



DATE: December 1, 2008

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC-9-08) FOR THE CONSTRUCT OF A 117-SQUARE FOOT DECK ADDITION TO AN EXISTING RESIDENCE LOCATED AT 1633 SOUTH PACIFIC STREET – PARKER RESIDENCE – APPLICANT: SUSAN PARKER**

**RECOMMENDATION**

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 3, Categorical Exemption per Section 15303 “Accessory Structures” of the California Environmental Quality Act; and
- (2) Approve Regular Coastal Permit (RC-9-08) by adopting Planning Commission Resolution No. 2008-P73 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 a 3,720-square foot single-family residence with an attached two-car garage constructed in 1984. The original development was built prior to the 1986 Local Coastal Program adoption date, so a regular coastal permit was not necessary at the time of the homes original construction. On October 9, 1995 a Regular Coastal Permit (RC-5-95) was approved by the Planning Commission for a 360-square foot family room addition and a 180-sqaure foot deck addition to the first level of the existing family residence.

**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 at 1633 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-9-08) represents a request for the following:

The project involves an addition to an existing first level wood deck of an existing single-family residence. The addition consist of expanding the existing 180-square foot first level deck by 117 square feet to the west and would be designed consistent with the materials, and colors of the existing deck. This deck addition would consist of similar perimeter wood railing as the existing first level deck, and the construction of an additional brick wall and supports that would support the newly added deck addition. All additions to the existing first level deck would be at a height of 12 feet 8 inches to the top of the railing.

Construction of the deck would allow the homeowner to enjoy scenic views of the Pacific Ocean from the family room, and would be consistent in terms of setbacks from the side property lines and established Local Coastal Program rear string line.

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 1633 South Pacific 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 existing 180-square foot deck. Staff has surveyed the neighboring properties, and revealed that an ample amount of surrounding homes along the coast share similar west elevation decks that possess similar orientations and design as this proposed addition. The proposed deck will not protrude past the string line, and would be constructed to the established Local Coastal String line. The proposed deck would not be deprive neighbors of coastal views and access.

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 Residential Tourist District (RT) 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
FRONT YARD	20 feet	20 feet
SIDE YARD	3 feet	3 feet
REAR YARD	Stringline	Stringline
MAXIMUM HEIGHT	27 feet	27 feet (Existing Residence) 12 feet 8 inches (proposed terrace with deck)

The proposed improvements would meet all development standards in terms of height, setbacks, and design as specified in the Oceanside 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. 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 terrace with deck is not exceeding the 27-foot height restriction within the Coastal Zone, which 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, or coastal views. Construction of the terrace and 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 would be consistent with the surrounding neighborhood, in terms of providing a similar deck design as many of the surrounding properties along the coast. The existing deck would be constructed at a height of 12 feet 8 inches, and would incorporate a design that does 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 balance the visual perspective of the home from the west elevation. This proposed project is similar to many of the coastal properties in this neighborhood.

Staff has determined that the construction will not take away public/scenic views or negatively impact neighboring properties. Staff finds that all the proposed additions would not dramatically and physically alter the property, and surrounding neighboring properties. Therefore Staff finds the project is consistent with all development regulations, and all proposed improvements to the existing deck 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 "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 November 20, 2008, no communication supporting or opposing the request had been received.

## **SUMMARY**

Regular Coastal Permit (RC-9-08) 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:

- Confirm issuance of Class 3, Categorical Exemption for Accessory Structures of the California Environmental Quality Act.

-- Move to approve Regular Coastal Permit RC-9-08 and adopt Planning Commission Resolution No. 2008-P73 as attached.

PREPARED BY:

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

SUBMITTED BY:

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

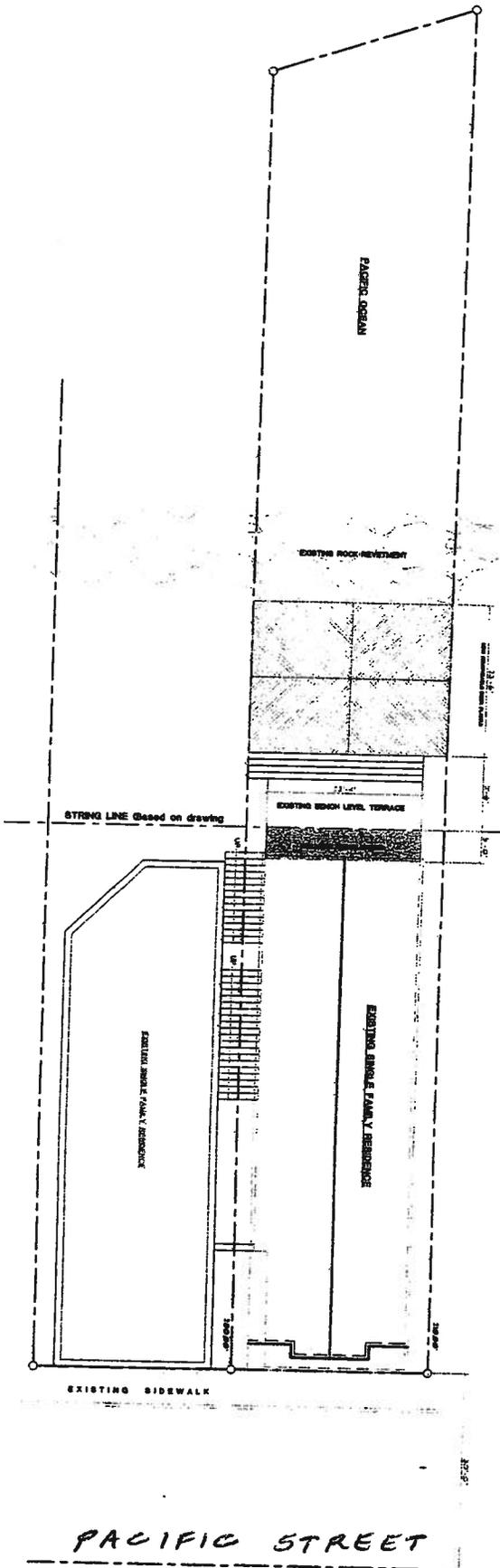
REVIEWED BY:   
\_\_\_\_\_  
Richard Greenbauer, Senior Planner

JH/SN/fil

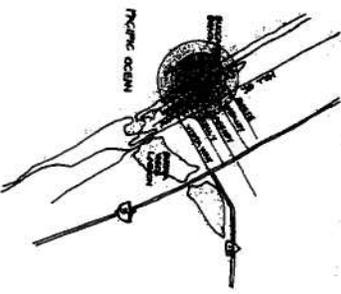
Attachments:

1. Site Map
2. Planning Commission Resolution No. 2008-P73
3. String line Map

ARCHITECTURAL SITE PLAN



SEP 16 2008  
 Planning Department



VICINITY MAP

LEGAL.

DESCRIPTION:

LOT 21, IN BLOCK 18 OF OCEAN FRONT TRACT, CITY OF OCEANVIEW, COUNTY OF SAN DIEGO, CALIFORNIA, ACCORDING TO MAP 10, 000, 000, IN THE OFFICE OF THE COUNTY RECORDER, SAN DIEGO, CALIF. 94-01-0-00

ASSESSOR'S PARCEL NO.:

ADDRESS:

300 SOUTH PACIFIC STREET, OCEANVIEW, CALIFORNIA 92034

OWNER:

MR. & MRS. PETER J. & JUDITH A. WILSON, 10000 WILSON DRIVE, SAN DIEGO, CALIF. 92131

AREA ANALYSIS:

EXISTING AREAS:

EXISTING LOTS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

SHEET INDEX

SHEET NO.

