



DATE: December 18, 2006

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A VARIANCE (V-16-05) TO ALLOW A ONE-CAR GARAGE TO EXIST TO CONSTRUCT A 992-SQUARE FOOT ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 1437 MORENO STREET – LEDWIDGE VARIANCE – APPLICANT: LINDA LEDWIDGE**

RECOMMENDATION

Staff recommends that the Planning Commission deny the Variance (V-16-05) and adopt Planning Commission Resolution No. 2006-P67 as attached.

PROJECT DESCRIPTION AND BACKGROUND

Background: The subject site is part of the Rancho Villasenor subdivision that was originally recorded in 1955. There have been no improvements or additions to the existing residence.

Site Review: The 7,100-square foot lot consists of an existing 1,284-square foot one story single-family residence with a one-car garage. The existing residence consists of 898 square feet of habitable space and a 386-square foot garage. The subject site is zoned RS (Residential Single-Family) and is situated within the South Oceanside Neighborhood and is located at 1437 Moreno Street. The subject site is surrounded in all directions by single-family residential units.

Project Description: The applicant is requesting a Variance to allow a one-car garage (instead of the required two-car garage) for a room addition that exceeds 50 percent of the original floor area for the single-family residence. The addition consists of a 992-square foot of habitable area and a 310-square foot second story balcony with railing constructed around the perimeter. The proposed addition consists of similar materials, colors and design as the existing residence.

ANALYSIS

KEY PLANNING ISSUE

1. Is the Variance request supported by following required findings as specified under Section 4105(B) of the Zoning Ordinance?
 - That because of special circumstances or conditions applicable to the development site, including size, shape, topography, location or surroundings strict application of the requirements of the Zoning Ordinance deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.
 - That granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare.
 - That granting the application is consistent with the purposes of the Zoning Ordinance and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district.

DISCUSSION

In evaluating this Variance request, it is staff's opinion that the property does not represent a special or unique circumstance warranting the granting of a variance. The subject property is a typical 7,125-square foot rectangular lot with street frontage. The existing single-family dwelling and attached garage are situated on the property in a manner common to the surrounding properties. The subdivision exists and is developed with a mixture of single car garages and two-car garages throughout the neighborhood. Several of the neighboring properties within the neighborhood have constructed similar additions onto the rear of the homes. However all the additions have meet the guidelines of the Oceanside Zoning Ordinance and do not exceed 50 percent of the existing residence.

Below are the requirements of the RS zone for setbacks and parking:

	<u>Required</u>	<u>Existing/Proposed</u>
Front Yard	20	20/20
Side yard	6	6/6
Rear yard	15	50/40
Lot coverage	45 percent	25/30 percent
Covered parking	Two-car garage (20' wide X 19' deep)	One-Car Garage (14' wide X 27'deep)

In reviewing the residential properties in the immediate area, similar single car garages

exist throughout the neighborhood. However the minimum standards of a two-car garage can be constructed within the internal footprint of the existing home.

In staff's opinion there are no unique physical constraints about the applicant's property that preclude design alternatives to provide a two-car garage. The applicant's larger than a typical one-car garage and large driveway are not unique to the area and other properties have accommodated room additions meeting the required guidelines of the Zoning Ordinance. Staff believes an approval of the Variance request in the absence of any special property limitations would establish a poor precedence inconsistent with the purposes of the Zoning Ordinance.

ENVIRONMENTAL DETERMINATION

The project has been deemed to be exempt from the requirements of environmental review, pursuant to the provisions of the California Environmental Quality Act (CEQA).

SUMMARY

In staff's opinion there are no unique physical constraints about the applicant's property precluding an option for design alternatives. Such alternatives are not reliant upon any deviation from the zoning standards. Therefore, staff recommends that the Planning Commission deny the project. The Commission's action should be:

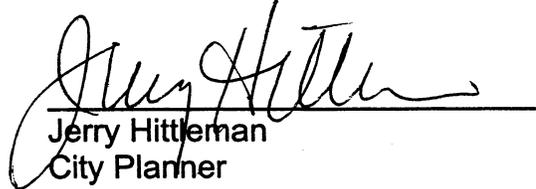
- Move to deny Variance (V-16-05) and adopt Planning Commission Resolution 2006-P67 as attached.

