AGENDA NO. 4

PLANNING COMMISSION **STAFF REPORT**

DATE: October 6, 2014 (Continued from the September 22, 2014 Meeting)

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

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

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Confirm issuance of a Class 3 categorical exemption for "New Construction or Conversion of Small Structures" pursuant to Section 15303 (b) of the California Environmental Quality Act; and

(2) Approve Tentative Map (T14-00001), Development Plan (D13-00012), and Regular Coastal Permit (RC13-00016) by adopting Planning Commission Resolution No. 2014-P24 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

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

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

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

On September 22, 2014, prior to the duly noticed public hearing, the applicant requested a continuance to October 6, 2014.

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

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

The project site is zoned Residential-Tourist (RT), has a land use designation of Urban High-Density Residential (UHD-R), and is located within the Townsite Planning Neighborhood. These designations provide for single and multi-family residential uses serving both residents and visitors. The subject property abuts single-family residences to the north and south, bungalow-style apartments to the east, and the Pacific Ocean to the west. The lot measures approximately 75 feet in width and 130 feet in length, which is typical of beachfront properties south of Wisconsin Avenue. The properties occupy a portion of coastal bluff that descends approximately 10 vertical feet from South Pacific Street to the Strand which is located immediately inland of the revetment.

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

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

<u>Tentative Tract Map P14-00001</u> represents a request for the following:

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

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

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

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

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

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

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

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Conformance

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

A. Land Use Element

Goal 1.23: Architecture

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

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

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

Goal 1.32: Coastal Zone

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

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

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

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

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

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

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

2. Zoning Ordinance

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

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

	4-UNIT ZONING/LCP 1992 OZO DEVELOPMENT STANDARDS USED MINIMUM LOT SIZE 6,000 sq. ft.	2-UNIT ADDITION PROPOSED 9,750 sq. ft.
PARKING	9-parking spaces	12-parking spaces Required/Provided
FRONT YARD SETBACK	Block Face Average (4 feet)	24 feet for 3rd Story 4 feet for 1st and 2nd Story
SIDE YARD SETBACK	5-10 average feet	5-10 average feet No Change
REAR YARD SETBACK	Stringline; 128-feet	128 feet for 1st/2nd Story 114 feet for 3rd Story
LOT COVERAGE	60%	60% NO Change
BUILDING HEIGHT	27 feet	3 Stories over Basement/ 35-feet above Average Grade

The applicant is requesting to add two units on top of an existing four-unit condominium complex, thus resulting in the need to process a tentative map for condominium purposes. The two new floor plans would be 2,304 square feet in size and each consisting of three bedrooms and three baths. Architecturally the new units would include east side and west

side private deck areas totaling 1,252 square feet. All exterior materials such as the stucco finished walls, bay windows, and tiled roofs would be carried over to the newly created units. The exterior colors of off-white stucco, almond trim, and gray-brown tiled roof would also be maintained.

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

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

3. Subdivision Ordinance Compliance

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

4. Local Coastal Program

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

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

5. California Environmental Quality Act

Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based upon that review, staff finds that the proposed project constitutes new construction or conversion of small structures for not

more than six units in an urbanized area, and the project is categorically exempt, Class 3, "New Construction or Conversion of Small Structures" (Section 15303 (b)).

DISCUSSION

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

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

PUBLIC NOTIFICATION

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

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

SUMMARY

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

(1) Confirm issuance of a Class 3 categorical exemption for "New Construction or Conversion of Small Structures" pursuant to Section 15303 (b) of the California Environmental Quality Act; and

(2) Approve Tentative Map (T14-00001), Development Plan (D13-00012), and Regular Coastal Permit (RC13-00016) by adopting Planning Commission Resolution No. 2014-P24 with findings and conditions of approval attached herein.

.

PREPARED BY:

Richard Greenbauer
Senior Planner

SUBMITTED BY:

Marisa Lundstedt
City Planner

ML/RG/fil

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

Developer Deposit

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

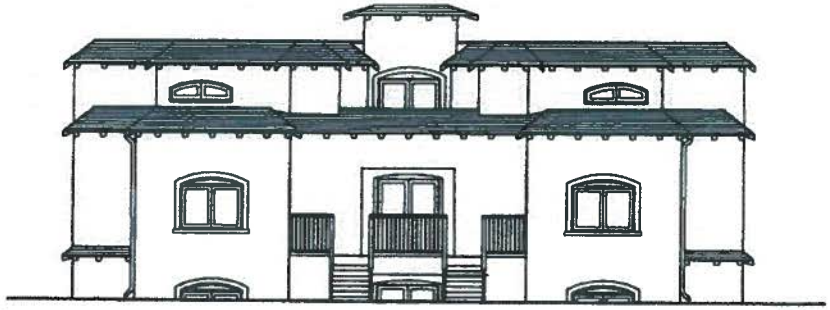
OCCUPANCY / BLDG. DATA

ALLOWABLE FLOOR AREA

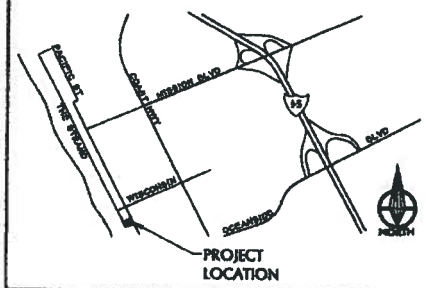
	R-2 OCCUPANCY	U OCCUPANCY
ALLOWABLE FLOOR AREA PER CBC TABLE 503 TYPE V-ONE HOUR CONSTRUCTION	12,000 SQ. FT.	6,000 SQ. FT.
ALLOWABLE INCREASE		
FULLY FIRE SPRINKLERED 2 TIMES PER CBC 506.3	2	2
TOTAL ALLOWABLE	24,000 SQ. FT.	12,000 SQ. FT.

ALLOWABLE FLOOR AREA FOR MIXED OCCUPANCIES

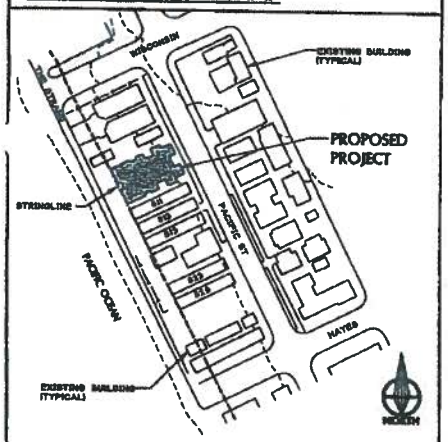
R-2 OCCUPANCY ACTUAL	PLUS	U OCCUPANCY ACTUAL
ACTUAL 12,082 SQ. FT. ALLOWABLE 24,000 SQ. FT.	PLUS	3,826 SQ. FT. 12,000 SQ. FT.



VICINITY MAP



SITE AVERAGING MAP



SHEET INDEX

ARCHITECTURAL

T.1	COVER SHEET
SP.1	SITE PLAN AND BASEMENT PLAN
A.1	EXISTING FIRST & SECOND FLOOR PLANS
A.2	PROPOSED THIRD FLOOR PLAN
A.3	PROPOSED & EXISTING ROOF PLANS
A.4	ELEVATIONS
A.5	ELEVATIONS
A.6	ELEVATIONS
A.7	BUILDING SECTION
A.8	BUILDING SECTION

WATER UTILITIES NOTES

1. PROVIDE SEPARATE METERS FOR PROPOSED UNITS. PROVIDE FIXTURE UNIT CALCULATIONS PER THE CALIFORNIA PLUMBING CODE AND METER SIZING AS SHOWN ON THE CITY OF OCEANSIDE WATER / WASTEWATER SUY-IN FEES TABLE.
1. PROVIDE DEDICATED WATER CONNECTION FOR FIRE SPRINKLER SYSTEM WITH BACK FLOW PREVENTION PER THE WATER, SEWER AND RECLAIMED WATER DESIGN & CONSTRUCTION MANUAL. METER NOT REQUIRED.
2. PROVIDE PROPOSED SEWER CONNECTION FOR PROPOSED UNITS.

FIRE DEPARTMENT NOTES

1. AN APPROVED FIRE SPRINKLER SYSTEM MUST BE INSTALLED THROUGHOUT THE BUILDING. THE SYSTEM SHALL BE DESIGNED PER NFPA 13. THE SPRINKLER SYSTEM REQUIRES 24-HOUR SUPERVISION.

PROJECT INFORMATION

OWNER:

STRANDS END
1821 S. COAST HWY
OCEANSIDE, CA 92054

CONSULTANTS:

PROJECT ADDRESS:

809 S. PACIFIC ST.
OCEANSIDE, CA 92054

ASSESSOR'S PARCEL #:

150-366-13

PROJECT SUMMARY:

2 NEW RESIDENCES IN A NEWLY CREATED 3RD FLOOR WHEN COMPLETE THE BUILDING WILL HAVE 6 UNITS IN 3-STORIES OVER BASEMENT PARKING

LEGAL DESCRIPTION:

LOTS 6 & 8 AND 7 IN BLOCK "C" OF MEYERS ANNEX TO OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 884, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 13, 1908, EXCEPTING THEREFROM THAT PORTION IF ANY HEREINFORE NOW LYING BELOW THE MEAN HIGH TIDE OF THE PACIFIC OCEAN.

APPLICATION NUMBERS

DEVELOPMENT PLAN: D13-00011
REGULAR COASTAL: RC 13-00009

RECEIVED

MAY 27 2014

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

DEVELOPMENT INFORMATION

ZONING: R-T ZONE - COASTAL ZONE
OCCUPANCY: R2 MULTIFAMILY TYPE V-ONE HOUR CONSTRUCTION ABOVE S2 SUBTERRANEAN PARKING GARAGE: TWO-HOUR CONSTRUCTION.

EXISTING LAND USE: 4 RESIDENTIAL UNITS OVER BASEMENT PARKING
PROPOSED LAND USE: 2 ADDITIONAL RESIDENCES

LOT SIZE: 8,750 SQ. FT. / .33 ACRE
EXISTING LOT COVERAGE: 56%
PROPOSED LOT COVERAGE: NO CHANGE

SETBACKS:

FRONT YARD	4'-0" EXISTING
SIDE YARD	5'-0" EXISTING
REAR YARD	STRINGLINE - EXISTING
HEIGHT MAX.	3-STORIES OR 36'-0" FROM THE AVERAGE FINISHED GRADE TO THE CEILING OF THE TOP STORY. NO PORTION OF THE PROPOSED HABITABLE SPACE MAY EXCEED THIS MAX. PERMITTED HEIGHT

PARKING REQUIRED - 12 SPACES PER 1988 Z.O. 3703
PARKING PROVIDED - 12 SPACES, INCLUDING H/C SPACE

DEMOLITION: NONE

CONSTRUCTION (EXISTING)

HABITABLE AREA - FIRST FLOOR

UNIT A -	2,612.6 SQ. FT.
UNIT B -	2,232.0 SQ. FT.
SUB-TOTAL -	4,844.6 SQ. FT.

DECKS:

UNIT A -	100.0 SQ. FT.
UNIT B -	100.0 SQ. FT.

HABITABLE AREA - SECOND FLOOR

UNIT C -	2,612.6 SQ. FT.
UNIT D -	2,232.0 SQ. FT.
SUB-TOTAL -	4,844.6 SQ. FT.
TOTAL HABITABLE AREA -	10,453.30 SQ. FT.

DECKS:

UNIT C -	100.0 SQ. FT.
UNIT D -	100.0 SQ. FT.
DECK TOTAL -	496 SQ. FT.
ELEVATOR & STAIRS -	198 SQ. FT.
STORAGE -	371 SQ. FT.

NEW CONSTRUCTION - HABITABLE

UNIT E -	2304.0 SQ. FT.
UNIT F -	2304.0 SQ. FT.
NEW ADDITION SUB-TOTAL -	4608.0 SQ. FT.

NEW DECKS

UNIT C -	63.0 SQ. FT.
UNIT D -	63.0 SQ. FT.
UNIT E -	63.0 SQ. FT.
UNIT F -	63.0 SQ. FT.
NEW DECKS SUB-TOTAL -	504.0 SQ. FT.

TOTALS WHEN COMPLETE:

	15,061.30 SF
HABITABLE -	12,146.0 SF
DECKS -	1,035 SF
GARAGE (PARKING AREA) -	

PARKING GARAGE:

PARKING AREA -	3,811.0 SQ. FT.
MECH / ELEC -	70.0 SQ. FT.
ELEVATOR / STAIR AREA -	120.0 SQ. FT.
WALLS / CIRCULATION / OPEN -	1,344.0 SQ. FT.
TOTAL -	5,345.0 SQ. FT.

SERVICE AGENCIES

WATER	OCEANSIDE WATER & SEWER
SCHOOL	OCEANSIDE UNIFIED SCHOOL DISTRICT
FIRE	NORTH COUNTY FIRE PROTECTION SERVICE
GAS/ELEC	SAN DIEGO GAS & ELECTRIC
SEWER	OCEANSIDE WATER & SEWER

BUILDING CODES

2010 TRIENNIAL EDITION OF THE CODE OF REGULATIONS, TITLE 24

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

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

NOTE:

THIS PROJECT IS NOT WITHIN A NOISE CRITICAL AREA (CNEL CONTOUR OF 60 dB) AS SHOWN ON THE GENERAL PLAN.

FIRE SPRINKLER NOTE:

FIRE SPRINKLERS ARE REQUIRED AND WILL BE PROVIDED.

