AGENDA NO. 5

STAFF REPORT *CITY OF OCEANSIDE*

DATE: November 17, 2008

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC-10-08) TO CONSTRUCT A 340-SQUARE FOOT COVERED PATIO WITH A ROOF TOP DECK AND THE DEVELOPMENT OF AN 80-SQUARE FOOT ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 311 EATON STREET – 311 EATON STREET REMODEL – APPLICANT: DARRYL KING**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Confirm issuance of a Class 3, Categorical Exemption per Section 15303 of the California Environmental Quality Act; and

(2) Approve Regular Coastal Permit (RC-10-08) by adopting Planning Commission Resolution No. 2008-P71 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The project involves an 80-square foot addition to the existing residence and construction of a 340-square foot patio cover with a roof top deck. The site is zoned RS (Single-Family Residential) and the land use designation is Single-Family Dwelling–Residential (SFD-R). The underlying neighborhood district is South Oceanside and surrounding land uses include: Single-Family Residential (RS) homes to the west, Visitor Commercial (CV) uses to the East, Residential Medium Density Residential – C (RM-C) apartments to the north and the Buena Vista Lagoon Open Space (OS) to the south.

The site is relatively flat and slopes down at the southeast portion of the property towards the adjoining property to the south. The subject residence is located within an eight-unit residential subdivision at the northwest corner of the cul-de-sac of South Tremont Street.

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

Regular Coastal Permit (RC-10-08) represents a request for the following:

The applicant is requesting to construct an attached 340-square foot patio cover with roof top deck to an existing single-family residence. Design of the proposed deck will include a 13.6-foot high staircase attached to the rear of the residence, wood guard railing around the perimeter of the proposed deck and additional framing to support the deck. Construction of the deck would allow the homeowner to enjoy scenic views of the Buena Vista Lagoon and the Ocean. Expansion of the existing home by an additional 80-square feet will be similar in type and design as the existing home and will provide an additional bathroom for the home owner. This expansion will also include new windows and relocation and construction of a new front door. All improvements to the property will be similar in type, design, colors, and materials as the existing residence and will compliment the property, as well as, the neighborhood.

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 Single-Family Detached Residential (SFD-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 311 Eaton Street have been analyzed for architectural consistency with the existing residence and surrounding neighborhood. All architectural features proposed shall mimic the overall design of the existing home and the proposed patio cover with roof top deck; as well as, the 80-square foot addition would provide additional improvements that are complimentary to the property as well as the neighborhood. The project is conditioned to have similar design, colors and materials as the existing residence.

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 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 development regulations and compatibility with the charter of the surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas pursuant to section 30251 of the Local Coastal Program.

2. Zoning Compliance

This project is located in the Single-Family Residential District (RS) and complies with the requirements of that zone. Table 1 summarizes proposed and applicable development standards for the project site:

Table 1: Development Standards

	MINIMUM REQUIRED	PROPOSED
PARKING SPACES	One 2-car garage	One Car garage (Existing)
FRONT YARD	20 feet	20 feet
SIDE YARD	7.5 feet	7.6 feet
REAR YARD	15 feet	15 to 7.6 feet (existing)
MAXIMUM HEIGHT	27 feet	13 feet, 6 inches
LOT COVERAGE	45%	27%

The proposed improvements would meet all development standards in terms of height, setbacks, design and lot coverage percentage as specified in the Oceanside Zoning Ordinance. Construction of the patio cover with an attached roof top deck, and an 80-square foot addition would not trigger additional parking because the additions are not over the 50 percent of the existing residence habitable space thresholds or above 500 square feet of habitable space. According to the Oceanside Zoning Ordinance Article 31 Section 3102 states that habitable additions over 500 square feet or 50 percent of the existing residences habitable space, whichever is greater, shall provide a minimum of two enclosed, open or any combination of off-street parking and since all improvements are non-habitable additional parking will not be required.

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 RS zone. Such projects must provide sensitive development in order to promote and achieve compatibility with surrounding development. The existing and evolving character of the neighborhood within the Coastal Zone and site-specific design elements have been considered at length throughout the design and review of this project.

The proposed rooftop deck is not exceeding the 27-foot height restriction within the Coastal Zone. The Coastal Act requires that the visual qualities of the Coastal Zone shall be protected and that new development be sited and designed to be visually compatible with the character of surrounding areas. All improvements to the property will not impact the surrounding areas, neighbors and coastal views. Construction of the addition and the patio cover with the roof top deck will be consistent with the existing neighborhood in design, materials, colors and type.

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 will be consistent with the surrounding neighborhood. All improvements would be constructed at a height of 13 ½ feet and a design that would not create a negative impact to the adjacent residential properties.

Staff has analyzed the project for design consistency, and found that the proposed improvements would not only improve the visual appearance of the property, but will compliment the neighborhood. This proposed project is similar to the neighboring property to the east, which was approved by the Planning Commission for a similar roof

top deck as this proposed project under Regular Coastal Permit (RC-7-06) on March 24, 2008. Staff has determined that the construction of the patio cover with a roof top deck and the 80-sqaure foot room addition will allow the property owner the same privileges that are shared by neighboring properties in terms of views and residential square footage. This proposed roof top deck would be constructed at a height of 13 ½ feet and will not take away public/scenic views or negatively impact neighboring properties. Staff finds that all the proposed additions will not dramatically and physically alter the property and surrounding neighboring properties. Therefore Staff finds the project consistent with all development regulations, and these proposed improvements would compliment the home as well as 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 "New Construction or Conversion of Small 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 November 10, 2008, no communication supporting or opposing the request had been received.

SUMMARY

Regular Coastal Permit (RC-10-08) 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 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:

-- Move to approve Regular Coastal Permit RC-10-08 and adopt Planning Commission Resolution No. 2008-P71 as attached.

PREPARED BY:

Scott Nightingale
Planner II

SUBMITTED BY:

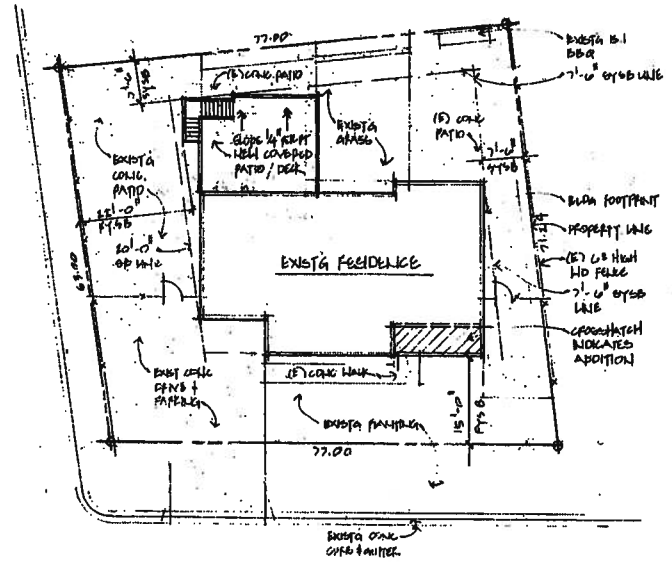
Jerry Hittleman
City Planner

REVIEWED BY:
Richard Greenbauer, Senior Planner

JH/SN/fil

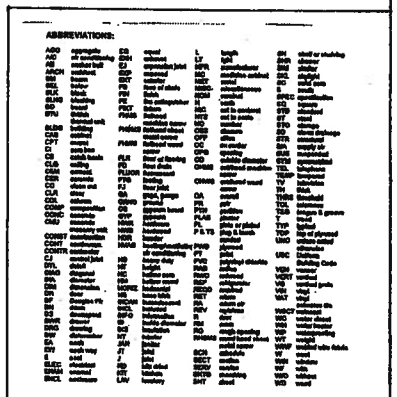
Attachments:
1. Site Map
2. Planning Commission Resolution No. 2008-P71
3. Pictures of existing residence

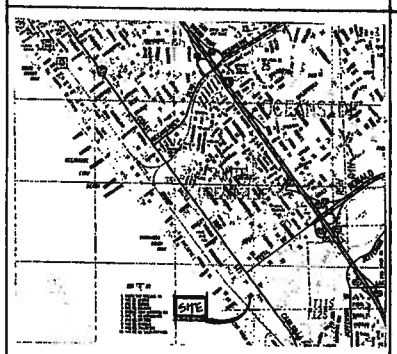
Received
SEP 24 2008
Planning Division



PROPOSED SITE PLAN 1/10" = 1'-0"

ABBREVIATIONS:





VICINITY MAP NO SCALE

OWNER:	DARYL KING
ADDRESS:	311 EATON ST OCEANSIDE CA 92054
PROJECT ADDRESS:	SAME AS ABOVE
APN:	155-054-05
ZONING:	
TYPE OF CONSTRUCTION:	V NON RATED
OCCUPANCY GROUP:	R3
SCOPE OF WORK:	BATH + ENTRY ADDITION, AND COVERED PATIO WITH DECK ABOVE EXISTING TWO BEDROOM ONE BATH SINGLE FAMILY DWELLING
LOT SQ FT = 4,950	
CODE COMPLIANCE:	THIS PROJECT SHALL COMPLY WITH THE 2007 CBC AND FIRE CODES (2006 IBC, UMC + UPC, 2005 NEC + TITLE 24 ENERGY)
NEW UPPER FLOOR DECK ADD = 294 SQFT	
EXISTG COND SQ FT = 954	EXISTG GARAGE SQ FT = 384
ADDITION COND SQ FT = 80	NEW LOT COV. = 27 %
TOTAL COND. SQ FT = 1034	
EXISTG LOT COV = 4,950	

PROJECT DATA

SHEET	DESCRIPTION
1	SITE PLAN, SHEET INDEX, PROJECT DATA ABBREVIATIONS, VICINITY MAP
1A	SPECIFICATIONS
2	FLOOR PLAN, MECH/ELECT PLAN, INTERIOR ELEV
3	EXTERIOR ELEVATIONS
4	EXISTING FLOOR PLAN
5	FOUNDATION / ROOF FRAMING PLAN
6	DETAILS

SHEET INDEX

REVISIONS	BY

MARK J. McKINNEY · ARCHITECT
18000 NEW POST TERRACE
SAN DIEGO CA 92127
(858) 485-7373

SITE PLAN, SHEET INDEX, PROJECT DATA

KING RESIDENCE ADDITION
311 EATON ST
OCEANSIDE CA 92054

Date 07 AUG 08
Scale AS NOTED
Drawn MJM
Job KING
Sheet 1 of 7

SECTION 01000 - GENERAL REQUIREMENTS

I. STANDARDS: All work is to be done in accordance with the latest edition of the Uniform Building, Mechanical, Electrical and Plumbing Codes, State of California Title 24 requirements and applicable codes and ordinances. In the event of conflict between pertinent codes & regulations and the requirements of the referenced standards of these specifications, the provisions of the more stringent shall govern.

