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DATE: July 27, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A TENTATIVE MAP (T24-00003), DEVELOPMENT PLAN (D24-00012) AND REGULAR COASTAL PERMIT (RC24-00004) FOR THE DEMOLITION OF AN EXISTING MULTIPLE-FAMILY RESIDENTIAL BUILDING WITH THREE DWELLING UNITS AND FOR THE DEVELOPMENT OF A THREE-STORY RESIDENTIAL BUILDING COMPRISED OF FIVE CONDOMINIUM UNITS AND LOWER-LEVEL BASEMENT FOR A SUBTERRANEAN GARAGE AT 1323 SOUTH PACIFIC STREET – APPLICANT: TALL SAFDIE (ARCHITECT)**

**RECOMMENDATION**

Staff recommends that the Planning Commission by motion;

- (1) Confirm issuance of a Class 32 Categorical Exemption for In-fill Development Projects, pursuant to Section 15332 of the California Environmental Quality Act (CEQA); and
- (2) Approve Tentative Map (T24-00003), Development Plan (D24-00012) and Regular Coastal Permit (RC24-00004) by adopting Planning Commission Resolution No. 2026-P10 with findings and conditions of approval attached herein.

**PROJECT DESCRIPTION AND BACKGROUND**

**Background and Site Review:** The project site consists of two parcels (Assessor No. 152-142-12-00 and 152-142-13-00) with a combined area of 9,747.15 square feet (.22 acres) located at 1323 South Pacific Street immediately northwest of the intersection of Witherby Street and South Pacific Street. The project site is currently developed with a two-story multiple-family residential building with three dwelling units, which would be demolished as part of this project.

Located within the Coastal Zone and the Townsite Neighborhood Planning Area, the property has a General Plan land use designation of Coastal Mixed High Density and Transient Residential (C-RMHT), a Local Coastal Program designation of Coastal Mixed High Density and Transient Residential (C-RMHT) and a zoning of R-T/CZ Residential

Tourist District/Coastal Zone. The site is bordered by multifamily residential uses to the north, south, and east and the Pacific Ocean to the west.

*Exhibit A – Location Map*



The property lies within the appeal jurisdiction of the California Coastal Commission. Meaning, final action by the City of Oceanside on this coastal permit may be appealed to the California Coastal Commission. Through the Coastal Commission appeal process, the City's decision may be upheld, reversed, or modified.

**Project Description:** The proposed project requires the following entitlement:

Tentative Map (T24-00003):

The project applicant requests merging the two existing parcels into a single legal lot and recording a condominium map. This would establish a common interest development consisting of five (5) residential airspace condominium units. Common areas such as the subterranean garage, walkways, vehicle elevator and driveway entrances are to be managed by a homeowner's association (HOA) governed by the Covenant Conditions and Restrictions (CC&R's).

with an average unit size of 1,555 square feet. The layout of the proposed structure includes:

Table 1: Story Summary

| Level    | Description                    | Square-Feet           |
|----------|--------------------------------|-----------------------|
| Basement | Subterranean garage w/ storage | 1,839.22              |
| Story 1  | 2 Units                        | 3,924.70              |
| Story 2  | 2 Units                        | 3,637.99              |
| Story 3  | 1 Unit                         | 2,583.46              |
| Total:   | 5 Units                        | 14,381.37 square-feet |

The subterranean garage (lowest level) would include five standard large 9'-0" by 19'-0" parking spaces and an ADA Van accessible space with 19' x 8' loading area, and storage and utility rooms. Ingress and egress to the subject site will be from a 24' wide driveway off Pacific Street to an internal vehicle elevator. The elevator will carry one vehicle at a time and allow for queueing of additional vehicles on-site. Coordination and management of the car elevator would be regulated by the HOA.

Story 1 – Located above the garage/basement are two condominium units; including a 1,623 square-foot unit with two (2) bedrooms, 2 baths and a balcony. In addition, there is a 1,414 square-foot unit with 2 bedrooms, 2 baths, and balcony. Both units include balconies oriented toward the Pacific Ocean.

Story 2 – Located at the street level are 2 condominium units. The first consists of a 1,362 square-foot unit with 2 bedrooms, 2 bathrooms and a terrace. The second unit includes a 1,162 square-foot 2-bedroom unit with 2 baths and 2 terraces. All terraces will be oriented toward the Pacific Ocean. There will also be an interior solid waste and recycling storage room on this level, accessible from a walkway on the north side of the structure.

Story 3 – a 2,214 square-foot penthouse with two (2) bedrooms, two (2) and a half bathrooms and a 1,073 square-foot balcony facing the Pacific Ocean.

Internal access to the garage for all residential units would be provided via a pedestrian elevator located on the north side of the building and staircase on the south side of the building.

Table 2: Unit Summary

| Unit No. | Location | Square-feet | No. of Bed/Bath | Additional Features                      |
|----------|----------|-------------|-----------------|------------------------------------------|
| 2-101    | Story 1  | 1,623       | 2 Bed/2 Bath    | 107 sq. ft. balcony                      |
| 2-102    | Story 1  | 1,414       | 2 Bed/2 Bath    | 288 sq. ft. balcony                      |
| 2-201    | Story 2  | 1,362       | 2 Bed/2 Bath    | 94 sq. ft. balcony                       |
| 2-202    | Story 2  | 1,162       | 2 Bed/2 Bath    | 96 sq. ft. balcony<br>97 sq. ft. balcony |
| 2-301    | Story 3  | 2,214       | 2 Bed/2.5 Bath  | 1,073 sq. ft. balcony                    |

Average Square-feet of Units: 1,555 square feet

## Building Design

*Exhibit B – Building Rendering (Pacific Street)*



The building design would consist of a contemporary coastal modern style architecture that is compatible with the eclectic mix of housing found within the existing neighborhood. The architectural design of the building minimizes the building's scale along South Pacific Street, adding consistency and compatibility with the surrounding community. The proposed building's design has a sleek modern coastal design that is enhanced with a mix of exterior building materials (natural toned concrete, wood paneling and stucco) in neutral earthtone colors. The front elevation of the building features a large wood and metal flat roof tower element over the center of the building. North of the tower element, a flat roofed concrete elevator enclosure projects above the tower element and outward from the building. On the south end of the main elevation a flat roofed staircase is proposed, enclosed with partially see-through wood and metal screening. The combination of design elements and varied exterior materials results in a unique and attractively designed building that would enhance the street scape along Pacific Street. Also as shown on the Landscape Plan (Attachment 2, Sheets LP-101 to LP-401), trees and plant materials are incorporated along the building frontage to soften the architecture.

*Exhibit C – Building Rendering (Pacific Ocean)*



West of the project is the Pacific Ocean, the design incorporates larger windows and private terrace to maximize natural light, capture coastal views, and create an indoor-outdoor connection. Vertical and horizontal variation between stories avoid monotony from building mass and improve resident privacy by creating more individualized outdoor spaces for each proposed unit.

*Exhibit D – Building Rendering (Wetherby Street)*

The south elevation, facing Wetherby Street and the Wetherby Coastal Access, also incorporates the light stucco and larger windows to maintain a cohesive architectural expression from all sides of the proposed three-story structure.



**Vehicle Parking and Circulation**

6

Regular Coastal Permit (RC24-00004) request:

The project involves the demolition of an existing structure with three dwelling units and in its place the construction of a new three-story structure with subterranean garage, and five condominium units. The property is located within the appeal jurisdiction of the California Coastal Commission; therefore, a Regular Coastal Permit is required.

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

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

**ANALYSIS**

**1. General Plan Conformance**

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

**A. Land Use Element**

**Goal 1.1 Community Values**

**Objective:** To ensure the enhancement of long term community and neighborhood values through effective land use planning.

**Policy A:** Land uses shall be attractively planned and benefit the community.

**Policy B:** Land uses shall not significantly distract from nor negatively impact surrounding conforming land uses.

**Policy D:** The City shall support and encourage the fulfillment of widespread neighborhood and community values.

The project is consistent with this objective by replacing an older structure with a contemporary coastal modern architectural style structure. The design improves the visual character of the property through the use of earth-tone materials, including natural-tone concrete, wood paneling, and crystal-white stucco, all of which are durable and appropriate for the coastal environment. The project contributes to the neighborhood

character by removing both permitted and unpermitted improvements currently encroaching into the Witherby Coastal Access. Restoration of the accessway will eliminate existing obstructions and improve the Witherby view corridor, further supporting long-term community and neighborhood values.

Goal 1.12 Land Use Compatibility

Objective: To minimize conflicts with adjacent or related land uses.

Policy A: Adequate setbacks, buffering, and/or innovative site design shall be required for land uses that are contiguous to and incompatible with existing land uses.

