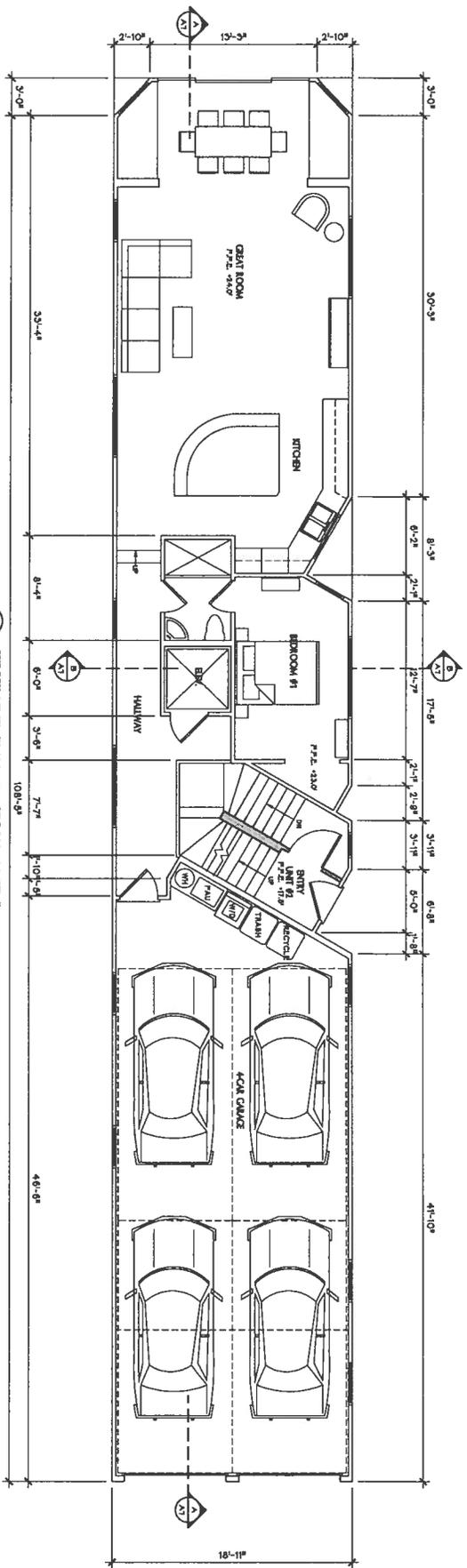
2X EXISTING ROOF PLAN  
 SCALE: 1/8"=1'-0"

- DECK & ROOF DRAIN NOTES:**
1. ROOF & ROOF DECK TO BE 200-PSI: SLABTEX 800 PROMASURE ROOF DECK BENEATHING - (CDS EN-1533 OR APPROVED EQUAL).
  2. BALCONIES AND DECKS EXPOSED TO THE WEATHER AND SEALED UNDERNEATH.
  3. ROOF DRAINAGE SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF. ROOF DRAINAGE SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF. ROOF DRAINAGE SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF. ROOF DRAINAGE SHALL BE INSTALLED AT EACH LOW POINT OF THE ROOF.
  4. OVERFLOW DRAINAGE AND SCOURERS, WHERE ROOF DRAINAGE ARE REQUIRED, OVERFLOW THE INLET FROM LINE LOCATED A MINIMUM 18" HIGHER THAN THE LOW POINT OF THE DRAINAGE AND HAVE A MINIMUM OPENING HEIGHT OF 1" INCHES FOR ALL SIZES AND TYPES OF OVERFLOW DRAINAGE. LEADERS AND CONDUITS SHALL COMPLY WITH THE CURRENT PLUMBING CODE AND MECP-11.

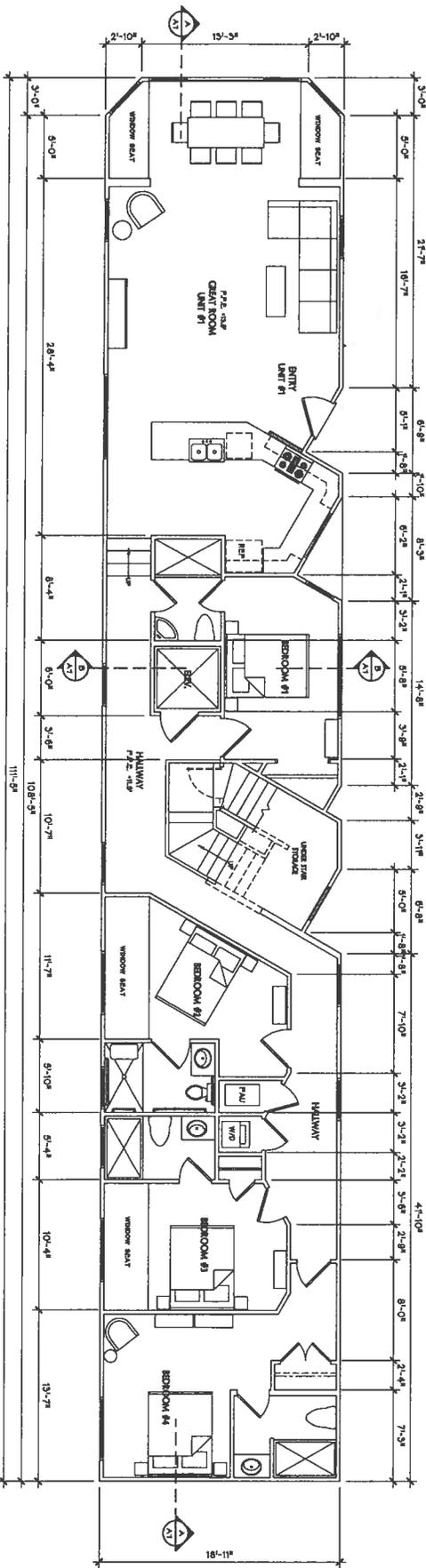
- SITE NOTES**
1. ALL UTILITIES SHALL BE VERIFIED. ALL UTILITY CONDITIONS AND DIMENSIONS SHALL BE VERIFIED PRIOR TO COMMENCING WORK. THE OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
  2. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK.
  3. SURFACE WATER SHALL BE DIRECTED AWAY FROM STRUCTURE FOUNDATIONS AT A SLOPE NOT LESS THAN 1/4" PER FOOT FOR A MIN. OF 10'-0" OR 2.0 THE DISTANCE.
  4. RELATING WATER LATERAL PER CITY OF OCEANVIEW WATER & SEWER DEPARTMENT.
  5. ALL EXTERIOR LIGHTING SHALL COMPLY WITH CITY OF OCEANVIEW DEPARTMENT.
  6. THE DISCHARGE OF POLLUTANTS TO AIR STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL, HAZARDOUS MATERIALS, OR OTHER CONTAMINANTS SHALL BE DISCHARGED INTO THE STREET, BUTTER OR STORM DRAIN SYSTEM.
  7. THE NORTH COUNTY STORM WATER PROGRAM WILL BE FOLLOWED.

- GREEN BUILDING STANDARDS**
1. ANNUAL SPACES ABOVE GROUND, ELECTRIC CABLES, CONDUITS OR OTHER UTILITIES SHALL BE PROTECTED AGAINST DAMAGE BY THE INSTALLATION OF MORTAR, CONCRETE MASONRY OR SIMILAR METHOD PER CBS SECTION 4-406.
  2. AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER SECTION 0985 - 4.410.
  3. HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPERABLE WINDOWS OR OTHER MEANS OF NATURAL VENTILATION. OPERABLE WINDOWS SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE FLOOR AREA OF THE ROOM. THE OPENING IS NOT REQUIRED BY SECTION 0985 - 4.410. THE OPENING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE FLOOR AREA OF THE ROOM. THE OPENING SHALL BE PROVIDED WITH A MINIMUM OF 10% OF THE FLOOR AREA OF THE ROOM.

