

STAFF REPORT



ITEM NO. **19**
CITY OF OCEANSIDE

DATE: January 10, 2007

TO: Chairman and Members of the Community Development Commission

FROM: Economic Development and Redevelopment Department

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING A REGULAR COASTAL PERMIT (RC-214-06) TO CONVERT TWO UNITS INTO A SINGLE-FAMILY RESIDENCE WITH A 500-SQUARE-FOOT ADDITION LOCATED AT 128 SOUTH PACIFIC STREET – TASCHNER RESIDENCE – APPLICANT: LOU AND MARY TASCHNER**

SYNOPSIS

The item under consideration is a Regular Coastal Permit for conversion of a residential duplex into a single-family residence with a 500-square-foot addition located at 128 South Pacific Street. Staff is recommending that the Commission approve the project and adopt the resolution as attached.

BACKGROUND

The subject site consists of a pre-existing legal parcel totaling 5,000 square feet in size that was part of the A.J. Myers Subdivision of 1885. The subject site currently maintains 3 residential units situated within two buildings. The one-story, single family residence is situated on the western portion of the subject site and the other building is located on the eastern portion of the site and consists of a two-story duplex over a three-car garage. All of the units were constructed in 1963.

The subject site is situated within the South Pacific Street corridor which consists of a mix of multifamily residential condominiums interspersed with single-family residences.

Land Use and Zoning: The subject site is located within Subdistrict 5 of the "D" Downtown District. Subdistrict 5 is primarily intended to provide a high-density residential neighborhood in an urban setting in close proximity to shopping, employment, transportation and recreational facilities. Single-family and multifamily residences are permitted. The density within this zone ranges from 29-43 dwelling units per acre. The project proposes a density of 17.4 dwelling units per acre.

Regular Coastal Permit: This project is situated within the Coastal Zone and requires a Regular Coastal Permit. Under the provisions of the Local Coastal Plan the project site is designated as Mixed High-Density and Transient Residential. Multifamily and single-family

are primarily the uses allowed within this land use designation.

The project is also situated within the Coastal Zone “appeal jurisdiction”. Any local action by the City on this proposed coastal development permit may be appealed to the California Coastal Commission

Project Description: The project proposes to convert the existing duplex into a single-family residence and add an approximately 500-square-foot third story consisting of a master bedroom and bathroom with a 442-square-foot deck. In addition, the garage capacity will be increased from 3 to 4 parking spaces. The proposed design will modernize the existing 1960’s era beach bungalow design. The proposed exterior colors are a rich tan to replace the existing blue color.

Outlined below is a comparison chart summarizing the required development criteria with the proposed project:

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	N/A (pre-existing lot)	N/A (pre-existing lot)
SETBACKS Front Side Rear	10 feet 3 feet 5 feet	N/A 3 feet 5 feet
LANDSCAPING	25%	N/A
PARKING	4 spaces	4 spaces
BUILDING HEIGHT	35 feet	29 feet
DENSITY	43 du. Ac. (maximum)	17.4 du. Ac.

Regular Coastal Permit: A Regular Coastal Permit is required because the project is situated within the Coastal Zone and proposes new construction that requires discretionary action.

Environmental Determination: A Certificate of Exemption has been prepared for the project. Under the provisions of the California Environmental Quality Act, the Community Development Commission will consider the exemption during its hearing on the project.

ANALYSIS

Staff’s analysis focused on the compatibility of the project with existing development

patterns of the area and the project's consistency with the underlying Redevelopment Plan, Zoning Ordinance, and the Local Coastal Program.

Since the proposed project is an infill project, staff's initial concerns centered on the project's compatibility with the existing residential patterns. The surrounding area consists of single-family residences interspersed with some newer condominium development. Staff believes that the proposed conversion and addition is consistent with the surrounding neighborhood, especially with the newer residential units.

Staff is also concerned with the project's architectural compatibility and scale with the surrounding neighborhood. Staff believes the proposed design, modernizing a contemporary 1960's era beach bungalow design is consistent with the surrounding neighborhood which has several new residences with a similar modern design.

Staff's review of the project examined the consistency of the development with the underlying zoning regulations and policies of the Local Coastal Program. The existing single-family residence will remain unchanged and the rear structure will have a small 500-square-foot third floor addition, therefore, public view impacts will be minimal.

In conclusion, staff believes that the project meets the intent of the Redevelopment Plan and the underlying subdistrict goals, which encourages the development of residential uses. The design of the project is consistent in both the height and scale of the surrounding neighborhood. The proposed project is consistent with the quality of design of the newer residences located within the South Pacific Street area. The project also is consistent with the land use policies of the Local Coastal Plan.

COMMISSION OR COMMITTEE REPORTS

The Redevelopment Design Review Committee (RDRC) reviewed the project at its November 30, 2006 meeting and approved the project.