The project provides adequate setbacks and incorporates a design that is contiguous and compatible with existing land uses in the area. Along Pacific Street, the elevation is articulated with high-quality exterior materials, including natural toned concrete, wood paneling, and stucco; and is designed to appear as two stories, reducing perceived mass and maintaining consistency with the established neighborhood pattern along South Pacific Street. The west elevation, facing the Pacific Ocean, incorporates a vertical and horizontal modulation between stories to avoid visual monotony and break up building mass while maximizing coastal views with large windows and glass balconies. Along the Witherby Coastal Access and the adjacent interior side yard, the project utilizes light-colored stucco and tall window openings, and benefits from the horizontal variation of the west-facing elevation, which further reduces massing.

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, treatment, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.

The project site is located within the Townsite Neighborhood Planning Area, an area characterized primarily by multifamily residential development with building entrances oriented toward Pacific Street. The existing structure on the property has had a variety of owners and over time the property has not been maintained and is currently surrounded by overgrown vegetation and unmaintained fencing. In addition, the structure is subject to open code enforcement cases related to unpermitted construction.

The proposed project would replace the existing multifamily building with a new design reorienting the primary entrance off Pacific Street, aligning the project with the established entryway pattern in the area. In addition, all permitted and unpermitted structures along the Witherby Coastal Access would be removed therefore improving the access for use of the public. There is currently a driveway from the original development which

encroaches on the access path of the original multifamily residence. This driveway and other improvements will be removed to restore coastal access.

## **2. Local Coastal Program (LCP) Conformance**

The subject property lies within the Appeal Jurisdiction of the City's Coastal Zone and is governed by the City's Local Coastal Program (LCP). The LCP establishes policies and guidelines for coastal development, as outlined below.

### **A. LCP Land Use Plan**

Under the Local Coastal Program Land Use Plan, the subject property is designated Coastal Residential Mixed High Density and Transient Residential (C-RMHT). Staff concludes the proposed project is consistent with the purpose and intent of this designation, as the project is proposing a five-unit condominium structure.

### **B. LCP Goals and Policies**

*Policy VI.C.4: The City shall maintain existing view corridors through public rights-of-way.*

The project would restore and improve the existing view corridor along the Witherby Coastal Access. The development removes all permitted and unpermitted structures currently obstructing views within the accessway, including a driveway, fence, and deck. The removal of these obstructions and restoration of the accessway would improve and maintain the public view corridor on Witherby.

*Policy VI.C.8: The City shall ensure that all new development is compatible in height, scale, color and form with the surrounding neighborhood.*

The proposed project complies with all development standards of the R-T zoning district, and no variances are requested. The zoning regulations allow a maximum height of 35 feet or three stories, and the project meets this requirement. The only portion extending above 35 feet is the pedestrian elevator enclosure, which is permitted under Article 30, Section 3018.B, allowing up to an additional 10 feet for elevator enclosures. The enclosure would only extend up to 3 feet.

Although the structure is three stories overall, the elevation from Pacific Street presents two stories. The applicant has provided a Line-of-Sight analysis (Attachment 4) demonstrating that the project does not obstruct coastal view corridors along Pacific Street or the Witherby Coastal Access, ensuring the building's height and massing remain appropriate for the site's coastal setting.

The project's contemporary coastal modern architectural style incorporates a light color palette, non-reflective windows, white concrete, and wood accents, all of which are consistent with the materials and tones found in nearby coastal development. The

building's articulated massing, and flat rooflines further contribute to a design that is compatible with the surrounding neighborhood.

### 3. Zoning Ordinance Compliance

The proposed project is subject to the standards of the Zoning Ordinance, applicable to properties in all portions of the Coastal Zone outside of the Downtown area. The project conforms to the development requirements of the R-T Zone as follows:

**Table3  
R-T Development Standards**

| Standard                   | Requirement                                                                          | Proposal                                  |
|----------------------------|--------------------------------------------------------------------------------------|-------------------------------------------|
| Minimum Site Area/Unit     | 9,747 sq. ft. site area/1,000 sq. ft. = 9.47 units                                   | 5 units                                   |
| Minimum Lot Size           | 6,000 sq. ft.                                                                        | 9,747 sq. ft. (Existing)                  |
| Maximum Lot Coverage       | None                                                                                 | 47.94%                                    |
| Minimum Front Yard         | 7 Feet, 5 inches*                                                                    | 7 Feet, 5 inches*                         |
| Minimum Side Yard          | 5 feet                                                                               | 5 feet                                    |
| Minimum Rear Yard          | 6 feet and Stringline                                                                | 53 feet and 2 ½ inches.                   |
| Maximum Height             | Lesser of 35 feet or 3 stories<br>Additional 10' for elevator enclosures             | 35 feet with 3-foot extension of elevator |
| Minimum Off-Street Parking | 1 enclosed parking space for 1- and 2-bedroom units for a total of 5 parking spaces. | 5 enclosed parking spaces.                |

\*Article 30, Section 3016(B), Front Yard Analysis (Attachment 5)

### 4. Subdivision Ordinance Conformance

The proposed project is subject to the Subdivision Map Act and the Subdivision Ordinance of the City of Oceanside. Pursuant to Section 401 of the Subdivision Ordinance, this proposed Tentative Subdivision Map has been prepared in a manner acceptable to the Engineering Division. The property is a legally subdivided lot with the minimum lot area and dimensions. The new lots will meet the minimum lot size and meet the requirements of the Subdivision Ordinance.

### 5. California Environmental Quality Act (CEQA) Conformance

Planning Division staff has completed a review of the proposed project in accordance with the California Environmental Quality Act (CEQA) of 1970. Based upon this review, staff

finds that the proposed project qualifies for a categorical exemption as a Class 32, In-Fill Development (CEQA Guidelines, Section 15332). The proposed project involves the demolition of an existing structure with three dwelling units and construction of a three-story structure with lower-level basement consisting of five condominium units with subterranean garage on a 9,747 sq. ft site and meets all of the following criteria:

- a. The proposed project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b. The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare, or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

### **PUBLIC NOTIFICATION**

A legal notice was published in the newspaper and notices were sent to property owners within a 1,500-foot radius and to tenants within a 100-foot radius of the subject property, individuals and/or organizations requesting notification, the applicant, and other interested parties. These noticing distances are consistent with the City's Enhanced Notification Policy (Policy No. 300-14), which establishes the expanded radius requirements for residential projects for five (5) dwelling units or more.

Additionally, the Applicant hosted a noticed outreach meeting on February 12, 2026, and a total of twelve people attended the meeting. As outlined in the Community Outreach Report (Attachment 6). Questions ranged from questions about height, if the revetment will be modified as part of the project, building materials, beach access improvements, and if the units are for rent or for sale.

The Planning Division did receive letters of opposition for the project (Attachment 7) citing concerns about the project obstructing coastal views as it would be a three-story structure as opposed to the existing two-story structure, blocking of coastal breezes, parking concerns, and construction noise concerns.

The proposed project complies with all height and setback requirements under The Zoning Ordinance. In addition, the applicant prepared a Line-of-Site Analysis (Attachment 5) which shows coastal views along the Witherby View Corridor would be preserved and improved. In addition, the applicant's request to construct a three-story structure is similar in size and scale of other multifamily residential structures within the surrounding areas.

The project design does include a minor exception to height to accommodate for an elevator enclosure, which under Article 30, Section 3018.B, elevator enclosures can exceed the base zoning district's height by 10 feet. The proposed project would include an elevator enclosure, that would exceed the 35-foot height maximum by 3 feet. The elevator enclosure would be approximately 8 feet 3 inches wide by 10 feet four inches and would not include any living areas or storage areas.

The project complies with the minimum parking requirements under Article 31, Section 3103; which requires 1 enclosed or covered space per one- and two-bedroom dwelling units in the RT zoning designation.

The applicant also prepared a noise impact analysis (Attachment 8) evaluating potential construction noise impacts and determined that all construction noise would remain below the applicable General Plan threshold, as established in the City of Oceanside General Plan – Noise Element (Noise Plan), Section Noise Level Identification, page 22 (Construction Noise) with implementation of the recommended noise-control measures that are consistent with the Oceanside City Code.

## **SUMMARY**

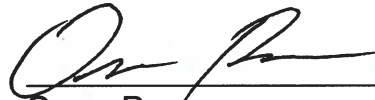
Staff finds that the Regular Coastal Permit is consistent with the requirements of the General Plan, Local Coastal Program, and Zoning Ordinance. Therefore, staff recommends that the Planning Commission, by motion:

- (1) Confirm issuance of a Class 32 Categorical Exemption for In-fill Development Projects, pursuant to Section 15332 of the California Environmental Quality Act (CEQA); and,
- (2) Approve Tentative Map (T24-00003), Development Plan (D24-00012) and Regular Coastal Permit (RC24-00004) by adopting Planning Commission Resolution No. 2026-P10 with findings and conditions of approval attached herein.

