

# AGENDA NO. 3

PLANNING COMMISSION



STAFF REPORT

DATE: November 15, 2010 (Continued from the November 8, 2010 public hearing)

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC-2-06) TO ALLOW REPLACEMENT OF THE EXISTING WOOD TRIM SIDING TO A STUCCO FINISH AND TO ALLOW AN EXISTING OPEN FRONT BALCONY TO BE ENCLOSED AT AN EXISTING RESIDENCE LOCATED AT 1639 SOUTH PACIFIC STREET – MACDONALD RESIDENCE – APPLICANT: JOHN MACDONALD**

## **RECOMMENDATION**

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 3, Categorical Exemption per Section 15303 "New construction or of small structures" of the California Environmental Quality Act; and
- (2) Approve Regular Coastal Permit (RC-2-06) by adopting Planning Commission Resolution No. 2010-P33 with findings and conditions of approval attached herein.

## **PROJECT DESCRIPTION AND BACKGROUND**

**Background:** The project site is situated within the South Oceanside Neighborhood, west of South Pacific Street and exists with an attached 3,981-square foot single-family residence with an attached two-car garage constructed in 1990.

The proposed project was continued from the September 27, 2010, Planning Commission meeting to allow the applicant to redesign the project in accordance with comments received from the Commissioners. The applicant subsequently met with City Staff to explore various design options. It was concluded that an off-set of five feet from the building façade would not provide needed interior space, but a one foot off-set would provide some articulation on the building façade while meeting the homeowners needs.

The proposed project was reviewed by the Planning Commission on October 25, 2010. Six out of the seven members of the Planning Commission were present at the meeting; a motion for approval of the proposal received a 3-3 vote, which results in no action being taken. In accordance with Municipal Code Section 2.1.34 (Tie Vote), the proposal was automatically placed on the agenda of the next regularly-scheduled Planning Commission meeting (November 8, 2010) for further consideration and at this meeting the project was continued to the November 15, 2010 meeting. Should the proposal be the subject of a second tie vote, the proposal will be deemed denied.

**Site Review:** The site is zoned RT (Residential Tourist) and has a land use designation of Urban High Density Residential (UHD-R). The underlying neighborhood district is South Oceanside and surrounding land uses include: Urban High Density Residential homes (RH-U) to the East, Residential Single-Family Tourist (RT) homes to the south and north, and the Pacific Ocean to the west.

The site is relatively flat at the street level and slopes down at the southwestern portion of the property towards the Pacific Ocean. The subject residence is located on a 7,191-square foot lot that shares a common wall at the property line with the adjoining neighboring home located to the north. The property is located at 1639 South Pacific Street and is surrounded by similar type of single-family developments.

**Project Description:** The project application is comprised of the following required entitlement:

Regular Coastal Permit (RC-2-06) represents a request for the following:

The project involves enclosing an existing 82-square foot second floor balcony to enable additional den space and removal of the existing wood trim siding to be replaced with smooth trough stucco wall finish. The balcony conversion to living space would be designed with materials and colors consistent with those of the existing residence. The project, as revised proposes building face that will be setback one foot from the eastern elevation and will be designed with similar stone veneer wall coverings around the base of the second level. An architectural roof element designed with a similar pitch and materials of the existing residence's roof would be constructed above the garage at the existing balcony's over hang at the south eastern elevation. The replacement of the cedar shake tile roof with a newer and more weather resistance cedar roofing material that will be required to meet all current fire codes.

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 (CEQA)

## **ANALYSIS**

### **KEY PLANNING ISSUES**

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

The General Plan Land Use Map designation on the subject property is Urban High Density Residential (UHD-R). The proposed project is consistent with this designation and 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 to the existing residence at 1639 South Pacific Street have been analyzed for architectural consistency with the existing residence and surrounding neighborhood. All architectural features proposed will be consistent with the overall design of the existing home. Staff has surveyed the neighboring properties, and found that many of the surrounding homes along the coast share similar east facing elevations and stucco wall finishes. The applicant has stated that the stucco wall finish is necessary to help prevent weathering from the coastal air and salt. The proposed addition will also be off-set a minimum of one foot from the front building façade.

