CITY OF OCEANSIDE

COASTAL PERMIT HANDBOOK

Local Coastal Program

Approved by City Council
Ordinance No. 85-11
Adopted: May 8, 1985

STAFF MANUAL

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I. INTRODUCTION

The City of Oceanside Local Coastal Program includes the entire geographic area called the "Coastal Zone". The Coastal Zone boundary, which is established in the Coastal Act, is depicted on the City of Oceanside Post LCP Certification Map on file in the Planning Division.

Under the Local Coastal Program, all projects in the Coastal Zone are divided into five categories:

A. Exempt projects;

B. Categorically excluded projects;

C. Projects requiring an Administrative Coastal Permit from the City of Oceanside;

D. Projects requiring a Regular Coastal Permit from the City of Oceanside;

E. Projects requiring a Coastal Permit from the California Coastal Commission.

This manual describes "how to" process a Coastal Permit application. The basic steps involved in the process are:

1. Determining if a Coastal Permit is required;

2. Determining the type of Coastal Permit required;

3. Noticing a pending decision;

4. Acting on a Coastal Permit (making findings, setting conditions);

5. Noticing a final action.

This manual has been developed to help implement the Local Coastal Program. A flow chart has been devised in an effort to simplify the permit procedure. Regular Coastal Permit applications, Administrative Coastal Permit applications, and notice forms are included in the Appendices.

II. PERMIT PROCESSING OVERVIEW

Determination of Permit Category

A	B	C	D	E
Exempt	Categorically Excluded	Administrative Coastal Permit	Regular Coastal Permit	CCC Permit (Original Permit Jurisdiction)
NO FURTHER ACTION REQUIRED	Fill out log Send form to CCC NO FURTHER ACTION REQUIRED	Determine completeness of application including compliance with Coastal Hsng. reqmts. Mail notice within 10 days after accepting application. Allow 10 days for public comment. Decision by City Planner If accepted: NO FURTHER ACTION If appealed: 10 days Set PC hearing. If PC decision appealed within 10 days, City Council hearing Final Action: Notice of permit issuance sent to CCC and other interested parties.	Determine completeness of application including compliance with Coastal Hsng.reqmts. Mail notice 10 days prior to PC hearing Planning Commission Hearing If: 1) Decision accepted then Council approval not needed; and, 2) Not in original permit jurisdiction, then, NO FURTHER ACTION. If appealed within 20 days, CC hears appeal and determines Final Action. If CC decision accepted and project not in original permit jurisdiction. NO FURTHER ACTION If CC decision not accepted and project in appealable area, may be appealed to CCC within 10 days If project is in Original Permit Jurisdiction	Notify CCC. Applicant applies to CCC for Coastal Permit. Determine completeness of application. Send through City Planning Process for Advisory recommendation. Final decision from Coastal Commission.

III. PROJECT PERMIT CATEGORY DETERMINATION

All projects within the Coastal Zone will fall into one of the following five categories (A through E):

A. Exempt Projects:

The following projects are exempt from the requirements of a Regular or Administrative Coastal Permit:

1. Repair and Maintenance of Seawalls or similar shoreline work pursuant to Sections 19.B.21 (b) of the Seawall Ordinance. (See attached)

2. Maintenance Dredging of Existing Navigation Channels or moving dredged material from such channels to a disposal area outside the Coastal Zone, pursuant to a permit from the United States Army Corps of Engineers.

3. The replacement of any structure, other than a public works facility, destroyed by natural disaster. Such replacement structures shall:

   a. Conform to applicable existing zoning requirements;

   b. Be the same use as the destroyed structure;

   c. Not exceed either the floor area, height or bulk of the destroyed structure by more than 10 percent; and

   d. Shall be sited in the same location on the affected property as the destroyed structure.

NOTE: "Natural Disaster" as used in this section means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner.

"Bulk" as used in this section means total interior cubic volume as measured from the exterior surface of the structure.

4. Improvements and additions to existing structures and buildings except where:

   a. The structure or improvement would encroach within 50 feet of the edge of the coastal bluff; and

   b. Where the improvement or addition is located within the appeal area as shown on the City of Oceanside Post LCP Certification Map on file in the Planning Division.