II. VERIFICATION: The contractor shall:

A. [illegible]

B. [illegible]

III. SCOPE:

A. Provide for each section all material, equipment & services required to complete the work except for those items shown as N.I.C. (Not In Contract). [illegible]

IV. SITE FIXTURES: The Contractor shall:

A. [illegible]

B. Provide fencing, barricades, warning signs/signals or other protective measures as need to provide for the safety of the public.

C. [illegible]

D. [illegible]

V. SUBSTITUTIONS: [illegible]

A. [illegible]

B. The contractor shall submit sample submissions or shop drawings for all proposed substitutions.

C. [illegible]

1. Structural Steel
2. Epoxy
3. All substitutions proposed by the contractor.

D. [illegible]

E. [illegible]

VI. INSPECTIONS: The Contractor shall:

A. [illegible]

B. The contractor shall give the engineer three working days notice prior to any observation.

VII. SPECIAL INSPECTIONS: [illegible]

A. Special inspector: employed by the owner (UBC 1701.1).

B. Reports prepared by the inspector and signed by a California civil engineer. Submitted to the building official and the engineer.

C. All discrepancies shall be brought to the immediate attention of the contractor for correcting, then, if not corrected, to the building official and the engineer (UBC 1701.3).

D. The special inspection is to be continuous during the performance of the work unless otherwise specified.

E. Inspector must be certified by the building official to perform the types of inspections specified.

F. [illegible]

G. [illegible]

VIII. SPECIAL INSPECTIONS:

A. Structural steel. All welds shall have periodic inspection by a qualified welding inspection company.

IX. SPECIAL STRUCTURAL OBSERVATIONS BY THE [ENGINEER] (UBC 1702)

A. Notification: Four (4) working days before observation. [illegible]

X. DRAWINGS: Typical details & notes shall apply unless specifically shown or noted otherwise. [illegible]

XI. PROTECTION DURING CONSTRUCTION: It shall be the Contractors sole responsibility to design and provide during bracing, form work, etc., as required to protect life and property.

SECTION 01100 -STRUCTURAL DESIGN CRITERIA

A. Uniform Building Code

1. Dead loads:
   a) flat roof 15 psf
2. Live loads:
   a) roof (basic live load) 20 psf
3. Seismic Lateral loads:
   a) [illegible]
   b) [illegible]
   c) [illegible]
   d) [illegible]
   e) Seismic Source Type = B

f) R factor ; R=2.2

4. Wind Lateral Loads
   a) [illegible]
   b) exposure [b] qs = [12.6] psf I = [1.0]

SECTION 02000 - SITE WORK

A. Earthwork includes rough grading, grubbing, stripping, clearing, excavating, preparing foundation materials and placement of fill.

B. [illegible]

C. STANDARDS: 1997 UBC Appendix Chapter 33 - Excavation & Grading. [illegible]

II. EXECUTION

A. [illegible]

B. [illegible]

C. [illegible]

D. [illegible]

E. [illegible]

F. [illegible]

G. [illegible]

SECTION 03000 - CONCRETE

I. GENERAL

A. DESCRIPTION: [illegible]

II. STANDARDS

A. American Concrete Institute (ACI)
B. "Recommended Practices for Concrete Form Work"
C. "Manual of Standard Practice for Detailing Reinforced Concrete Structures"
D. All concrete shall conform with the requirements of ACI 301, "Specifications for Structural Concrete For Buildings", latest edition.
E. ACI 302.1 "Guide for Concrete Floor and Slab Construction"
F. Concrete Reinforcing Steel Institute (CRSI) "Recommended Practice for Placing Bar Supports, Specs., & Nomenclature"

III. MATERIALS

A. [illegible]

B. [illegible]

C. [illegible]

D. [illegible]

E. [illegible]

F. [illegible]

G. [illegible]

H. [illegible]

I. [illegible]

J. [illegible]

K. [illegible]

L. [illegible]

M. Concrete:

		Min. 28 Day	Max. Agg	Max. Slump
1.	Location			
2.	Footings	2500 psi	3/4"	5"
3.	Slab on grade	2500 psi	3/4"	4"
4.	Topping	2500 psi	3/4"	4"
5.	Retaining walls	2500 psi	3/4"	3-1/2"
6.	CIDCP	2500 psi	3/4"	3-1/2"
7.	All other	3000 psi	3/4"	4"

IV. EXECUTION

A. [illegible]

B. [illegible]

C. [illegible]

1. [illegible]
2. [illegible]
3. [illegible]

D. [illegible]

E. [illegible]

SECTION 0500 - STRUCTURAL STEEL & MISC. METAL

I. GENERAL

A. DESCRIPTION

1. [illegible]
2. [illegible]

B. SUBMITTALS

1. [illegible]

C. STANDARDS

1. American Institute of Steel Construction, "Specifications for the Design, Fabrication & Erection of Structural Steel for Buildings" and the AISC "Code of Standard Practice for Steel Buildings and Bridges.

II. MATERIALS

A. All material to be new. All steel exposed to earth or weather to be hot dipped galvanized.

B. Steel plates ASTM A-36
C. [illegible]
D. [illegible]
E. [illegible]
F. [illegible]
G. [illegible]
H. [illegible]
I. [illegible]
J. [illegible]
K. [illegible]
L. [illegible]

III. EXECUTION

A. [illegible]

B. [illegible]

C. [illegible]

D. [illegible]

SECTION 06100 - ROUGH CARPENTRY

I. GENERAL

A. DESCRIPTION

1. Provide for rough framing, structural & architectural sheathing, blocking, rough stairs, finish siding and all other material and methods for complete work. Information called out by the Structural Engineer governs over the information herein.

II. STANDARDS

A. The requirements of UBC 1994 chapter 23 shall apply unless specifically noted otherwise.
B. Nailing Schedule : UBC Table 23-I-Q
C. Framing lumber: Grade stamp of the West Coast Lumber Inspection Bureau.
D. Plywood: Grade/trademark stamp of the American Plywood Assoc.
E. Glue laminated beams:
F. Plywood web I joists:
G. Prefabricated wood trusses:
H. Parallel Strand Lumber:
I. Laminated Veneer Lumber:
J. I/Pressed Metal Plate Trusses:

III. MATERIAL

A. Lumber Schedule: Provide all material (new) or specified or better.
B. Wood in contact with concrete: Pressure treated Douglas Fir Number 2
C. Rafters and floor joists: Douglas Fir Number 2
D. 4x Posts, 4x beams & headers: Douglas Fir Number 2
E. 6x Posts, 6x beams & headers: Douglas Fir Number 1.
F. x 4 studs & blocking: Doug. Fir #2
G. x 6 & larger studs & blocking: Doug. Fir #2
H. Wall plates: Doug. Fir #1
I. Plywood-exterior sheathing: 1/2" A.P.A structural 1 with exterior glue
J. Plywood-interior sheathing: 1/2" C.D.X. - A.P.A
K. Concrete Expansion Anchors: Phillips "Red Head"
L. Power Driven Anchors: Hilti or Ramset
M. Epoxy Bonding Agent: Hunt Process HB-100, 100% solids, two-component liquid epoxy.
N. Light gage metal framing: Simpson Strong Tie.

O. Machine bolts shall conform to the requirements of ASTM A-307.
P. Plywood web trusses: As manufactured by Trus Joist MacMillan.

IV. EXECUTION

A. All framing lumber shall be Douglas Fir Coast Region, conforming to the West Coast Lumber Inspection Bureau Standard Grading and dressing Rule Number 16 as amended to date or manufactured and graded per WWPA Grading Rules, latest edition. Lumber shall be surfaced four sides (S4S), and all pieces shall be grade stamped. Lumber shall be dry at time of use. The average moisture content shall not exceed 19 percent by weight after installation. Lumber grades shall be equal or better than the minimum listed above unless noted otherwise.

B. Wood exposed to wet conditions shall be pressure treated. All pressure treated wood shall be treated in accordance with AWPA C2. Treatment type to be ACZA or CCA with a retention of 0.4 pounds per cubic foot.

C. Anchor bolts (foundation anchor bolts): provide 5/8 inch diameter anchor or machine bolts with a minimum of 7 inches embedment into the concrete and placed a maximum of 7 inches from the end of each plate and no closer than four (4) inches to the end of each piece. Space anchors at 48 inches on center minimum; see framing plans for alternate spacing. All anchors shall have a 2" x 2" x 3/16" steel plate washer. Anchors shall be located a maximum of 2 inches from the face of stud receiving wood structural panels. Anchor boltholes 1/32 to 1/16 inch larger than the anchor bolt diameter. Holes more than 1/16 inch larger than the anchor bolt shall be epoxy filled under the continuous supervision of a licensed special inspector.