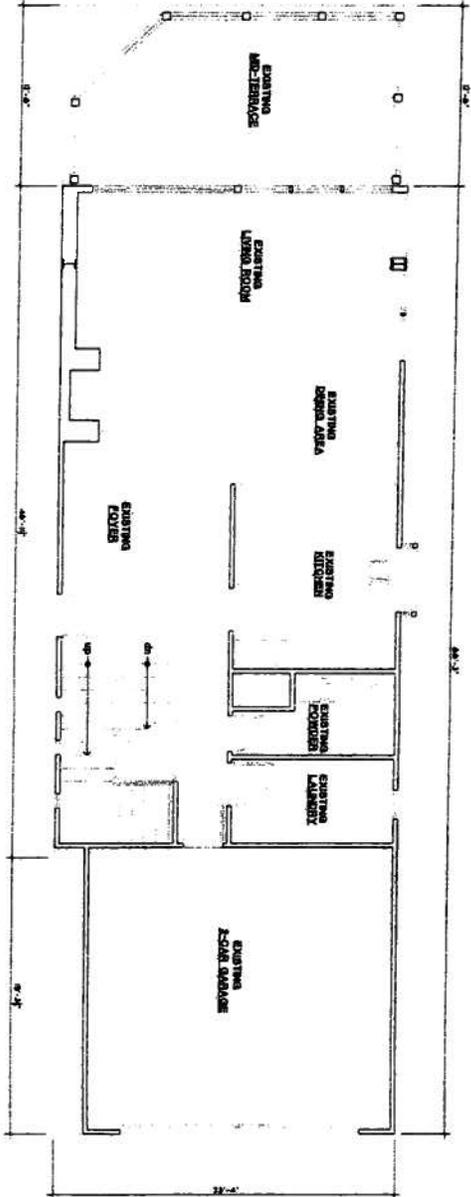
SHEET NO.	DESCRIPTION
1	ARCHITECTURAL SITE PLAN SHEET 0001 PROJECT DATA
2	PREVIOUS COASTAL PERMIT - LIGHTY PLAT
3	EXISTING LOTS LAYOUT PLAN - EXISTING RESIDENTIAL PLAN
4	EXISTING UTILITY LAYOUT PLAN - EXISTING UTILITY LAYOUT
5	EXISTING NORTH - SOUTH EXTERIOR ELEVATIONS
6	EXISTING EAST - WEST EXTERIOR ELEVATIONS
7	APPROVED SITE PLAN (PREVIOUS COASTAL PERMIT)

Prepared By:

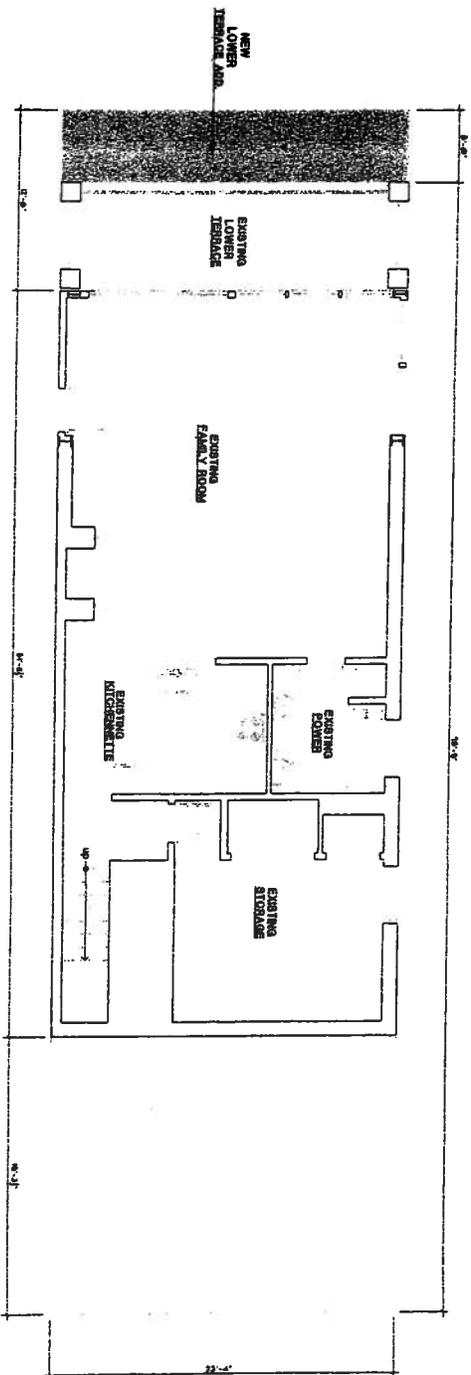
DESIGNER: C/O JORGE GONZALEZ  
 DRAWN BY: JORGE GONZALEZ  
 CHECKED BY: JORGE GONZALEZ  
 PROJECT ADDRESS: 300 SOUTH PACIFIC STREET, OCEANVIEW, CALIF. 92034  
 PROJECT NAME: Pacific Deck Extension Addition  
 SHEET TITLE: EXISTING SITE PLAN SHEET 0001 - VICINITY MAP  
 SHEET 1 OF 1

NOT SCALE





EXISTING MID-LEVEL PLAN



EXISTING LOWER LEVEL PLAN



City of San Diego  
 Planning Department  
 SEP 16 2008

Prepared by:  
 Designers:  
 C/O JENSEN GLENN  
 216 AVENUE ROAD  
 SAN DIEGO, CALIF. 92113  
 Email: design@jensengle.com

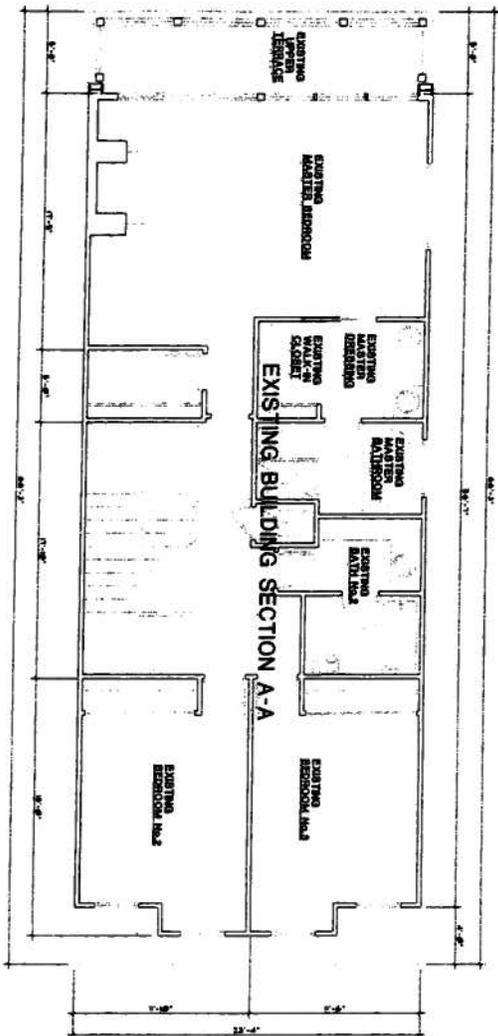
Owner:  
 Mrs. Susan Purser  
 P.O. Box 6874  
 Rancho Santa Fe, Calif. 92087

