

AGENDA NO. 5



PLANNING COMMISSION

STAFF REPORT

DATE: January 11, 2010

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC-12-03REV09) FOR THE CONSTRUCTION OF A SUNROOM, TWO NEW SHADE STRUCTURES AND ROOF DECKS WITH RAILING LOCATED AT 1213 SOUTH PACIFIC STREET – ENRIGHT TOWNHOMES REV09 – APPLICANT: ROBERT & LINDA ENRIGHT**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 3 Categorical Exemption for New Construction or Conversion of Small Structures, pursuant to Section 15303(b) of the California Environmental Quality Act (CEQA); and
- (2) Adopt Planning Commission Resolution No. 2010-P04 approving Regular Coastal Permit (RC-12-09REV09) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The subject property is located on Lot 5 in block G of Terrace Annex Map 1044 filed in 1907. On October 11, 2004 a Parcel Map (P-8-03), a Development Plan (D-15-03), and Regular Coastal Permit (RC-12-03) was approved to construct a two unit condominium development. Since the residence original development the condominium map expired and a new map was required for the two airspace condominium units. On June 23, 2008 Parcel Map (P-2-08) and Regular Coastal Permit (RC-3-08) was approved to allow the two-unit residential condominium to exist, and finalize the condominium map.

Site Review: This 4,791.6-square foot lot is located at 1213 South Pacific Street on the westward beach side of Pacific Street. The property slopes to the west and has an elevation difference of 15 feet from the street level of Pacific Street to the western elevation of the residence. The legal lot is substandard in width and area.

The Land Use designation is Urban High Density Residential (UHD-R) and the corresponding zoning classification is RT (Residential Tourist Zone). Being situated within the coastal zone, the project requires a Regular Coastal Permit, pursuant to Section III.D.1 of the Coastal Permit Handbook adopted May 8, 1985. The property is also within the "appeal jurisdiction" of the local coastal zone. Under the certified Local Coastal Program (LCP), any local action by the City on this proposed coastal development permit may be appealed to the California Coastal Commission.

Project Description: The project application is comprised of a Regular Coastal Permit.

Regular Coastal Permit Revision (RC-12-03REV09) is a request for the following:

- (a) This proposed project would extend the existing second and third floor deck areas westward. The addition would consist of demolition of the existing unpermitted second floor patio terrace and the construction of a new 168-square foot shade structure that would extend the third story deck area to 168 square feet. An additional 300-square foot enclosed sunroom would be developed at the westward portion of the third floor and a proposed stairwell would be constructed to allow for an additional roof rooftop deck above. The proposed additions would utilize significant amounts of glass to maximize coastal views and would not exceed the 35-foot height limit.

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

1. General Plan Land Use Element
2. Zoning Ordinance
3. Local Coastal Program
4. California Environmental Quality Act

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Compliance

Goal 1.23: Architecture

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

Policy:

- A. Architectural form, treatments, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.

The proposed project is located on a lot that slopes approximately 17 feet from east to west. The addition would not extend over the existing stringline, nor would it project past the furthest westward extent of the existing structure. The proposed addition would not alter public views or any views of adjoining neighbors. The design of the proposed project is in conformance with the General Plan.

2. Zoning Ordinance Compliance

The existing structure meets all of the established development regulations of the underlying RT zone. Such projects are reviewed for compatibility with existing and surrounding development, as well as applicable public beach access regulations.

The purpose of the RT District is to provide opportunities for tourist and year-round visitor-serving facilities, including permanent and transient residential and related uses, within the City's Coastal Zone. In the RT District, the maximum allowable density for residential uses is 29-43.0 dwelling units per gross acre, and the existing density for the site is 2.4 dwelling units per acre. There are no new units or bedrooms proposed with this development proposal.

Table 1 compares the existing structure to local property development regulations pursuant to Article 32, Residential Tourist Zone Property Development Regulations.

Table 1 Development Standards

Requirement	Required	Existing	Proposed
Front	3 feet (As per approved blockface Avg.)	3 feet (As per approved blockface Avg.))	No change
Side	Any combination of 6 feet on a substandard lot	3 feet per each side	No change
Minimum rear yard pursuant to 1050(R)	Stringline	8 inches from the Stringline	No change
Height	35 feet	27 feet	32feet for the addition

3. Local Coastal Program Compliance

The proposed project is within the appeal jurisdiction of the Local Coastal Program (LCP) and complies with all provisions of this zone. Projects within the Coastal Zone are required to meet the provisions of the adopted Local Coastal Program and the underlying RT zone, as well as the 1986 City of Oceanside Zoning Code which was in place at the time of the LCP adoption. The existing and evolving character of the neighborhood within the Coastal Zone and site-specific design elements have been considered throughout the design and review of this project. The proposed roof deck expansion, sunroom, stairwell, and shade structure addition will not exceed the 35-foot height restriction within the Coastal Zone, nor extend past the Stringline.