The Redevelopment Advisory Committee (RAC) reviewed the project at its December 11, 2006 meeting and approved the project.

FISCAL IMPACT

The proposed project will add approximately \$150 of tax increment yearly to the project area.

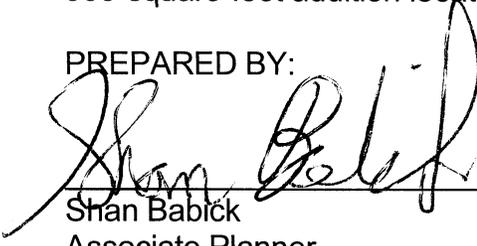
CITY ATTORNEY'S ANALYSIS

Pursuant to Oceanside Zoning Ordinance Article 4102, the Commission is authorized to hold a public hearing on this project's applications. Consideration of the project should be based on the evidence presented at the public hearing. After conducting the public hearing, the Commission shall approve, conditionally approve, or disapprove the project. The resolution has been reviewed and approved as to form by the City Attorney.

RECOMMENDATION

Staff recommends that the Commission adopt the resolution approving Regular Coastal Permit (RC-214-06) for the conversion of a duplex into a single-family residence with a 500-square-foot addition located at 128 South Pacific Street.

PREPARED BY:



Shan Babick
Associate Planner

SUBMITTED BY:



Barry E. Martin
Interim Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Interim Deputy City Manager
Kathy Baker, Redevelopment Manager
Mike Blessing, Deputy City Manager



WWS

EXHIBITS/ATTACHMENTS

1. Resolution
2. Notice of Exemption
3. Site Plan / Floor Plans / Elevations

RESOLUTION NO. 07-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A REGULAR COASTAL PERMIT FOR THE CONVERSION OF A RESIDENTIAL DUPLEX INTO A SINGLE FAMILY RESIDENCE WITH A 500 SQUARE FOOT ADDITION LOCATED AT 128 SOUTH PACIFIC STREET – APPLICANT: LOU AND MARY TASCHNER

WHEREAS, on January 10, 2007, the Community Development Commission held its duly noticed public hearing, and considered an application for a Regular Coastal Permit (RC-214-06) for conversion of a residential duplex into a single family residence with a 500 square foot addition located at 128 South Pacific Street;

WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of Oceanside did, on November 30, 2006, review and recommend approval of Regular Coastal Permit (RC-214-06);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on December 11, 2006, recommend approval of Regular Coastal Permit (RC-214-06);

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

WHEREAS, a Categorical Exemption was prepared by the Resource Officer of the City of Oceanside for this application pursuant to the California Environmental Quality Act 1970 and the State Guidelines implementing the Act. The project is considered an infill development and will not have a detrimental effect on the environment;

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

WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the Project is subject to certain fees, dedications, reservations and other exactions as provided below:

<u>Description</u>	<u>Authority Imposition</u>	<u>Current Estimate Fee</u>
School Facilities Mitigation Fee	Ordinance No. 91-34	\$2.63 per square foot

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

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

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

11 WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS FURTHER
12 GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or
13 other exaction described in this resolution begins on the effective date of this resolution and any
14 such protest must be in a manner that complies with Section 66020; and

15 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes
16 effective upon its adoption.

17 NOW, THEREFORE, the Community Development Commission of the City of
18 Oceanside does resolve as follows:

For the Regular Coastal Permit:

19 1. The granting of the Regular Coastal Permit is consistent with the purposes of the
20 California Coastal Act of 1976 in that the project does not impact public coastal views.

21 2. The proposed project is consistent with the policies of the Local Coastal Program
22 as implemented through the City Zoning Ordinance by not impeding public coastal view and
23 public access. In addition, the project will not substantially alter or impact the existing coastal
24 views through the public rights-of-way view corridors because the proposed project is located in
25 the rear portion of the subject site and it meets all development standards including height.

26 3. The proposed project will not obstruct any existing or planned public beach
27 access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal
28 Act. The subject site is located east of South Pacific Street, therefore, the proposed project will
not obstruct and/or block any existing and/or proposed public beach access.

1 SECTION 1. That Regular Coastal Permit (RC-211-05) is hereby approved subject to
2 the following conditions:

3
4 **Building:**

5 1. Applicable Building Codes and Ordinances shall be based on the date of
6 submittal for Building Department plan check.

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

9 3. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on
10 the plans.