ARCHITECT
STUDIO 4
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 725-4904 PH
(760) 725-4905 FX
plangson@gmail.com
PAUL LONGTON
PRINCIPAL

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

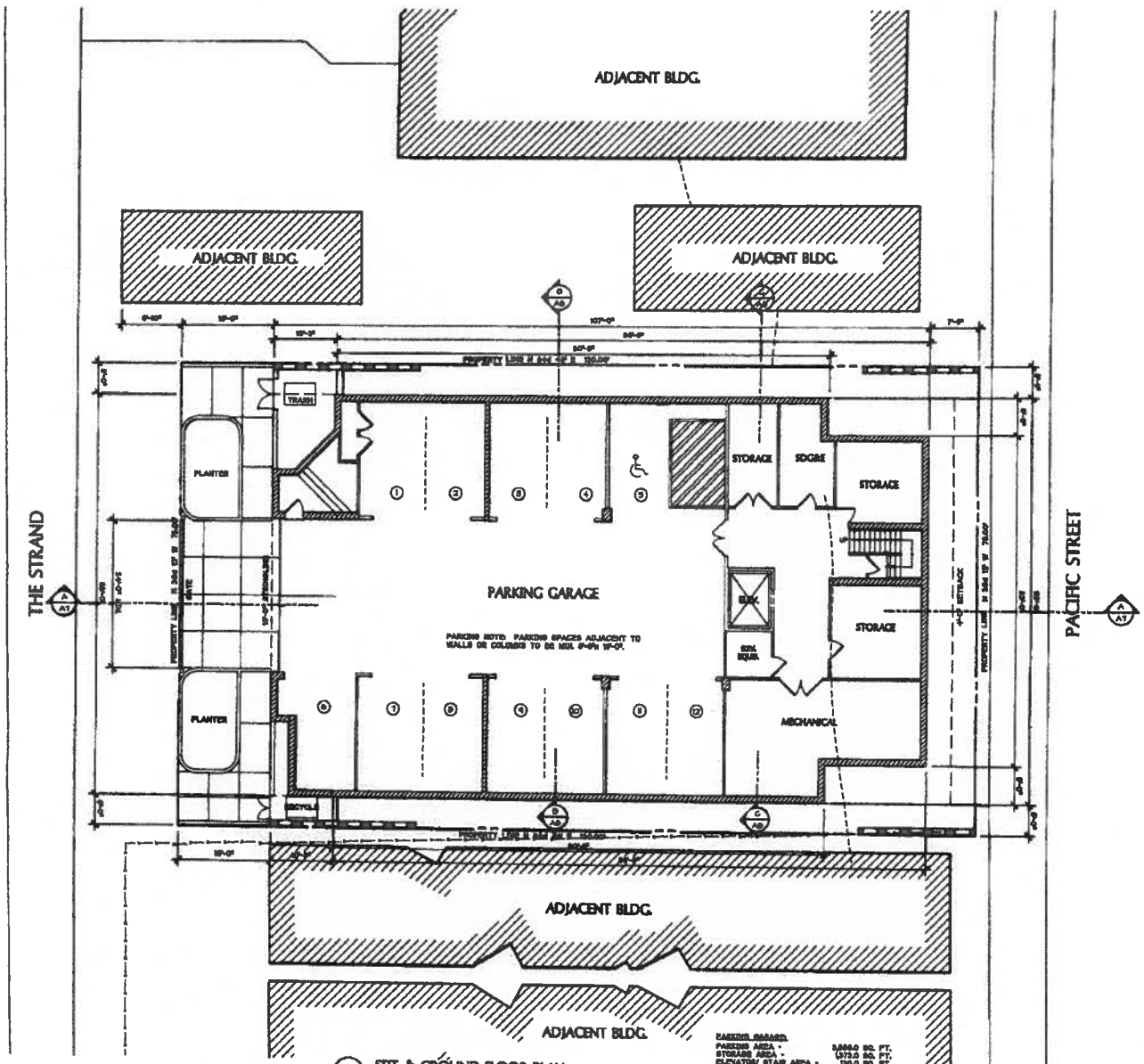
OWNER:
STRANDS END
1821 S. COAST HWY.
OCEANSIDE, CA 92054

OWNER'S REP:
PAUL LONGTON
STUDIO 4 ARCHITECTS
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 725-4904

RELEASE DATE:
ISSUED: 04.24.14
REVISIONS:

DRAWING STATUS:
- ISSUE FOR CONSTRUCTION
- ADMINISTRATIVE REVIEW
- DESIGN DEVELOPMENT REVIEW
- ISSUE SET
- PRELIMINARY REVIEW
- PLANS BEING REVIEWED
- ISSUE SET
- ISSUE FOR CONSTRUCTION REVISIONS
- ISSUE

JOB NO:
DRAWN BY: MGR.
CHECKED BY: PL
SHEET TITLE: SITE PLAN
SHEET NO: T-1.0



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

PARKING GARAGE:

PARKING AREA -	3,888.0 SQ. FT.
STORAGE AREA -	1,373.0 SQ. FT.
ELEVATOR/ STAIR AREA -	130.0 SQ. FT.
RESTROOMS/SHOWERS	206.0 SQ. FT.
TOTAL -	5,257.0 SQ. FT.

ARCHITECT:
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(760) 722-4603 FX
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PAUL LONGTON
PRINCIPAL

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

OWNER:
STRANDS END
1821 S. COAST HWY.
OCEANSIDE, CA 92054

OWNER'S REP:
PAUL LONGTON
STUDIO 4 ARCHITECTS
2908 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4604

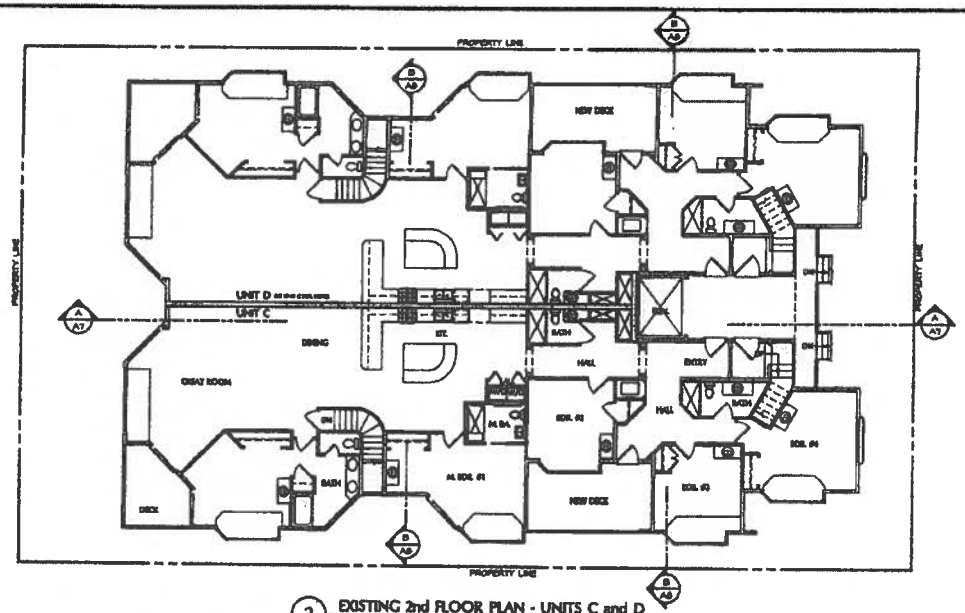
RELEASE DATE:
ISSUED: 04 . 24 . 14
COMMENTS:

DRAWING STATUS:
[illegible]

JOB NO.:
DRAWN BY: MSR
CHECKED BY: PL

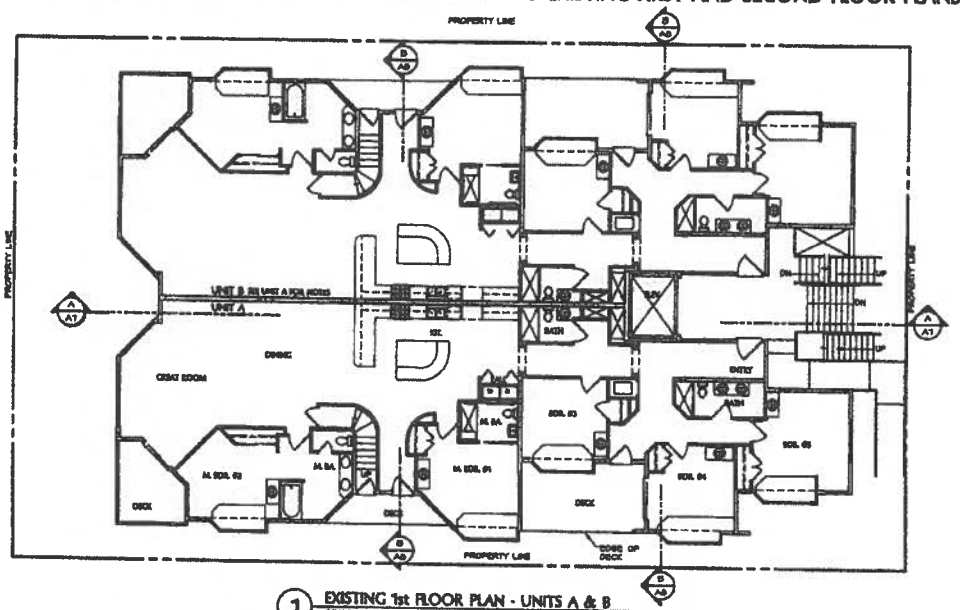
SHEET TITLE:
SITE PLAN

SHEET NO.:
SP-1



2 EXISTING 2nd FLOOR PLAN - UNITS C and D
SCALE: 1/4"=1'-0"

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



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

ARCHITECT:
STUDIO 4
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(760) 722-4903 FX
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PAUL LONGTON
PRINCIPAL

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

OWNER:
STRANDS END
1821 S. COAST HWY.
OCEANSIDE, CA 92054

OWNER'S REP:
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(760) 722-4904

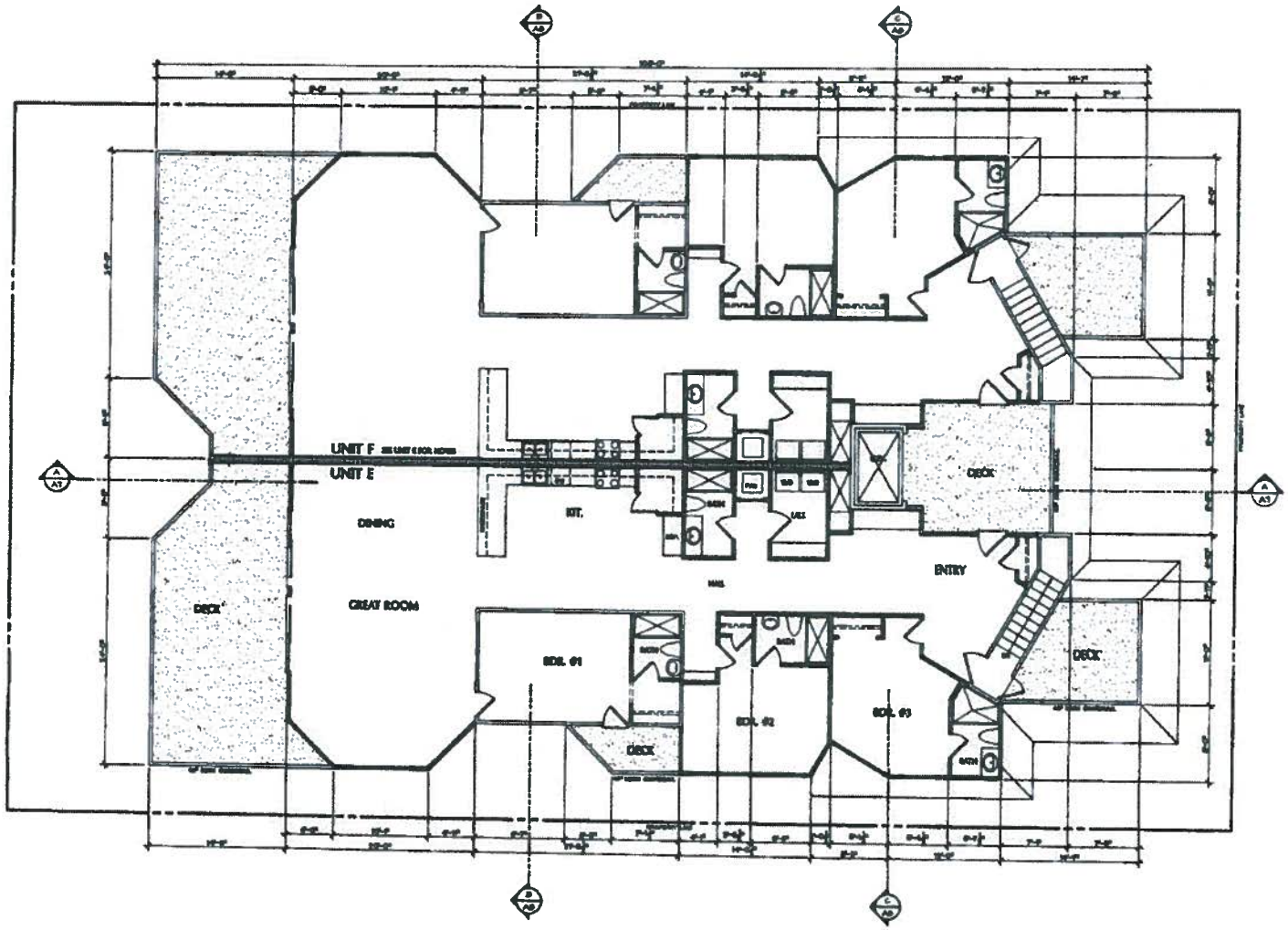
RELEASE DATE:
ISSUE: 04.24.14
REVISIONS:

DRAWING STATUS:
[illegible]

JOB NO:
DRAWN BY: MSR
CHECKED BY: PL

SHEET TITLE:
EXISTING
1st & 2nd FP

SHEET NO:
A-1.0



1 THIRD FLOOR PLAN - UNITS C and D
SCALE: 3/16"=1'-0"

ARCHITECT:
STUDIO 4
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4504 PH
(760) 722-4503 FX
plongton@gmail.com
PAUL LONGTON
PRINCIPAL

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

OWNER:
STRANDS END
1821 S. COAST HWY.
OCEANSIDE, CA 92054

OWNER'S REP:
PAUL LONGTON
STUDIO 4 ARCHITECTS
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4504

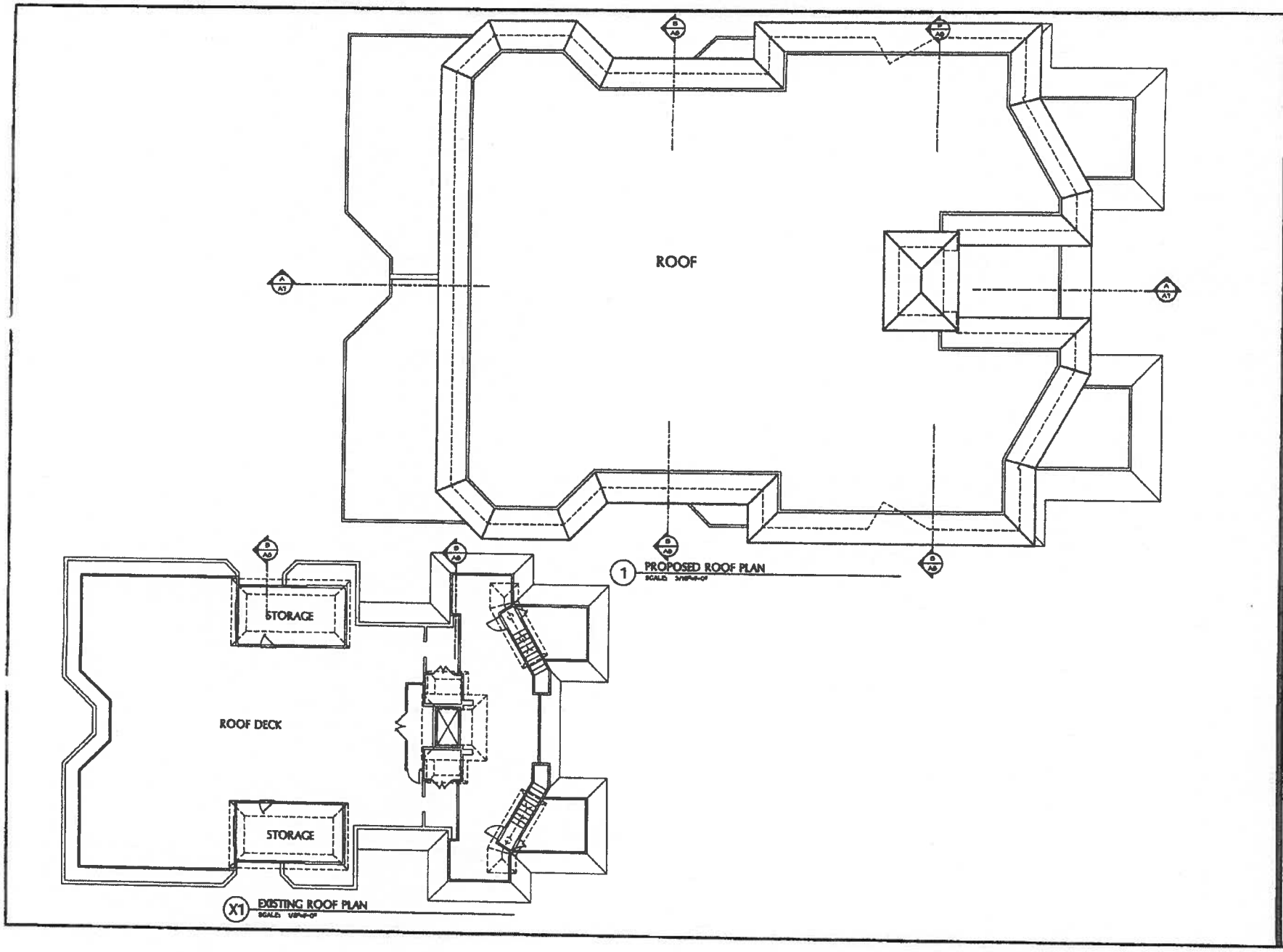
RELEASE DATE:
ISSUED: 04 . 24 . 14
REVISIONS:

DRAWING STATUS:
[illegible]

JOB NO:
DRAWN BY: MSR
CHECKED BY: PL

SHEET TITLE:
3rd FLOOR PLAN

SHEET NO.:
A-2.0



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

X1 EXISTING ROOF PLAN
SCALE: 1/8"=1'-0"

ARCHITECT:
STUDIO 4
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4804 PH
(760) 722-4803 FX
planglon@gmail.com
PAUL LONGTON
PRINCIPAL

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

OWNER:
STRANDS END
1821 S. COAST HWY.
OCEANSIDE, CA 92054

OWNER'S REP:
PAUL LONGTON
STUDIO 4 ARCHITECTS
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4804

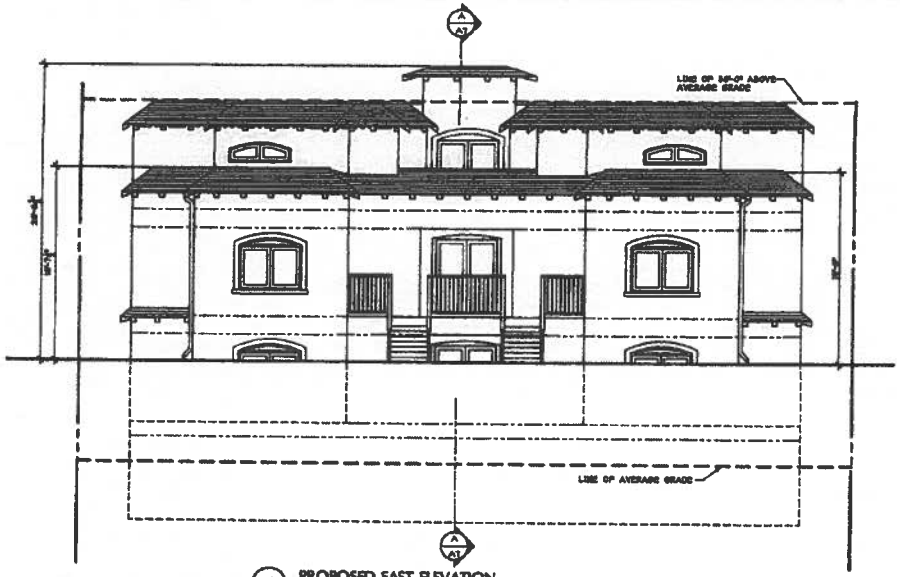
RELEASE DATE:
DATE: 04.24.14

DRAWING STATUS:

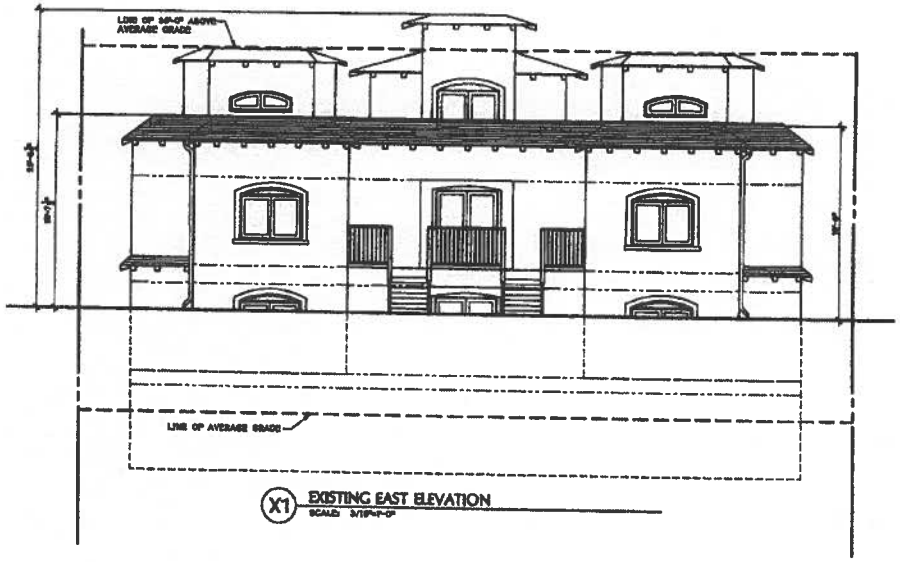
JOB NO:
DRAWN BY: MGR
CHECKED BY: PL

SHEET TITLE:
ROOF PLAN

SHEET NO:
A-3.0



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



X1 EXISTING EAST ELEVATION
SCALE: 3/16"=1'-0"

ARCHITECT:
STUDIO 4
1900 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4804 PH
(760) 722-4803 FX
plongton@gmail.com
PAUL LONGTON
PRINCIPAL

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

OWNER:
STRANDS END
1821 S. COAST HWY.
OCEANSIDE, CA 92054

OWNER'S REP:
PAUL LONGTON
STUDIO 4 ARCHITECTS
2900 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4804

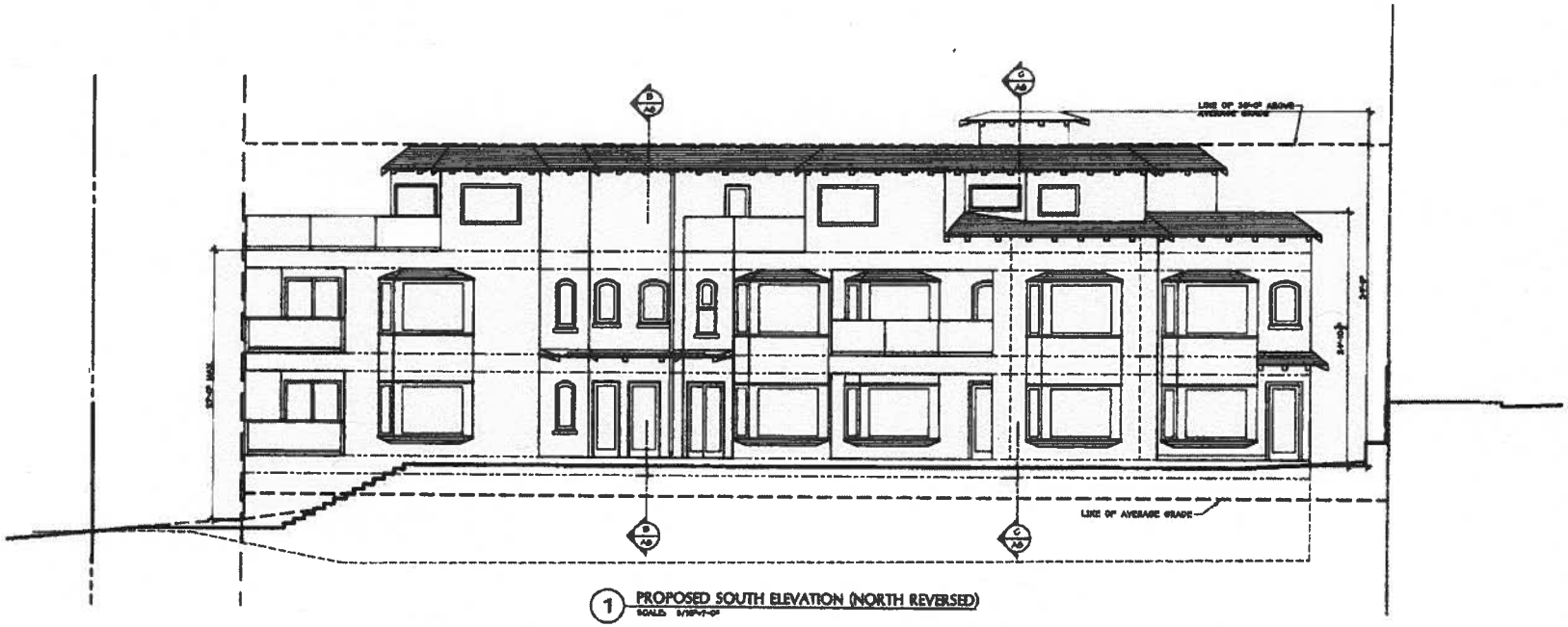
RELEASE DATE:
MARCH 04 . 24 . 14
REVISIONS

DRAWING STATUS:
[illegible]