PREPARED BY:



Scott Nightingale
Planner II

SUBMITTED BY:



Jerry Hittleman
City Planner

JH/SN/fil

Attachment:

1. Planning Commission Resolution No. 2006-P67
2. Site Plan, Elevations
3. Historical Report

1 PLANNING COMMISSION
2 RESOLUTION NO. 2006-P67

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA DENYING WITHOUT
5 PREJUDICE A VARIANCE ON CERTAIN REAL PROPERTY IN
THE CITY OF OCEANSIDE

6 APPLICATION NO: V-16-05
7 APPLICANT: Linda Ledwidge
8 LOCATION: 1437 Moreno Street

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

11 WHEREAS, there was filed with this Commission a verified petition on the forms
12 prescribed by the Commission requesting a Variance under the provisions of Articles 10 and 31
13 of the Zoning Ordinance of the City of Oceanside to permit the following:

14 a reduction of the off-street parking requirement for a single-family residence;
15 on certain real property described in the project description

16 WHEREAS, the Planning Commission, after given the required notice, did on the 18th day
17 of December, 2006 conduct a duly advertised public hearing as prescribed by law to consider said
18 application.

19 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
20 Guidelines thereto; this project is categorically exempt from CEQA per Article 19, Section
21 15303(e);

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

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

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

1 FINDINGS:

2 For denying the request to allow a one-car garage (instead of the required two-car garage) for a
3 room addition that exceeds 50 percent of the existing home:

- 4 1. There are no special circumstances or conditions applicable to the development site,
5 including size, shape, topography, location and surroundings that warrant granting of the
6 Variance to allow the one-car garage to exist. The proposed addition could be reduced in
7 square footage or a second garage could be added to meet the requirement of the
8 Oceanside Zoning Ordinance parking requirements for addition over 50 percent of the
9 existing living area. The strict application of the requirements of the Zoning Ordinance
10 does not deprive such property of privileges enjoyed by other property in the vicinity and
under identical zoning classification.

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1 3. The granting of the Variance is not consistent with the purpose of the Zoning Ordinance
2 and will constitute a grant of special privilege inconsistent with limitations of other
3 properties in the vicinity. The addition to the existing residence is not consistent with the
4 surrounding neighborhood.

5 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
6 deny Variance (V-16-05).

7 PASSED AND ADOPTED Resolution No. 2006-P67 on December 18, 2006 by the
8 following vote, to wit:

9 AYES:

10 NAYS:

11 ABSENT:

12 ABSTAIN:

13

14

15

Dennis Martinek, Chairman
Oceanside Planning Commission

16

17

ATTEST:

18

19

Jerry Hittleman, Secretary

20 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
21 this is a true and correct copy of Resolution No. 2006-P67.

