AGENDA NO. 3

PLANNING COMMISSION *STAFF REPORT*

DATE:	December 13, 2010 (Continued from the November 15, 2010 public hearing)
TO:	Chairperson and Members of the Planning Commission
FROM:	Development Services Department/Planning Division
SUBJECT:	**CONSIDERATION OF A REGULAR COASTAL PERMIT (RC-2-06) TO ALLOW REPLACEMENT OF THE EXISTING WOOD TRIM SIDING TO A STUCCO FINISH AND TO ALLOW AN EXISTING OPEN FRONT BALCONY TO BE ENCLOSED AT AN EXISTING RESIDENCE LOCATED AT 1639 SOUTH PACIFIC STREET – MACDONALD RESIDENCE – APPLICANT: JOHN MACDONALD**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Confirm issuance of a Class 3, Categorical Exemption per Section 15303 "New construction or of small structures" of the California Environmental Quality Act; and

(2) Approve Regular Coastal Permit (RC-2-06) by adopting Planning Commission Resolution No. 2010-P33 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

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

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

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

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

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

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

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

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

The applicant has requested that the Planning Commission vote on the stucco improvements as a separate item and the second story balcony conversion to living space be reviewed as a separate vote. Staff will make the appropriate changes to the project resolution based on the Commission's actions on these two items.

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

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

ANALYSIS

KEY PLANNING ISSUES

1. General Plan

The General Plan Land Use Map designation on the subject property is Urban High Density Residential (UHD-R). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

A. Land Use Element

Goal 1.23: Architecture

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

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

The proposed improvements to the existing residence at 1639 South Pacific Street have been analyzed for architectural consistency with the existing residence and surrounding neighborhood. All architectural features proposed will be consistent with the overall design of the existing home. Staff has surveyed the neighboring properties, and found that many of the surrounding homes along the coast share similar east facing elevations and stucco wall finishes. The applicant has stated that the stucco wall finish is necessary to help prevent weathering from the coastal air and salt. The proposed addition will also be off-set a minimum of one foot from the front building façade.

Goal 1.32: Coastal Zone

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

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

The proposed project was reviewed by staff for compliance with the policies of the Local Coastal Program Land Use Plan. Staff finds that the application complies with said policies in the Local Coastal program, such as compliance development regulations and compatibility with the character of the surrounding areas, pursuant to Section 30251 of the Local Coastal Program.

2. Zoning Compliance

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

3. Local Coastal Program compliance

The proposed project is within the appeal jurisdiction of the Local Coastal Program and complies with all provisions of this zone. Projects within the Coastal Zone are required to meet the provisions of the adopted Local Coastal Program and the underlying RT zone. The proposed project meets all land use compatibility criteria in the LCP.

DISCUSSION

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

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

The applicant has requested that the Planning Commission vote on the stucco improvements as a separate item and the second story balcony conversion to living space be reviewed as a separate vote. Staff will make the appropriate changes to the project resolution based on the Commission's actions on these two items.

ENVIRONMENTAL DETERMINATION

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and the project is exempt under the provisions of the California Environmental Quality Act (CEQA) Class 3 15303 (e), Categorical Exemption "Accessory Structures"

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius and occupants within a 100-foot radius of the subject property, individuals and or organizations requesting notification, the applicant, and other interested parties. As of October 18, 2010, no communication supporting or opposing the request had been received.

SUMMARY

Regular Coastal Permit (RC-2-06) is consistent with the requirements of the Zoning Ordinance, the land use policies of the General Plan, and the policies of the Local Coastal Program. The project's architecture is compatible with the surrounding neighborhood and the existing residence. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

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

-- Move to approve Regular Coastal Permit RC-2-06 and adopt Planning Commission Resolution No. 2010-P33 as attached.

PREPARED BY:

Scott Nightingale
Planner II

SUBMITTED BY:

Jerry Hittleman
City Planner

JH/SN/fil

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

REMODEL FOR MACDONALD

JEFF WINDERS CONTRACTING, INC.
CALIFORNIA CONTRACTORS LICENSE NUMBER 658199

OWNER
MACDONALD
1639 SOUTH PACIFIC ST.
OCEANSIDE CA
(760) 967-8059

GENERAL CONTRACTOR

JEFF WINDERS CONTRACTING, INC.
LIC # 658199
P.O.BOX 1520
LAGUNA BEACH, CA 92652
(949) 376-1628

ENGINEER

VICINITY MAP

SHEET INDEX

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	A-2	EXISTING LOWER FLOOR PLAN
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	A-12	NEW UPPER LEVEL FLOOR PLAN
	A-13	NEW AND EXISTING ROOF PLAN

PROJECT SCOPE

1) REPLACE EXTERIOR DOORS AND WINDOWS IN-KIND
2) REMOVE EXISTING T&G WOOD SIDING AND REPLACE WITH STUCCO
3) REMOVE EXISTING CEDAR SHINGLE ROOF AND REPLACE IN KIND
4) ENCLOSE EXISTING DEN ON UPPER FLOOR

BUILDING DEPARTMENT NOTES

NO NEW SQUARE FOOTAGE ADDED TO BUILDING FOOTPRINT
LOT COVERAGE TO REMAIN UNCHANGED

EXISTING SQUARE FOOTAGE
1ST LOWER FLOOR SQ. FT. 1462
2ND MAIN FLOOR SQ. FT. 1330
3RD UPPER FLOOR SQ. FT. 1776
GARAGE SQ. FT. 480
NEW SQUARE FOOTAGE
LOWER 1ST. FLOOR NEW = 88 SQ. FT.
MAIN 2ND. FLOOR NEW = 88 SQ. FT.
UPPER 3RD. FLOOR = 176 SQ. FT.

TOTAL 1ST. FLOOR SQUARE FOOTAGE = 1550 SQ. FT.
TOTAL 2ND. FLOOR SQUARE FOOTAGE = 1418 SQ. FT.
TOTAL 3RD. FLOOR = 1952 SQ. FT.
TOTAL BUILDING FOOTPRINT = — SQ. FT.
LOT SIZE 3996 SQ. FT.
LOT COVERAGE % 47 %

BUILDING CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES
2007 CALIFORNIA BUILDING CODE
2007 CALIFORNIA MECHANICAL CODE
2007 CALIFORNIA PLUMBING CODE
2007 CALIFORNIA ELECTRICAL CODE
2005 CALIFORNIA ENERGY EFFICIENCY STANDARDS

TITLE 24 ENERGY NOTATIONS

PROPERTY IS LOCATED IN CLIMATE ZONE
NO ADDITIONAL HEAT OR COOLING TO BE INSTALLED
NO ADDITIONAL FOOTAGE ADDED TO BUILDING
ADDITION IS FULLY CONTAINED WITHIN THE EXISTING BUILDING ENVELOPE
ADDITIONAL SHEATHING IS LESS THAN 40 FT.
HERS TESTING NOT REQUIRED
NEW RECESSED LIGHTING INSTALLED IN AN INSULATED CEILING SHALL BE IC & AY RATED
NEW GLAZING SHALL HAVE A MINIMUM U-FACTOR OF 0.57

NPDES NOTATION

"THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL, PARTICULATE, CONSTRUCTION WASTE, OR WASTEWATER GENERATED ON THE CONSTRUCTION SITE OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED, OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEM"

LIFE SAFETY

SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM, IN THE HALL LEADING TO THE SLEEPING ROOMS, AT EACH FLOOR LEVEL, AND AT THE TOP OF THE STAIRS. BATTERY OPERATED DETECTORS ARE APPROVED FOR EXISTING CONSTRUCTION.