- FIRE HYDRANT NOTE**
1. PACIFIC STREET AT THE NW CORNER OF HAYES & PACIFIC ST.
  2. PACIFIC STREET AT THE NW CORNER OF WISCONSIN & PACIFIC ST APPROXIMATELY 350' NORTH.



2 STREET LEVEL PLAN - 1st STORY - UNIT #2  
SCALE 1/4"=1'-0"



1 BEACH LEVEL PLAN - BASEMENT - UNIT #1  
SCALE 1/4"=1'-0"

UNIT #1 - BASEMENT AND UNIT #2 - 1st STORY

ABBREVIATIONS THIS PAGE:  
P.F.L. - FINISH FLOOR ELEVATION  
P.A. - FINISH APPLIANCE RENOVATION  
E.A. - FINISH OVERSIZING

ARCHITECT  
**STUDIO 4**  
10000  
OCEANVIEW, CA 92084  
714 715-1804  
PALL.LONGTON@STUDIO4.COM  
PALL LONGTON  
PRINCIPAL

PROJECT:  
825 S. PACIFIC ST  
LOT #4  
OCEANVIEW, CA 92084

OWNER:  
825 S. PACIFIC, LLC  
801 S. COAST HWY  
OCEANVIEW, CA 92084

OWNER'S REP:  
PALL LONGTON  
STUDIO 4 ARCHITECTS  
200 WASH DRIVE  
OCEANVIEW, CA 92084  
714 725-0904

MEET DATES:  
MEET 01.09.14  
REVISION:  
07/27/14 MARKING

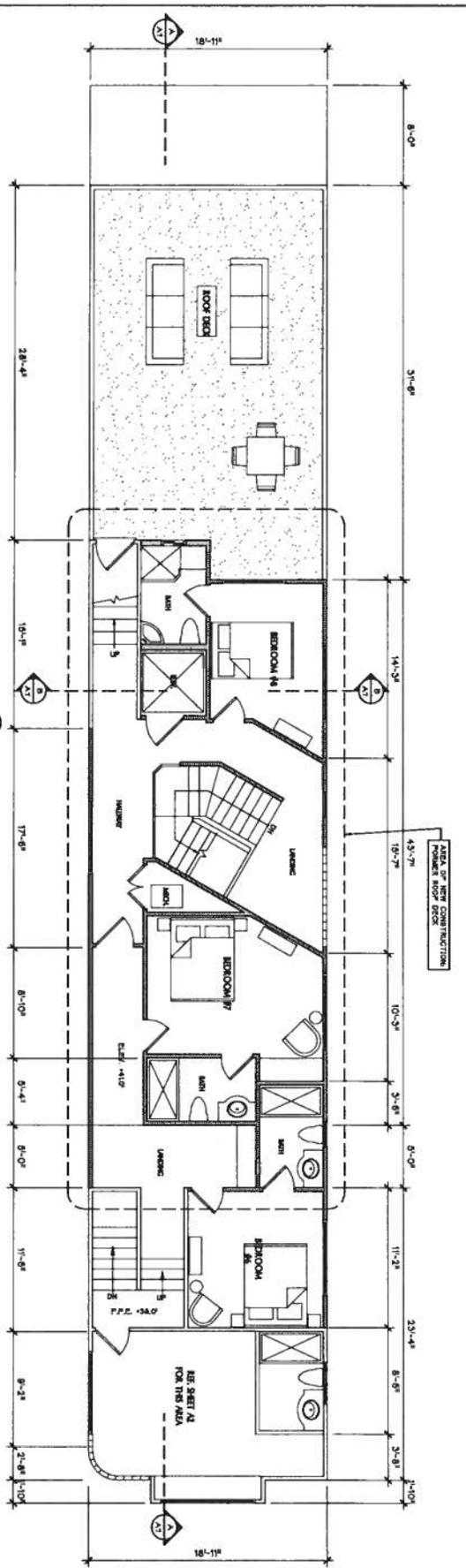
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NOT FOR CONSTRUCTION  
FOR REVIEW ONLY  
NO FIELD CHANGES  
NO FIELD CORRECTIONS  
NO FIELD CHANGES  
NO FIELD CORRECTIONS  
NO FIELD CHANGES  
NO FIELD CORRECTIONS

DATE: 07/27/14  
DRAWN BY: MGR  
CHECKED BY: PL

SHEET TITLE:  
BASEMENT  
& 1st STORY

SHEET NO.:  
A-1.10





2 3rd FLOOR PLAN - UNIT #2  
SCALE: 1/4"=1'-0"



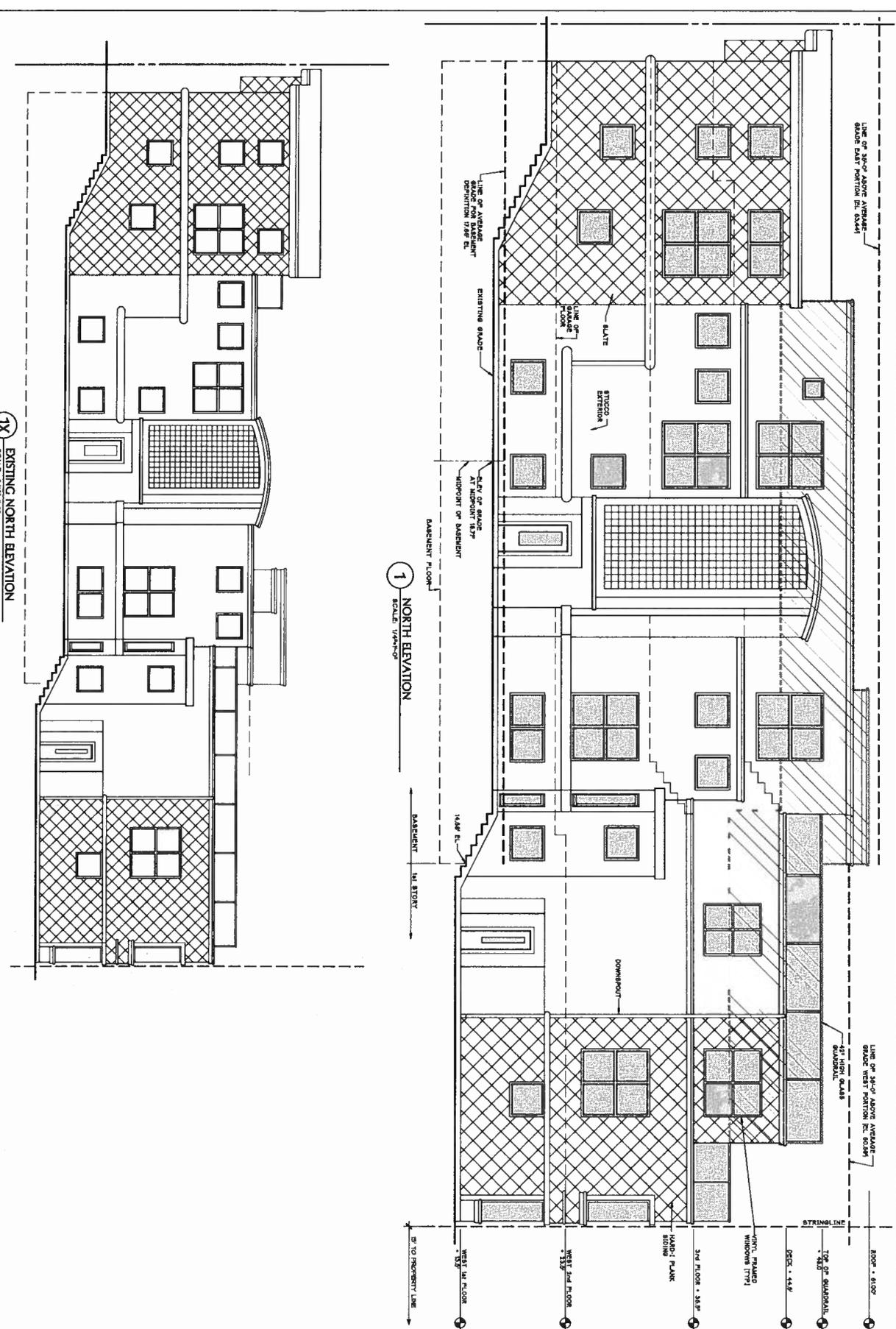
1X EXISTING ROOF PLAN  
SCALE: 3/8"=1'-0"