22

23

Dated: December 18, 2006

24

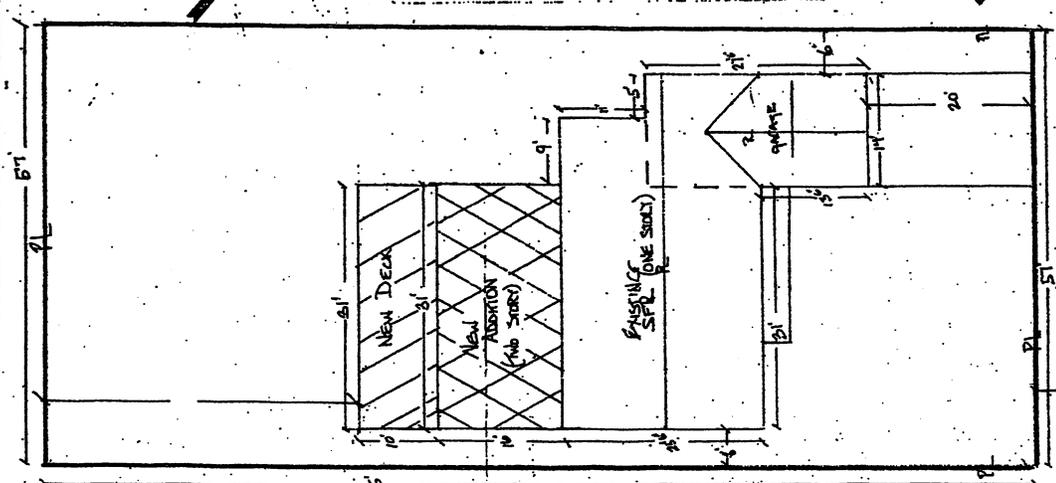
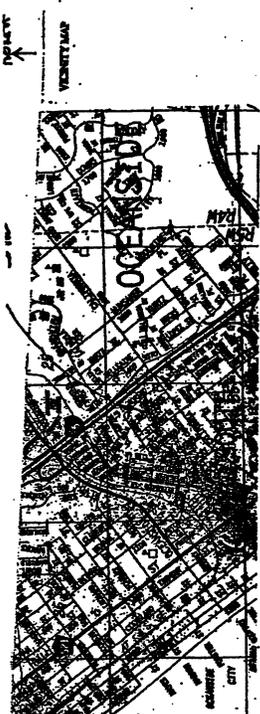
25

26

27

28

DATE: OCT 2 1968



LEWIS & CLARK ENGINEERS
 1200 ALVARADO STREET (APRIL 1968)
 OAKLAND, CALIFORNIA
 APR 18 1968 6
 KREWOOD ENGINEER (GENERAL OF PLANS)
 KREWOOD CONSTRUCTION
 21 1/2 BUSH
 SAN BRUNO, CALIFORNIA
 64 03 9111
 VERNER VON GERNBELL (ARCHITECT'S REPRESENTATIVE)
 374 GUYER CANYON ROAD
 VISTA, CALIFORNIA
 949 941 2298

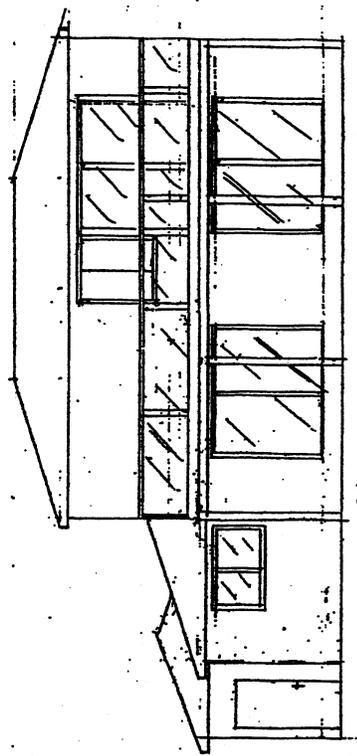
LOT SIZE 7,620 SQ FT
 EXISTING GARAGE 700 SQ FT
 EXISTING BRICK PORCH 400 SQ FT
 EXISTING PAVED DRIVE 400 SQ FT
 PROPOSED 2nd FLOOR ADDITION 400 SQ FT
 PROPOSED 3rd FLOOR BRICK 110 SQ FT