D. Stud walls: Where a wall or partition section is greater than 8 feet in height horizontal blocking shall be installed. Lap double top plates a minimum of 4' at splices & nail with 8-16d minimum. All cuts in plates shall occur over a stud. Headers (lintels) over openings in nonbearing wall shall be solid members the width of the studs and of a minimum depth in inches at least equal to the span length in feet.

E. Materials manufacture, and quality control of structural glued laminated timber shall be in conformance with the American National Standard ANSI/ AITC A190.1 Structural Glued Laminated Timber as amended to date, and AITC 117 Design and Manufacturing for structural Glued Laminated Timber of Softwood species as amended to date. Structural glue laminated timber shall conform to AITC combination symbol 24F-V4 DF/DF, be of industrial appearance grade, laminated with exterior glue, all ends sealed, and each member wrapped. Members shall be marked with a quality mark and in addition, a Certificate of Conformance shall be provide to indicate conformance to American National Standard ANSI/ AITC A190.1 as amended to date.

F. All plywood sheathing shall conform to US. Product Standard PS1-latest edition, American Plywood Association (A.P.A.). Plywood shall be manufactured from either group 1 or group 2 species all Douglas fir material, with a minimum exposure durability classification of Exposure 1, unless noted otherwise below. Each sheet shall be stamped with the PS and A.P.A. grade mark.

1. Wall plywood shall be A.P.A. Rated sheathing of the size shown in the vertical shear wall schedule. Panel identification index shall be 24/0. Allow 1/8" spacing at panel ends and edges, unless otherwise recommended by the panel manufacturer.
2. Wall siding shall be A.P.A. Rated 303 Siding, Group 1 Douglas Fir, Exterior with span rating per plans. For specific texture requirements see Architectural drawings. Allow 1/8" spacing at panel ends and edges, unless otherwise recommended by the panel manufacturer.
3. Roof sheathing shall be A.P.A. Rated Sheathing, Exposure 1 with span rating the plans. Install with the long dimension or strength axis of the panel across supports except where noted otherwise, and with panel continuous over two or more spans. Suitable edge support shall be provided where indicated on the drawings by use of panel clips, tongue and groove edges or lumber blocking between joists. Panel end joints shall occur over framing. Allow 1/8" spacing at panel ends and edges unless otherwise recommended by the panel manufacturer. All panel end joints shall be staggered 4'-0".
4. Combined subfloor-underlayment shall be A.P.A. rated Sturd-I-Floor Exposure 1. Install with the long dimension or strength axis of the panel across supports except where noted otherwise, and with panel continuous over two or more spans. Panel edges shall be tongue and groove. Panel end joints shall occur over framing. Allow 1/8" spacing at panel ends and edges unless otherwise recommended by the panel manufacturer. All panel end joints shall be staggered 4'-0". For field glued floors, use adhesives meeting A.P.A. specification AFG-01, applied in accordance with manufacturer recommendations. Apply continuous line of glue on joists and continuous or spaced line of glue in groove of tongue and groove panels.

G. Holes for structural bolts shall be bored one-sixteenth (1/16) inch larger than the bolt diameter. Washers shall be provided at all heads and nuts which would otherwise bear directly on wood. Washers shall be standard plate washers unless noted otherwise. Sloped bolts shall be provided with beveled washers. Bolt threads shall not bear on wood. All bolts, nuts, washers shall be galvanized where exposed to the weather. All nuts shall be tightened upon installation and re-tightened before closing or at the completion of the job.

H. All nailing for structural work shall be common wire nails in conformance with ASTM Standard F1667-97. Pneumatically driven nails or staples will be allowed only upon submission of an I.C.B.O. reports approving the nails/ staples for the uses intended and with an equivalent load capacity as for the common wire nail specified. All nailing shall be done with out splitting the wood. The contractor shall sub drill holes 3/4 the diameter of the nail shank as required to prevent splitting of the wood. All members split by nailing shall be replaced. Nailing shall be in conformance with table 23-II-B-1 of the 1997 UBC.

I. Do not shim any framing component.

J. No structural member shall be cut or notched unless specifically shown, noted, or approved by the structural engineer. Holes in excess of 1-inch diameter are not permitted in any member of a shear wall nor in any 2x4 double top plates. Two-by-six double top plates may have up to three-inch diameter holes.

K. Frame double joist headers at floor and ceiling openings. Frame rigidly into joists. Frame double joists under wall studding.

L. Curb all roof openings except where curbs are provided. Construct curbs of single members per side.

M. Install blocking as required to support items of finish and to cut off draft openings, both vertical and horizontal, between ceiling and floor areas.

N. On framing members to receive a finished surface, align the finish substrate to vary not more than 1/8 inch from the plane of surfaces of adjacent furring and framing members.

O. Install all light gage framing devices in accordance with these plans and details or per manufacturers catalog. Contractor shall have the current edition of the Simpson Strong Tie catalog available at the construction site.

P. Lag screw clearance & lead holes shall be bored as follows: the clearance hole for the shank shall have the same diameter as the shank, and the same depth of penetration as the length of unthreaded shank. The lead hole for the threaded portion shall have a diameter equal to [60% to 75%] of the shank diameter and a length equal to at least the length of the threaded portion.

REVISIONS	BY

MARK L. McKINNEY · ARCHITECT

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SAN DIEGO CA 92127

LIC # C26548
858-756-0933

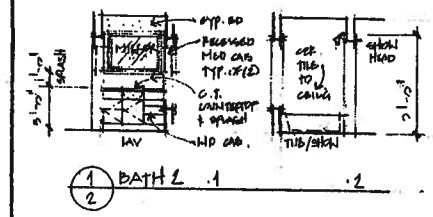
SPECIFICATIONS

KING RESIDENCE REMODEL

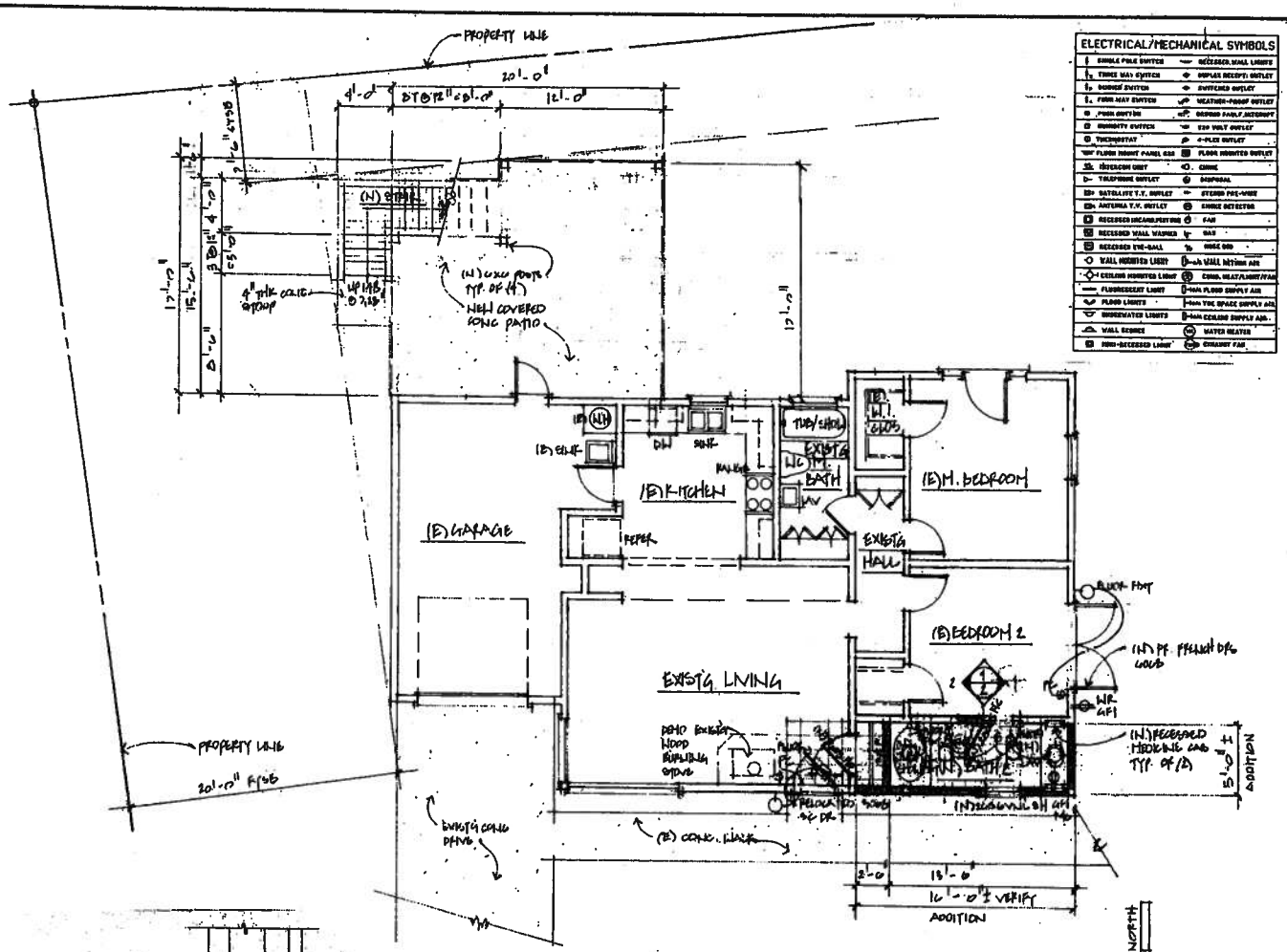
311 EATON ST
OCEANSIDE CA 92054

Date 9. AUG '08
Scale AS NOTED
Drawn RLH
Job KING

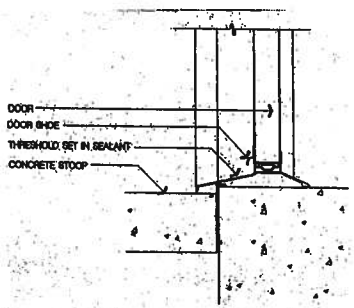
Sheet A
of



1/2 BATH 2 .1 .2



FLOOR PLAN, MECH/ELECT FLOOR PLAN 1/4" = 1'-0"