The following exclusions are allowed (except as provided for in subsections (a) and (b) above:

a. All appurtenances and other structures, including decks, directly attached to the structure;

b. For residential uses, structures on the property normally associated with residences, such as garages, swimming pools, fences and storage sheds; but not including guest houses or self-contained residential units. NOTE: "Guest House" as used in this section shall mean any accessory structure having a floor area of more than 400 square feet, or any accessory structure which contains plumbing;

c. Landscaping on the lot;

d. Additions resulting in an increase of less than 10% of the internal floor area of an existing structure.

5. Tentative subdivision or tentative parcel maps brought about in conformance with the purchase or annexation of land by a public agency for recreational purposes which are consistent with Sections 30106 of the Coastal Act of 1976.

6. Repair and maintenance activities other than the repair and maintenance of seawalls or other shore protection structures that do not result in an addition to, or enlargement or expansion of, the object of such repair or maintenance activities.

7. Activities of public utilities as specified in the Repair, Maintenance and Utility Hook-Up Exclusion adopted by the Coastal Commission on September 5, 1978. See Division 20, Chapter 7, Section 30610 (f) of the Public Resources Code.

8. Issuance of business licenses.

9. Approval of leases and subleases.

IF A PROJECT IS EXEMPT, NO FURTHER COASTAL PERMIT PROCESSING IS REQUIRED.

B. Categorically Excluded Projects:

The following is a list of categorical exclusions:

a. Single family residences that are not part of a subdivision, variance or any other discretionary approval and not located within 50 feet of the edge of a coastal bluff.

b. Sign permits.

ONCE A PROJECT HAS BEEN DETERMINED TO BE CATEGORICALLY EXCLUDED, THE FOLLOWING STEPS MUST BE TAKEN:

1. Enter the applicant's name, project description and location, and the date of determination on the Categorical Exclusion Log.

2. Fill out a categorical exclusion form. (See Appendix 5)

3. Have the applicant sign the categorical exclusion form.

4. Send a copy of the exclusion form to the Coastal Commission.

C. Administrative Coastal Permit Projects:

All projects located in the Coastal Zone, which are not exempt, categorically excluded or subject to the California Coastal Commission approval (original permit jurisdiction area) will require a coastal permit from the City of Oceanside. An administrative coastal permit may be granted by the City Planner when the City's Zoning Ordinance or other City code does not require a public hearing or other discretionary action by any board, commission, or if the project is "not appealable" to the California Coastal Commission. Examples include:

a. Building permits for projects located outside of the appealable area; single family dwellings - exempt.

b. Demolition permits for all residential, motel/hotel and RV space demolitions.

c. 2 units (duplex). A fee of $25 shall be paid at the time of application.

D. Projects Requiring a Regular Coastal Permit:

1. Public hearings will be required for Coastal Permits when the City Zoning Ordinance requires a hearing or discretionary action for the project such as:

Variances	Shoreline Structures
Conditional Use Permits	Zone Changes
Development Plans	General Plan Amendments
Specific Plans	Tentative Maps
	Harbor Permits

2. The project is defined as appealable on the Post LCP Certification Map.

ADMINISTRATIVE AND REGULAR COASTAL PERMITS SHALL BE PROCESSED CONCURRENTLY WITH ALL OTHER REQUIRED CITY PERMITS. AN ADDENDUM APPLICATION (BLUE) WILL BE REQUIRED TO BE SUBMITTED BY THE APPLICANT AND A FEE OF $50.

E. California Coastal Commission Permit Projects:

City staff must determine whether the project is within the following areas, as indicated on the Post-LCP Certification Map:

Areas of "Original Permit Jurisdiction"

tidelands
submerged lands
public trust lands

If a project is located in any areas indicated above, the applicant must apply for a Coastal Permit at the:

California Coastal Commission
San Diego District Office
1333 Camino del Rio South, Suite 125
San Diego, CA 92108-3520
TEL: (619)297-9740

If the project requires any type of approval from the City of Oceanside, the City will require that local processing be completed prior to a City advisory recommendation being provided to the Coastal Commission.

IV. NOTICING REQUIREMENTS

A. Administrative Permit:

Developments within the City's Coastal Zone which do not require a public hearing under the City's Zoning Ordinance shall be noticed as follows:

1. Within 10 calendar days of accepting an application for an administrative coastal permit, the City shall provide notice, by first class mail, of the pending development decision. This notice shall be provided to:

   a. All property owners and tenants within 100 feet of the perimeter of the parcel on which the development is proposed. Property ownership and tenant mailing labels are to be provided by the applicant.

   b. All persons who have requested to be on the mailing list for that development.

   c. The Coastal Commission.

