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DATE: July 13, 2015

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D14-00015) AND REGULAR COASTAL PERMIT (RC14-00016) TO ALLOW DEVELOPMENT OF TWO ADDITIONAL DWELLING UNITS FOR A TOTAL OF FOUR DWELLING UNITS ON A 11,999-SQUARE-FOOT PARCEL LOCATED IN THE 2000 BLOCK OF TREMONT AND BROADWAY STREETS – TREMONT TRIO – APPLICANT: EDWARD BORLENGHI**

**RECOMMENDATION**

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 32 categorical exemption for “In-Fill Development” pursuant to Section 15332 of the California Environmental Quality Act; and
- (2) Approve Development Plan (D14-00015) and Regular Coastal Permit (RC14-00016), by adopting Planning Commission Resolution No. 2015-P19 with findings and conditions of approval attached herein.

**PROJECT DESCRIPTION AND BACKGROUND**

**Site Review:** The proposed project is a request to demo an existing 800-square-foot single family residence and one car garage in order to allow development of a new 4,942-square-foot duplex off of Tremont Street and a 485-square-foot addition (re-configured garage with bonus room above) to the existing duplex structure located off of Broadway Street. The proposed addition of a new duplex would establish a density of 14.7 dwelling units per acre, where the permitted density range for the R-3 zoned parcel is 15.1-20.9 D.U./acre. The proposed new duplex and existing duplex would be located on an 11,999-square-foot parcel situated on a double frontage lot between Tremont Street and Broadway Street in the 2000 block, within the South Oceanside Planning Neighborhood. The area contains multi-family apartment complexes to the east across Tremont Street and a mixture of multi-family and single-family residences dispersed throughout the surrounding neighborhood.

**Background:** The subject site is fully developed with an 800-square-foot single family residence with one car garage and a freestanding one story duplex that contains two, one bedroom units and a freestanding two car garage over one legally created lot.

**Project Description:** The project application is comprised of two components, a Development Plan and Regular Coastal Permit as follows:

Development Plan D14-00015 represents a request for the following:

- (a) To demo the existing 800-square-foot single family residential structure and one car garage in order to allow the construction of a new freestanding three story duplex along and minor 485-square-foot addition to the existing duplex all located on a 11,999-square-foot parcel. The subject development plan has been prepared pursuant to Articles 7, 16, 17, 21, and 27 of the 1986 Zoning Ordinance, and as proposed establishes superior architectural and site design features to be implemented in the overall development of the site.

Regular Coastal Permit RC14-00016 represents a request for the following:

- (a) A request to create two additional dwelling units for a total of four dwelling units on a residentially zoned (R-3) parcel located within the Local Coastal Program (LCP) non-appealable jurisdictional boundaries. A Regular Coastal Permit is required to be processed due to the location of the lot, and the requirement by the City's Zoning Ordinance to submit and gain approval of a Development Plan for the multi-family development.

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 Medium Density – C Residential (MDC-R) which has a density range of 15.1 – 20.9 dwelling units per gross acre. Staff has evaluated the request to demolish the existing 800-square-foot single family residence and one car garage in order to construct a new three-story 4,942-square-foot freestanding duplex building along with a 485-square-foot second story addition onto the garage of the existing duplex, and 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.

Relative to existing development throughout the immediate area of the South Oceanside neighborhood, the proposed project would constitute a significant architectural improvement to the area. Surrounding development in the neighborhood consists of an eclectic mix of multi-family complexes intermixed with modest single-family homes. The overall architectural design within the area has evolved over time and provides a vast amount of variation. The proposed multi-family development proposal would maintain the existing craftsman style theme throughout the proposed design and would incorporate elevations finished in a mix of wall treatments including board and batten siding and stucco that is accented in neutral and softer earth tone color combinations. To further add visual quality and interest to the overall design, the applicant is proposing to implement a mixture of flat, pitched, and shed type roof elements, varied offsets in wall planes, wooden eyebrow accents, and attached flower boxes beneath second story window elements.

Although taller than the existing two-story structures in the surrounding neighborhood to the north and south, the proposed new duplex would be no more than 29 feet in height as measured at the top of roof. Staff finds that massing impacts, while a slight change from what exist today, would be visually reduced through the centering of the new duplex more internal to the site rather than being placed immediately at the front yard setback established by code. These overall design features to be implemented coupled with the continued use of a craftsman architectural style theme would bring forward a new and youthful appearance to the area. Ultimately, redevelopment of the site should further serve as a catalyst for the surrounding neighborhood to identify with and set in motion the potential for improving the overall visual image of the area.

### 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 subject lot to be re-developed with a total of four dwelling units within two freestanding duplex designed buildings and situated on a double frontage lot, between Tremont and Broadway Streets currently provides no view corridors, so no view corridors would be obstructed by said development.

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

The proposed residential duplexes would be consistent with the existing built environment and densities in the area, and though located in proximity to some single-family residential properties in the area, the overall product type would provide for an added visual enhancement to the surrounding neighborhood. The height and overall scale of the proposed residences while above the typical two-story height that is predominant in the neighborhood, the proposal to locate the new structure internal to the site with extensive setbacks, along with a maximum height of 29'-0" would provide for a compatible and more subtle transition within the neighborhood. Exterior wall treatments, fenestration, and other finish materials along with permeable pavers would further complement the area through design and richness in materials.

## 2. Zoning Ordinance

This proposed project site is situated within a Medium Density Residential - (R-3) zone district and complies with the requirements of this zone. Table 1 summarizes the proposed and applicable development regulations for the project site.

In 2009 the CCC directed the City to implement the 1986 OZO for all properties within the Coastal Zone, the associated development regulations established within Article 17 are denoted below in order to illustrate how the proposed project is consistent with the City's zoning.

**Table 1. Article 17 General Provisions, Development Standards, Conditions and Exceptions**

<b>Development Standards</b>	<b>Required</b>	<b>Provided</b>
Minimum Lot Area	6,000 Sq. Ft.	11,999 Sq. Ft.
Minimum Lot Width	60 feet	60.26 Ft. Existing
Front Yard	15 feet	50 feet off of Tremont St., Broadway St. Non-Conforming 8.4 Ft.
Side Yard	Not <10% of Width 3 Min Ft. Max/ 5 Ft. Max	5 Ft.
Comer side yard	N/A	N/A
Rear Yard	N/A	N/A
Maximum Height	35 feet or 3 stories	29 feet / 3 Stories
Lot Coverage	60% Max	35%

Pursuant to Article 17 *General Provisions, Development Standards, Conditions and Exceptions*, the 4-unit Multi-family project is subject to site landscaping, fence and wall

heights, off-street parking, and vehicular access requirements. The proposed development complies with these requirements and has been conditioned to assure compliance with these regulations.

Pursuant to Article 17 Section 1721, the maximum height of a fence or wall shall be six feet. The only fences proposed as part of this application are those fences associated with private yard areas. The proposed fences are 3'-0" tall picket type fences designed to define yard areas and are more for decorative purpose than for visual privacy.

Overall re-development of the site would provide approximately 73 percent and 62 percent percent of the Tremont and Broadway frontages being established with landscaping as required by the 1986 zoning ordinance. As for parking, [and each unit of the existing duplex has been provided with one enclosed parking space. The proposed new duplex would provide each unit with two spaces (one enclosed and one in a carport)]. Solid waste and recyclable receptacles would be located in designated spaces internal to the site and not visible from the public right-of-way. Regarding vehicular access to the units, the proposed new duplex would access the site off of Tremont Street, while the existing duplex would maintain access directly off of Broadway Street.

In summary, the proposed project meets or exceeds the development requirements. The pattern of development proposed is consistent with the surrounding neighborhood. The project provides 4 units configured in a manner that affords a level of privacy, but encourages interaction with other residences. The proposed project will provide a residential product that will be an enhancement to the overall South Oceanside neighborhood and that is complimentary to the surrounding built environment.

### **3. Local Coastal Program**

The proposed project is within the Local Coastal Zone and as designed, would comply will all provisions of the Local Coastal Program (LCP). Projects within the Coastal Zone are required to meet the provisions of the adopted Local Coastal Program and the underlying R-3 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 existing coastal views. Development of the proposed four unit complex would be consistent with the existing neighborhood in design, materials, colors, and type. The proposed design and site layout respects adjacent properties view sheds by establishing a maximum height and finished pad that is similar to the adjacent multi-family and single family residences within the neighborhood.

#### **4. 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 in-fill development of property in an urbanized area that is under five acres, 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, and the project is categorically exempt, Class 32, "In-Fill Development Projects" (Section 15332).

#### **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 single-family and 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 bring forth a contemporary and fresh revitalization of the subject lot. Overall design has been determined to be consistent with the bulk and scale of the surrounding South Oceanside Neighborhood. The proposed 4-unit complex that brings forth a new three-story duplex with a max height of 29'-0" and a finished floor consistent with the existing pad elevation, would be six feet below the allowable height limit of 35 feet and developed in a manner that respects the view perspectives as seen from Tremont street and properties to the east. The overall design and landscape techniques to be brought forward in the re-development of the site would ensure harmony in visual relationship as you transition between the older neighborhood and new subdivision; therefore, assisting in preserving the past.

#### **PUBLIC NOTIFICATION**

Pursuant to Article 21 of the Oceanside Zoning Ordinance, legal notice was published in the newspaper and notices were sent to property owners of record within a 300-foot radius/and occupants within a 100-foot radius of the subject property, to individuals/organizations requesting notification, and to the applicant.

As of Thursday, July 6, 2015, no communication supporting or opposing the request had been received.

## SUMMARY

The proposed Development Plan (D14-00015) and Regular Coastal Permit (RC14-00016) are consistent with the requirements of the 1986 Zoning Ordinance and the land use policies of the General Plan; as well as, the polices within the Local Coastal Program. The project is compatible with and complementary to the densities, site designs, and neighborhood character found throughout the surrounding developed South Oceanside neighborhood planning area. As such, staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 32 categorical exemption for "In-Fill Development" pursuant to Section 15332 of the California Environmental Quality Act; and
- (2) Approve Development Plan (D14-00015) and Regular Coastal Permit (RC14-00016), by adopting Planning Commission Resolution No. 2015-P19 with findings and conditions of approval attached herein.

PREPARED BY:

  
for Richard Greenbauer  
Principal Planner

SUBMITTED BY:

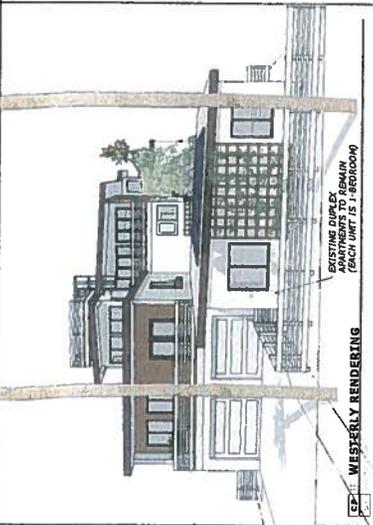
  
Jeff Hunt  
City Planner

JH/RG/fil

### Attachments:

1. Development / Landscape/ Massing Plans
2. Planning Commission Resolution No. 2015-P19
3. Other Attachments (Application Page, Description and Justification, Legal Description, Notice of Exemption)

# Developer Deposit Account



**TREMONT TRIO - NEW DUPLEX AND LESS THAN 500 SF ADDITION TO EXISTING DUPLEX**

APNs: 155-091-04, SITE ADDRESS: 2012 BROADWAY ST, OCEANSIDE, CA 92054

LEGAL DESCRIPTION: LOT C OF BLOCK 9 OF SOUTH OCEANSIDE, IN THE CITY OF SOUTH OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON THE MAP THEREOF NUMBER 801, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 14, 1887.

APPLICANT, PROPERTY OWNER, EDWARD BORLENHGH, SEQUENT REALTY, LLC

MAILING ADDRESS: 1135 BONITA DR APT A, ENCINITAS, CA 92024 PHONE: 858-599-5478

**SHEET INDEX:**

CF: COVER PAGE (THIS SHEET)

CIVIL & DEVELOPMENT PLAN, GENERAL CIVIL ENGINEERING WITH GRADING

SWAMP BMP, STORM WATER MITIGATION PLAN

BOOKLET UNDER SEPARATE COVER

A01: SITE PLAN ISOMETRIC

A02: CONCEPTUAL LANDSCAPE PLAN

A03: FLOOR PLAN, LEVEL 1

A04: FLOOR PLAN, LEVEL 2

A05: FLOOR PLAN, LEVEL 3

A06: FLOOR PLAN, LEVEL 4

A07: ELEVATIONS, SOUTH + EAST

A08: ELEVATIONS, NORTH + WEST

A09: SECTION 1, SECTION PERSP. 1 - 3

A10: SECTION 2, SECTION PERSP. 1 - 3

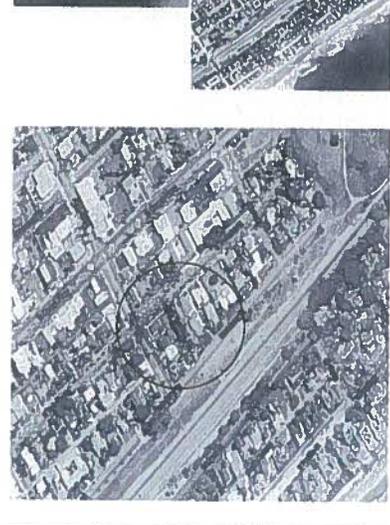
A11: SECTION 3, SECTION PERSP. 1 - 3

A12: SECTION 4, SECTION PERSP. A - E

TITLE 24 ENERGY COMPLIANCE SHEETS 1-4

SURVEY 1: PROCEDURE AND NOTES

SURVEY 2: EXISTING CONDITIONS



**PROPOSED SITE ADDRESSES:** BROADWAY ST, UNIT 1 (UPPER) AND UNIT 2 (LOWER) EXISTING DUPLEX, BROADWAY ST, UNIT 3 (EXISTING DUPLEX) AND UNIT 4 (EXISTING DUPLEX) TO REMAIN WITH SMALL ADDITION

**NOTE:** THE EXISTING DUPLEX HAS POST OFFICE ADDRESSES ASSOCIATED WITH IT OF 2010-2 BROADWAY ST, AND THE EXISTING SINGLE FAMILY RESIDENCE (TO BE REMOVED) HAS A POST OFFICE ADDRESS OF 2012 BROADWAY ST. THESE ADDRESSES IN THIS PRODUCT APPLICATION, THE EXISTING POST OFFICE ADDRESSES ARE TO BE DISREGARDED.

LOT SIZE: 11,999 SF (0.28 ACRES)

NEW BUILDING SIZE: 4,616 SF (NEW DUPLEX CONSTRUCTION)

ADDITION TO EXISTING DUPLEX: 486 SF (2010 BROADWAY ST)

LOT COVERAGE: 494 SF = 35%

DENSITY ALLOWED: 80.0 PER ACRE = 5.86 UNITS

DENSITY PROPOSED: 4 UNITS (3 NEW, 2 EXISTING)

SETBACKS: DOUBLE FRONTAGE PARCEL

SEE SITE PLAN ISOMETRIC (A01)

PARKING: FRONT (BROADWAY ST): 15; FRONT (BROADWAY ST): 15; SIDES: 5

LANDSCAPING COVERAGE (FOR CALCULATIONS SEE LANDSCAPE PLAN (A02))

S. TREMONT ST FRONTAGE: 75%; BROADWAY ST FRONTAGE: 65%

ZONING: EXISTING AND PROPOSED: R-3

EXISTING PLAN DESIGNATION: MDC-R

**PROJECT SUMMARY:**

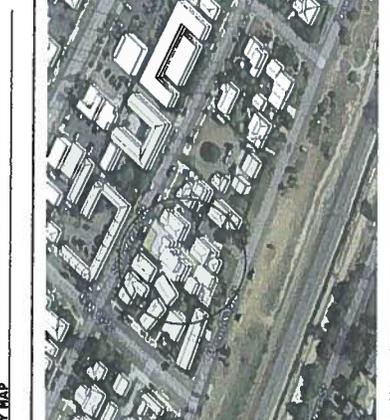
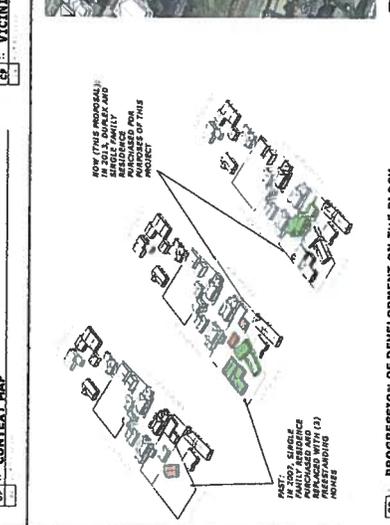
THE EXISTING CONDITIONS ON THE SITE ARE A SINGLE FAMILY RESIDENCE, ITS ONE-CAR GARAGE, AND TWO APARTMENTS THAT ARE COMPOSED OF A DUPLEX, WITH A TWO-CAR GARAGE THAT SERVES THEM.

THE DUPLEX APARTMENTS REMAIN AND THE TWO-CAR GARAGE IS REPLACED WITH (2) ADDITIONAL ONE-CAR GARAGES WITH A BONUS GARAGE. THE SINGLE FAMILY RESIDENCE AND ITS ONE-CAR GARAGE ARE TO BE REMOVED AND REPLACED WITH (2) SINGLE FAMILY RESIDENCES.