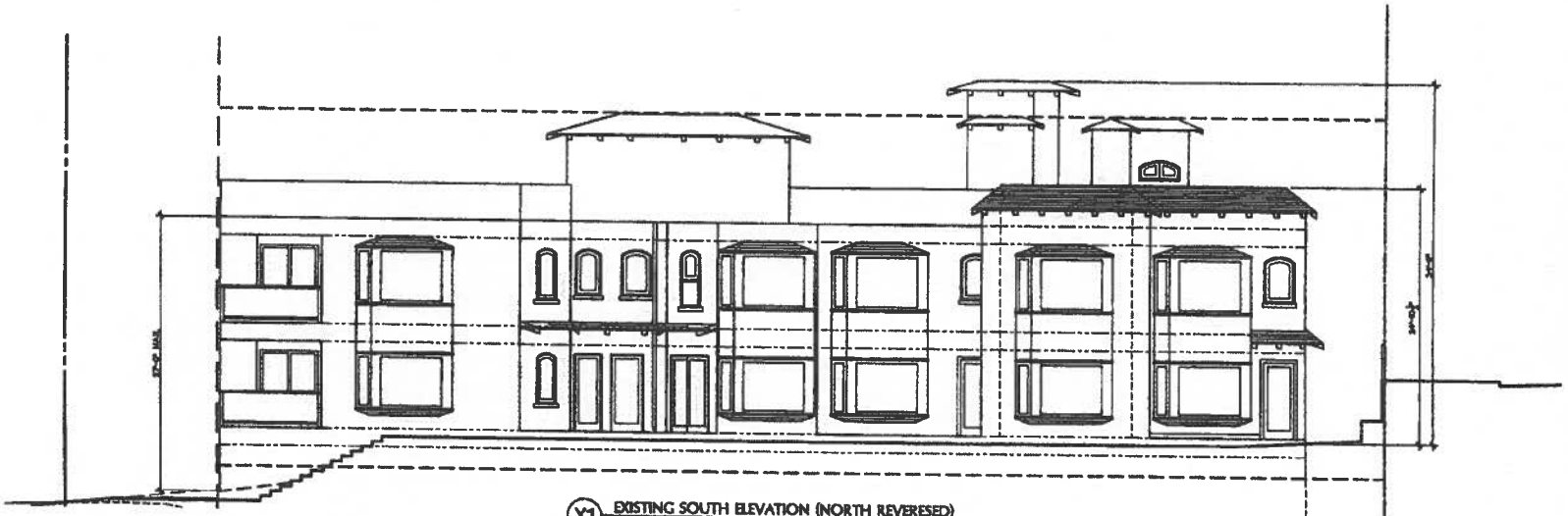
JOB NO:
DRAWN BY: MAR
CHECKED BY: PL

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
A-4.0



1 PROPOSED SOUTH ELEVATION (NORTH REVERSED)
SCALE: 3/16"=1'-0"



X1 EXISTING SOUTH ELEVATION (NORTH REVERESED)
SCALE: 3/16"=1'-0"

ARCHITECT:
STUDIO 4
2900 MESA DRIVE
OCEANSIDE, CA 92054
(760) 721-4904 PH
(760) 721-4903 FX
plongton@gmail.com
PAUL LONGTON
PRINCIPAL

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

OWNER:
STRANDS END
1821 S. COAST HWY.
OCEANSIDE, CA 92054

OWNER'S REP.:
PAUL LONGTON
STUDIO 4 ARCHITECTS
2900 MESA DRIVE
OCEANSIDE, CA 92054
(760) 721-4904

RELEASE DATE:
ISSUED: 04.24.14
REVISIONS:

DRAWING STATUS:
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- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
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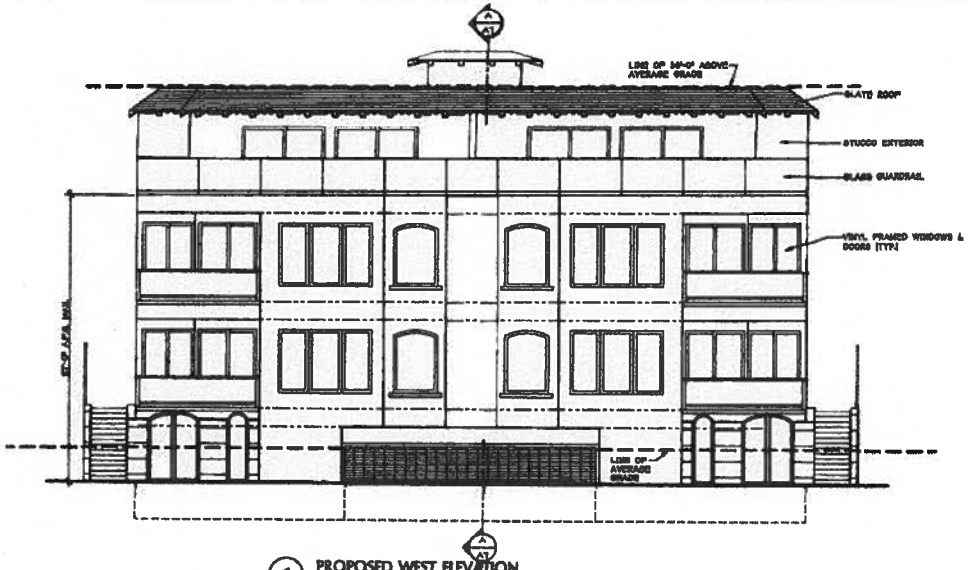
- [illegible]
- [illegible]
- [illegible]

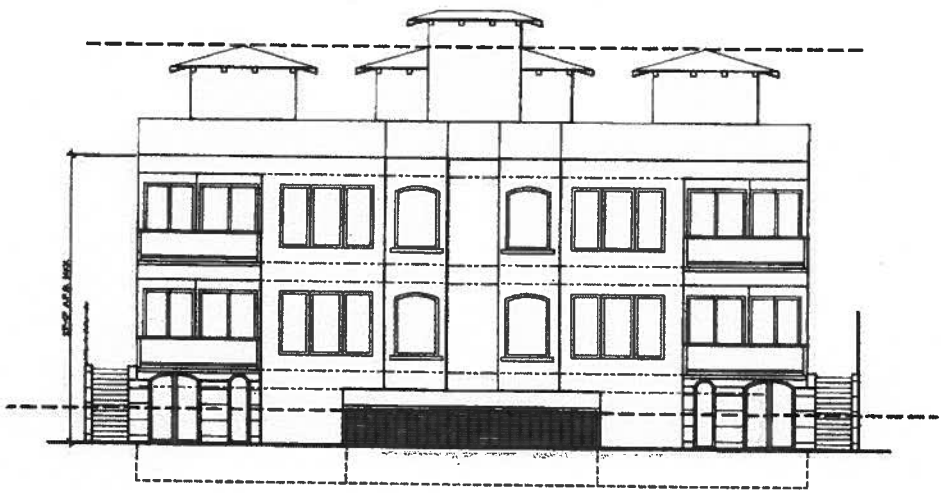
JOB NO.:
DRAWN BY: MSR
CHECKED BY: PL

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO.:
A-5.0



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



X1 EXISTING WEST ELEVATION
SCALE: 3/16"=1'-0"

ARCHITECT:
STUDIO 4
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4804 PH
(760) 722-4803 FX
plongton@gmail.com
PAUL LONGTON
PRINCIPAL

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

OWNER:
STRANDS END
1821 S. COAST HWY.
OCEANSIDE, CA 92054

OWNER'S REP:
PAUL LONGTON
STUDIO 4 ARCHITECTS
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4804

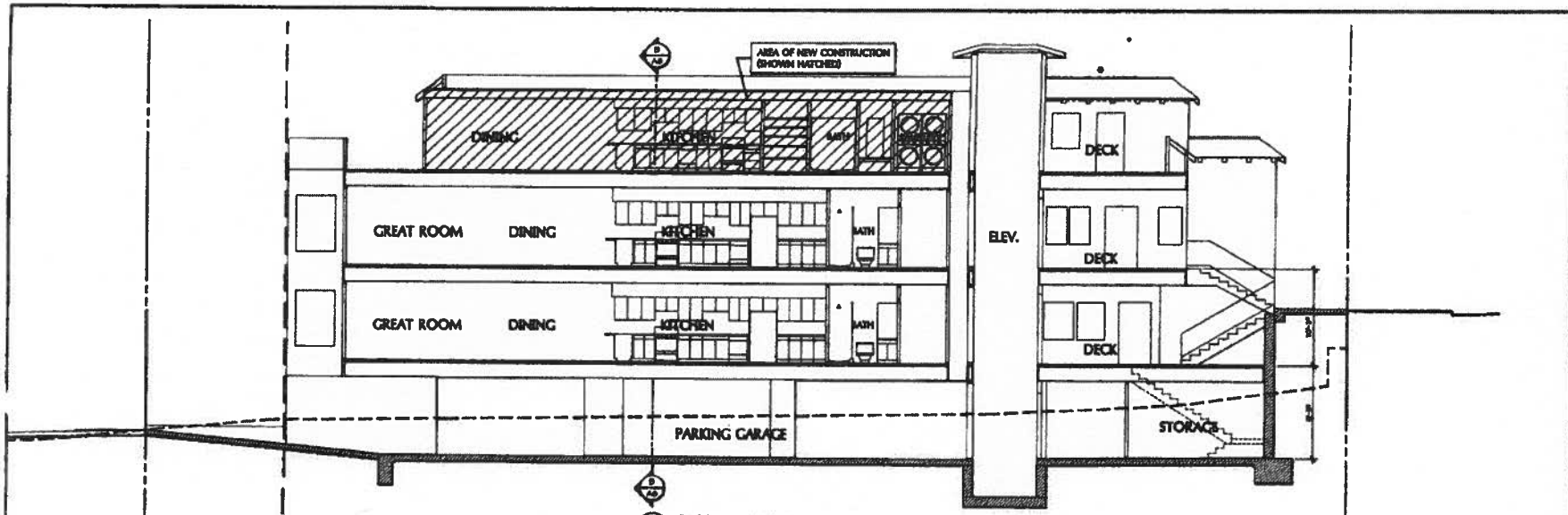
RELEASE DATE:
ISSUED: 04.24.14

DRAWING STATUS:

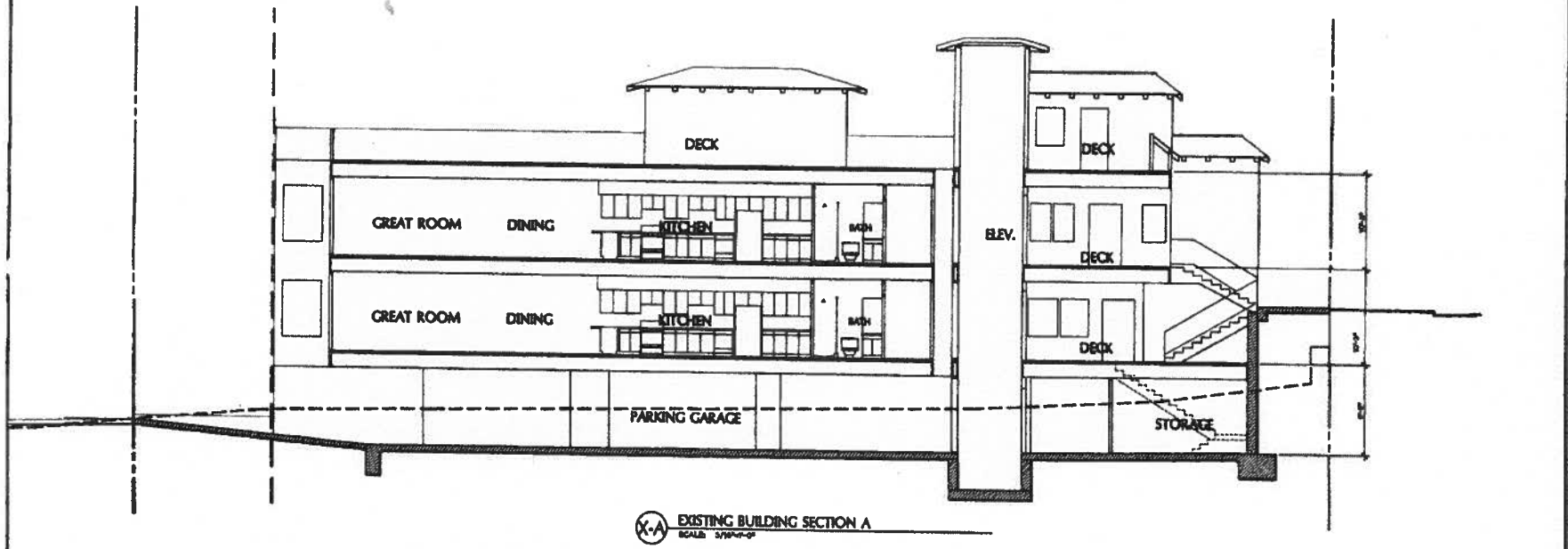
JOB NO:
DRAWN BY: MSR
CHECKED BY: PL

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
A-6.0



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



X-A EXISTING BUILDING SECTION A
SCALE: 3/16"=1'-0"

ARCHITECT:
STUDIO 4
2000 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4004 PH
(760) 722-4009 FX
plongton@gmail.com
PAUL LONGTON
PRINCIPAL

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

OWNER:
STRANDS END
1821 S. COAST HWY.
OCEANSIDE, CA 92054

OWNER'S REP:
PAUL LONGTON
STUDIO 4 ARCHITECTS
2000 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4004

RELEASE DATE:
ISSUED: 04.30.14
REVISIONS:

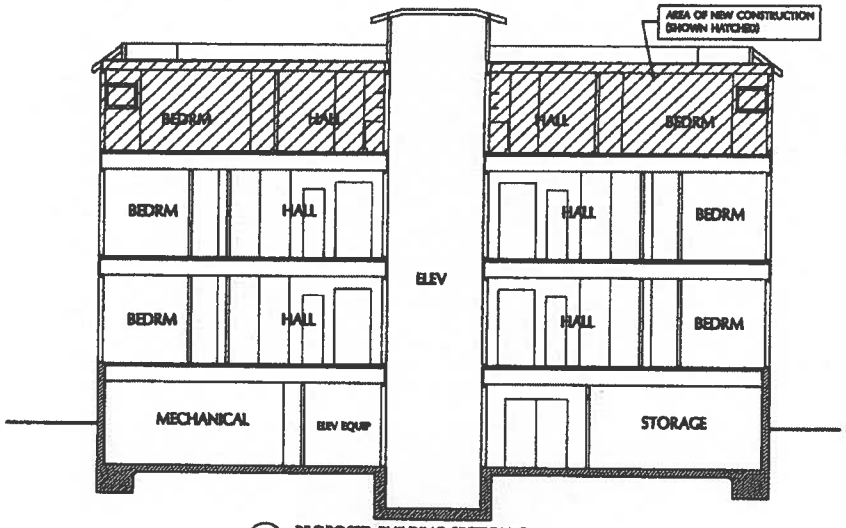
DRAWING STATUS:
- [ ] DRAFT FOR CONSULTATION
- [ ] PRELIMINARY DRAWING
- [ ] ENGINEERING DRAWING
- [ ] DESIGN DEVELOPMENT
- [ ] CITY SET
- [ ] PERMIT SET DRAWING
- [ ] PLAN CHECK DRAWING
- [ ] DO NOT DRAWING
- [ ] CONSTRUCTION DRAWING
- [ ] OTHER

STUDIO 4 ARCHITECTS DESIGNS AND DRAWINGS ARE THE PROPERTY OF STUDIO 4 ARCHITECTS AND MAY NOT BE USED WITHOUT WRITTEN PERMISSION. ANY USE OF THESE DRAWINGS BY ANY PERSON OR ENTITY OTHER THAN THE OWNER OF THE PROPERTY FOR WHICH THEY WERE PREPARED IS PROHIBITED. ANY USE OF THESE DRAWINGS BY ANY PERSON OR ENTITY OTHER THAN THE OWNER OF THE PROPERTY FOR WHICH THEY WERE PREPARED WITHOUT THE PRIOR WRITTEN PERMISSION OF STUDIO 4 ARCHITECTS, VIOLATES THE LAW OF COPYRIGHT.