11 4. All electrical, communication, CATV, etc. service lines, within the exterior lines
12 of the property shall be underground. (City Code Sec. 6.30)

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

16 a) Building construction work hours shall be limited to between 7 a.m. and
17 6 p.m. Monday through Friday, and on Saturday from 7 a.m. to 6 p.m. for work that is not
18 inherently noise-producing. Examples of work not permitted on Saturday are concrete and
19 grout pours, roof nailing and activities of similar noise-producing nature. No work shall be
20 permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor
21 Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the
22 provisions of the Oceanside City Code Chapter 38. (Noise Ordinance)

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

28 **Engineering:**

6. The developer shall monitor, supervise and control all construction and
construction-supportive activities, so as to prevent these activities from causing a public

1 nuisance, including but not limited to, insuring strict adherence to the following:

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

4 b) All grading and related site preparation and construction activities shall
5 be limited to the hours of 7 a.m. to 6 p.m., Monday through Friday. No engineering related
6 construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written
7 permission is granted by the Public Works Director with specific limitations to the working hours
8 and types of permitted operations. Because construction noise may still be intrusive in the
9 evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing
10 excessive or offensive noise which causes discomfort or annoyance to reasonable persons of
11 normal sensitivity."

12 c) A haul route shall be obtained at least 7 days prior to the start of hauling
13 operations and must be approved by the Community Development Director. Hauling operations
14 shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

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

26 8. A traffic control plan shall be prepared according to the City traffic control
27 guidelines and be submitted to and approved by the Community Development Director prior to
28 the start of work within open City rights-of-way. Traffic control during construction of streets
that have been opened to public traffic shall be in accordance with construction signing,
marking and other protection as required by the Caltrans Traffic Manual and City Traffic

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

3 9. Sight distance requirements at the project driveway shall conform to the corner
4 sight distance criteria as provided by the California Department of Transportation Highway
5 Design Manual.

6 10. Any existing broken pavement, concrete curb and gutter, or sidewalk or any
7 damaged during construction of the project, shall be repaired or replaced as directed by the
8 Public Works Director.

9 11. Upon acceptance of any fee waiver or reduction by the developer, the entire
10 project will be subject to prevailing wage requirements as specified by Labor Code Section
11 1720(b) (4). The Subdivider shall agree to execute a form acknowledging the prevailing wage
12 requirements prior to the granting of any fee reductions or waivers.

13 **Fire:**

14 12. Fire Department Requirements shall be placed on plans in the notes section.

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

17 14. Smoke detectors are required and detector location shall be indicated on the
18 plans.

19 15. Buildings shall meet Oceanside Fire Departments current codes at the time of
20 building permit application.

21 **Planning:**

22 16. This Regular Coastal Permit (RC-214-06) shall expire on January 10, 2009,
23 unless implemented as required by the Zoning Ordinance.

24 17. This Regular Coastal Permit approves only the conversion of a residential duplex
25 into a single family residence with a 500 square foot addition as shown on the plans and exhibits
26 presented to the Community Development Commission for review and approval. No deviation
27 from these approved plans and exhibits shall occur without Planning Department approval.
28 Substantial deviations shall require a revision to the Regular Coastal Permit or a new Regular
Coastal Permit.

1 18. The applicant, permittee or any successor-in-interest shall defend, indemnify and
2 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or
3 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul
4 an approval of the City, concerning Regular Coastal Permit (RC-214-06). The City will
5 promptly notify the applicant of any such claim, action or proceeding against the City and will
6 cooperate fully in the defense. If the City fails to promptly notify the applicant of any such
7 claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not,
8 thereafter, be responsible to defend, indemnify or hold harmless the City.

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

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

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

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

25 23. Failure to meet any conditions of approval for this development shall constitute a
26 violation of Regular Coastal Permit (RC-214-06).

27 24. Unless expressly waived, all current zoning standards and City ordinances and
28 policies in effect at the time building permits are issued are required to be met by this project.
The approval of this project constitutes the applicant's agreement with all statements in the

1 Description and Justification, and other materials and information submitted with this
2 application, unless specifically waived by an adopted condition of approval.

3 25. Side and rear elevations and window treatments shall be trimmed to substantially
4 match the front elevations. A set of building plans shall be reviewed and approved by the
5 Planning Division prior to the issuance of building permits.

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

9 **Water Utilities:**

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

14 PASSED AND ADOPTED by the Oceanside Community Development Commission of
15 the City of Oceanside this ___ day of _____ 2007 by the following vote:

16 AYES:

17 NAYS:

18 ABSENT:

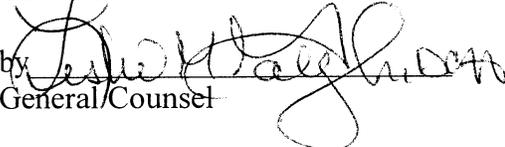
19 ABSTAIN:

20 _____
Chairman

21 ATTEST:

22 _____
23 Secretary

24 APPROVED AS TO FORM:
25 OFFICE OF THE CITY ATTORNEY

26 by 
27 General Counsel
28

ARCHITECT:
STUDIO 4
 2409 MESA DRIVE
 OCEANSIDE, CA 92054
 (760) 732-4804 FX
 (760) 732-4803 FX
 PLONETON@PACBELL.NET
 PAUL LONGTON
 PRINCIPAL