UNIT #2 - 3rd STORY

<p><b>ARCHITECT</b>  <b>STUDIO 4</b>          1700 7th Street          Oakland, CA 94612          P: 415.778.1000          F: 415.778.1001          www.studio4arch.com  <b>PALL LONGTON</b>          PRINCIPAL</p>	<p><b>PROJECT:</b>          825 S. PACIFIC ST          LOT #6          OAKLAND, CA 94604</p>	<p><b>OWNER:</b>          825 S. PACIFIC, LLC          1615 S. COAST HWY          OAKLAND, CA 94604</p>	<p><b>OWNER'S REP:</b>          PALL LONGTON          STUDIO 4 ARCHITECTS          1700 7th Street          Oakland, CA 94612          P: 415.778.1000</p>	<p><b>DESIGN PARTNER:</b>          08.14          07/21/14 PLANNING</p>	<p><b>DRAWING STATUS:</b>          NOT FOR CONSTRUCTION          CONTRACT DOCUMENTS          PRELIMINARY          THIS DRAWING IS THE PROPERTY OF STUDIO 4 ARCHITECTS AND SHALL REMAIN THE PROPERTY OF STUDIO 4 ARCHITECTS. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STUDIO 4 ARCHITECTS.</p>	<p><b>DATE:</b>          08.14          07/21/14</p>	<p><b>OWNER'S TITLE:</b>          PALL LONGTON          PRINCIPAL</p>	<p><b>OWNER'S NAME:</b>          825 S. PACIFIC, LLC</p>	<p><b>OWNER'S ADDRESS:</b>          1615 S. COAST HWY          OAKLAND, CA 94604</p>	<p><b>OWNER'S PHONE:</b>          415.778.1000</p>	<p><b>OWNER'S FAX:</b>          415.778.1001</p>	<p><b>OWNER'S EMAIL:</b>          pall@studio4.com</p>	<p><b>OWNER'S WEBSITE:</b>          www.studio4.com</p>
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A-3.0





1X EXISTING NORTH ELEVATION  
SCALE: 3/8"=1'-0"

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

**ARCHITECT**  
**STUDIO 4**  
 3100 NEVA DRIVE  
 OCEANVIEW, CA 92024  
 (760) 721-4400  
 P: LON@STUDIO4ARCHITECTS.COM  
 WWW.STUDIO4ARCHITECTS.COM

**PROJECT:**  
 825 S. PACIFIC ST  
 LOT #4  
 OCEANVIEW, CA 92024

**OWNER:**  
 825 S. PACIFIC, LLC  
 1001 S. COAST HWY  
 OCEANVIEW, CA 92024

**OWNER'S REP:**  
 PAUL LONGTON  
 STUDIO 4 ARCHITECTS  
 3100 NEVA DRIVE  
 OCEANVIEW, CA 92024  
 (760) 721-4400

**RELEASE DATE:**  
 05.09.14

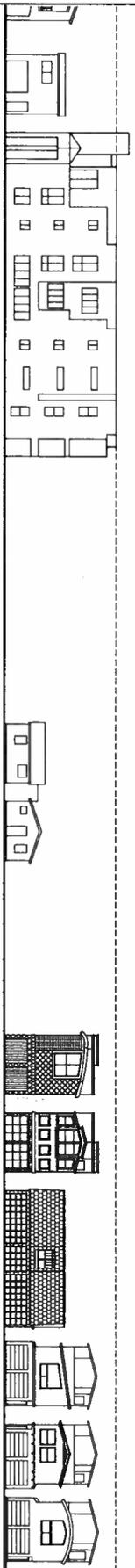
**REVISIONS:**  
 07/20/14 PLANNING

**DRAWING STATUS:**  
 PRELIMINARY  
 CONTRACT DOCUMENTS  
 PERMIT DOCUMENTS  
 CONSTRUCTION DOCUMENTS  
 AS-BUILT DOCUMENTS

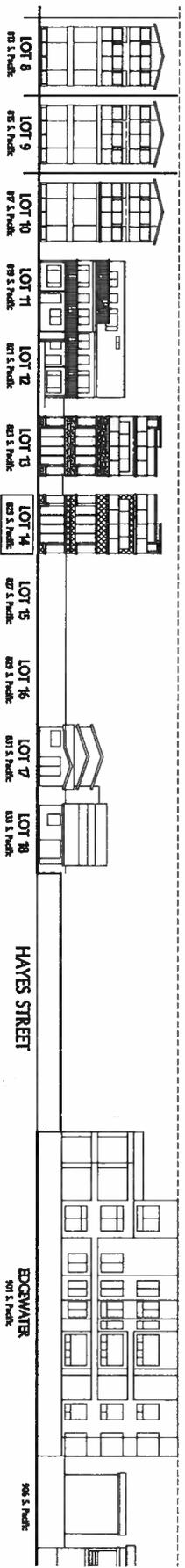
**DESIGNED BY:** MLAG  
**CHECKED BY:** PL