CHANGES REFERRED TO WORK

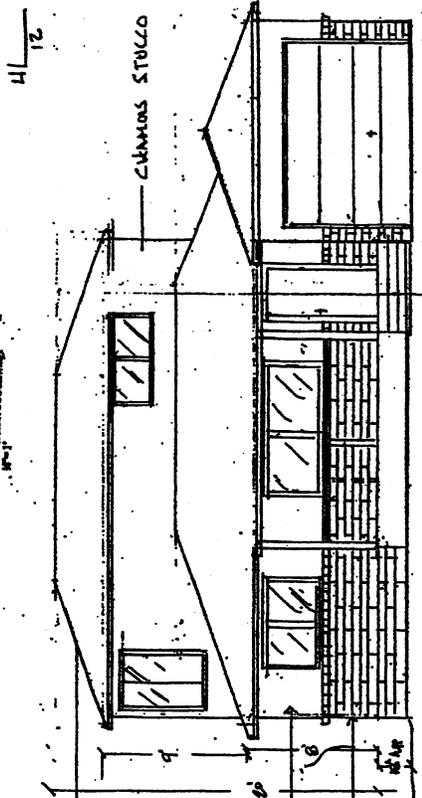
See Plan 1/8" = 1'



REVISION NECESSARY 1/8" = 1'



REVISION NECESSARY 1/8" = 1'



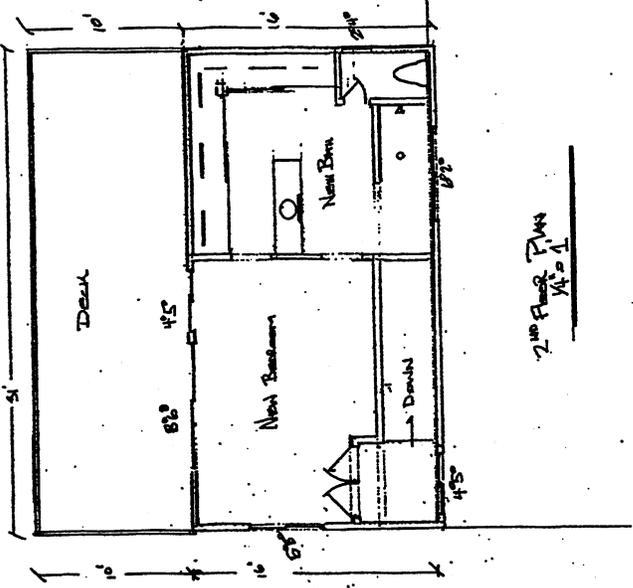
REVISION NECESSARY 1/8" = 1'

DIMS
 2 1/2" x 4" x 8"
 4" x 4" x 8"
 4" x 4" x 8"
 (TYPICAL)

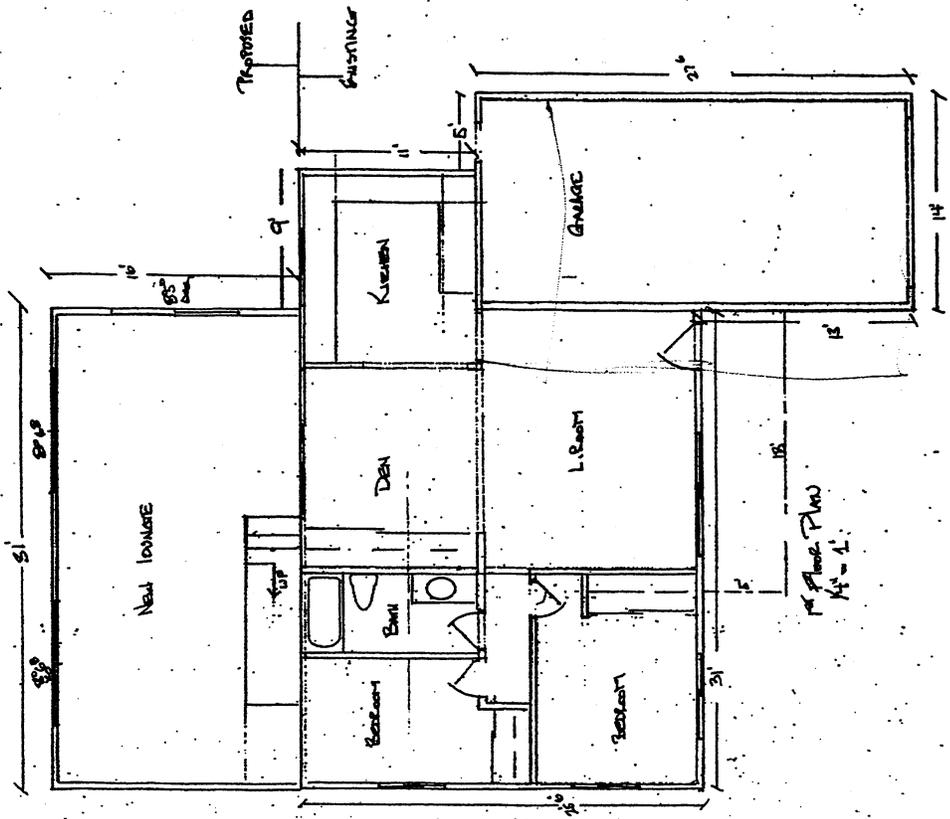
CHIMNEY
 STUCCO
 (TRUCK)