DISCUSSION

Issue: Project Compatibility with the Existing Neighborhood and surrounding properties

Will all improvements to the property be consistent with, and compatible to the existing residence and the adjoining homes in the surrounding area?

Recommendation: Staff finds that (in terms of height, design, bulk and distance from the established stringline) the addition would be consistent with the existing residence and will be consistent with the surrounding neighborhood. The proposed deck extensions, shade structures, sunroom, and new roof top deck would provide additional area for the duplex owners to enjoy outdoor areas and areas for viewing the coast. The addition would be comprised primarily of glass materials, and would not impact existing public or private views of the coast. The proposed addition would be under the existing structure's highest point of 32 feet as measured from the existing grade. Staff has determined that the proposed improvement would not only improve the visual appearance of the property, but also compliment the neighborhood.

ENVIRONMENTAL DETERMINATION

The project is exempt under the provisions of the California Environmental Quality Act (CEQA) Class 3, Section 15303(b) New Construction or Conversion of Small Structures.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to residents within a 1,500-foot radius, and property owners of record within a 100-foot radius of the subject property, individuals and/or organizations requesting notification, the applicant and other interested parties.

SUMMARY

The proposed Regular Coastal Permit (RC-12-03REV09), as conditioned, is consistent with the land use policies of the General Plan, the requirements of the Zoning Ordinance, and the policies of the Local Coastal Program. The project has been conditioned to meet or exceed all applicable standards. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached Resolution. Staff recommends that the Planning Commission:

- Move to approve Regular Coastal Permit (RC-12-03REV09) and adopt Planning Commission Resolution No. 2010-P04 as attached.

PREPARED BY:



Scott Nightingale
Acting Associate Planner

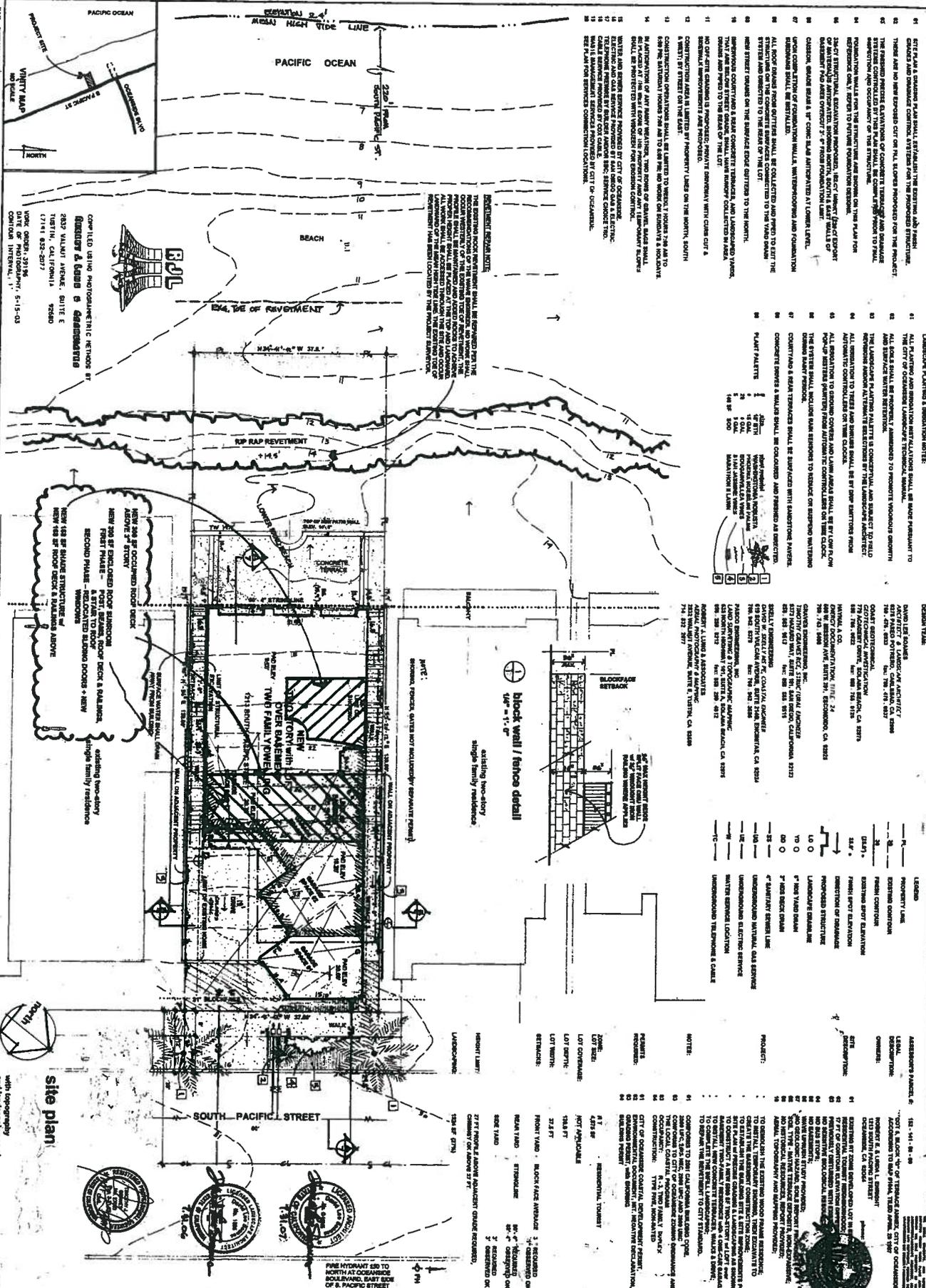
SUBMITTED BY:



Jerry Hittleman
City Planner

Attachments:

1. Site Plan/Floor Plan and Elevations
2. Planning Commission Resolution No. 2010-P04



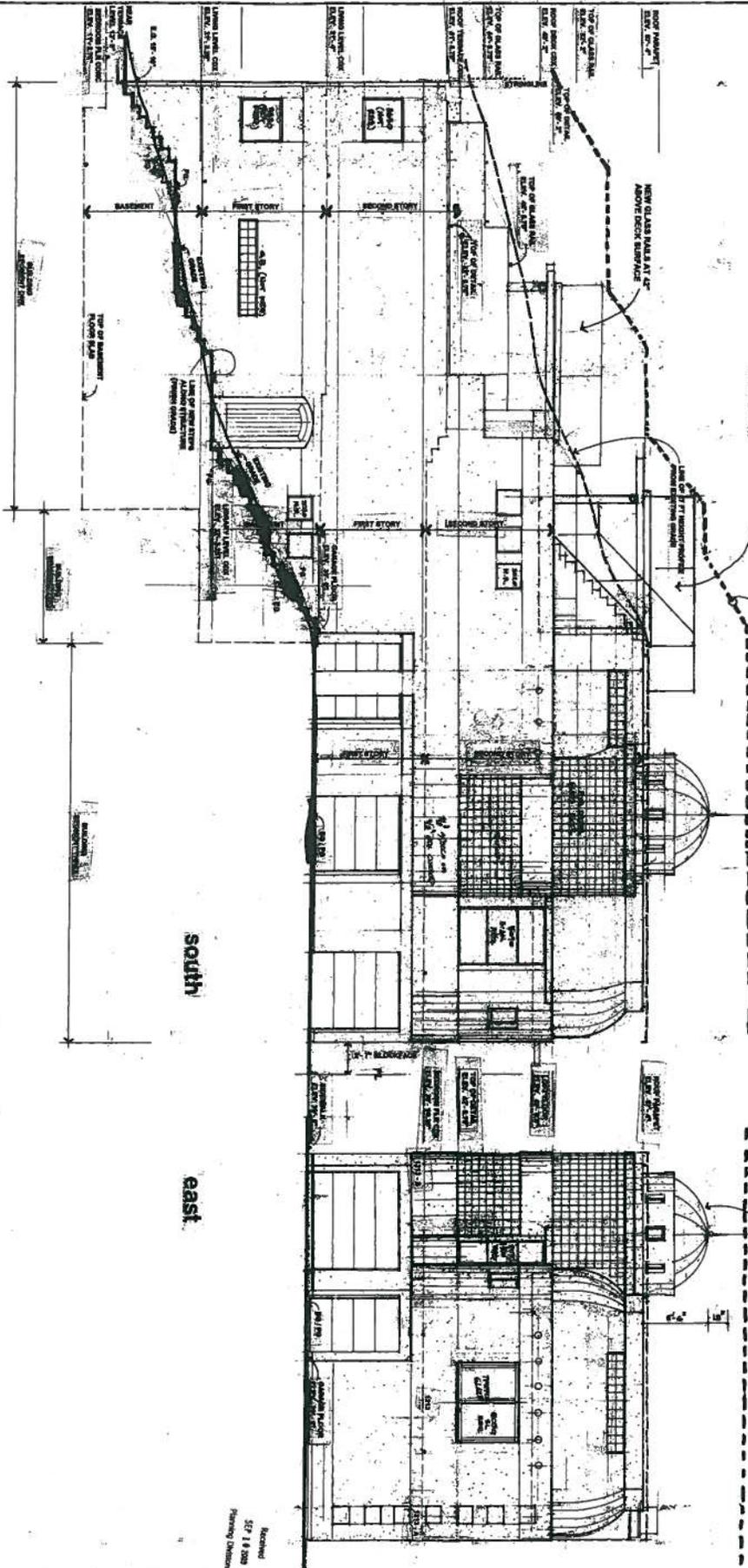
RC-12-08 coastal development permit

the enright residences
 two luxury oceanfront residences
 1213 south pacific street
 oceanside, california 92054

DAVID LEE SOANES, LTD.
 6378 Paseo Portrero, Carlsbad CA 92009
 phone 760.476.0933; fax 760.476.0937; e-mail soanes@edaphia.net
 architecture * golf course architecture * land planning * civil engineering
 construction management * landscape architecture * interior design

DATE: 02/15/08
 DRAWN: DLS
 CHECKED: DLS
 SCALE: AS SHOWN

- REVISIONS NOTES & CALLOUTS
- 01 CORRECTY CAP DETAIL - PARTIAL DETAIL IN PERMITS SUBMITTAL
 - 02 CORRECTY DETAIL - WINDOW DETAIL ABOVE
 - 03 ROOFING - DETAIL TYPICAL DETAIL
 - 04 CORRECTY DETAIL PLUMBING & ELECTRICAL
 - 05 GLASS BE STRONGER STEEL, PLUMBING DETAILS
 - 06 STYCO WALL SERVICE - SOCIAL / STAIRS AREA OUTDOOR
 - 07 WILSON STYCO WALL SERVICE - SOCIAL / STAIRS AREA OUTDOOR
 - 08 WILSON STYCO WALL SERVICE - SOCIAL / STAIRS AREA OUTDOOR
 - 09 WILSON STYCO WALL SERVICE - SOCIAL / STAIRS AREA OUTDOOR
 - 10 WILSON STYCO WALL SERVICE - SOCIAL / STAIRS AREA OUTDOOR
 - 11 WILSON STYCO WALL SERVICE - SOCIAL / STAIRS AREA OUTDOOR
 - 12 WILSON STYCO WALL SERVICE - SOCIAL / STAIRS AREA OUTDOOR
 - 13 WILSON STYCO WALL SERVICE - SOCIAL / STAIRS AREA OUTDOOR