**SHEET TITLE:**  
 EXTERIOR  
 ELEVATIONS

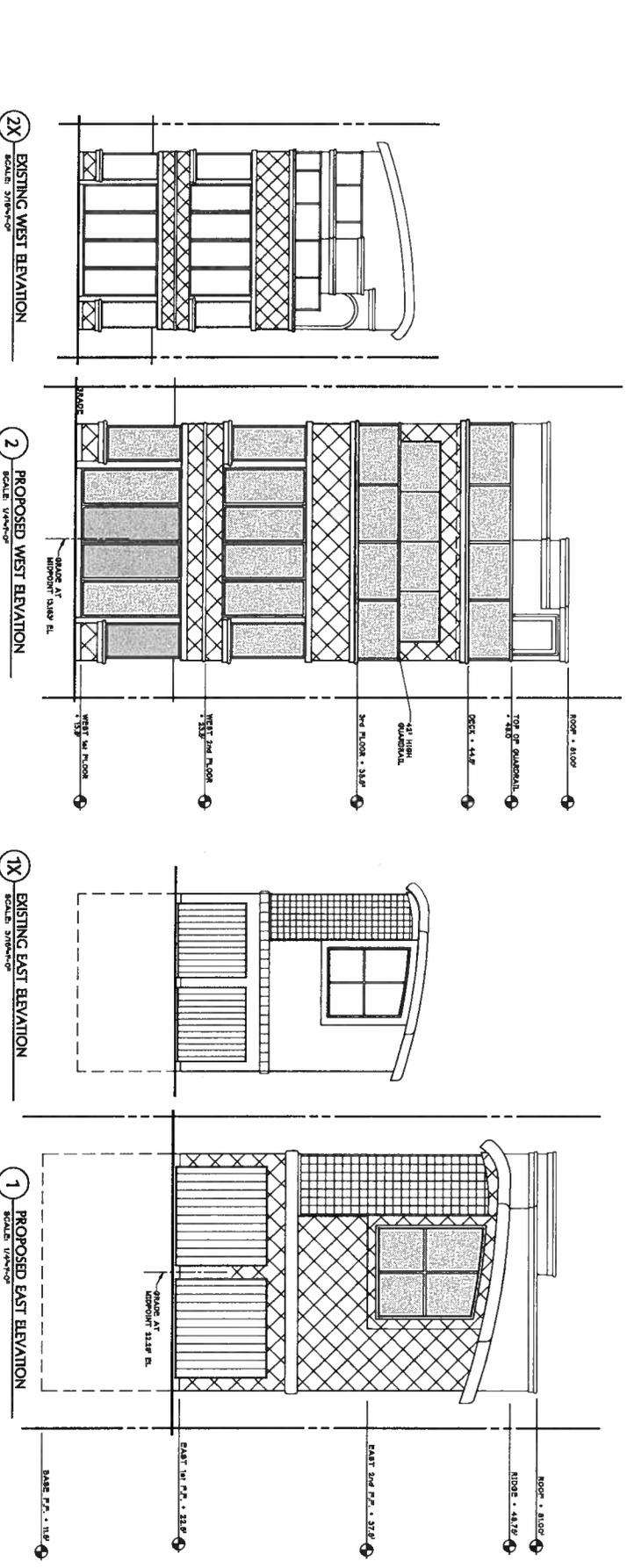
**SHEET NO.:**  
 A-5.0



**SOUTH PACIFIC - EAST ELEVATION**



**THE STRAND - WEST ELEVATION**



2X EXISTING WEST ELEVATION  
SCALE 3/8"=1'-0"

2 PROPOSED WEST ELEVATION  
SCALE 1/4"=1'-0"

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

1 PROPOSED EAST ELEVATION  
SCALE 1/4"=1'-0"

**ARCHITECT**  
**STUDIO 4**  
 3400 NE 64th Street  
 Occidental, CA 92034  
 (949) 721-4804  
 P:ALAN@STUDIO4.COM  
**PAUL LONGTON**  
 PRINCIPAL

**PROJECT:**  
 825 S. PACIFIC ST  
 (LOT 10)  
 OCCIDENTAL, CA 92034

**OWNERS:**  
 825 S. PACIFIC, LLC  
 825 S. COAST HWY  
 OCCIDENTAL, CA 92034  
 (949) 724-8841

**OWNERS REP:**  
 PAUL LONGTON  
 STUDIO 4 ARCHITECTS  
 3400 NE 64th Street  
 Occidental, CA 92034  
 (949) 724-8841

**ISSUE DATES:**  
 SHEET: 05\_01\_14  
 REVISION: 07/27/14 PLANNING

**DRAWING STATUS:**  
 PRELIMINARY DESIGN  
 PRELIMINARY PERMITS  
 PRELIMINARY CONTRACT  
 CONTRACT DOCUMENTS  
 CONTRACT ADMINISTRATION  
 CONSTRUCTION ADMINISTRATION  
 ARCHITECT'S REPRESENTATION  
 END OF ARCHITECT'S REPRESENTATION  
 OWNER'S REPRESENTATION  
 CONTRACT ADMINISTRATION  
 CONSTRUCTION ADMINISTRATION  
 ARCHITECT'S REPRESENTATION  
 END OF ARCHITECT'S REPRESENTATION

**DATE:** 05/01/14  
**SCALE:** 1/4"=1'-0"  
**SHEET TITLE:** EXTERIOR ELEVATIONS  
**SHEET NO.:** A-6.0



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PLANNING COMMISSION  
RESOLUTION NO. 2014-P22

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

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APPLICATION NO: P14-00007, D14-00004, RC14-00004  
APPLICANT: 825 South Pacific, LLC.  
LOCATION: 825 South Pacific Street

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

conversion of a single-family home into a two-unit residential condominium with additional square footage totaling 6,443 square feet. The result is a duplex structure with two units, one located along the basement level, the other located within two levels: level one - the street level, and level two right above it. Unit One would provide four bedrooms and four baths. Unit Two would comprise two stories on levels one and two, and would provide eight bedrooms and baths for a cumulative project total of 12 bedrooms and 12 baths. The project would also include an existing four-car garage comprised of two tandem spaces, on certain real property described in the project description.

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

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

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

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

3 <u>Description</u>	4 <u>Authority for Imposition</u>	5 <u>Current Estimate Fee or Calculation Formula</u>
6 Parkland Dedication/Fee	7 Ordinance No. 91-10 8 Resolution No. 06-R0334-1	9 \$3,503 per unit
10 Drainage Fee	11 Ordinance No. 85-23 12 Resolution No. 06-R0334-1	13 Depends on area (range is 14 \$2,843-\$15,964 per acre)
15 Public Facility Fee	16 Ordinance No. 91-09 17 Resolution No. 06-R0334-1	18 \$2,072 per unit for residential
19 School Facilities Mitigation 20 Fee	21 Ordinance No. 91-34	22 \$2.63 per square foot 23 residential
24 Traffic Signal Fee	25 Ordinance No. 87-19 26 Resolution No. 06-R0334-1	27 \$15.71 per vehicle trip
28 Thoroughfare Fee	29 Ordinance No. 83-01	30 \$255 per vehicle trip (based 31 on SANDAG trip generation 32 table available from staff and 33 from SANDAG)
34 Water System Buy-in Fees	35 OceansideCity Code §37.56.1 36 Resolution No. 87-96 37 Ordinance No. 05-OR 0611-1	38 Fee based on water meter 39 size. Residential is typically 40 \$4,597 per unit.
41 Wastewater System Buy-in 42 fees	43 OceansideCity Code § 44 29.11.1 45 Resolution No. 87-97 46 Ordinance No. 05-OR 0610-1	47 Based on capacity or water 48 meter size. Residential is 49 typically \$6,313 per unit.
50 San Diego County Water 51 Authority Capacity Fees	52 SDCWA Ordinance No. 53 2005-03	54 Based on meter size. 55 Residential is typically 56 \$4,326 per unit.
57 Inclusionary housing in lieu 58 fees—Residential only.	59 Chapter 14-C of the City 60 Code	61 \$1,000 per development 62 project, \$100 per unit, plus 63 \$1.15 per square foot.

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

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

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

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

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

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

19 **FINDINGS:**

20 For the Parcel Map (P14-00007) to convert an existing single-family residence to a two-unit  
21 condominium:

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

- 25 • The Parcel Map is for the purpose of converting an existing single-family  
26 residence into a two-unit residential condominium on an existing 3,250-  
27 square-foot lot created on April 13, 1906 and located in the Townsite  
28 Neighborhood. The site is zoned Residential-Tourist (RT) and has a land  
29 use designation of Urban High-Density Residential (UHD-R). The RT zone  
and UHD-R land use designation allow for single-family and multi-family  
residential. As such, the proposed Parcel Map is consistent with the

1                   General Plan, Zoning and Subdivision Ordinances. The conversion does  
2                   not affect the size, zoning or land use designation of this existing lot.

3 2.           That the site is physically suitable for the type and proposed density of development by  
4           providing lot areas consistent with the Townsite Neighborhood Planning Area.