2. The notice shall contain the following information:

   a. A statement that the development is within the Coastal Zone;

   b. The date of filing of the application and the name of the applicant;

   c. The number assigned to the application;

   d. A description of the development and its proposed location;

   e. The date the application will be acted upon by the City Planner;

   f. The general procedures of the local government concerning the submission of pubic comments either in writing or orally prior to the local decision;

   g. A statement that a public comment period of 10 calendar days will be set to allow for the submission of comments by mail prior to the local decision. The 10 day comment period will commence on the date of the notice.

B. Regular Coastal Permit:

All Regular Coastal Permits to be processed by the City of Oceanside shall be noticed as follows:

1. Mail notices by first class mail at least 10 calendar days prior to hearing to the following people:

   a. All property owners within 300 feet of project boundary and all tenants (including renters) within 100 feet of the project boundary. Property ownership and tenant mailing labels are to be provided by the applicant.

   b. All interested groups and individuals which have requested notice.

   c. California Coastal Commission.

2. Ten calendar days prior to the hearing date, publish a notice at least once in a newspaper of general circulation in the City.

3. If a project is continued to an unspecified date or time, re-noticing shall occur as in (1) above.

4. First-class mail notices shall contain the following information (as shown in the sample notice form, Appendix 3).

   a. A statement that the project is within the Coastal Zone, and that the project decision will include a determination on a coastal project permit;

   b. The date of filing of the application and the name of the applicant;

   c. The number assigned to the application;

   d. A description of the development and its proposed location;

   e. The date, time and place at which the application will be heard by the local governing body;

f. A brief description of the general procedures of the local government concerning the conduct of hearing and local actions; including advisement that persons wishing to be heard on such matter may attend and be heard;

g. The system for City and Coastal Commission appeals, including any City fees required.

V. ACTION ON PROJECTS

A. Required Findings:

The following findings must be made before coastal permits are granted:

1. That the project conforms to the Local Coastal Plan, including the policies of that Plan; and

2. That all development within the appeal area conforms to the public access and recreation policies of Chapter 3 of the Coastal Act. (See attached)

B. Notice of Final Action - (See Appendix 4)

Within 7 calendar days following a project decision, a notice shall be mailed to:

1. The California Coastal Commission;

2. Any person who requested notice and provided a self-addressed, stamped envelope or other mailing fee;

3. Applicant.

The notice shall include:

1. Conditions of approval;

2. Written findings;

3. Procedures for appeal to the California Coastal Commission.

C. Effective Date of Final Action:

The local government's final decision on an application located within the appeal area shall become effective after a 10 working day appeal period to the Coastal Commission has expired. This 10 working day appeal period commences from the local effective date. Final local action is deemed effective unless any of the following occurs:

1. An appeal is filed in accordance with the California Coastal Commission's appeal procedures. (See Section VI (E) following).

2. The notice of final local government action does not meet the requirements of Section 13571, Article 17, Local Coastal Program Implementation Regulations. (Section V, Action on Projects).

D. Notice of Failure to Act:

1. Notification by Applicant: If a local government fails to act on an application within the time limits set forth in Government Code Sections 65950-65957.1, thereby approving the development by operation of law, the person claiming a right to proceed (pursuant to Government Code Section stated above) shall notify, in writing, the local government and the Coastal Commission of his/her claim that the development has been approved by operation of law. Such notice shall specify the application which is claimed to be approved.

2. Notification by Local Government: When a local government determines that the time limits established pursuant to Government Code Section 65950-65957.1 have expired, the local government shall, within 7 calendar days of such determination, notify the person entitled to receive a notice pursuant to Section 13571 (a) of Article 17, Local Coastal Program Implementation Regulations that it has taken final action by operation of law pursuant to Government Code Section 65950-65957.1. The Coastal Commission's appeal period for projects approved by operation of law shall begin to run only upon the receipt of the local government notice in the Commission office.

If any of the circumstances of 1-2 above occur, the Coastal Commission shall, within 5 calendar days of receiving notice of that circumstance, notify the local government and the applicant that the effective date of the local government action has been suspended.

E. Expiration Date and Extensions:

The issuance of coastal permits is subject to the provisions of the California Environmental Quality Act (CEQA). In most cases, the required environmental review will be completed as part of the regular City process. For example, for all regular coastal permits in conjunction with Conditional Use Permits, Variances, Zone Changes, Tentative Maps, etc., environmental review will be completed as part of the regular City permit process. Where a project requires a coastal permit but no other City approval, environmental review will be completed as part of the coastal permit process. The regular rules and regulations pertaining to Categorical Exclusions, Negative Declarations, and Environmental Impact Reports will apply in the Coastal Zone.