**RECEIVED**

APR 14 2015

**CITY OF OCEANSIDE DEVELOPMENT SERVICES**



**GENERAL NOTES:**

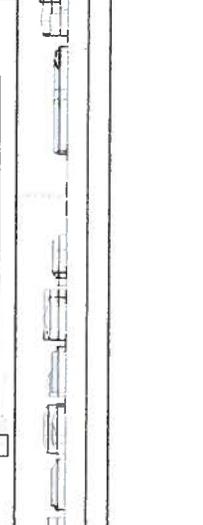
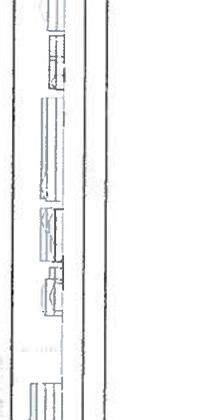
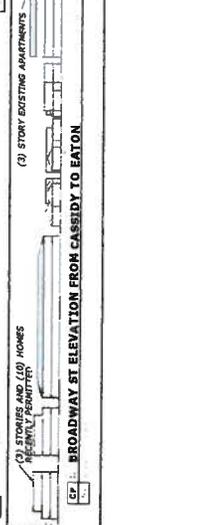
CONTRACTORS TO FOLLOW ALL REGULATIONS AND CRITERIA AS PUT FORTH IN THE MOST RECENTLY ADOPTED UNIFORM BUILDING CODE.

CONTRACTORS TO MAINTAIN BUILDING STANDARDS FOR SAFETY AS SET FORTH BY OSHA AND FOLLOW ALL PRECINCTMENT REQUIREMENTS, INCLUDING MAINTAINING WORKMANS COMPENSATION FOR ALL CONSTRUCTION PERSONNEL.

**GENERAL NOTES:**

CONTRACTORS TO FOLLOW ALL REGULATIONS AND CRITERIA AS PUT FORTH IN THE MOST RECENTLY ADOPTED UNIFORM BUILDING CODE.

CONTRACTORS TO MAINTAIN BUILDING STANDARDS FOR SAFETY AS SET FORTH BY OSHA AND FOLLOW ALL PRECINCTMENT REQUIREMENTS, INCLUDING MAINTAINING WORKMANS COMPENSATION FOR ALL CONSTRUCTION PERSONNEL.



**TREMONT TRIO**

2012 BROADWAY ST (APN: 155-033-04)

OCEANSIDE, CA 92054

SEQUENT REALTY, LLC

EDWARD A. BORLENHGH

PH: 858-692-5478

DRAWN BY: SEQUENT REALTY, LLC OWNER/DESIGNER

AUTHORIZED SIGNATORY: EDWARD BORLENHGH

SIGNED: \_\_\_\_\_

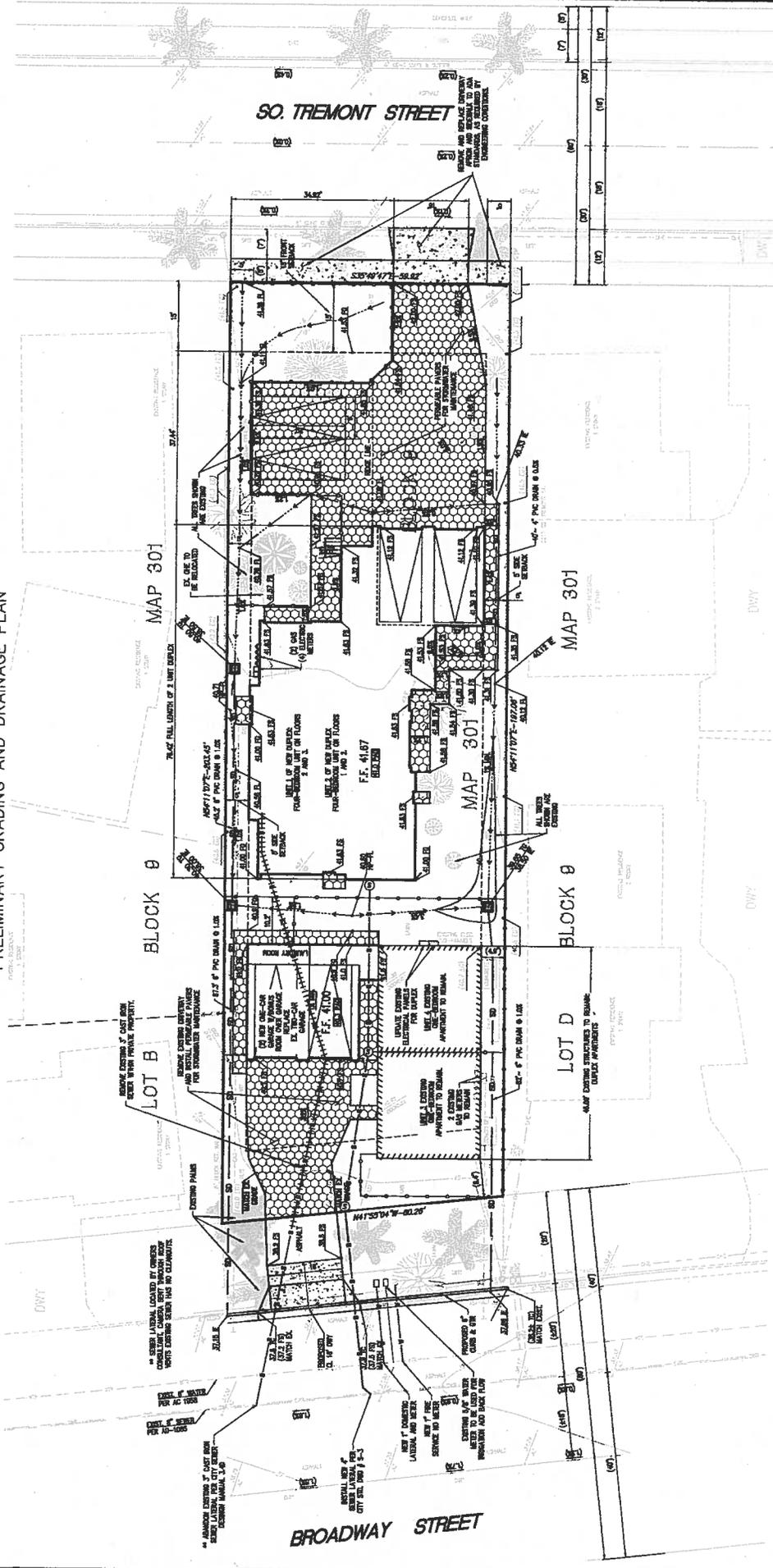
MARCH 18, 2015



# DEVELOPMENT PLAN FOR 'TREMONT TRIO'

## PRELIMINARY GRADING AND DRAINAGE PLAN

D14-00015, RC14-00016



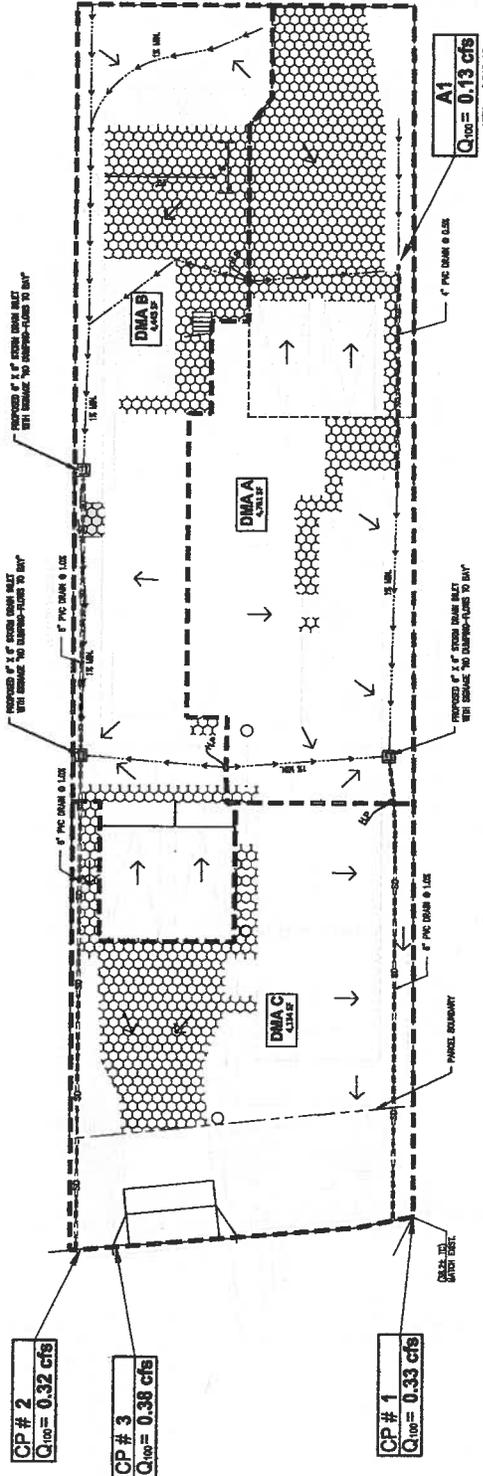
### LEGEND

- INDICATES POINT FOUND AND RECORDED AS SHOWN.
- INDICATES SITE BOUNDARIES
- INDICATES RECORD DAD PER C.R. 33022.
- INDICATES RECORD DAD PER A.O.S. 21594.
- INDICATES RECORD DAD PER MAP NO. 301.
- SW — EXISTING WATER LINE
- SW — EXISTING SEWER LINE
- SW — EXISTING OVERHEAD UTILITIES
- SW — EXISTING ONE LINE
- SW — INDICATES CHAIN LINK FENCE
- SW — INDICATES WOOD FENCE
- TC INDICATES EX. CONCRETE CURB & GUTTER
- FL INDICATES EX. MASONRY BLOCK WALL
- EX. STREET SIGNWALL
- EX. STREET LIGHT
- EX. EXISTING POWER/UTILITY POLE
- EX. EXISTING WATER METER
- EX. EXISTING TREE
- EX. EXISTING PALM TREE
- TC INDICATES TOP OF CURB
- FL INDICATES FLOWLINE
- GW INDICATES EXISTING GROUND
- TW INDICATES TOP OF WALL
- AC INDICATES ASPHALT
- CC INDICATES CONCRETE
- C.R. INDICATES CORNER RECORD
- A.O.S. INDICATES RECORD OF SURVEY
- EXISTING PINE TREE

- PROPOSED CONTOUR / SWALE
- EXISTING STRUCTURE
- SETBACK LINE



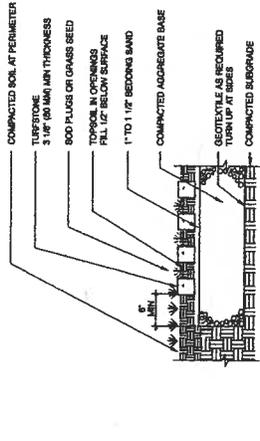
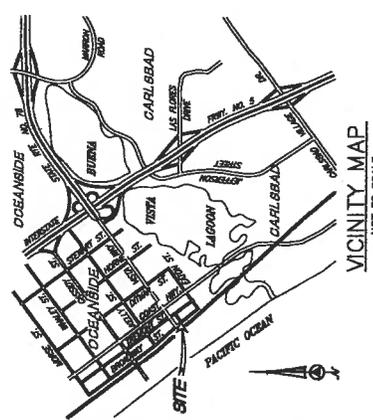
MASSON & ASSOCIATES, INC.  
 Planning & Engineering & Surveying  
 200 E. Washington Ave., Suite 200  
 Rochester, N.Y. 14609  
 P. 716.241.1500  
 F. 716.241.1796  
 www.massonassoc.com



**LEGEND**

SYMBOL	DESCRIPTION
---	DMA BOUNDARY
- - - -	PARCEL BOUNDARY
---	PRIVATE STORM DRAIN LINE
○	HP (HIGH POINT)
←	DRAINAGE DIRECTION ARROWS
[Pattern]	PROPOSED PERMEABLE PAVEMENT (TURBOSTONE)
○	POINT OF DISCHARGE

CP # 1  
Q<sub>100</sub> = 0.33 cfs



NOTE:  
1. BASE THICKNESS VARIATION PERMITS CLIMATE AND SOIL VARIATION.  
2. MINIMUM BASE THICKNESS IF RESIDENTIAL LOT/DRIVEWAY.  
3. PRELIMINARY PARKING LOTS.

**SWMP BMP EXHIBIT  
TREMONT TRIO  
OCEANSIDE, CA**



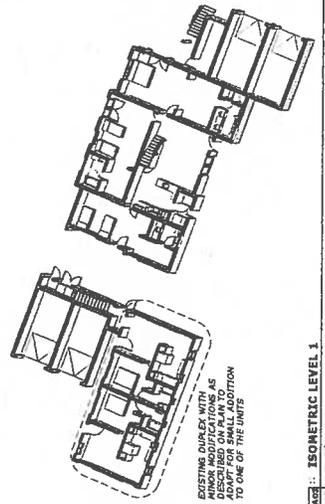
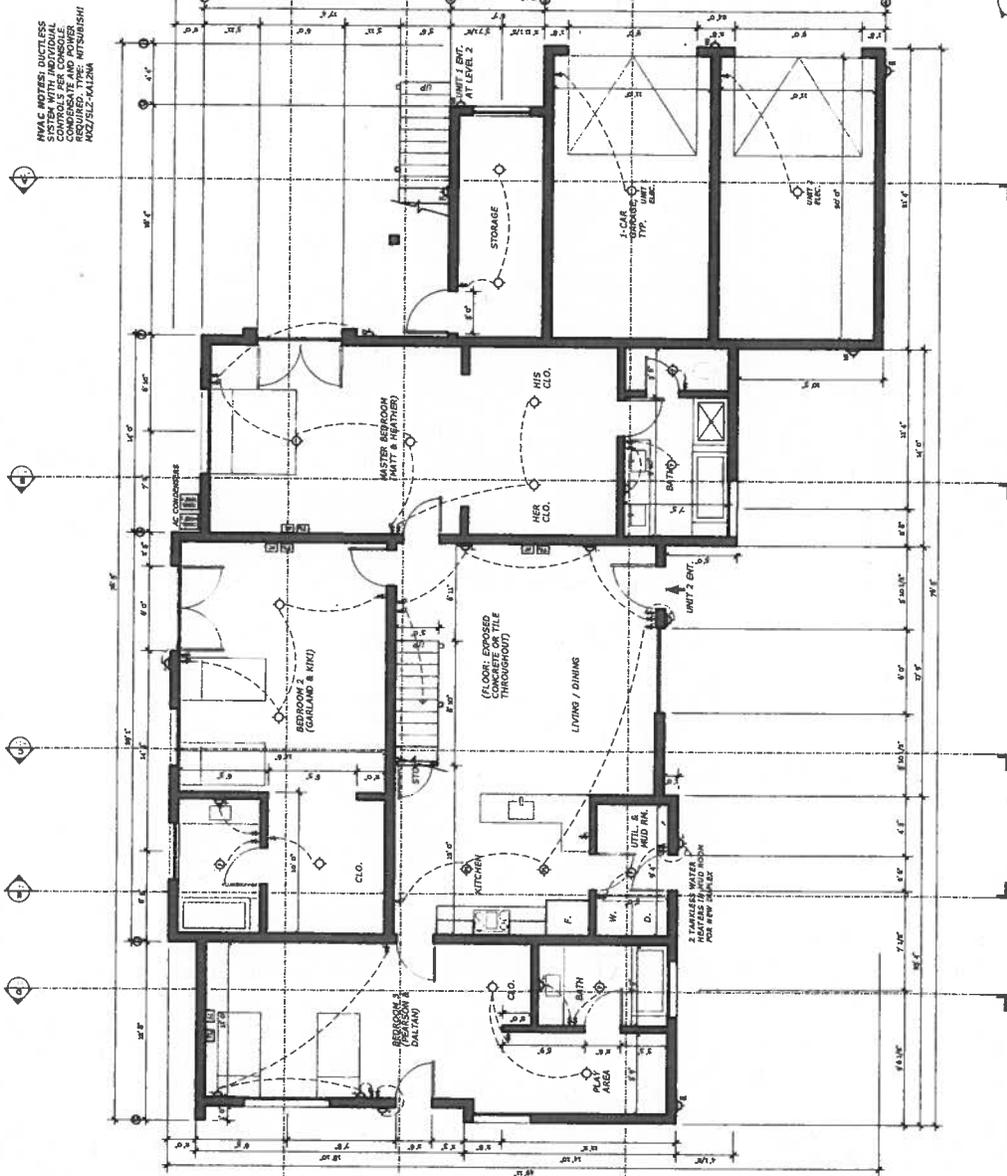
Planning & Engineering & Surveying  
305 West  
200 E. Washington Ave., Suite 200  
Escondido, CA 92025  
P. 760.741.3870  
F. 760.741.1784  
www.masson-associates.com