##### **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 (LCP) and supporting documentation for review of all proposed projects within the Coastal Zone. Specifically, the goals and policies of the Local Coastal Program Land Use Plan shall be 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, such as compliance development regulations and compatibility with the character of the surrounding areas, pursuant to Section 30251 of the Local Coastal Program.

## **2. Zoning Compliance**

This project is located in the Residential Tourist District (RT) and complies with the requirements of that zone. All improvements will be in compliance with the Zoning Ordinance.

## **3. Local Coastal Program compliance**

The proposed project is within the appeal jurisdiction of the Local Coastal Program 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. The proposed project meets all land use compatibility criteria in the LCP.

## **DISCUSSION**

*Issue: Project Compatibility with the Existing Neighborhood and surrounding properties:* All improvements to the property will be consistent with, and compatible to, the existing residence and the adjoining homes in the surrounding homes.

*Recommendation:* Staff finds that the improvements to the property are consistent with the existing residence and would be consistent with the surrounding neighborhood, in terms of building design and materials. The existing second story deck fronting South Pacific Street would be converted to living space, and would incorporate a design that is compatible with the adjacent residential properties. The change from wood trim siding to stucco will be compatible with other homes in the neighborhood.

## **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 3 15303 (e), Categorical Exemption "Accessory Structures"

## **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. As of October 18, 2010, no communication supporting or opposing the request had been received.

**SUMMARY**

Regular Coastal Permit (RC-2-06) 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's architecture is compatible with the surrounding neighborhood and the existing residence. 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:

- Confirm issuance of Class 3, Categorical Exemption for Accessory Structures of the California Environmental Quality Act.
- Move to approve Regular Coastal Permit RC-2-06 and adopt Planning Commission Resolution No. 2010-P33 as attached.

PREPARED BY:

  
\_\_\_\_\_  
Scott Nightingale  
Planner II

SUBMITTED BY:

  
\_\_\_\_\_  
Jerry Hittleman  
City Planner

JH/SN/fil

Attachments:

1. Site Map
2. Planning Commission Resolution No. 2010-P33





















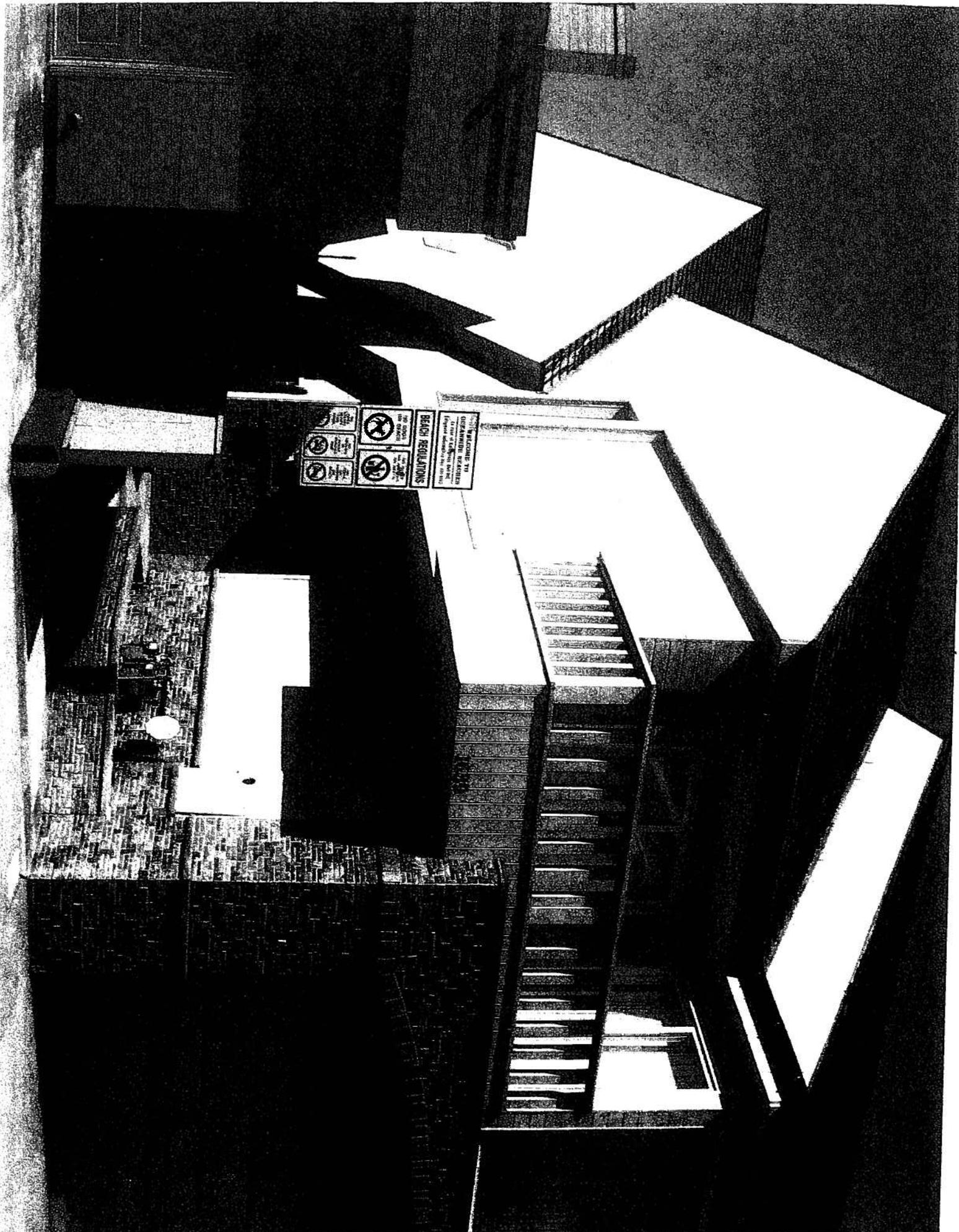


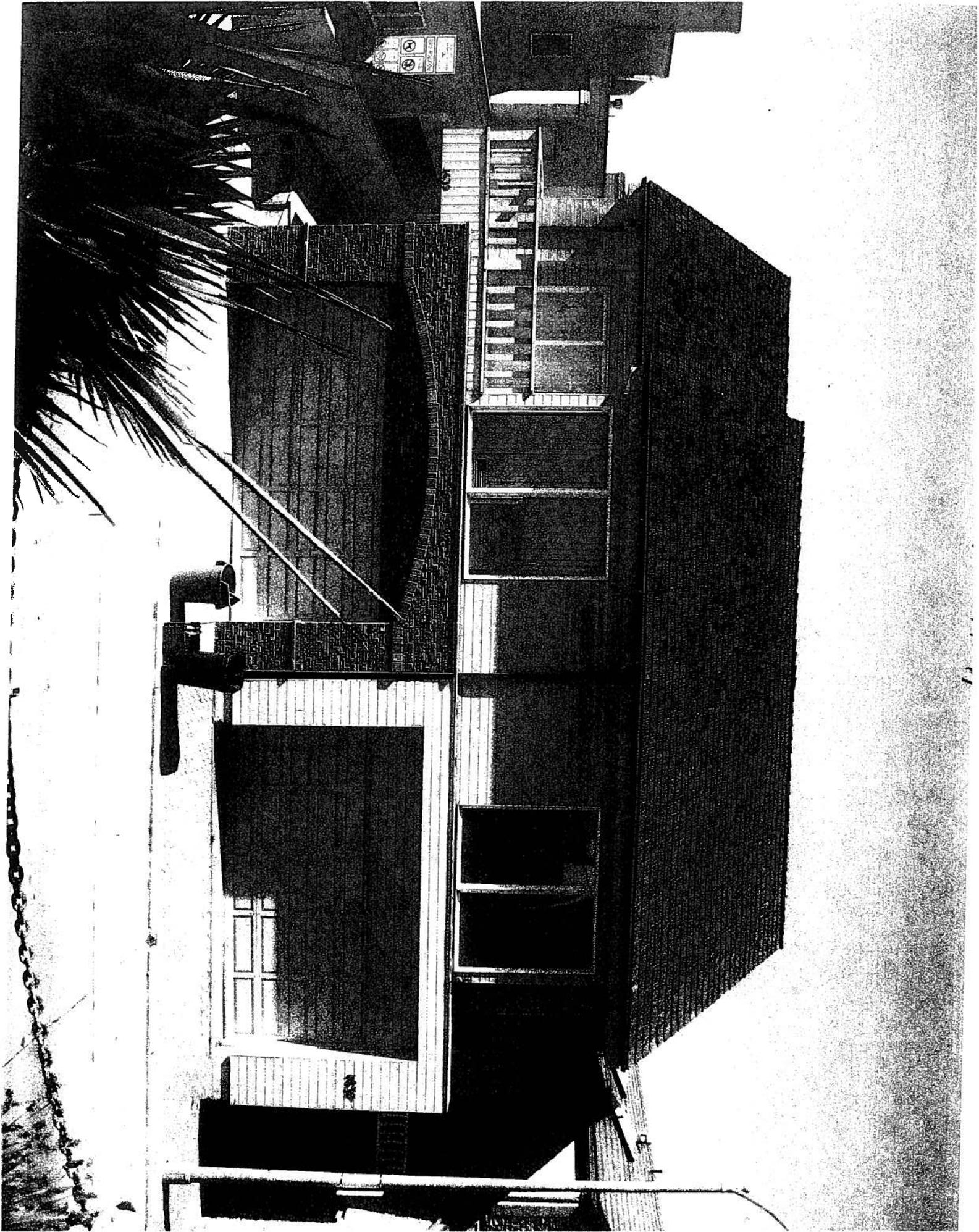














1 PLANNING COMMISSION  
2 RESOLUTION NO. 2010-P33

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: RC-2-06  
7 APPLICANT: John MacDonald  
8 LOCATION: 1639 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 (RC-2-06) under the provisions  
13 of Article 32 of the Zoning Ordinance of the City of Oceanside to permit the following:

14 the conversion of an existing open second story balcony to living space by enclosing the  
15 balcony and the removal of the wood siding to allow a stucco wall finish;  
16 on certain real property described in the project description.

17 WHEREAS, the Planning Commission, after giving the required notice, did on the 15<sup>th</sup> day  
18 of November, 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:

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28 /////

29 /////

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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 (\$2.63 for Vista and 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			
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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 replacement of the wood siding to a stucco wall finish and the to allow an  
22 existing single-family residence's open front balcony to be enclosed at 1639 South  
23 Pacific Street is consistent with the land use policies of the Local Coastal Program as  
24 implemented through the Zoning Ordinance. Specifically, the project will not  
25 substantially alter or impact existing public views of the coastal zone area and the  
26 physical aspects of the project are consistent with existing development on neighboring  
27 sites.
- 28 2. The proposed improvements will not obstruct any existing, planned, or required public  
29 beach access; therefore, the project is in conformance with the policies of Chapter 3 of  
the Coastal Act.

1 3. The project will not result in the loss of any on street public parking spaces, as the 82-  
2 square foot open patio conversion to living space would be within the existing foot print  
3 of the existing home and it will not trigger additional parking or take away from the  
4 existing parking fronting the project site.