VI. APPEALS

A. Determination of Permit Category Appeal:

The City Planner makes a determination as to what type of permit is applicable to the proposed development (i.e., categorically excluded, Administrative Coastal Permit or Regular Coastal Permit) and informs the applicant of the notice and hearing requirements for that particular permit procedure.

If the determination of the City Planner is challenged by the applicant or an interested person, or if the City Planner wishes to have a Coastal Commission determination as to the appropriate designation, the City Planner shall notify the Coastal Commission by telephone of the dispute/question and shall request a Coastal Commission Executive Director's opinion.

The Coastal Commission Executive Director shall, within two working days of the local government request (or upon completion of a site inspection where such inspection is warranted), transmit a determination as to whether the development is categorically excluded, Administrative, or Regular Coastal Permit category.

Where, after the Coastal Commission Executive Director's investigation, the Executive Director's determination is not in accordance with the City Planner's determination, the Coastal Commission shall hold a hearing for purposes of determining the appropriate permit category for the proposed project. The Coastal Commission shall schedule the hearing on the determination for the next Commission meeting, in the appropriate geographic region of the State, following the City's request.

B. California Coastal Commission Appeals:

The following appeal procedure to the California Coastal Commission shall apply to all projects within the appealable areas of the City's Coastal Zone, as delineated on the City's Post LCP Certification Permit and Appeal Jurisdiction Map on file in the Planning Division.

1. An appeal of the City's decision on a Regular Coastal Permit may be filed by:

   a. Any applicant or aggrieved person who has exhausted local appeals pursuant to Section E below; or

   b. Any two members of the California Coastal Commission.

   The appeal must contain the following information:

   (1) The name and address of the permit applicant and appellant;

   (2) The date of the local government action;

   (3) A description of the development;

   (4) The name of the governing body having jurisdiction over the project area;

   (5) The names and addresses of all persons who submitted written comments or who spoke and left his or her name at any public hearing on the project, where such information is available;

   (6) The names and addresses of all other persons known by the appellant to have an interest in the matter on appeal;

   (7) The specific grounds for appeal;

(8) A statement of facts upon which the appeal is based;

(9) A summary of the substantial issues raised by the appeal.

The appeal must be received in the California Coastal Commission Office on or before the tenth (10th) working day after receipt of the Notice of Permit Issuance by the Executive Director of the California Coastal Commission. The appellant shall notify the applicant, any persons known to be interested in the application, and the local government of the filing of the appeal. The filing of the notice of appeal should also contain the information which the City has specifically requested or required. Notification shall be by delivering a copy of the completed Notice of Appeal to the domicile(s), office(s), or mailing address(es) of said parties. In the event, such notification shall be by such means as may reasonably advise said parties of the pendency of the appeal. Unwarranted failure to perform such notification may be grounds for dismissal of the appeal by the California Coastal Commission.

2. Upon receipt of a Notice of Appeal the City shall refrain from issuing a Regular Coastal Permit for the proposed development and shall, within five (5) working days, deliver to the Executive Director of the California Coastal Commission all relevant documents and materials used by the City in its consideration of the coastal permit application. If the California Coastal Commission fails to receive the documents and materials, the California Coastal Commission shall set the matter for hearing and the hearing shall be left open until all relevant materials are received.

3.

a. The grounds of appeal for any development appealable under Public Resources Code Section 30603 (a) (1), shall be limited to the following:

(1) The development fails to provide adequate physical access or public or private commercial use or interferes with such uses.

(2) The development fails to protect public views from any public road or from a recreation area to, and along, the coast.

(3) The development is not compatible with the established physical scale of the area.

(4) The development may significantly alter the existing natural landforms.

(5) The development does not comply with shoreline erosion and geologic setback requirements.

b. The grounds for appeal of any development appealable under Sections (2), (3) and (4) of the definition of "appealable area" (see Appendix 1) shall be limited to whether development is in conformity with the certified local coastal program. (This Section shall not apply to public works plans which are governed by regulations, Title 14, California Administrative Code Sections 13350-13361).

c. The grounds of appeal for a development between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or, of the mean high tide line of the sea where there is no beach, whichever is the greater distance (as designated on the Post Local Coastal Plan Certification Permit and Appeal Jurisdiction Map), which is appealable under Public Resources Code Section 30604 (c) shall include a statement of whether the development is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act and/or how the development is or is not in conformity with the certified local coastal program.