**MASSON  
ASSOCIATES, INC.**

DATE: MAY 25, 15 (Revised by: jrd/14123) GMP: 14123







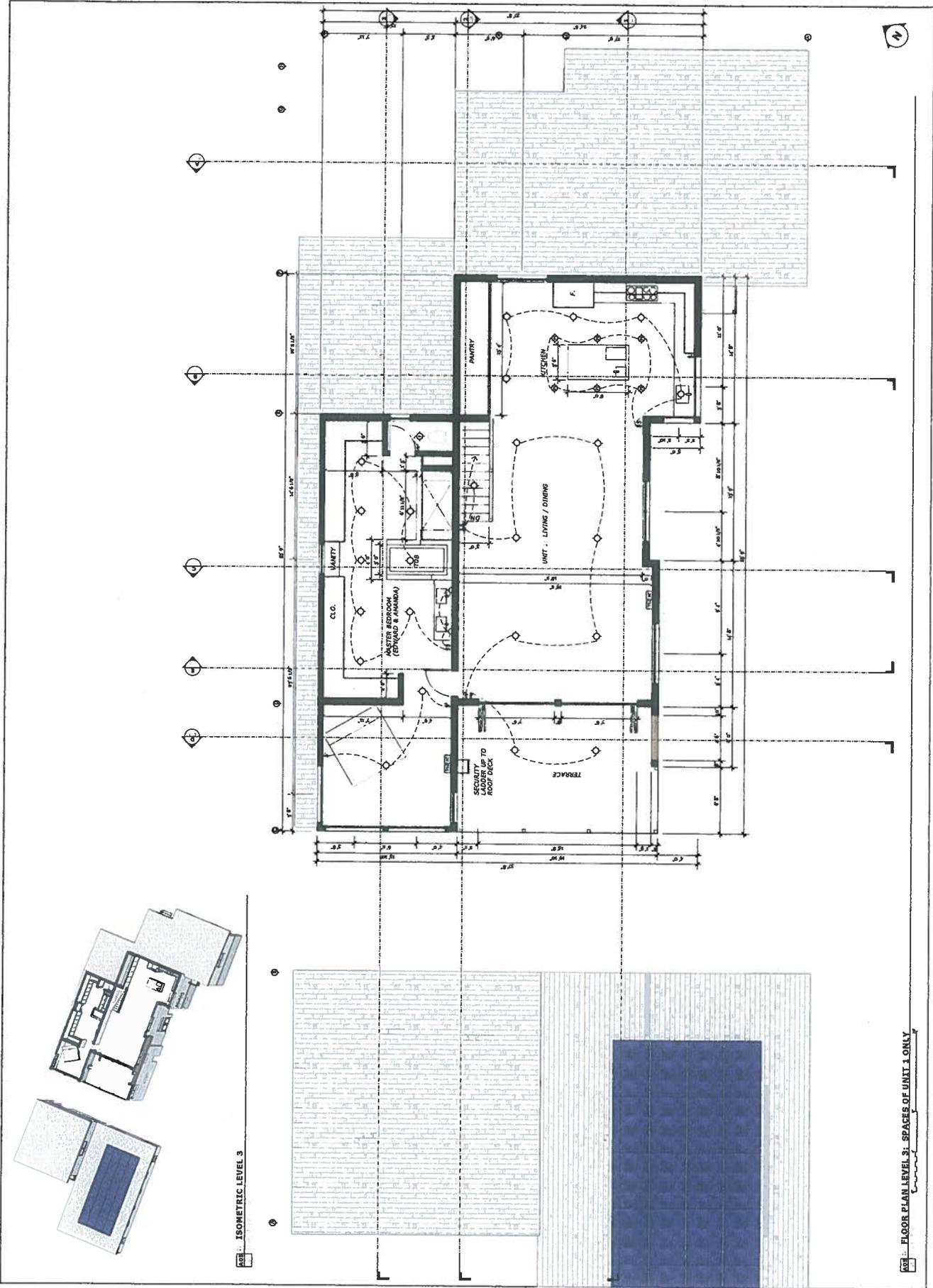
UNIT 1: FLOOR PLAN LEVEL 1, NEW STAIRS UP AT UNIT 3 OF EXISTING DUPLEX, AND MAJORITY OF UNIT 2 AT NEW DUPLEX



APPLICANT: OWNER/DESIGNER: SQUENT REALTY, LLC, EDWARD BOULSONHI 1195 BONTITA BL, BENTONVILLE, CA 92004 PH: 858-592-5478		EXISTING: 3015 BROADWAY ST, OCEANSIDE, CA 92094 <b>TREMONT TRIO</b>	
ARCHITECT: THE CONSULTING ENGINEERING, LANDSCAPE, DESIGN, ARCHITECTS 15170/14 THE CONSULTING ENGINEERING, LANDSCAPE, DESIGN, ARCHITECTS	CONTRACT NO.: 15170/14	SHEET NO.: 3	TOTAL SHEETS: 50

FLOOR PLAN, LEVEL 3

A 50



ISOMETRIC LEVEL 3

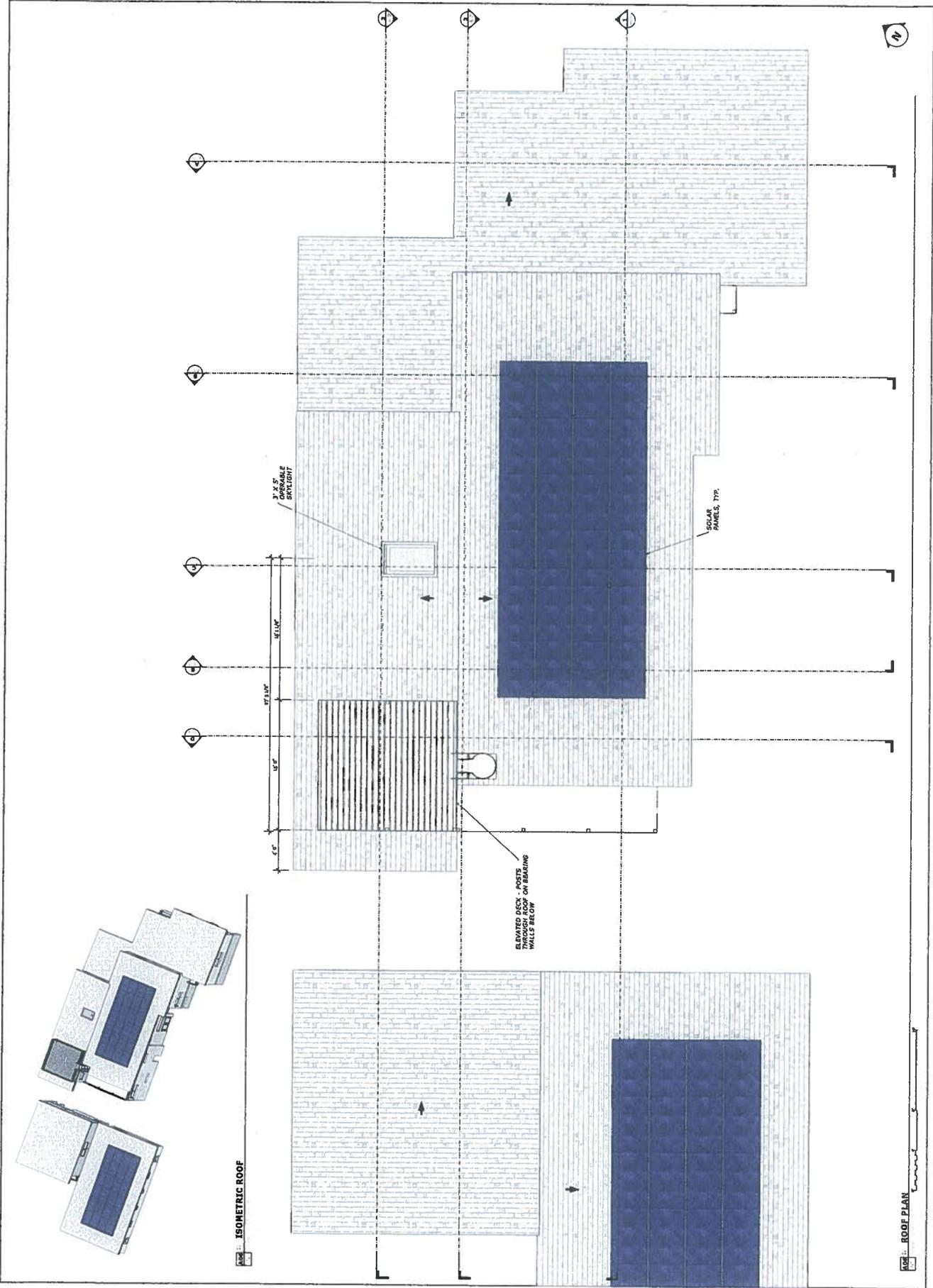
FLOOR PLAN LEVEL 3: SPACES OF UNIT 1 ONLY

ROOF PLAN

APPLICANT: OWNER/DESIGNER: SQUENT REALTY, LLC, EDWARD BORNLENDT  
 145 BONITA DEL ENCINITAS, CA 92024 PH: 609-692-6678

PROJECT: 3018 BROADWAY ST., OCEANSIDE, CA 92054

NO.	DATE	REVISIONS
1	11/26/14	PER CONSULTANT: PROVIDING LANDSCAPE, PLANNING, FIRE
2	12/17/14	PER CONSULTANT: ENGINEERING, ARCHITECT, PLANNING, FIRE, LAND USE
3	02/03/15	PER CONSULTANT: ENGINEERING, LANDSCAPE, PLANNING, FIRE



REVISIONS		APPLICANT: OWNER/DESIGNER: SBOUNT REALTY, LLC, EDWARD BOURLONGH	DATE: 08-14-2024
1	REVISION	ISSUED: 08-14-2024	BY: SBOUNT REALTY, LLC
2	REVISION	ISSUED: 08-14-2024	BY: SBOUNT REALTY, LLC
3	REVISION	ISSUED: 08-14-2024	BY: SBOUNT REALTY, LLC
4	REVISION	ISSUED: 08-14-2024	BY: SBOUNT REALTY, LLC
5	REVISION	ISSUED: 08-14-2024	BY: SBOUNT REALTY, LLC
6	REVISION	ISSUED: 08-14-2024	BY: SBOUNT REALTY, LLC
7	REVISION	ISSUED: 08-14-2024	BY: SBOUNT REALTY, LLC
8	REVISION	ISSUED: 08-14-2024	BY: SBOUNT REALTY, LLC
9	REVISION	ISSUED: 08-14-2024	BY: SBOUNT REALTY, LLC
10	REVISION	ISSUED: 08-14-2024	BY: SBOUNT REALTY, LLC
11	REVISION	ISSUED: 08-14-2024	BY: SBOUNT REALTY, LLC
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15	REVISION	ISSUED: 08-14-2024	BY: SBOUNT REALTY, LLC
16	REVISION	ISSUED: 08-14-2024	BY: SBOUNT REALTY, LLC
17	REVISION	ISSUED: 08-14-2024	BY: SBOUNT REALTY, LLC
18	REVISION	ISSUED: 08-14-2024	BY: SBOUNT REALTY, LLC
19	REVISION	ISSUED: 08-14-2024	BY: SBOUNT REALTY, LLC
20	REVISION	ISSUED: 08-14-2024	BY: SBOUNT REALTY, LLC
21	REVISION	ISSUED: 08-14-2024	BY: SBOUNT REALTY, LLC
22	REVISION	ISSUED: 08-14-2024	BY: SBOUNT REALTY, LLC
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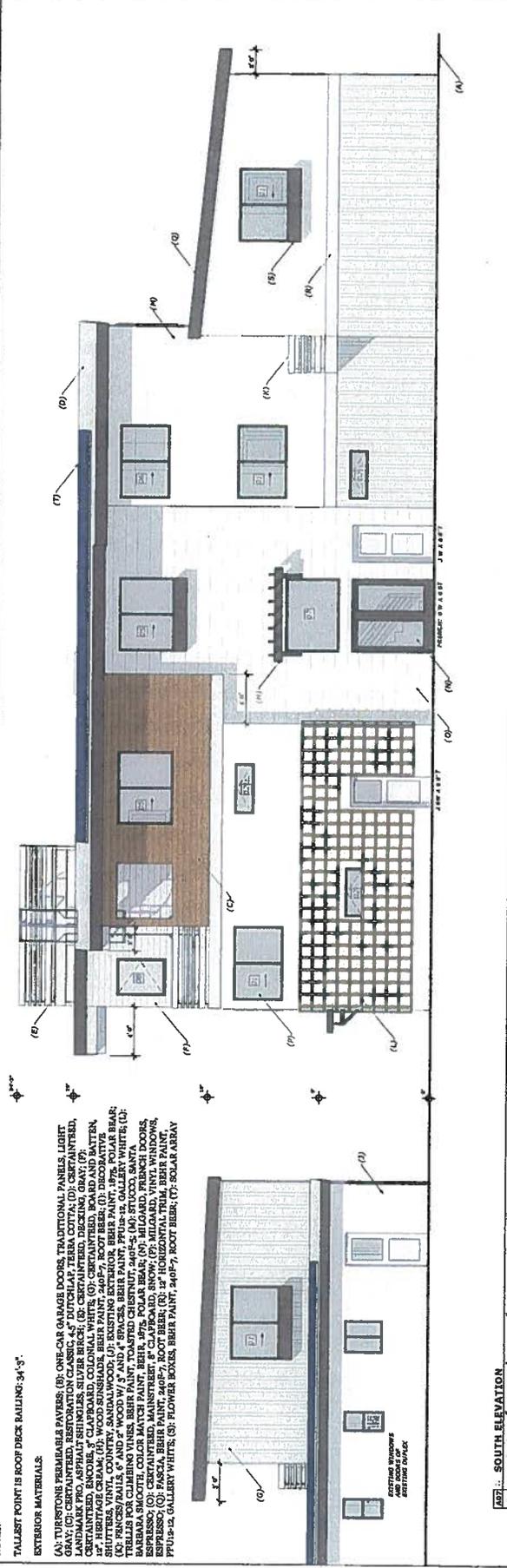
ELEVATIONS: SOUTH AND EAST

A 07

407 - EAST ELEVATION - S. JEROME ST FRONTAGE



407 - SOUTH ELEVATION



- NOTES:
- TALLEST POINT IS ROOF DECK RAILING: 34'-5"
- EXTERIOR MATERIALS:
- (A): TURBOSTONE PERIMABLE PAVERS; (B): ONE CAR GARAGE DOORS TRADITIONAL PANELS, LIGHT GRAY; (C): CERAMIC TILE, RESTORATION CLASSIC 45" DUTCHLAP, TERRA COTTA; (D): CERAMIC TILE, LANDMARK PRO, ASPHALT SINGLETS, SILVER BIRCH; (E): CERAMIC TILE, DECKING, GRAY; (F): 1/2" HERRING BONE CERAMIC TILE; (G): WOOD GRAB BAR, 1 1/2" X 1 1/2" X 1/4" ALUMINUM; (H): SHUTTERS VINYL, COUNTRY, SANDALWOOD; (I): EXISTING EXTERIOR, BEHR PAINT, 100% POLAR BEAR; (J): FINISH PAINT, 6" AND 2" WOOD W/ 3" AND 4" SPACES, BEHR PAINT, PFUS-12, GALLERY WHITE; (K): 1/2" X 1/2" X 1/4" ALUMINUM; (L): 1/2" X 1/2" X 1/4" ALUMINUM; (M): STUCCO, SANTA BARBARA SMOOTH, COLOR MATCH PAINT, BEHR PAINT, POLAR BEAR; (N): 1/2" X 1/2" X 1/4" ALUMINUM; (O): CERAMIC TILE, MAHARAJ, 6" CLAYPACED, SNOW; (P): MILIGARD VINYL WINDOWS, ESPRESSO; (Q): CERAMIC TILE, MAHARAJ, 6" CLAYPACED, SNOW; (R): MILIGARD VINYL WINDOWS, ESPRESSO; (S): CERAMIC TILE, MAHARAJ, 6" CLAYPACED, SNOW; (T): SOLAR ASRAY PFUS-12, GALLERY WHITE; (U): FLOWER BOXES, BEHR PAINT, 240F-7, ROOT BEER; (V): SOLAR ASRAY

EXTERIOR WINDOWS AND DOORS OF EXISTING OFFICE

ELEVATIONS: NORTH AND WEST

APPLICANT: OWNER/DESIGNER: SEQUBENT REALTY, LLC, EDWARD BOBLEBHHI  
 1195 BONITA DEL ENCINITAS, CA 92024 PH: 858-692-9478