5 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
6 approve Regular Coastal Permit (RC-2-06) subject to the following conditions:

7 **Building:**

8 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for  
9 Building Division plan check. (As of January 1, 2008 the 2007 California Building  
10 Code, and 2007 California Electrical Code)

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

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

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

18 a) Building construction work hours shall be limited to between 7:00 a.m. and  
19 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00  
20 p.m. for work that is not inherently noise-producing. Examples of work not  
21 permitted on Saturday are concrete and grout pours, roof nailing and activities  
22 of similar noise-producing nature. No work shall be permitted on Sundays and  
23 Federal Holidays (New Year's Day, Memorial Day, July 4<sup>th</sup>, Labor Day,  
24 Thanksgiving Day, Christmas Day) except as allowed for emergency work  
25 under the provisions of the Oceanside City Code Chapter 38 (Noise  
26 Ordinance).

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

1 5. For all new construction, setbacks and Type of Construction must comply with the  
2 2007 California Building Code. New Exterior openings less than five feet from the  
3 property line must be protected per table 704.8 of the CBC. New Exterior walls less  
4 than five feet to the property line must be one hour rated per Table 602 of the CBC.

5 **Fire:**

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

7 **Planning:**

8 7. This Regular Coastal Permit shall expire on November 15, 2013, unless implemented per  
9 the Zoning Ordinance or unless the Planning Commission grants a time extension

10 8. This Regular Coastal Permit approves the conversion of an existing open second story  
11 balcony to living space by enclosing the balcony and the removal of the wood siding to  
12 allow a stucco wall finish, as presented to the Planning Commission for review and  
13 approval. No deviation from these approved plans and exhibits shall occur without  
14 Planning Division approval. Substantial deviations shall require a revision to the Regular  
15 Coastal Permit or a new Regular Coastal Permit.

16 9. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold  
17 harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
18 proceeding against the City, its agents, officers, or employees to attack, set aside, void or  
19 annul an approval of the City, concerning Regular Coastal Permit (RC-2-06). The City  
20 will promptly notify the applicant of any such claim, action or proceeding against the  
21 City and will cooperate fully in the defense. If the City fails to promptly notify the  
22 applicant of any such claim action or proceeding or fails to cooperate fully in the  
23 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold  
24 harmless the City.

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

1 covenant shall provide that the property is subject to this resolution, and shall generally  
2 list the conditions of approval.

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

7 12. Failure to meet any conditions of approval for this development shall constitute a violation  
8 of the Regular Coastal Permit.

9 13. Unless expressly waived, all current zoning standards and City ordinances and policies  
10 in effect at the time building permits are issued are required to be met by this project.  
11 The approval of this project constitutes the applicant's agreement with all statements in  
12 the Description and Justification and other materials and information submitted with this  
13 application, unless specifically waived by an adopted condition of approval.

14 14. Elevations, siding materials, colors, roofing materials and floor plans shall be  
15 substantially the same as those approved by the Planning Commission. These shall be  
16 shown on plans submitted to the Building Division and Planning Division.

17 15. The balcony conversion to living space shall be substantially the same material, colors,  
18 and design as the existing single-family residence.

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1 16. 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-P33 on November 15, 2010 by the  
4 following vote, to wit:

5 AYES:

6 NAYS:

7 ABSENT:

8 ABSTAIN:

9  
10 \_\_\_\_\_  
11 Robert Neal, Chairperson  
12 Oceanside Planning Commission