PROJECT:
**TASCHNER
 REMODEL**
 OCEANSIDE, CA 92054

OWNER:
**LOU & KAY
 TASCHNER**
 128 S PACIFIC ST.
 OCEANSIDE, CA
 92054
 (760) 738-0000

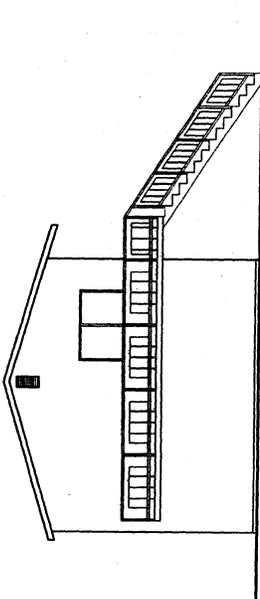
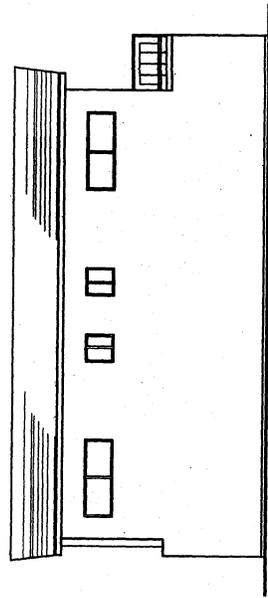
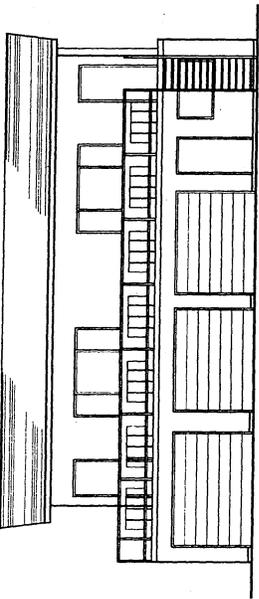
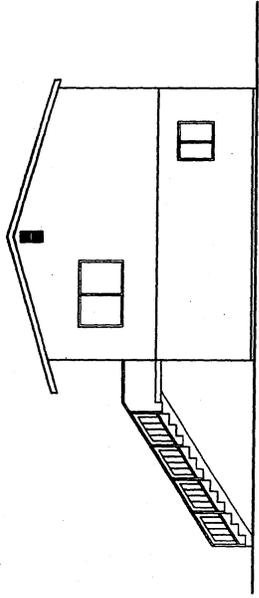
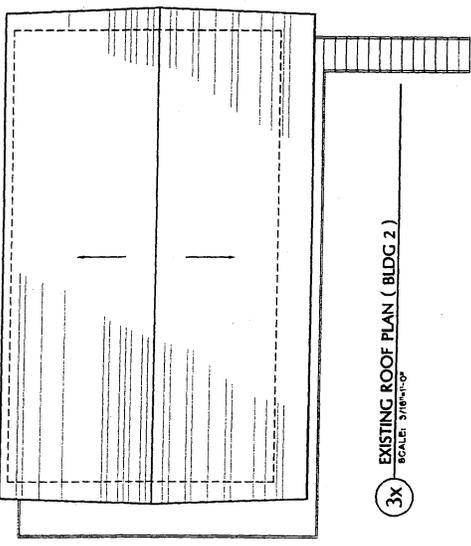
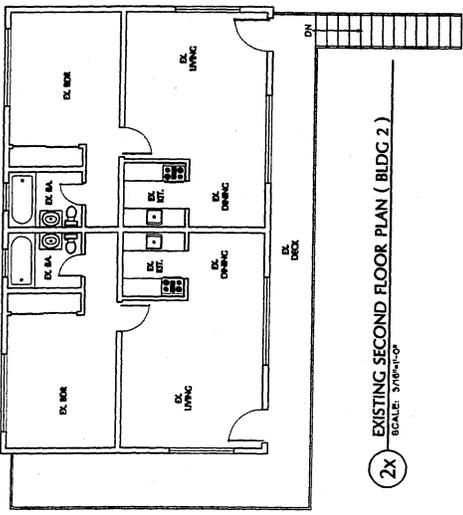
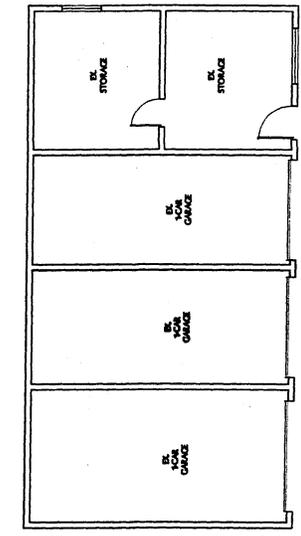
OWNER'S REF:
**PAUL LONGTON
 STUDIO 4 ARCHITECTS**
 2809 MESA DR.
 OCEANSIDE, CA 92054
 (760) 732-4804