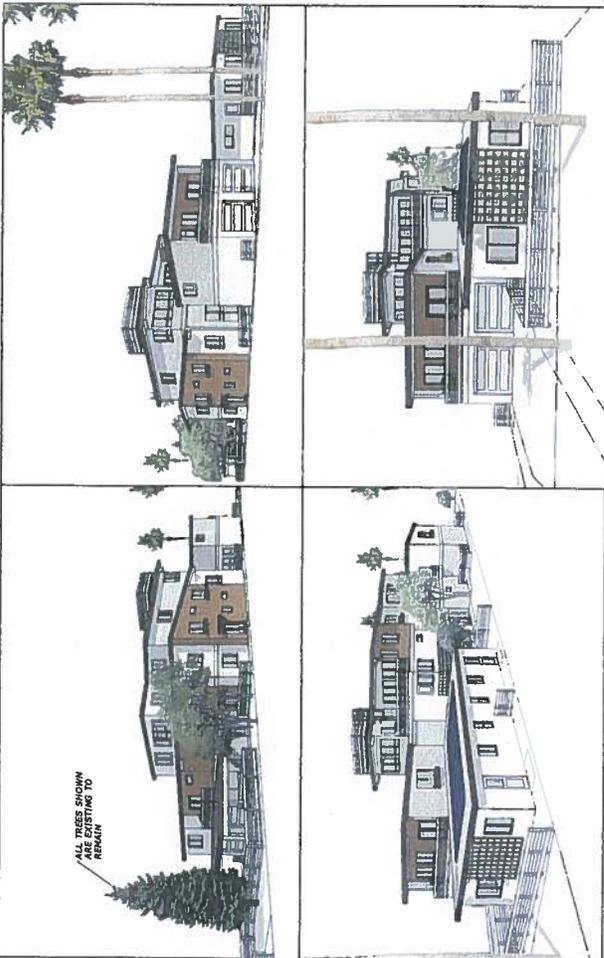
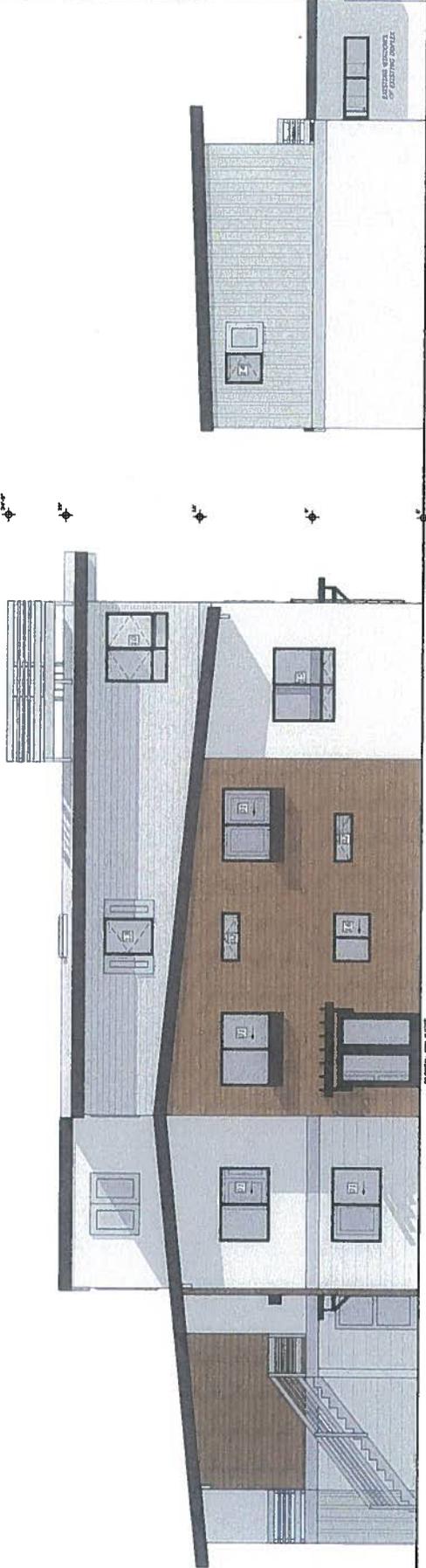
TREMONT TTRIO  
 EXISTING: 1015 BROADWAY ST., OCEANSIDE, CA 92054

1	11/20/14	Rev. 01: Additions: Finishing, Landscaping, Scaffolding, Fire
2	12/17/14	Rev. 02: Additions: Finishing, Landscaping, Scaffolding, Fire
3	02/02/15	Rev. 03: Additions: Finishing, Landscaping, Scaffolding, Fire
4	02/02/15	Rev. 04: Additions: Finishing, Landscaping, Scaffolding, Fire
5	02/02/15	Rev. 05: Additions: Finishing, Landscaping, Scaffolding, Fire
6	02/02/15	Rev. 06: Additions: Finishing, Landscaping, Scaffolding, Fire
7	02/02/15	Rev. 07: Additions: Finishing, Landscaping, Scaffolding, Fire
8	02/02/15	Rev. 08: Additions: Finishing, Landscaping, Scaffolding, Fire

ACE WEST ELEVATION - BROADWAY ST FRONTAGE



ACE NORTH ELEVATION

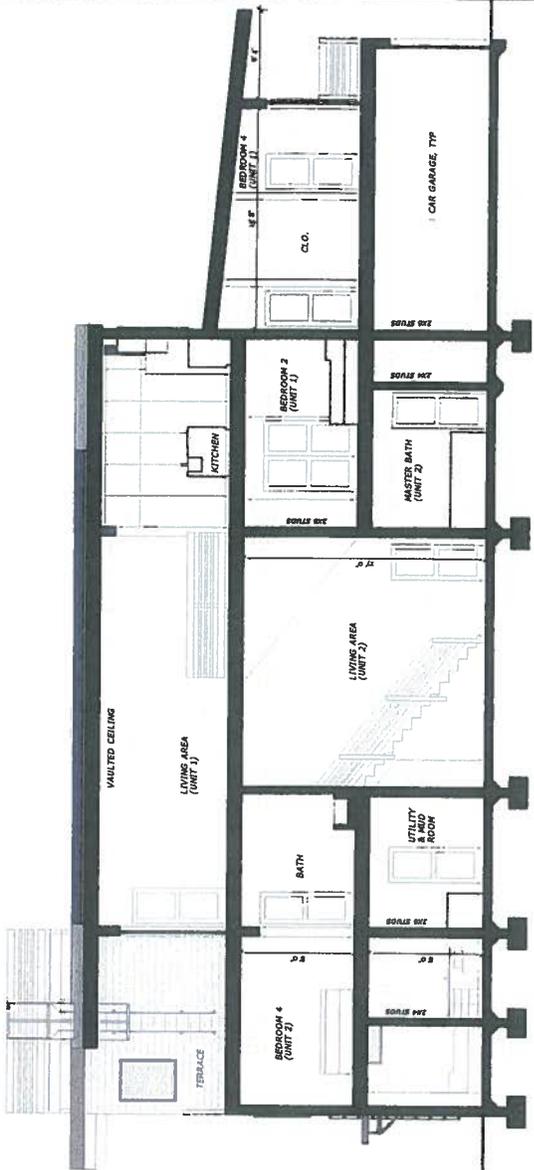


SECTION 1, SECTION PERSPECTIVES 1-3, WINDOW SCHEDULE

APPLICANT: OWNER/DESIGNER: SEQUENT REALTY, LLC, EDWARD BORLENCHI  
 193 BONITA DR. ENCINITAS, CA 92024 PH: 619-699-9478

TREMONT TROF  
 EXISTING: 301A BROADWAY ST., OCEANSIDE, CA 92094

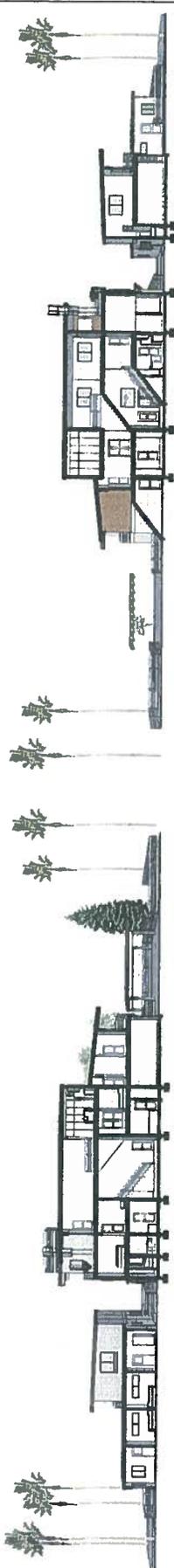
REVISIONS	DATE	DESCRIPTION
1	11/20/14	REVISED PER COMMENTS FROM THE CITY OF ENCINITAS
2	09/24/14	REVISED PER COMMENTS FROM THE CITY OF ENCINITAS
3	09/24/14	REVISED PER COMMENTS FROM THE CITY OF ENCINITAS



SECTION 1

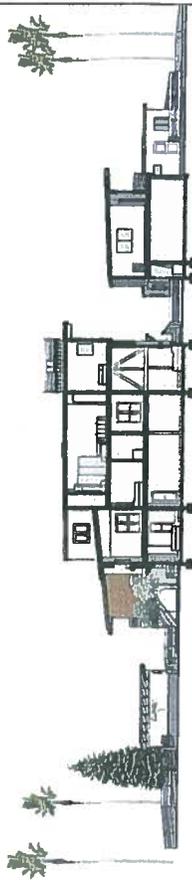
REMOVE WINDOW AND CUT TO FLOOR FOR OPENING (ADDITION TO UNIT 4)

EXISTING WALLS AT EXISTING DUPLEX



SECTION 1 PERSPECTIVE

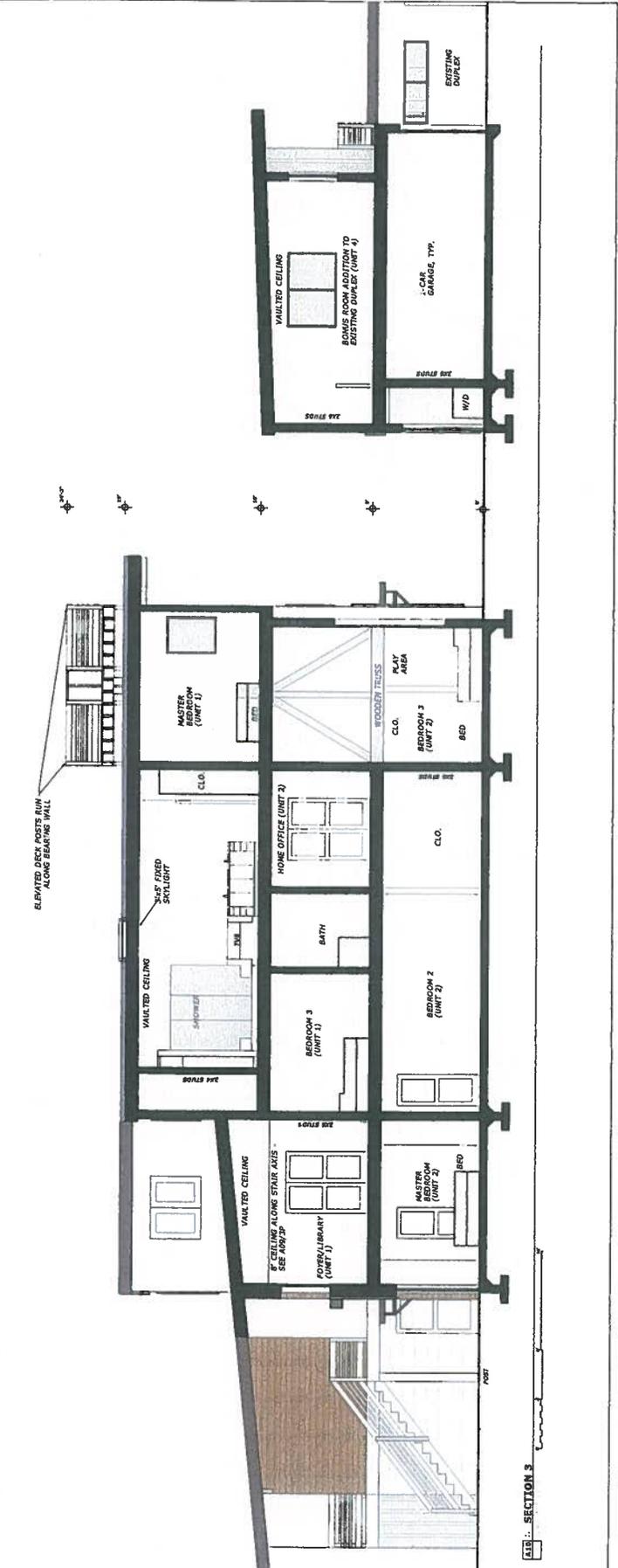
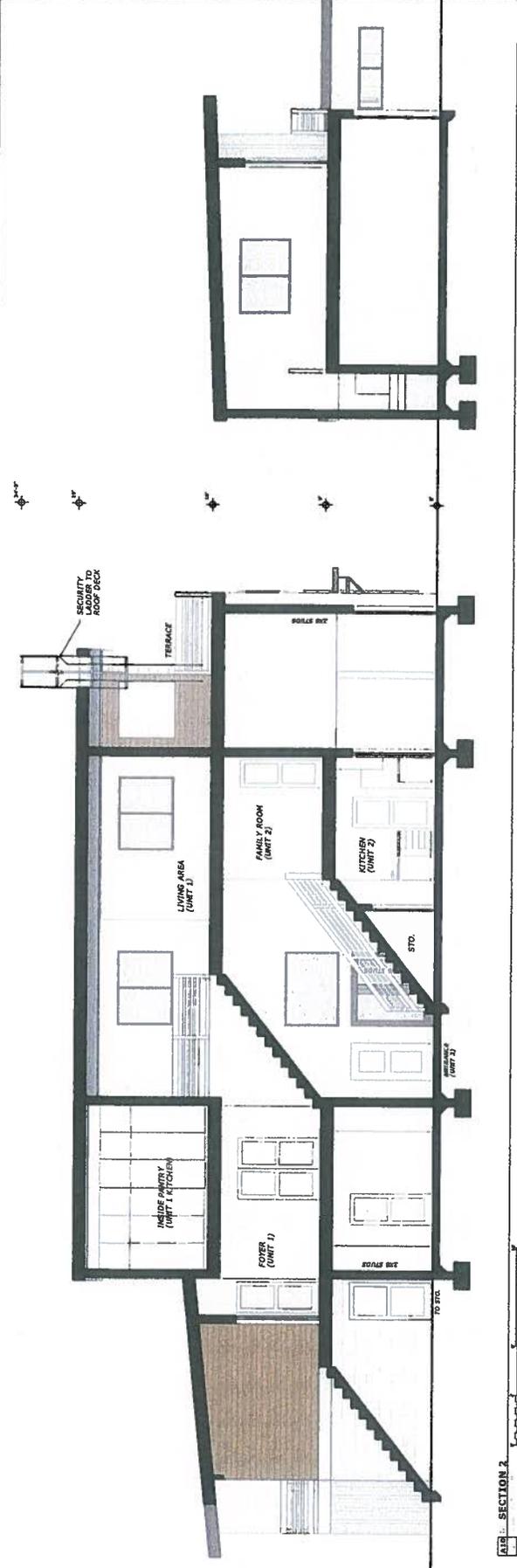
SECTION 2 PERSPECTIVE



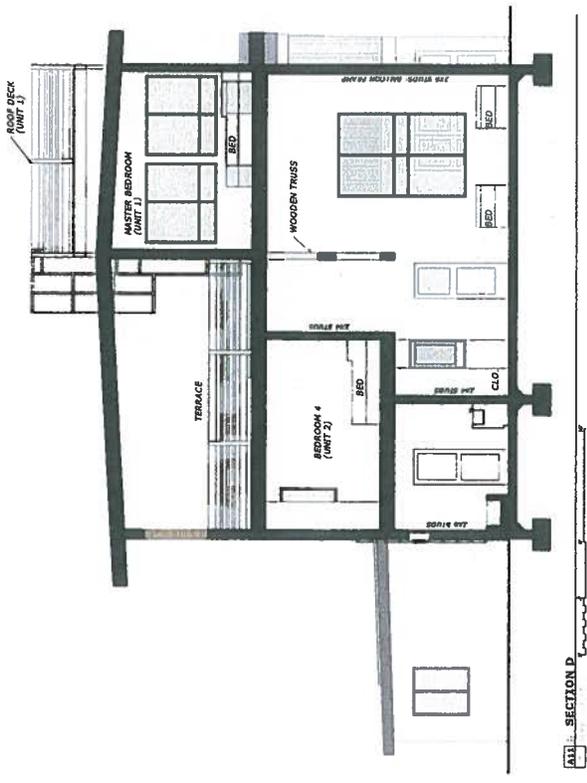
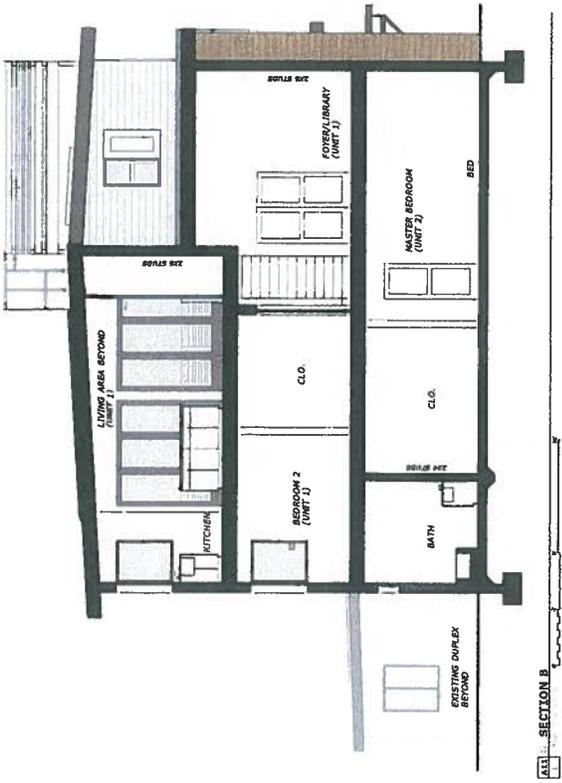
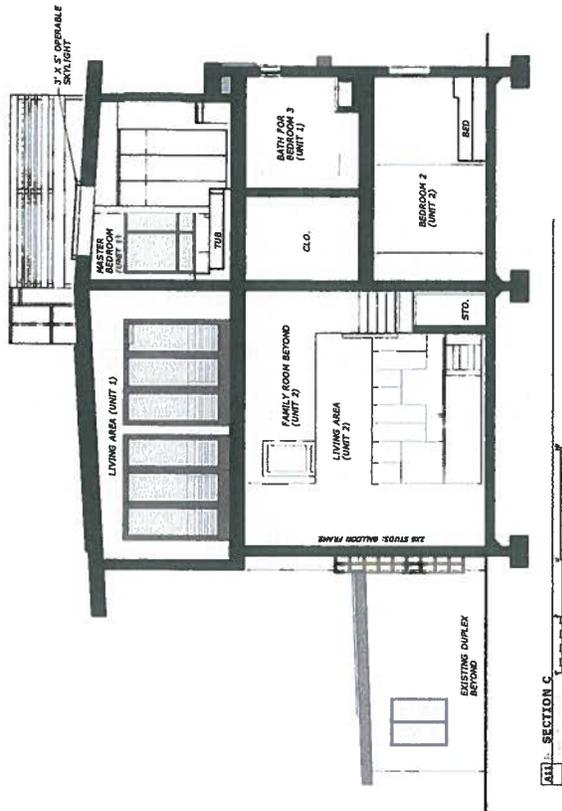
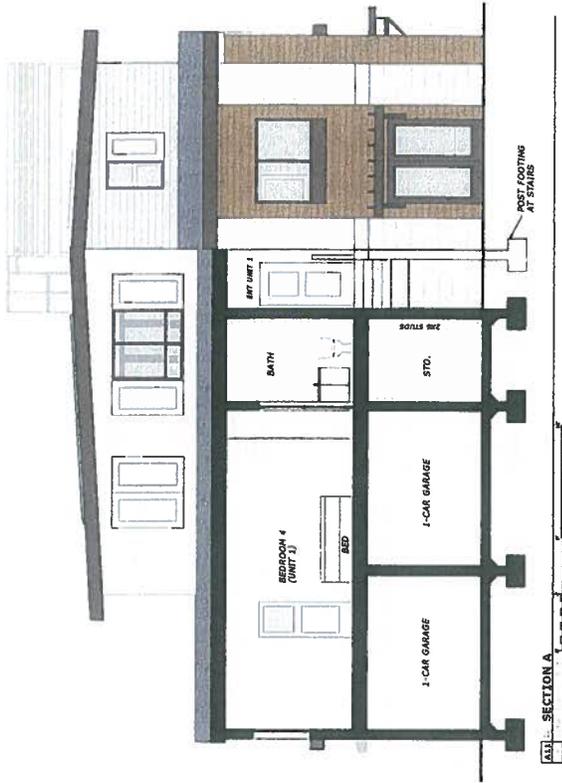
SECTION 3 PERSPECTIVE

