



DATE: October 25, 2010

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC10-00004) FOR THE CONSTRUCTION OF A 240-SQUARE FOOT ADDITION TO AN EXISTING RESIDENCE LOCATED AT 1705 SOUTH PACIFIC STREET – STENSRUD ADDITION – APPLICANT: WHITNEY STENSRUD**

**RECOMMENDATION**

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 1, Categorical Exemption per Section 15301 “Existing Facilities” of the California Environmental Quality Act; and
- (2) Approve Regular Coastal Permit (RC10-00004) by adopting Planning Commission Resolution No. 20010-P34 with findings and conditions of approval attached herein.

**PROJECT DESCRIPTION AND BACKGROUND**

**Background:** Situated within the Coastal Zone and the South Oceanside Neighborhood Planning Area, the subject property is a 6,900-square foot beachfront lot now accommodating a 3,811-square foot single-family residence and 444-square foot garage. Comprised of two stories over a daylight basement, the existing residence and garage were constructed in 2005. These improvements were approved under the land use and development standards of the City’s 1992 Zoning Ordinance, which is no longer operative within the Coastal Zone. The current proposal has been evaluated under the standards of the 1986 Zoning Ordinance, which was formally reapplied to Coastal Zone properties outside of the Downtown Redevelopment Area in May of 2009.

**Site Review:** Per the 1986 Zoning Ordinance, the subject site bears a zoning designation of R-1 (Single-Family Residential). The land use designation of the subject site is Single-Family Detached Residential (SFD-R). The site abuts a single-family residence to the north, a vacant lot to the south, multi-family dwellings to the east and the Pacific Ocean to the west. Measuring 30 feet in width and 230 feet in length, the site occupies a portion of coastal bluff that exhibits a significant downward slope from South Pacific Street to the coastal stringline. While relatively flat within 30 feet of South Pacific Street, the property slopes steeply through the midsection of its developable length, descending nearly 21 feet below the adjacent street grade to that portion of the beach immediately eastward of the rock revetment that stretches from Wisconsin Street to the mouth of Buena Vista Lagoon.

The existing residence exhibits a terraced design, with separate levels of habitable space stepping down the coastal bluff. At the South Pacific Street frontage, the residence presents two stories, comprised of a master bedroom/bathroom over a street-facing garage. As the residence extends westward over the coastal bluff, both of these stories step down with the slope of the lot, such that their finished floors end up 4½ to seven feet below their respective heights at the street frontage. Additionally, both of these stories are set back from the western extent of the daylight basement, which reaches to the coastal stringline; the first story terminates 11 feet eastward of the coastal stringline, while the second story terminates 23½ feet from this point. Where the first and second stories terminate on the rear elevation, open deck areas extend over the enclosed spaces below. These open deck areas are rimmed with glass safety railing. The open deck adjacent to the first story is covered by an open-beam pergola.

**Project Description:** The applicant requests a 240-square foot addition to the second story of the existing residence, which would be achieved by enclosing what now serves as open deck area. The proposal would extend the enclosed portion of the second story an additional 10 feet toward the coastal stringline. The applicant further seeks to place an open-beam pergola over the remaining portions of open deck area immediately westward of the proposed expansion.

The proposed expansion of second-story habitable space would add square footage to the existing master bedroom.

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

1. General Plan Land Use Element
2. 1986 Zoning Ordinance
3. Local Coastal Program
4. California Environmental Quality Act (CEQA)

## **ANALYSIS**

### **KEY PLANNING ISSUES**

#### **1. General Plan**

The General Plan Land Use Map designation for the subject property is Single-Family Detached Residential (SFD-R). The proposed project is consistent with this designation as well as the goals and objectives of the City's General Plan as follows:

##### **A. Land Use Element**

###### **Goal 1.23: Architecture**

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

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

The proposed improvements would be architecturally consistent with the existing residence, in that they would maintain its terraced profile as well as its exterior wall color and texture. Even with the proposed expansion, the second story would continue to be offset 12.5 feet from the western extent of the first story and 23 feet from the western extent of the daylight basement. Furthermore, it is staff's position that the proposed expansion would better integrate an existing chimney into the overall building form and thereby create a more balanced structure along both the north and south elevations.

The proposed improvements would not impact the scale or form of the residence as viewed from South Pacific Street, nor would they significantly increase massing impacts on adjacent properties to the north and south.

###### **Goal 1.32: Coastal Zone**

Objective: To provide for the conservation of the City's coastal resources and fulfill the requirements of the California Coastal Act of 1976.

Policy A: The City shall utilize the certified Local Coastal Plan for review of all proposed projects within the Coastal Zone. Specifically, the goals and policies of the Local Coastal Program Land Use Plan are the guiding policy review document.

The proposed project was reviewed by staff for compliance with the policies of the Local Coastal Program Land Use Plan. Staff finds that the application complies with said policies in the Local Coastal program, including those that speak to: the preservation and enhancement of the visual quality of the urban environment; the preservation of public views; compatibility with the surrounding neighborhood; and creative design. The proposed addition would not alter the existing streetscape, compromise existing public views or diminish the architectural integrity of the existing residence.