Red BRICK
 (PLANT MATERIAL)

MORAND STREET



2nd Floor Plan
1/4\"/>



1st Floor Plan
1/4\"/>

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

*Resource Name or #: (Assigned by recorder) 1437 Moreno Street

*P1. Other Identifier: Walter H. Potter Rancho Villasenor Subdivision Speculation House

*P2. Location: Not for Publication Unrestricted * a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Luis Rey *Date: 1975 T11S R 5W; $\frac{1}{4}$ of $\frac{1}{4}$ of Sec; SB B.M.

c. Address: 1437 Moreno Street City: Oceanside Zip: 92054

d. UTM: (Give more than one for large or linear resources) Zone ; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN: 152-232-04; Lot 48 of the Rancho Villasenor Subdivision.

*P3a. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

Lot 48 7,100

The resource consists of a small, 954 sq ft, rectangular, one story, frame and stucco, Ranch style house. The front facade is asymmetrical and the building rests on a concrete foundation. The medium pitched composition shingle covered hipped roof has an open rake, exposed rafter, and a narrow overhang. Brick skirting covers the lower front walls. A low brick planter is located along the foundation and porch base. The fenestration consists of replaced vinyl sliders of varying shapes and sizes; the focal window is a central fixed pane flanked by single sliders in a single surround. Access to the house is from the sidewalk, along a concrete walkway adjacent to the concrete driveway, up two steps, to a half-length, shed roofed, concrete-floored porch. The porch roof is supported by two square posts. A low wood railing is attached to the posts. The replaced single front door has a central leaded glass inset; the door is covered with a metal security screen. An attached, stucco clad single-car garage with a hipped roof is located in front of the north side of the house. The garage door lifts up and has five small upper windows. The landscaping is very well-maintained and consists of a lawn, mature trees and shrubs. The house is equally well-maintained and appears to be in excellent condition.

*P3b. Resource Attributes: (List attributes and codes) HP2 - Single-family residence

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) Facade looking west, 7/10/06, 1025:1

*P6. Date Constructed/Age and Source Historic Prehistoric Both Constructed 1955 per Notice of Completion

*P7. Owner and Address: Linda D. Ledwidge
1437 Moreno Street
Oceanside, CA 92054

*P8. Recorded by (Name, affiliation, and address): Ruth Alter,
Archaeos, 11209 Golden
Birch Way, San Diego, CA

92131 *P9. Date Recorded: 7/18/06 *P10. Type of Survey: (Describe) Field Check *P11. Report Citation (Cite survey report and other sources, or enter "none".) None *Attachments: NONE Location Map Sketch Map Continuation

Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Resource Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 3

*Resource Name or # (Assigned by recorder) 1437 Moreno Street

*Recorded by Ruth C. Alter

Date 7/18/06

Continuation Update

According to the chain of title, Walter H. Potter, an Oceanside developer, had the subject resource constructed as part of a larger tract development in May, 1955. Potter and his wife Gladys sold the house to Sylvestus W. Holtzeclawe, USMC, and his wife Florence in July, 1955, shortly after the house was completed. The couple lived in the house until its sale to Harvey J. Ledwidge in January, 1973. Mr. Ledwidge was not married at the time of the purchase, but subsequently wed. His wife, Linda Diane Ledwidge, became sole owner of the property following Mr. Ledwidge's death in August, 1993. Mrs. Ledwidge currently resides in the subject resource.