LABEL	SIZE	NO. OF HEADERS	TYPE
1	6'W X 4' FT	7	SLIDER
2	6'W X 4' FT	7	AWNING
3	2'W X 4' FT	6	CASEMENT & FIXED
4	5'W X 5' FT	8	CASEMENT & FIXED
5	6'W X 4' FT	7	SLIDER
6	6'W X 4' FT	7	SLIDER
7	6'W X 4' FT	10	FIXED
8	6'W X 4' FT	7	CASEMENT
9	3'W X 4' FT	7	SLIDER
10	5'W X 5' FT	7	CASEMENT & FIXED
11	3'W X 4' FT	7	CASEMENT
12	2'W X 3' FT	7	ACCORDIAN
13	2'W X 3' FT	7	CASEMENT
14	6'W X 5' FT	12	AWNING & FIXED
15	4'W X 3' FT	7	SLIDER

WINDOW SCHEDULE



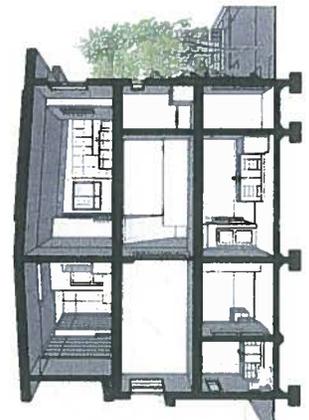
APPLICANT: OWNER/DESIGNER: SEQUENT REALTY, LLC, EDWARD BORNBERG 1155 BONITA DR. ENCINITAS, CA 92034 PH: 866-692-9478		SECTION A-D		A	11
PROJECT: TREMONT TRL		EXISTING: 3018 BROADWAY ST, OCEANSIDE, CA 92094		1	2
DATE: 11/24/14		DATE: 11/24/14		3	4
DRAWN BY: [Name]		CHECKED BY: [Name]		5	6
SCALE: [Scale]		SCALE: [Scale]		7	8
REVISIONS:		REVISIONS:		9	10



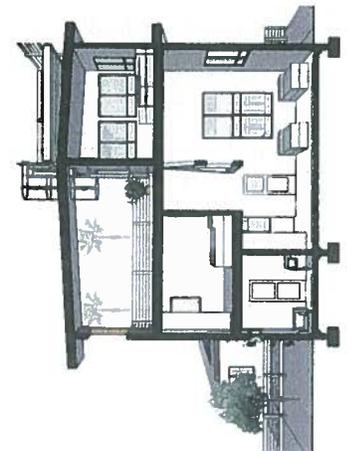
SECTION H, SECTION PERSPECTIVES D-H

APPLICANT: OWNER/DESIGNER: SEQUENT REALTY, LLC, EDWARD BOERLENGH  
 1133 BONITA BL, ENCINITAS, CA 92034 PFF: 808-693-5478  
 TRIMOUNT TRIO  
 EXISTING: 3013 BROADWAY ST, OCEANSIDE, CA 92094

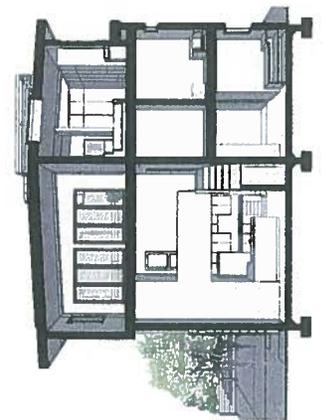
NO.	DATE	REVISIONS
1	11/26/21	FOR COMMENTS: FINISHING, LANDSCAPE, BUILDING, FIRE
2	02/11/22	FOR COMMENTS: FINISHING, LANDSCAPE, BUILDING, FIRE
3	02/11/22	FOR COMMENTS: FINISHING, LANDSCAPE, BUILDING, FIRE
4	02/11/22	FOR COMMENTS: FINISHING, LANDSCAPE, BUILDING, FIRE
5	02/11/22	FOR COMMENTS: FINISHING, LANDSCAPE, BUILDING, FIRE



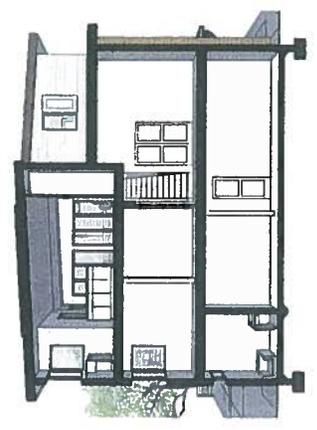
SECTION E PERSPECTIVE



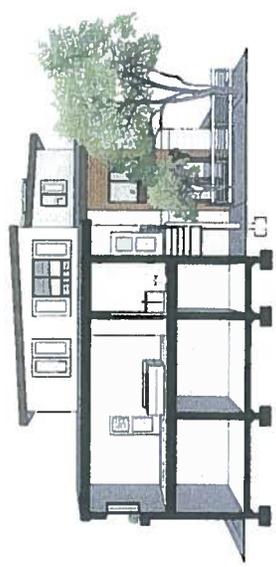
SECTION D PERSPECTIVE



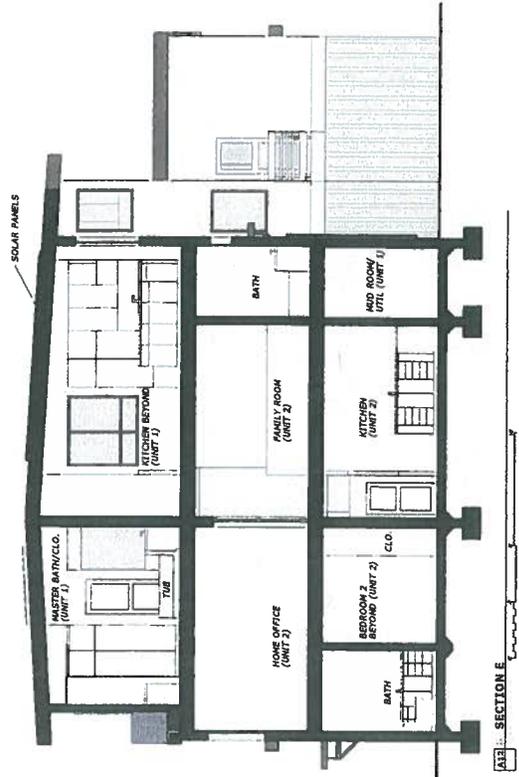
SECTION C PERSPECTIVE



SECTION B PERSPECTIVE



SECTION A PERSPECTIVE



SECTION E



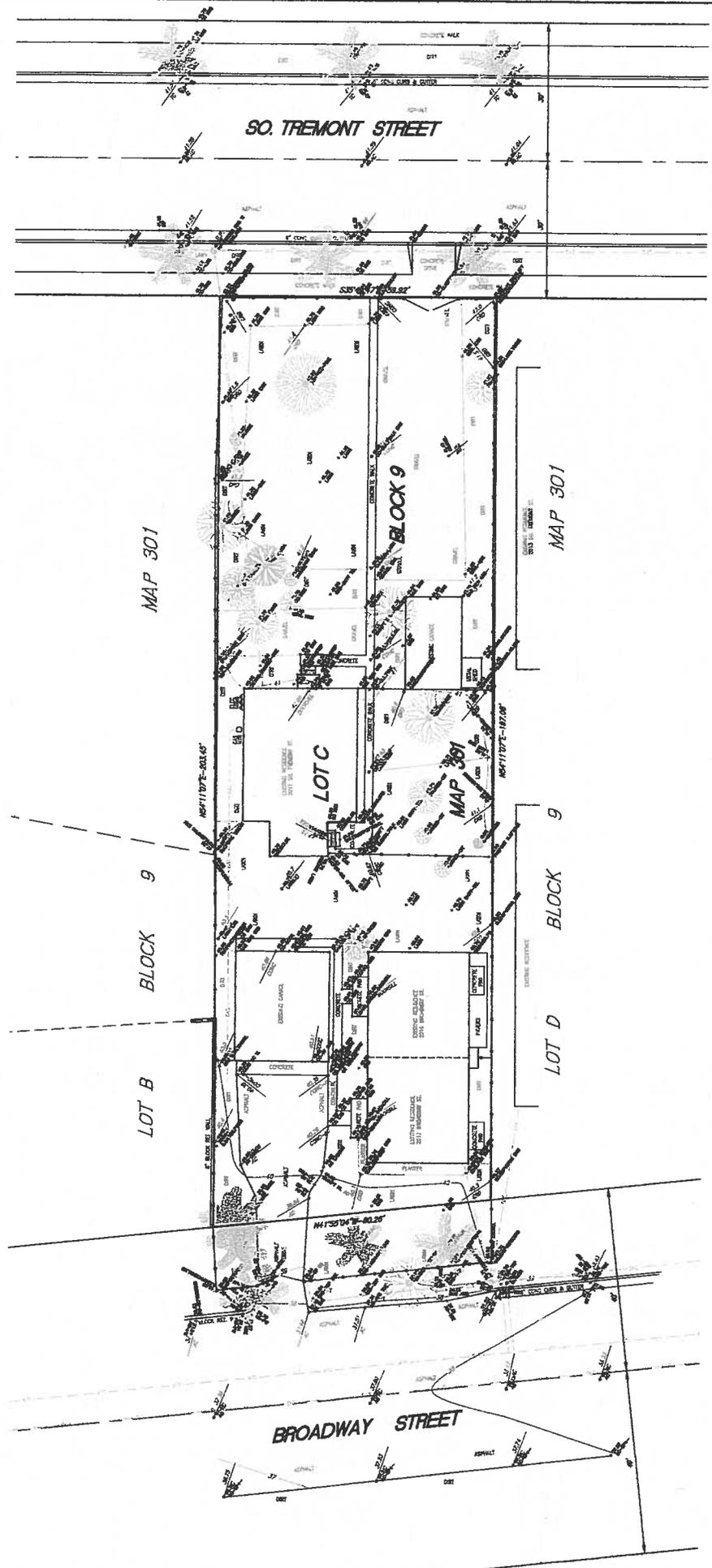








# SITE SURVEY



STEVEN A. POWELL  
 1500 WEST CHANDLER WAY #37  
 CHANDLER, AZ 85224  
 (480) 947-9400  
 2010-2012 12/02/2013

1 PLANNING COMMISSION  
2 RESOLUTION NO. 2015-P19

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

---

7 APPLICATION NO: D14-00015 and RC14-00016  
8 APPLICANT: Edward Albert Borlenghi  
9 LOCATION: 2011 South Tremont Street

---

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

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

15 the demolition of an existing 800-square-foot single family residence and one car garage  
16 in order to allow development of a new 4,942-square-foot three-story duplex off of  
17 Tremont Street and a 485-square-foot addition (re-configured garage with bonus room  
18 above) to the existing duplex structure located off of Broadway Street;  
19 on certain real property described in the project description.

20 WHEREAS, the Planning Commission, after giving the required notice, did on the 13<sup>th</sup>  
21 day of July 2015 conduct a duly advertised public hearing as prescribed by law to consider said  
22 application;

23 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State  
24 Guidelines thereto (Section 15332); this project qualifies for a Class 32 categorical exemption  
25 (In-Fill Development), as it constitutes in-fill development of property in an urbanized area that  
26 is under five acres, is consistent with the applicable zoning and general plan designation, and  
27 that has no value as habitat;

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

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

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	\$2.63 per square foot residential
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG).
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically \$4,597 per unit.
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Residential is typically \$6,313 per unit.

1 2 3 4 5	San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically \$4,326 per unit.
6 7 8 9	Inclusionary housing in lieu fees—Residential only.	Chapter 14-C of the City Code	\$1.72 per square foot of livable area.

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

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

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

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

24 WHEREAS, this resolution becomes effective 20 days from its adoption in the absence of  
25 the filing of an appeal or call for review;

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

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

FINDINGS:

For the Development Plan (D14-00015) to allow the demolition of an 800-square-foot single  
family residence and one car garage in order to allow development of a new 4,942-square-foot  
three-story duplex off of Tremont Street and a 485-square-foot addition (re-configured garage with  
bonus room above) to the existing duplex structure located off of Broadway Street:

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

11 For the Regular Coastal Permit (RC14-00016) to allow the demolition of an 800-square-foot  
12 single family residence and one car garage in order to allow development of a new 4,942-  
13 square-foot three-story duplex off of Tremont Street and a 485-square-foot addition (re-  
14 configured garage with bonus room above) to the existing duplex structure located off of  
15 Broadway Street:

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

25 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
26 confirm issuance of a Categorical Exemption pursuant to Section 15332 of the California  
27 Environmental Quality Act and approves Development Plan (D14-00015) and Regular Coastal  
28 Permit (RC14-00016) subject to the following conditions:

29 ///////////////  
///////////////  
///////////////

1 **Building:**

2 1. The granting of approval under this action shall in no way relieve the applicant/project from  
3 compliance with all Current State and local building codes.

4 2013 Triennial Edition of CCR, Title 24

5 The 2013 triennial edition of the California Code of Regulations, Title 24 (California  
6 Building Standards Code) applies to all occupancies that applied for a building permit on or  
7 after January 1, 2014, and remains in effect until the effective date of the 2016 triennial  
8 edition which will be January 1, 2017. The California Building Standards Commission  
9 website at <http://www.bsc.ca.gov/codes.aspx> has links to where the codes can be viewed  
10 online as well as information on where the codes can be purchased; Parts 6, 11, and 12 can  
11 be directly downloaded for free.

12 There are 12 parts to Title 24 and the applicable parts for most Building Division permit  
13 applications are listed below.

- 14 • Part 2: The 2013 California Building Code (CBC) is based on the 2012 IBC, but  
15 includes numerous State of California amendments.
- 16 • Part 2.5: The 2013 California Residential Code (CRC) is based on the 2012 IRC, but  
17 includes numerous State of California amendments and does not include the electrical,  
18 energy, mechanical, or, plumbing portions of the IRC, and instead parts 3 through 6 of  
19 Title 24 as listed below apply.
- 20 • Part 3: The 2013 California Electrical Code (CEC) is based on the 2011 NEC with State  
21 of California amendments.
- 22 • Part 4: The 2013 California Mechanical Code (CMC) is based on the 2012 UMC with  
23 State of California amendments.
- 24 • Part 5: The 2013 California Plumbing Code (CPC) is based on the 2012 UPC with State  
25 of California amendments.
- 26 • Part 6: The 2013 California Energy Code is currently based on the 2013 Building  
27 Energy Efficiency Standards, and please visit the California Energy Commission  
28 website at <http://www.energy.ca.gov/title24/2013standards/> where additional  
29 information can be found and Compliance manuals can be downloaded for free.  
Effective Date July 1, 2014.