**2. Zoning Compliance**

Staff finds that the proposed addition complies with the requirements of R-1 (Single-Family Residential) Zone. The following table illustrates the proposal’s conformance with R-1 development standards:

**Table 1: Development Standards**

	REQUIRED	PROPOSED
FRONT YARD	Blockface Average	No change
SIDE YARD	3 feet	3 feet
REAR YARD	Coastal Stringline	No change
MAXIMUM HEIGHT	35 feet above average finished grade	28.5 feet above average finished grade

The proposed improvements would meet all development standards in terms of height, setbacks, and design as specified in the Oceanside Zoning Ordinance.

**DISCUSSION**

*Issue: Project compatibility with the existing neighborhood and surrounding properties:* All proposed improvements to the property would be consistent with, and compatible to, the existing residence and the adjoining homes in the surrounding homes.

*Recommendation:* Staff finds that the proposed improvements to the property would be architecturally consistent with the existing residence as well as consistent with the bulk and scale of surrounding neighborhood. The 240-square foot addition would fall more than six feet below the allowable height limit of 35 feet, while maintaining the terraced design of the existing residence.

*Issue: Project consistency with development standards of the 1986 Zoning Ordinance:* While the existing residence was reviewed and approved under the standards of the 1992 Zoning Ordinance, the current proposal is subject to the standards of the 1986 Zoning Ordinance, which not only provides for greater building height (35 feet vs. 27 feet under the '92 Code), but also allows for building height to be measured from the average finished grade, rather than the existing grade from all points on the site, as called for by the '92 Code.

*Recommendation:* On September 13, 2010, the Planning Commission recommended to the City Council that the residential building height standards of the 1986 Zoning Ordinance be amended to generally coincide with those of the previously applicable 1992 Zoning Ordinance. This recommendation will be considered by the City Council at a regularly scheduled public hearing on December 8, 2010. In the interim, the Planning Commission directed staff to continue evaluating projects under currently applicable building height standards (35 feet and two stories, in the case of the subject property). As noted earlier, the proposed addition falls well below the maximum allowable building height as established by the 1986 Zoning Ordinance. In addition to its conformance to currently applicable building height standards, the proposed addition demonstrates compatibility with the bulk and scale of adjacent development. Consequently, on the basis of both conformance and compatibility, staff is supportive of the proposal.

## **ENVIRONMENTAL DETERMINATION**

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and the project is exempt under the provisions of the California Environmental Quality Act (CEQA) Class 1 15301 (e), Categorical Exemption "Existing Facilities"

## **PUBLIC NOTIFICATION**

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius and occupants within a 100-foot radius of the subject property, individuals and or organizations requesting notification, the applicant, and other interested parties.

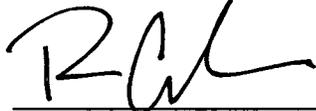
## **SUMMARY**

Regular Coastal Permit (RC10-00004) is consistent with the requirements of the Zoning Ordinance, the land use policies of the General Plan and the policies of the Local Coastal Program. The project meets all applicable development standards for the district in which it is situated. The project's scale and architecture are compatible with the surrounding

neighborhood and complementary to the existing residence. Accordingly, staff recommends that the Planning Commission approve the proposal subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

- Confirm issuance of Class 1, Categorical Exemption for Existing Facilities of the California Environmental Quality Act.
- Move to approve Regular Coastal Permit RC10-00004 and adopt Planning Commission Resolution No. 2010-P34 as attached.

PREPARED BY:



Russ Cunningham  
Senior Planner

SUBMITTED BY:

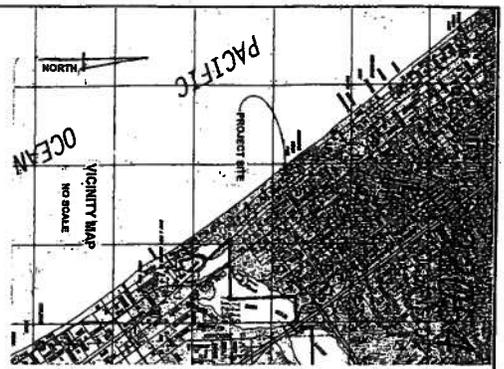


Jerry Hittleman  
City Planner

JH/RC/fil

Attachments:

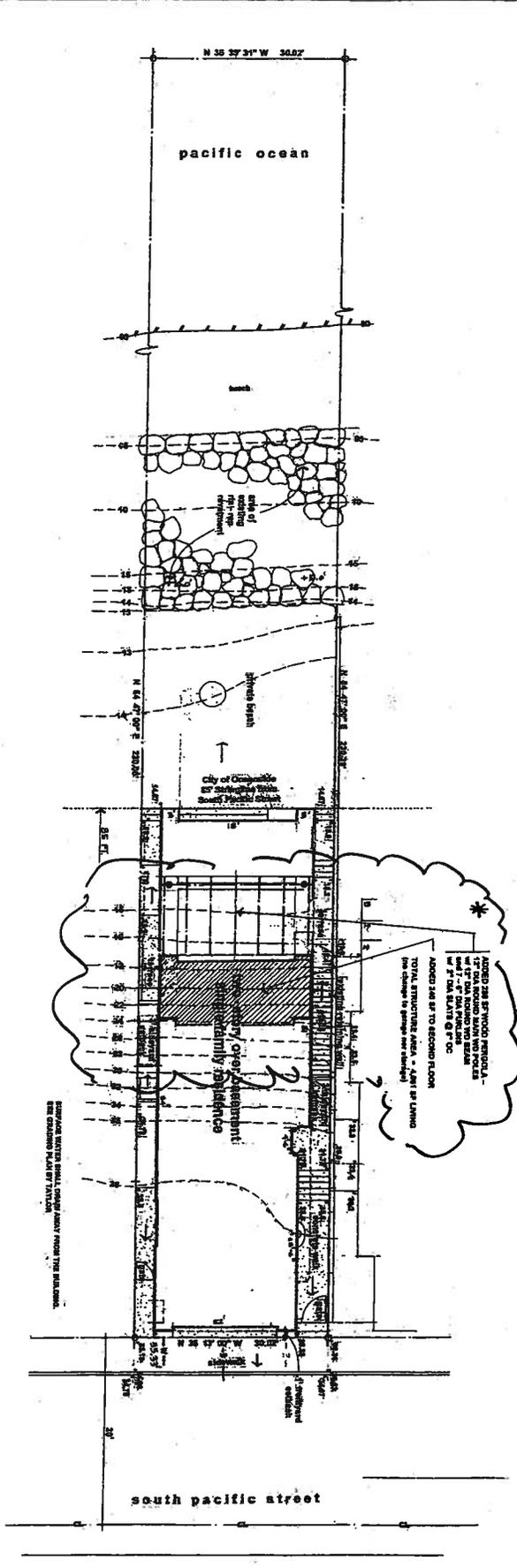
1. Plans
2. Planning Commission Resolution No. 2010-P34



PACIFIC OCEAN  
VICINITY MAP  
PROJECT SITE  
NO SCALE

**RECEIVED**  
**AUG 13 2010**  
**CITY OF OCEANSIDE  
DEVELOPMENT SERVICES**

**OWNER:** DAVID LEE SOANES ARCHITECT & LANDSCAPE ARCHITECT  
780 476 0933  
**ARCHITECT:** DAVID LEE SOANES ARCHITECT & LANDSCAPE ARCHITECT  
780 476 0933  
**ENGINEER:** THOMAS A. GARDNER, P.E., CIVIL ENGINEER  
780 476 0933  
**LANDSCAPE ARCHITECT:** LARRY TAYLOR, CIVIL ENGINEER, INC.  
780 476 0933  
**PROJECT:** AMENDMENT TO RC-13-00  
1705 SOUTH PACIFIC STREET, OCEANSIDE, CA 92054



ADDED 340 SF TO SECOND FLOOR  
TOTAL STRUCTURE AREA = 4,191 SF LIVING  
(see drawings for garage and setbacks)

ADDED 340 SF TO SECOND FLOOR  
TOTAL STRUCTURE AREA = 4,191 SF LIVING  
(see drawings for garage and setbacks)

**PROJECT DESCRIPTION:**  
TO CONSTRUCT A 340 SF SECOND FLOOR TO THE EXISTING SECOND FLOOR EXISTING SLATE AND TO CONSTRUCT AN 8' X 20'00" PORCH OVER THE REMAINING EXISTING ROOF TERRACE.

- PROPERTY OWNER:** DAVID L. SOANES, 1705 SOUTH PACIFIC STREET, OCEANSIDE, CA 92054
- PROJECT ADDRESS:** 1705 SOUTH PACIFIC STREET, OCEANSIDE, CA 92054
- LEGAL DESCRIPTION:** LOT 24, BLOCK 6, MAPS 87, SOUTH A. R. N.
- EXISTING:** R. 0, Existing & Proposed
- LAND USE:** SINGLE FAMILY RESIDENTIAL
- LOT AREA:** 8200 SF (0.188 Acre)
- BUILDING DATA:**
  - 1472 SF BASEMENT
  - 1528 SF FIRST FLOOR
  - 3328 SF SECOND FLOOR
  - 3811 SF TOTAL LIVING AREA
- 444 SF OUTSIDE (porch-patio)**
- 261 SF STORABLE (garage)**
- LOT COVERAGE:** 189 SF (2.3% of lot area = 49%), OR 23 FT LIVING WIDTH SHALL BE MAINTAINED VERTICALLY THROUGHOUT THE STRUCTURE