- 5           •       The proposed subdivision would create two residential condominium  
6           units in place of one single-family home. The residential conversion  
7           from single-family residence into a two-unit condominium is consistent  
8           with the character and pattern of development in this area zoned and  
9           designated Urban High-Density Residential (UHD-R) and zoned  
10          Residential Tourist (RT). The two-unit condominium project would  
11          create a cumulative total of 12 bedrooms and 12 bathrooms and would  
12          provide four parking spaces, one in excess of Code requirements, within  
13          the existing parking configuration of four enclosed parking spaces  
14          arranged as two pairs of tandem stalls. The project will not include  
15          alteration of existing landscape, hardscape, or other exterior features.  
16          The project will continue to exhibit its current architectural style  
17          including a partially pitched roof at street level and flat roof beyond, large  
18          vinyl framed windows, a stucco exterior with stone veneer. Aside from  
19          height, the footprint of the structure would not be changed. Upon  
20          conversion to condominiums, the duplex is expected to continue to serve  
21          as vacation rentals, although each unit could also function as a long-term  
22          rental or an owner occupied residence. This project would be consistent  
23          with existing, multi-family development located immediately to the north  
24          and of the subject properties, in terms of both architecture and site design.  
25          The 35-foot height and overall scale of the proposed development would  
26          be consistent with the pattern of redevelopment on adjacent lots, as well  
27          as some of the redevelopment on both sides of South Pacific Street  
28          wherein numerous developments are utilized as vacation rentals. Exterior  
29          wall treatments, fenestration and other finish materials would  
            complement other recently approved and developed projects in the  
            vicinity.

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

- 4 • The proposed subdivision involves the conversion of an existing single-  
5 family home into a two-unit condominium. Aside from height, the  
6 footprint of the structure would not be changed. Therefore, the proposed  
7 improvements will not cause substantial environmental damage or  
8 substantially and avoidably injure fish or wildlife or their habitat.

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

- 12 • The proposed subdivision involves the conversion of a single-family  
13 residence into two residential condominiums and the addition of habitable  
14 square footage. Proposals that constitute multi-family development or  
15 involve at least 70 feet of street frontage are required to dedicate and  
16 construct public access to the beach when such access is not already  
17 present within 250 feet of the proposed project. The subject request does  
18 involve multi-family development, but comprises less than 70 feet of  
19 street frontage as the lot is 25 feet wide. Moreover, the existing public  
20 access to the beach is located within 200 feet, at the Hayes Street right-  
21 of-way; therefore, there is no easement acquired by the public at large for  
22 access through or the use of property within the proposed subdivision.

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

- 25 • The proposed subdivision would not involve any variances from the  
26 regulations established at the time of this approval; however, there is an  
27 existing legal non-conforming front yard setback which would be  
28 maintained at three feet, seven inches. Staff finds that this variation from  
29 the front yard setback would benefit the streetscape by relieving the  
monotony occasioned by previous projects that have implemented the

1 block-face averaging provision of the superseded 1992 Zoning  
2 Ordinance.

3 For the Development Plan (D14-00004) to allow conversion of an existing single-family  
4 residence to a duplex with the addition of 1,741 square feet of habitable space including a new  
5 third story:

- 6 1. The approval of the proposed duplex conversion and associated addition of habitable  
7 space will be subject to conditions that, in view of the size and shape of the parcel and  
8 present zoning and use of the subject property, provide the same degree of protection to  
9 adjoining properties, including protection from unreasonable interference with the use  
10 and enjoyment of said properties, depreciation of property values, and any potentially  
11 adverse impacts on the public peace, health, safety and welfare. The proposed project  
12 would be consistent with applicable land use and development standards, including on-  
13 site parking requirements and approval would be conditioned upon the prohibition of  
14 parking in the driveways.

15 For Regular Coastal Permit (RC14-00004) to allow conversion of an existing single-family  
16 residence to a duplex with the addition of 1,741 square feet of habitable space including a new  
17 third story:

- 18 1. The proposed duplex conversion conforms to the policies of the Local Coastal Program  
19 (LCP), including those pertinent to coastal access (Article 2), recreation (Article 3), land  
20 resources (Article 5) and development (Article 6), in that it:
- 21 • Does not interfere with the public's right to access the coastline and  
22 ocean, given that dedicated public access ways exist within 250 feet of  
23 the subject site;
  - 24 • Provides for recreational use of private oceanfront land;
  - 25 • Does not impact environmentally sensitive habitat area or prime  
26 agricultural land;
  - 27 • Does not impact environmentally sensitive habitat area with adequate  
28 public services;
  - 29 • Protects views to and along the ocean;
  - Is visually compatible with the character of surrounding areas.

1 2. The project site, 825 South Pacific Street, is situated within the Appeal Area of the  
2 Coastal Zone and conforms to the public access and recreation policies of Chapter 3 of  
3 the Coastal Act. The entire 800 Block of South Pacific Street measures 450 feet in  
4 length, with public beach access located at both ends (where South Pacific Street  
5 intersects with Wisconsin Avenue and Hayes Street). Thus, all properties in the 800  
6 block of South Pacific Street are situated within 250 feet of existing public beach access.

7 **Building:**

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

1 requirement. Small amounts of construction debris may be stored on-site in a neat,  
2 safe manner for short periods of time pending disposal.

3 5. Separate/unique addresses will be required to facilitate utility releases. Verification that the  
4 addresses have been properly assigned by the City's Planning Division must accompany  
5 the Building Permit application.

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

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

11 **Fire:**

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

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

15 **Water Utilities:**

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

20 11. The property owner shall maintain private water and wastewater utilities located on private  
21 property.

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

24 13. All Water and Wastewater construction shall conform to the most recent edition of the  
25 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by  
26 the Water Utilities Director.

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

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

- 1 16. No trees, structures or building overhang shall be located within any water or wastewater  
2 utility easement.
- 3 17. All lots with a finish pad elevation located below the elevation of the next upstream  
4 manhole cover of the public sewer shall be protected from backflow of sewage by installing  
5 and maintaining an approved type backwater valve, per the Uniform Plumbing Code  
6 (U.P.C.).
- 7 18. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are to  
8 be paid to the City and collected by the Water Utilities Department at the time of Building  
9 Permit issuance.
- 10 19. All Water Utilities Fees are due at the time of building permit issuance per City Code  
11 Section 32B.7, unless the developer/applicant applies and is approved for a deferral of all  
12 fees per City of Oceanside Ordinance No. 09-OR0676-1.
- 13 20. All new development of single-family and multi-family residential units shall include hot  
14 water pipe insulation and installation of a hot water recirculation device or design to  
15 provide hot water to the tap within 15 seconds in accordance with City of Oceanside  
Ordinance No. 02-OR126-1.

16 **Engineering:**

- 17 21. This project involves demolition of an existing structure or surface improvements; an  
18 erosion control plan shall be submitted and approved by the City Engineer before  
19 issuance of any demolition permit. No grading operation shall be allowed in  
20 conjunction with the demolition operation without an approved grading plan. No  
21 demolition shall be permitted without an approved erosion control plan.
- 22 22. Design and construction of all improvements shall be in accordance with standard plans,  
23 specifications of the City of Oceanside and subject to approval by the City Engineer.
- 24 23. The owner/developer shall obtain a precise grading permit per the City Grading  
25 Regulations Manual. This project may qualify to prepare a minor grading plan instead  
26 of a precise grading plan, if the project meets the minor grading permit requirements.  
27 The grading permit requires a comprehensive soils and geologic investigation of the  
28 soils, slopes, and formations in the project. All necessary measures shall be taken and  
29 implemented to assure slope stability, erosion control, and soil integrity. No grading

1 shall occur until a detailed grading plan, to be prepared in accordance with the Grading  
2 Ordinance and Zoning Ordinance, is approved by the City Engineer.