- 1 • Part 9: The 2013 California Fire Code (CFC) is based on the 2012 IFC with State of  
2 California amendments.
  - 3 • Part 11: The 2013 California Green Building Standards Code (CALGreen Code) This  
4 Part is known as the California Green Building Standards Code, and it is intended that it  
5 shall also be known as the CALGreen Code.
  - 6 • Amendments to the City of Oceanside Administrative Code for Building Regulations  
7 Ordinance No. 13-ORO752-1 Effective Date 01/01/2014 a copy of which can be  
8 downloaded from the Building Division website at  
9 <http://www.ci.oceanside.ca.us/gov/dev/bldg/codes.asp>
- 10 2. The building plans for this project shall be prepared, stamped and signed by a licensed  
11 architect or engineer and shall be in compliance with this requirement prior to submittal  
12 for building plan review.
  - 13 3. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the  
14 plans. Separate/unique addresses may be required to facilitate utility releases.  
15 Verification that the addresses have been properly assigned by the City's Planning  
16 Division shall accompany the Building Permit application.
  - 17 4. A complete Soils Report, Structural Calculations, Title 24 Energy Calculations and all Cal  
18 Green documentation shall be required at time of plans submittal to the Building Division  
19 for plan check.
  - 20 5. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance)  
21 and shall be shielded appropriately.
  - 22 6. The developer shall monitor, supervise and control all building construction and  
23 supportive activities so as to prevent these activities from causing a public nuisance,  
24 including, but not limited to, strict adherence to the following:
    - 25 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00  
26 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for  
27 work that is not inherently noise-producing. Examples of work not permitted on  
28 Saturday are concrete and grout pours, roof nailing and activities of similar noise-  
29 producing nature. No work shall be permitted on Sundays and Federal Holidays  
(New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,

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

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

- 8 7. All contractors and subcontractors on the site shall participate in directing local tax to the  
9 City of Oceanside wherever possible. This direction will not increase the contractor's tax  
10 liability; however, it will increase the percentage amount of tax revenue the City will  
11 receive. The contractors and subcontractors shall work together with the City officials and  
12 consultants to achieve equitable income. The contractors and subcontractors shall exercise  
13 their option to obtain a Board of Equalization sub-permit for the job site and allocate all  
14 eligible use tax payments to the City of Oceanside. Prior to any construction on-site, the  
15 contractor and subcontractor shall provide the City of Oceanside with either a copy of their  
16 sub-permit and BOE account number or a statement that sales and use tax does not apply  
17 to their portion of the project. The Developer/Contractor will provide the City and its  
18 consultant with a list of subcontractors associated with the project.

19 The Developer will review the Direct Payment Process established by the Board of  
20 Equalization and, if eligible, prepare its returns so that the local share of its use tax  
21 payments is allocated to the City of Oceanside.

22 Any fixture and/or materials with a purchase total that exceeds \$500,000 shipped to the job  
23 site by an out of state supplier may also be eligible for direct allocation to the City of  
24 Oceanside by including a Schedule F form when filing the Sales & Tax Use Returns. The  
25 Developer/Contractor shall supply the City and its consultants with a list of vendors and  
26 indicate which vendors might qualify for this direct allocation.

27 **Fire:**

- 28 8. Fire sprinkler systems required for new duplex units 1 and 2 must be installed per  
29 NFPA 13D.

1 **Water Utilities:**

2 **General conditions:**

- 3 9. The developer will be responsible for developing all water and sewer utilities necessary to  
4 develop the property. Any relocation of water and/or sewer utilities is the responsibility of  
5 the developer and shall be done by an approved licensed contractor at the developer's  
6 expense.
- 7 10. All Water and Wastewater construction shall conform to the most recent edition of the  
8 *Water, Sewer, and Reclaimed Water Design and Construction Manual* or as approved by  
9 the Water Utilities Director.
- 10 11. For residences with less than or equal to 3 dwelling units and zone change, the water and  
11 sewer mains must be upsized to a minimum 8-inch diameter per the City's design manual.  
12 This developer may upsize the pipe as part of the engineering plan submittal or pay an in-  
13 lieu fee based on 25 percent of City calculated construction cost estimate to upsize the  
14 pipe. Approximately 60 feet of the existing 6" AC water main in Broadway Street will  
15 need to be upsized. The in-lieu fee shall be paid prior to engineering plan approval.
- 16 12. The property owner shall maintain private water and wastewater utilities located on private  
17 property.
- 18 13. Water services and sewer laterals constructed in existing right-of-way locations are to be  
19 constructed by approved and licensed contractors at developer's expense.
- 20 14. Each new residential building shall be metered individually. One new water meter will be  
21 required to serve the new residential building and a separate meter for the existing  
22 dwelling with new additional dwelling unit. Private sub-meters are highly recommended  
23 for each dwelling unit and must be managed by the Homeowner's Association and  
24 CC&Rs. If the development will not have an HOA or single property owner to own and  
25 maintain the on-site private sewer and water services, then each dwelling unit must be  
26 individually metered with separate sewer laterals.
- 27 15. Provide separate irrigation water meter with reduced pressure principle backflow device  
28 for common area landscaping. The developer proposes to use the existing 5/8-inch single  
29 family residential meter and convert it to irrigation meter with reduced pressure principle  
backflow device.

1 16. Per the latest approved California Fire Code, all new residential units shall be equipped  
2 with fire sprinkler system. Since each building will have 2 dwelling units, instead of 3 or  
3 more, then a dedicated fire with a double check detector backflow assembly is not  
4 required. The water meters to each building will be sized using the 2013 CPC based on the  
5 larger of the domestic and landscape demand vs the fire flow demand. A Fire Department  
6 approved residential shutoff valve will be required to dedicate flow to fire sprinkler system  
7 and shutoff any domestic demand in the event of a fire.

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

9 17. Any water and/or sewer improvements required to develop the proposed property will  
10 need to be included in the improvement plans and designed in accordance with the *Water,*  
11 *Sewer, and Reclaimed Water Design and Construction Manual.*

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

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

18 20. The developer shall construct a public reclamation water system that will serve each lot  
19 and or parcels that are located in the proposed project in accordance with the City of  
20 Oceanside Ordinance No. 91-15. The proposed reclamation water system shall be located  
21 in the public right-of-way or in a public utility easement. The developer may elect to pay  
22 an in-lieu fee by submitting a formal letter requesting the City to determine this fee that is  
23 based on 75 percent of the design and construction cost to construct a reclaimed water line  
24 fronting the property.

25 21. Sewer lateral connections shall be at right angle to public sewer main per Section 3.4 G.  
26 of *Water, Sewer, and Reclaimed Water Design and Construction Manual.* Show size and  
27 station location of existing and proposed sewer laterals on plans.

28 22. A separate irrigation meter and approved backflow prevention device is required and shall  
29 be displayed on the plans. Average irrigation flow and peak flows by irrigation zone shall  
be provided on landscape plans. The size of the existing 5/8-inch meter proposed to be  
used for irrigation will need to be confirmed.

- 1 23. Water service lines shall have same diameter as meter size on either side of meter or one  
2 City of Oceanside meter size increment larger. Show size and station location of existing  
3 and proposed water service lines off of existing 6" AC water main.
- 4 24. Provide irrigation flow per zone or control valve to size irrigation meter and reduced  
5 pressure principle backflow device on Landscape Plans.
- 6 25. Provide stationing and offsets for existing and proposed water service connections and  
7 sewer laterals on plans. Call out their size on plans.

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

- 9 26. Show location and size of existing 5/8" water meter off of existing 6" AC water main in  
10 Broadway Street, as well as, proposed water service line size and meter size on plans.
- 11 27. Show location and size of existing and proposed sewer laterals to existing dwelling units  
12 and new condo units.
- 13 28. Provide existing and proposed fixture count and flow calculations in existing and new  
14 addition to residence per latest California Plumbing Code to size water meter size and  
15 service lines on Building Plans.
- 16 29. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are to  
17 be paid to the City and collected by the Water Utilities Department at the time of Building  
18 Permit issuance.
- 19 30. All Water Utilities Fees are due at the time of building permit issuance per City Code  
20 Section 32B.7.

21 **Engineering:**

- 22 31. For the demolition of any existing structure or surface improvements; grading plans shall  
23 be submitted and erosion control plans be approved by the City Engineer prior to the  
24 issuance of a demolition permit. No demolition shall be permitted without an approved  
25 erosion control plan.
- 26 32. Design and construction of all improvements shall be in accordance with the City of  
27 Oceanside Engineers Design and Processing Manual, City Ordinances, and standard  
28 engineering and specifications of the City of Oceanside and subject to approval by the City  
29 Engineer.
- 30 33. All right-of-way alignments, street dedications, exact geometrics and width shall be  
31 dedicated and constructed or replaced as required by the City Engineer.

- 1 34. Project approval may require the dedication and construction of necessary utilities, streets  
2 and other improvements outside the area of this particular development plan to the  
3 satisfaction of the City Engineer.
- 4 35. Pursuant to the State Map Act, improvements shall be required at the time of development.  
5 A covenant, reviewed and approved by the City Attorney, shall be recorded attesting to  
6 these improvement conditions and a certificate setting forth the prior to issuance of any  
7 building permit.
- 8 36. Prior to approval of the grading and improvement plan, all improvement requirements,  
9 within such increment or outside of it if required by the City Engineer, shall be covered by  
10 a Development Improvement Agreement and secured with sufficient improvement  
11 securities or bonds guaranteeing performance and payment for labor and materials, setting  
12 of monuments, and warranty against defective materials and workmanship.
- 13 37. The owner/developer shall provide public street dedication for Broadway and Tremont  
14 Street, if required to serve the property.
- 15 38. A traffic control plan shall be prepared according to the City traffic control guidelines  
16 and approved to the satisfaction of the City Engineer prior to the start of work within  
17 the public right-of-way on Broadway Street and Tremont Street. Traffic control during  
18 construction of streets that have been opened to public traffic shall be in accordance  
19 with construction signing, marking and other protection as required by the Caltrans  
20 Traffic Manual and City Traffic Control Guidelines. Traffic control plans shall be in  
21 effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.
- 22 39. Vehicular access rights to Broadway Street and Tremont Street shall be relinquished to  
23 the City from the abutting lots except for the proposed one driveway on Broadway  
24 Street, and for the proposed one driveway on Tremont Street.
- 25 40. New curbs and gutters and sidewalk shall be constructed on Tremont Street to the City of  
26 Oceanside Engineers Design and Processing Manual. Sidewalk improvements on  
27 Tremont Street shall comply with ADA requirements. New curb and gutter shall be  
28 constructed on Broadway Street to the City of Oceanside Engineers Design and Processing  
29 Manual.

- 1 41. Sight distance requirements at the project driveway on Tremont Street and Broadway  
2 Street shall conform to the corner sight distance criteria as provided by the City of  
3 Oceanside Engineers Design & Processing Manual.
- 4 42. Any existing public or private pavement, concrete curb, gutter, driveways, pedestrian  
5 ramps and sidewalk within the project, or adjacent to the project boundary that are already  
6 damaged or damaged during construction of this project, shall be repaired or replaced as  
7 directed by the City Engineer.
- 8 43. Pavement sections for the two private driveways and parking areas shall be based upon  
9 approved soil tests and traffic indices. The pavement design is to be prepared by the  
10 owner/developer's soil engineer and must be in compliance with the City of Oceanside  
11 Engineers Design and Processing Manual and be approved by the City Engineer, prior to  
12 paving.
- 13 44. Prior to any occupancy permit, the developer shall grind (one and half inch) and overlay  
14 the Broadway Street and Tremont Street along property frontage adjacent to the project  
15 boundary. The limits of the paving shall be shall be full street section along the project's  
16 frontage to the satisfaction of the City Engineer.
- 17 45. A precise grading and private improvement plan shall be prepared, reviewed, secured and  
18 approved prior to the issuance of any building permits. The plan shall reflect all pavement,  
19 flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, and signage,  
20 footprints of all structures, walls, drainage devices and utility services.
- 21 46. Prior to the issuance of a grading permit, the owner/developer shall notify and host a  
22 neighborhood meeting with all of the area residents located within 300 feet of the  
23 project site, to inform them of the grading and construction schedule, and to answer  
24 questions.
- 25 47. Where proposed off-site improvements, including but not limited to slopes, public utility  
26 facilities, and drainage facilities, are to be constructed, the owner/developer shall, at his  
27 own expense, obtain all necessary easements or other interests in real property and shall  
28 dedicate the same to the City of Oceanside as required. The owner/developer shall provide  
29 documentary proof satisfactory to the City of Oceanside that such easements or other  
interest in real property have been obtained prior to the approval of the of any grading,  
building or improvement permit for this project. Additionally, the City of Oceanside, may

1 at its sole discretion, require that the owner/developer obtain at his sole expense a title  
2 policy insuring the necessary title for the easement or other interest in real property to have  
3 vested with the City of Oceanside or the owner/developer, as applicable.

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

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

28 49. It is the responsibility of the owner/developer to evaluate and determine that all soil  
29 imported as part of this development is free of hazardous and/or contaminated material  
as defined by the City and the County of San Diego Department of Environmental

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

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

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

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

20 53. Landscaping plans, including plans for the construction of walls, fences or other structures  
21 at or near intersections of proposed driveway with Tremont Street and Broadway Street,  
22 must conform to intersection sight distance requirements. Landscape and irrigation plans  
23 for disturbed areas shall be submitted to the City Engineer prior to the issuance of a  
24 preliminary grading permit and approved by the City Engineer prior to the issuance of  
25 building permits. Frontage landscaping shall be installed and established prior to the  
26 issuance of any certificates of occupancy. Securities shall be required only for landscape  
27 items in the public right-of-way. Any project fences, sound or privacy walls and  
28 monument entry walls/signs shall be shown on, bonded for and built from the landscape  
29 plans. These features shall also be shown on the precise grading plans for purposes of  
location only. Plantable, segmental walls shall be designed, reviewed and constructed by  
the grading plans and landscaped/irrigated through project landscape plans. All plans must

1 be approved by the City Engineer and a pre-construction meeting held, prior to the start of  
2 any improvements.

3 54. The drainage design shown on the site plan or preliminary grading plan, and the drainage  
4 report for this development plan is conceptual only. The final drainage report and drainage  
5 design shall be based upon a hydrologic/hydraulic study that is in compliance with the  
6 latest San Diego County Hydrology and Drainage Manual to be approved by the City  
7 Engineer during final engineering. All drainage picked up in an underground system shall  
8 remain underground until it is discharged into an approved channel, or as otherwise  
9 approved by the City Engineer. All public storm drains shall be shown on City standard  
10 plan and profile sheets. All storm drain easements shall be dedicated where required. The  
11 owner/developer shall be responsible for obtaining any off-site easements for storm  
12 drainage facilities.

13 55. Drainage facilities shall be designed and installed to adequately accommodate the local  
14 storm water runoff and shall be in accordance with the San Diego County Hydrology and  
15 Design Manual and in compliance with the City of Oceanside Engineers Design and  
16 Processing Manual to the satisfaction of the City Engineer.

17 56. The owner/developer shall place a covenant on the non-title sheet of the grading plan  
18 agreeing to the following: "The present or future owner/developer shall indemnify and  
19 save the City of Oceanside, its officers, agents, and employees harmless from any and  
20 all liabilities, claims arising from any flooding that occurs on this site, and any flooding  
21 that is caused by this site impacting adjacent properties".

22 57. Storm drain facilities shall be designed and located such that the inside travel lanes on  
23 Broadway and Tremont Street shall be passable during conditions of a 100-year frequency  
24 storm.

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

28 59. Prior to approval of a grading plan and issuance of any grading permit the  
29 owner/developer shall submit a Stormwater Management Plan-Standard Development  
Plan (SWMP-SDP).

- 1 60. All on-site existing and new utilities shall be placed underground per Section 3023 of the  
2 Zoning Ordinance and as required by the City Engineer.
- 3 61. The owner/developer shall obtain any necessary permits and clearances from all public  
4 agencies having jurisdiction over the project due to its type, size, or location, including but  
5 not limited to the U. S. Army Corps of Engineers, California Department of Fish & Game,  
6 U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board  
7 (including NPDES), San Diego County Health Department, and California Coastal  
8 Commission prior to the issuance of grading permits.
- 9 62. The owner/developer shall comply with all the provisions of the City's cable television  
10 ordinances including those relating to notification as required by the City Engineer.
- 11 63. Approval of this development project is conditioned upon payment of all applicable impact  
12 fees and connection fees in the manner provided in chapter 32B of the Oceanside City  
13 Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees,  
14 reimbursements, and other applicable charges, fees and deposits shall be paid prior to the  
15 issuance of any building permits, in accordance with City Ordinances and policies. The  
16 owner/developer shall also be required to join into, contribute, or participate in any  
17 improvement, lighting, or other special district affecting or affected by this project.  
18 Approval of the development plan shall constitute the owner/developer's approval of such  
19 payments, and his agreement to pay for any other similar assessments or charges in effect  
20 when any increment is submitted for building permit approval, and to join, contribute,  
21 and/or participate in such districts.
- 22 64. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire  
23 project will be subject to prevailing wage requirements as specified by Labor Code  
24 section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging  
25 the prevailing wage requirements prior to the granting of any fee reductions or waivers.
- 26 65. In the event that the conceptual plan does not match the conditions of approval, the  
27 resolution of approval shall govern.

28 **Planning:**

- 29 66. Development Plan (D14-00015) and Regular Coastal Permit (RC14-00016) shall expire  
two years from the effective date unless implemented as required by the Zoning

1 Ordinance. Absent the timely appeal of this approval, it will expire on July 13, 2017  
2 unless implemented as required by the Zoning Ordinance.

3 67. Development Plan (D14-00015) and Regular Coastal Permit (RC14-00016) is granted  
4 for the following purposes only:

5 a) Demolition of an 800-square-foot single family residence and one car garage in  
6 order to allow development of a new 4,942-square-foot three-story duplex off of  
7 Tremont Street; and,

8 b) Construction of a 485-square-foot addition (re-configured garage with bonus  
9 room above) and connected to the existing duplex structure located off of  
10 Broadway Street.