**site plan**  
NO CHANGE TO EXISTING LANDSCAPING (NO REVISION)

Amendment to RC-13-00

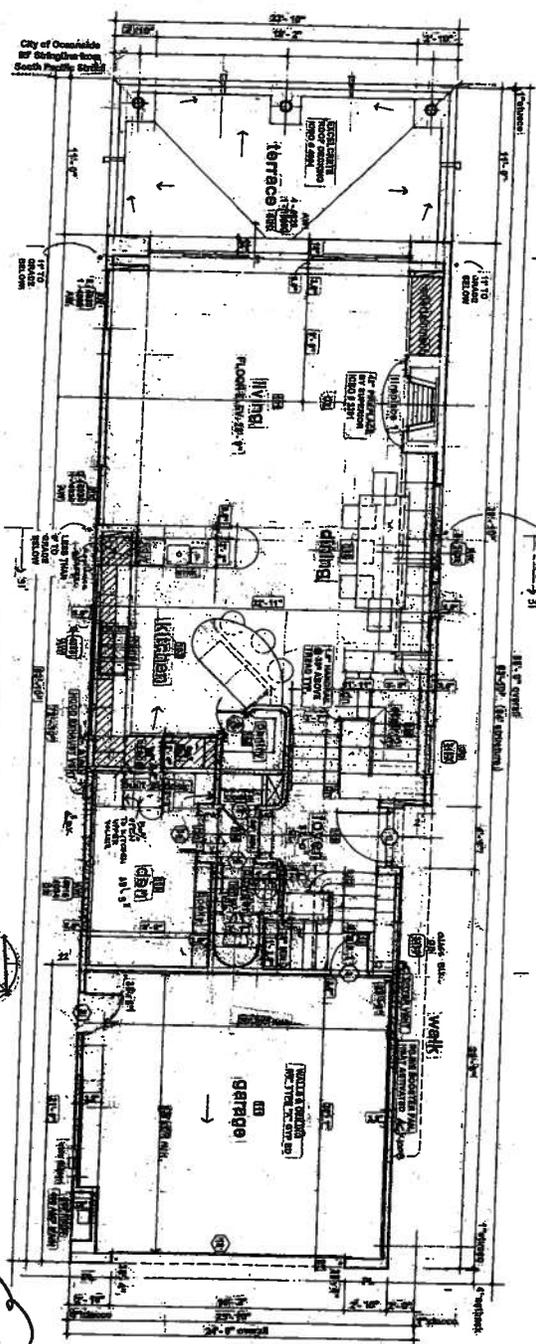
**the stensrud residence**  
1705 south pacific street  
oceanside, california

Project Designer:  
Whitney Stensrud  
1800 Wilshire Blvd, Suite 200  
Los Angeles, CA 90057

**David Lee Soanes, Ltd.**  
6378 Paseo Pizarro, Carlsbad, CA 92009  
phone: 760.476.0933; fax: 760.476.0937; email: soanes@roadrunner.com  
architecture \* golf course architecture \* land planning \* civil engineering  
construction management \* landscape architecture \* interior design

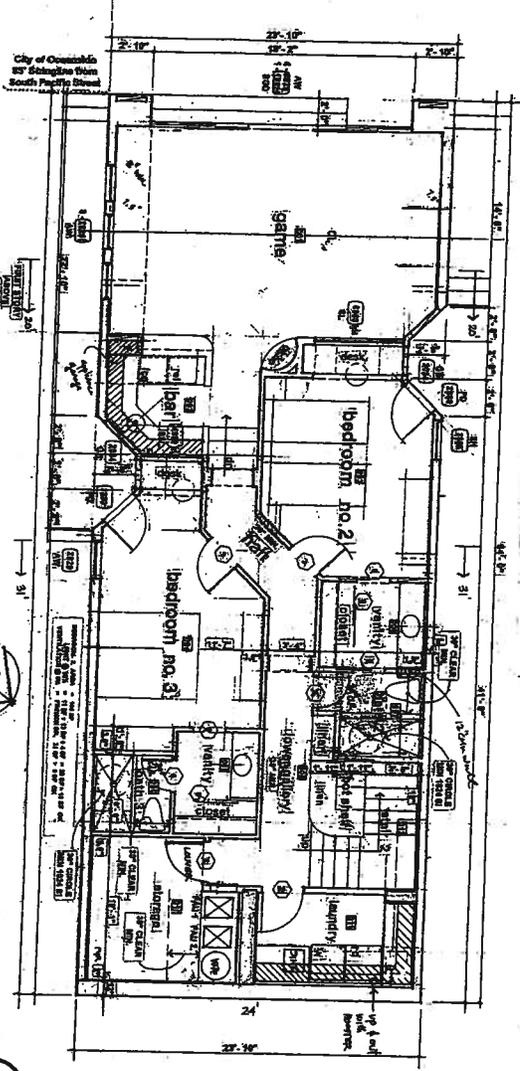
NO.	DATE	REVISIONS
1	10/13/10	ISSUED FOR PERMITS
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6		
7		
8		
9		
10		

Scale: 1/8" = 1'-0"  
Date: 04 OCT 2009  
Sheet: 187814-15.dwg  
Author: DLS  
Title: 1705 SP  
Job: 1878-00  
Rev: 0



FRONT STREET ORIENTATION DIAGRAMS BELOW:  
 BASE PLAN BY ALAN MANNING CONSULTING, INC.  
 1705 SOUTH PACIFIC STREET, SUITE 207, OCEANSIDE, CA 92054  
 TEL: 760.476.0933 FAX: 760.476.0937