4. Where the appellant has exhausted the City's appeals procedures pursuant to Section E of this Section a de novo review (re-review) of the project by the Commission shall occur only after the City's decision has become final.

5. Unless the California Coastal Commission finds that the appeal raises no significant issue as to conformity with the certified local coastal program or, in the case of a permit application for a development between the sea and the first public road paralleling the sea, or within 300 feet of the inland extent of any beach, or of the mean high tide line of the sea where there is no beach, and that there is no significant question with regards to the public access and public recreation policies of Chapter 3 of the Coastal Act, the Commission

shall consider the application de novo in accordance with the procedures set forth in Sections 13057-13096 of the C.C. Regulations.

6. The standard of review for an appealable development shall be whether the development meets the requirements of Public Resources Code 30604 (b) and (c).

7. Within ten (10) working days of a final California Coastal Commission action on an appeal from a local government decision, the California Coastal Commission shall transmit notice of action taken by the local government to the applicant and the appellant.

C. Administrative Coastal Permit Appeal:

A decision on an Administrative Coastal Permit application may be appealed by the applicant or aggrieved person within 10 days to the Planning Commission, or if the project is located in the Redevelopment Area, to the Community Development Commission.

The Planning Commission's decision may be appealed within 20 days to the City Council as per the City's Zoning Ordinance.

Administrative Permit decisions are not appealable to the California Coastal Commission since they are not located within the "appealable area".

D. Regular Coastal Permit Appeal:

The Planning Commission's decision on a Regular Coastal Permit may be appealed by the applicant or aggrieved person within 20 days to the City Council as per City Zoning Ordinance, or if the project is located in the Redevelopment Area, to the Community Development Commission.

E. Exhaustion of Local Appeals:

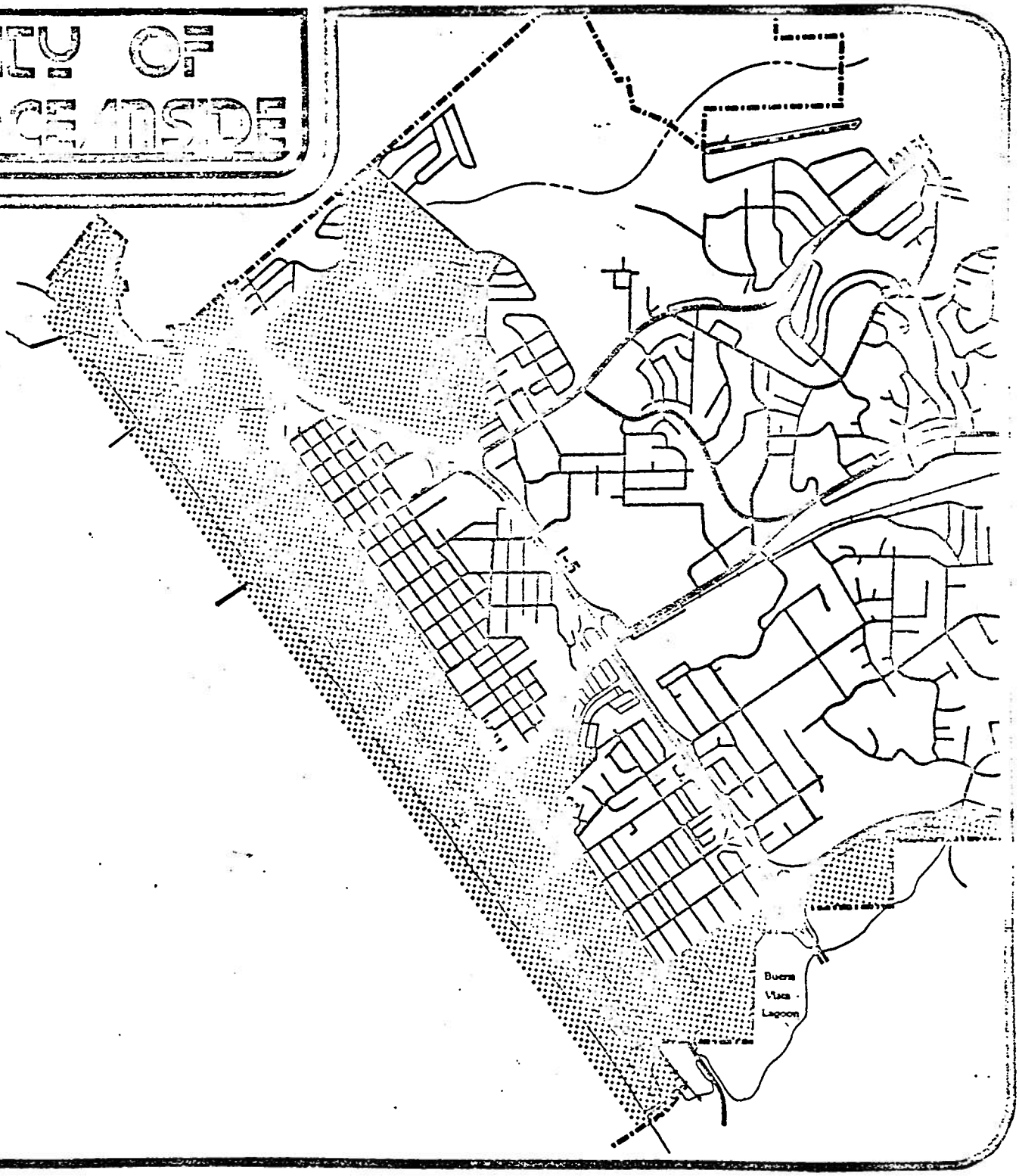
An appellant for a Regular Coastal Permit shall be deemed to have exhausted local appeals (for purposes of the California Coastal Commission Local Coastal Program Regulations, Chapter 14 of the California Administrative Code) and shall qualify as an aggrieved person when the appellant has pursued his or her appeal to the City as required by the City appeal procedures.