PROJECT DATA

OCCUPANCY IS R3 / U1
TYPE V-B
NOT SPRINKLED

LEGAL DESCRIPTION

LOT #
TRACT #
APN# 153-091-93

SPECIAL INSPECTIONS

DEPUTY INSPECTION REQUIRED FOR EPOXY RETROFIT HOLDDOWNS

POST TENSION NOTATION

REVISIONS

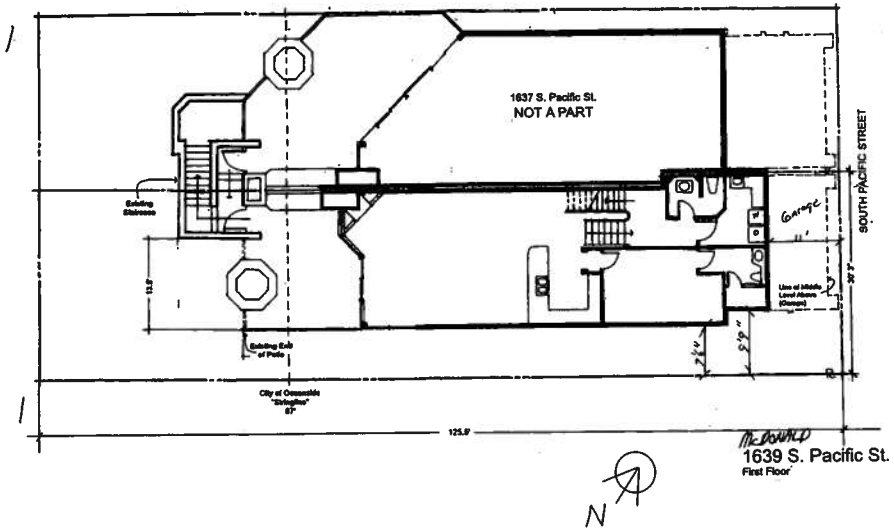
NO.	REVISION	DATE

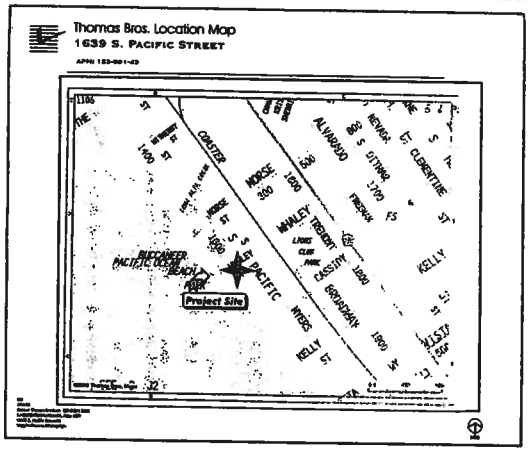
JEFF WINDERS CONTRACTING, INC.
"There are no problems, only solutions"
CUSTOM HOMES AND REMODELS

JEFF WINDERS CONTRACTING, INC.
GENERAL CONTRACTORS LIC. 658199
P.O. BOX 1520
LAGUNA BEACH, CA 92652
(949) 376 1628 OFFICE & FAX
WINDERSCONTRACTING@COX.NET

E. O. R. STAMP

COVER SHEET
SHEET OF
C1





VICINITY MAP

LEGAL DESCRIPTION

LOT #
TRACT #
APN # 153-091-43

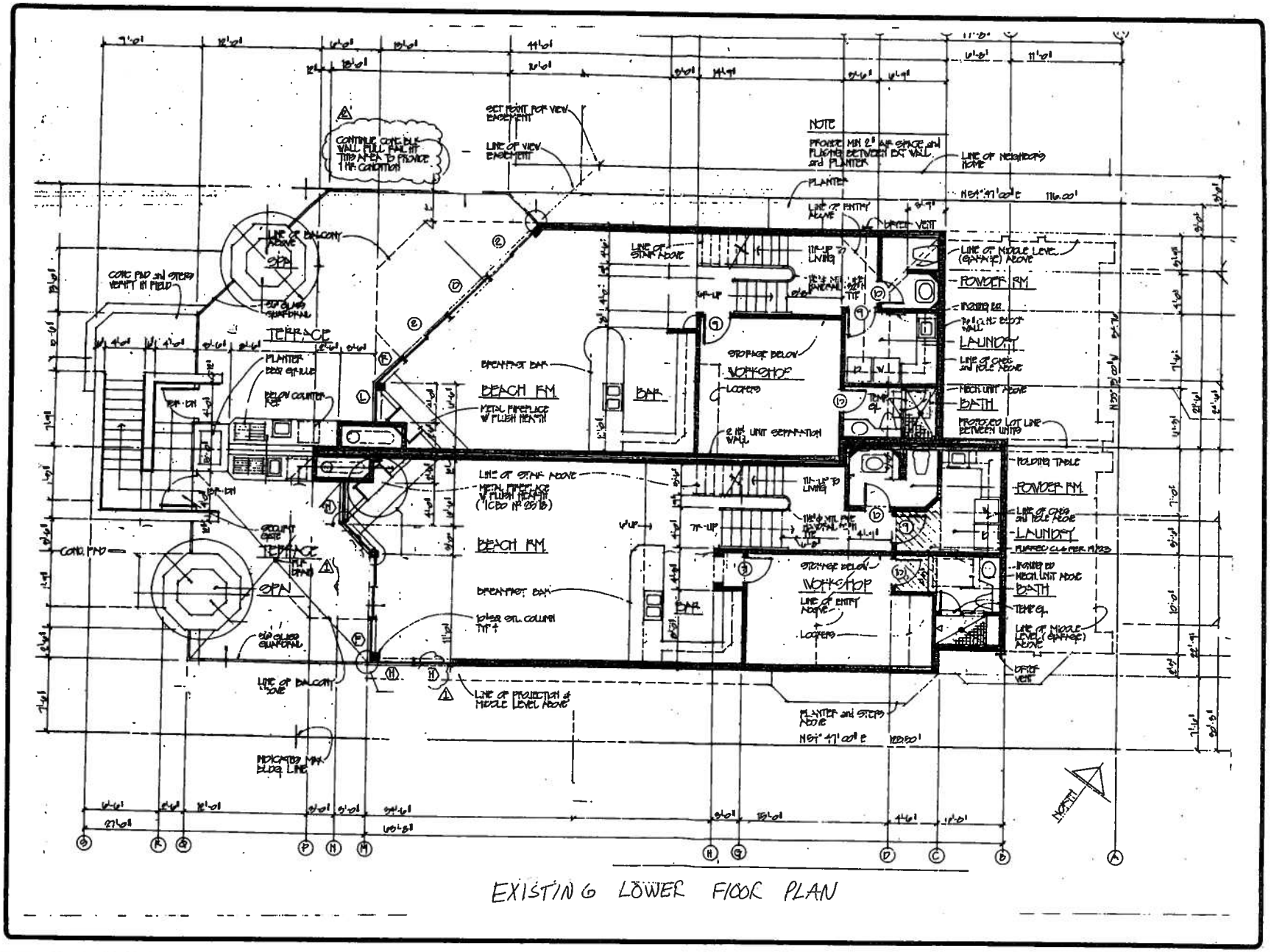
REVISIONS | BY

JEFF INTRONG CONTRACTING, INC.
CUSTOM HOMES AND REMODELS

1) REPLACE EXISTING WOOD SIDING WITH STUCCO
2) REPLACE EXISTING EXTERIOR DOORS AND WINDOWS IN KIND
3) REPLACE EXISTING ROOF USING 40 YEAR COMP SHINGLE

MACDONALD RESIDENCE
1639 SOUTH PACIFIC ST.
OCEANSIDE CA
(760) 967-8054

DRAWN
CHECKED
DATE 06-30-10
SCALE
JOB NO.
SHEET A
OF SHEETS



EXISTING LOWER FLOOR PLAN

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JOHN WALDEN CONTRACTOR INC.
CUSTOM HOMES AND REMODELS

EXISTING LOWER LEVEL

MACDONALD RESIDENCE
1639 SOUTH PACIFIC ST.
OCEANSIDE CA
(760) 967-8054

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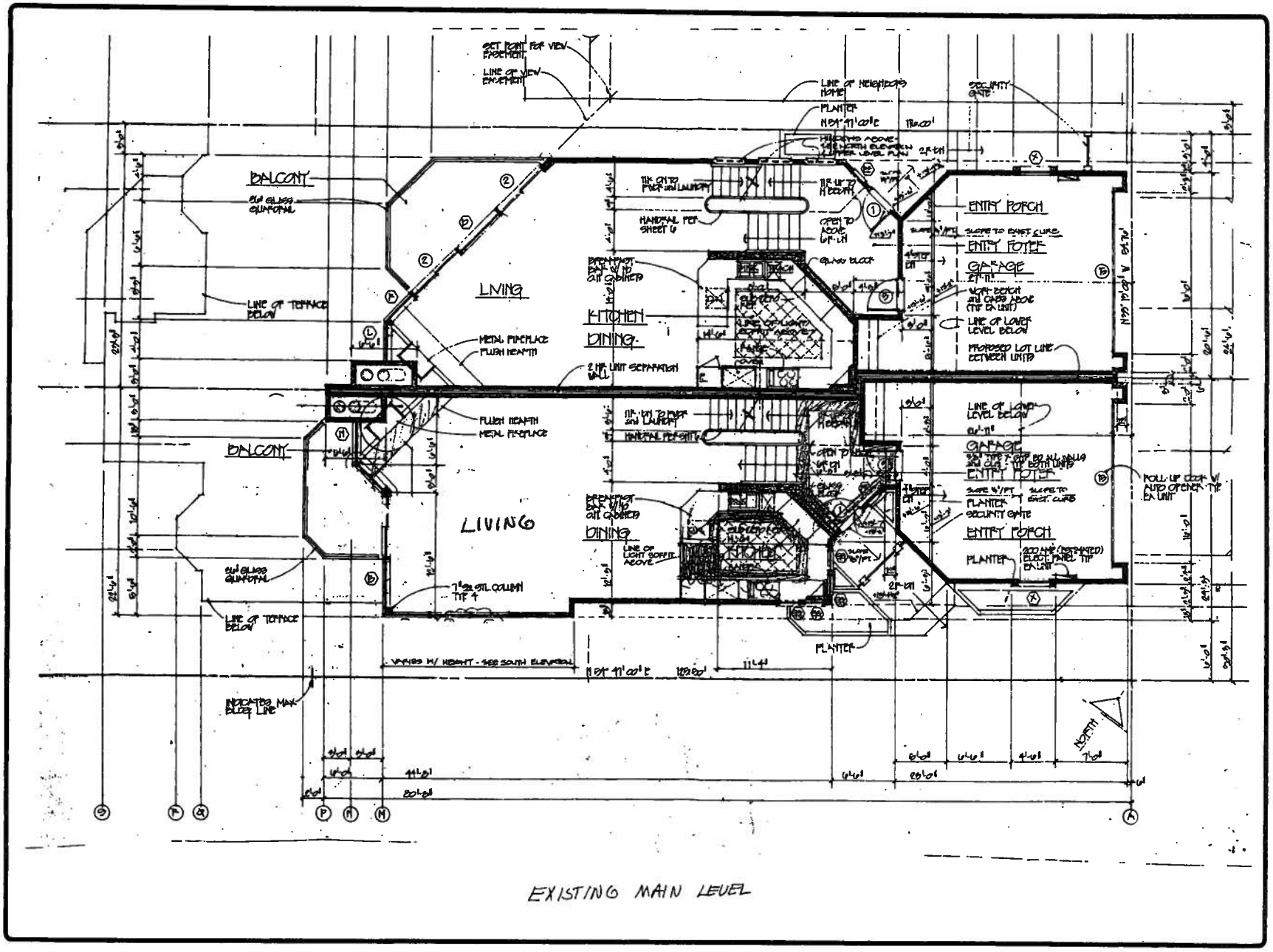