13 ATTEST:

14 \_\_\_\_\_  
15 Jerry Hittleman, Secretary

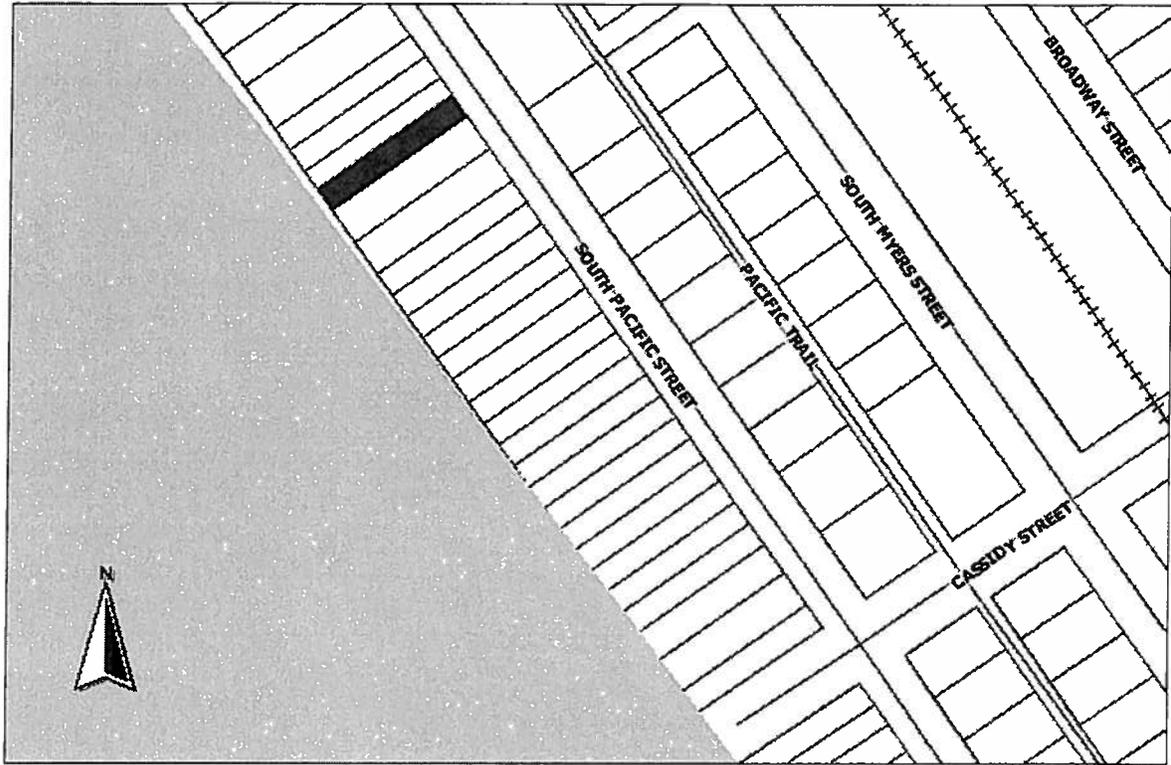
16 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that  
17 this is a true and correct copy of Resolution No. 2010-P33.

18 Dated: November 15, 2010

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

22  
23 \_\_\_\_\_  
24 Applicant/Representative

25 \_\_\_\_\_  
26 Date



**File Number: RC-2-06**

**Applicant: John MacDonald**

**Description:**

REGULAR COASTAL PERMIT (RC-2-06) to allow an existing open second story balcony to be enclosed and to permit the replacement of the existing wood siding to be replaced with a stucco wall finish at an existing residence located at 1639 South Pacific Street. The project site is zoned RT (Residential Tourist District) and is within the Townsite Neighborhood and the Coastal Zone. - **MACDONALD RESIDENCE-**