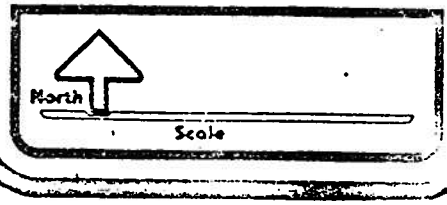
Where a project is appealed by any two members of the Coastal Commission, there shall be no requirement of exhaustion of local appeals. The notice of commissioner appeal shall be transmitted to the City Council and the appeal to the Coastal Commission may be suspended pending a decision on the merits on the appeal by the local appellate body. If the decision of the total appellate body modifies or reverses the previous decision, the Coastal Commission shall be required to file a new appeal from that decision.

F. Right to Direct Appeal to California Coastal Commission:

If the City of Oceanside determines to charge a fee for any appeal pursuant to Sections A, B, and C above, the appeal may be made directly to the California Coastal Commission, consistent with Administrative Regulations Section 13572 (a) (4).

CITY OF OCEANSIDE





COASTAL ZONE : LOCAL COASTAL PROGRAM BOUNDARY

APPENDIX I

DEFINITIONS

AGGRIEVED PERSON (Public Resources Code 30801)

An "Aggrieved Person" means any person who, in person or through a representative, appears at a public hearing or who, by other appropriate means prior to a hearing, informed the local government of the nature of his/her concerns or who for good cause was unable to do either.

APPEALABLE AREA (or Projects)

(1) Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greatest distance.

(2) Developments approved by the local governments not included within paragraph (1) of this subdivision located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream, or within 300 feet of the top of the seaward face of any coastal bluff.

(3) Developments approved by the local government not included within paragraph (1) or (2) of this subdivision located in a sensitive coastal resource area if the allegation on appeal is that the development is not in conformity with the implementing actions of the certified local coastal program.

(4) Any development which constitutes a major public works project or a major energy facility.

A major public works project or major energy facility as used in Public Resources Code Section 30603 (a) (5) and these regulations shall mean any proposed public works project, as defined by Section 13012 of the Coastal Commission Regulations, (Title 14, California Administrative Code, Division 5.5) or energy facility, as defined by Public Resources Code Section 30107 and exceeding an established cost of construction, as determined by the California Coastal Commission.

COASTAL BLUFF

A scarp or steep face of rock, decomposed rock, sediment or soil resulting from erosion, faulting, folding, or excavation of land mass. The cliff or bluff may be simple planar or curbed surface, or it may be step-like in section. For purposes of this manual, "cliff" is limited to those features having vertical relief of 10 feet or more.