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EXISTING MAIN FLOOR

MACDONALD RESIDENCE
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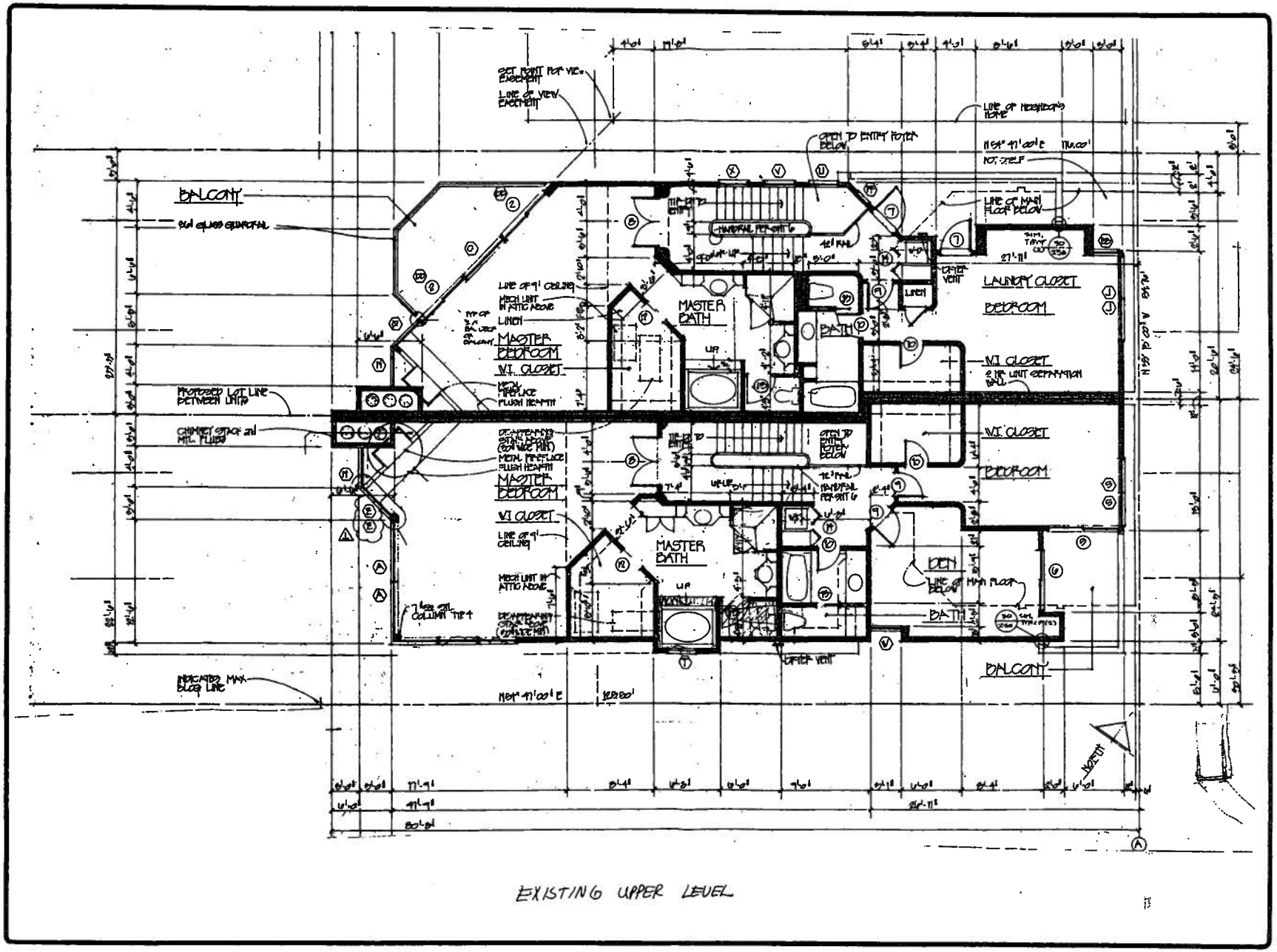

EXISTING UPPER LEVEL

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CUSTOM HOMES AND REMODELS

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EXISTING UPPER LEVEL

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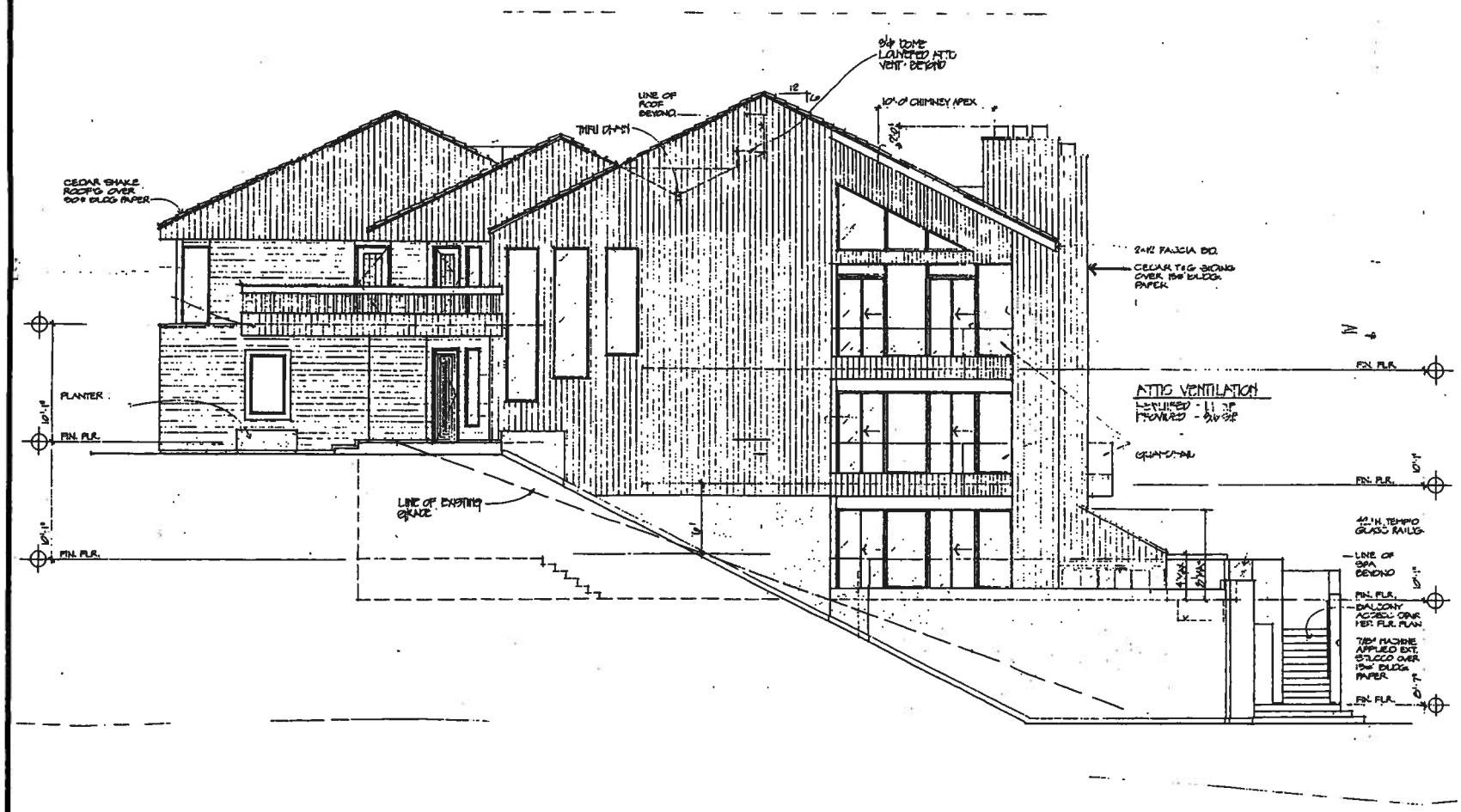