DOOR THRESHOLD 1

WALL SCHEDULE

- NEW WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

ELECTRICAL/MECHANICAL SYMBOLS

SINGLE POLE SWITCH		RECESSED WALL LIGHTS	
THREE WAY SWITCH		DUPLEX RECEPT. OUTLET	
DIMMER SWITCH		SWITCHED OUTLET	
FOUR WAY SWITCH		WEATHER-PROOF OUTLET	
PUSH BUTTON		GROUND FAULT INTERRUPT	
MOMENTY SWITCH		220 VOLT OUTLET	
THERMOSTAT		4-PLEX OUTLET	
FLOOR MOUNT PANEL BOX		FLOOR MOUNTED OUTLET	
INTERCOM UNIT		CHIME	
TELEPHONE OUTLET		DISPOSAL	
SATELLITE T.V. OUTLET		STEREO PRE-WIRE	
ANTENNA T.V. OUTLET		SMOKE DETECTOR	
RECESSED INCANDESCENT		FAN	
RECESSED WALL WASHER		GAS	
RECESSED EYE-BALL		HOSE BIB	
WALL MOUNTED LIGHT		WALL RETURN AIR	
CEILING MOUNTED LIGHT		COMB. HEAT/LIGHT/FAN	
FLUORESCENT LIGHT		NEW FLOOR SUPPLY AIR	
FLOOD LIGHTS		NEW TOE SPACE SUPPLY AIR	
UNDERWATER LIGHTS		NEW CEILING SUPPLY AIR	
WALL SCONCE		WATER HEATER	
NON-RECESSED LIGHT		EXHAUST FAN	

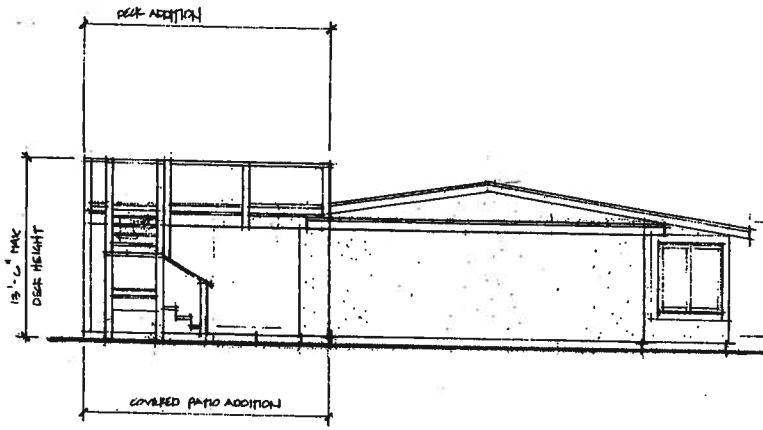
REVISIONS	BY

MARK L. HELNLEY, ARCHITECT
15250 NEW PASO TRAIL
SAN DIEGO CA 92127
LIC # 6-29148
DESIGN FIRM 17133

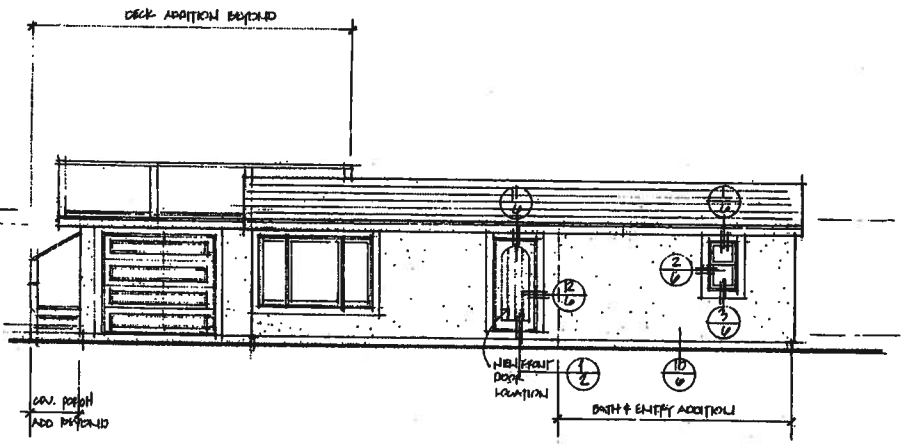
FLOOR PLAN, INTERIOR ELEVS

KING RESIDENCE ADDITION
1811 SUTTON ST
OCEANSIDE CA 92054

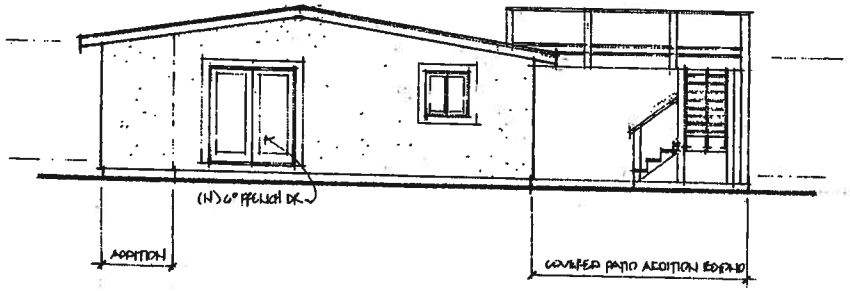
Date 19 AUG 08
Scale AS NOTED
Drawn HL
Job KING
Sheet 2 of 7



PROPOSED EAST ELEVATION 1/4" = 1'-0"



PROPOSED NORTH ELEVATION 1/4" = 1'-0"



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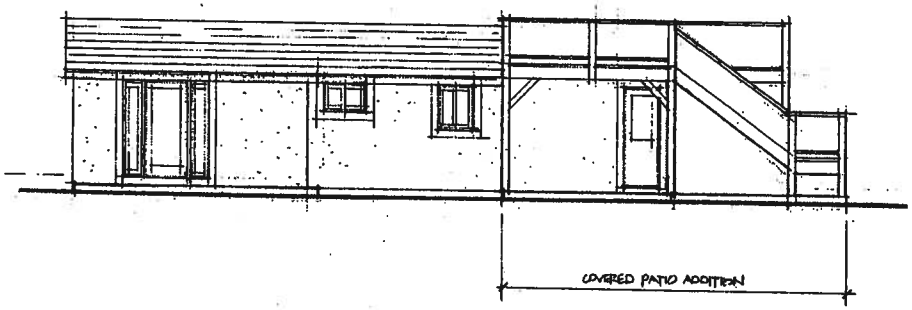


PROPOSED SOUTH ELEVATION 1/4" = 1'-0"

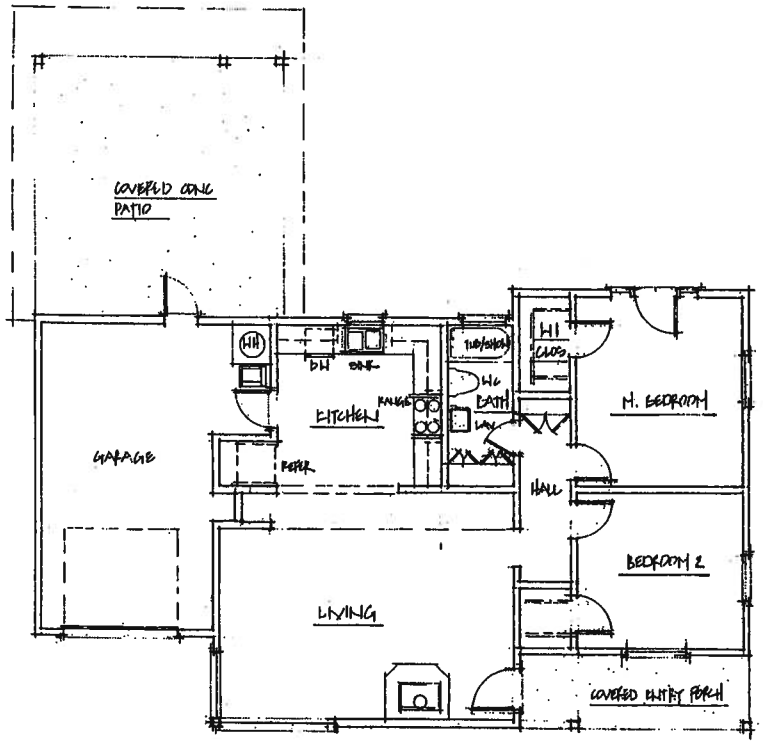
REVISIONS	BY

MARK L McKINNEY ARCHITECT
15500 NEW PARK TERRACE
SAN DIEGO CA 92127
WC # C2[illegible]
[illegible]

EXTERIOR ELEVATIONS

KING RESIDENCE ADDITION
[illegible] EATON ST
OCEANSIDE CA 92054

Date: 9 AUG '08
Scale: AS NOTED
Drawn: MH
Job: KING
Sheet 3 of 7



EXISTING FLOOR PLAN 1/4" = 1'-0"