RELEASE DATES:
 07/17/05
 07/17/05

DRAWING:
 NOT FOR CONSTRUCTION
 CONTRACT DOCUMENTS
 PERMITS
 RECORD DRAWINGS
 EXISTING CONDITIONS

DATE:
 07/17/05
 DRAWN BY:
 D.E.
 CHECKED BY:
 P.L.
 SHEET TITLE:
**EXISTING
 PPS & ELEV'S**

SHEET NO.:
A2



ARCHITECT:
STUDIO 4
 300 NEBA DRIVE
 OCEANSIDE, CA 92054
 (760) 732-4804 FAX
 PLANTON@PACBELL.NET
 PAUL LUNGTON
 PRINCIPAL

PROJECT:
**TASCHNER
 REMODEL**
 OCEANSIDE, CA 92054

OWNER:
**LOU & ANNE
 TASCHNER**
 78 S. HOBBS ST.
 OCEANSIDE, CA
 92054
 (760) 300-3000

OWNER'S REP:
**PAUL LUNGTON
 STUDIO 4 ARCHITECTS**
 299 NEBA DR.
 OCEANSIDE, CA 92054
 (760) 732-4804

RELEASE DATE:
 9/20/05
 BY:
 BTR/MS

DRAWING NO.:
 105-000000
 105-000001
 105-000002
 105-000003
 105-000004
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DATE:
 9/20/05
 CHECKED BY:
 PL

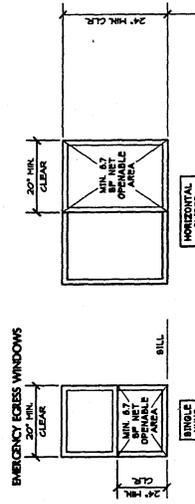
SHEET TITLE:
**PROPOSED
 ELEV'S**
 SHEET NO.:
A4

WINDOW SCHEDULE

WINDOW SIZE	TITLE	FRAME	GLASS	REMARKS
		MAT. FINISH	FINISH DUAL	TEMP PER ELEV
1 8'-0" x 3'-4"	FIXED	VINYL	CLEAR	X
2 8'-0" x 3'-4"	FIXED	VINYL	CLEAR	X
3 8'-0" x 3'-4"	FIXED	VINYL	CLEAR	X
4 8'-0" x 3'-4"	FIXED	VINYL	CLEAR	X
5 8'-0" x 3'-4"	FIXED	VINYL	CLEAR	X
6 8'-0" x 3'-4"	FIXED	VINYL	CLEAR	X
7 8'-0" x 3'-4"	FIXED	VINYL	CLEAR	X
8 8'-0" x 3'-4"	FIXED	VINYL	CLEAR	X
9 8'-0" x 3'-4"	FIXED	VINYL	CLEAR	X
10 8'-0" x 3'-4"	FIXED	VINYL	CLEAR	X

DOOR SCHEDULE

DOOR SIZE	TYPE	MAT.	FR.	REMARKS
A 3'-0" x 8'-0"	EXTERIOR DOOR	WOOD	PAINT	
B 3'-0" x 8'-0"	OVERHEAD GARAGE DOOR	WOOD	PAINT	
C 3'-0" x 8'-0"	EXTERIOR DOOR	WOOD	PAINT	
D 3'-0" x 8'-0"	EXTERIOR DOOR	WOOD	PAINT	
E 3'-0" x 8'-0"	ELEV. HLR HELP CLOSING	WOOD	PAINT	
F 3'-0" x 8'-0"	EXTERIOR DOOR	WOOD	PAINT	
G 3'-0" x 8'-0"	POCKET DOOR	WOOD	PAINT	

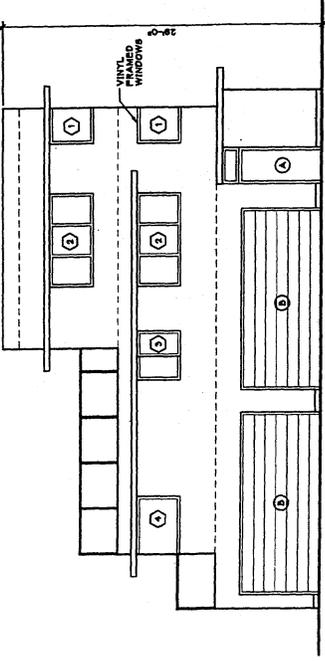


SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY EGRESS. THE WINDOW OR EXTERIOR DOOR SHALL BE AT LEAST 57 SQUARE FEET WITH THE OPERABLE AREA AT LEAST 57 SQUARE FEET. THE WINDOW OR EXTERIOR DOOR SHALL BE UNOBSTRUCTED AND PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. SEE SECTION 2503.1.