EXISTING NORTH ELEVATION

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EXISTING NORTH ELEVATION

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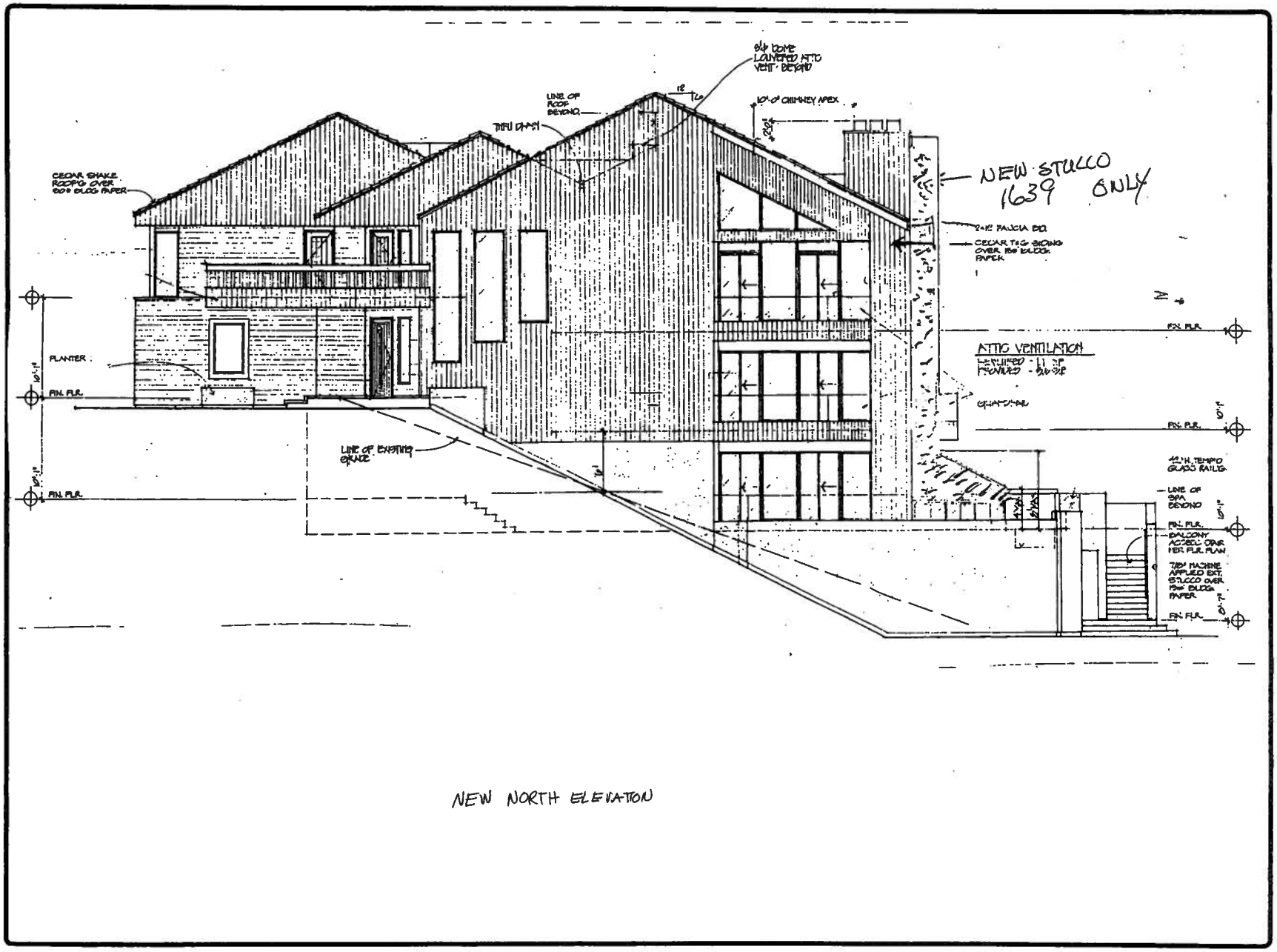

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NEW NORTH ELEVATION

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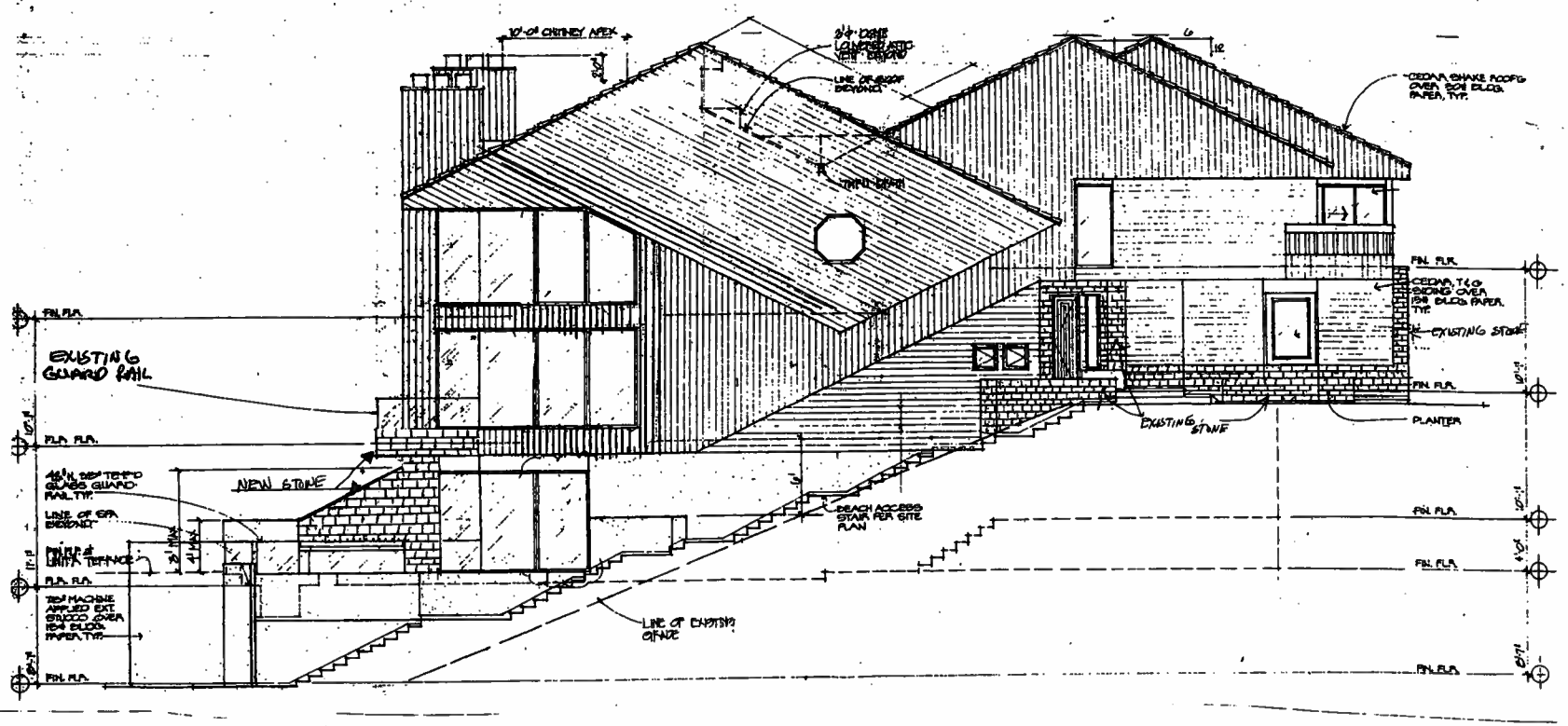