**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

2nd Submittal

 <b>Application for Public Hearing</b> Community Development Department / Planning Division (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885				STAFF USE ONLY	
				ACCEPTED	BY
				7/16/10	SRI.
Please Print or Type All Information				HEARING	
<b>PART I - APPLICANT INFORMATION</b>				GPA	
1. APPLICANT JOHN MACDONALD		2. STATUS OWNER		MASTER/SP.PLAN	
3. ADDRESS 1639 S. Pacific Street		4. PHONE/FAX/E-mail (760) 767-8054		ZONE CH.	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) JEFF WINDER Contracting				TENT. MAP	
6. ADDRESS LA JOLLA BEACH CA 92037		7. PHONE/FAX/E-mail 376-1628		PAR. MAP	
<b>PART II - PROPERTY DESCRIPTION</b>				DEV. PL.	
8. LOCATION 1639 S. Pacific St.			9. SIZE 3796 sq feet		
10. GENERAL PLAN		11. ZONING		12. LAND USE EXISTING Home	
				13. ASSESSOR'S PARCEL NUMBER 153-091-43	
<b>PART III - PROJECT DESCRIPTION</b>					
14. GENERAL PROJECT DESCRIPTION Replace existing exterior doors & windows in kind. Replace existing wood siding with new stucco. buildout existing patio. Replace existing roof with composite IN/KNF					
15. PROPOSED GENERAL PLAN N/A		16. PROPOSED ZONING N/A		17. PROPOSED LAND USE N/A	
18. NO. UNITS 1		19. DENSITY		20. BUILDING SIZE	
21. PARKING SPACES 2		22. % LANDSCAPE		23. % LOT COVERAGE or FAR	
<b>PART IV - ATTACHMENTS</b>					
24. DESCRIPTION/JUSTIFICATION		25. LEGAL DESCRIPTION		26. TITLE REPORT	
27. NOTIFICATION MAP & LABELS		28. ENVIRONMENTAL INFO FORM		29. PLOT PLANS	
30. FLOOR PLANS AND ELEVATIONS		31. CERTIFICATION OF POSTING		32. OTHER (See attachment for required reports)	
<b>PART V - SIGNATURES</b>					
33. APPLICANT OR REPRESENTATIVE (Print):			34. DATE		
Sign: <b>RECEIVED</b> JUL 16 2010			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).		
			35. OWNER (Print) JOHN MACDONALD		36. DATE 6-25-10
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.			Sign: <i>J. Winder</i> 6-25-10		



"There are no problems, only solutions!"

Project: McDonald Residence  
1639 South Pacific Street  
Ocean Side CA

Description of work:

- A) Remove all T&G wood siding and replace with stucco
- B) Remove all existing exterior doors and windows and replace In-Kind
- C) Build out existing back patio to enlarge bed room
- D) Re roof building in-kind

Justification:

The McDonald home has multiple leaks do the pour condition of the exterior siding, doors and windows.

The build out of the upper bed room was once approved however the McDonalds never had the work done. They would like to reapply for the build out so as to have all the work done at the same time.

**RECEIVED**

JUL 16 2010

CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

P.O. Box 1520  
LAGUNA BEACH, CA 92652  
(949) 376-1628 OFFICE & FAX

**LEGAL DESCRIPTION**

**Lots 29 and 30 in Block E of Ocean Front Addition in the City of Oceanside, in the County of San Diego, State of California, according to map thereof No. 909 filed in the office of County Recorder of San Diego, June 8, 1904.**

**RECEIVED**  
**FEB 16 2006**  
Planning Department



**NOTICE OF EXEMPTION**  
City of Oceanside, California

Post Date:  
Removal:  
(180 days)

- 1. **APPLICANT:** John MacDonald
- 2. **ADDRESS:** 1639 S. Pacific Street
- 3. **PHONE NUMBER:** (818) 846-7941
- 4. **LEAD AGENCY:** City of Oceanside
- 5. **PROJECT MGR.:** Scott Nightingale
- 6. **PROJECT TITLE:** RC-2-06 ( MacDonald Residence)

7. **DESCRIPTION:** The project involves enclosing an existing 82-square foot second floor balcony to enable additional den space and removal of the existing wood trim siding to be replaced with smooth trough stucco wall finish. The balcony conversion to living space would be designed with materials and colors consistent with those of the existing residence. The replacement of the cedar shake tile roof with a newer and more weather resistance cedar roofing material and the replacement of the windows would be the additional work performed as a part of this Regular Coastal permit.

**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, Planner II

Date: September 27, 2010