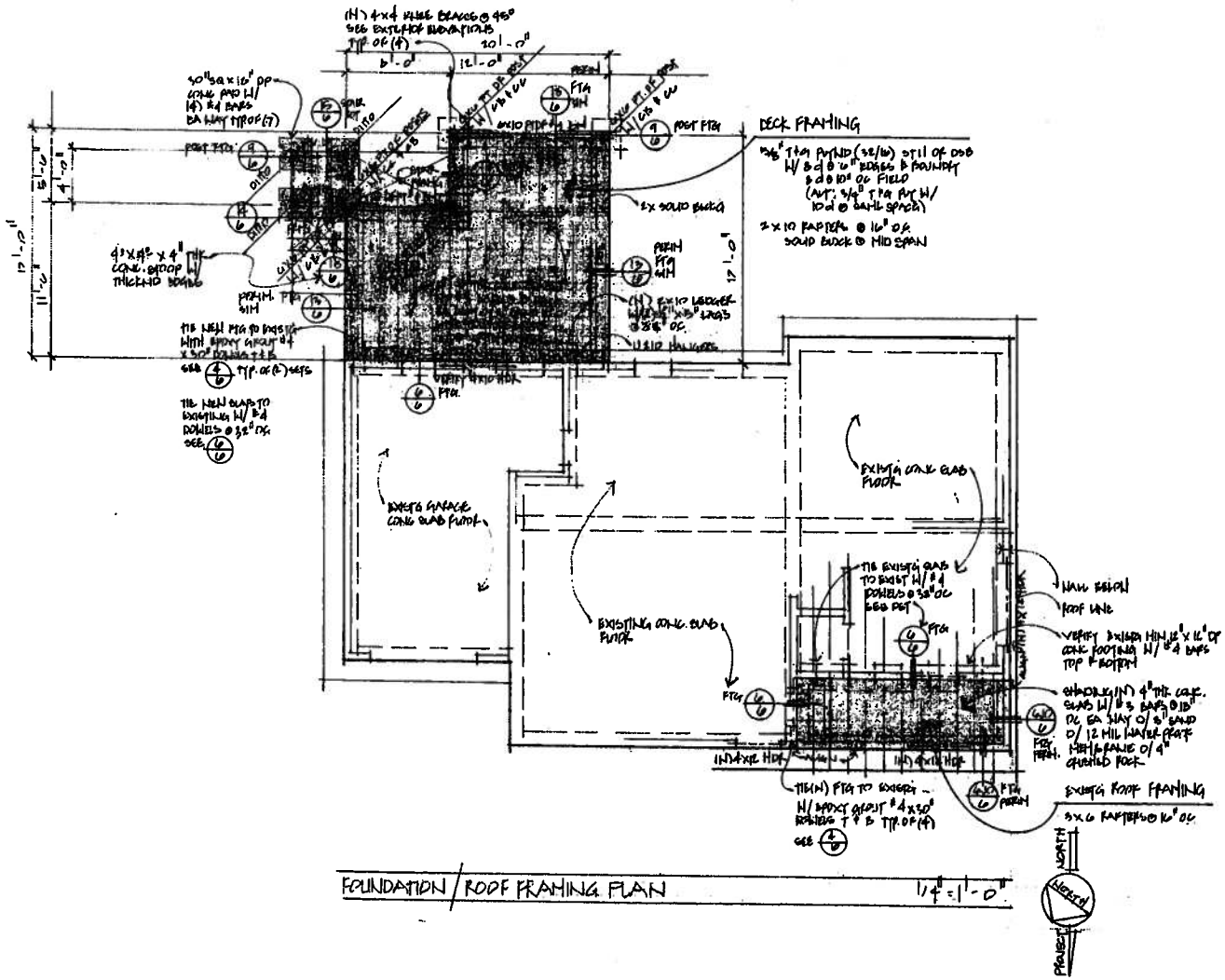
REVISIONS | BY

MARK L McKINNEY ARCHITECT
16500 NEW PARK TERRACE
SAN DIEGO CA 92127
LIC# C5C1898
DSB-706-0938

EXISTING FLOOR PLAN

KING RESIDENCE ADDITION
311 EATON ST
OCEANSIDE CA 92054

Date 9 AUG '08
Scale AS NOTED
Drawn MLM
Job KING
Sheet 4 of 7 Sheets



FOUNDATION / ROOF FRAMING PLAN 1/4" = 1'-0"

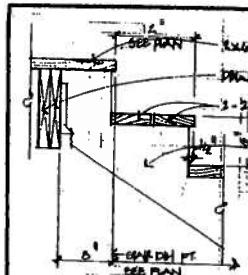
REVISIONS | BY

MARK L McKINNEY · ARCHITECT
15500 NEW PARK TERRACE
SAN DIEGO CA 92127
LIC # C26548
DSB 756-0933

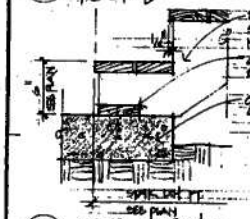
FOUNDATION/ROOF FRAMING PLAN

KING RESIDENCE
311 EATON ST
OCEANSIDE CA 92054

Date 9 AUG 08
Scale AS NOTED
Drawn MLM
Job KING
Sheet 5
of 7

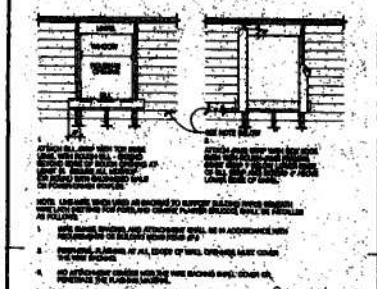


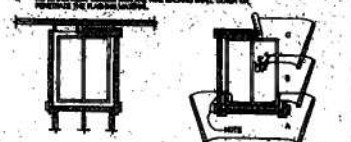
14 STAIR TOP
1½" = 1'-0"



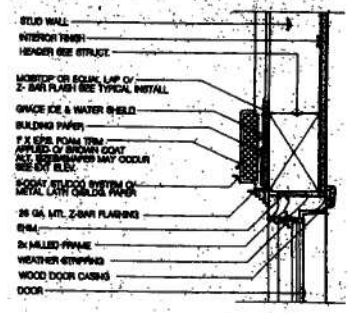
15 STAIR BOTTOM
1½" = 1'-0"

WINDOW FLASHING
SECTION R703.4 OF THE CODE STATES THAT EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.

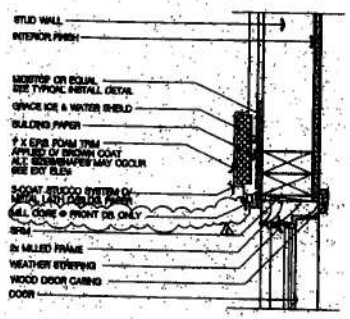




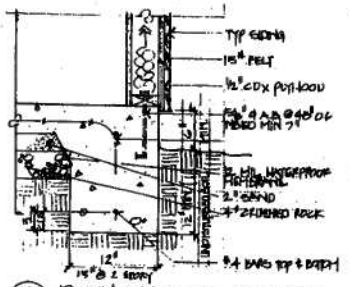
TYPICAL MOISTOP INSTALL | 16



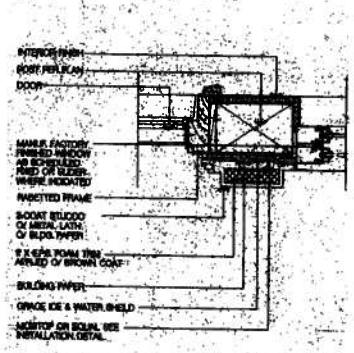
DOOR HEAD TRIM | 11



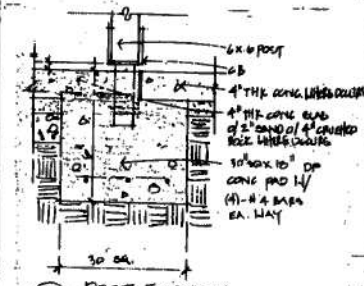
DOOR JAMB TRIM | 12



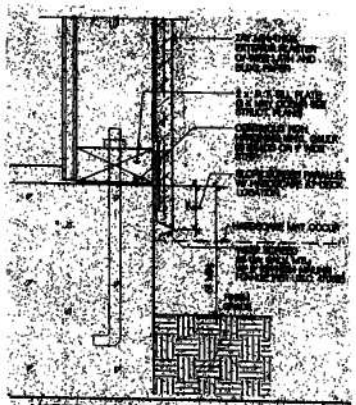
13 PERIMETER SLAB FOOTING
1½" = 1'-0"



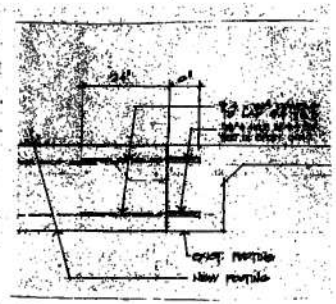
MULLION DOOR - WINDOW | 8



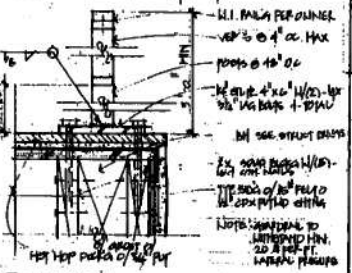
9 POST FOOTING
1½" = 1'-0"