EXISTING SOUTH ELEVATION

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EXISTING SOUTH ELEVATION

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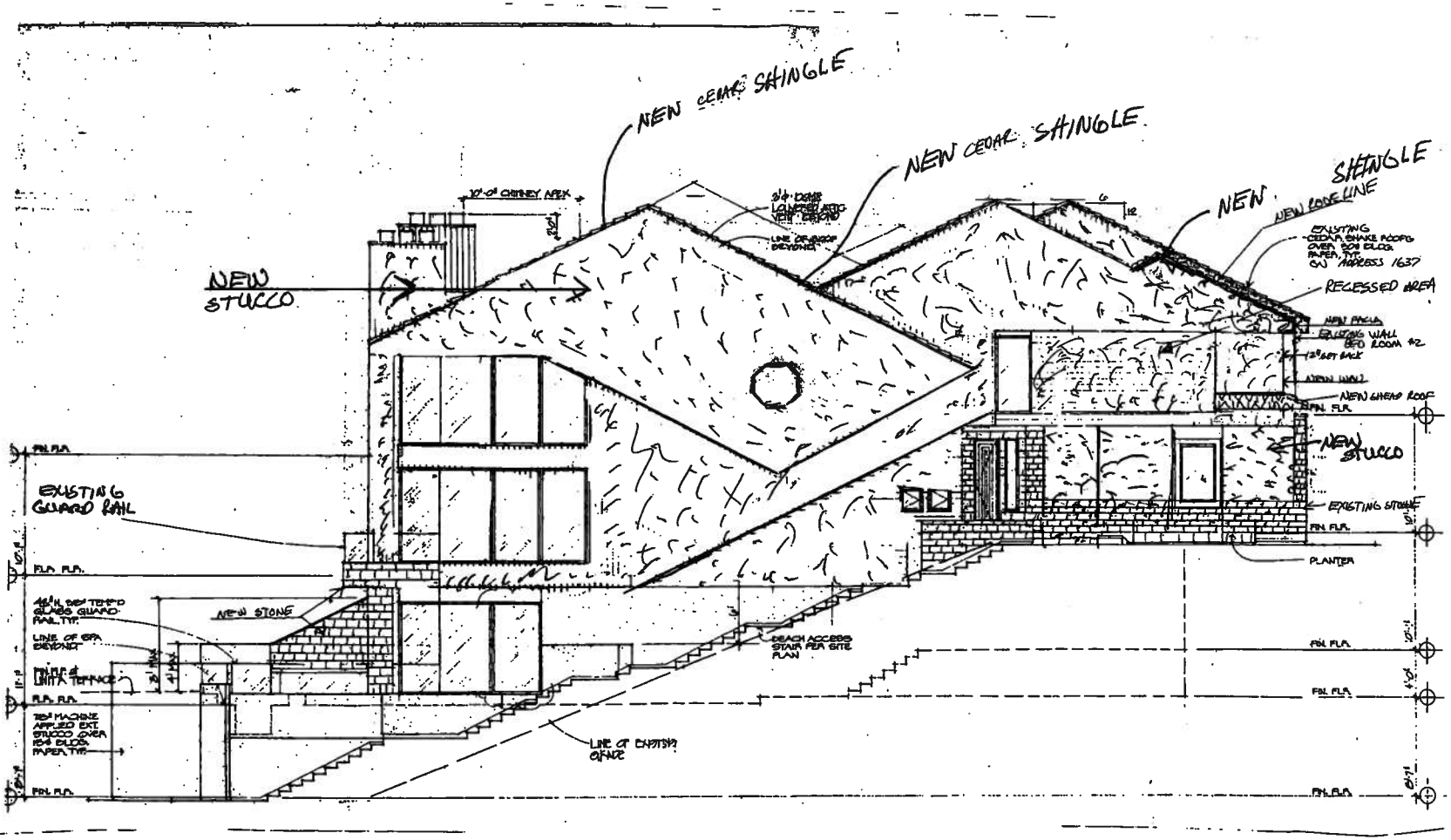

NEW SOUTH ELEVATION

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NEW SOUTH ELEVATION

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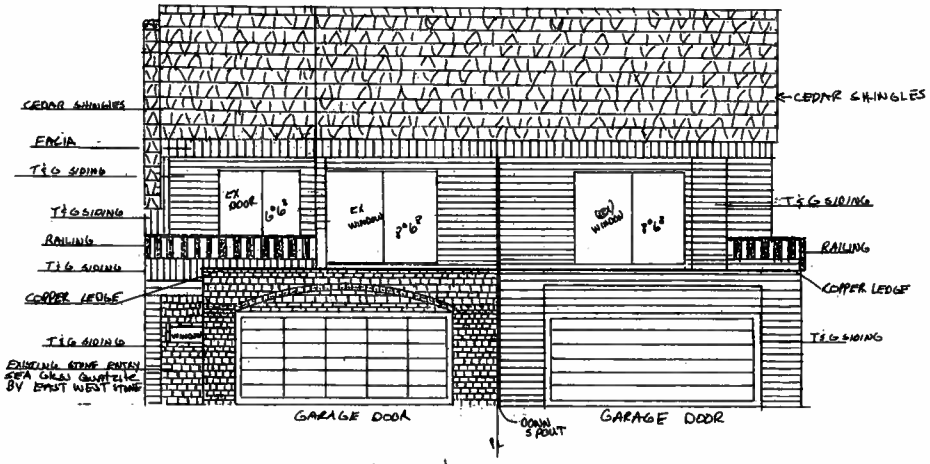

EXISTING EAST ELEVATION

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1639 SOUTH PACIFIC ST
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EXISTING EAST ELEVATIONS

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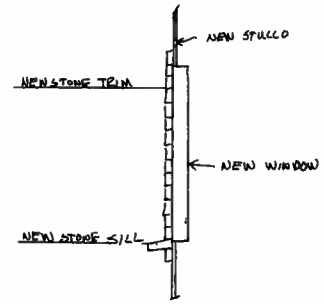
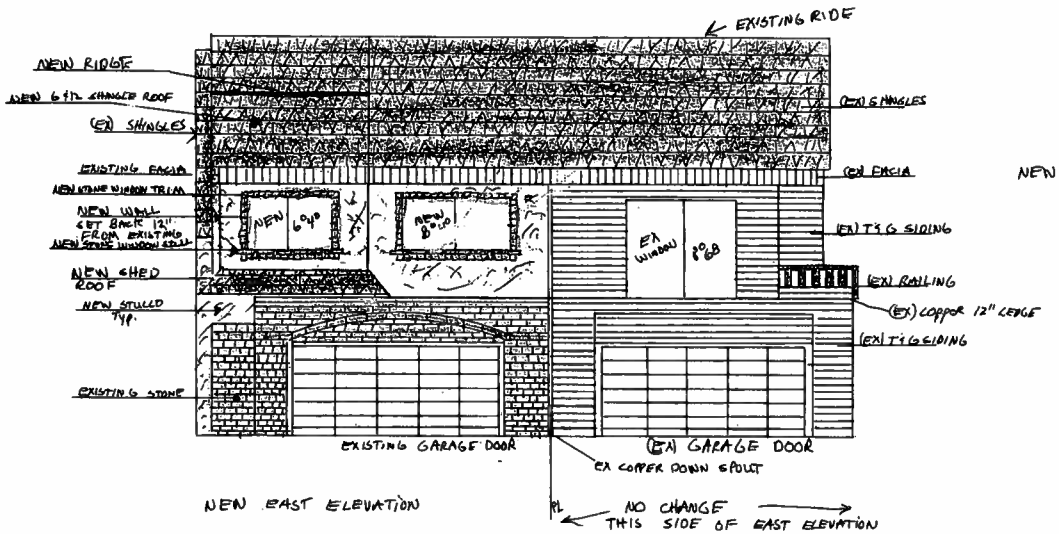


SIDE VIEW OF NEW WINDOW TRIM



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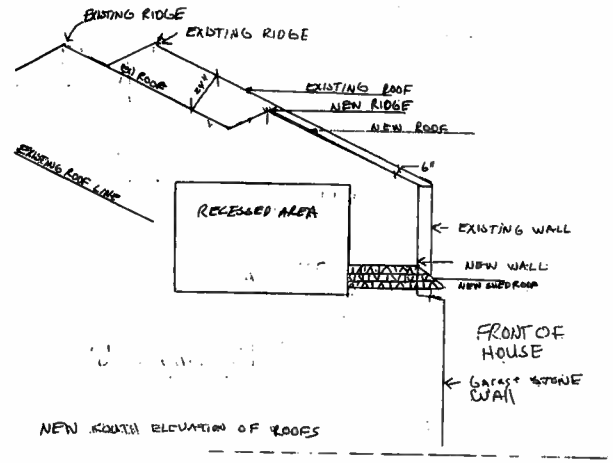

NEW SOUTH ELEVATION OF ROOFS

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CUSTOM HOMES AND REMODELS
P.O. Box 1000
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NEW EAST ELEVATION