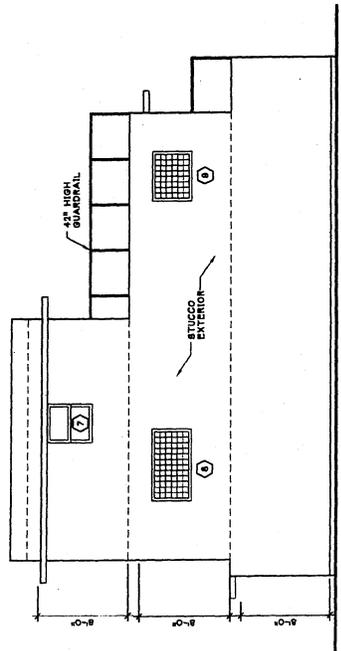
ALL WINDOWS SHALL BE CONTACT WINDOW MANUFACTURERS TO DETERMINE THE MANUFACTURER'S REQUIREMENTS. NOTE: CASERMENT WINDOWS MAY PIVOT OPEN INTO AN AREA THAT WHEN CLOSED WOULD APPEAR TO MEET MIN. REQUIREMENTS.

DOOR & WINDOW NOTES:

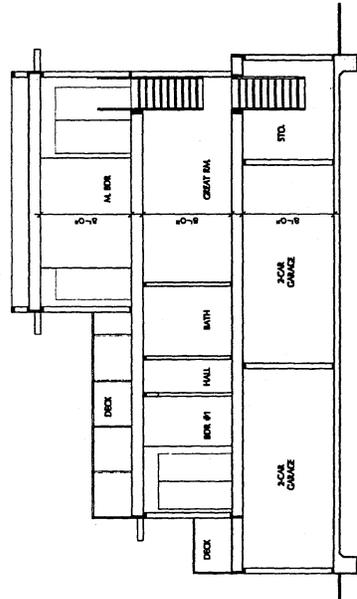
1. ALL OPERABLE WINDOWS ARE TO HAVE SCREENS REFER TO THE EXTERIOR ELEVATIONS FOR THE OPENING SECTIONS AND LOCATIONS OF SCREENS TO BE INSTALLED. SCREENS ARE TO MEET ANSI OR INMA STANDARDS AND ARE TO BE FULLY WEATHERSTRIPPED.
2. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE FULLY WEATHERSTRIPPED.
3. ALL OPENINGS ARE TO BE CAULKED AND SEALED, I.E. AROUND JOINTS IN WINDOWS.
4. MIRRORS IN ALL BATHS SHALL START AT THE COUNTER TOPS AND EXTEND TO 7'-0" ABOVE THE FLOOR.
5. ALL SLIDING GLASS DOORS AND WINDOWS MARKED TEMP ARE TO HAVE 2" MINIMUM CLEARANCE.
6. WINDOWS ARE TO BE VINYL FRAMED, DUAL GLAZED, CLEAR GLASS.
7. SEE T-24 CALLS FOR GLAZING REQUIREMENTS AND VALUES.
8. THE MANUFACTURER SHALL HAVE A LABEL ATTACHED TO THE WINDOW OR DOOR INDICATING THE MANUFACTURER'S NAME AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATION.
9. GLAZING MATERIAL IN ACCORDANCE WITH SECTION 2506.4 SHALL BE USED IN ALL ROOMS, BATHS AND HALLS AND IN ANY PORTION OF A BUILDING WALL ENCLINING THESE ROOMS. THE GLAZING IS TO BE LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
10. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY EGRESS. THE WINDOW OR EXTERIOR DOOR SHALL MEET THE FOLLOWING CRITERIA:
 - A. MINIMUM 57 SQUARE FEET NET CLEAR OPERABLE AREA
 - B. 24" MINIMUM NET CLEAR OPERABLE HEIGHT
 - C. MINIMUM 20" CLEARANCE TO OPERABLE AREA
 - D. MAXIMUM FINISH FLOOR HEIGHT TO BE NO MORE THAN 44" ABOVE FINISHED FLOOR



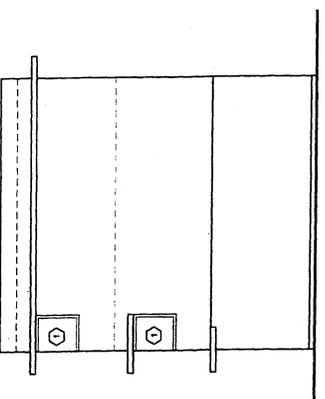
1 PROPOSED WEST ELEVATION (BLDG. 2)
 SCALE: 3/16"=1'-0"