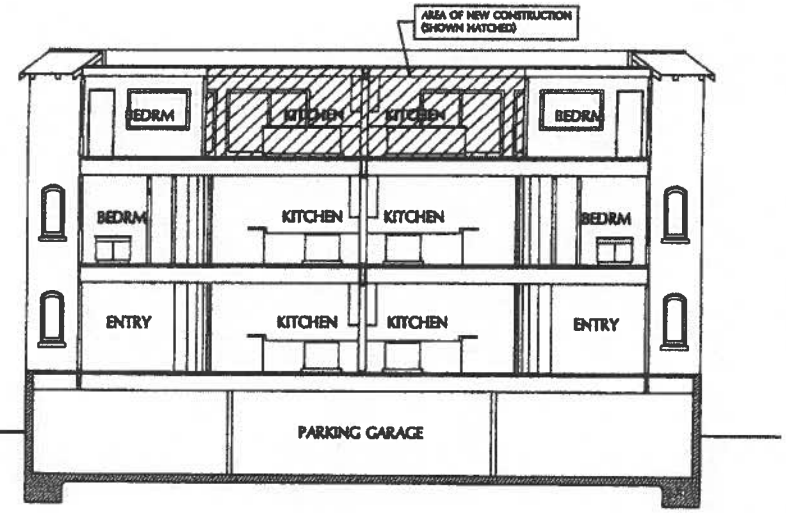
JOB NO:
DRAWN BY: MGR
CHECKED BY: PL

SHEET TITLE:
BUILDING SECTIONS

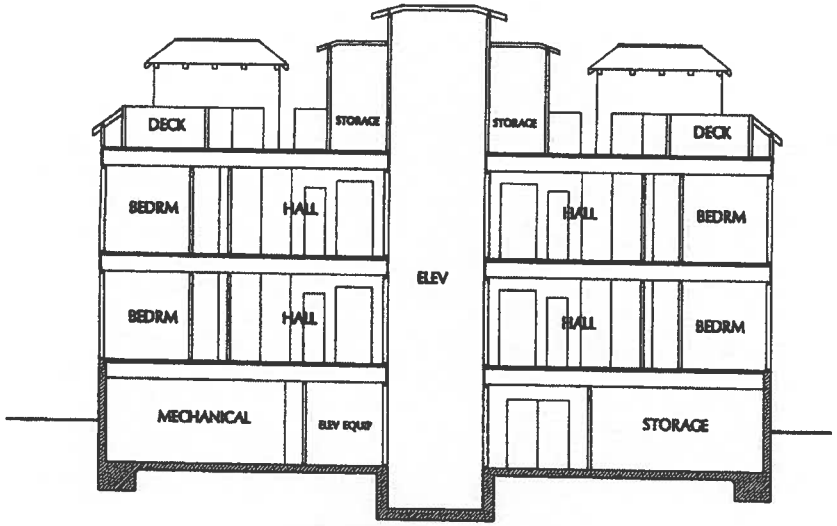
SHEET NO:
A-7.0



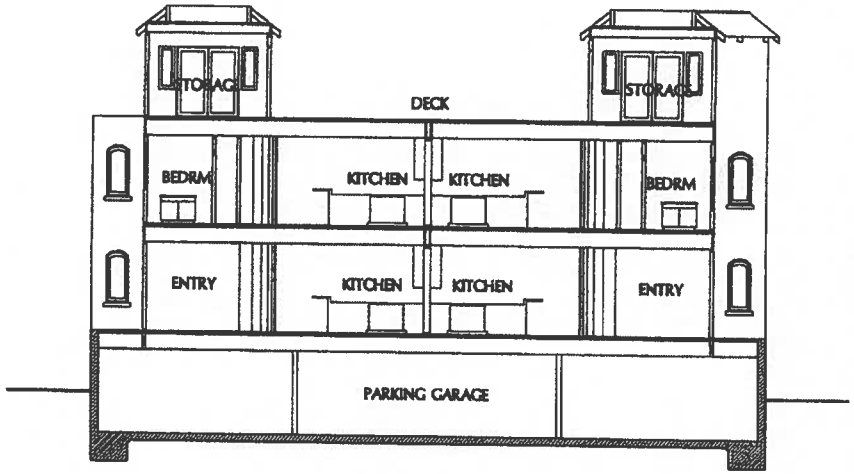
C PROPOSED BUILDING SECTION C
SCALE: 3/16"=1'-0"



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



X-C EXISTING BUILDING SECTION C
SCALE: 3/16"=1'-0"



X-B EXISTING BUILDING SECTION B
SCALE: 3/16"=1'-0"

ARCHITECT:
STUDIO 4
2500 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4804 PH
(760) 722-4803 FX
plongton@gmail.com
PAUL LONGTON
PRINCIPAL

PROJECT:
RESIDENCES AT
STRANDS END
800 S. PACIFIC ST.
OCEANSIDE, CA

OWNER:
STRANDS END
1821 S. COAST HWY.
OCEANSIDE, CA 92054

OWNER'S REP:
PAUL LONGTON
STUDIO 4 ARCHITECTS
2500 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4804

RELEASE DATE:
ISSUED: 04 . 24 . 14
REVISIONS:

DRAWING STATUS:
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]

JOB NO:
DRAWN BY: MSR
CHECKED BY: PL

SHEET TITLE:
BUILDING SECTIONS

SHEET NO.:
A-8.0

RECEIVED

MAR 10 2014

CITY OF OCEANSIDE
SERVICES

PARCEL MAP NO. 19901

STRAND'S END CONDOMINIUM PROJECT

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

FOR CONDOMINIUM PURPOSES
IN THE CITY OF OCEANSIDE
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

A PORTION OF BLOCK "C", MYERS' ANNEX, CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, PER MAP NO. 984 RECORDED APRIL 13, 1906.

PARCEL MAP GUARANTEE ISSUED BY FIRST AMERICAN TITLE COMPANY ORDER NO. 2165613 DATED MARCH 20, 2006.

NUMBER OF PARCELS = 1

NUMBER OF ACRES = 0.224 GROSS

OWNERS CERTIFICATE

I HEREBY [illegible] THAT I AM THE OWNER OF OR INTERESTED IN THE LANDS DISCLOSED WITHIN THIS SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND I CONSENT TO THE PREPARATION AND THE FILING OF SAID MAP AND SUBDIVISION.

AS A DEDICATION TO PUBLIC USE, WHILE ALL OF PACIFIC STREET AND THE STRAND WITHIN OR ADJACENT TO THIS SUBDIVISION REMAIN PUBLIC STREETS, WE HEREBY RELINQUISH ALL RIGHTS OF DIRECT VEHICULAR INGRESS AND EGRESS EXCEPT FOR THE APPROVED DRIVEWAY ACCESS POINTS. IF ANY PORTION OF SAID STREET WITHIN OR ADJACENT TO THIS SUBDIVISION IS VACATED, SUCH VACATION TERMINATES THE ABOVE DEDICATION AS TO THE PART VACATED.

THIS PARCEL MAP HAS NO DEVELOPMENT RIGHTS ATTACHED TO IT. ALL REQUIREMENTS ASSOCIATED WITH THIS PROJECT SHALL BE IMPLEMENTED THROUGH THE DEVELOPMENT PLAN AND RELATED APPROVALS PER CITY OF OCEANSIDE PLANNING COMMISSION RESOLUTION NO. 2003-P46 AND NO. 2006-P02.

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

U.S. BANK N.A., AS BENEFICIARY UNDER DEED OF TRUST RECORDED SEPTEMBER 10, 2004 AS INSTRUMENT NO. 2004-882776 OF OFFICIAL RECORDS.

BY: Shelia D. Chase, Vice President

BY: _____

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1351 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 4 DWELLING UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

DECLARATION OF C.C. & R.'S NOTE

A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS REQUIRED BY CITY OF OCEANSIDE PLANNING COMMISSION RESOLUTION NO. 2003-P46 APPROVING TENTATIVE PARCEL MAP NO. P-25-02 HAS BEEN RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON _____, 2006, AS DOCUMENT NO. 2006-_____

COVENANT NOTE

THIS PARCEL MAP IS RECORDED UNDER CONDITIONS IMPOSED BY THE CITY OF OCEANSIDE PER PLANNING COMMISSION RESOLUTION NO. 2003-P46. SAID RESOLUTION IMPOSES REQUIREMENTS TO CONSTRUCT CERTAIN IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, PUBLIC STREET, FIRE PROTECTION AND DOMESTIC WATER, SEWER, AND DRAINAGE IMPROVEMENTS. NO BUILDING PERMIT WILL BE ISSUED FOR ANY PARCEL WITHIN THIS PARCEL MAP UNTIL THE REQUIRED IMPROVEMENTS HAVE BEEN CONSTRUCTED OR SECURED TO THE SATISFACTION OF THE CITY ENGINEER.

A COVENANT COVERING FUTURE IMPROVEMENTS AS REQUIRED BY CITY OF OCEANSIDE PLANNING COMMISSION RESOLUTION NO. 2003-P46 APPROVING TENTATIVE MAP NO. P-25-02 HAS BEEN RECORDED IN THE OFFICE OF THE COUNTY RECORDER AS PER DOCUMENT NO. 2003-1426068 ON DECEMBER 1, 2003.

PAYMENT OF DRAINAGE FEES AS REQUIRED BY CITY OF OCEANSIDE ORDINANCE 85-23 IS HEREBY DEFERRED FOR EACH PARCEL CREATED HEREON UNTIL ISSUANCE OF A BUILDING PERMIT ON ANY SUCH PARCEL. THE AMOUNT SHALL BE BASED UPON THE ESTABLISHED RATE AT THE TIME THE FEE IS PAID.

PAYMENT OF THOROUGHFARE FEES AS REQUIRED BY CITY OF OCEANSIDE ORDINANCE NO. 80-30 IS HEREBY DEFERRED FOR EACH PARCEL CREATED HEREON UNTIL ISSUANCE OF A BUILDING PERMIT ON ANY SUCH PARCEL. THE AMOUNT SHALL BE BASED UPON THE ESTABLISHED RATE AT THE TIME THE FEE IS PAID.

PAYMENT OF TRAFFIC SIGNAL FEES AS REQUIRED BY THE CITY OF OCEANSIDE NO. 87-19 IS HEREBY DEFERRED FOR EACH PARCEL CREATED HEREON UNTIL ISSUANCE OF A BUILDING PERMIT ON ANY SUCH PARCEL. THE AMOUNT SHALL BE BASED UPON THE ESTABLISHED RATE AT THE TIME THE FEE IS PAID.

NOTARY ACKNOWLEDGEMENTS

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

ON 3-28-06, BEFORE ME, P. Henry
A NOTARY PUBLIC, PERSONALLY APPEARED
DAVID P. FISCHBACH
PERSONALLY KNOWN TO ME X OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE ___ TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

P. Henry

PRINT NAME P. Henry

MY COMMISSION EXPIRES ON 10-30-09
MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

ON 3-24-06, BEFORE ME, Melanie Halley
A NOTARY PUBLIC, PERSONALLY APPEARED
Shelia D. Chase AND _____
PERSONALLY KNOWN TO ME X OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE ___ TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Melanie Halley

PRINT NAME Melanie Halley

MY COMMISSION EXPIRES ON Dec. 23, 2007
MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY

CITY TREASURER'S CERTIFICATE

I, ROSEMARY R. JONES, CITY TREASURER OF THE CITY OF OCEANSIDE, CALIFORNIA, HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF MY OFFICE, THERE ARE NO LIENS AGAINST THE SUBDIVISION OR ANY PART THEREOF FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, AND THAT ANY SPECIAL ASSESSMENTS OR BONDS, THE LAND OF WHICH IS DIVIDED BY SUBDIVISION LOT OR PARCEL LINE, HAVE BEEN PAID IN FULL OR SECURITY THEREFORE HAS BEEN DEPOSITED WITH THE CLERK OF THE COUNTY BOARD OF SUPERVISORS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 4 DAY OF April, 2006.