Project Address:  
 1633 So. Pacific Street  
 Oceanside, California 92054

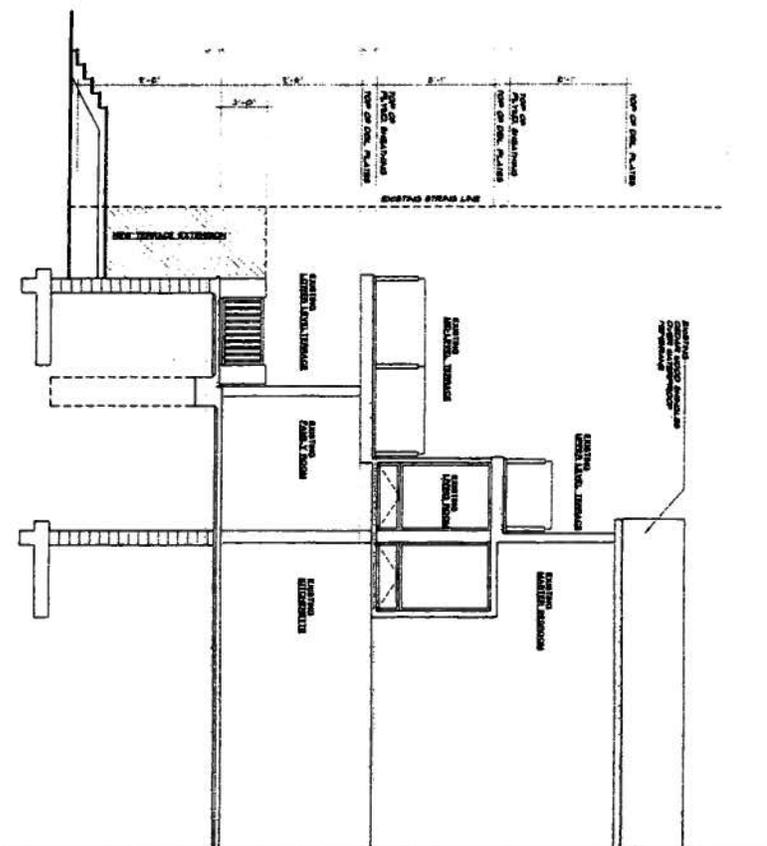
Project Name:  
 Purser Deck Extension Addition

Sheet Title:  
 Lower & Mid-Level Plan

Revision 1: \_\_\_\_\_  
 Revision 2: \_\_\_\_\_  
 Revision 3: \_\_\_\_\_  
 Revision 4: \_\_\_\_\_  
 Revision 5: \_\_\_\_\_  
 Revision 6: \_\_\_\_\_  
 Revision 7: \_\_\_\_\_  
 Revision 8: \_\_\_\_\_  
 Revision 9: \_\_\_\_\_  
 Revision 10: \_\_\_\_\_  
 Original Date: 5-8-2008  
 Sheet: 5 of 7



EXISTING UPPER LEVEL FLOOR PLAN



EXISTING BUILDING SECTION A-A

SRP 16 2008  
 Planning Department

Prepared By: DESHAYES  
 C/O JONES BLEVINS  
 244 AVENUE ROAD  
 SAN JOSE, CALIF. 95131  
 Email: deshayes@jonesblevins.com

Owner: 74, Susan Fisher  
 P.O. Box 6874  
 Rancho Santa Fe, Calif. 92687

Project Address: 4533 So. Pacific Street  
 Oceanview, California 92654

Project Name: Parker Deck Extension Addition

Sheet Title: Existing Upper Level Floor Plan, Existing Section

Revision 14 \_\_\_\_\_  
 Revision 13 \_\_\_\_\_  
 Revision 12 \_\_\_\_\_  
 Revision 11 \_\_\_\_\_  
 Revision 10 \_\_\_\_\_  
 Revision 9 \_\_\_\_\_  
 Revision 8 \_\_\_\_\_  
 Revision 7 \_\_\_\_\_  
 Revision 6 \_\_\_\_\_  
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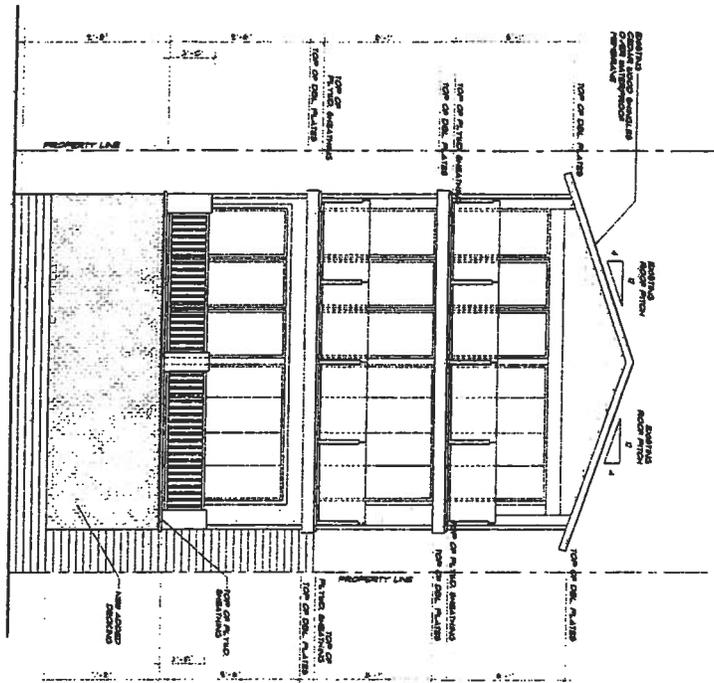
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 Sheet: 4 of 7