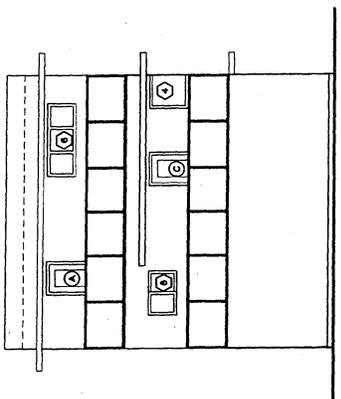
3 PROPOSED EAST ELEVATION (BLDG. 2)
 SCALE: 3/16"=1'-0"



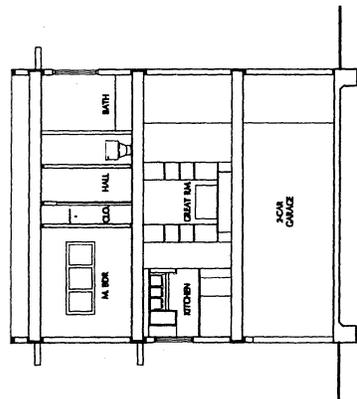
5 BUILDING SECTION (BLDG. 2)
 SCALE: 3/16"=1'-0"



2 PROPOSED SOUTH ELEVATION (BLDG. 2)
 SCALE: 3/16"=1'-0"



4 PROPOSED NORTH ELEVATION (BLDG. 2)
 SCALE: 3/16"=1'-0"



6 BUILDING SECTION (BLDG. 2)
 SCALE: 3/16"=1'-0"

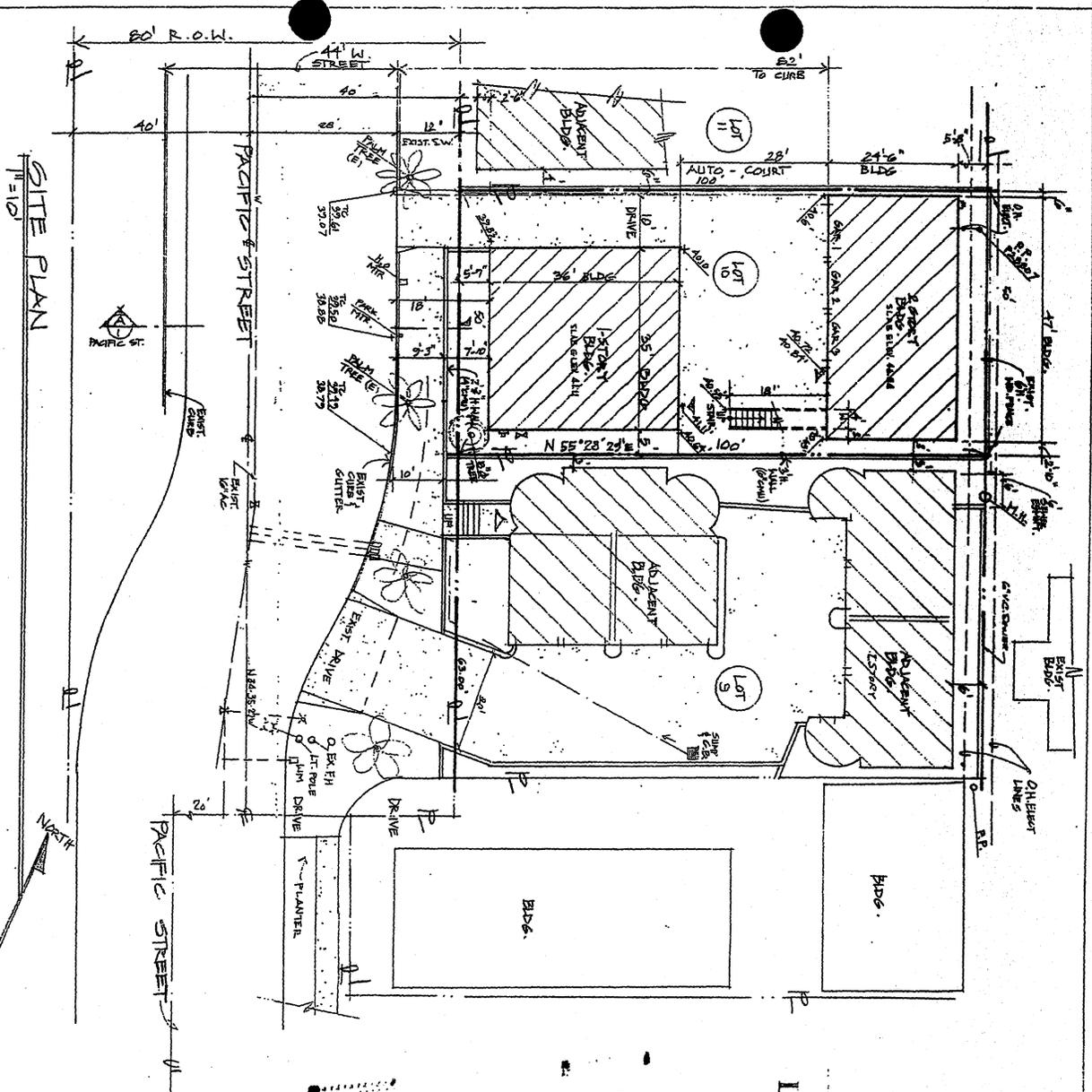
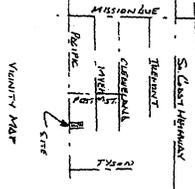
SITE PLAN