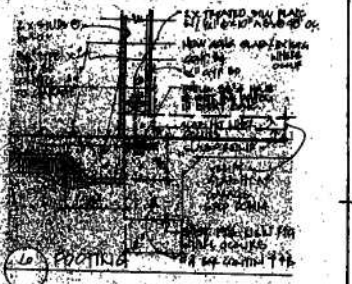
WEEP SCREED | 10



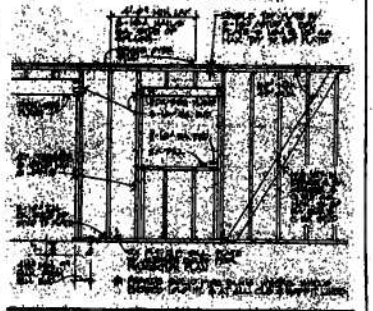
4 FOOTING



5 BALCONY EDGE DETAIL
3" = 1'-0"

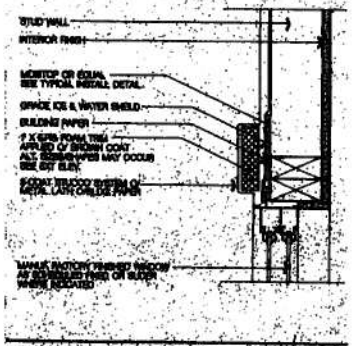


10 FOOTING

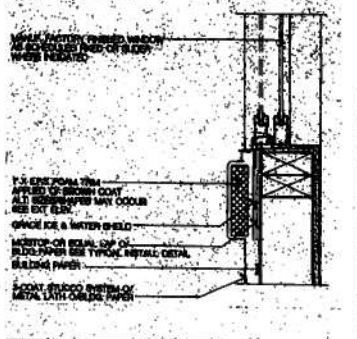


TYPICAL FRAMING | 7

WINDOW HEAD TRIM | 1



WINDOW JAMB TRIM | 2



WINDOW SILL TRIM | 3

REVISIONS | BY

MARK L. McLINNEY · ARCHITECT
1180 NEW PARK AVENUE
SAN DIEGO CA 92127
619-756-0725

DETAILS

KING RESIDENCE ADDITION
611 ENTICH St
DEL MAR CA 92014

Date 9 APR 08
Scale AS NOTED
Drawn MM
Job KING
Sheet 5 of 7

PLANNING COMMISSION
RESOLUTION NO. 2008-P71

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

APPLICATION NO:	RC-10-08
APPLICANT:	Darryl King
LOCATION:	311 Eaton Street

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Regular Coastal Permit (under the provisions of Articles 10 and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

an 80-square foot addition and construction of a new patio cover with an attached rooftop deck to an existing single-family residence located at 311 Eaton Street,

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 17th day of November 2008 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be categorically exempt per Article 19 from environmental review;

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

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

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Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is $2,843-$15,964 per acre)
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
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)
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the .75 per cent 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)
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 $4,395 per unit; Non-residential is $35,160 for a 2" meter
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 $6,035 per unit; Non-residential is $48,280 for a 2" meter
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically $4,326 per unit

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

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

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

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020;

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

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

FINDINGS:

For the Regular Coastal Permit:

1. The site plan and physical design of the project is consistent with the zoning ordinance in that the project has been attractively designed and meets or exceeds the development standards, such as setbacks and proposed heights under 27 feet.
2. The proposed project is consistent with the policies of the Land Use Element of the General Plan, Zoning Ordinance and Local Coastal Program as implemented through the Zoning Ordinance. Specifically, the proposed height of 13 feet 6 inches will be substantially lower than the required 27 feet, and the bulk and scale of the project is consistent with the properties within the surrounding neighborhood. In addition, the subject site is single-story and based on the criteria for development; the proposed project shall not substantially alter or impact existing public views of the coastal zone area.

3. The proposed project is situated east of South Pacific Street and will not obstruct any existing or planned public beach access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal Act.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Regular Permit (RC-10-08) subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Division plan check. (Currently the 2007 California Building Code, and 2007 California Electrical Code)
2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and Local building codes.
3. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the plans.
4. The developer shall monitor, supervise and control all building construction and supporting activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:
   a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).
   b) The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in 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.

Fire:

5. Buildings shall meet Oceanside Fire Department's current adopted codes at the time of building permit application.

Planning:

6. This Regular Coastal Permit shall expire on November 17, 2010, unless implemented per the Zoning Ordinance or unless the Planning Commission grants a time extension.

7. This Regular Coastal Permit approves only the demolition of the existing patio cover to enable the construction of a new 340-square foot patio cover with an attached roof top deck and an 80-square foot addition to the existing single-family residence. All improvements will be similar in design, colors and material as the existing home as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Division approval. Substantial deviations shall require a revision to the Regular Coastal Permit.

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

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

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

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

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

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

PASSED AND ADOPTED Resolution No. 2008-P71 on November 17, 2008 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Claudia Troisi, Chairperson
Oceanside Planning Commission

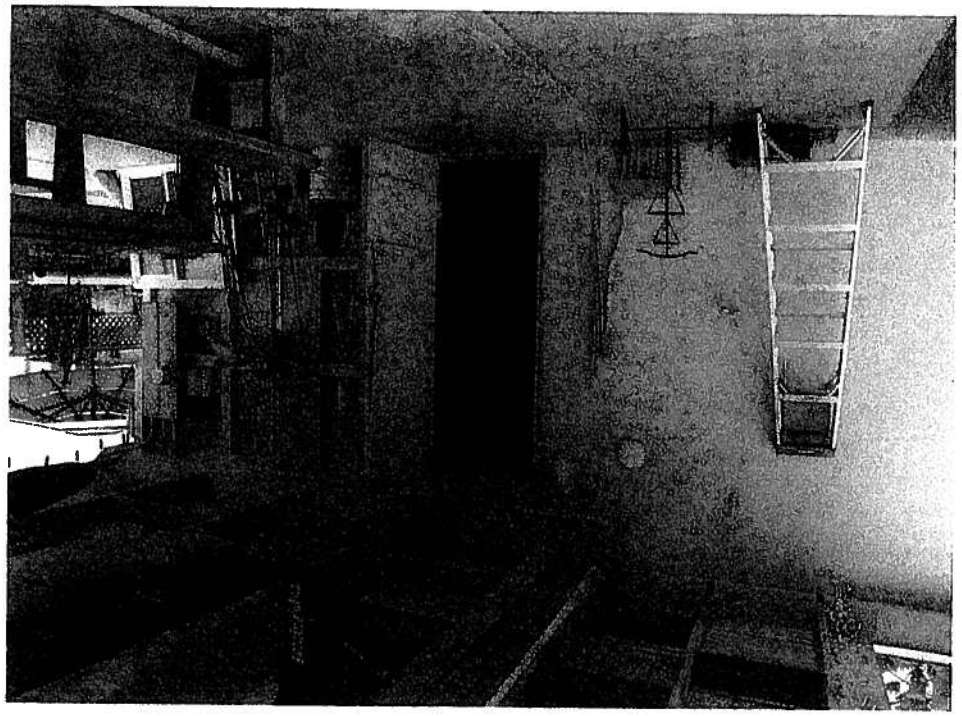
ATTEST:

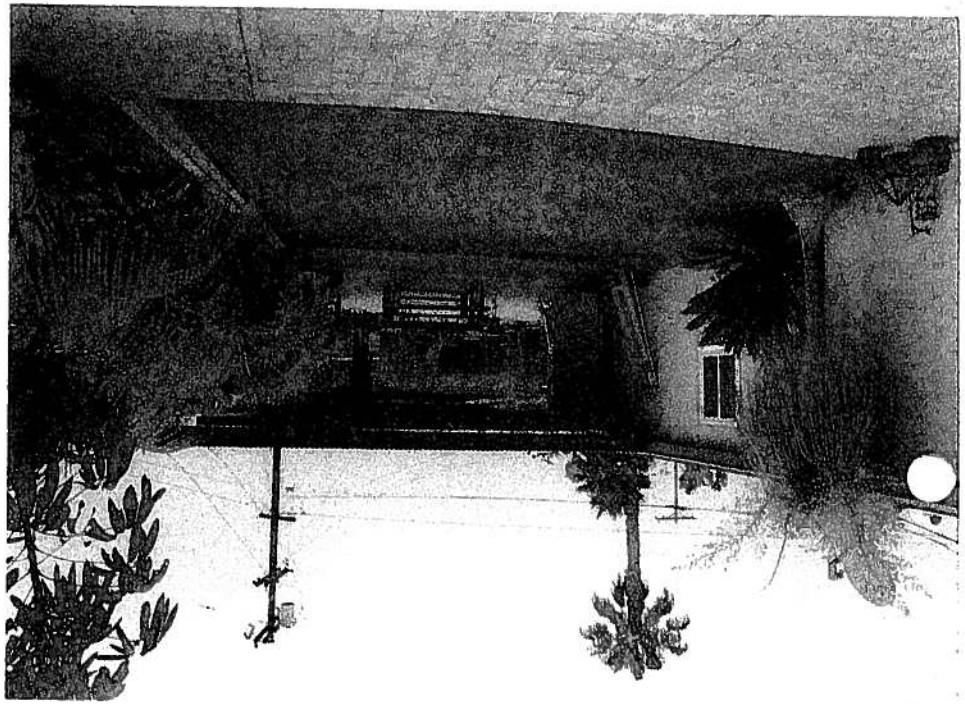
Jerry Hittleman, Secretary

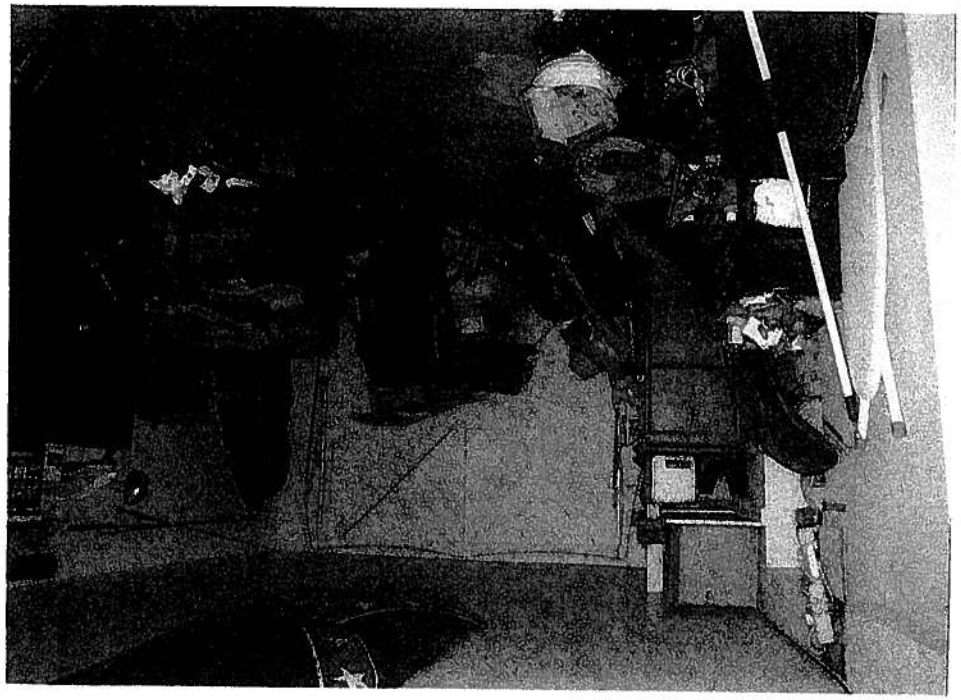
I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2008-P71