DEP

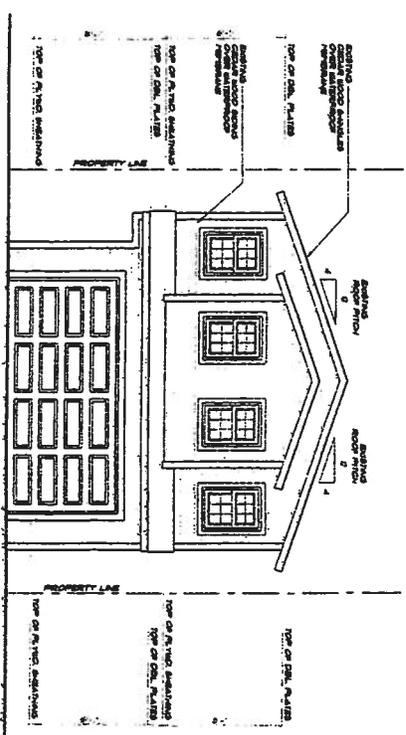


SEP 16 2008

Planning Department



WEST ELEVATION



EAST ELEVATION

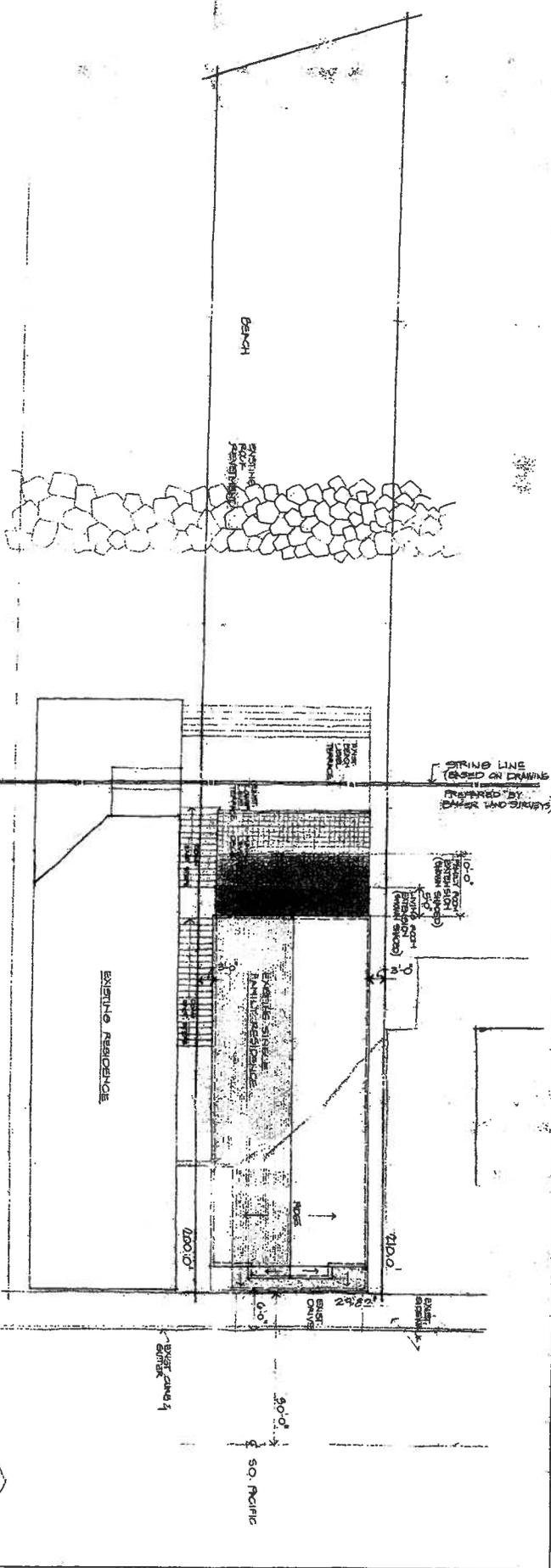
EXTERIOR ELEVATIONS

Prepared By:  
 DESIGNED BY  
 C/O JORDAN QUERVELLA  
 216 AVENUE ROAD  
 SAN TEBERNO CALIF. 92173  
 Email: cdesigned@earthlink.com  
 Client:  
 Mr. Susan Parker  
 P.O. Box 8074  
 Rancho Santa Fe, Calif. 92084  
 Project Address:  
 4633 So. Pacific Street  
 Oceanside, California 92094  
 Project Name:  
 Parker Deck Extension Addition  
 Sheet Title:  
 East & West Elevations

Revision 14  
 Revision 13  
 Revision 12  
 Revision 11  
 Revision 10  
 Revision 9  
 Revision 8  
 Revision 7  
 Revision 6  
 Revision 5  
 Revision 4  
 Revision 3  
 Revision 2  
 Original Date: 9-5-2008  
 Sheet: 6 of 7  
 DCP

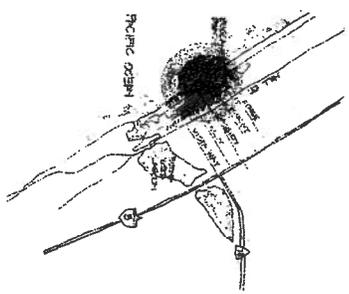
STP 16 2008

Planning Department



# site/roof plan

## vicinity map



## info

Area	Area
EXISTING LAMINATED LIVING	940 sq ft
EXISTING MAIN LEVEL LIVING	410 sq ft
EXISTING LIVING	140 sq ft
TOTAL EXISTING LIVING	1490 sq ft
NEW LOWER LEVEL LIVING	240 sq ft
NEW MAIN LEVEL LIVING	120 sq ft
TOTAL NEW LIVING	360 sq ft
EXISTING GARAGE	3,710 sq ft
TOTAL BUILDING	4,140 sq ft

## legal

**DESCRIPTION:**  
 LOT 27, IN BLOCK 'E' OF OCEAN FRONT TRACT, CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 909, FILED IN THE OFFICE OF THE COUNTY RECORDER, JUNE 24, 1908.

**A.P.N. 155-091-15-00**

**ADDRESS:**  
 1033 SOUTH PACIFIC STREET  
 OCEANSIDE, CA 92054

**OWNERS:**  
 MRS. J. WANDERKNYFF  
 1033 SOUTH PACIFIC STREET  
 OCEANSIDE, CA 92054

**Prepared by:**  
 DESIGNS  
 CO JORGE GUYARD  
 28 AVENUE ROAD  
 SAN DIEGO, CALIF. 92173  
 Email: designs@worldnet.att.net

**Owner:**  
 The Susan Parker  
 P.O. Box 6874  
 Rancho Santa Fe, Calif. 92067  
 Project Address:  
 1033 So. Pacific Street  
 Oceanside, California 92054

**Project Name:**  
 Parker Deck Extension Addition

**Sheet Title:**  
 Sheet 7 of 7

**Original Date:** 9-8-2008

**Revision:**

Revision 1	
Revision 2	
Revision 3	
Revision 4	
Revision 5	
Revision 6	
Revision 7	
Revision 8	
Revision 9	
Revision 10	

**APPROVED BY THE PLANNING COMMISSION**

City of Oceanside, CA

DATE: 7/29/08

BY: [Signature]

RECEIVED  
 SEP 05 2008  
 Planning Department

KC-5-95

**VANDERKNYFF RESIDENCE**

**SCHEM**

1033 SOUTH PACIFIC STREET  
 OCEANSIDE, CA 92054  
 (619) 435-2912

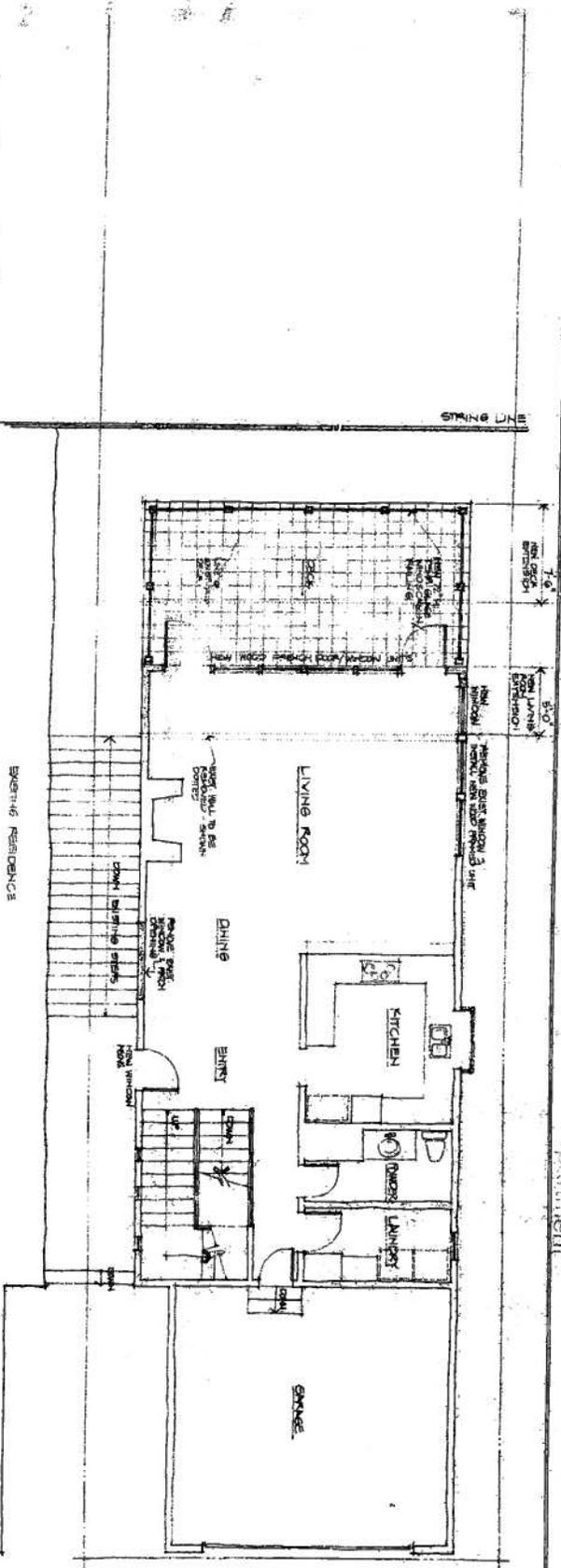
DATE: 7/29/08  
 BY: [Signature]