exterior elevations



RC-12-05 coastal development permit

the enright residences
 two luxury oceanfront residences
 1213 south pacific street
 oceanside, california 92058

david lee soanes, ltd.
 6378 Paseo Potrero, Carlsbad CA 92009
 phone 760.476.0933; fax 760.476.0937; e-mail soanes@delphi.net

architects * golf course architects * land planning * civil engineering
 construction management * landscape architecture * interior design



NO.	DATE	DESCRIPTION

1 PLANNING COMMISSION
2 RESOLUTION NO. 2010-P04

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

6 APPLICATION NO: RC-12-03REV09
7 APPLICANT: Robert & Linda Enright
8 LOCATION: 1213 South Pacific Street

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

11 WHEREAS, there was filed with this Commission a verified petition on the forms
12 prescribed by the Commission requesting a Regular Coastal Permit Revision (RC-12-03REV09)
13 under the provisions of Article 32 of the Zoning Ordinance of the City of Oceanside to permit the
following:

14 the construction of a sunroom, two new shade structures, and roof decks with railing
15 located at 1213 South Pacific Street.

16 on certain real property described in the project description.

17 WHEREAS, the Planning Commission, after giving the required notice, did on the 11th day
18 of January, 2010 conduct a duly advertised public hearing as prescribed by law to consider said
19 application.