MACDONALD RESIDENCE
1637 SOUTH MICAL ST.
OCEANSIDE CA
(760) 967-8054

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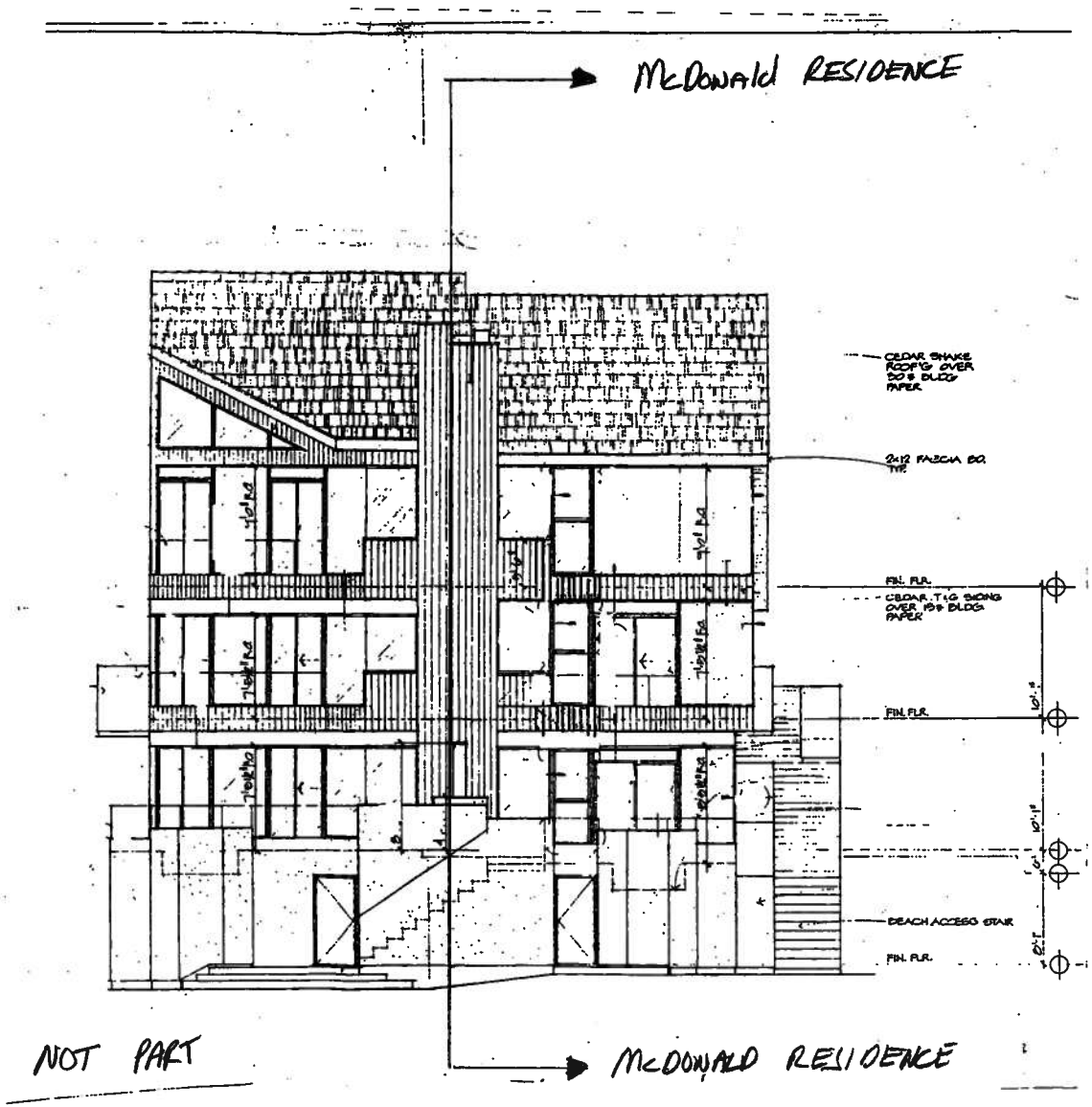

EXISTING WEST ELEVATION

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MCDONALD RESIDENCE
1639 SOUTH PACIFIC ST.
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(760) 967-8054

EXISTING WEST ELEVATION

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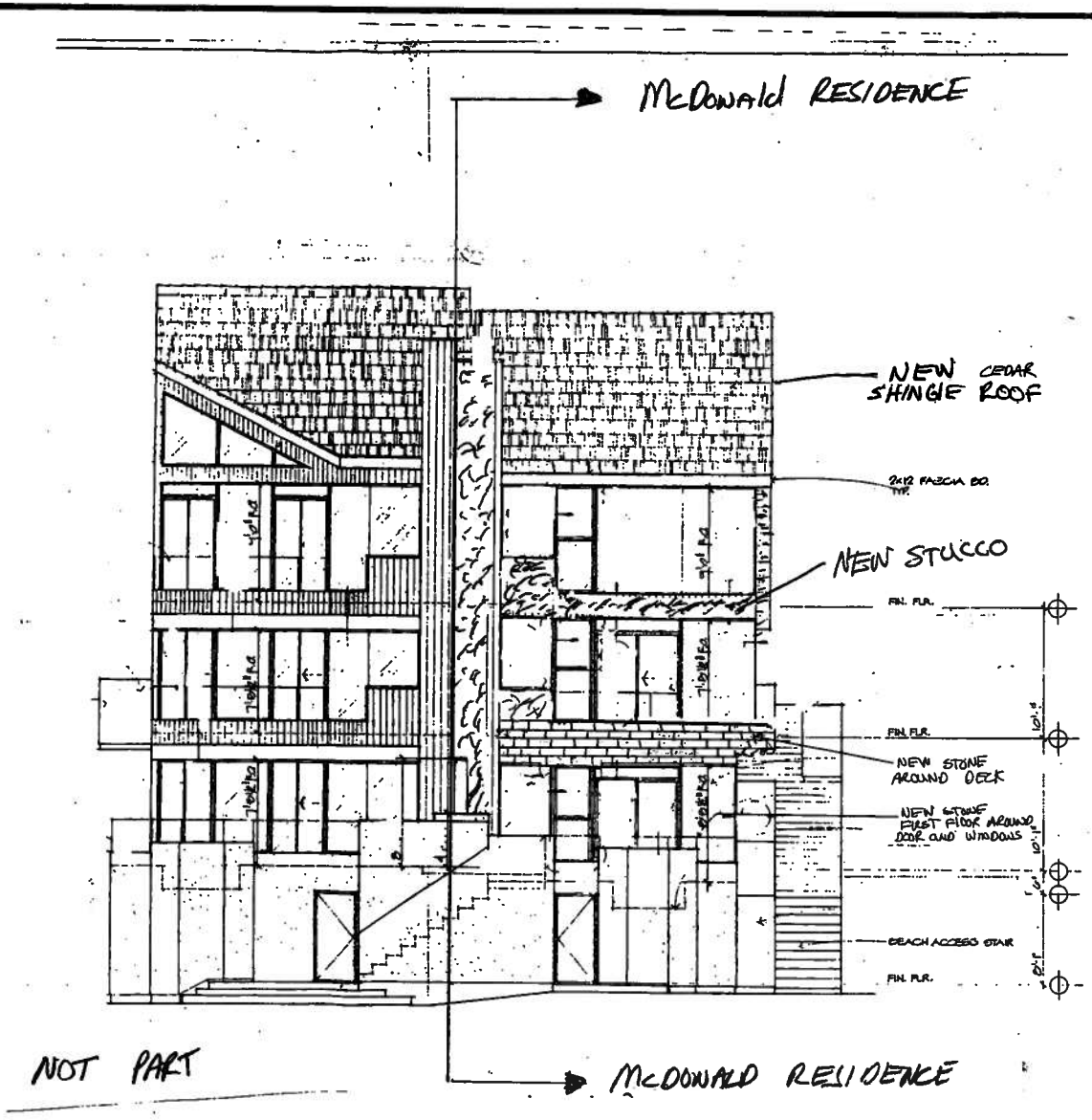