LOT 10, BLOCK 15, MAP 344, A.J. MYERS ADD

RECEIVED

OCT 18 2006

OCEANSIDE
REDEVELOPMENT



SITE PLAN

<p>BRUSH WALK</p> <p>CITY OF OCEANSIDE BENCHMARK 47-2</p> <p>1. Four Sectors of Concrete Slab on Grade</p> <p>2. Four Sectors of Concrete Slab on Grade</p> <p>3. Four Sectors of Concrete Slab on Grade</p> <p>4. Four Sectors of Concrete Slab on Grade</p> <p>5. Four Sectors of Concrete Slab on Grade</p> <p>6. Four Sectors of Concrete Slab on Grade</p> <p>7. Four Sectors of Concrete Slab on Grade</p> <p>8. Four Sectors of Concrete Slab on Grade</p> <p>9. Four Sectors of Concrete Slab on Grade</p> <p>10. Four Sectors of Concrete Slab on Grade</p> <p>11. Four Sectors of Concrete Slab on Grade</p> <p>12. Four Sectors of Concrete Slab on Grade</p> <p>13. Four Sectors of Concrete Slab on Grade</p> <p>14. Four Sectors of Concrete Slab on Grade</p> <p>15. Four Sectors of Concrete Slab on Grade</p> <p>16. Four Sectors of Concrete Slab on Grade</p> <p>17. Four Sectors of Concrete Slab on Grade</p> <p>18. Four Sectors of Concrete Slab on Grade</p> <p>19. 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Four Sectors of Concrete Slab on Grade</p> <p>100. Four Sectors of Concrete Slab on Grade</p>	<p>PREPARED BY</p> <p>Goldberg & Associates</p> <p>2223 WALKER STREET, OCEANSIDE, CA 92054</p> <p>15-0001-2000</p> <p>1. BECKER-GOLDMAN ASSOCIATES</p>	<p>SITE PLAN</p> <p>128 SOUTH PACIFIC, OCEANSIDE, CA 92054</p> <p>LOT 10, BLOCK 15, OCEANSIDE MAP 344</p>
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CITY OF OCEANSIDE
PLANNING DEPARTMENT

NOTICE OF EXEMPTION

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

PROJECT TITLE AND FILE NUMBER:
TASCHNER ADDITION

PROJECT LOCATION - SPECIFIC:
128 South Pacific Street

PROJECT LOCATION - GENERAL:
Pacific and Tyson Street
City of Oceanside

REGULAR COASTAL PERMIT (RC-214-06)

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
REGULAR COASTAL PERMIT (RC-214-06) for the conversion of a residential duplex into a single family residence with a 500 square foot addition located at 128 South Pacific Street.

NAME OF PUBLIC AGENCY APPROVING PROJECT:
City of Oceanside

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:

Lou Taschner
128 South Pacific Street
Oceanside, CA 92054
(760) 722-2336

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

NOT SUBJECT TO CEQA PER THE GENERAL RULE, SECTION 15061(B)(3)

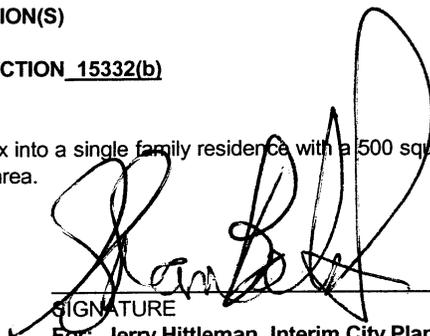
STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15332(b)

REASONS WHY PROJECT IS EXEMPT:

The project proposes conversion of a residential duplex into a single family residence with a 500 square foot addition. The project is located on a less than 5-acres site within an urbanized area.

Contact Person: Shan Babick, Associate Planner



SIGNATURE

November 13, 2006

DATE

For: Jerry Hittleman, Interim City Planning

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