20 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
21 Guidelines thereto; this project has been found to be exempt per Article 19, Section 15303 (b) from
22 environmental review;

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

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

27 /////

28 /////

29 /////

1	Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
2			
3	Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
4			
5	Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
6			
7	Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$.713 per square foot or \$713 per thousand square feet for non-residential uses and \$2,072 per unit for residential
8			
9			
10	School Facilities Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot non-residential for Oceanside (\$.42 for Vista and Fallbrook) \$2.63 per square foot residential (\$2.63 for Vista; \$2.63 for Fallbrook)
11			
12			
13			
14			
15	Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
16			
17			
18	Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically \$4,597 per unit; Non-residential is \$36,775 for a 2" meter.
19			
20			
21			
22	Wastewater System Buy-in fees	Oceanside City Code §29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Residential is typically \$6,313 per unit; Non-residential is \$50,501 for a 2" meter.
23			
24			
25	San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically \$4,326 per unit; Non-residential is \$22,495 for a 2" meter.
26			
27			
28			
29			

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 amount that will be owing when such fee becomes 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 Oceanside
7 City Code and the City expressly reserves the right to amend the fees and fee calculations
8 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 Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that
12 the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction
13 described in this resolution begins on the effective date of this resolution and any such protest must
14 be in a manner that complies with Section 66020;

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

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

19 FINDINGS:

20 For the Regular Coastal Permit Revision:

- 21 1. The proposed remodel of an existing permitted single-family residence is consistent with
22 the land use policies of the Local Coastal Program as implemented through the Zoning
23 Ordinance. Specifically, the project will not substantially alter or impact existing public
24 views of the coastal zone area and the physical aspects of the project are consistent with
25 existing development on neighboring sites.
- 26 2. The proposed remodel will not obstruct any existing, planned, or required public beach
27 access; therefore, the project is in conformance with the policies of Chapter 3 of the
28 Coastal Act.
- 29 3. The project will not result in the loss of any on street public parking spaces, as the
addition will not trigger additional parking or take away from the existing parking
fronting the project site.

1 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
2 approve Regular Coastal Permit Revision (RC-12-03REV09) subject to the following conditions:

3 **Building:**

- 4 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
5 Building Division plan check. (As of January 1, 2008 the 2007 California Building
6 Code, and 2007 California Electrical Code)
- 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 the
10 plans.
- 11 4. The developer shall monitor, supervise and control all building construction and
12 supporting activities so as to prevent these activities from causing a public nuisance,
13 including, but not limited to, strict adherence to the following:
 - 14 a) - Building construction work hours shall be limited to between 7:00 a.m. and
15 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00
16 p.m. for work that is not inherently noise-producing. Examples of work not
17 permitted on Saturday are concrete and grout pours, roof nailing and activities
18 of similar noise-producing nature. No work shall be permitted on Sundays and
19 Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day,
20 Thanksgiving Day, Christmas Day) except as allowed for emergency work
21 under the provisions of the Oceanside City Code Chapter 38 (Noise
22 Ordinance).
 - 23 b) The construction site shall be kept reasonably free of construction debris as
24 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
25 approved solid waste containers shall be considered compliance with this
26 requirement. Small amounts of construction debris may be stored on-site in a
27 neat, safe manner for short periods of time pending disposal.
- 28 5. For all new construction, setbacks and Type of Construction must comply with the
29 2007 California Building Code. New Exterior openings less than five feet from the
property line must be protected per table 704.8 of the CBC. New Exterior walls less
than five feet to the property line must be one hour rated per Table 602 of the CBC.

1 **Fire:**

- 2 6. Fire Department requirements shall be placed on plans in the notes section.
- 3 7. Submit a copy of as-built plans on a CD for all projects on the job site. A site plan
- 4 indicating the fire access and hydrant locations must also be submitted on CD Rom.
- 5 8. Fire Department requirements shall be placed on plans in the notes section.
- 6 9. Smoke detectors are required, and detector locations must be indicated on the plans.
- 7 10. A minimum fire flow of 1500 gallons per minute shall be provided.
- 8 11. The size of fire hydrant outlets shall be 2 ½" x 4".
- 9 12. All proposed and existing fire hydrants within 400 feet of the project shall be shown on
- 10 the site plan.
- 11 13. In accordance with the Oceanside Fire Code Section 505, approved addresses for
- 12 commercial, industrial, and residential occupancies shall be placed on the structure in
- 13 such a position as to be plainly visible and legible from the street or roadway fronting
- 14 the property. Numbers shall be contrasting with their background and meet the current
- 15 City of Oceanside size and design standard.
- 16 14. Single-family dwellings require four-inch address numbers. Commercial buildings and
- 17 multi-family dwellings require six-inch address numbers. Industrial buildings require
- 18 12-inch address numbers. Minimum specifications are set forth in Oceanside Fire Code
- 19 Section 505.1, and the Fire Marshal may establish other requirements as deemed
- 20 necessary.
- 21 15. Plans shall be submitted to the Fire Prevention Bureau for plan check review and
- 22 approval prior to the issuance of building permits.
- 23 16. Buildings shall meet Oceanside Fire Department's current codes at the time of building
- 24 permit application.
- 25 17. Provide a horn strobe device on the exterior of the building to be activated by fire
- 26 sprinkler water flow.
- 27 18. Fire sprinklers required: Residential occupancies containing two or more dwelling units
- 28 require a system meeting current NFPA standards.