SEP 16 2008

Planning Department

main level floor plan



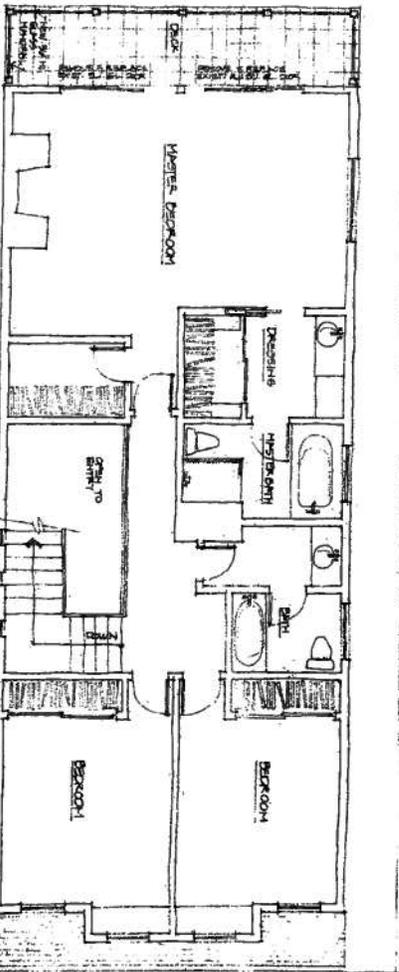
1/4" = 1'-0"

EXISTING RESIDENCE

STAIR LINE

STAIR LINE

upper level floor plan



NO ADDITIONAL FLOOR FROM THIS LEVEL

VANDERKNYFF RESIDENCE

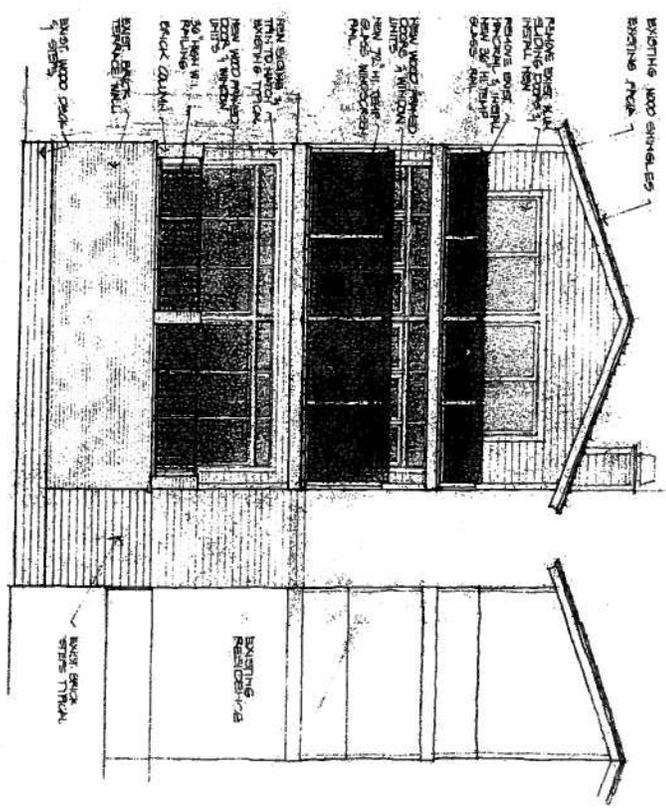
**SCHENCK**  
 ARCHITECTS  
 1000 N. 10th St., Suite 200  
 Lincoln, NE 68502  
 Phone: 402.441.2222  
 Fax: 402.441.2222  
 Website: www.schenck.com

SEPT. 9, 1998  
 JULY 29, 1998  
 JUNE 25, 1997

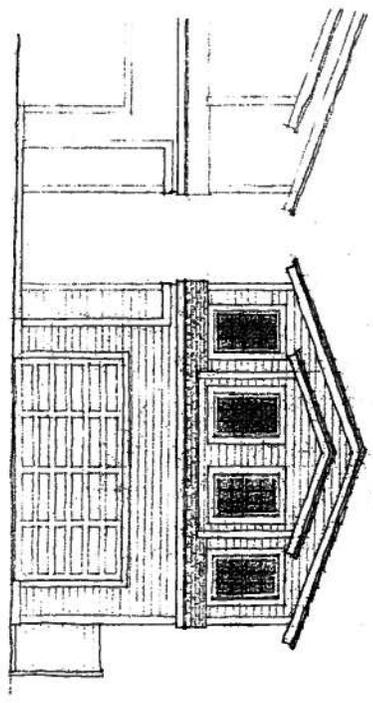


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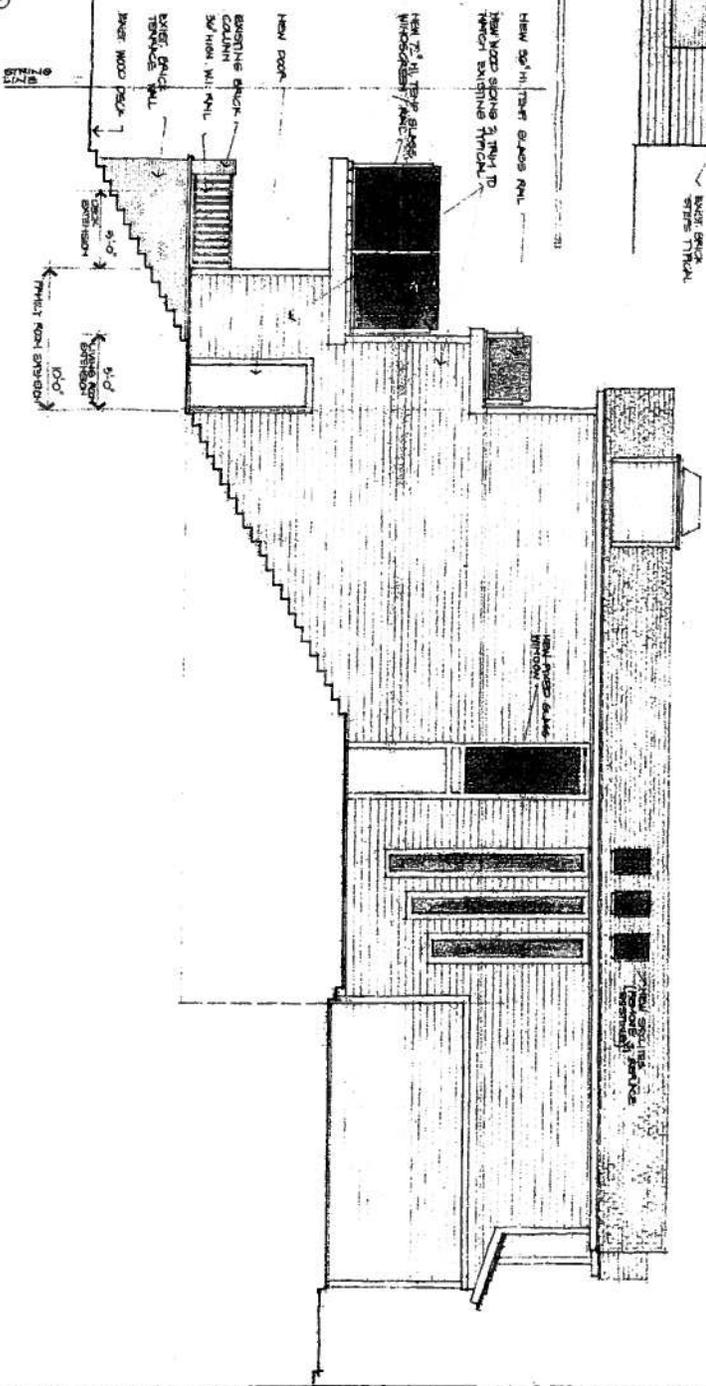
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west elevation



east elevation



South elevation

**SBC**  
 SCIENCE & DESIGN ASSOCIATES  
 400 B. WASHINGTON  
 SUITE A  
 LA JOLLA, CA 92037  
 PHONE 619 465 3111  
 FAX 619 437 8100  
 VICENTE 606 781210