**first floor plan**  
 (for reference only)  
 no change only



**basement plan**

(for reference only)  
 no change only

Amendment to RC-13-00

**the stensrud residence**  
 1705 south pacific street  
 oceanside, california

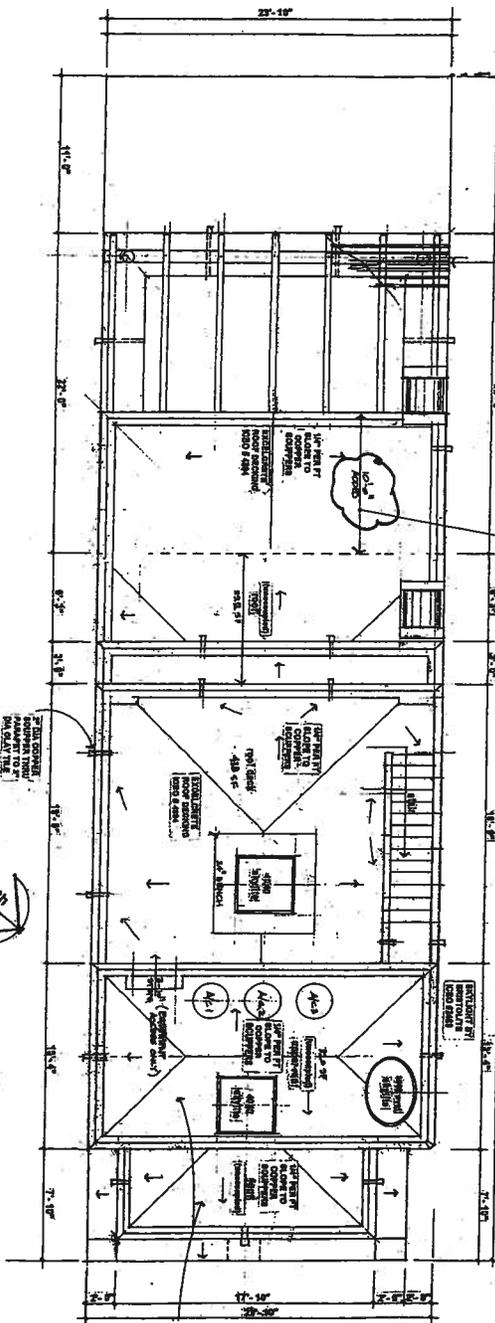
property owner:  
 Whitney Stensrud  
 c/o David J. Soanes, Esquire  
 1900 Avenida of the Stars, Suite 92450  
 Los Angeles, CA 90067

**david lee soanes, ltd.**  
 6378 Paseo Patena, Carlsbad, CA 92009  
 phone: 760.476.0933; fax: 760.476.0937; email: soanes@soanes.com  
 architecture \* golf course architecture \* land planning \* civil engineering  
 construction management \* landscape architecture \* interior design



**A-6**  
 1705 SOUTH PACIFIC STREET  
 OCEANSIDE, CALIFORNIA 92054

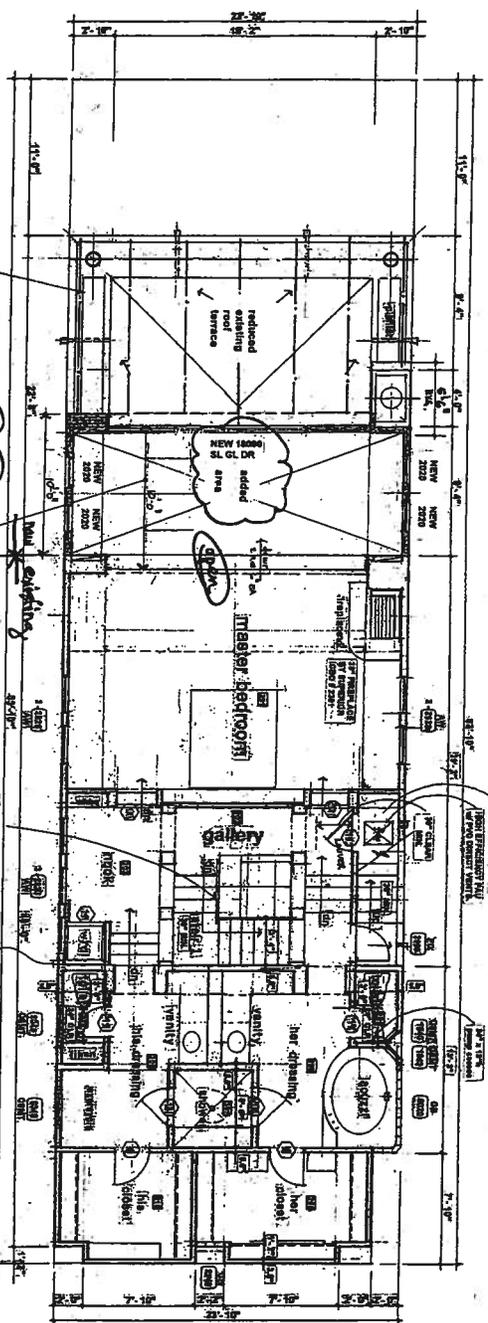
DATE	DESCRIPTION



roof plan

string line 85'

ADDED 200 SQ. FT. NEW PERIODICALLY MAINTAINED 1/2\"/>



second floor plan

Amendment to RC-13-00

**the stensrud residence**  
 1705 south pacific street  
 oceanside, california

property owner:  
 Whitney Stensrud  
 c/o David Lee Soanes, Ltd.  
 1900 Avenue of the Stars, Suite 2450  
 Los Angeles, CA 90067