PREPARED BY:

  
Nathalie Vazquez  
Associate Planner

SUBMITTED BY:

  
Oscar Romero  
City Planner

OR/NV

### Attachments:

1. Planning Commission Resolution No. 2026-P10
2. Project Plans
3. Elevator Access Report with Exhibit
4. Line-of-Site Analysis
5. Front Yard Study
6. Community Outreach Report
7. Letters of Opposition
8. Noise Analysis
9. Building Rendering with Materials
10. Other Attachments - Application Page, Description and Justification, Legal Description, Notice of Exemption

# 4.01 ATTACHMENT 1

## PLANNING COMMISSION RESOLUTION NO. 2026-P10

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

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APPLICATION NO: T24-00003, D24-00012, RC24-00004  
APPLICANT: TALL SAFDIE  
LOCATION: 1323 SOUTH PACIFIC STREET (APN: 152-142-12-00 AND 152-142-13-00)

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

WHEREAS, an application was filed with the City of Oceanside on the forms prescribed by the Commission requesting approval of a Tentative Map (T24-00003), Development Plan (D24-00012) and Regular Coastal Permit (RC24-00004) under the provisions of the Local Coastal Program of the City of Oceanside to permit the following:

demolition of an existing two-story structure with three units and construction of a new three-story structure with basement of approximately 14,382 gross square feet, consisting of five two-bedroom condominium units and subterranean garage on certain real property described as the “Project”;

WHEREAS, the Planning Commission, after giving the required notice, did on the 27<sup>th</sup> day of July 2026, conduct a duly advertised public hearing as prescribed by law to consider said application;

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto, the Project is categorically exempt from CEQA pursuant to the provisions of Section 15332, “In-Fill Development Projects” because the proposed Project involves the demolition of an existing two-story structure with three units and in its place construction of a new three-story structure with a basement of approximately 14,382 gross square feet, consisting of five two-bedroom condominium units and subterranean garage, which is consistent with the applicable general plan and zoning designations; the proposed Project occurs within city limits

1 on a project site of no more than five acres substantially surrounded by urban uses; the Project  
2 site has no value as habitat for endangered, rare or threatened species; approval of the Project  
3 would not result in any significant effects relating to traffic, noise, air quality, or water quality;  
4 and the site can be adequately served by all required utilities and public services;

5 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes  
6 effective 20 days from its adoption in the absence of the filing of an appeal or call for review;

7 WHEREAS, the documents or other material which constitute the record of proceedings  
8 upon which the decision is based will be maintained by the City of Oceanside Planning  
9 Department, 300 North Coast Highway, Oceanside, California 92054.

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

12 FINDINGS:

13 For Tentative Map (T24-00003)

- 14 1. The proposed Tentative Map is consistent with the General Plan, Zoning Ordinance,  
15 Subdivision Ordinance, and Local Coastal Program. The subject property is zoned  
16 Residential Tourist Coastal (RT/CZ), which requires a minimum lot size of 6,000 square  
17 feet. The project site consists of one lot of approximately 9,747 square feet, exceeding  
18 the minimum lot size requirement.
- 19 2. The site is physically suitable and compatible with land use and density of development.  
20 The 9,747-square-foot lot is not constrained by geology, hydrologic hazards, sensitive  
21 habitat, easements, or other limiting physical features. The RT/CZ zone allows for one  
22 dwelling unit per 1,000 square feet of minimum site area, allowing up to nine units on  
23 the site (42.3 dwelling units/acre). The proposed development consists of five  
24 two-bedroom condominium units, resulting in a density of approximately 22.3 dwelling  
25 units per acre, which is well within the allowable density and compatible with residential  
26 development patterns in the surrounding neighborhood.
- 27 3. The design of the subdivision and the proposed improvements will not cause substantial  
28 environmental damage or substantially and avoidably injure fish, wildlife, or their  
habitat. The property is located in an urbanized area, has been previously graded, and is

developed with an existing two-story structure with a basement. No sensitive or protected habitat exists on the site.

4. That the design of the subdivision or the type of improvements meets City standards and will not conflict with easements, acquired by the public at large, for access through or the use of property within the proposed subdivision.
5. The subdivision complies with all other applicable ordinances, regulations and guidelines of the City of Oceanside because the proposed tentative tract map conforms to the requirements of the City's Subdivision Ordinance (Section 401).

For the Development Plan (D24-00012)

1. The site plan and physical design of the project as proposed are consistent with the purposes of the Zoning Ordinance. The proposed demolition of an existing two-story structure with three units and construction of a new three-story structure with basement, consisting of five two-bedroom condominium units and subterranean garage, and site improvements, as conditioned, will comply with the underlying Residential Tourism (R-T) zoning designation and all development standards within the Zoning Ordinance. This includes adherence to the requirements for parking, building height, density, landscaping and setbacks.
2. The proposed project would conform to the goals, objectives, and policies of the General Plan, as the project is consistent with the adopted Land Use Element of the General Plan and applicable policies. The project is also compatible with the surrounding development consisting primarily of single family residential, multifamily residential and multifamily residential in the form of condominium units.
3. The area covered by the proposed development plan can be adequately, reasonably, and conveniently serviced by existing and planned public services, utilities, and public facilities. The project site is located on a property that is developed with an existing two-story residence with three units, and is currently served by existing public facilities, public services, and utilities.
4. The project would be compatible with existing and potential development on adjoining properties. The area surrounding project site, the Townsite Neighborhood Planning

Area, features a variety of two to three story multifamily residences, which means the proposed development would be compatible with the neighborhood's character.

5. The site plan and physical design of the project are consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillside, and Section 3039 of the Zoning Ordinance. The hillside provisions are not applicable to the project site.

6. The project is consistent with all applicable policies of the certified Land Use Plan. The project site, located within the Coastal Zone and has a Land Use designation Coastal Residential High Density and Transient Residential (C-RMHT), adheres to the goals and policies outlined in the Local Coastal Program (LCP). The proposed five-unit condominiums align with the intent of the C-RMHT designation by adding residential density in a manner that maintains compatibility with the surrounding neighborhood.

For the Regular Coastal Permit (RC24-00004):

1. The project conforms to the Local Coastal Plan, including the policies of the plan, as implemented through the Zoning Ordinance in that the project, as conditioned, will not substantially alter or impact existing public views of the coastal zone area because the project meets required height, and setback standards for the R-T District and the City's Zoning Ordinance and would not impede any public views of the coast.

2. The project located within the appeal area conforms to the public access and recreation policies of Chapter 3 of the Coastal Act. The project site is adjacent to the Witherby public beach access way, and the proposed development will not obstruct, diminish, or otherwise impact public access to the coast. As part of the project, the applicant will remove an existing driveway and unpermitted structure that currently encroach into the accessway. Additionally, the project would be conditioned to restore the Witherby public beach accessway to a condition deemed appropriate by the City Engineer and City Planner.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby APPROVE the Regular Coastal Permit (RC23-00012) subject to the following conditions:

**Building:**

1. Beginning on January 1, 2026, Oceanside Development Services Department and the Building Division are required by State law to enforce the 2025 Edition of California Building Standards Codes (a.k.a., Title 24 of the California Codes of Regulations). Plans submitted on or after January 1, 2026 and before January 1, 2029, shall comply with the following:
  - Part 2: The 2025 California Building Code (CBC).
  - Part 2.5: The 2025 California Residential Code (CRC).
  - Part 3: The 2025 California Electrical Code (CEC).
  - Part 4: The 2025 California Mechanical Code (CMC).
  - Part 5: The 2025 California Plumbing Code (CPC).
  - Part 6: The 2025 California Energy Code
  - Part 7: The 2025 Wildland Urban Interface Code (WUI)
  - Part 9: The 2025 California Fire Code (CFC)
  - Part 11: The 2025 California Green Building Standards Code (CALGreen Code)  
This Part is known as the California Green Building Standards Code, and it is intended that it shall also be known as the CALGreen Code.  
and
  - The City of Oceanside Municipal Code
2. An application submitted on or after January 1, 2029 and before January 1, 2032 shall comply with the 2028 Edition of California Building Standards Codes.
3. Clearly label and identify on plans (fire walls, fire barriers, fire partitions, shafts, smoke barriers, and smoke partitions), along with their fire-resistance ratings. Provide a legend.
4. The building plans for this project shall be prepared by a licensed architect or engineer prior to submittal for building plan review.
5. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the plans.
6. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be shielded appropriately.