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

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

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

11 b) All grading and related site preparation and construction activities shall be  
12 limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No  
13 engineering related construction activities shall be conducted on Saturdays,  
14 Sundays or legal holidays unless written permission is granted by the City  
15 Engineer with specific limitations to the working hours and types of permitted  
16 operations. All on-site construction staging areas shall be as far as possible  
17 (minimum 100 feet) from any existing residential development. Because  
18 construction noise may still be intrusive in the evening or on holidays, the City of  
19 Oceanside Noise Ordinance also prohibits "any disturbing excessive or offensive  
20 noise which causes discomfort or annoyance to reasonable persons of normal  
21 sensitivity."

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

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

- 1 26. Grading and drainage facilities shall be designed and installed to adequately  
2 accommodate the local storm-water runoff and shall be in accordance with the City's  
3 Grading Ordinance and current San Diego County Hydrology Manual.
- 4 27. It is the responsibility of the owner/developer to evaluate and determine that all soil  
5 imported as part of this development is free of hazardous and/or contaminated material  
6 as defined by the City and the County of San Diego Department of Environmental  
7 Health. Exported or imported soils shall be properly screened, tested, and documented  
8 regarding hazardous contamination.
- 9 28. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and  
10 disposed of in accordance with all state and federal requirements, prior to stormwater  
11 discharge either off-site or into the City drainage system.
- 12 29. A traffic control plan shall be prepared according to the City traffic control guidelines  
13 and approved to the satisfaction of the City Engineer prior to the start of any work  
14 within the public right-of-way. Traffic control during construction of streets that have  
15 been opened to public traffic shall be in accordance with construction signing, marking  
16 and other protection as required by the Caltrans Traffic Manual and City Traffic Control  
17 Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless  
18 approved otherwise by the City.
- 19 30. The developer/owner shall construct private driveway to serve this project in accordance  
20 with the City of Oceanside Engineers Design and Processing Manual.
- 21 31. The developer/owner shall construct curb and gutter and sidewalk on South Pacific Street  
22 along the property frontage in accordance with the City of Oceanside Engineers Design and  
23 Processing Manual. Sidewalk improvements shall comply with ADA requirements.
- 24 32. Sight distance requirements at the project driveway shall conform to the corner sight  
25 distance criteria as provided by SDRSD.
- 26 33. Pavement sections Pacific Street and project driveway shall be based upon approved soil  
27 tests. The pavement design is to be prepared by the owner's/developer's soil engineer  
28 and must be approved by the City Engineer, prior to paving.
- 29 34. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during  
construction of the project, shall be repaired or replaced as directed by the City  
Engineer.

- 1 35. The owner/developer shall comply with all the provisions of the City's cable television  
2 ordinances including those relating to notification as required by the City Engineer.
- 3 36. The owner/developer shall obtain any necessary permits and clearances from all public  
4 agencies having jurisdiction over the project due to its type, size, or location, including  
5 but not limited to the U. S. Army Corps of Engineers, California Department of Fish &  
6 Wildlife, U. S. Fish and Wildlife Service, San Diego Regional Water Quality Control  
7 Board (including NPDES), and/or San Diego County Health Department, prior to the  
8 issuance of a grading permit.
- 9 37. The approval of the development shall not mean that proposed grading or improvements  
10 on adjacent properties (including any City properties/right-of-way or easements) is  
11 granted or guaranteed to the owner/developer. The owner/developer is responsible for  
12 obtaining permission to grade to construct on adjacent properties. Should such  
13 permission be denied, the development shall be subject to going back to the public  
14 hearing or subject to a substantial conformity review.
- 15 38. A comprehensive geotechnical report is required prior to approval of any grading plan  
16 and permit. If shoring is required for the construction of this development, the shoring  
17 design and structural calculations shall be included in the geotechnical report. The  
18 Geotechnical Engineer shall be responsible to prepare the report, and seal/stamp, and  
19 sign the report, and is fully responsible for all the proposed mitigations and  
20 recommendations.
- 21 39. This project shall provide year-round erosion control including measures for the site  
22 required for the phasing of grading. Prior to the issuance of grading permit, an erosion  
23 control plan, designed for all proposed stages of construction, shall be reviewed, secured  
24 by the owner/developer with cash securities and approved by the City Engineer.
- 25 40. The drainage design on the development plan is conceptual only. The final design shall  
26 be based upon a hydrologic/hydraulic study to be approved by the City Engineer during  
27 final engineering. All drainage picked up in an underground system shall remain  
28 underground until it is discharged into an approved channel, or as otherwise approved by  
29 the City Engineer. The owner/developer shall be responsible for obtaining any off-site  
easements for storm drainage facilities.

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

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

27 43. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance  
28 Agreement with the City obliging the owner/developer to maintain, repair and replace  
29 the Storm Water Best Management Practices (BMPs) identified in the project's  
approved SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be  
approved by the City Attorney prior to issuance of any precise grading permit and shall

1 be recorded at the County Recorder's Office prior to issuance of any building permit.  
2 Security in the form of cash (or certificate of deposit payable to the City) or an  
3 irrevocable, City-Standard Letter of Credit shall be required prior to issuance of a  
4 precise grading permit. The amount of the security shall be equal to 10 years of  
5 maintenance costs, as identified by the O&M Plan, but not to exceed a total of \$25,000.  
6 The owner/developer's Civil Engineer shall prepare the O&M cost estimate.

7 44. At a minimum, maintenance agreements shall require the staff training, inspection and  
8 maintenance of all BMPs on an annual basis. The owner/developer shall complete and  
9 maintain O&M forms to document all maintenance activities. Parties responsible for the  
10 O&M plan shall retain records at the subject property for at least 5 years. These  
11 documents shall be made available to the City for inspection upon request at any time.

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

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

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

24 48. Approval of this development is conditioned upon payment of all applicable impact fees  
25 and connection fees in the manner provided in chapter 32B of the Oceanside City Code.  
26 All traffic signal fees and contributions, highway thoroughfare fees, park fees,  
27 reimbursements, and other applicable charges, fees and deposits shall be paid prior to the  
28 issuance of any building permits, in accordance with City Ordinances and policies.

29 49. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire  
project may be subject to prevailing wage requirements as specified by Labor Code

1 section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging  
2 the prevailing wage requirements prior to the granting of any fee reductions or waivers.

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

7 51. All right-of-way alignments, street dedications, exact geometrics and width shall be  
8 dedicated and constructed or replaced, if required by the City Engineer.

9 52. This tentative parcel map shall be recorded as one. The City Engineer may require the  
10 dedication and construction of necessary utilities, streets and other improvements outside  
11 the area of this particular parcel map, if such is needed for circulation, parking, access or  
12 for the welfare or safety of future occupants of the development.

13 53. The owner/developer shall provide the City of Oceanside with a certification from each  
14 public utility and each public entity owning easements within the proposed project  
15 stating that: (a) they have received from the owner/developer a copy of the proposed  
16 parcel map; (b) they object or do not object to the filing of the parcel map without their  
17 signature; (c) in case of a street dedication affected by their existing easement, they will  
18 sign a "subordination certificate" or "joint-use certificate" on the parcel map when  
19 required by the governing body. In addition, the owner/developer shall furnish proof to  
20 the satisfaction of the City Engineer that no new encumbrances have been created that  
21 would subordinate the City's interest over areas to be dedicated for public road purposes  
22 since submittal of the project.