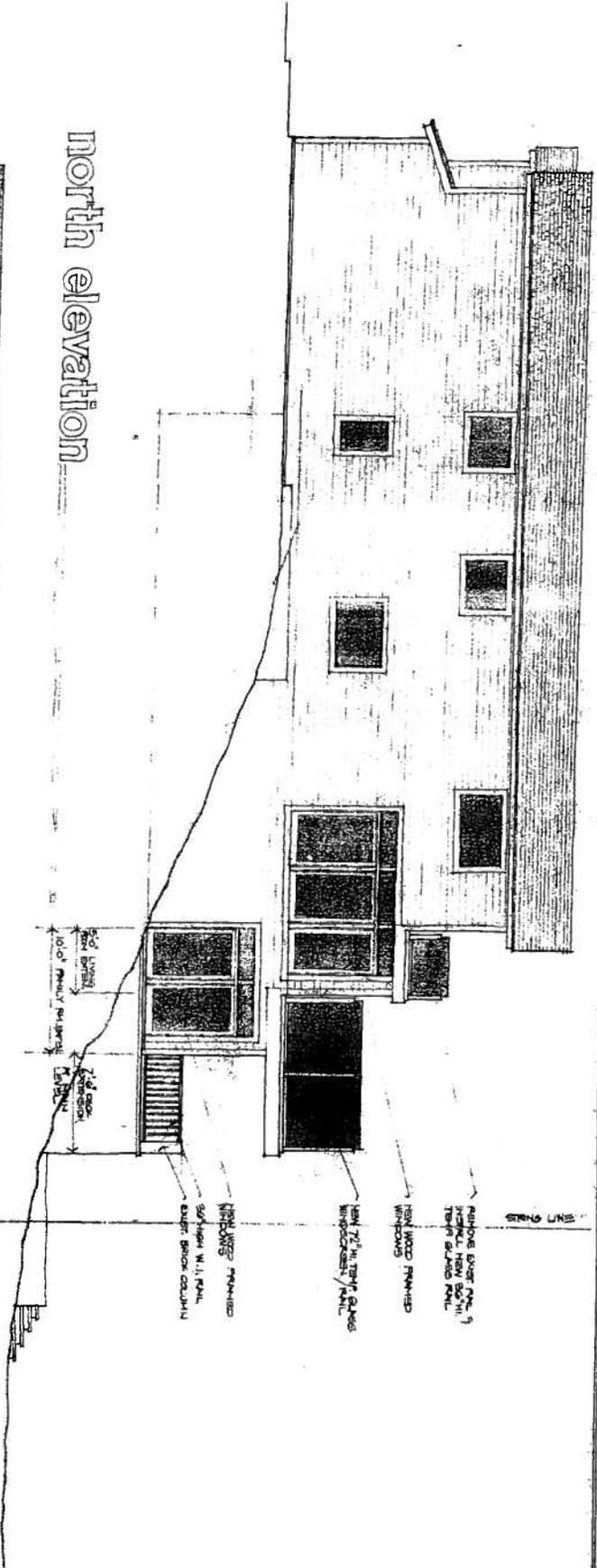
VANDERKNYFF  
 RESIDENCE

SEPT 5, 1995  
 OCT 19, 1995  
 JUNE 25, 1996

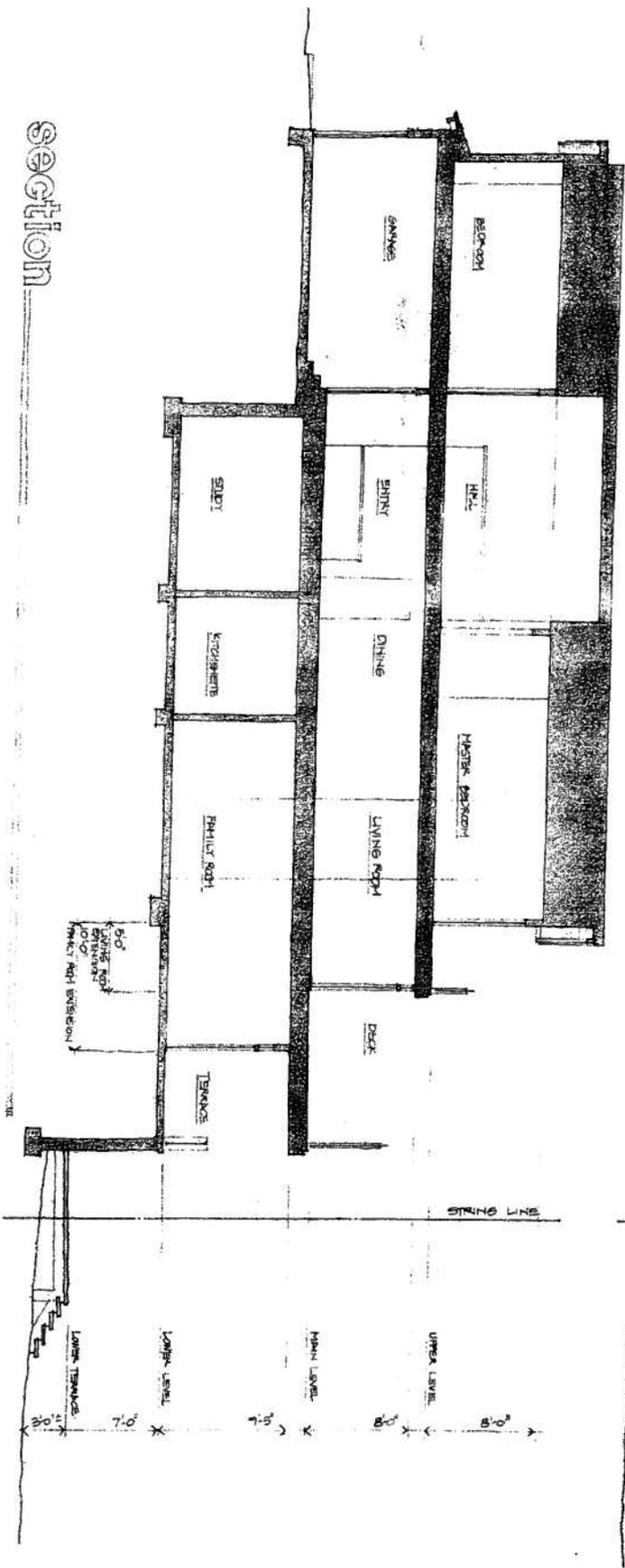


SEP 16 2008  
 Planning Department

north elevation



Section



VANDERKNYFF  
 RESIDENCE

**SH&S**  
 SHAW & SONS  
 ARCHITECTS  
 100 N. 10th St.  
 Philadelphia, PA 19107  
 Tel: 215-595-1234  
 Fax: 215-595-1235  
 www.shaws.com

SEPT. 9, 1998  
 JULY 29, 1995  
 JUNE 28, 1993



1 PLANNING COMMISSION  
2 RESOLUTION NO. 2008-P73

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

6 APPLICATION NO: RC-9-08  
7 APPLICANT: Susan Parker  
8 LOCATION: 1633 South Pacific Street

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

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

14 construction of a 117-square foot deck addition to an existing 180-square foot deck attached to the  
15 first level of an existing single-family residence located at 1633 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 1<sup>st</sup> day of  
18 December 2008 conduct a duly advertised public hearing as prescribed by law to consider said application.