7. Separate/unique addresses may be required to facilitate utility releases. Verification that the addresses have been properly assigned by the City's Planning Division shall accompany the Building Permit application.
8. A form or foundation survey shall be required prior to the placement of concrete to show the location of the new structure in respect to the property lines, known easements, and known setback lines. By obtaining a form survey the location of the foundation is checked prior to the placement of concrete, and can save costly corrective measures in case of an encroachment of a property line. A survey will be required at each floor and at the roof, per the Building Division Policies.
9. The project shall comply with solar and electric vehicle charging station requirements found in the 2025 California Energy Code.
10. Site development, parking, access into buildings and building interiors shall comply WITH ALL CURRENT State of California Accessibility Codes where required. Compliance must be clearly shown on the plans.
11. A complete set of Soil Reports, Structural Calculations, Energy Calculations, & California Energy Form(s) shall be required at time of plans submittal to the Building Division for plan check.
12. City of Oceanside Enforces the 2025 California Green Building Standards Code. A Construction Waste Management Plan shall be required at time of plans submittal to the Building Division for plan check.
13. Plans must specify, as applicable, the type of automatic sprinkler system – NFPA 13, NFPA 13R, or NFPA 13D – installed in each building.
14. All electrical, communication, CATV, etc. service lines within the exterior lines of the property shall be underground (City Code Sec. 6.30).
15. Construction Hours: Per Oceanside City Code section 6.25:  
It shall be unlawful to operate equipment or perform any construction in the erection, demolition, alteration, or repair of any Building or structure or the grading or excavation of land during the following hours:
  1. Before 7:00 a.m. and after 7:00 p.m. Monday through Saturday.

2. All day Sunday; and
3. On any federal holiday.
  - a. An owner/occupant or resident/tenant of residential property may engage in a home improvement project between the hours of 9:00 a.m. and 5:00 p.m. on Sundays and holidays provided the project is for the benefit of said residential property and is personally carried out said owner/occupant or resident/tenant.
  - b. The Building official may authorize extended or alternate hours of construction for the following circumstances:
    - i. Emergency Work
    - ii. Adverse weather conditions
    - iii. Compatibility with store Business hours.
    - iv. When the work is less objectionable at night than during daylight hours.
    - v. Per the direction of the City Manager's office for projects that have been determined that rapid completion is in the best interest of the general public.
16. Area Analysis will be required to show compliance with Chapter 5 of the California Building Codes.
17. ABS or PVC piping is limited to not more than two stories in residential accommodations per Section 701.2 of the CPC.
18. Sump pumps at the Basement level must be detailed for each part of the process to eliminate water from the basement. The sump pump termination must be clearly shown.
19. Manufacturers installation instructions and listing information must be submitted for the Car Elevator.
20. A separate plan must be submitted for the demolition of existing structures and a separate permit must be obtained for the existing structure, Plumbing, and Electrical, once the demolition plan is approved.

**Engineering:**

21. Prior to the demolition of any existing structure or surface improvements on site, a grading plan application shall be submitted to the Engineering Division and erosion

control plans shall be approved by the City Engineer. No demolition shall be permitted without an approved erosion control plan.

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

23. All right-of-way alignments, street dedications, exact geometrics and widths shall be designed, dedicated, and constructed or replaced in accordance with the City of Oceanside Engineers Design and Processing Manual, and as required by the City Engineer.

24. Owner/developer shall provide an updated Title Report dated within 6 months of the grading plan application submittal.

25. The approval of the tentative map shall not mean that closure, vacation, or abandonment of any public street, right of way, easement, or facility is granted or guaranteed to the owner/developer. The owner/developer is responsible for applying for all closures, vacations, and abandonments as necessary. The application(s) shall be reviewed and approved or rejected by the City of Oceanside under separate processes per codes, ordinances, and policies in effect at the time of the application. The City of Oceanside retains its full legislative discretion to consider any application to vacate a public street or right of way.

26. Owner/developer shall submit to the City for processing a covenant attesting to the project's development conditions. The approved covenant shall be recorded at the County prior to the issuance of a grading permit.

27. All public improvement requirements shall be covered by a Subdivision Improvement Agreement and secured with sufficient improvement securities or bonds guaranteeing performance and payment for labor and materials, setting of survey monuments, and warranties against defective materials and workmanship before the approval of the public improvement plans.

- 1 28. Prior to the issuance of any building permits, all improvements, including landscaping,  
2 landscaped medians, and frontage improvements, shall be under construction to the  
3 satisfaction of the City Engineer.
- 4 29. Prior to the issuance of a Certificate of Occupancy permit, all improvements, including  
5 landscaping, landscaped medians, and frontage improvements, shall be completed to the  
6 satisfaction of the City Engineer.
- 7 30. Prior to approval of the map, provide the City of Oceanside with certification from each  
8 public utility and each public entity owning easements within the proposed project  
9 stating that: (a) they have received from the owner/developer a copy of the proposed  
10 map; (b) they object or do not object to the filing of the map without their signature; (c)  
11 in case of a street dedication affected by their existing easement, they will sign a  
12 "subordination certificate" or "joint-use certificate" on the map when required by the  
13 governing body.
- 14 31. The tract shall be recorded and developed as one. The City Engineer shall require the  
15 dedication and construction of necessary utilities, streets and other improvements  
16 outside the area of any particular map, if such is needed for circulation, parking, access  
17 or for the welfare or safety of future occupants of the development. The boundaries of  
18 any multiple final map increments shall be subject to the approval of the City Engineer.
- 19 32. All property corners, survey monuments that control public rights-of-way, and City  
20 benchmarks shall be protected in place or perpetuated in conformance with Greenbook  
21 Standard 400-2 and Business and Professions Code §8771.
- 22 33. A traffic control plan shall be prepared in accordance with the City's traffic control  
23 guidelines and approved by the City Engineer prior to the start of work within the public  
24 Right-of-Way. Traffic control safety and implementation for construction or re-  
25 construction of streets shall be in accordance with construction signing, marking, and  
26 other protection as required by Caltrans' Traffic Manual and City Traffic Control  
27 Guidelines. Traffic control plan implementation and hours shall be in accordance with  
28 the approved traffic control plans.

- 1 34. Proposed public improvements located within the City's ROW or onsite shall be  
2 displayed on separate public improvement plans in accordance with the City's  
3 Engineer's Design and Processing Manual.
- 4 35. Any existing public or private improvements that are being joined to and that are already  
5 damaged or are damaged during construction of the Project, shall be repaired or replaced  
6 as necessary by the developer to provide a competent and stable connection, and to the  
7 City's satisfaction.
- 8 36. Pacific Street shall be constructed with new curb and gutter and sidewalk. Sidewalk  
9 improvements (construct/replace) shall comply with current ADA requirements.
- 10 37. An ADA-compliant pedestrian ramp shall be constructed at the corner of the Witherby  
11 and Pacific Street intersection, and other locations as required by the City Engineer.
- 12 38. Minimum curb return radius at pedestrian ramps and driveway locations shall comply  
13 with the City of Oceanside Engineers Design and Processing Manual.
- 14 39. The existing encroaching improvements within the public right-of-way along Witherby  
15 and Pacific Street shall be removed and restored to the satisfaction of the City Engineer  
16 prior to the issuance of any certificates of occupancy.
- 17 40. Pacific Street shall be provided with a 12-foot minimum parkway between the face of  
18 curb and Right-of-Way line, and the design shall be displayed on the improvement  
19 plans.
- 20 41. Sight distance requirements at the project driveway(s) or street shall conform to the sight  
21 distance criteria as provided by Caltrans. The owner/developer shall provide a plan and  
22 profile of the line of sight for each direction of traffic at each proposed driveway on the  
23 grading plans.
- 24 42. A pavement evaluation report shall be submitted for the offsite street pavement with the  
25 grading plan application. The owner/developer shall contract with a geotechnical  
26 engineering firm to perform a field investigation of the existing pavement on all streets  
27 adjacent to the project boundary. The limits of the study shall be half-street width along  
28 the project's Pacific Street frontage. The field investigation shall be performed according  
to a specific boring plan prepared by a licensed Geotechnical Engineer and approved by

the City Engineer prior to the issuance of a grading permit. In the absence of an approved boring plan, the field investigation shall include a minimum of one pavement boring per every fifty linear feet (50) or one hundred (100) linear feet of street frontage.

43. Should the study conclude that the existing road pavement does not meet current pavement thickness requirements set forth in the City of Oceanside Engineers Design and Processing Manual, the Owner/developer shall remove and reconstruct the existing pavement section in accordance with City requirements. Otherwise, the City Engineer shall determine whether the Owner/developer shall: 1) Repair all failed pavement sections, 2) header cut and grind per the direction of the City Engineer, or 3) Perform R-value testing and submit a study that determines if the existing pavement meets current City standards/traffic indices.

44. Maintenance responsibilities for the private driveways and roadways, used as access to the land being divided, shall be clearly identified in the project's CC&Rs.

45. A precise grading plan, which includes proposed onsite private improvements, shall be prepared, reviewed, secured and approved prior to the issuance of any building permit. The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, and signage, footprints of all structures, walls, drainage devices and utility services. Parking lot striping and any on site traffic calming devices shall be shown on the precise grading plans.