CATEGORICAL EXCLUSIONS

Those projects, which pursuant to California Public Resources Code Section 30610 (e) and implementing regulations, are designated as categorically excluded from the requirements of a coastal permit.

COASTAL-RELATED DEVELOPMENT

Means any use that is dependent on a coastal-dependent development or use.

COASTAL DEVELOPMENT PERMIT

Means either a Regular or Administrative Permit for any development within the Coastal Zone that is required pursuant to Article 21 of the City of Oceanside Zoning Ordinance.

COASTAL POLICY CHECKLIST

Means a form prepared and completed by the Planning Division as a guide for reviewing a Coastal Development Permit application for conformance with the Coastal Land Use Plan. It shall list appropriate application information, all coastal land use policies, those policies with which the application does not comply and recommended conditions, if any, necessary to bring the application into compliance.

DEVELOPMENT

"Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading removing, dredging mining, or extraction or any materials; change in the density or intensity of use of land, including but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or alteration of the size of any structure, including any facility of any private, public, or municipal utility. As used in this definition, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit,

siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

ENERGY FACILITY

Means any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source of energy.

FEASIBLE

Means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

FILL

Means earth or any other substance or material, including pilings placed for the purposes of erecting structures thereon, placed in a submerged area.

LAND USE PLAN

Means the relevant portions of the City's General Plan, or Local Coastal Plan which are sufficiently detailed to indicate the kinds, intensity, and location of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions.

LOCAL COASTAL PROGRAM

Means the City's (a) land use plan, (b) zoning ordinance, (c) zoning district maps, and other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of the 1976 Coastal Act.

PERSON

Means any individual, organization, partnership, or other business association or corporation, including any utility, and any federal, state, local government, or special district or any agency thereof.

PUBLIC WORKS

(a) All production, storage, transmission, and recovery facilities for water, sewage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities.

(b) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities

and stations, bridges, trolley wires, and other related facilities.

(c) All publicly financed recreational facilities, all projects of the State Coastal Conservancy, and any development by special district.

PUBLIC TRUST LANDS

Public Trust Lands shall be defined as all lands subject to the Common Law Public Trust for commerce, navigation, fisheries, recreation, and other public purposes. Public Trust Lands include tidelands, submerged lands, the beds of navigable lakes and rivers, and historic tidelands and submerged lands that are presently filled or reclaimed, and which were subject to the Public Trust at any time.

SUBMERGED LANDS

Submerged Lands shall be defined as lands which lie below the line of mean low tide.

TIDELANDS

Tidelands shall be defined as lands which are located between the lines of mean high tide and mean low tide.

PLANNING DIVISION (619) 439-7272
320 N. HORNE ST., OCEANSIDE, CA 92054

ACCEPTED	BY

PLEASE PRINT OR TYPE ALL INFORMATION

HEARING	
VAR.	
C.U.P.	
DEV.PL.	
SP.PL.	
ZONE CH.	
G.P.A.	
PAR.MAP	
TENT.MAP	
O.H.P.A.C	
COASTAL	

PART I - APPLICANT INFORMATION

L. NT	2. STATUS
RESS	4. PHONE
LICANT'S REPRESENTATIVE (OR PERSON TO BE CONTACTED FOR INFORMATION DURING PROCESSING)	
RESS	7. PHONE

PART II - PROPERTY DESCRIPTION

ATION			9. SIZE
ERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PAR.NO.

PART III - PROJECT DESCRIPTION

ERAL PROJECT DESCRIPTION

ED GEN.PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. # UNITS	19. DENSITY
LDING SIZE	21. PARKING SPACES	22. % LANDSCAPING	23. % LOT COVERAGE	

PART IV - ATTACHMENTS

ALL APPLICATIONS			DEV.PLANS, CUP'S & TENT.MAPS*	
DESCRIPTION/JUSTIFICATION		25. LEGAL DESCRIPTION		30. FLOOR PLANS & ELEVATIONS
00 FT. RADIUS MAP		27. PROPERTY OWNERS' LIST		31. CONSTRUCTION SCHEDULE
NVIRONMENTAL ASSESSMENT		29. PLOT PLANS		32. OTHER

PART V - SIGNATURES

PLICANT OR HIS REPRESENTATIVE MUST SENT AT THE HEARING. FAILURE TO BE IT MAY RESULT IN DENIAL OF THE APPLICATION

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

LICANT OR REPRESENTATIVE	34. DATE
ARE UNDER PENALTY OF PERJURY THAT IO INFORMATION IS TRUE AND CORRECT ST OF MY KNOWLEDGE.	
LICANT	36. DATE