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

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

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

- 25 \\\
- 26 \\\
- 27 \\\
- 28 \\\

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
2			
3	Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
4			
5	Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
6			
7	Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$ .713 per square foot or \$713 per thousand square feet for non-residential uses and \$2,072 per unit for residential
8			
9			
10	School Facilities Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot non-residential for Oceanside (\$ .42 for Vista and Fallbrook) \$2.63 per square foot residential (\$2.63 for Vista; \$2.63 for Fallbrook)
11			
12			
13			
14			
15	Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
16			
17	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)
18			
19			
20	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
21			
22			
23	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
24			
25			
26			
27	San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically \$4,326 per unit
28			

1 WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees  
2 that would be required if due and payable under currently applicable ordinances and resolutions, presume  
3 the accuracy of relevant project information provided by the applicant, and are not necessarily the fee  
4 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 calculated and  
6 collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City  
7 expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

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

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

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

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

18 FINDINGS:

19 For the Regular Coastal Permit:

- 20 1. The site plan and physical design of the project is consistent with the zoning ordinance in that  
21 the deck extension has been attractively designed to be consistent with the existing deck and  
22 meets or does not exceeds the development standards, such as setbacks from the side yards,  
23 coastal string line, and proposed heights under 27 feet.
- 24 2. The proposed project is consistent with the policies of the Land Use Element of the General  
25 Plan, Zoning Ordinance and Local Coastal Program as implemented through the Zoning  
26 Ordinance. Specifically, the proposed deck extension height of 12 feet 8 inches will be  
27 substantially lower than the required 27 feet, and the bulk and scale of the project is consistent  
28 with the existing deck, home, and 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.

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

4 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Regular  
5 Permit (RC-9-08) subject to the following conditions:

6 **Building:**

- 7 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building  
8 Division plan check. (Currently the 2007 California Building Code, and 2007 California  
9 Electrical Code)
- 10 2. The granting of approval under this action shall in no way relieve the applicant/project from  
11 compliance with all State and Local building codes.
- 12 3. The building plans for this project are required by State law to be prepared by a licensed  
13 architect or engineer and must be in compliance with this requirement prior to submittal for  
14 building plan review.
- 15 4. A Structural Calculations will be required at time of plan submittal to the Building Division.
- 16 5. Setbacks and Type of Construction must comply with the 2007 California Building Code.  
17 Exterior openings less than five feet from the property line must be protected per table 704.8 of  
18 the CBC. Exterior walls less than five feet to the property line must be one hour rated per Table  
19 602 of the CBC.
- 20 6. All wired glass windows or doors between three and five feet from the property line must meet  
21 requirements of the new 2007 California Building Code table 715.5 and 715.5.3.
- 22 7. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the plans.
- 23 8. The developer shall monitor, supervise and control all building construction and supporting  
24 activities so as to prevent these activities from causing a public nuisance, including, but not limited  
25 to, strict adherence to the following:
  - 26 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m.  
27 Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not  
28 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,

1 July 4<sup>th</sup>, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency  
2 work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).

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

8 **Fire:**

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

11 **Planning:**

- 12 10. This Regular Coastal Permit shall expire on December 1, 2011, unless implemented per the  
13 Zoning Ordinance or unless the Planning Commission grants a time extension.
- 14 11. This Regular Coastal Permit approves only the construction of a 117-square foot deck addition to  
15 the existing first level deck of an existing single-family residence. All improvements will be  
16 similar in design, colors and materials as the existing lower terrace deck as shown on the plans and  
17 exhibits presented to the Planning Commission for review and approval. No deviation from these  
18 approved plans and exhibits shall occur without Planning Division approval. Substantial  
19 deviations shall require a revision to the Regular Coastal Permit.
- 20 12. All proposed structures and additions shall not be constructed past the established Local Coastal  
21 Program established String line.
- 22 13. A covenant or other recordable document approved by the City Attorney shall be prepared by the  
23 applicant and recorded prior to issuance of building permits. The covenant shall provide that the  
24 property is subject to this resolution, and shall generally list the conditions of approval.
- 25 14. Prior to the issuance of building permits, compliance with the applicable provisions of the City's  
26 anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved  
27 by the Planning Division. These requirements, including the obligation to remove or cover with  
28 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.

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

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

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

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

PASSED AND ADOPTED Resolution No. 2008-P73 on December 1, 2008 by the following

15 vote, to wit:

16 AYES:

17 NAYS:

18 ABSENT:

19 ABSTAIN:

20  
21 \_\_\_\_\_  
22 Claudia Troisi, Chairperson  
23 Oceanside Planning Commission

24 ATTEST:

25 \_\_\_\_\_  
26 Jerry Hittleman, Secretary

27 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a  
28 true and correct copy of Resolution No. 2008-P73