23 54. Pursuant to the State Map Act, a covenant must be submitted for review and approval by  
24 the City Attorney, and shall be recorded, attesting to these conditions, and a certificate  
25 setting forth the recordation shall be placed on the map.

26 55. Any existing public or private pavement, concrete curb, gutter, driveways, pedestrian  
27 ramps and sidewalk within the project, or adjacent to the project boundary that are already  
28 damaged, shall be repaired or replaced as directed by the City Engineer.

29 56. The owner/developer shall place a covenant on the non-title sheet of the parcel map  
agreeing to the following: "The present or future owner/developer shall indemnify and

1 save the City of Oceanside, its officers, agents, and employees harmless from any and all  
2 liabilities, damages or claims arising from any landslide on this site”.

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

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

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

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

28 **Planning:**

29 61. Development Plan (D14-00004) and Regular Coastal Permit (RC14-00004) shall expire  
two years from the effective date unless implemented as required by the Zoning Ordinance.

1 Absent the timely appeal of this approval, it will expire on September 22, 2016 unless  
2 implemented as required by the Zoning Ordinance.

3 62. Development Plan (D14-00004) and Regular Coastal Permit (RC14-00004) is granted  
4 for the following purposes only:

5 a) Conversion of an existing single-family residence into a duplex; a two-unit  
6 condominium resulting in four bedrooms, four baths within Unit One and eight  
7 bedrooms and eight baths in Unit Two for a cumulative total bedrooms of 12  
8 bedrooms and 12 baths, served by four enclosed parking spaces in a tandem  
9 configuration;

10 b) Addition of 1,741 square feet of habitable space, 1,168 square feet of which will  
11 constitute a new third story above basement and 573 square feet to the second  
12 floor.

13 63. No deviation from these approved plans and exhibits shall occur without Planning  
14 Commission approval. Substantial deviations shall require a revision to the  
15 Development Plan and/or Regular Coastal Permit or entirely new entitlements.

16 64. Development Plan (D14-00004) and Regular Coastal Permit (RC14-00004) shall be  
17 called for review by the Planning Commission if complaints are filed and verified as  
18 valid by the City Planner or the Code Enforcement Officer concerning the violation of  
19 any of the approved conditions or the project assumptions demonstrated under the  
20 application approval.

21 65. The validity of Development Plan (D14-00004) and Regular Coastal Permit (RC14-  
22 00004) shall not be affected by changes in ownership or tenants.

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

29 67. Development Plan (D14-00004) and Regular Coastal Permit (RC14-00004) may be  
revised or renewed in accordance with the provisions of the Zoning Ordinance. Any  
application for Development Plan (D14-00004) and Regular Coastal Permit (RC14-

1 00004) revision or renewal shall also be evaluated against existing land use and  
2 development policies as well as any intervening changes to the site area and/or  
3 neighborhood.

4 68. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold  
5 harmless the City of Oceanside, its agents, officers or employees from any claim, action  
6 or proceeding against the City, its agents, officers, or employees to attack, set aside, void  
7 or annul an approval of the City concerning Development Plan (D14-00004) and  
8 Regular Coastal Permit (RC14-00004). The City will promptly notify the applicant of  
9 any such claim, action or proceeding against the City and will cooperate fully in the  
10 defense. If the City fails to promptly notify the applicant of any such claim action or  
11 proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter,  
12 be responsible to defend, indemnify or hold harmless the City.

13 69. A covenant or other recordable document approved by the City Attorney shall be  
14 prepared by the applicant and recorded prior to the issuance of building permits. The  
15 covenant shall provide that the property is subject to this resolution, and shall generally  
16 list the conditions of approval.

17 70. Prior to issuance of a building permit, the applicant and landowner shall execute and  
18 record a covenant, in a form and content acceptable to the City Attorney, which shall  
19 provide:

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

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

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

- 1 72. Failure to meet any conditions of approval for this project shall constitute a violation of  
2 Development Plan (D14-00004) and Regular Coastal Permit (RC14-00004).
- 3 73. Unless expressly waived, all current zoning standards and City ordinances and policies  
4 in effect at the time building permits are issued are required to be met by this project.  
5 The approval of this project constitutes the applicant's agreement with all statements in  
6 the Description and Justification and other materials and information submitted with this  
7 application, unless specifically waived by an adopted condition of approval.
- 8 74. Elevations, siding materials, colors, roofing materials and floor plans shall be  
9 substantially the same as those approved by the Planning Commission. These shall be  
10 shown on plans submitted to the Building Division for building permits.
- 11 75. All mechanical rooftop and ground equipment shall be screened from public view as  
12 required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks,  
13 mechanical equipment, screening and vents shall be painted with non-reflective paint to  
14 match the roof. All roof top surfaces shall have a non-reflective surface and mechanical  
15 appurtenances shall be painted to match the roof color. This information shall be shown  
16 on the building plans.
- 17 76. HVAC casings shall be fully enclosed and shall not project into a required yard or  
18 project above the district's height requirement.
- 19 77. Prior to issuance of any building permit, the applicant shall submit a detailed plan that  
20 delineates public access laterally across the front of the 25-foot wide lot (e.g. different  
21 color/texture for sidewalk than driveway) and that provides additional landscape that  
22 functions as parkway. Subject to review and final approval by the City Engineer and  
23 City Planner.
- 24 78. Any metallic material (i.e. copper) shall be treated at the time that it is installed, or  
25 earlier, so that its surface does not reflect light. Non-metallic roofing material is  
26 preferred and non-reflective roofing material is required. The copper roofing shall be  
27 treated to have a non-reflective surface (patina) at the time it is installed.
- 28 79. Buildings, structures, fences or walls located on lots contiguous to the shoreline, shall be  
29 compatible in scale with the existing development and shall not extend further seaward  
than the line established on the String-line Setback Map.

- 1 80. Fence height limitations and opacity requirements are subject to Section 1050(U) of the  
2 Zoning Ordinance and required front yards. Fence materials shall be 75 percent  
3 transparent.
- 4 81. All wood fences adjacent to public right-of-way, visible from the public right-of-way, or  
5 facing the shore will be stained or otherwise finished with a waterproof material.
- 6 82. The developer's construction of all fencing and walls associated with the project shall be  
7 in conformance with the approved Development Plan and Regular Coastal Permit. Any  
8 substantial change in any aspect of fencing or wall design from the approved  
9 Development Plan and Regular Coastal Permit shall require a revision to the  
10 Development Plan and Regular Coastal Permit or a new Development Plan and Regular  
11 Coastal Permit.
- 12 83. If any aspect of the project fencing and walls is not covered by the approved  
13 Development Plan and Regular Coastal Permit, the construction of fencing and walls  
14 shall conform to the development standards of the City Zoning Ordinance. In no case  
15 shall the construction of fences and walls (or combinations thereof) exceed the  
16 limitations of the Zoning Ordinance, unless expressly granted by a Variance or other  
17 development approval.
- 18 84. The project shall dispose of or recycle solid waste in a manner provided in City  
19 Ordinance 13.3.
- 20 85. A letter of clearance from the affected school district in which the property is located  
21 shall be provided as required by City policy at the time building permits are issued.
- 22 86. Prior to the issuance of building permits the developer or owner shall make an  
23 irrevocable offer of dedication to the City of Oceanside an easement for lateral public  
24 access and passive recreational use along the shoreline adjacent to this property. The  
25 document shall provide that the offer of dedication shall not be used or construed to  
26 allow anyone, prior to acceptance of the offer, to interfere with any rights of public  
27 access acquired through a use which may exist on the property. The easement shall be  
28 located along the entire width of the property line to the toe of the bluff (toe of the  
29 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

1 the land in favor of the City of Oceanside, and is binding on all successors and  
2 assignees.