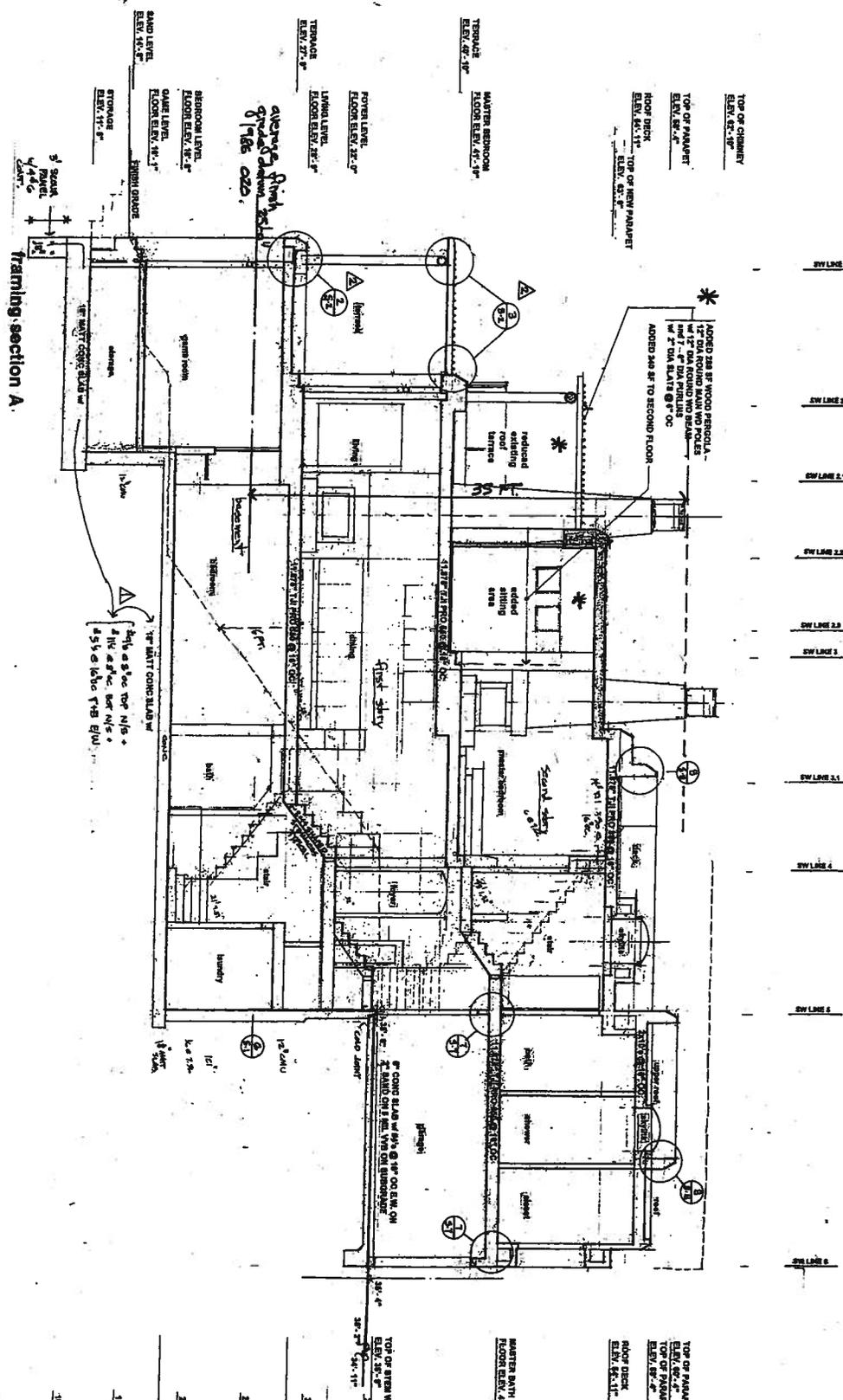
**david lee soanes, ltd.**  
 6378 Pasa Pasa, Carlsbad, CA 92009  
 phone: 760.476.0933; fax: 760.476.0937; email: [assoanes@earthlink.net](mailto:assoanes@earthlink.net)  
 architecture \* golf course architecture \* land planning \* civil engineering  
 construction management \* landscape architecture \* interior design



Sheet No. **A-7**  
 Date: 04.05.2009  
 Scale: 1/8" = 1'-0"  
 Author: DLS  
 Job: 0101 - 00







Framing section A

building sections



Amendment to RC-13-00

**the stensrud residence**  
 1705 south pacific street  
 oceanside, california

properly owner:  
 Whitney Stensrud  
 c/o Debra J. Morris, Esquire  
 1900 Avenue of the Stars, Suite 92430  
 Los Angeles, CA 90067

**david lee soanes, ltd.**  
 6378 Pecho Petro, Carlsbad, CA 92009  
 phone: 760.476.0933; fax: 760.476.0937; email: soanes@soandsoanes.com  
 architecture \* golf course architecture \* land planning \* civil engineering  
 construction management \* landscape architecture \* interior design

DATE	10/11/08
BY	DL
REVISION	
NO.	