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

14 69. Development Plan (D14-00015) and Regular Coastal Permit (RC14-00016) shall be  
15 called for review by the Planning Commission if complaints are filed and verified as  
16 valid by the City Planner or the Code Enforcement Officer concerning the violation of  
17 any of the approved conditions or the project assumptions demonstrated under the  
18 application approval.

19 70. The validity of Development Plan (D14-00015) and Regular Coastal Permit (RC14-  
20 00016) shall not be affected by changes in ownership or tenants.

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

27 72. Development Plan (D14-00015) and Regular Coastal Permit (RC14-00016) may be  
28 revised or renewed in accordance with the provisions of the Zoning Ordinance. Any  
29 application for Development Plan (D14-00015) and Regular Coastal Permit (RC14-  
00016) revision or renewal shall also be evaluated against existing land use and

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

3 73. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold  
4 harmless the City of Oceanside, its agents, officers or employees from any claim, action  
5 or proceeding against the City, its agents, officers, or employees to attack, set aside,  
6 void or annul an approval of the City concerning Development Plan (D14-00015) and  
7 Regular Coastal Permit (RC14-00016). The City will promptly notify the applicant of  
8 any such claim, action or proceeding against the City and will cooperate fully in the  
9 defense. If the City fails to promptly notify the applicant of any such claim action or  
10 proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter,  
11 be responsible to defend, indemnify or hold harmless the City.

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

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

20 76. Failure to meet any conditions of approval for this project shall constitute a violation of  
21 Development Plan (D14-00015) and Regular Coastal Permit (RC142-00016).

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

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

79. 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,

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

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

7 81. The design of the carports and landscaping shall be planned so as not to allow  
8 automobile headlights to disturb any units or directed onto adjacent parcels.

9 82. A management plan shall be prepared by the multi-family developer and approved by  
10 the City Planner prior to the issuance of building permits. The management plan shall  
11 describe the provisions for 24-hour on site management and security

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

14 84. Lease and rental agreements shall be for the dwelling unit with the garage. The garage  
15 shall be used for the purpose of vehicular parking and the owner or tenant shall not  
16 lease or rent the garage separately from the dwelling unit.

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

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

3 PASSED AND ADOPTED Resolution No. 2015-P19 on July 13, 2015 by the  
4 following vote, to wit:

5 AYES:

6 NAYS:

7 ABSENT:

8 ABSTAIN:

9  
10 \_\_\_\_\_  
11 Louise Balma, Chairperson  
Oceanside Planning Commission

12 ATTEST:

13  
14 \_\_\_\_\_  
15 Jeff Hunt, Secretary

16 I, JEFF HUNT, Secretary of the Oceanside Planning Commission, hereby certify that this is a  
17 true and correct copy of Resolution No. 2015-P19.

18 Dated: July 13, 2015

19  
20 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees  
21 may be required as stated herein:

22  
23 \_\_\_\_\_  
24 Applicant/Representative

\_\_\_\_\_ Date



### Application for Discretionary Permit

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

#### STAFF USE ONLY

ACCEPTED

10/30/14

BY

SN  
JD

Please Print or Type All Information

HEARING

#### PART I - APPLICANT INFORMATION

1. APPLICANT  
Edward Albert Borlenghi

2. STATUS  
Owner/Developer

GPA

MASTER/SP.PLAN

ZONE CH.

3. ADDRESS  
1135 Bonita Dr, Apt A  
Encinitas, CA 92024

4. PHONE/FAX/E-mail  
858-692-5478

X TENT. MAP

PAR. MAP

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)  
(Applicant)

X DEV. PL. *D14 - 00015*

C.U.P.

6. ADDRESS

7. PHONE/FAX/E-mail

VARIANCE

X COASTAL *RC14 00016*

O.H.P.A.C.

#### PART II - PROPERTY DESCRIPTION

8. LOCATION  
2011 South Tremont St

*2012 S. Broadway*

9. SIZE

11,999 SF Parcel

10. GENERAL PLAN  
MDC-R

11. ZONING  
R-3

12. LAND USE  
Multifamily

13. ASSESSOR'S PARCEL NUMBER  
155-033-04

14. LATITUDE  
33.1714

15. LONGITUDE  
-117.3599

#### PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION

Existing single family residence to be replaced with condominium triplex.  
Existing duplex apartments and their enclosed parking to remain.

17. PROPOSED GENERAL PLAN  
n/a

18. PROPOSED ZONING  
n/a

19. PROPOSED LAND USE  
n/a

20. NO. UNITS  
3 new, 5 total

21. DENSITY  
18.2 DU per acre

22. BUILDING SIZE  
1078 SF - 2276 SF

23. PARKING SPACES  
6 new, 10 total

24. % LANDSCAPE  
37%

25. % LOT COVERAGE or FAR  
Lot Coverage = 36%

#### PART IV - ATTACHMENTS

X 26. DESCRIPTION/JUSTIFICATION

27. LEGAL DESCRIPTION

28. TITLE REPORT

X 29. NOTIFICATION MAP & LABELS

X 30. ENVIRONMENTAL INFO FORM

X 31. PLOT PLANS

X 32. FLOOR PLANS AND ELEVATIONS

33. CERTIFICATION OF POSTING

34. OTHER (See attachment for required reports)

#### PART V - SIGNATURES

SIGNATURES FROM 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).

35. APPLICANT OR REPRESENTATIVE (Print):  
Edward A. Borlenghi

36. DATE  
10/30/14

37. OWNER (Print):  
Sequent Realty, LLC

38. DATE  
10/30/14

Sign:

Sign:

- I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.
- I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

**EXHIBIT A**  
**Legal Description**

The land hereinafter referred to is situated in the City of Oceanside, County of San Diego, State of CA, and is described as follows:

Lot C in Block 9 of South Oceanside, in the City of Oceanside, County of San Diego, State of California, according to the Map thereof No. 301, filed in the office of the county recorder of San Diego County, September 14, 1887.

Except therefrom all oil, gas, minerals and other hydrocarbon substances, lying below a depth of 500 feet, without the right of surface entry.

APN: 155-033-04-00

# Developer Deposit Account

## DESCRIPTION

This project can most-simply be described as: New duplex with less than 500 square foot addition to existing duplex. The existing condition on the site is three units as follows: Two apartments that are composed of a duplex (2010-2012 Broadway St.), with its two-car garage, and a single family residence (2011 S. Tremont St.), with its one-car garage.

The existing duplex apartments will remain, but there will be a bonus-room addition to one of the units; and the two-car garage will be replaced/rebuilt as two adjoined one-car garages. Because the addition is less than 500 square feet, the required number of parking spaces remains unchanged. The existing single family residence and its one-car garage are to be removed and replaced with a new duplex and two adjoined one-car garages. Therefore, the final result of the project is two duplexes, for a total of four dwelling units, which represents a net increase of one unit on the parcel.

This parcel was purchased in October, 2013 with the specific purpose of providing me and my immediate family (son Bryce and fiance Amanda) with an ocean-view dwelling unit that is close to the beach. The ocean view is only possible from the third floor, which is composed of the living area and master bedroom. Based on the allowable density and zoning restrictions, this dwelling unit is one of two new dwelling units that form the new duplex. The other dwelling unit of the new duplex is designed specifically for certain extended family members (my brother Matt, his wife Heather, their daughter Garland, their twin sons Pearson and Daltan, and my mother Kiki). Because this new duplex will be the new point-of-convergence for my extended family during holidays, a specific guest room is included in my unit for more family (my brother Larry and his son Brock). The existing duplex on the parcel will be rented out, so that income from it can help offset property expenses. My family is very excited about what the City of Oceanside has to offer, and look forward to the south end of the city continuing its upward momentum.

## JUSTIFICATION

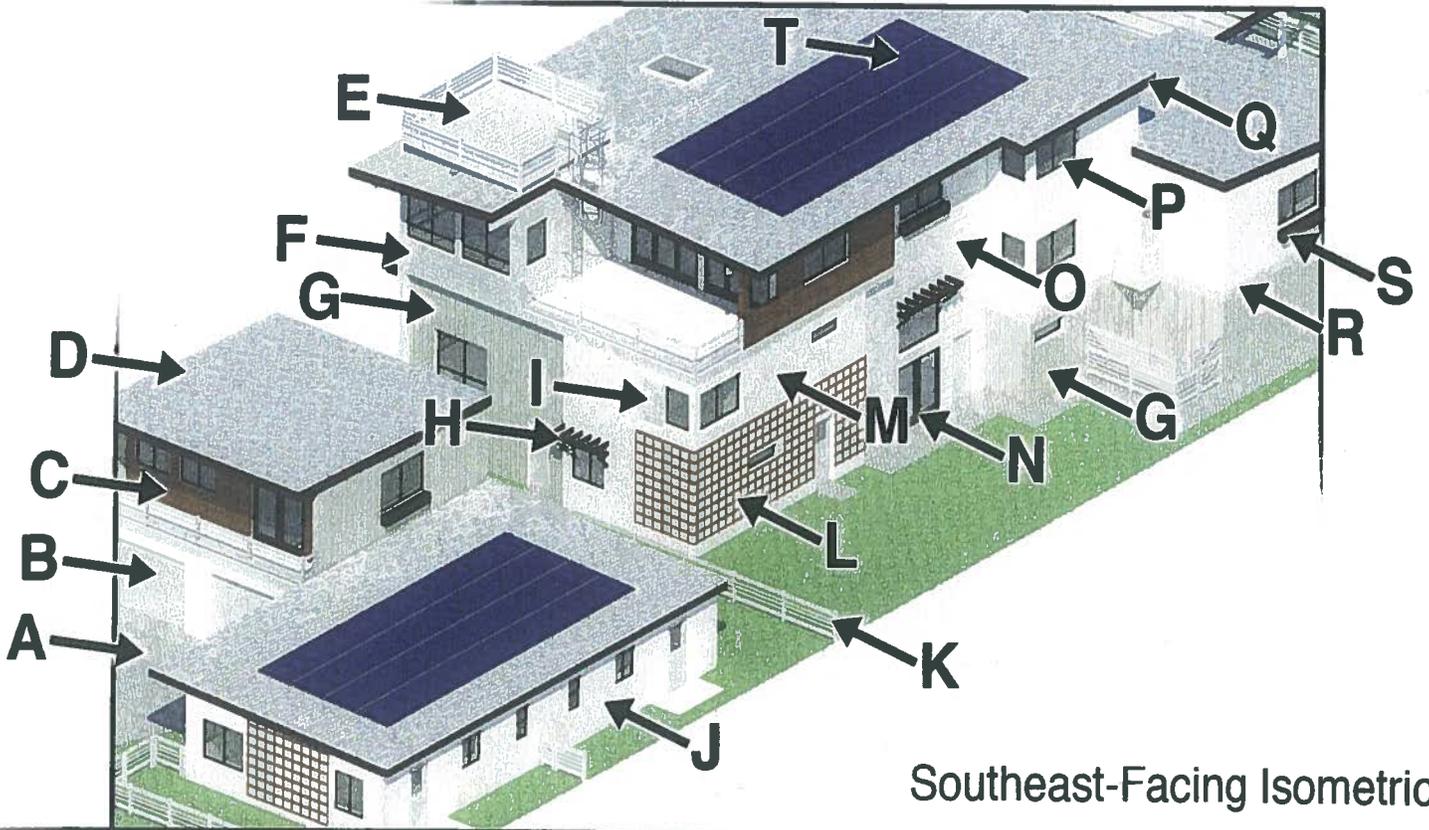
There are no variances requested, and the project conforms fully to the City of Oceanside zoning ordinance.

RECEIVED

APR 14 2015

CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

# EXTERIOR MATERIALS



## Key

**A:** Permeable pavers allow storm water absorption over larger areas of soil

**B:** One-car garage doors, traditional panels, light gray

**C:** Certainteed, Restoration Classic, 4 1/2" Dutchlap, Terra Cotta

**D:** Certainteed, Landmark Pro, asphalt shingles, Silver Birch

**E:** Certainteed, decking, gray

**F:** Certainteed, Encore, 3" Clapboard, Colonial White

**G:** Certainteed, Board and Batten, 12", Heritage Cream

**H:** Wood Sunshade, Behr paint, 240F-7, Root Beer

**I:** Decorative Shutters, Vinyl, Country, Sandalwood

**J:** Existing exterior, Behr paint, 1875, Polar Bear

**K:** Fences, 6" and 2" wood w/ 4" space, Behr paint, PPU12-12, Gallery White

**L:** Trellis for climbing vines, Behr paint, Toasted Chestnut, 240F-5

**M:** Stucco, Santa Barbara smooth, color match paint, 1875, Polar Bear

**N:** Milgard, French doors, Espresso

**O:** Certainteed, Mainstreet, 8" Clapboard, Snow

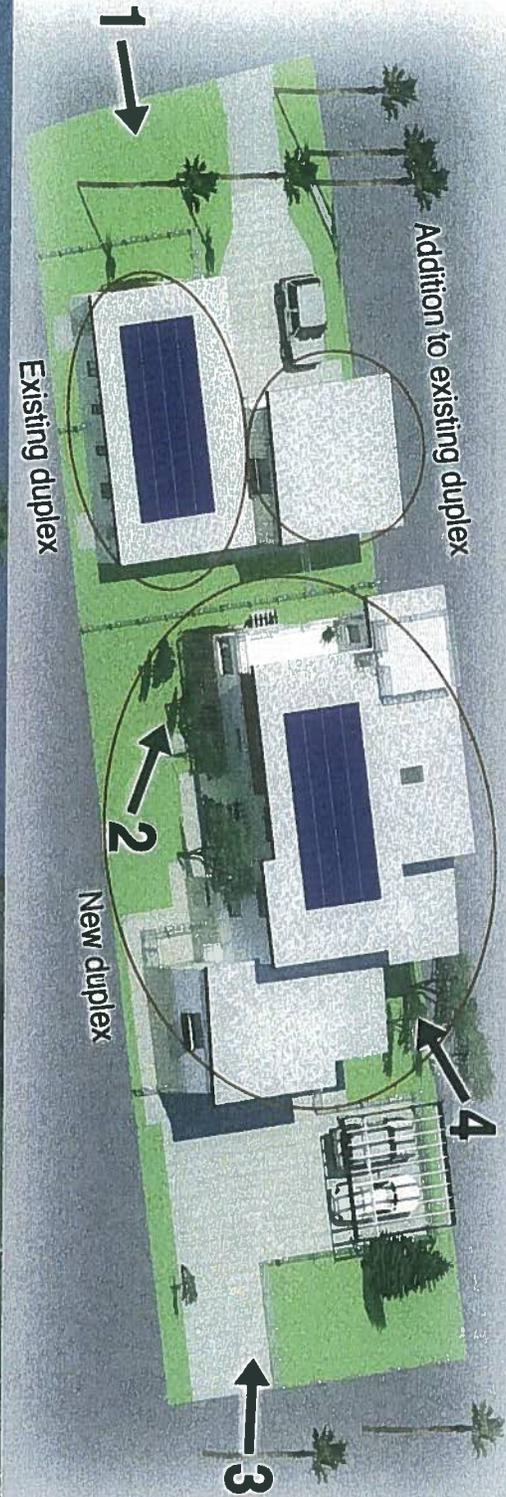
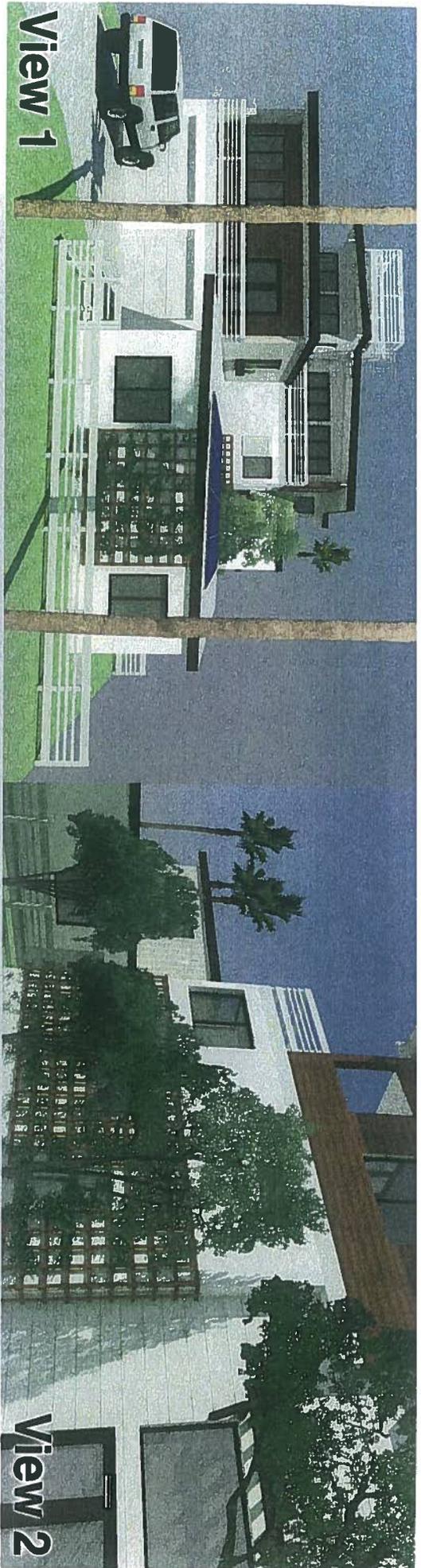
**P:** Milgard, Vinyl windows, Espresso