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

47. Where proposed off-site improvements, including but not limited to slopes, public utility facilities, and drainage facilities, are to be constructed, owner/developer shall, at his own expense, obtain all necessary easements or other interests in real property and shall

dedicate the same to the City of Oceanside as required. Owner/developer shall provide documentary proof satisfactory to the City of Oceanside that such easements or other interest in real property have been obtained prior to the issuance of any grading, building or improvement permit for this development/project. Additionally, the City of Oceanside, may at its sole discretion, require that the owner/developer obtain at his sole expense a title policy insuring the necessary title for the easement or other interest in real property to have vested with the City of Oceanside or the owner/ developer, as applicable.

48. Use of adjacent properties for construction without permission is prohibited. Developer is required to obtain written permission from adjacent property owners allowing access onto their site. There shall be no trespassing, grading, or construction of any kind on adjacent properties without permission. Failure to comply may result in the revocation of the grading permit. This written permission shall be provided to the City prior to the issuance of a grading permit.

49. Prior to the issuance of a grading permit, a comprehensive soil and geologic investigation shall be conducted for the project site. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity; and these measures shall be incorporated as part of the grading plan design. No grading shall occur at the site without a grading permit.

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

51. Owner/developer shall develop and submit a draft neighborhood-notification flier to the City for review. The flier shall contain information on the project, construction schedule, notification of anticipated construction noise and traffic, and contact information. Prior to the issuance of a grading permit, the approved flier shall be distributed to area

residents, property owners, and business owners located within a 500-foot radius area of the Project.

52. The Project shall provide and maintain year-round erosion control for the site. Prior to the issuance of a grading permit, an approved erosion control plan, designed for all proposed stages of construction, shall be secured by the owner/developer with cash securities or a Letter-of-Credit and approved by the City Engineer; a Certificate of Deposit will not be accepted for this security.

53. Owner/developer shall monitor, supervise and control all construction and construction-supportive activities to prevent these activities from causing a public nuisance, including but not limited to, ensuring strict adherence to the following:

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

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

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

57. Owner/developer shall complete a haul route permit application (if required for import/export of dirt) and submit to the City of Oceanside Transportation Engineering Section forty-eight hours (48) in advance of beginning work. Hours of hauling operations shall be dictated by the approved haul route permit.

- 1 58. Landscape and irrigation plans for disturbed areas shall be submitted to the City  
2 Engineer prior to the issuance of a grading permit and approved by the City Engineer  
3 prior to the issuance of building permits. Landscaping plans, including plans for the  
4 construction of walls, fences or other structures at or near intersections, must conform to  
5 intersection sight distance requirements. Frontage and median landscaping shall be  
6 installed and established prior to the issuance of any certificates of occupancy. Securities  
7 shall be required only for landscape items in the public right-of-way. Any project fences,  
8 sound or privacy walls and monument entry walls/signs shall be shown on, bonded for  
9 and built from the approved landscape plans. These features shall also be shown on the  
10 precise grading plans for purposes of location only. Plantable, segmental walls shall be  
11 designed, reviewed and constructed from grading plans and landscape/irrigation  
12 design/construction shall be from landscape plans. All plans must be approved by the  
13 City Engineer and a pre-construction meeting must be held prior to the start of any  
14 improvements.
- 15 59. The drainage design shown on the conceptual grading/site plan, and the drainage report  
16 for this development plan is conceptual only. The final drainage report and design shall  
17 be based upon a hydrologic/hydraulic study that is in accordance with the latest San  
18 Diego County Hydrology and Drainage Manual and is to be approved by the City  
19 Engineer prior to the issuance of a grading permit. All drainage picked up in an  
20 underground system shall remain underground until it is discharged into an approved  
21 channel, or as otherwise approved by the City Engineer.
- 22 60. The project's drainage system shall not connect or discharge to another private  
23 stormdrain system without first obtaining written permission from the owner of the  
24 system. The written permission letter shall be provided to the City prior to the issuance  
25 of a grading permit. The owner/developer shall be responsible for obtaining any off-site  
26 easements for storm drainage facilities.
- 27 61. All public storm drains shall be shown on separate public improvement plans. Public  
28 storm drain easements shall be dedicated to the City where required.

- 1 62. Drainage facilities shall be designed and installed to adequately accommodate the local  
2 storm water runoff and shall be in accordance with the San Diego County Hydrology  
3 Manual and the City of Oceanside Engineers Design and Processing Manual, and to the  
4 satisfaction of the City Engineer.
- 5 63. Owner/developer shall place a covenant on the non-title sheet of the Final Map agreeing  
6 to the following: "The present or future owner/developer shall indemnify and save the  
7 City of Oceanside, its officers, agents, and employees harmless from any and all  
8 liabilities, claims arising from any flooding that may occur on this site, and any flooding  
9 that is caused by this site impacting adjacent properties".
- 10 64. Storm drain facilities shall be designed and constructed to allow inside travel lanes of  
11 streets classified as a Collector or above, to be passable during a 100-year storm event.
- 12 65. Sediment, silt, grease, trash, debris, and pollutants shall be collected on site and disposed  
13 of in accordance with all state and federal requirements, prior to discharging of  
14 stormwater into the City drainage system.
- 15 66. The project is categorized as a stormwater-Standard Development Project (SDP). A final  
16 Storm Water Quality Management Plan (SWQMP) shall be submitted to the City for  
17 review at the final engineering phase. Approval of this document is required prior to the  
18 issuance of a grading permit.
- 19 67. The BMPs described in the project's approved SWQMP shall not be altered in any way,  
20 unless reviewed and approved by the City Engineer. The determination of whatever  
21 action is required for changes to a project's approved SWQMP shall be made by the City  
22 Engineer.
- 23 68. Prior to receiving a temporary or permanent occupancy permit, the project shall  
24 demonstrate that all structural BMPs, including Storm Water Pollutant Control BMPs  
25 and Hydromodification Management BMPs, are constructed and fully operational, are  
26 consistent with the approved SWQMP and the approved Precise Grading Plan, and are  
27 in accordance with San Diego RWQCB Order No. R9-2013-0001 §E.3.e. (1)(d).
- 28 69. Open space areas, down-sloped areas visible from a collector-level or above roadway  
classification, and improvements within the common areas that are not maintained by

the property owner, shall be maintained by a homeowners' association that will ensure operation and maintenance of these items in perpetuity. These areas shall be indicated on the map and reserved for an association. Future buyers shall be made aware of any estimated monthly maintenance costs. The CC&R's shall be submitted and approved by the City prior to the recordation of the map.

70. All new extension services for the development of the project, including but not limited to, electrical, cable and telephone, shall be placed underground as required by the City Engineer and current City policies.

71. Prior to the approval of plans and the issuance of a grading permit, owner/developer shall obtain all necessary permits and clearances from public agencies having jurisdiction over the project due to its type, size, location, or infrastructure impact. The list of public agencies includes, but is not limited to, Public Utility Companies, the California Department of Transportation (Caltrans), the City of Carlsbad, the City of Vista, Fallbrook, the County of San Diego, the U. S. Army Corps of Engineers, the California Department of Fish & Game, the U. S. Fish and Wildlife Service, the San Diego Regional Water Quality Control Board, and the San Diego County Health Department.

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

73. As part of the City's Opportunistic Beach Fill Permit, this project has been conditioned to test proposed excavated material to determine suitability for deposit on city beaches as part of the Beach Sand Replenishment program. Preliminary soil test results shall be provided as part of the project geotechnical report which is required prior to approval of the grading plan and issuance of the grading permit.

74. Suitable beach replenishment material shall be at least 75% sand with no more than a 10% difference in sand content between material at the source and discharge site. Replenishment material shall contain only clean construction materials suitable for use in the oceanic environment; no debris, silt, soil, sawdust, rubbish, cement or concrete washings, oil or petroleum products, hazardous/toxic/radioactive/munitions from

1 construction or dredging or disposal shall be allowed to enter into or be placed where it  
2 may be washed by rainfall or runoff into waters of the United States. Any and all excess  
3 or unacceptable material shall be completely removed from the site/work area and  
4 disposed of in an appropriate upland site.

5 75. If the sediment to be exported is determined to be suitable beach replenishment material  
6 and is approved by the regulatory agencies, the developer's contractor will coordinate  
7 with the City's Coastal Zone Administrator for further discussion and direction on  
8 placement.

9 76. Coordination is required to occur a minimum of eight weeks in advance of the need to  
10 place approved excavated material on the beach.

11 77. If shoring is required for the construction of the proposed development, the shoring  
12 design plans shall be included within the grading plan set, and the structural design  
13 calculations shall be submitted with the grading plan application.

14 78. Prior to the issuance of a grading permit, a geotechnical report shall be submitted to the  
15 City for the evaluation of the soils, slopes, and formations in the project. All necessary  
16 measures shall be taken and implemented to assure slope stability, temporary excavation  
17 stability, erosion control, and soil integrity. No grading activities shall occur until a  
18 grading plan, prepared by a California-licensed Civil Engineer and in accordance with  
19 the City of Oceanside Engineers Design and Processing Manual, is approved by the City  
20 Engineer.