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

8 PASSED AND ADOPTED Resolution No. 2014-P22 on September 22, 2014 by the  
9 following vote, to wit:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14  
15 \_\_\_\_\_  
16 Robert Neal, Chairperson  
17 Oceanside Planning Commission

18 ATTEST:

19 \_\_\_\_\_  
20 Marisa Lundstedt, Secretary  
21 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify  
22 that this is a true and correct copy of Resolution No. 2014-P22.

23 Dated: September 22, 2014

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

26  
27 \_\_\_\_\_  
28 Applicant/Representative

27 \_\_\_\_\_  
28 Date

#100744

825 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 20 2014  
 CITY OF OCEANSIDE  
 DEVELOPMENT SERVICES

BY *[Signature]*

**Please Print or Type All Information**

**HEARING**

**PART I - APPLICANT INFORMATION**

1. APPLICANT <b>825 S. PACIFIC, LLC</b>	2. STATUS <b>OWNER</b>
3. ADDRESS <b>1821 S. COAST HWY OCEANSIDE, CA 92054</b>	4. PHONE/FAX/E-mail <b>760. 580. 1986</b>
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) <b>PAUL LONGTON</b>	
6. ADDRESS <b>2909 MESA DRIVE OCEANSIDE 92054</b>	7. PHONE/FAX/E-mail <b>760. 722. 4904 pjlanton@gmail.com</b>

GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP <b>P14-00007</b>
DEV. PL. <b>D14-00004</b>
C.U.P.
VARIANCE
COASTAL <b>RC14-00004</b>
O.H.P.A.C.

**PART II - PROPERTY DESCRIPTION**

8. LOCATION <b>82 S. PACIFIC ST</b>	9. SIZE <b>3250 SF</b>
10. GENERAL PLAN <b>UHD</b>	11. ZONING <b>RT</b>
12. LAND USE <b>RESIDENTIAL</b>	13. ASSESSOR'S PARCEL NUMBER <b>150.356.2.00</b>

**PART III - PROJECT DESCRIPTION**

14. GENERAL PROJECT DESCRIPTION <b>ADD SF AREA TO AN EXISTING 2ND STORY, ADD A NEW 3RD STORY. BASEMENT (BEACH LEVEL) AND 1ST STORY WILL NOT CHANGE. NO CHANGE TO THE FOOTPRINT</b>				
15. PROPOSED GENERAL PLAN <b>NO CHANGE</b>	16. PROPOSED ZONING <b>NO CHANGE</b>	17. PROPOSED LAND USE <b>2 CONDOS</b>	18. NO. UNITS <b>2</b>	19. DENSITY
20. BUILDING SIZE	21. PARKING SPACES <b>4</b>	22. % LANDSCAPE	23. % LOT COVERAGE or FAR <b>65% LOT COVERAGE</b>	

**PART IV - ATTACHMENTS**

<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 26. TITLE REPORT
<input checked="" type="checkbox"/> 27. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/> 28. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/> 29. PLOT PLANS
<input checked="" type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS	<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): <b>PAUL LONGTON</b>	34. DATE <b>5.14.14</b>	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) <b>825 S PACIFIC</b> DATE <b>MANAGING MEMBER</b> <b>5.14.14</b>	

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
 Sign: *[Signature]* **CHARLIE WILSON**

# Developer Deposit Account

## Description & Justification For An Addition and Remodel At 825 S Pacific St, Oceanside, 92054

May 14, 2014

Owner: 825 South Pacific LLC

### Statistics at a glance

Address – 825 S Pacific St  
APN – 150-356-20-00

Zoning – RT  
Proposed zoning – No Change

Lot Size – 3,250 SF, .075 acres  
Existing Land Use – Single Family  
Existing du/acre 13.4 du/acre

Proposed Land Use – Condominiums  
Number of units – 2  
Proposed Density/acre – 26.8 du/acre

Existing lot coverage - 65%  
Proposed Lot Coverage No Change

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MAY 20 2014  
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DEVELOPMENT SERVICES

### Existing and Proposed Construction

#### Living Space (Habitable)

	Existing	Proposed
Basement Level	2112 SF	-0- SF
1 <sup>st</sup> Floor	1236 SF	-0- SF
2 <sup>nd</sup> Floor	1354 SF	573 SF
3 <sup>rd</sup> Floor	-0- SF	1168 SF
Totals	4702 SF	1741 SF

Totals when complete 6443 SF

Decks	Existing	Proposed
	571 SF	290 SF

Total Decks when complete 861 SF

Existing Garage

828 SF (no change)

Parking required – 3 spaces

Parking provided – 4 spaces

The Architecture is by Paul Longton, Architect

The proposed project will maintain its existing appearance and footprint

### **Existing Lot and Structure**

The property is located on the west side of Pacific St and between Wisconsin and Hayes. The footprint of the existing house will not change. The existing structure is a 2-story over basement single family home. The basement level, which is the beach level, has 2,112 SF. The 1<sup>st</sup> Floor has an existing 4-car garage and 1,236 SF of living space. Neither of those two floors will change.

### **Proposed Addition**

The proposed 2<sup>nd</sup> Floor addition will be added over a portion of the existing deck space and will maintain 150 SF of deck. The proposed 3<sup>rd</sup> story will be all new. The proposed 3<sup>rd</sup> Floor will step back on both the east and west to accomplish a tiered effect.

### **Condominium Areas**

When the building is converted to two units, the Basement will be one unit of 2,112 SF. The street level (1<sup>st</sup> Floor) and the upper two floors will comprise the other unit and will have 4,331 SF when complete.

### **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 4-car garage. Zoning (1986 ZO, Article 27) requires 1.5 parking spaces per living unit with more than 2-bedrooms or 3-parking spaces are required total.

## **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.

Order Number: **DIV-4683607**

Page Number: 6

**LEGAL DESCRIPTION**

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

LOT 14 IN BLOCK "C" OF MYERS' ANNEX TO OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 984, FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN DIEGO, APRIL 13, 1906.

EXCEPTING THEREFROM ANY PORTION THEREOF NOW OR HERETOFORE LYING BELOW THE ORDINARY HIGH TIDE LINE OF THE PACIFIC OCEAN.

APN: 150-356-20-00



## NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:  
Removal:  
(180 days)

1. **APPLICANT:** 825 South Pacific, 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:** P14-00007, D14-00004 & RC14-00004  
(825 South Pacific Street, addition, remodel and conversion of a single family home into a two-unit condominium)

**7. DESCRIPTION:** Conversion of a single family home into a two-unit residential condominium with additional square footage totaling 6,443 square feet. The result is a duplex structure with two units, one located along the basement level, the other located within two levels: level one - the street level, and level two right above it. Unit One would provide four (4) bedrooms and four (4) baths. Unit Two would comprise two stories on levels one and two, and would provide eight (8) bedrooms and (8) baths for a cumulative project total of 12 bedrooms and 12 baths. Additionally, four (4) enclosed parking spaces, one in excess of Code requirements, would be provided within an enclosed street level tandem four-car garage. Presently, the lot is fully developed with a 1970s single-family home used as a vacation rental. The square footage addition and condominium conversion of the home into to two separate units, would allow for additional short-term vacation rental opportunities, as well as long-term resident occupancy. The project is located 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 3 categorical exemption under Section 15303 (a) "for New Construction or Conversion of Small Structures;"
- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section, \_\_\_\_\_ (Sections 15260-15277); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

Date: September 22, 2014

Marie Luna, Planning Consultant – Project Manager

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