Sheet **S4**  
 Date: 04 OCT 2008  
 Author: SLS  
 App: DMS-OC  
 Scale: 1/8" = 1'-0"

1 PLANNING COMMISSION  
2 RESOLUTION NO. 2010-P34

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

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6 APPLICATION NO: RC10-00004  
7 APPLICANT: Whitney Stensrud  
8 LOCATION: 1705 South Pacific Street

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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 (RC10-00004) under the  
13 provisions of Article 32 of the Zoning Ordinance of the City of Oceanside to permit the following:

14 construction of a 240-square foot second story addition to an existing single-family  
15 residence located at 1705 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 25<sup>th</sup> day  
18 of October, 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 from environmental review per Article  
22 19, Section 15303 (b);

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 /////

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1	<b>Description</b>	<b>Authority for Imposition</b>	<b>Current Estimate Fee or Calculation Formula</b>
2			
3			
4	Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
5			
6	Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
7			
8	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
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			
19	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.
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			
26	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.
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:

- 21 1. The proposed addition to 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 compromise existing public views within  
24 the Coastal Zone area nor produce adverse massing impacts on neighboring properties.
- 25 2. The proposed expansion will not obstruct any existing, planned or required public beach  
26 access, thereby conforming with the policies of Chapter 3 of the Coastal Act.
- 27 3. The proposed expansion will not result in the loss of any on-street public parking  
28 resources, nor occasion additional on-site parking requirements.

29           NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
approve Regular Coastal Permit (RC10-00004) subject to the following conditions:

1 **Building:**

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

28 **Fire:**

- 29 6. Fire Department requirements shall be placed on plans in the notes section.

1 **Planning:**

- 2 7. This Regular Coastal Permit shall expire on October 25, 2013, unless implemented per the  
3 Zoning Ordinance or unless the Planning Commission grants a time extension.
- 4 8. This Regular Coastal Permit approves only a 240-square foot second story addition to an  
5 existing single-family home, as presented to the Planning Commission for review and  
6 approval. No deviation from these approved plans and exhibits shall occur without  
7 Planning Division approval. Substantial deviations shall require a revision to the Regular  
8 Coastal Permit or a new Regular Coastal Permit.
- 9 9. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold  
10 harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
11 proceeding against the City, its agents, officers, or employees to attack, set aside, void or  
12 annul an approval of the City, concerning Regular Coastal Permit (RC10-00004). The City  
13 will promptly notify the applicant of any such claim, action or proceeding against the  
14 City and will cooperate fully in the defense. If the City fails to promptly notify the  
15 applicant of any such claim action or proceeding, or fails to cooperate fully in the  
16 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold  
17 harmless the City.
- 18 10. All mechanical rooftop and ground equipment shall be screened from public view as  
19 required by the Zoning Ordinance: that is, on all four sides. Roof jacks, mechanical  
20 equipment, screens and vents shall be painted with non-reflective paint to match the roof.  
21 This information shall be shown on the building plans.
- 22 13. Prior to the issuance of building permits, compliance with the applicable provisions of the  
23 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed  
24 and approved by the Planning Division. These requirements, including the obligation to  
25 remove or cover with matching paint all graffiti within 24 hours, shall be noted on the  
26 Architectural Site Plan and shall be recorded in the form of a covenant affecting the subject  
27 property. A covenant or other recordable document approved by the City Attorney shall  
28 be prepared by the applicant and recorded prior to the issuance of building permits. The  
29 covenant shall provide that the property is subject to this resolution, and shall generally  
list the conditions of approval.

- 1 14. Prior to the transfer of ownership and/or operation of the site, the owner shall provide a
- 2 written copy of the applications, staff report and resolutions for the project to the new
- 3 owner and or operator. This notification's provision shall run with the life of the project
- 4 and shall be recorded as a covenant on the property.
- 5 15. Failure to meet any conditions of approval for this development shall constitute a violation
- 6 of the Regular Coastal Permit.
- 7 16. Unless expressly waived, all current zoning standards and City ordinances and policies
- 8 in effect at the time building permits are issued are required to be met by this project.
- 9 The approval of this project constitutes the applicant's agreement with all statements in
- 10 the Description and Justification and other materials and information submitted with this
- 11 application, unless specifically waived by an adopted condition of approval.
- 12 17. Elevations, siding materials, colors, roofing materials and floor plans shall be
- 13 substantially the same as those approved by the Planning Commission. These shall be
- 14 shown on plans submitted to the Building Division and Planning Division.
- 15 18. The proposed addition shall be substantially the same material, colors and design as the
- 16 existing single-family residence.

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1 19. A covenant or other recordable document approved by the City Attorney shall be prepared  
2 by the applicant and recorded prior to issuance of building permits. The covenant shall  
3 provide that the property is subject to this Resolution, and shall generally list the conditions  
4 of approval.

5 PASSED AND ADOPTED Resolution No. 2010-P34 on October 25, 2010 by the following  
6 vote, to wit:

7 AYES:

8 NAYS:

9 ABSENT:

10 ABSTAIN:

11 \_\_\_\_\_  
12 Robert Neal, Chairperson  
13 Oceanside Planning Commission

14 ATTEST:

15 \_\_\_\_\_  
16 Jerry Hittleman, Secretary

17 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that  
18 this is a true and correct copy of Resolution No. 2010-P34.