37. OWNER	38. DATE
39. OWNER	40. DATE
41. OWNER	42. DATE

TENTATIVE MAPS FOR CONDOMINIUM DEVELOPMENTS (ONLY ATTACHMENT 30)

FEE: $25.00

CITY OF OCEANSIDE PLANNING DIVISION
ADMINISTRATIVE COASTAL PERMIT APPLICATION

TYPE or PRINT LEGIBLY

Name of owner of subject property_____
Address_____Telephone_____

Please furnish the following information that is pertinent to your proposed project: (1) plot plan (2) floor plans and elevations (3) construction schedule (4) any other information you feel is needed to evaluate the design of your project (5) 1 set of mailing labels for all property owners and residents within 100 feet of the perimeter of the project.

Name of applicant for proposed project_____
Address_____Telephone_____

Name of person preparing this form_____
Address_____Telephone_____

Proposed Project Title_____
( ) Public ( ) Private

Street Address of Proposed Project_____

Property Location is on N. S. E. W. (circle one) side of_____
_____between_____and_____

Brief Legal Description of Property_____
_____
_____
_____

Assessor's Parcel No._____

General Plan Designation_____

Briefly describe the project. Give information specifically detailing the needed authorizations checked below.

_____
_____
_____
_____

Describe the uses of the land in the immediate vicinity of the subject property (for example: vacant land, apartment buildings, offices, etc.)

_____
_____
_____

I declare under penalty or perjury that the above information is true and correct to the best of my knowledge.

Applicant's Signature_____ Date_____

Owner's Signature_____ Date_____

APPLICATION NO._____
STAFF USE ONLY
FEE: $50.00

CITY OF OCEANSIDE
PLANNING DIVISION

ADDENDUM TO CITY-WIDE APPLICATION FOR
REGULAR COASTAL PERMITS

The following addendum is to be filed on any project or demolition of sound building located within the City's Coastal Zone. All coastal projects and demolitions must be in compliance with all applicable policies adopted in the City's Coastal Land Use Plan.

Please answer ALL questions. Where questions do not apply to your project, indicate "Not Applicable" or "N.A.".

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1. If residential, state:

   1) number of units_____

   2) number of bedrooms per unit_____

   3) type of ownership proposed: ( ) rental
      ( ) condominium
      ( ) stock cooperative
      ( ) time share
      ( ) other

2. If land division, number of lots to be created and size:

   _____

   _____

3. Present use of property

a) Are there existing structures on the property?
( ) Yes ( ) No
If yes, describe (including number of residential units, occupancy status, monthly rental/lease rates for each unit for residential projects only. If there are existing motel/hotel/visitor accommodations on the property, please describe.

_____

_____

_____

_____

b) Will any existing structure be demolished? ( ) Yes ( ) No

SUBMITTED

b) Will any existing structure be demolished? ( ) Yes ( ) No

Will any existing structures by removed? ( ) Yes ( ) No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

_____

_____

4. Estimated cost of development: Land_____Improvements_____

5. Has any application for a development on this site been submitted previously to the California Coastal Commission?
( ) Yes ( ) No

If yes, state previous application number_____

6. Project height: Maximum height of structure_____ft.
Maximum height of structure as measured from centerline of frontage road_____ft.

7. Total number of floors in structure, including subterranean floors, lofts, and mezzanines_____

8. Gross floor area including covered parking and accessory buildings_____sq. ft.

Gross floor area excluding parking_____sq. ft.

9. Lot area (within property lines)_____sq. ft. or acres

Lot Coverages	Existing	New Proposed	Total
Building coverage	_____sq.ft.	_____sq.ft.	_____sq.ft.
Paved area	_____sq.ft.	_____sq.ft.	_____sq.ft.
Landscaped area	_____sq.ft.	_____sq.ft.	_____sq.ft.
Unimproved area	_____sq.ft.	_____sq.ft.	_____sq.ft.

10. Parking: number of existing spaces_____
number of new spaces proposed_____
TOTAL_____

number of covered spaces_____
number of uncovered spaces_____
number of standard spaces_____size_____
number of compact spaces_____size_____
Is tandem parking existing and/or proposed ( ) Yes ( ) No
If yes, how many tandem sites?_____size_____

Superceded