**Q:** Fascia, Behr paint, 240F-7, Root Beer

**R:** 12" horizontal trim, Behr paint, PPU12-12, Gallery White

**S:** Flower boxes, Behr paint, 240-F-7, Root Beer

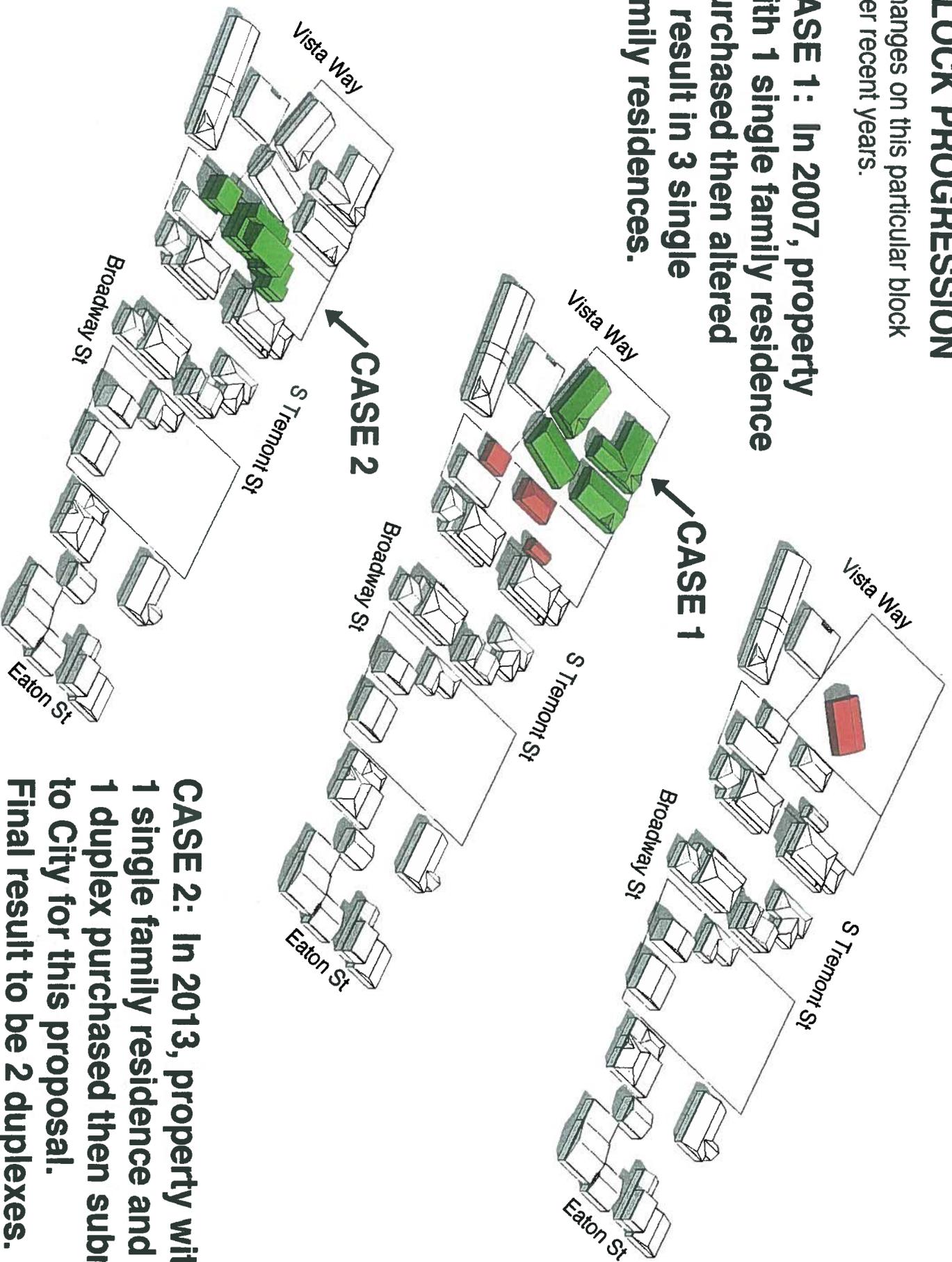
**T:** Solar array in two areas



# BLOCK PROGRESSION

Changes on this particular block over recent years.

**CASE 1:** In 2007, property with 1 single family residence purchased then altered to result in 3 single family residences.



**CASE 2:** In 2013, property with 1 single family residence and 1 duplex purchased then submitted to City for this proposal. Final result to be 2 duplexes.

# NEIGHBORHOOD MASSING

Views along Broadway  
from Cassidy to Eaton

VIEW 1 →

VIEW 2 →

VIEW 3 →

VIEW 4 →

VIEW 5 →

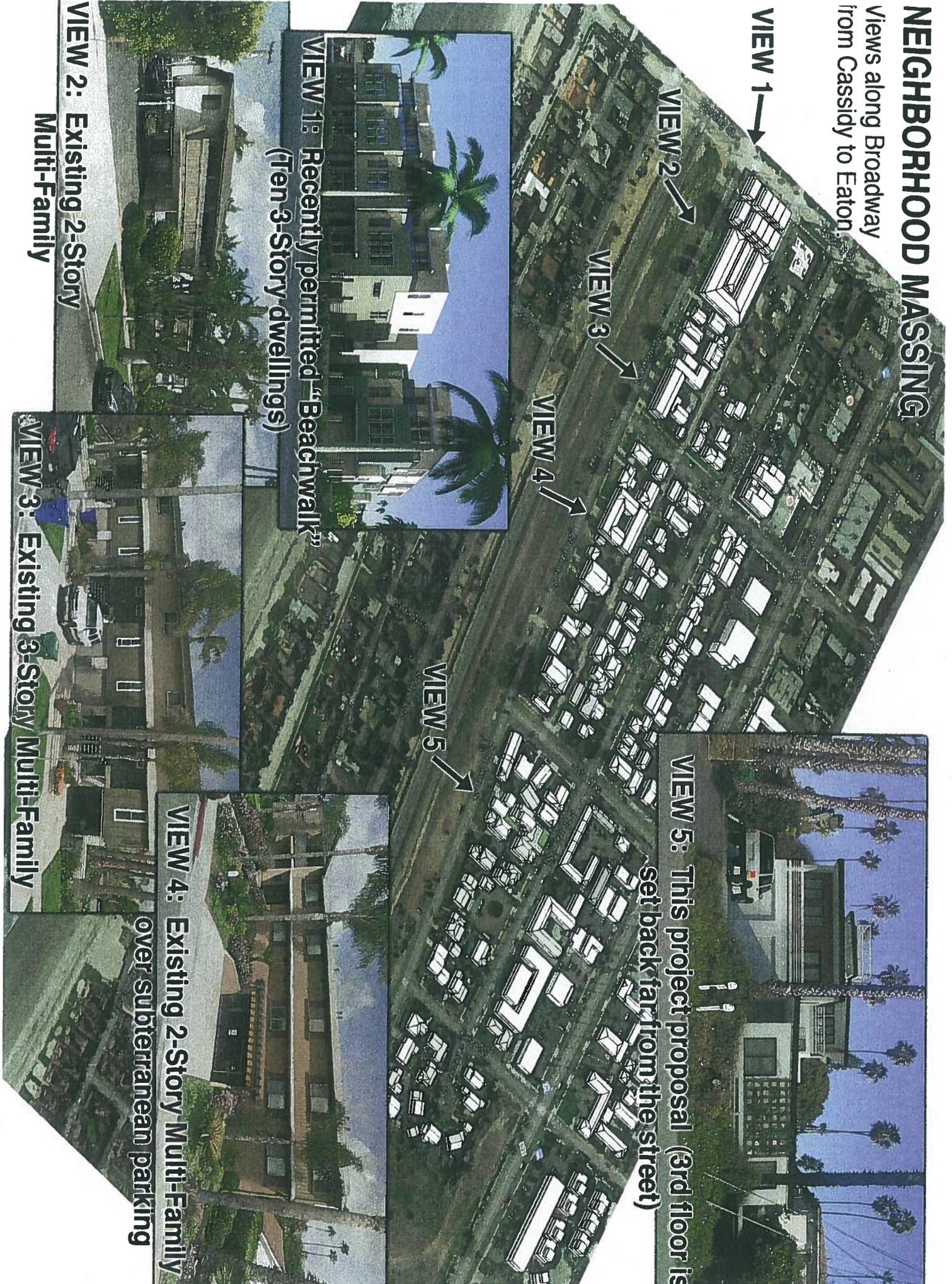
**VIEW 1:** Recently permitted "Beachwalk"  
(Ten 3-Story dwellings)

**VIEW 2:** Existing 2-Story  
Multi-Family

**VIEW 3:** Existing 3-Story Multi-Family

**VIEW 4:** Existing 2-Story Multi-Family  
over subterranean parking

**VIEW 5:** This project proposal (3rd floor is  
set back far from the street)



# IMMEDIATE VICINITY

Neighboring properties and height analysis



Directly across Tremont St  
(Project does not obstruct views)

## TOP VIEW



**HEIGHT ANALYSIS:**  
The 2-story component at Broadway St aligns with the southerly neighbor; and at Tremont St is 11' farther from the street than the southerly neighbor. The 3-story component is 73' away from both Broadway St and Tremont St.

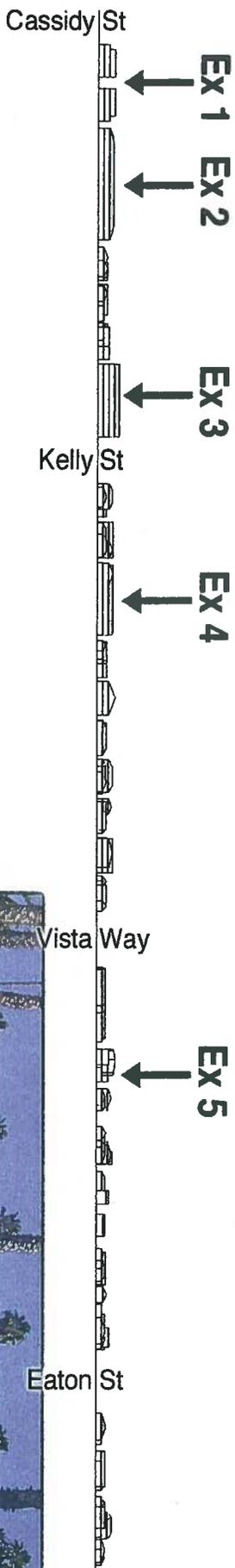
**COLOR LEGEND:** 2 flrs 3 flrs

Existing conditions at Broadway St:

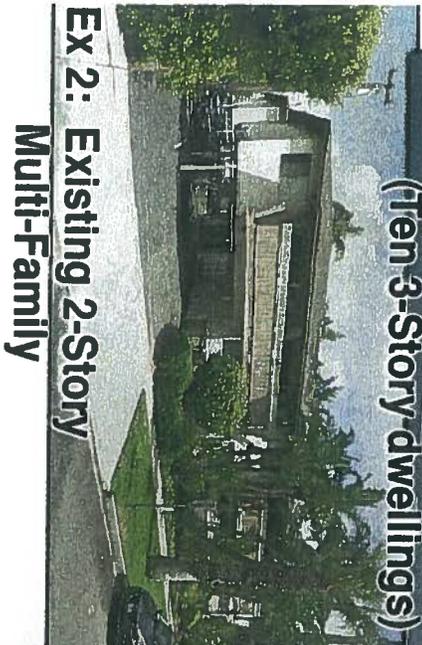
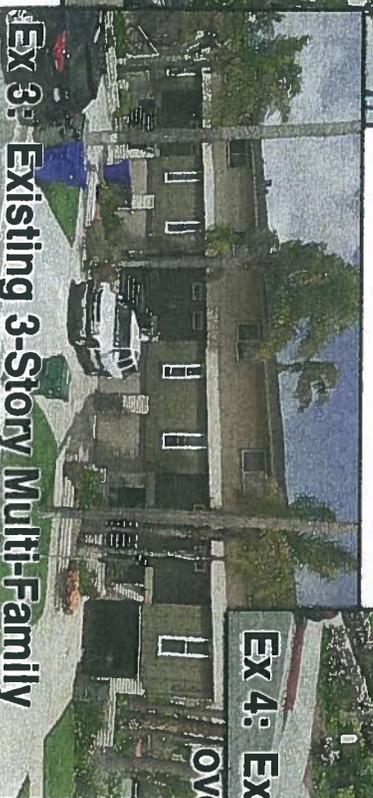
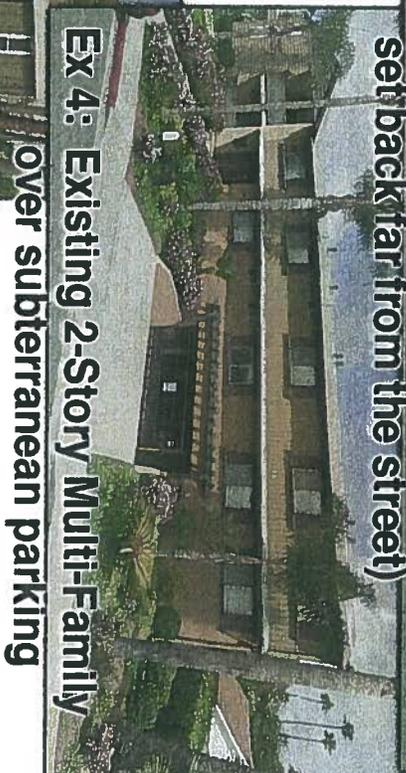
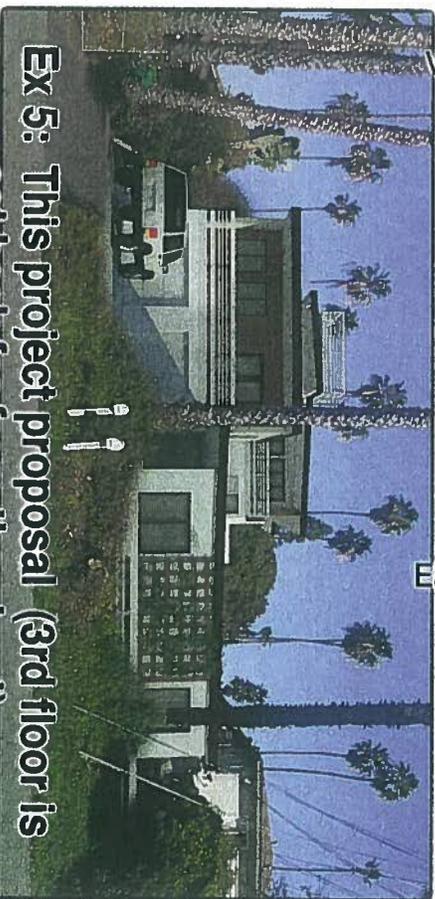
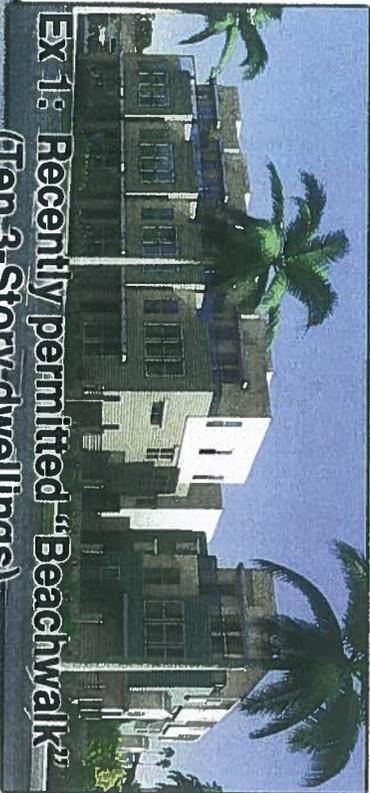


# BROADWAY ST ELEVATION

Identification of Example multi-story properties from Cassidy St toward Eaton St.



Note: Example 5 (this project proposal) is adjacent to a 2-story multi-family property.





# NOTICE OF EXEMPTION

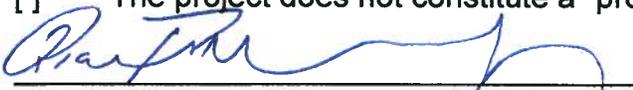
City of Oceanside, California

Post Date:  
Removal:  
(180 days)

1. **APPLICANT:** Edward Albert Borlenghi
2. **ADDRESS:** 1135 Bonita Dr. Apt. A., Encinitas, CA. 92024
3. **PHONE NUMBER:** (858) 692-5478
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Richard Greenbauer, Principal Planner
6. **PROJECT TITLE:** D14-00015 & RC14-00016 (Tremont Trio)
7. **DESCRIPTION:** Development Plan (D14-00015) and Conditional Use Permit (RC14-00016) a request to demo an existing 800-square-foot single family residence and one car garage in order to allow development of a new 4,942-square-foot duplex off of Tremont Street and a 485-square-foot addition (re-configured garage with bonus room above) to the existing duplex structure located off of Broadway Street. The proposed addition of a new duplex would establish a density of 14.7 dwelling units per acre, where the permitted density range for the R-3 zoned parcel is 15.1-20.9 D.U./acre. The proposed new duplex and existing duplex would be located on an 11,999-square-foot parcel situated on a double frontage lot between Tremont Street and Broadway Street in the 2000 block, within the South Oceanside Planning Neighborhood. The project site bears a land use designation of Medium Density – C Residential (MDC-R) and a zoning designation of Medium Density Residential (R-3).

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

- The project is categorically exempt as a Section 15332, Class 32, "In-Fill Development" exemption;
- "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. (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).



Richard Greenbauer, Principal Planner

Date: June 17, 2015

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