B1. Historic Name: Walter H. Potter Rancho Villasenor Subdivision Speculation House
B2. Common Name: Sylvestus Walter and Florence M. Holtzeclawe Residence
B3. Original Use: Single-family residential B4. Present Use Single-family residence
*B5. Architectural Style: Ranch

*B6. Construction History: (Construction date, alternations, and date of alterations)
The house was constructed in 1955 per the Notice of Completion. No major front exterior modifications are apparent.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Walter H. Potter

*B10. Significance: Post-WW II Residential Development Area Oceanside, California

Period of Significance 1945 to 1960 Property Type Residential Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is located in the Rancho Villasenor Subdivision in north central Oceanside, near the southern entrance to Camp Pendleton. This area was developed in response to the demand for affordable housing that arose as the region returned to post-war normalcy. The area's proximity to Camp Pendleton would have made it an ideal location for military families and/or civilian workers on the base. Post-war tracts were most frequently constructed in the Ranch style of architecture. Low and clean lined with attached garages, this style is very cost effective to construct. Many such tracts in San Diego County were built during this era, generally offering attractive low cost financing, often through the Veteran's Administration. The recovering economy also attracted many small scale developers who would construct several speculation houses at one time. Many such houses were rented out by the developer until a buyer could be secured.

The subject resource is very typical of its era. It is not associated with any known significant historic event or events. No historically important persons are directly associated with it. Part of a tract development, the architect was not identified; the builder, Walter H. Potter, is not recognized as a master builder. It is unlikely the building would yield important information relevant to local, state or national history, and its research potential has been exhausted with this study. The building was constructed on its present site and therefore retains its locational integrity. The design integrity, workmanship, materials, and feeling of the house have not been compromised. The resource is not eligible for nomination for listing in the California Register of Historical Resources, and also is not eligible for listing in the local Register.

*B11. Additional Resource Attributes: (List attributes and codes) None

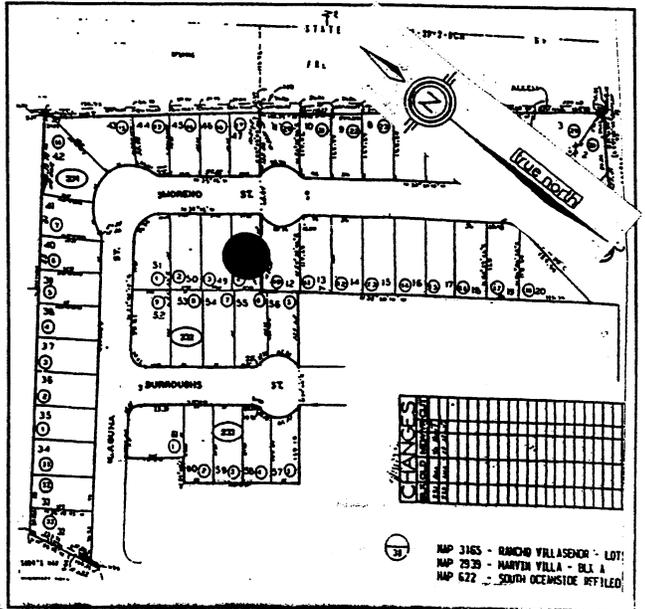
*B12. References: Hawthorne, K., Oceanside, Where Life is Worth Living, Donning Company Publishers, Virginia Beach, Virginia, 2002; McAlester, V. and L., A Field Guide to American Houses, 2000. Alfred A. Knopf, New York, Oceanside Historic Resources Inventory, 1992.