27 **Planning:**

- 28 19. This Regular Coastal Permit shall expire on January 11, 2013, unless implemented per the
- 29 Zoning Ordinance or unless the Planning Commission grants a time extension

1 20. This Regular Coastal Permit approves only the extension of the existing second and third
2 floor deck areas westward, demolition of the existing unpermitted second floor patio
3 terrace, to allow for the construction of a new 168-square foot shade structure that would
4 also extend the third story roof deck area to 168 square feet, an additional 300-square
5 foot enclosed sunroom would be developed at the westward portion of the third floor,
6 and a proposed stairwell would be constructed to allow for an additional roof rooftop
7 deck above, as presented to the Planning Commission for review and approval. No
8 deviation from these approved plans and exhibits shall occur without Planning Division
9 approval. Substantial deviations shall require a revision to the Regular Coastal Permit or a
10 new Regular Coastal Permit.

11 21. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
12 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
13 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
14 annul an approval of the City, concerning Regular Coastal Permit Revision (RC-12-
15 03REV09). The City will promptly notify the applicant of any such claim, action or
16 proceeding against the City and will cooperate fully in the defense. If the City fails to
17 promptly notify the applicant of any such claim action or proceeding or fails to
18 cooperate fully in the defense, the applicant shall not, thereafter, be responsible to
19 defend, indemnify or hold harmless the City.

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

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

28 ///////////////
29 ///////////////

1 29. Prior to issuance of a building permit, the applicant and landowner, shall execute and
2 record a covenant, in a form and content acceptable to the City Attorney.

3 PASSED AND ADOPTED Resolution No. 2010-P04 on January 11, 2010 by the
4 following vote, to wit:

5 AYES:

6 NAYS:

7 ABSENT:

8 ABSTAIN:

9 _____
Claudia Troisi, Chairperson
Oceanside Planning Commission

10 ATTEST:

11 _____
12 Jerry Hittleman, Secretary

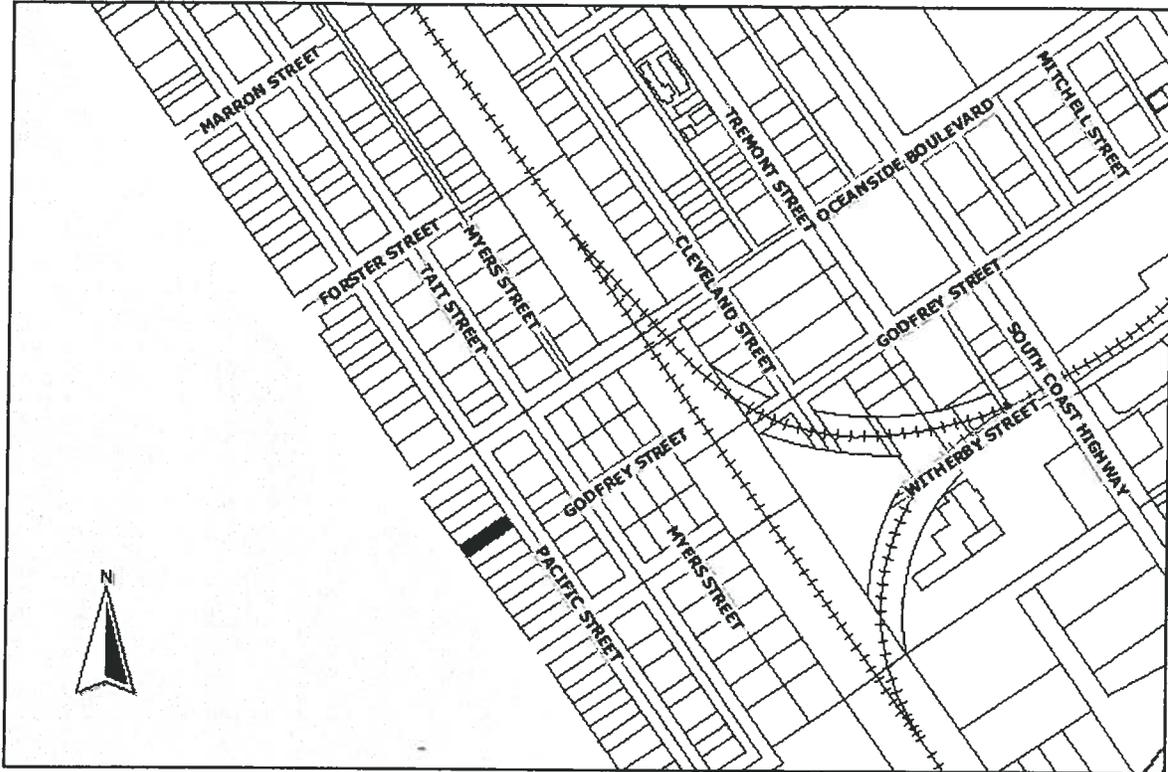
13 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
14 this is a true and correct copy of Resolution No. 2010-P04.