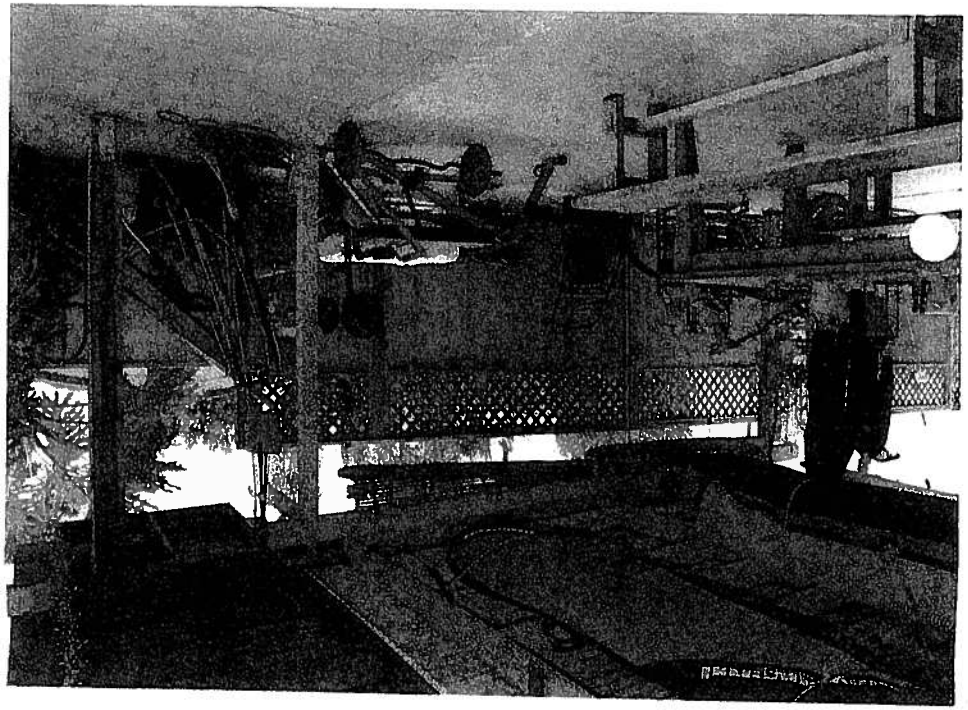
Dated: November 17, 2008

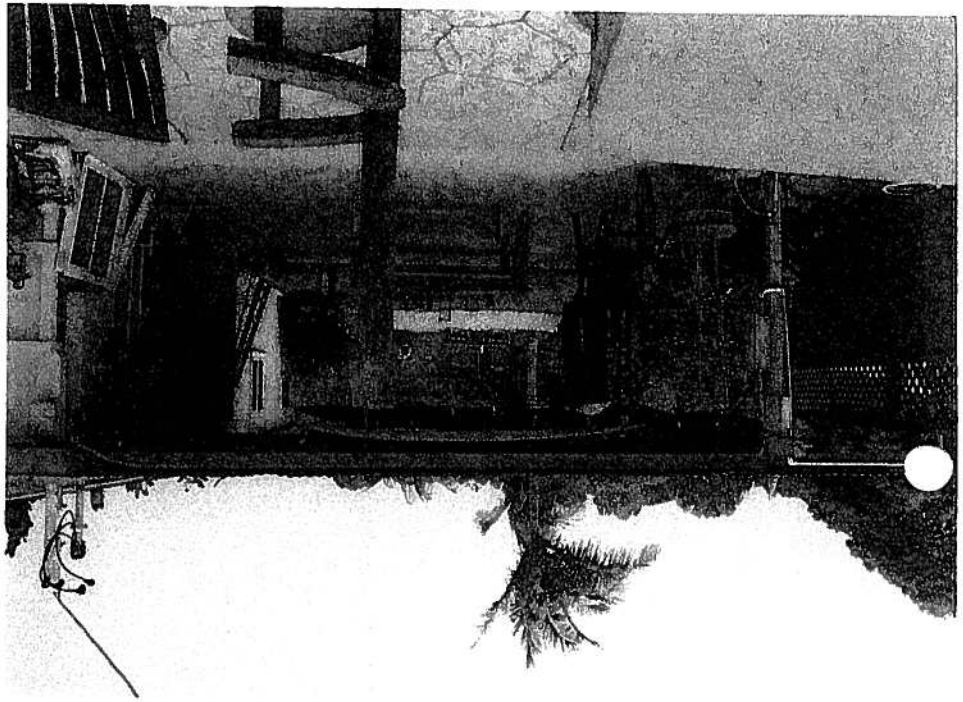
Received
SEP 2 4 200
Pl
Division

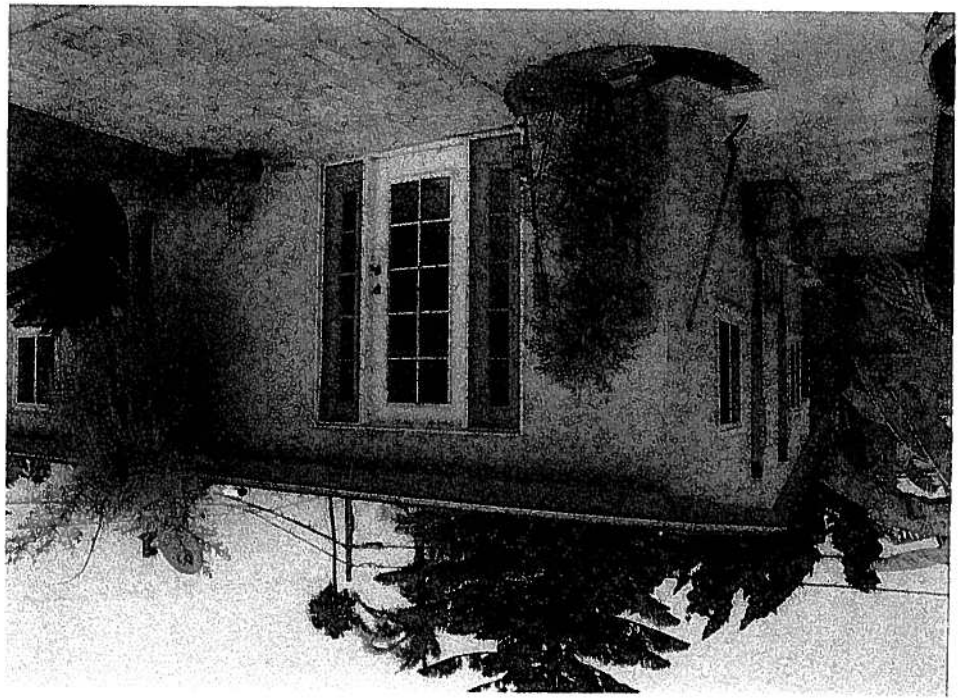


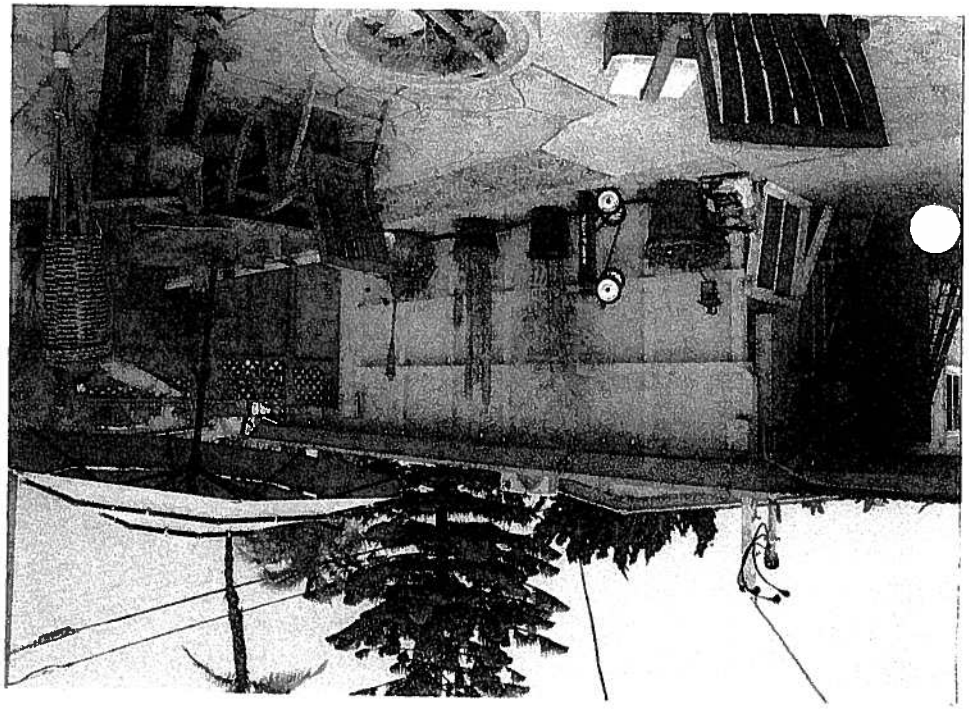


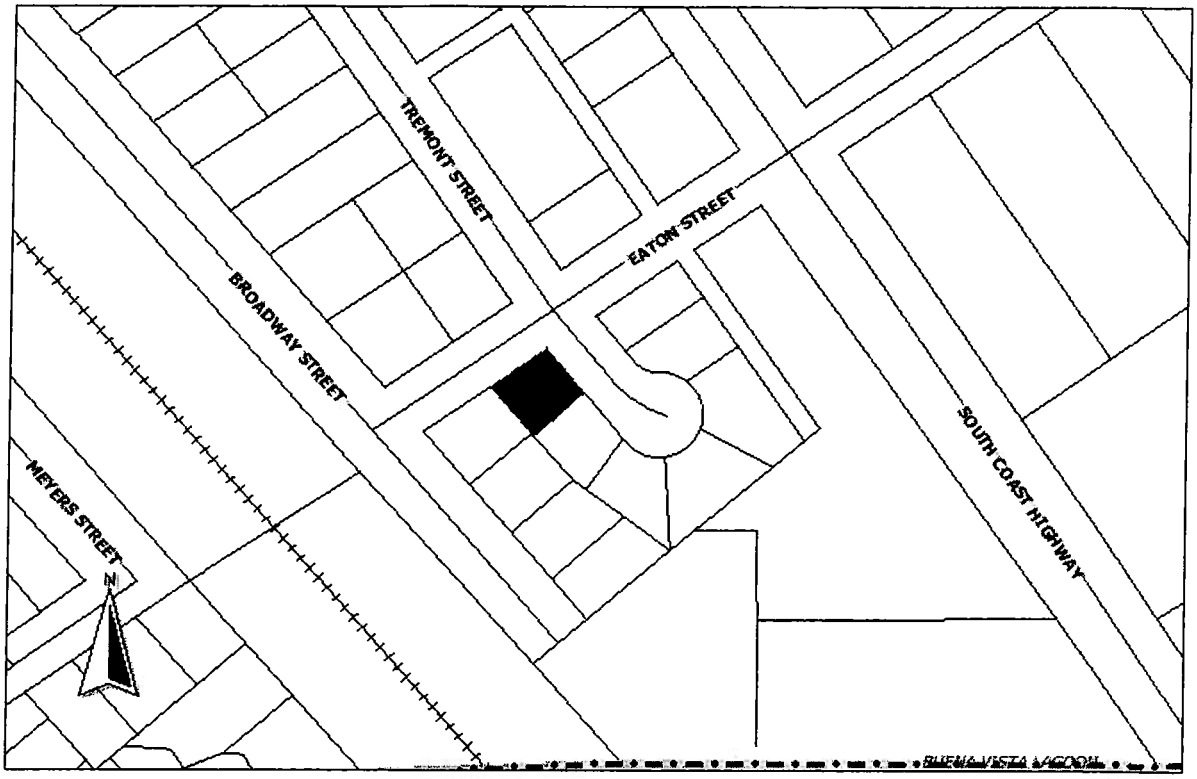












File Number: **RC-10-08**

Applicant: **Darryl King**

Description:

REGULAR COASTAL PERMIT (RC-10-08) to construct a 340-square foot covered patio with a roof deck and the development of an 80-square foot addition to an existing single-family residence located at 311 Eaton Street. The project site is zoned RS (Residential Single-Family) and is situated within the South Oceanside Neighborhood and the Coastal Zone. – **311 EATON STREET REMODEL**

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

Date: October 28, 2008

Public Hearing Coastal Permit
Identification No. RC-10-08

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 Darryl L. King. This application was received on September 24, 2008. The application is described as follows:

To construct a 340-square foot covered patio with a roof deck and the development of an 80-square foot addition to an existing single-family residence at 311 Eaton Street.

The project site is zoned RS (Residential Single-Family) and is situated within the South Oceanside Neighborhood and the Coastal Zone.

Said hearing will be held on November 17, 2008, 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 November 12, 2008, 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 November 27, 2008 (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.

311 EATON ST REMODEL

Application for Public Hearing

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

Received
SEP 24 2008
Planning Division

STAFF USE ONLY	
ACCEPTED 9/24/08	BY SH.

HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	
C.U.P.	
VARIANCE	
COASTAL RC-10-08	
O.H.P.A.C.	

Please Print or Type All Information

PART I – APPLICANT INFORMATION

1. APPLICANT DARRYL KING	2. STATUS OWNER
3. ADDRESS 311 EATON ST.	4. PHONE/FAX/E-mail 760.722.6022
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) MARK MCKINNEY · ARCHITECT	
6. ADDRESS 15500 NEW PARK TERRACE S.D. 92127	7. PHONE/FAX/E-mail 858.756.0933 858.756.8549 MCKINNEY ARCHITECT@HOTMAIL.COM

PART II – PROPERTY DESCRIPTION

8. LOCATION 311 EATON ST.			9. SIZE 1064 COND. SQ FT.
10. GENERAL PLAN SFD-R	11. ZONING RS	12. LAND USE RES.	13. ASSESSOR'S PARCEL NUMBER 155.034.08

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION EXISTING COVERED PATIO CONVERTED TO DECK W/STAIRS, ENTRY/BATH ADDITION TO EXISTING ONE BEDROOM/ONE BATH SINGLE FAMILY DWELLING

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
	RS	SFR	1	

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE or FAR
1064 COND SQ. FT	4	60%	27%

PART IV – ATTACHMENTS

X	24. DESCRIPTION/JUSTIFICATION	X	25. LEGAL DESCRIPTION	X	26. TITLE REPORT
X	27. NOTIFICATION MAP & LABELS	X	28. ENVIRONMENTAL INFO FORM	X	29. PLOT PLANS
X	30. FLOOR PLANS AND ELEVATIONS		31. CERTIFICATION OF POSTING		32. OTHER (See attachment for required reports)

PART V – SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print): MARK MCKINNEY	34. DATE 9.24.08	SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECE BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADD' PAGES AS NECESSARY).