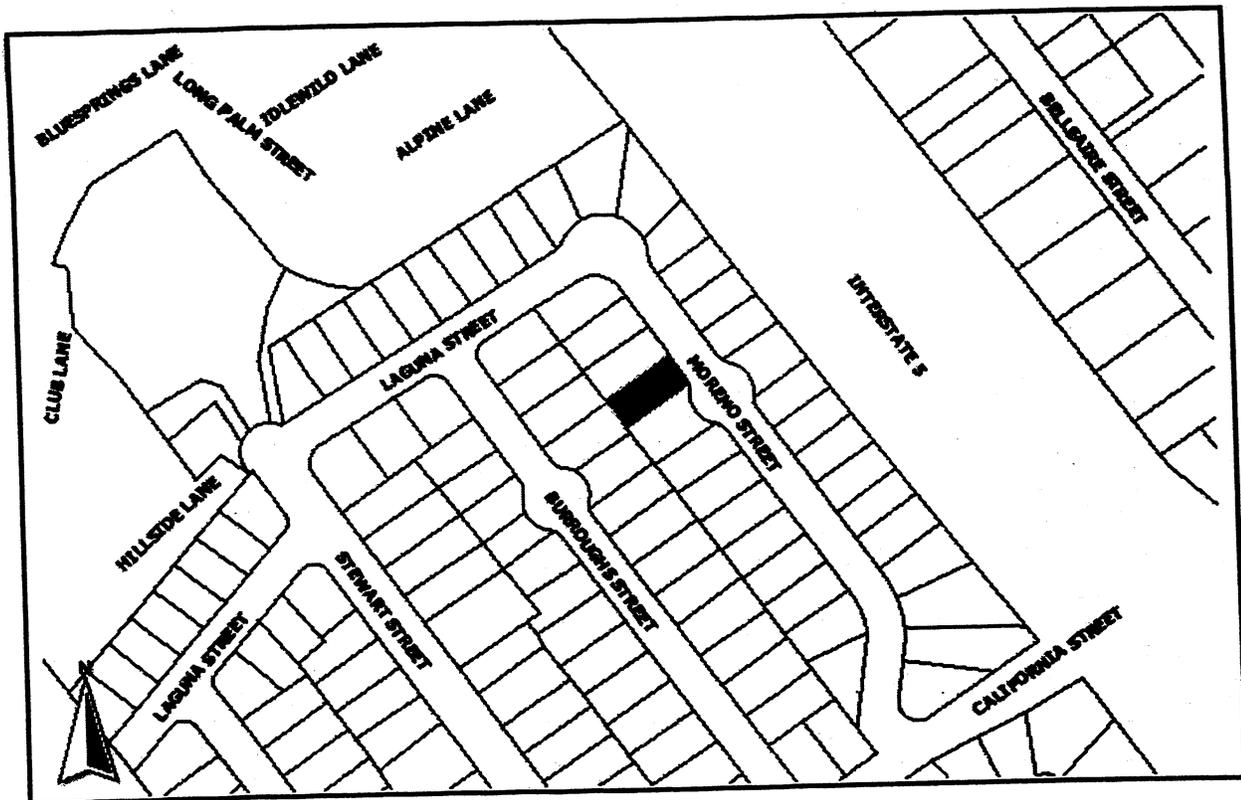
B13. Remarks:

*B14. Evaluator: Ruth C. Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131

*Date of Evaluation: 7/18/06

(This space reserved for official comments.)