Rosemary R. Jones
ROSEMARY R. JONES
CITY TREASURER, CITY OF OCEANSIDE

SURVEYOR'S STATEMENT

I JAMES H. LONG HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA. THIS PARCEL MAP, CONSISTING OF 2 SHEETS, WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY AND IS TRUE AND COMPLETE IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF DAVID FISCHBACH ON AUGUST 26, 2003. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, OR ANY APPROVED ALTERATIONS/EXTENSIONS, IF ANY.

ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON WILL BE IN PLACE WITHIN TWENTYFOUR MONTHS FROM THE FILING DATE OF THIS MAP; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

3/28/2006
DATE

JAMES H. LONG, L.S. 5937
EXPIRES: 12-31-2008

LICENSED LAND SURVEYOR — JAMES H. LONG — Exp. 12-31-2008 — Lic. No. LS 5937 — STATE OF CALIFORNIA

PUBLIC WORKS DIRECTOR STATEMENT

I, PETER WEISS, DULY AUTHORIZED OFFICER OF THE CITY OF OCEANSIDE, CALIFORNIA, HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND FIND THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS/EXTENSIONS THEREOF, THAT ALL PROVISIONS OF THE STATE SUBDIVISION MAP ACT AND CITY OF OCEANSIDE SUBDIVISION ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

4-4-06

PETER WEISS, DIRECTOR PUBLIC WORKS
CITY OF OCEANSIDE
R.C.E. NO. 45161 EXP. 3-31-2008

LICENSED CIVIL ENGINEER — PETER A. WEISS — No. 45161 — Exp. 3-31-08 — STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I, PETER WEISS, HAVE EXAMINED THE ANNEXED MAP AND I AM SATISFIED THAT THE PARCEL MAP IS TECHNICALLY CORRECT.

4-12-06
DATE

PETER WEISS, DIRECTOR PUBLIC WORKS
CITY OF OCEANSIDE
L.S. 6876, EXPIRES 9-30-2008

LICENSED LAND SURVEYOR — PETER A. WEISS — No. 6876 — Exp. 9-30-08 — STATE OF CALIFORNIA

CITY CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THE RELINQUISHMENT OF VEHICULAR ACCESS RIGHTS TO PACIFIC STREET AND THE STRAND, EXCEPT FOR THE APPROVED DRIVEWAY ACCESS POINTS, AS SHOWN HEREON, ARE ACCEPTED BY THE CITY COUNCIL OF THE CITY OF OCEANSIDE PURSUANT TO RESOLUTION NO. 81-172 OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE ADOPTED ON THE 27TH DAY OF MAY, 1981.

4/20/06
DATE

BARBARA RIEDEL WAYNE
CITY CLERK

RECORDER'S CERTIFICATE

FILE NO. 2006-0287001
FILED THIS 28 DAY OF Apr., 2006 AT 10:46 O'CLOCK AM IN BOOK OF PARCEL MAPS AT PAGE ___, AT THE REQUEST OF JAMES H. LONG.

GREGORY J. SMITH
COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER

FEE: $10.00

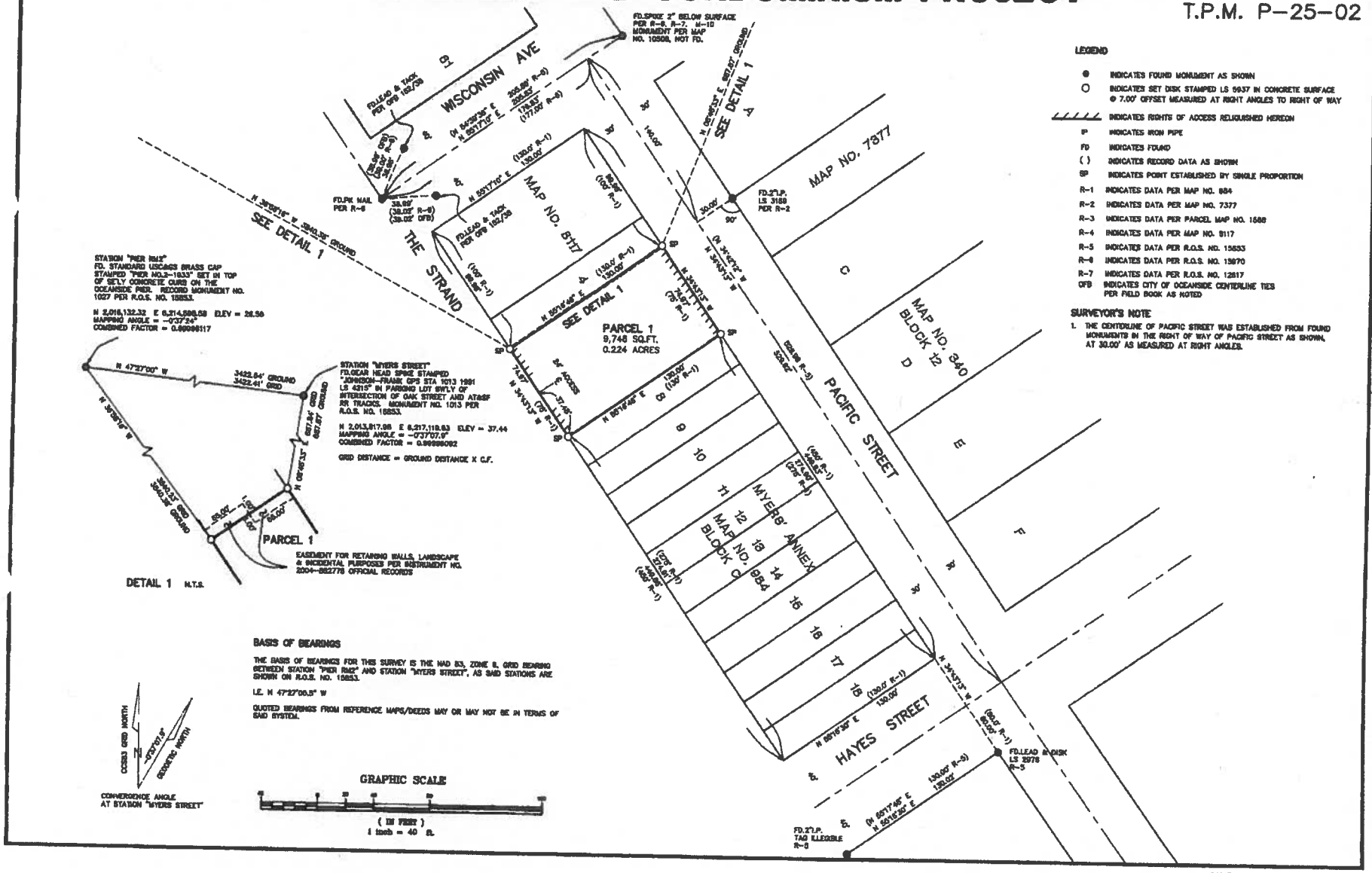
CALIF. COORD. INDEX: 370-1853

CANYON Land Surveying
4081 Oceanside Blvd., Ste. H Oceanside, CA 92056 Tel: 760-724-3300

PARCEL MAP NO. 19961

STRAND'S END CONDOMINIUM PROJECT

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



LEGEND

- ● INDICATES FOUND MONUMENT AS SHOWN
- ○ INDICATES SET DISK STAMPED LS 5937 IN CONCRETE SURFACE @ 7.00' OFFSET MEASURED AT RIGHT ANGLES TO RIGHT OF WAY
- INDICATES RIGHTS OF ACCESS RELINQUISHED HEREON
- IP INDICATES IRON PIPE
- FD INDICATES FOUND
- ( ) INDICATES RECORD DATA AS SHOWN
- SP INDICATES POINT ESTABLISHED BY SINGLE PROPORTION
- R-1 INDICATES DATA PER MAP NO. 884
- R-2 INDICATES DATA PER MAP NO. 7377
- R-3 INDICATES DATA PER PARCEL MAP NO. 1588
- R-4 INDICATES DATA PER MAP NO. 8117
- R-5 INDICATES DATA PER R.O.S. NO. 15853
- R-6 INDICATES DATA PER R.O.S. NO. 15870
- R-7 INDICATES DATA PER R.O.S. NO. 12817
- CFB INDICATES CITY OF OCEANSIDE CENTERLINE TIES PER FIELD BOOK AS NOTED

SURVEYOR'S NOTE

1. THE CENTERLINE OF PACIFIC STREET WAS ESTABLISHED FROM FOUND MONUMENTS IN THE RIGHT OF WAY OF PACIFIC STREET AS SHOWN, AT 30.00' AS MEASURED AT RIGHT ANGLES.

CALIF. COORD. INDEX: 370-1853

CANYON Land Surveying
4081 Oceanside Blvd., Ste. H Oceanside, CA 92056 Tel: 760-724-3500

STRANDS END TENTATIVE TRACT MAP

BENCHMARK:

FOUND CITY OF OCEANSIDE BENCHMARK #F-5,BRASS CAP ON TOP OF CURB N.P.C. NORTHWESTERLY CURB RETURN AT WISCONSIN & PACIFIC STREETS, (CITY DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1929) ELEVATION = 28.833 FEET.

GEOTECHNICAL REPORT:

UPDATE LETTER DATED OCTOBER 25, 2013 BY LARRY R. TAYLOR, TAYLOR GROUP,INC. PROJECT NO 13.00686 UPDATING THE "PRELIMINARY GEOTECHNICAL REPORT, PROPOSED STRAND'S END PROJECT, 810 THE STRAND" THA PROJECT # 002-00197 DATED FEB. 07, 2003. PREPARED BY TAYLOR-HUNTER AND ASSOCIATES, INC.

DRAINAGE STUDY:

THE PROPOSED PROJECT WILL NOT INCREASE IMPERVIOUS AREA NOR WILL IT CHANGE DRAINAGE PATTERNS. REFER TO THE INITIAL DRAINAGE STUDY "DRAINAGE STUDY REPORT, PROPOSED STRAND'S END PROJECT, 810 THE STRAND" THA PROJECT NO. 002-00197, FEBRUARY 4, 2003 PREPARED BY TAYLOR-HUNTER AND ASSOCIATES, INC.

STORM WATER WATER QUALITY TECHNICAL REPORT:

THE PROPOSED PROJECT WILL NOT INCREASE IMPERVIOUS AREA NOR WILL IT CHANGE DRAINAGE PATTERNS. REFER TO THE INITIAL SWMP "STORM WATER MITIGATION PLAN, PROPOSED STRAND'S END PROJECT, 810 THE STRAND" THA PROJECT NO. 002-00197, MARCH 5, 2003 PREPARED BY TAYLOR-HUNTER AND ASSOCIATES, INC.

EASEMENTS:

NO PLOTTABLE EASEMENTS EXIST PER THE MOST RECENT PRELIMINARY TITLE REPORT TITLE FOR PARCEL 1, PM 19881.

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP 19881, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY APRIL 25, 2008 AS FILE NO. 2008-0287001 OF OFFICIAL RECORDS.

SOURCE OF TOPOGRAPHY:

TOPOGRAPHY SHOWN ON THIS MAP GENERATED BY FIELD SURVEY METHODS FROM INFORMATION GATHERED ON MAY 12, 2003 BY CANYON LAND SURVEYING. TOPOGRAPHY SHOWN HEREON CONFORMS TO AMERICAN CONGRESS OF SURVEYING AND MAPPING ACCURACY STANDARDS. FIELD REVIEWED AND VERIFIED BY BY KEVIN BRESNAHAN, PE ON JANUARY 5, 2014.