21 79. The sides and rear of the property will require a proper shoring system to support  
22 excavation activities, while the foundation and wall systems are constructed. This  
23 shoring system will remain even after the walls and support foundations are constructed.

24 80. The design, development, and construction footprint of the shoring and foundation  
25 system shall be contained onsite, without the need to encroach on the adjacent  
26 properties. If offsite encroachment is required for construction purposes, written  
27 approval shall be obtained from impacted adjacent property owners.

28 81. All construction and permanent structures shall be designed to be safe and stable and in  
compliance with all City and State requirements.

- 1 82. Approval of this development project is conditioned upon payment of all applicable  
2 impact fees and connection fees in the manner provided in chapter 32B of the Oceanside  
3 City Code. All traffic signal fees and contributions, highway thoroughfare fees, park  
4 fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior  
5 to recordation of the map or the issuance of any building permits, in accordance with  
6 City Ordinances and policies. Payment of drainage impact fees are required prior to  
7 docketing the map for City Council hearing and the recording of the final map. The  
8 owner/developer shall also be required to join into, contribute, or participate in any  
9 improvement, lighting, or other special district affecting or affected by this project.
- 10 83. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire  
11 project will be subject to prevailing wage requirements as specified by Labor Code  
12 section 1720(b)(4). The owner/developer shall agree to execute a form acknowledging  
13 the prevailing wage requirements prior to the granting of any fee reductions or waivers.
- 14 84. In the event that there are discrepancies in information between the conceptual plan and  
15 the conditions set forth in the project's entitlement resolution (Conditions of Approval),  
16 the project's entitlement resolution shall prevail.
- 17 85. Prior to approval of grading or improvement plans or construction changes, CAD  
18 drawing files of all proposed utilities (water/sewer/storm) and other improvements shall  
19 be provided to City. CAD files shall conform to the standards as set forth in the Water  
20 Utilities Design & Construction manual Appendix 2. Prior to release of bonds, final  
21 CAD drawings that reflect as-built conditions shall be provided to the City upon  
22 resubmittal of record drawings (As-Built).

23  
24 **Landscaping:**

- 25 86. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines  
26 and Specifications for Landscape Development (latest revision), Water Conservation  
27 Ordinance No.(s) 91-15 and 10-Ordinance 0412, Engineering criteria, City code and  
28 ordinances, including the maintenance of such landscaping shall be submitted, reviewed  
and approved by the City Engineer prior to the issuance of building permits.

1 Landscaping shall not be installed until bonds have been posted, fees paid, and plans  
2 signed for final approval. In addition, a refundable cash deposit for the preparation of the  
3 final as-built plans and Maintenance Guarantee shall be secured with the City prior to  
4 the final approval of the landscape construction plan. A landscape pre-construction  
5 meeting shall be conducted by the landscape architect of record, Public Works Inspector,  
6 developer or owner's representative and landscape contractor prior to commencement of  
7 the landscape and irrigation installation. The following landscaping items shall be  
8 required prior to plan approval and certificate of occupancy:

- 9 a. Final landscape plans shall accurately show placement of all plant material such as  
10 but not limited to trees, shrubs, and groundcovers.
- 11 b. Landscape Architect shall be aware of all utility, sewer, water, gas and storm drain  
12 lines and utility easements and place planting locations accordingly to meet City of  
13 Oceanside requirements.
- 14 c. Final landscape plans shall be prepared under the direct supervision of a Registered  
15 Landscape Architect (State of California), with all drawings bearing their  
16 professional stamp and signature.
- 17 d. All required landscape areas both public and private (including trees and palms in the  
18 public rights-of-way) shall be maintained by owner, project association or successor  
19 of the project (including public rights-of-way along South Pacific Street and  
20 Witherby Street.) The landscape areas shall be maintained per City of Oceanside  
21 requirements.
- 22 e. The As-built/Maintenance Guarantee (refundable cash deposit) shall not be released  
23 until the as-built drawings have been approved on the original approved Mylar  
24 landscape plan and the required maintenance period has been successfully  
25 terminated.
- 26 f. Proposed landscape species shall fit the site and meet climate changes indicative to  
27 their planting location. The selection of plant material shall also be based on  
28 cultural, aesthetic, and maintenance considerations. In addition, proposed landscape  
species shall be low water users as well as meet all fire department requirements.

- 1 g. All planting areas shall be prepared and implemented to the required depth with  
2 appropriate soil amendments, fertilizers, and appropriate supplements based upon a  
3 soils report from an agricultural suitability soil sample taken from the site.
- 4 h. Ground covers or bark mulch shall fill in between the shrubs to shield the soil from  
5 the sun, evapotranspiration and run-off. All the flower and shrub beds shall be  
6 mulched to a 3" depth to help conserve water, lower the soil temperature and reduce  
7 weed growth.
- 8 i. The shrubs shall be allowed to grow in their natural forms. All landscape  
9 improvements shall follow the City of Oceanside Guidelines
- 10 j. Root barriers shall be installed adjacent to all paving surfaces where a paving surface  
11 is located within 6 feet of a tree trunk on site (private) and within 10 feet of a tree  
12 trunk in the right-of-way (public). Root barriers shall extend 5 feet in each direction  
13 from the centerline of the trunk, for a total distance of 10 feet. Root barriers shall be  
14 24 inches in depth. Installing a root barrier around the tree's root ball is  
15 unacceptable.
- 16 k. All fences, gates, walls, stone walls, retaining walls, and plantable walls shall obtain  
17 Planning Division approval for these items in the conditions or application stage  
18 prior to 1<sup>st</sup> submittal of working drawings.
- 19 l. For the planting and placement of trees and their distances from hardscape and other  
20 utilities/ structures the landscape plans shall follow the City of Oceanside's (current)  
21 Tree Planting Distances and Spacing Standards.
- 22 m. An automatic irrigation system shall be installed to provide coverage for all planting  
23 areas shown on the plan. Low volume equipment shall provide sufficient water for  
24 plant growth with a minimum water loss due to water run-off.
- 25 n. Irrigation systems shall use high quality, automatic control valves, controllers and  
26 other necessary irrigation equipment. All components shall be of non-corrosive  
27 material. All drip systems shall be adequately filtered and regulated per the  
28 manufacturer's recommended design parameters.

- 1 o. All irrigation improvements shall follow the City of Oceanside Guidelines and Water  
2 Conservation Ordinance.
- 3 p. The landscape plans shall match all plans affiliated with the project.
- 4 q. Landscape construction drawings are required to implement approved Fire  
5 Department regulations, codes, and standards at the time of plan approval.
- 6 r. Landscape plans shall comply with Biological and/or Geotechnical reports, as  
7 required, shall match the grading and improvement plans, comply with Storm Water  
8 Management Plan (SWMP), Hydromodification Plan, or Best Management Practices  
9 and meet the satisfaction of the City Engineer.
- 10 s. Existing landscaping on and adjacent to the site shall be protected in place and  
11 supplemented or replaced to meet the satisfaction of the City Engineer.
- 12 t. All pedestrian paving (both decorative and standard) shall comply with the most  
13 current edition of the American Disability Act.
- 14 87. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way  
15 and within any adjoining public parkways shall be permanently maintained by the  
16 owner, his assigns or any successors-in-interest in the property. The maintenance  
17 program shall include: a) normal care and irrigation of the landscaping b) repair and  
18 replacement of plant materials (including interior trees and street trees) c) irrigation  
19 systems as necessary d) general cleanup of the landscaped and open areas e)  
20 maintenance of parking lots, walkways, enhanced hardscape, trash enclosures, walls,  
21 fences, etc. f) pruning standards for street trees shall comply with the International  
22 Society of Arboriculture (ISA) Standard Practices for Tree Care Operations – ANSI  
23 A300, Appendix G: Safety Standards, ANSI Z133; Appendix H; and Tree Pruning  
24 Guidelines, Appendix F (most current edition). Failure to maintain landscaping shall  
25 result in the City taking all appropriate enforcement actions including but not limited to  
26 citations. This maintenance program condition shall be recorded with a covenant as  
27 required by this resolution.
- 28 88. In the event that the conceptual landscape plan (CLP) does not match the conditions of  
approval, the resolution of approval shall govern.

**Planning:**

1. This Tentative Map (T24-00003), Development Plan (D24-00012) and Regular Coastal Permit (RC24-00012) shall expire on June 8, 2028, unless this time period is extended by the provisions of Article 1, Section 150 of the Zoning Ordinance or of Section 409 of the Subdivision Ordinance.
2. This Tentative Map, Development Plan and Regular Coastal Permit approves only a subdivision for condominium purposes and the demolition of an existing structure with three dwelling units and construction of a three-story structure with lower-level basement consisting of five condominium units with subterranean garage, as shown on the plans and exhibits presented to the Planning Commission for review. No deviation from these plans and exhibits shall occur without Planning Division Approval. Substantial deviations shall require a revision to the Tentative Map, Development Plan and/or Regular Coastal Permit or a new Tentative Map, Development Plan and/or Regular Coastal Permit.
3. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Tentative Map (T24-00003), Development Plan (D24-00012) and Regular Coastal Permit (RC24-00012). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.
4. A covenant or other recordable document approved by the City Attorney shall be prepared by the property owner and recorded prior to the issuance of the certificate of occupancy. The Covenant shall provide that the property is subject to this resolution and shall generally list the conditions of approval.
5. Prior to the transfer of ownership and/or operation of the site, the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification's provision shall run with the life of the project

and shall be recorded as a covenant on the property.