NEW WEST ELEVATION

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MACDONALD RESIDENCE
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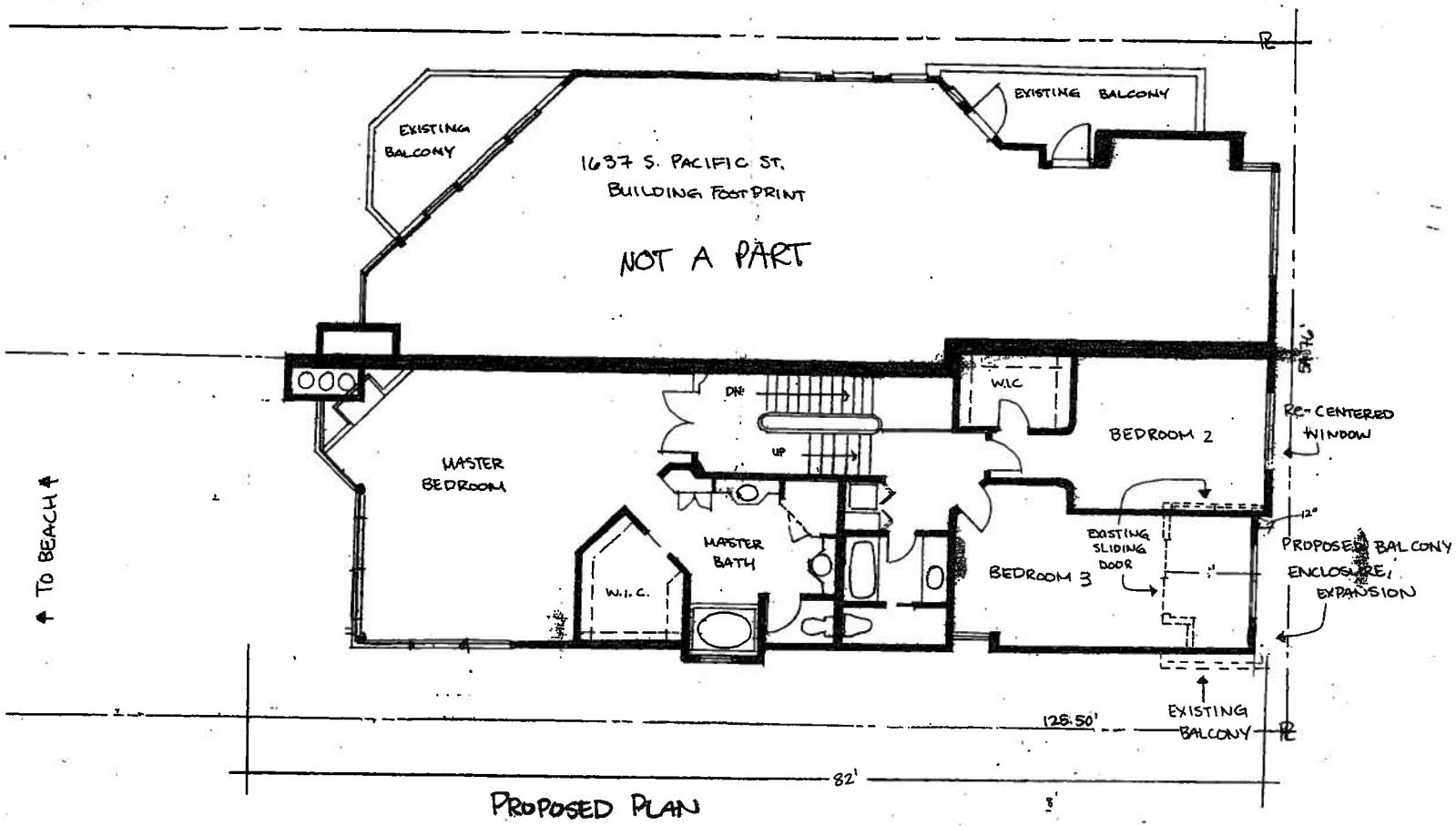

UPPER LEVEL

REVISIONS	BY

MACDONALD RESIDENCE
1639 SOUTH PACIFIC ST
OCEANSIDE CA
(760) 967 8054

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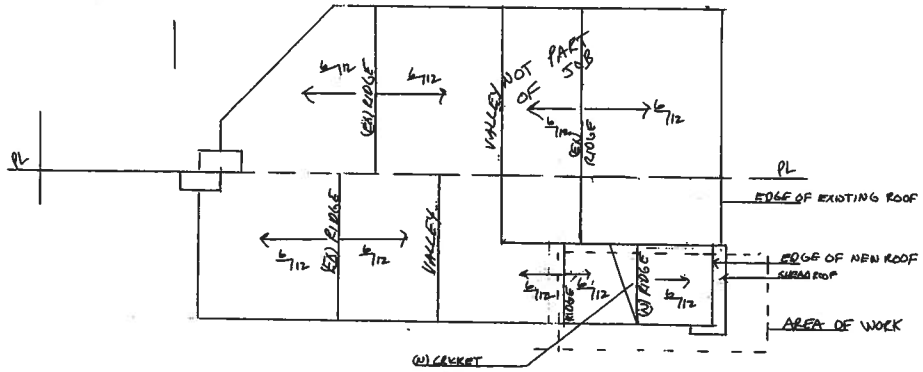
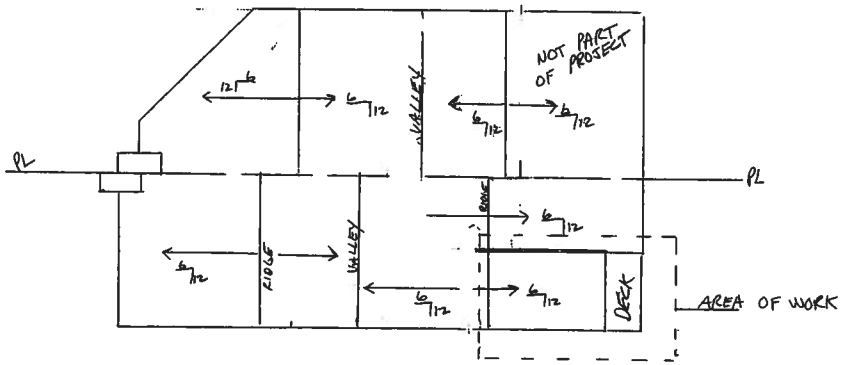
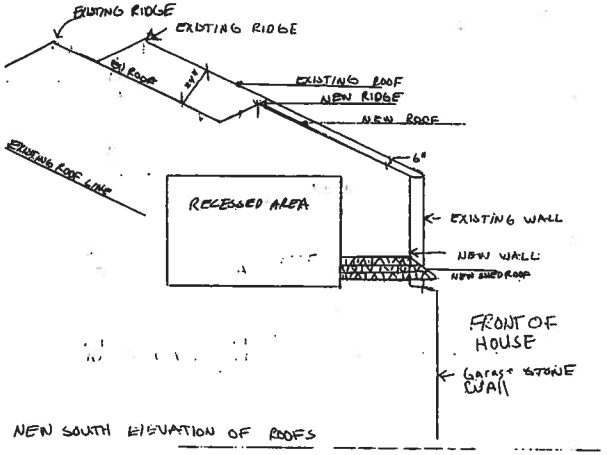


NEW ROOF PLAN



EXISTING ROOF PLAN



NEW SOUTH ELEVATION OF ROOFS

REVISIONS	BY

MACDONALD RESIDENCE
1639 SOUTH PACIFIC ST
OCEANSIDE CA
(760) 967-8054

NEW & EXISTING ROOF

DRAWN
CHECKED
DATE
SCALE
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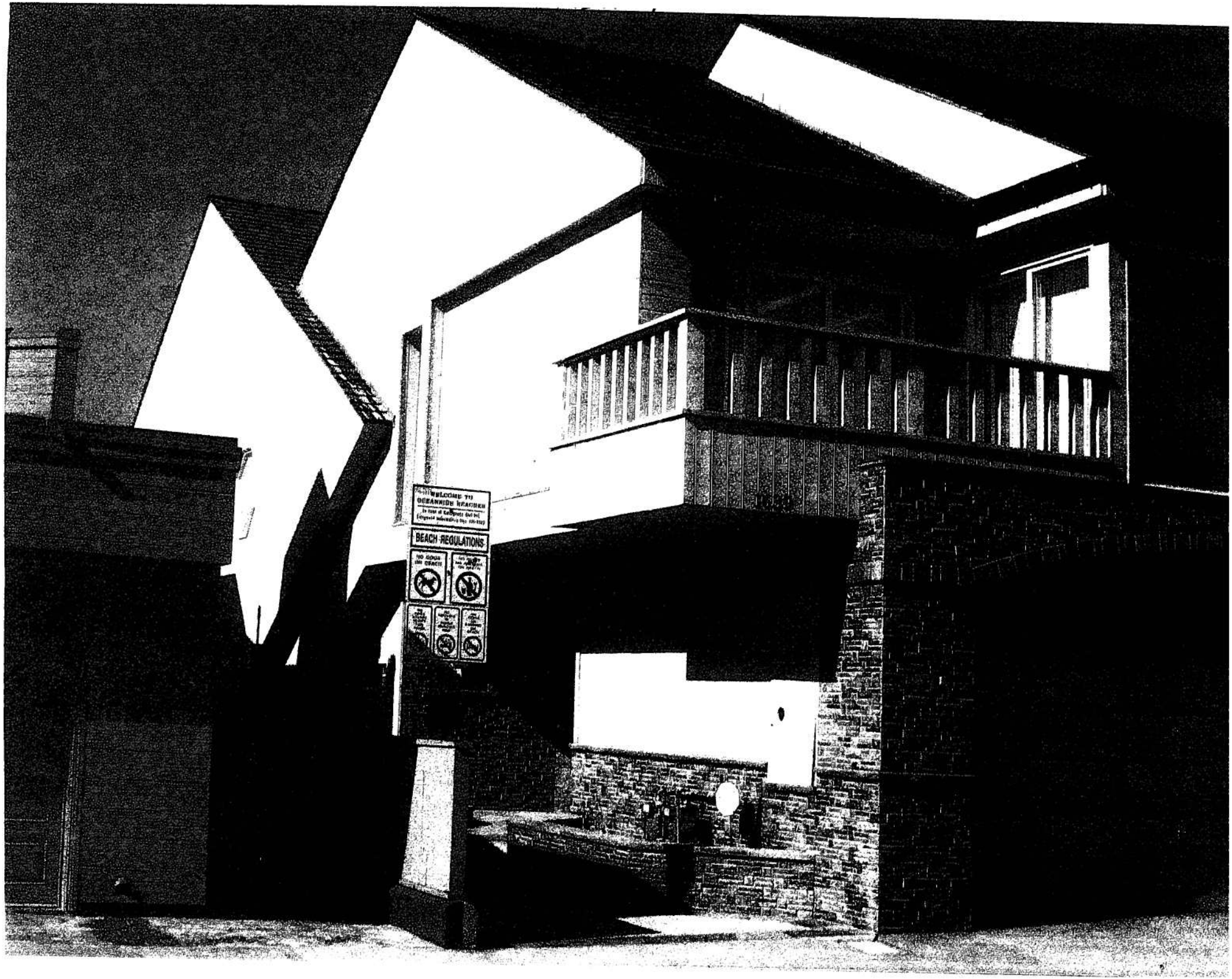
OF SHEETS