19  
20 Dated: October 25, 2010

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

24 \_\_\_\_\_  
25 Applicant/Representative

\_\_\_\_\_ Date



**File Number: RC10-00004**

**Applicant: Whitney Stensrud**

**Description:**

REGULAR COASTAL PERMIT (RC10-00004) to allow an addition to an existing single-family residence, through the partial enclosure of an existing open deck area. The subject property is located at 1705 South Pacific Street and bears a zoning designation of R-1 (Single-Family Residential). The subject property is situated within the South Oceanside Neighborhood Planning Area and the Coastal Zone. – **STENSRUD ADDITION**

**Environmental Determination:**

The project is exempt from the California Environmental Quality Act.

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

Scott Nightingale



**Application for Public Hearing**

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

**STAFF USE ONLY**

ACCEPTED	BY
S/7/10	SN DW.

Please Print or Type All Information

**PART I - APPLICANT INFORMATION**

1. APPLICANT WHITNEY STENSRUD	2. STATUS SINGLE
3. ADDRESS 1705 SO. PACIFIC ST OCEANSIDE CA 92084	4. PHONE/FAX/E-mail 760.433.5994 760.433.5440
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) DAVID WEBB SOANES, ARCHITECT Thorakle@aol.com	
6. ADDRESS 6378 PASSEO POTRERO CARLSBAD CA 92009	7. PHONE/FAX/E-mail 760.476.0933 760.476.0937

HEARING
GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL.
C.U.P.
VARIANCE
COASTAL RC10-00004
O.H.P.A.C.

**PART II - PROPERTY DESCRIPTION**

8. LOCATION 1705 SOUTH PACIFIC ST.	9. SIZE N/A 6900 SF. (0.16 ac)	
10. GENERAL PLAN RS	11. ZONING RS	12. LAND USE SINGLE FAM RES.

13. ASSESSOR'S PARCEL NUMBER 153-091-46
--

**PART III - PROJECT DESCRIPTION**

14. GENERAL PROJECT DESCRIPTION  
 TO ADD 240 SF SITTING AREA IN MASTER BEDROOM &  
 ADD 288 SF PERGOLA W/ SHADE STRUCTURE OVER REMAINING TERRACE

15. PROPOSED GENERAL PLAN N/A	16. PROPOSED ZONING S.F.D.	17. PROPOSED LAND USE S.F.D.	18. NO. UNITS 1	19. DENSITY 6 DU/AC.
20. BUILDING SIZE 4051 UN. 804 GTS.	21. PARKING SPACES 2	22. % LANDSCAPE N/A	23. % LOT COVERAGE OF FAR 1950 SF (28.3%)	

**PART IV - ATTACHMENTS**

<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	<input type="checkbox"/> 26. TITLE REPORT
<input checked="" type="checkbox"/> 27. NOTIFICATION MAP & LABELS	<input 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): David Webb Soanes	34. DATE 10.04.09	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).
Sign: DAVID WEBB SOANES	35. OWNER (Print): Thor A. Stensrud	

36. DATE 04/7/2010
-----------------------

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Sign: *[Signature]*

# *soanes, ltd.*

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

## **STENSRUD RESIDENCE 1705 South Pacific Street**

### **Amendment to RC-13-00**

## **Description & Justification**

Given the recent City Memo that correctly identifies the current standard of review to be the 1986 OZO, the existing 3,811 SF, two-story over basement single family Stensrud Residence has an opportunity to add a minor addition to the upper roof terrace off the Master Bedroom. There would be no change to the site, the existing revetment, the existing landscaping, nor the balance of the home.

The new addition will consist of 240 SF of enclosed space, as an extension to the Master Bedroom, and a 288 SF Pergola shade structure over the remaining Master Roof Terrace (similar in design to the existing pergola over the Living Room terrace. Total Interior Living area will therefore be increased to 4,051 SF.

The exit to the Master Terrace will be through new sliding glass doors, similar to the existing ones. The added space in the Master Bedroom will be used as a Sitting Room within the Master Bedroom with room for a desk and lounge furniture.

The home will still be Two-Story over Basement, and the Master Terrace will still be considered to be occupied roof deck although half of its original approved size. With approval this year 2009, it is anticipated that the construction work would begin early ~~Spring~~ **Summer** in 2010, and ready for use ~~Summer~~ **Fall** 2010.

**Assessor Parcel Number:**

**153-091-46**



## **Legal Description**

**LOT 34, BLOCK E, PACIFIC STREET SOUTH, OCEANSIDE**

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

## LEGAL DESCRIPTION

LOT 34, IN BLOCK "E" OF THE OCEAN FRONT ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 909, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, JUNE 8, 1904; EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY, ANY PORTION NOW OR HERETOFORE LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN



## NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:  
Removal:  
(180 days)

1. **APPLICANT:** Whitney Stensrud
2. **ADDRESS:** 1705 South Pacific Street, Oceanside CA. 92054
3. **PHONE NUMBER:** (760) 433-5994
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Russ Cunningham
6. **PROJECT TITLE:** RC10-00004 (Stensrud Addition)
7. **DESCRIPTION:** A Regular Coastal Permit for a 240 square-foot addition to an existing single family residence located at 1705 South Pacific Street. The project site has a zoning designation of R-1 (Single Family Residential) and is situated within the Coastal Zone and the South Oceanside Neighborhood Planning Area.

**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:

- [ x ] The project is categorically exempt, Class 1, for Existing Facilities, Section 15301 (e); 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).

\_\_\_\_\_  
Russ Cunningham, Senior Planner

Date: October 20, 2010

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