6. Elevations, siding materials, colors, roofing materials, and floor plans shall be substantially the same as those approved by the Planning Commission. These shall be shown on plans submitted to the Building Division and Planning Division.
7. The developer's construction of all fencing and walls associated with the project shall be in conformance with the approved Development Plan. Any substantial change in any aspect of fencing or wall design from the approved Development Plan shall require a revision to the Development Plan or a new Development Plan.
8. If any aspect of the project fencing and walls is not covered by an approved Development Plan, the construction of fencing and walls shall conform to the development standards of the City Zoning Ordinance. In no case, shall the construction of fences and walls (including combinations thereof) exceed the limitations of the zoning code, unless expressly granted by a Variance or other development approval.
9. The Project shall comply with the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Planning Division. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape Plan.
10. Construction equipment must be Tier 4 rated with diesel particulate filters (DPF). Verification of equipment will be required prior to building permit approval.
11. Outdoor lighting shall be low emission, shielded, and directed away from the property lines, so that 0 foot-candles is achieved at the property boundary.
12. All dwelling units shall dispose of or recycle solid waste in a manner provided in City Code Section 13.3.
13. An association shall be formed and Covenants, Conditions and Restrictions (CC&Rs) shall provide for the maintenance of all common open space and commonly owned fences and walls. The maintenance shall include normal care and irrigation of landscaping, repair and replacement of plant material and irrigation systems as necessary; and general cleanup of the landscaped and open area, parking lots and walkways. The CC&Rs shall be subject to the review and approval of the City Attorney prior to the approval of the Final Map/Final Parcel

1 Map. The CC&Rs are required to be recorded prior to or concurrently with the Final Map.  
2 Any amendments to the CC&Rs in which the association relinquishes responsibility for the  
3 maintenance of any common open space shall not be permitted without the specific approval  
4 of the City of Oceanside. Such a clause shall be a part of the CC&Rs. The CC&Rs shall  
5 also contain provisions for the following:

- 6 a) Garages shall be kept available and usable for the parking of tenant's automobiles at  
7 all times.
- 8 b) Prohibition of parking or storage of recreational vehicles, trailers or boats.
- 9 c) Provisions that restrict any private use of common areas. Restrictions shall include,  
10 but are not limited to, removing any retaining walls, installing structures such as  
11 trellises, decks, retaining walls, and other hardscape any individual landscape  
12 improvements.
- 13 d) Provisions regulating individual patios/decks, prohibiting room additions, and other  
14 appurtenances without the approval of a coastal permit.
- 15 e) Provisions for the maintenance of all common space, landscaping within the adjacent  
16 right-of-way, including provisions establishing mechanisms to ensure adequate and  
17 continued monetary funding for such maintenance by the homeowners' association.
- 18 f) Provisions prohibiting the homeowner's association from relinquishing its obligation  
19 to maintain the common open space and open space easement areas without prior  
20 consent of the City of Oceanside.
- 21 g) An acknowledgement that the City of Oceanside does not have a view preservation  
22 ordinance and that views may be subject to change with maturing off-site  
23 landscape and the potential for future off-site building.

- 24 14. Prior to issuance of building permits, the project shall comply with the urban forestry  
25 standards outlined in Table 1 of Article 30, Section 3019 of the Zoning Ordinance. The  
26 project must also provide a Landscape and Tree Canopy Management Plan (LTCMP).  
27 The LTCMP shall include information regarding regular, seasonal, and emergency  
28 maintenance, trash abatement, irrigation, tree/plant care, tree replacement, insect and  
disease infestation prevention, integrated pest management, and appropriate response

process etc. Projects that do not maintain landscape in a manner consistent with the approved LTCP shall be subject to code enforcement action.

15. In the event any subsurface archaeological resources are encountered during grading or construction activities, such activities in the locality of the find shall be halted immediately. An archaeologist, certified by the Society of Professional Archaeologists (SOPA), shall be brought in to determine the significance of the archaeological resources and implement appropriate mitigations prior to recommencing earthwork and shall collaborate with a representative from the Luiseno Native American Tribe or other Most Likely Descendant as identified by the Native American Heritage Commission..

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

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

18. Adjacent homeowners shall be notified of planned construction activities and times approximately one week prior to the start of work.

19. Failure to meet any conditions of approval shall constitute a violation of the Tentative Map (T24-00003), Development Plan (D24-00012) and Regular Coastal Permit (RC24-00012).

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

21. All mechanical rooftop and ground equipment shall be screened from public view as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks, mechanical equipment, screen and vents shall be painted with non-reflective paint to match the roof. This information shall be shown on the building plans.

22. Prior to issuance of a Grading Permit, the Applicant shall obtain a Right-of-Way (ROW) Permit from the City's Engineering Division for the removal, alteration, or modification of any structures, improvements, or encroachments located within the Witherby Coastal Access. All work within these areas shall comply with the approved ROW Permit and

shall include restoration of the Witherby Coastal Access to a condition deemed appropriate by the City Engineer and the City Planner.

23. At all times, the sidewalk shall be free of obstructions, including private vehicles and other objects. Vehicles, or other objects, parked in the driveway shall not project over or obstruct the sidewalk.

### **Housing**

24. In compliance with State laws, any proposed housing development in which residential units are proposed for demolition, have been demolished with five years, or have been withdrawn from rent or lease pursuant to the Ellis Act is subject to affordable housing replacement obligations and applicable occupant protections. Therefore, as a condition of development, as required by State Housing Element law, Density Bonus law and the Housing Crisis Act of 2019, the proposed housing development project must demonstrate to the satisfaction of the Housing and Neighborhood Services Director that the project:

- a. Creates at least as many residential units as demolished (three residential units comprised of two 1 bedroom/1 bath units and one 2 bedroom/1 bath units).

The Housing and Neighborhood Services Director has determined that the project has no further obligations for occupant protections or protections for lower income tenants or replacement of protected units for lower income households as specified in [CA Govt Code Section 66300 \(d\)\(2\)](#) based upon no residential tenancy of the property and its sole use by the property owners.

### **Solid Waste**

25. The plans must include an area for storage of landfill, recycling, and food scraps/organics within an enclosure and/or storage area screened from public view. Plans should label service bins/carts for each stream. For additional information or questions on bin/cart dimensions and servicing please refer to the attached City of Oceanside Enclosure Guidelines and the City's website.

26. In Oceanside, food scraps and green waste are collected separately. All customers must subscribe and store for landfill, recycling, and food scraps. Green waste recycling may

be accommodated through the franchise provider, by a third party, or waived for green waste only if there is no green waste onsite. Documentation is required by the city annually for management of green waste services.

27. The City of Oceanside Enclosure Guidelines establish a minimum number of enclosures required based on the number of dwelling units or square footage in order to establish adequate service levels. Per the standard, projects greater than 13 dwelling units require multiple enclosures. Adjustments to the amount of enclosures required may be permitted if the applicant can indicate adequate servicing (same cubic yard requirements) through increased frequency of service. Enclosures should be located within 150 feet from each other. For enclosure building standards please reference the City of Oceanside Enclosure Guidelines.

28. Enclosure location(s) cannot block the alleyway, public right of way, or create public nuisance. Plans should provide the traffic pathway for service vehicles to ensure adequate access. Refer to the City of Oceanside Enclosure Guidelines for enclosure location and hauler access requirements.

29. If trash chutes are planned for the residential/rental units on each floor, a trash chute for each stream (landfill, recycling, and food scraps) will need to be demonstrated on the plans for each floor. Label each chute for its appropriate stream. Chute room design and projects must comply with fire code regulations.

30. The City of Oceanside reserves the right to review program and services levels and request increases if deemed necessary. The City of Oceanside Municipal Code Chapter 13 requires that Oceanside residents, businesses and multifamily projects are to separate all recyclable material from other solid waste. Additionally, the State of California regulations requires all California businesses participate in Mandatory Recycling (AB 341) and Mandatory Commercial Organics Recycling (AB 1826 & SB 1383) as outlined in the Oceanside Solid Waste code.

### **Water Utilities**

### **General Conditions**

31. The developer will be responsible for developing all water and sewer utilities necessary to

develop the property. Any relocation of water and/or sewer utilities is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.