WELCOME TO
OCEANSIDE BEACHES
BEACH REGULATIONS

BEACH REGULATIONS

PLANNING COMMISSION
RESOLUTION NO. 2010-P33

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

the conversion of an existing open second story balcony to living space by enclosing the balcony and the removal of the wood siding to allow a stucco wall finish;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 13th day of December 13, 2010 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 exempt per Article 19, Section 15303 (b) 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)
Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically $4,597 per unit; Non-residential is $36,775 for a 2" meter.
Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Residential is typically $6,313 per unit; Non-residential is $50,501 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically $4,326 per unit; Non-residential is $22,495 for a 2" meter.

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

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Regular Coastal Permit (RC-2-06) 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. (As of January 1, 2008 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.

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

Fire:

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

Planning:

7. This Regular Coastal Permit shall expire on December 13, 2013, unless implemented per the Zoning Ordinance or unless the Planning Commission grants a time extension

8. This Regular Coastal Permit approves the conversion of an existing open second story balcony to living space by enclosing the balcony and the removal of the wood siding to allow a stucco wall finish, as 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 or a new Regular Coastal Permit.

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

10. 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 Architectural Site Plan and shall be recorded in the form of a covenant affecting the subject property. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant and recorded prior to the issuance of building permits. The

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

11. 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.

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

13. 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.

14. Elevations, siding 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.

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

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

PASSED AND ADOPTED Resolution No. 2010-P33 on December 13, 2010 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Robert Neal, Chairperson
Oceanside Planning Commission

ATTEST:

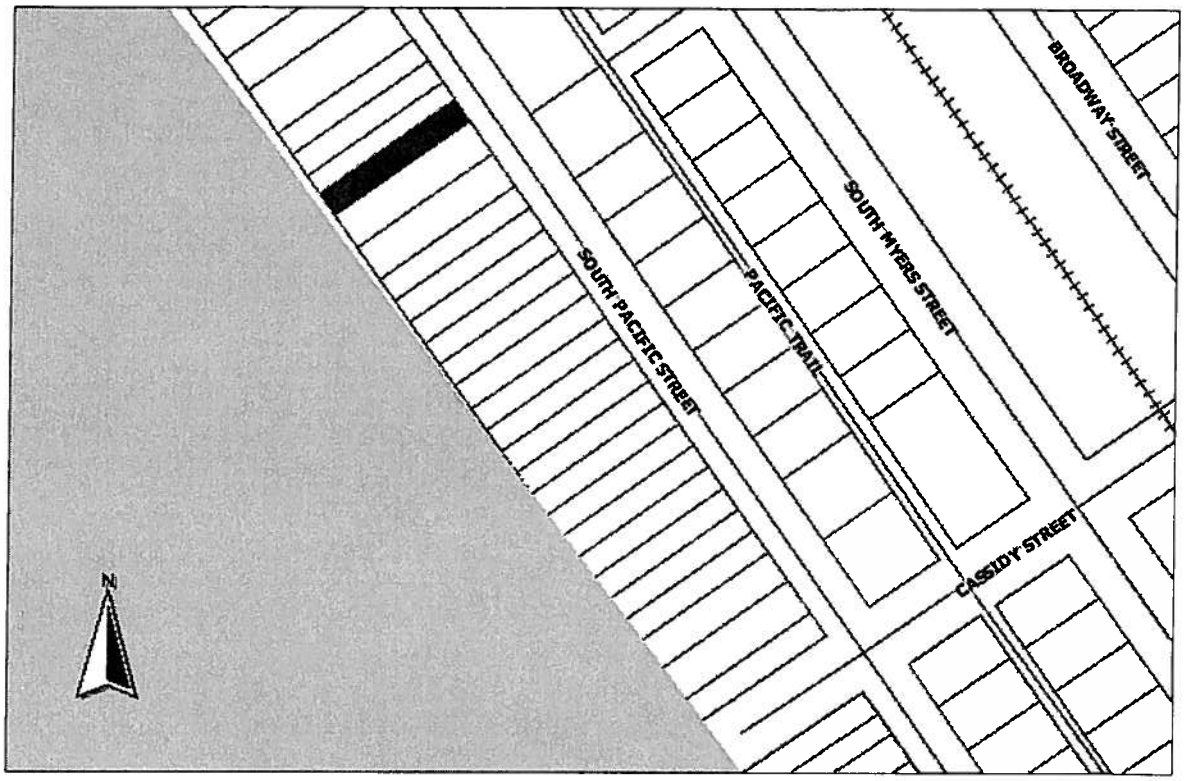
_____
Jerry Hittleman, Secretary

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

Dated: December 13, 2010

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

_____ _____
Applicant/Representative Date



File Number: RC-2-06

Applicant: John MacDonald

Description:

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

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

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

2nd Submittal

Application for Public Hearing

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

STAFF USE ONLY	
ACCEPTED 7/16/10	BY SKI.

Please Print or Type All Information

HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	
C.U.P.	
VARIANCE	
COASTAL	RC-2-06
O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT: JOHN MACDONALD
2. STATUS: OWNER
3. ADDRESS: 1639 S. Pacific Street
4. PHONE/FAX/E-mail: (760) 967-8054
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): JEFF WINDER contracting
6. ADDRESS: P.O. BOX 1520 Laguna Beach CA 92652
7. PHONE/FAX/E-mail: (949) 376-1628

PART II – PROPERTY DESCRIPTION

8. LOCATION: 1639 S. Pacific St.
9. SIZE: 3796 sq feet
10. GENERAL PLAN:
11. ZONING:
12. LAND USE: EXISTING Home
13. ASSESSOR'S PARCEL NUMBER: 153-091-43

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION: Replace existing Exterior doors & windows In Kind. Replace Existing wood siding with New stucco. buildout existing Patio. Replace existing Roof ~~from~~ cedar ~~to~~ ~~compatible~~ In Kind

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
N/A	N/A	N/A	1	

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE or FAR
	2		

PART IV – ATTACHMENTS

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

PART V – SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print):
34. DATE

SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

Sign:

35. OWNER (Print): JOHN MACDONALD
36. DATE: 6-25-10

Sign: 6-25-10

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

RECEIVED
JUL 16 2010
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

JEFF WINDERS
CONTRACTING, INC.

"There are no problems, only solutions!"

Project: McDonald Residence
1639 South Pacific Street
Ocean Side CA

Description of work:

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

Justification:

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

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

RECEIVED
JUL 16 2010
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

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

LEGAL DESCRIPTION

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

RECEIVED
FEB 16 2006
Planning Department

NOTICE OF EXEMPTION
City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** John MacDonald
2. **ADDRESS:** 1639 S. Pacific Street
3. **PHONE NUMBER:** (818) 846-7941
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale
6. **PROJECT TITLE:** RC-2-06 (MacDonald Residence)
7. **DESCRIPTION:** The project involves enclosing an existing 82-square foot second floor balcony to enable additional den space and removal of the existing wood trim siding to be replaced with smooth trough stucco wall finish. The balcony conversion to living space would be designed with materials and colors consistent with those of the existing residence. The replacement of the cedar shake tile roof with a newer and more weather resistance cedar roofing material and the replacement of the windows would be the additional work performed as a part of this Regular Coastal permit.

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

[x] The project is categorically exempt, Class __3__, for New Construction, Section 15303 (b); or,

[ ] "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,

[ ] The project is statutorily exempt, Section , <name> (Sections 15260-15277); or,

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

Date: September 27, 2010

Scott Nightingale, Planner II

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