Dated: December 1, 2008

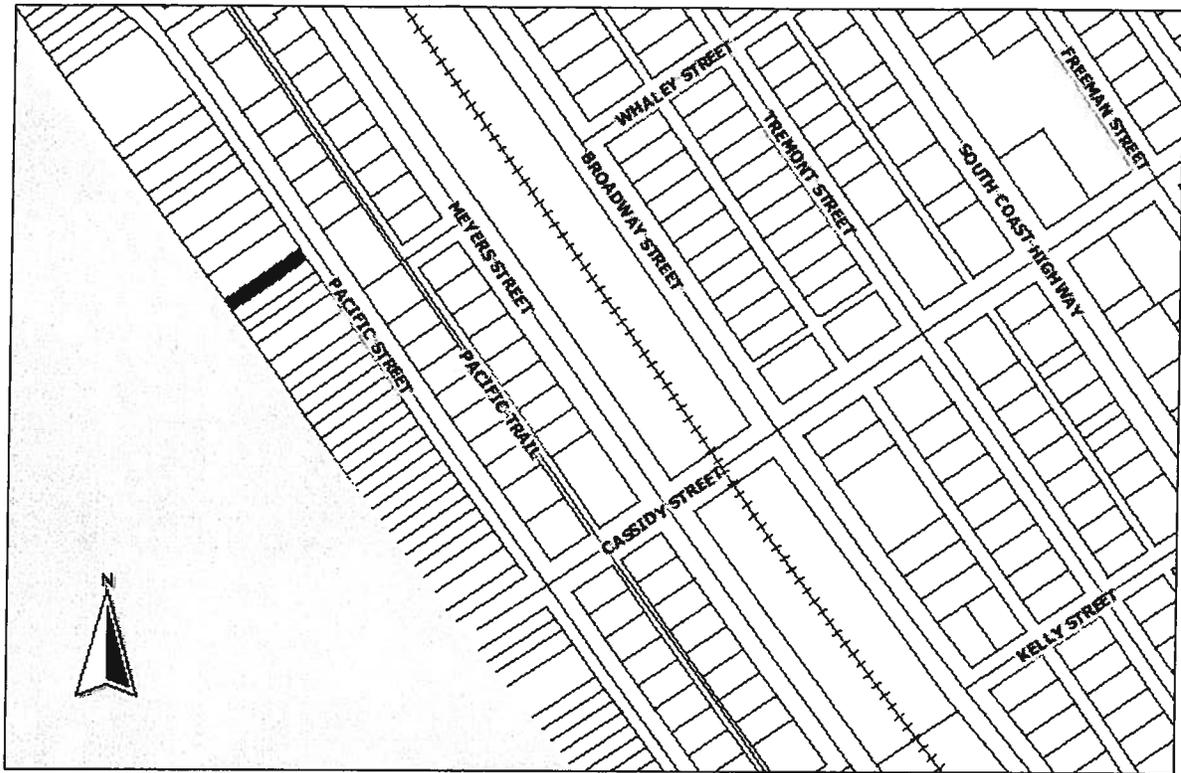


PLANNING DEPARTMENT  
D O N O R R E M O V E  
File Under *GR 9331*

SITE

Received  
SEP 16 2008  
Planning Division

*Stringline Photography 12/05/03*



**File Number: RC-9-08**

**Applicant: Susan Parker**

**Description:**

REGULAR COASTAL PERMIT (RC-9-08) to permit the construction of a 116.65-square foot deck attached to the rear first level terrace of an existing single-family residence located at 1633 South Pacific Street. The project site is zoned RT (Residential Tourist) and is situated within the South Oceanside Neighborhood and the Coastal Zone. – **PARKER 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

Date: November 13, 2008

Public Hearing Coastal Permit  
Identification No. RC-9-08

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 Susan Parker. This application was received on September 16, 2008. The application is described as follows:

To construct a 116.65-square foot deck attached to the rear first level terrace of an existing single-family residence located at 1633 South Pacific Street.

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

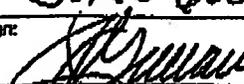
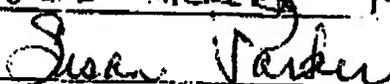
Said hearing will be held on December 1, 2008, at 7:00 p.m. in the Council Chamber of City Hall, 300 North Coast Hwy., Oceanside, California at which time and place any and all interested persons may appear and be heard. Interested persons may contact the Planning Division at (760) 435-3520 after November 26, 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 December 11, 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 Department 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.

 <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				<b>STAFF USE ONLY</b> ACCEPTED SEP 16 2008 Planning Department BY FAB	
				Received SEP 16 2008 Planning Division	
Please Print or Type All Information				HEARING	
<b>PART I - APPLICANT INFORMATION</b>				GPA	
1. APPLICANT SUSAN PARKER		2. STATUS X DIVORCE		MASTER/SP. PLAN	
3. ADDRESS 1633 S. PACIFIC ST. OCEANSIDE, CA.		4. PHONE/FAX/E-mail X (858) 756-3888		ZONE CH.	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) DESHADES - JORGE GUEVARA				TENT. MAP	
6. ADDRESS SAN YSIDRO 216 AVERIL RD. CALIF. 92173 DESHADES & HOTMAIL.COM		7. PHONE/FAX/E-mail (214) 992-8912		PAR. MAP	
<b>PART II - PROPERTY DESCRIPTION</b>				DEV. PL.	
8. LOCATION 1633 S. PACIFIC ST. OCEANSIDE CA.				C.U.P.	
10. GENERAL PLAN RT		11. ZONING RT		VARIANCE COASTAL RC-9-08	
12. LAND USE				O.M.P.A.C.	
9. SIZE 29,82' x 205.0' = 6,113.10 s.f.				13. ASSessor's PARCEL NUMBER 153-091-13	
<b>PART III - PROJECT DESCRIPTION</b>					
14. GENERAL PROJECT DESCRIPTION EXTEND 5' x 23'-4" TERRACE, USE NON-FIXED WOOD DECKING PLANKS ON PAST STRING LINE.					
15. PROPOSED GENERAL PLAN RT		16. PROPOSED ZONING RT		17. PROPOSED LAND USE 1-FAM. DWELLING	
18. NO. UNITS 1		19. DENSITY		20. BUILDING SIZE 3720	
21. PARKING SPACES 2		22. % LANDSCAPE ?		23. % LOT COVERAGE or FAR .20	
<b>PART IV - ATTACHMENTS</b>					
<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION		25. LEGAL DESCRIPTION		26. TITLE REPORT	
<input checked="" type="checkbox"/> 27. NOTIFICATION MAP & LABELS		<input checked="" type="checkbox"/> 28. ENVIRONMENTAL INFO FORM		29. PLOT PLANS	
<input checked="" type="checkbox"/> 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): JORGE GUEVARA		34. DATE 9/16/08		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: 		35. OWNER (Print) X SUSAN PARKER		36. DATE 9-16-08	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Sign: 		SCOTT	

**DESHAPES – Jorge Guevara**  
216 Averil Road, San Ysidro, CA. 92073

SEP 16 2008

Planning Department

September 15, 2008

**CITY OF OCEANSIDE**

Community Development Department / Planning Division  
300 North Coast Highway, Oceanside, California 92054

**RE: COASTAL DEVELOPMENT PERMIT-Deck Extension,&Removeable Planks**

**PROPERTY:** 1633 S.Pacific Street, Oceanside, California 92054

**LEGAL:** Lot 27 in Block "E" of ocean front addition, in the City of Oceanside,County of San Diego,State of California according to the map thereof No.909, filed in the office of the County Recorder of S.D.County, June 8,1904. APN: 153-091-27.

**PREVIOUS COASTAL PERMIT:ApplicationNo. RC-5-89 & Resolution No.89-P45.**

To Whom It May Concern:

This is a request for a regular coastal permit and we find that the project conforms to the Local Coastal Plan, including the policies of that plan. 1. The deck extension up to the existing String Line, meets the development standards contained within the old and new Zoning Ordinance. The extension has been found consistent with the Local Coastal Plan. 2. All development within the appealable area as identified in the Local Coastal Plan conforms to the public access & recreation policies of Chapter 3 of the Coastal Act. The seaward extension of an existing deck will not restrict public access nor lessen the recreational opportunities of the general public as approved the previous permit under the Local Coastal Permit.

If you have any questions or need further information, please contact me at this phone No. (619) 992-8912.

Thank you for cooperation,



Mr. Jorge Guevara

JG/bjg

**SCHEDULE A**  
(Continued)

1. Name of insured:

Susan Parker, an unmarried woman

2. Your interest in the land covered by this policy is:

A fee.

3. The land referred to in this policy is described as follows:

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

LOT 27 IN BLOCK "E" OF 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 COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 8, 1904.

EXCEPT THEREFROM ANY PORTION THEREOF, HERETOFORE OR NOW LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.

APN: 153-091-13-00



# NOTICE OF EXEMPTION

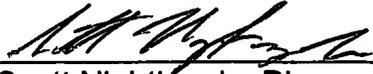
City of Oceanside, California

Post Date: 12/1/08  
Removal: 5/30/09  
(180 days)

1. **APPLICANT:** Susan Parker
2. **ADDRESS:** 1633 S. Pacific St.  
Oceanside, CA. 92054
3. **PHONE NUMBER:** (858) 756-3888
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Planner II
6. **PROJECT TITLE:** Parker Residence
7. **DESCRIPTION:** A request to construct a 177-square foot deck addition to an existing first level deck of an existing single family residence located at 1633 South Pacific Street.

**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,
- The project is categorically exempt, Class 3 "Accessory Structures" (Section 15303) (e); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

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

Date: 12/1/08

cc:  Project file  Counter file  Library

Posting:  County Clerk \$50.00 Admin. Fee