GENERAL NOTES:

TOTAL AREA: 9,746 SQ.FT.
EXISTING ZONING: R-T (RESIDENTIAL TOURIST ZONE)
PROPOSED ZONING: NO CHANGE
NUMBER OF EXISTING PARCELS: FOUR CONDOMINIUM UNITS
NUMBER OF PROPOSED PARCELS: SIX CONDOMINIUM UNITS
FEMA FLOOD INSURANCE RATE MAP NO. 06073C0742 F; ZONE X
CONTOUR INTERVAL 1 FOOT
MAX. SLOPE GRADIENT: 2:1
PERCENT OF PROJECT IN STREETS: 0%
AMOUNT OF GRADING: NO GRADING
ASSESSORS PARCEL NUMBER(S): 150-356-13

SITE DATA:

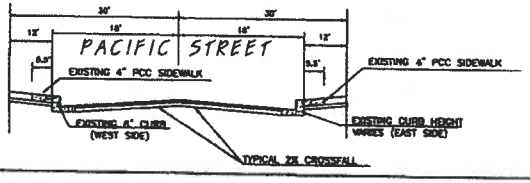
SETBACKS: BACKYARD 5' MIN. OR STRINGLINE
FRONTYARD 15' MIN. OR BLOCK FACE AVERAGE
SIDE YARD 10' AVERAGE (5' MIN.) REF 1/SP 1 FOR AVERAGING)

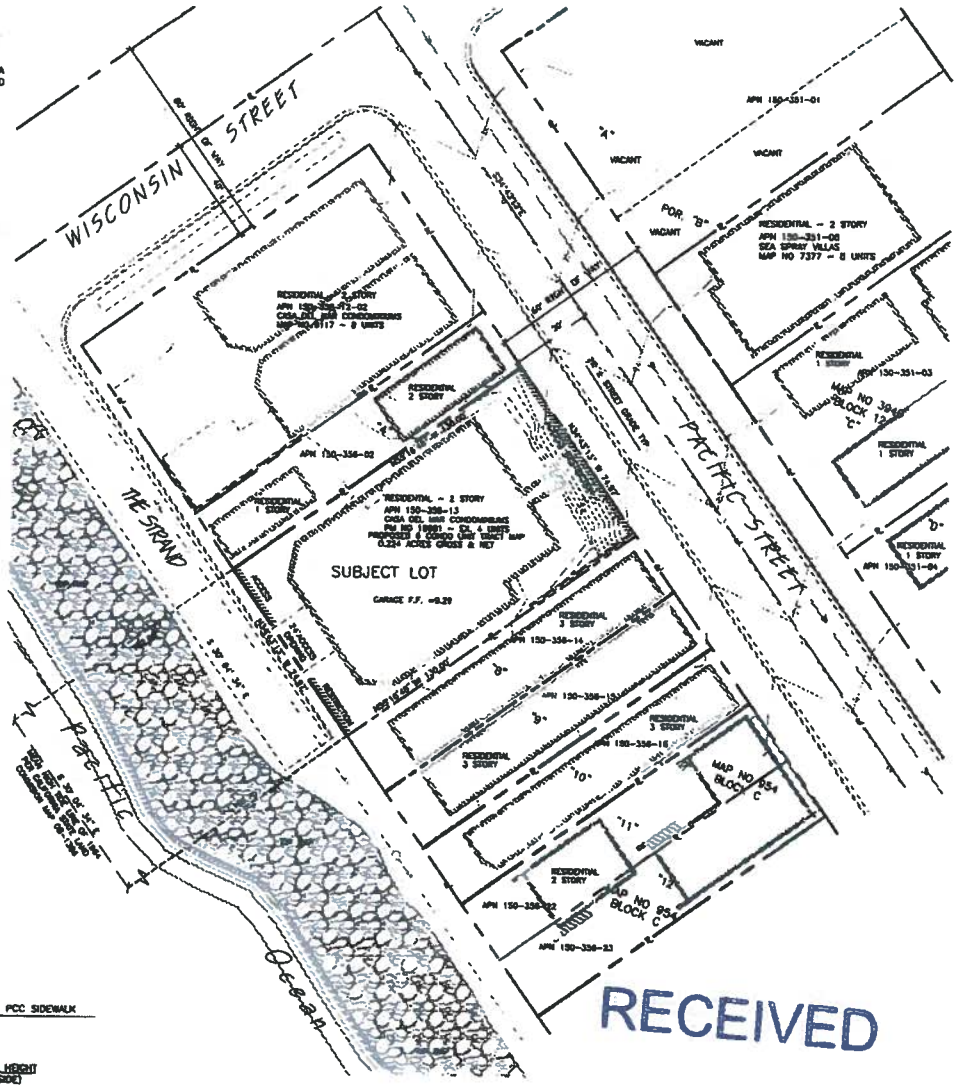
OWNER/SUBDIVIDER:

STRANDS END L.L.C.
1621 S. COAST HWY
OCEANSIDE, CA 92054

TYPICAL SECTION:

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





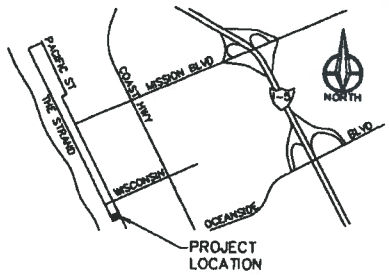
LEGEND:

LEGEND

- CENTERLINE
- PROPERTY LINE
- EX. RIP RAP
- EX. CONTOUR
- EX. CURB & GUTTER
- "A" LOT NUMBER
- EX. SEWER LINE
- EX. WATER LINE
- UNIT EX. BUILDING

VICINTY MAP:

NOT TO SCALE



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

PREPARED BY:

Kevin Bresnahan, P.E
Civil Engineer
Land Development Design & Consulting

TENTATIVE TRACT MAP
STRANDS END CONDOMINIUMS
OCEANSIDE, CALIFORNIA

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

RECEIVED
MAR 10 2014
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

PLANNING COMMISSION
RESOLUTION NO. 2014-P24

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

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

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Tentative 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:

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

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 22nd day of September 2014, continue the subject project to the Planning Commission meeting of October 6, 2014;

WHEREAS, the Planning Commission, after giving the required notice, did on the 6th day of October, 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 the proposed project constitutes new construction or conversion of small

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

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

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

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is $2,843-$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	$2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	$2.63 per square foot residential
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip
Thoroughfare Fee	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	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically $4,597 per unit.
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Residential is typically $6,313 per unit.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically $4,326 per unit.

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
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 resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

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

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

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

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

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

FINDINGS:

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

1. The proposed tentative map is consistent with the General Plan and provisions of the Subdivision Ordinance of the City of Oceanside. The proposed density of 26.8 dwelling units/acre is below the required range of 29.0 to 43.0 du/acre required by the General Plan. Furthermore the General Plan policy 2.32 C. states, "Residential projects with

densities below the base density shall be considered to be consistent with the land use designation."

- The Tentative Map is for the purpose of creating a six-unit condominum complex with the enclosed garage/mechanical room and storage space, and exterior open spaces being placed in common ownership on an existing 9,750-square-foot lot legally created in 1906 and located in the Townsite Planning Neighborhood. The site is zoned Residential-Tourist (RT) and has a land use designation of Urban High-Density Residential (UHD-R). As such, the proposed tentative map is consistent with the General Plan, Zoning and Subdivision Ordinances.

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

- The proposed condominium subdivision would create two new residential units for a total of six units. The addition of the two units does not change the multiple family residential character of the area thereby making the proposal consistent with the pattern of development in this Residential Tourist (RT) zoned area that has a corresponding land use designation of Urban High-Density Residential (UHD-R). The six condominium units would create two additional three-bedroom/three-bath units and would provide a total of 12 parking spaces, where 12 are required based upon bedroom count. This newly created six-unit condominium complex would be consistent with existing, multi-family development located immediately to the north and south of the subject property, in terms of both architecture and site design. The 35-foot 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 wherein numerous developments are utilized as vacation rentals. Exterior wall treatments, fenestration and other finish materials

would be maintained as originally approved and would complement other recently approved and developed projects in the vicinity.

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

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

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

- The proposed subdivision involves the addition of two units resulting in a total of six condominium units on the site. Proposals that constitute multi-family development or involve at least 70 feet of street frontage are required to dedicate and construct public access to the beach when such access is not already present within 250 feet of the proposed project. The existing public access to the beach is located within 200 feet, at the Hayes Street right-of-way; therefore, there is no easement acquired by the public at large for access through or the use of property within the proposed subdivision.

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

- The proposed subdivision would not involve any variances from the regulations established at the time of this approval. Staff finds that this two-unit addition on top of a newly created 3rd story without modifying

any of the existing units in the four-unit condominium complex is consistent with standards established within the 1986 Zoning Ordinance.

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

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

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

1. The proposed conversion conforms to the policies of the Local Costal Program (LCP), including those pertinent to coastal access (Article 2), recreation (Article 3), land resources (Article 5) and development (Article 6), in that it:
   - Does not interfere with the public's right to access to the coastline and ocean, given that dedicated public access ways exist within 250 feet of the subject site;
   - Provides for recreational use of private oceanfront land;
   - Does not impact environmentally sensitive habitat area or prime agricultural land;
   - Occurs in an already-developed area with adequate public services;
   - Protects views to and along the ocean;
   - Is visually compatible with the character of surrounding areas.
2. The project site, at 809 South Pacific Street, is situated within the Appeal Area of the Coastal Zone and conforms to the public access and recreation policies of Chapter 3 of the Coastal Act. The entire 800 Block of South Pacific Street measures 450 feet in

length, with public beach access located at both ends (where South Pacific Street intersects with Wisconsin Avenue and Hayes Street). Thus, all properties in the 800 Block of South Pacific Street are situated within 250 feet of existing public beach access.

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

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

Building:

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

Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).

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

Engineering:

6. For the demolition of any existing structure or surface improvements; an erosion control plan is required and will be approved by the City Engineer prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan.

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

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

9. The tract shall be recorded and developed as one. The City Engineer shall require the dedication and construction of necessary utilities, streets and other improvements outside the area of this particular final map, if such is needed for circulation, parking, access or for the welfare or safety of future occupants of the development.

10. Provide the City of Oceanside with a certification from each public utility and each public entity owning easements within the proposed project stating that: (a) they have received from the owner/developer a copy of the proposed map; (b) they object or do not object to the filing of the map without their signature; (c) in case of a street dedication affected by their existing easement, they will sign a "subordination certificate" or "joint-use certificate" on the map when required by the governing body. In addition, the owner/developer shall furnish proof to the satisfaction of the City Engineer that no new

encumbrances have been created that would subordinate the City's interest over areas to be dedicated for public road purposes since submittal of the project.

11. DCC& R - Pursuant to the State Map Act, improvements shall be required at the time of development. A covenant, reviewed and approved by the City Attorney, shall be recorded attesting to these improvement conditions and a certificate setting forth the recordation shall be placed on the map.

12. Prior to approval of the final map or any increment, all improvement requirements, within such increment or outside of it <u>if required</u> by the City Engineer, shall be covered by a <u>Subdivision Improvement Agreement</u> (if required) and secured with sufficient improvement securities or bonds guaranteeing performance and payment for labor and materials, setting of monuments, and warranty against defective materials and workmanship.

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

14. Any existing public or private pavement, concrete curb, gutter, driveways, pedestrian ramps and sidewalk within the project, on South Pacific Street, or adjacent to the project boundary that are already <u>damaged or damaged during construction</u> of the project, shall be repaired or replaced as directed by the City Engineer.

15. The project driveways and common areas shall remain private and shall be maintained by an association. All existing damaged driveways and ADA sidewalks on South Pacific Street shall be reconstructed in accordance with the City of Oceanside Engineers Design and Processing Manual.

16. Prior to the issuance of a building 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 construction schedule, and to answer questions.

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

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

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

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

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

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

19. The approval of the tentative map shall not mean that proposed grading or improvements on adjacent properties (including any City properties/right-of-way or easements) is

granted or guaranteed to the owner/developer. The owner/developer is responsible for obtaining permission to grade to construct on adjacent properties. Should such permission be denied, the tentative map shall be subject to going back to the public hearing or subject to a substantial conformity review.

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

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

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

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

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

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

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

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

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

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

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

31. Approval of this development project is conditioned upon payment of all applicable impact fees and connection fees in the manner provided in chapter 32B of the Oceanside City Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to recordation of the map or the issuance of any building permits, in accordance with City Ordinances and policies. The owner/developer shall also be required to join, contribute, or participate in any improvement, lighting, or other special district affecting or affected by

this project. Approval of the tentative map shall constitute the owner/developer's approval of such payments, and his agreement to pay for any other similar assessments or charges in effect when any increment is submitted for final map or building permit approval, and to join, contribute, and/or participate in such districts.

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

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

Water Utilities:

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

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

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

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

38. Residential dwelling units shall be metered individually.

39. Provide one sewer lateral per building.

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

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

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

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

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

44. All lots with a finished pad elevation located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing and maintaining an approved type backwater valve, per the latest approved California Plumbing Code.

45. Water service line shall be same size as water meter size on either side or no more than one meter increment size larger. Show existing and proposed water service connections on plans.

46. Provide one sewer lateral per building. Show existing and proposed sewer lateral connections.

47. Show and identify existing water and sewer mains for proposed water and sewer connections.

48. Maintain the minimum required 3-foot separation between water meter boxes and 10-foot separation between water service and sewer lateral per latest *Water, Sewer, and Reclaimed Water Design and Construction Manual.*

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

49. Provide fixture counts and flow data to confirm water meter sizes for each residential unit.

50. Show four existing 5/8-inch domestic water meters in Pacific Street and one existing 5/8-inch irrigation meter plus any proposed water meters on plans.

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

52. All Water Utilities Fees are due at the time of building permit issuance per City Code Section 32B.7.

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

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

Fire:

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

Planning:

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

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

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

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

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

60. A covenant or other recordable document approved by the City Attorney shall be prepared by the property owner and recorded prior to the approval of the final map. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

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

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

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

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

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

66. Garages shall be kept available and useable for the parking of tenant's automobiles at all times.

67. All mechanical rooftop and ground equipment shall be screened from public view as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks,

mechanical equipment, screen and vents shall be painted with non-reflective paint to match the roof. This information shall be shown on the building plans.

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

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

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

71. 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.

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

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

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

b) That the applicant unconditionally waives any claim of liability against the City and agrees to indemnify and hold harmless the City and its advisors relative to the City's approval of the project for any damage due to natural hazards. The document shall run with the land, be binding all successors and assigns and shall be recorded in a form determined by the City Attorney.

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

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

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Robert Neal, Chairperson
Oceanside Planning Commission

ATTEST:

_____
Marisa Lundstedt, Secretary

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

Dated: October 6, 2014

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

_____ _____
Applicant/Representative Date

PLANNING COMMISSION
RESOLUTION NO. 2003-P46

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

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

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

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

construction of a 4-unit multi-family condominium;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 25th day of August, 2003 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; this project is not subject to CEQA per the General Rule, Section 15061 (B)(3)

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

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

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. R91-38	$2,200 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 89-231	$1,705 per acre
Public Facility Fee	Ordinance No. 91-09 Resolution No. R91-39	$1,301 per unit
School Facilities Mitigation Fee	Ordinance No. 91-34	$2.14 per square foot
Traffic Signal Fee	Ordinance No. 87-19	$7.80 per vehicle trip
Thoroughfare Fee	Ordinance No. 83-01	$177 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 02-OR-332-1	Fee based on meter size Typical is $3,098
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 02-OR-333-1	Based on meter size Typical is $3,793
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2000-3	Based on meter size. Typical is $2,004 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 $10,275 per unit

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

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

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

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

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

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

FINDINGS:

For the Tentative Parcel Map:

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

For the Development Plan:

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

For the Regular Coastal Permit:

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

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

Building:

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

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

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

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

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

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

<u>Engineering</u>:

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

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

10. The project driveway shall conform to applicable design standards in the San Diego County Regional Standard Drawings and the City of Oceanside Engineer's Manual.