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

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

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

35. Each new residential dwelling unit shall be metered individually.

36. For new buildings with multiple residential dwelling units; the City has accepted, as an alternative, a public master meter for each new building provided there is a private sub-meter for each individual dwelling unit. The Property Owner would be responsible for the ownership, maintenance, reading, and replacement of the private sub-meters.

37. Per the latest approved California Fire Code, all new residential units shall be equipped with fire sprinkler system.

38. Buildings requiring an NFPA 13 or NFPA 13R automatic sprinkler system for fire protection shall have a dedicated fire service connection to a public water main with a double check detector backflow assembly. Location of the backflow assembly must be approved by Fire Department.

39. Hot tap connections will not be allowed for size on size connections or connections that are one (1) pipe size smaller than the water main. These connections shall be cut-in tees with three valves for each end of the tee. Provide a connection detail on the improvement plans for all cut-in tee connections.

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

40. Any water and/or sewer improvements required to develop the proposed property will need to be included in the improvement plans and designed in accordance with the Water, Sewer, and Recycled Water Design and Construction Manual.

41. All public water and/or sewer facilities not located within the public right-of-way shall be provided with easements sized according to the Water, Sewer, and Recycled Water Design and Construction Manual. Easements shall be constructed for all weather access.
42. No trees, structures or building overhang shall be located within any water or wastewater utility easement.
43. Minimum separation between water services and sewer laterals is 10 feet. Minimum separation between multiple water services is 3 feet.
44. Water facilities, backflows or meters, shall have a minimum 10' separation from trees. Palm tree minimum separation is lowered to 5' from water facilities.
45. All lots with a finished pad elevation located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing and maintaining an approved type backwater valve, per the latest adopted California Plumbing Code.
46. Per City of Oceanside Ordinance No. 14-OR0565-1, the developer shall pay a recycled water impact fee since the proposed project is not within 75 feet of a recycled water main. The impact fee shall be established by submitting a formal letter requesting the City to determine this fee, which is based on 75% of the design and construction cost to construct a recycled water line fronting the property in S. Pacific Street.
47. A sewer cleanout shall be installed (per SDRSD SC-01) behind the property line on all existing and proposed sewer laterals.
48. Connections to public sewer main with 6-inch or larger sewer lateral will require a new sewer manhole for connection to main per Section 3.3 of *Water, Sewer, and Recycled Water Design and Construction Manual*.
49. Provide a separate irrigation water meter with reduced pressure principle backflow device for landscaping. Irrigation meter may be a dedicated water meter, or a private sub-meter located downstream of the domestic water meter.
50. Provide peak irrigation flows per zone or control valve to verify size of irrigation meter and reduced pressure principle backflow device on Landscape Plans.

51. Provide stationing and offsets for existing and proposed water service connections and sewer laterals on plans.
52. Where private sewer system is shared with other tenants, a Homeowner's Association or Property Management Company and CC&Rs should address the maintenance, repair, and replacement of "shared" sewer lateral or facilities.
53. An Oil and Sand Interceptor, as described by the latest adopted California Plumbing Code Chapter 10, relating to garages, gasoline stations, wash racks or when deemed necessary shall be shown on building plans at each building sewer in an appropriate location and shall be maintained in accordance with the Fats, Oil, and Grease permit. The location shall be shown on the approved Engineering Plans with reference to Building Plans for design and detail.
54. Subterranean parking structures shall be designed with a drainage system that conveys runoff to the City's Storm Drain System and shall comply with the California Regional Water Quality Control Board Order No. 2013-0001.
55. Homeowners' Association must be financially responsible in perpetuity of the operation and maintenance of the on-site private lift station, force main lateral, and gravity lateral.
56. Show existing water and sewer mains with size, material, and location called out on the improvement plans.
57. Provide a minimum 3-ft public utility easement all around proposed water meters that are located within private property. Reference the easement on the engineering plans.
58. Any unused water services or sewer laterals by the proposed development shall be abandoned in accordance with Water Utilities requirements. Unused sewer laterals shall be cut and capped at the sewer main and abandoned per City requirements. If an existing water meter is abandoned then a credit will be applied towards future buy-in fees in the amount of the buy-in fee of the existing meter.
- The following conditions of approval shall be met prior to building permit issuance.**
59. Show location and size of existing and proposed water meters and sub-meters on site plan of building plans. Show waterline from proposed meter to connection point to building or residence. Show how each unit will tie into the water system.

- 1 60. Show location and size of existing and proposed sewer lateral(s) from property line or  
2 connection to sewer main to connection point at building or residence. Show how each  
3 unit will tie into the sewer system.
- 4 61. If the property will have a water master meter then each unit must be equipped with a  
5 private water sub-meter (not provided by the city). All multi-family residential building  
6 permits submitted after January 1, 2018 must be privately sub-metered per Senate Bill  
7 No. 7 Chapter 623.
- 8 62. Sub-meters shall be capable of being accessed and read by the tenant of the unit and read  
9 by the landlord without entering the dwelling unit. Indicate the size and location of the  
10 sub-meters on plans. Show how each sub-meter will tie into the plumbing system.
- 11 63. Provide a fixture unit count table and supply demand estimate per the latest adopted  
12 California Plumbing Code (Appendix A) to size the water meter, sub-meters, and service  
13 line.
- 14 64. Provide drainage fixture unit count per the latest adopted California Plumbing Code to  
15 size sewer lateral for property.
- 16 65. Any proposed hose bibs or wash down of below-ground parking will require a sand oil  
17 separator to be installed upstream of wash down drain connection to building sewer  
18 lateral. If a Sand and Oil Separator is required, then building plans must show drainage  
19 fixture unit count and calculations per the latest California Plumbing Code to size oil  
20 and sand separator and show on plans the location, make and model of separator,  
21 inlet/outlet piping, and a plumbing schematic of the separator along with the required  
22 appurtenances at each building sewer lateral. There shall be adequate vertical clearance  
23 for private maintenance vehicles to enter and clean the separator.
- 24 66. Water and Wastewater buy-in fees and the San Diego County Water Authority Fees are  
25 to be paid to the City at the time of Building Permit issuance per City Code Section  
26 32B.7.

27 **Traffic**

- 28 67. The proposed car elevator shall operate in a manner that does not impact the public street. It shall not result in queuing on South Pacific St. or create any safety hazards for vehicles,

pedestrians, or cyclists within the public right-of-way. Any corrective measures necessary to address such impacts shall be sole expense of the property owner(s).

68. The project shall provide two temporary queuing areas. All vehicle maneuvers required to reposition vehicles for access to the elevator shall occur within the property limits. Vehicles shall not block traffic on S. Pacific St.

69. The driveway shall not exceed 24 feet in width. This limit applies to the total curb cut for the driveway apron.

#### **Fire**

70. EMERGENCY RESPONSE MAPS - Geo- Referenced Preplans: Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates. Provide geo-referenced building plan in CAD (.dwg) format using the following coordinate system: NAD\_1983\_StatePlan\_California\_VI\_FIPS\_0406\_Feet. Data deliverables (CAD and GIS) shall specifically include a site plan, building plan, all Utility shut-offs, fire sprinkler risers and shut-off valves, the fire department connection for sprinkler and class-I standpipe, all standpipe hose outlets, all stairwells, retail spaces, living units -numbers /locations, fire alarm panels, elevators, fire hydrants and all Knox boxes and key switch locations.

71. Deferred Submittals:

- Automatic Fire Sprinkler, CFC & NFPA 13
- Class-I Wet Standpipe, CFC & NFPA 14 (If applicable, if building meets the definition of a midrise building)
- Fire Alarm System, CFC & NFPA 72
- GIS Preplan

72. Knox Key Box 4400 series shall be provided. A master key for entry to all gates, enclosures and equipment rooms or areas is required. Knox box shall be mounted in area approved by fire dept. at height of 60 to 66 inches above grade.

73. New buildings shall have approved address numbers placed in position that is contrasting in color and plainly visible from street or road fronting the property. Numbers shall be 12" inches high with a minimum stroke of 1-1/2 inches. Directory sign shall be installed at a

1 location approved by the fire department.

2 74. Fire Extinguishers size, type, placement, and rating shall comply with California Fire Code.

3 75. Smoke alarms and carbon monoxide alarms shall be installed in accordance with California  
4 Fire Code.

5  
6 PASSED AND ADOPTED Resolution No. 2026-P10 on July 27, 2026 by the following  
7 vote, to wit:

8 AYES:

9 NAYS:

10 ABSENT:

11 ABSTAIN:

12  
13 \_\_\_\_\_  
Emily Gonzales, Chair  
14 Oceanside Planning Commission

15 ATTEST:

16  
17 \_\_\_\_\_  
Oscar Romero, Secretary

18  
19 I, Oscar Romero, Secretary of the Oceanside Planning Commission, hereby certify that this is a  
20 true and correct copy of Resolution No. 2026-P10.

21  
22 Dated: July 27, 2026  
23  
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26  
27  
28