15
16 Dated: January 11, 2010

17
18 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may
19 be required as stated herein:

20
21 _____
Applicant/Representative

_____ Date



File Number: RC-12-03REV09

Applicant: BOB & LINDA ENRIGHT

Description:

REGULAR COASTAL PERMIT (RC-12-03REV09) to permit the remodel of an existing duplex to add 168 square feet of shade structure to the second story with a 300-square foot sunroom with deck above, and a new rooftop deck area above the proposed sunroom located at 1213 South Pacific Street. All proposed improvement would not project above the existing residence highest point of 32 square feet. The project site is zoned RT (Residential Tourist District) and is within the South Oceanside Neighborhood and the Coastal Zone. – **ENRIGHT TOWNHOMES REV09**

Environmental Determination:

The project qualifies for a Class 3 Categorical Exemption for new construction pursuant to Section 15303 (b) of the California Environmental Quality Act.

City of Oceanside, Planning Division
300 N. Coast Highway
Oceanside, CA 92054 (760) 435-3520

Date: December 30, 2009

Public Hearing Coastal Permit
Identification No. RC-12-03Rev09

NOTICE OF PUBLIC HEARING
COASTAL DEVELOPMENT PERMIT

This is a notice to you as an interested party that the City of Oceanside Planning Commission will hold a public hearing on the Coastal Permit application of Bob and Linda Enright. This application was received on September 10, 2009. The application is described as follows:

To permit the remodel of an existing duplex to add 168 square feet of shade structure to the second story with a 300-square foot sunroom with deck above, and a new rooftop deck area above the proposed sunroom located at 1213 South Pacific Street.

The project site is zoned RT (Residential Tourist District) and is situated within the South Oceanside Neighborhood and the Coastal Zone.

Said hearing will be held on January 11, 2010, at 7:00 p.m. in the Council Chamber of City Hall, 300 North Coast Hwy., Oceanside, California at which time and place any and all interested persons may appear and be heard. Interested persons may contact the Planning Division at (760) 435-3520 after January 6, 2010, to be informed of the place on the agenda and the approximate time of hearing.

If you have any questions or comments regarding this matter, or want to be notified of the decision, contact the City of Oceanside, Planning Division at (760) 435-3520. Written comments may be submitted prior to the hearing and will be made part of the public record and provided to the Planning Commission.

If you disagree with the decision of the Planning Commission concerning this project's conformance to the Local Coastal Plan, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate fee must be filed in the City Clerk's Office, 300 North Coast Hwy., Oceanside, no later than 5:00 p.m. on January 21, 2010 (10 days from the adoption of the Planning Commission Resolution).

The project is "appealable" to the California Coastal Commission under Section 30603(a) of the California Public Resources Code. An aggrieved person may appeal the decision to the Coastal Commission within ten (10) working days following the Commission receipt of the Notice of Final Action on this project. The Notice of Final Action is mailed after the City's last action, such as Planning Commission resolution, Community Development Commission resolution (for projects in the Redevelopment Area), or City Council resolution (for projects involving a zone change or which resulted in a local appeal). Please contact the Planning Division at (760) 435-3520 for this information.

Appeals must be in writing. The Coastal Commission, San Diego District Office is at 7575 Metropolitan Drive, Suite 103, San Diego, California 92108-4402. The phone number is (619) 767-2370.