11. Parking space dimensions and aisle widths for the project's off-street parking lot shall conform to standards outlined in the Parking Layout Guide located in the City of Oceanside Engineer's Manual.

12. A streetlight shall be installed on the Strand within the project frontage. The street light shall be provide adequate lighting at the project entrance, and be secured prior to the recordation of map or building permit issuance, if a map is not recorded. The subdivider shall pay all applicable fees, energy charges, and/or assessments associated with City-owned (LS-2 rate schedule) streetlights and shall also agree to the formulation of, or the annexation to, any appropriate street lighting district.

13. A traffic control plan shall be prepared according to City Traffic Control Guidelines and be submitted to and approved by the Transportation Manager prior to the start of work within open City rights-of-way. Traffic control during construction of streets that have been opened to public traffic shall be in accordance with construction signing, marking and other protection as required by the CalTrans Traffic Manual and City Traffic Control Guidelines.

14. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.

15. A haul route shall be obtained at least 7 days prior to the start of hauling operations and must be approved by the Transportation Manager. Hauling operations shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

16. The Strand shall be fully improved from the existing pavement terminus to the southern property line of the subject development. The pavement surface shall be decorative, permeable pavement and shall transition to a pedestrian pathway at the southern property boundary. The final design of the surface improvements shall be subject to approval by the City Engineer.

17. The developer shall obtain a grading permit from the City prior to any grading activities. To obtain a grading permit the developer shall submit grading plans, a recent title report,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

b) All grading and related site preparation and construction activities shall be limited to the hours of 7 a.m. to 6 p.m., Monday through Friday, and on Saturday from 7 a.m. to 6 p.m. for work that is not inherently noise-producing unless otherwise extended by the City and all work should utilize the latest technology for quiet equipment. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive, or offensive

noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

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

29. 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.

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

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

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

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

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

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

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

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

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

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

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

40. The drainage design on the tentative parcel map is conceptual only. The final design shall be based upon a hydrologic/hydraulic study to be approved by the City Engineer during final engineering. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the City Engineer. All public storm drains shall be shown on City standard plan and profile sheets. All storm drain easements shall be dedicated where required. The applicant shall be responsible for obtaining any off-site easements for storm drainage facilities.

41. Storm drain facilities shall be designed and located such that the inside travel lanes on shall be passable during conditions of a 100-year frequency storm.

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

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

44. The development shall comply with all applicable regulations established by the United States Environmental Protection Agency (USEPA) as set forth in the National Pollutant Discharge Elimination System (N.P.D.E.S.) permit requirements for urban runoff and storm water discharge and any regulations adopted by the City pursuant to the N.P.D.E.S. regulations or requirements. Further, the applicant shall file a Notice of Intent with the State Water Resources Control Board to obtain coverage under the N.P.D.E.S. General Permit for Storm Water Discharges Associated with Construction Activity and shall implement a Storm Water Pollution Prevention Plan (SWPPP) concurrent with the commencement of grading activities. The SWPPP shall include both construction and post construction pollution prevention and pollution control measures and shall identify funding mechanisms for post construction control measures. The developer shall comply with all the provisions of the Clean Water Program during and after all phases of the development process, including but not limited to: mass grading, rough grading, construction of street and landscaping improvements, and construction of dwelling units. The applicant shall design the Project's storm drains and other drainage facilities to

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

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

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

47. The Subdivider shall enter into a City-Standard Stormwater Facilities Maintenance Agreement with the City obliging the project proponent to maintain, repair and replace the storm water Best Management Practices (BMPs) identified in the project's approved Storm Water Mitigation Plan (SWMP), as detailed in the O&M Plan and Manual into perpetuity. The Agreement shall be approved by the City Attorney prior to issuance of any precise grading permit and shall be recorded at the County Recorder's Office prior to issuance of any building permit. Security in the form of a cash or perpetual traditional bond or an irrevocable letter of credit shall be required prior to issuance of a precise grading permit. The amount of the security shall be equal to 10 years of maintenance costs. The O&M cost estimate shall be prepared by the applicant's Civil Engineer. The

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

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

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

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

<u>Fire</u>:

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

52. The size of Fire hydrant outlets shall be 2 1/2" X 2 ½" X 4".

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

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

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

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

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

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

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

60. Multi-family dwellings require 6" address numbers (with a ¼-inch wide stroke).

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

a) Noncombustible materials of fire-retardant-treated wood in buildings of any type of construction;

b) Combustible framing with noncombustible materials applied to the framing in building of type III or V construction.

Planning:

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

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

64. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Development Plan D-32-02, Regular Coastal

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

75. If any aspect of the project fencing and walls is not covered by an approved Development Plan, 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 (including combinations thereof) exceed the limitations of the zoning code, unless expressly granted by a Variance or other development approval.

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

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

a) Prohibition of parking or storage of recreational vehicles, trailers or boats.

b) Provisions regulating individual patio covers, room additions and other appurtenances.

c) Maintenance of median landscaping by the Association.

d) Provisions for the maintenance of all common open space and open space easements on private lots, including provisions establishing mechanisms to ensure adequate and continued monetary funding for such maintenance by the homeowners' association.

e) Provisions that restrict any private use of open space easement areas. Restrictions shall include, but are not limited to, removing retaining walls, installing structures such as trellises, decks, retaining walls and other hardscape and any individual landscape improvements.

f) Provisions prohibiting the homeowners association from relinquishing its obligation to maintain the common open space and open space easement areas without prior consent of the City of Oceanside.

g) An acknowledgement that the City of Oceanside does not have a view preservation ordinance and that views may be subject to change with maturing off-site landscape and the potential for future off-site building.

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

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

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

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

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

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

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

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

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

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

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

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

Water Utilities:

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

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

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

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

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

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

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

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

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

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

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

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

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

NAYS: None

ABSENT: Schaffer

ABSTAIN: None

George Barrante, Chairman
Oceanside Planning Commission

ATTEST:

Gerald S. Gilbert, Secretary

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

Dated: August 25, 2003

RECEIVED

DEC 26 2002

Planning Department

LEGAL DESCRIPTION

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

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

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

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

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

APN: 150-356-13-00

CITY OF OCEANSIDE
PLANNING DEPARTMENT

NOTICE OF EXEMPTION

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

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

PROJECT LOCATION - SPECIFIC:
809 South Pacific Street

PROJECT LOCATION - GENERAL:
City of Oceanside

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

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

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

__NOT SUBJECT TO CEQA PER THE GENERAL RULE, SECTION 15061(B)(3)

__STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

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

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

Contact Person: Jerry Hittleman, Senior Planner

August 15, 2003
SIGNATURE DATE
For: Gerald S. Gilbert, Planning Director

CITY HALL, 300 NORTH COAST HIGHWAY, OCEANSIDE CA 92054, TELEPHONE (760) 435-3520, FAX (760) 435-3538

PLANNING COMMISSION
RESOLUTION NO. 2006-P02

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

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

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

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

4-unit residential condominium;

on certain real property described in the project description.

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

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

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

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

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

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

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside

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

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

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

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

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

FINDINGS:

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

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

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

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Planning:

1. This Tentative Parcel Map, Development Plan and Regular Coastal Permit shall expire January 23, 2008, unless implemented as required by the Subdivision and Zoning Ordinance.

2. That all of the conditions of Resolution No. 2003-P46 adopted on August 25, 2003 continue to apply, except that Condition No. 62 which is amended to change the expiration date to January 23, 2008.

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

AYES: Chadwick, Neal, Schaffer, Parker, Todd, Neal, Nack and Horton

NAYS: None

ABSENT: None

ABSTAIN: None

Nancy Chadwick, Chairperson
Oceanside Planning Commission

ATTEST:

Jerry Hittleman, Secretary

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

Dated: January 23, 2006

RECEIVED
DEC 26 2002
Planning Department

LEGAL DESCRIPTION

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

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

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

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

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

APN: 150-356-13-00

CITY OF OCEANSIDE
PLANNING DEPARTMENT

NOTICE OF EXEMPTION

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

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

PROJECT LOCATION - SPECIFIC:
809 South Pacific Street

PROJECT LOCATION - GENERAL:
City of Oceanside

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

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

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

_NOT SUBJECT TO CEQA PER THE GENERAL RULE, SECTION 15061(B)(3)

_STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

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

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

Contact Person: Jerry Hittleman, Senior Planner

SIGNATURE
For: Gerald S. Gilbert, Planning Director

August 15, 2003
DATE

CITY HALL, 300 NORTH COAST HIGHWAY, OCEANSIDE CA 92054, TELEPHONE (760) 435-3520, FAX (760) 435-3538

Application for Public Hearing

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

STAFF USE ONLY
ACCEPTED RECEIVED
MAR 10 2014
CITY OF OCEANSIDE
DEVELOPMENT SERVICES
BY

Please Print or Type All Information

HEARING

GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	T14-00001
PAR. MAP	
DEV. PL.	D13-00012
C.U.P.	
VARIANCE	
COASTAL	RC13-00016
O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT: STRANDS END LIMITED, LLC
2. STATUS: OWNER
3. ADDRESS: 1821 S. COAST HWY, OCEANSIDE 92054
4. PHONE/FAX/E-mail:
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): PAUL LONGTON
6. ADDRESS: 2909 MESA DRIVE, OCEANSIDE 92054
7. PHONE/FAX/E-mail: 760 722.4904

PART II – PROPERTY DESCRIPTION

8. LOCATION: 809 S PACIFIC ST.
9. SIZE: 9750 SF (.22 ACRE)
10. GENERAL PLAN:
11. ZONING: RT
12. LAND USE: MULTI-FAMILY
13. ASSESSOR'S PARCEL NUMBER: 150. 356. 13

PART III – PROJECT DESCRIPTION

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

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
	RT (NO CHANGE)	MULTI-FAMILY	6	26.8 DU/ACRE

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE or FAR
15,091 SF	10	13.75%	59% (NO CHANGE)

PART IV – ATTACHMENTS

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

PART V – SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print): PAUL LONGTON
34. DATE: 2.1.14

SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

Sign:

35. OWNER (Print): STRANDS END LIMITED JAMES DODSON MANAGER
36. DATE: 2.3.14

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

Sign:

100716

Developer Deposit Account

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

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

RECEIVED
MAY 20 2014
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Statistics at a glance

Address –	809 S Pacific St
APN –	150-356-13-00
Zoning –	RT
Proposed zoning –	No Change
Lot Size –	9,750 SF (.22 Acres)
Existing Land Use –	4-Residential Units
Existing du/acre	17.9 du/acre
Proposed Land Use –	Multi-Family
Number of units –	6
Proposed Density/acre –	26.8 du/acre
Existing lot coverage -	59%
Proposed Lot Coverage	No Change
<u>Existing Construction</u>	
First Floor (Units A,B)	5241.6 SF
Second Floor (Units C,D)	5241.6 SF
Elevator & Stairs	196.0 SF
Storage	372.0 SF
<u>Existing Decks</u>	
First Floor (Units A,B)	200.0 SF
Second Floor (Units C,D)	200.0 SF
Roof	596.0 SF
<u>Parking Area</u>	
Garage	3625 SF

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DEVELOPMENT SERVICES

New Construction	
Third Floor (Units E,F)	4608 SF
New Decks	1252.0 SF

Total Construction When Complete	
Habitable	15,091.2 SF
Garage (parking area)	3,625.0 SF
Decks	2,248.0 SF

Existing Parking –	11 spaces
Parking required –	12 spaces
Parking to be provided –	12 covered (garage) spaces, including H/C space

The Architecture is by Paul Longton, Architect

Existing Building

The property is located on the west side and in the middle of the block of Pacific St. between Wisconsin and Hayes. The property is in the Myers Addition and was subdivided in 1906. The present structure was built in 2003.

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

Demolition

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

Compatibility with Neighborhood

The new, proposed building will fit in with the newer structures that have been built in the last 5-years on the same block. The height of the building will be 8' or more lower than the Edgewater Condominiums to the south. The architectural style and building materials used in this home are designed to enhance and compliment the character of the neighborhood. The proposed mass of the new building is in character with the immediate neighborhood on the west side of Pacific St. Consideration has been given to the addition becoming a natural part of the original building, and will have minimal visual impact from what is presently on site. Its mass and bulk are smaller than the Edgewater Condos.

Proposed Structure

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

Parking

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

Proposed Materials

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

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

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

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

Regular Coastal

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

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

Tentative Map and Parcel Map

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

RECEIVED
AUG 22 2013
CITY OF OCEANSIDE
DEVELOPMENT SERVICE

LEGAL DESCRIPTION

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

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

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

EXCEPTING THEREFROM

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

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

PARCEL 2:

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

PARCEL 3:

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

APN: 150-356-13

NOTICE OF EXEMPTION
City of Oceanside, California

Post Date:
(180 days)

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

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

[X} The project qualifies for a Class 3 categorical exemption under Section 15303 (b) "New Construction or Conversion of Small Structures."

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

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

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

_____ Date: September 22, 2014
Richard Greenbauer, Senior Planner

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