Sign:	35. OWNER (Print)	36. DATE
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.	Sign:	

Receiv
SEP 2
SCOTT Planning

MARK MCKINNEY, ARCHITECT, AIA

PROJECT DESCRIPTION : 311 EATON ST.

REPLACE EXISTING COVERED PATIO ROOF WITH NEW DECK/STAIRS (CURRENT STRUCTURE IS FAILING) AND ADD 80 SQ FT BATH/ENTRY CLOSET TO EXISTING ONE BEDROOM/TWO BATH SINGLE FAMILY DWELLING

THANK YOU

MARK MCKINNEY

Receive:.

SEP 24 2008

Planning Divisic

15500 NEW PARK TERRACE • SAN DIEGO • CA 92127
PHONE: 858 756-0933 • FAX: 858 756-8549

EXHIBIT "A"

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

AN UNDIVIDED 1/23 INTEREST IN AND TO LOT 1 OF TRACT 12129, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12129, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 27, 1988.

EXCEPT THEREFROM UNITS 1 TO 23, INCLUSIVE, CONSISTING OF RESIDENTIAL ELEMENT AND GARAGE, AS DEFINED AND DELINEATED ON THE CABO SANTA FE PHASE 1 CONDOMINIUM PLAN RECORDED OCTOBER 16, 1989 AS FILE NO. 89-560638 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM, EXCLUSIVE RIGHT TO POSSESSION TO THOSE AREAS DESIGNATED AS YARD, AS SHOWN ON THE ABOVE REFERRED TO CONDOMINIUM PLAN.

PARCEL 2:

UNIT 9 AS SHOWN AND DELINEATED ON THE ABOVE REFERRED TO CONDOMINIUM PLAN.

PARCEL 3:

AN EXCLUSIVE RIGHT OVER AND ACROSS THAT PORTION OF LOT 1 OF SAID TRACT NO. 12129 DESIGNATED AS YARD AREAS AS APPURTENANT TO PARCELS 1 AND 2 ABOVE, DEFINED AND DELINEATED AS "EXCLUSIVE USE COMMON AREA" ON THE ABOVE REFERRED TO CONDOMINIUM PLAN.

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS, EGRESS, PRIVATE ROAD AND GENERAL UTILITY PURPOSES OVER AND ACROSS THAT PORTION OF LOT 2 OF CABO SANTA FE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12129, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 27, 1988, DESIGNATED ON SAID MAP AS CAMINITO CABO VIEJO AND "GENERAL UTILITY EASEMENT GRANTED HEREON".

NOTICE OF EXEMPTION
City of Oceanside, California

Post Date:
Removal:
(30 days)

1. **APPLICANT:** Darryl King

2. **ADDRESS:** 311 Eaton St.
   Oceanside, CA. 92054
3. **PHONE NUMBER:** (760) 722-6022
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Planner II
6. **PROJECT TITLE:** 311 Eaton Street Remodel (RC-10-08)
7. **DESCRIPTION:** A request to construct a 340 square foot patio cover with roof top deck at a maximum height of 14 feet, and construction of a 80 square foot room addition to an existing residence.

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 that review, the Environmental Coordinator finds that the proposed project constitutes interior alterations involving such things as interior partitions, plumbing and electrical conveyances, and the project is categorically exempt. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

[ ] "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,

[xx] The project is categorically exempt, Class 3 "New Construction or Conversion of small structures" (Section 15303); or,

[ ] The project does not constitute a "project" as defined by CEQA (Section 15378).

Date: 11/17/08

Scott Nightingale, Planner II

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