Enright Townhomes Re 09

 <p>Application for Public Hearing Community Development Department / Planning Division (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885</p>				STAFF USE ONLY	
				ACCEPTED	BY
				9/10/09	SN
				SEP 10 2009	
				Planning Department	
Please Print or Type All Information				HEARING	
PART I - APPLICANT INFORMATION					
1. APPLICANT		2. STATUS		GPA	
ROBERT & LUNDA ENRIGHT		MARRIED		MASTER/SP.PLAN	
3. ADDRESS		4. PHONE/FAX/E-mail		ZONE CH.	
1213 SOUTH PACIFIC ST. OC		760.435.0074		TENT. MAP	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)				PAR. MAP	
DAVID LES SANES				DEV. PL.	
6. ADDRESS		7. PHONE/FAX/E-mail		C.U.P.	
6378 PASEO POTRERO CARLA BAD, CA 92009		760.476.0993		VARIANCE	
PART II - PROPERTY DESCRIPTION				COASTAL RC-12-08 REUC9	
8. LOCATION				9. SIZE	
1213 S. PACIFIC ST.				4875 SF	
10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER		
RT	RT	MULTI-FAMILY	152.141.05.00		
PART III - PROJECT DESCRIPTION					
14. GENERAL PROJECT DESCRIPTION					
TO ADD a 168 SF SHADE STRUCTURE + ROOFDECK and also to ADD a 300 SF SUNROOM + DECK ABOVE w/STAIRS.					
15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY	
RT	RT	MULTI.	2	-	
20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE or FAR		
EX.	4	EX	EX.		
PART IV - ATTACHMENTS					
<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION		<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION		<input type="checkbox"/> 26. TITLE REPORT	
<input type="checkbox"/> 27. NOTIFICATION MAP & LABELS		<input checked="" type="checkbox"/> 28. ENVIRONMENTAL INFO FORM		<input checked="" type="checkbox"/> 29. PLOT PLANS	
<input checked="" type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS		<input type="checkbox"/> 31. CERTIFICATION OF POSTING		<input type="checkbox"/> 32. OTHER (See attachment for required reports)	
PART V - SIGNATURES					
33. APPLICANT OR REPRESENTATIVE (Print):		34. DATE	SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).		
David Les Sanes		9.10.09			
Sign: DAVID LES SANES		35. OWNER (Print)		36. DATE	
		ROBERT ENRIGHT		9.01.09	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.			Sign: Robert Enright 9/11/09		

s. oceanside neighborhood

Scott N.

soanes, ltd.

6378 Paseo Potrero, Carlsbad, California 92009-3021
phone: 760.476.0933 * fax: 760.476.0937 * email: soanes@roadrunner.com

Revised Description & Justification

For

**THE ENRIGHT RESIDENCES
1213 South Pacific Street**

To: Scott Nightingale, Senior Planner
City of Oceanside Planning Department

Re: Amendment to ENRIGHT Regular Coastal Permit

Date: 31 August 2009

RC-12-03, P-8-03, D-15-03

Dear Scott:

Please find herewith our Application for minor revisions to the existing Regular Coastal Permit for the project known as THE ENRIGHT RESIDENCES.

We are proposing only to add roof deck extensions in two areas, with added external stair to the uppermost deck and enclose the space below to create a 300 SF Sunroom.

We observe the 35 FT Height limit per the 1986 OZO, and comply with the Building Department regulations for access and railing heights.

Look forward to your review!

Very Sincerely Yours,



David Lee Soanes

SEP 10 2009

Planning Department

*architecture * golf course architecture * land planning * civil engineering
construction management * landscape architecture * interior design*

0;

May-8-11:22AM;

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2780

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO AND IS DESCRIBED AS FOLLOWS:

LOT FIVE (5) IN BLOCK "G" OF TERRACE ANNEX, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1044, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, APRIL 29, 1907, EXCEPTING THEREFROM THAT PORTION THEREOF, IF ANY, NOW OR HERETOFORE LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.



NOTICE OF EXEMPTION
City of Oceanside, California

Post Date: 1/13/10
Removal: 06/16/2010
(180 days)

1. **APPLICANT:** Robert & Linda Enright
2. **ADDRESS:** 1213 S. Pacific Street
3. **PHONE NUMBER:** (760) 905-8883
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale
6. **PROJECT TITLE:** RC-12-03REV09 – Enright Townhomes
7. **DESCRIPTION:** A Regular Coastal Permit to construct a sunroom, two new shade structures, and roof decks with railing located at 1213 South Pacific Street. The project site is zoned RT (Residential Tourist) and is situated within the South Oceanside Neighborhood and the Coastal Zone.

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

- The project is categorically exempt, Class 3, for New Construction, Section 15303 (b); or,
- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section , <name> (Sections 15260-15277); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).



Scott Nightingale, Associate Planner

Date: January 11, 2010

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