File Number: V-16-05

Applicant: Linda Ledwidge

Description:

VARIANCE (V-16-05) to allow a one-car garage to exist after constructing a 992 square foot addition to an existing single-family residence located at 1437 Moreno Street. The project site is zoned RS (Single Family Residential) and is situated within the South Oceanside Neighborhood. **LEDWIDGE VARIANCE**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

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

Application For Planning Commission Hearing

Planning Department (760) 435-3520
 Oceanside Civic Center
 300 North Coast Highway
 Oceanside, California 92054-2885
 Please Print or Type All Information

STAFF USE ONLY

ACCEPTED	BY
	SN
HEARING	
GPA	
MASTER/SP. PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	
C.U.P.	
VARIANCE	V-16-05
COASTAL	
O.H.P.A.C.	

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 OCT 25 2005
 Planning Department

PART I - APPLICANT INFORMATION

1. APPLICANT <i>Linda Ledwidge</i>	2. STATUS <i>Owner</i>
3. ADDRESS <i>1437 Hoyudo Street Oceanside</i>	4. PHONE/FAX <i>760 721-5808 760 721-7775</i>
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) <i>Werner von Gundell</i>	
6. ADDRESS <i>3574 Gopher Canyon Rd. Vista, CA, 92084</i>	7. PHONE/FAX <i>760 941-2246 FAX + FAX</i>

PART II - PROPERTY DESCRIPTION

8. LOCATION <i>1437 Hoyudo Street</i>	9. SIZE <i>7,125 sq. ft.</i>		
10. GENERAL PLAN <i>SFD-R</i>	11. ZONING <i>RS</i>	12. LAND USE <i>S.F. House</i>	13. ASSESSOR'S PARCEL NUMBER <i>152-232-004</i>

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION

15. PROPOSED GENERAL PLAN <i>SFD-R</i>	16. PROPOSED ZONING <i>RS</i>	17. PROPOSED LAND USE <i>S.F. House</i>	18. NO. UNITS <i>1</i>	19. DENSITY <i>N.A.</i>
20. BUILDING SIZE <i>954</i>	21. PARKING SPACES <i>1</i>	22. % LANDSCAPE	23. % LOT COVERAGE	

PART IV - ATTACHMENTS

ALL APPLICATIONS		DEV. PLANS, C.U.P.s & TENT. MAPS
<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION <i>x</i>	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION <i>x</i>	<input checked="" type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS <i>x</i>
<input checked="" type="checkbox"/> 26. 300-FT. RADIUS MAP <i>x</i>	<input checked="" type="checkbox"/> 27. PROPERTY OWNERS' LIST <i>x</i>	31. CONSTRUCTION SCHEDULE
<input checked="" type="checkbox"/> 28. ENVIRONMENTAL ASSESSMENT <i>x</i>	<input checked="" type="checkbox"/> 29. PLOT PLANS <i>x</i>	32. OTHER

PART V - SIGNATURES

THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.		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).	
33. APPLICANT OR REPRESENTATIVE (Print): <i>Werner von Gundell</i>	34. DATE <i>09-08-05</i>	37. OWNER (Print): <i>Linda Ledwidge</i>	38. DATE <i>09/08/05</i>
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Sign: <i>Linda Ledwidge</i>	
35. APPLICANT (Print): <i>Linda Ledwidge</i>	36. DATE <i>09/08/05</i>	39. OWNER (Print):	40. DATE
Sign: <i>Linda Ledwidge</i>		Sign:	

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OCT 25 2005

Planning Department

PROJECT DESCRIPTION AND JUSTIFICATION

LEDWIDGE VARIANCE

PROJECT DESCRIPTION: The Ledwidge residence is located at 1437 Moreno Street, in a residential area, which was developed during the 1950s and 1960s. The majority of the homes had been provided with a one-car garage. Over the years many homes were remodeled, enlarged and improved in various ways, including the addition of extra rooms on the ground floor or by adding a second floor. In the immediate vicinity of the project site several home additions can be found. A list of those additions is attached. Today most residents have two cars. In addition some of them have acquired a motor home, trailer or boat. These vehicles are parked either in the driveway in front of the garage or in a side yard. This is not a sign of a decaying neighborhood. On the contrary, the home additions and cars parked in driveways and side yards are an indication of prosperity.

The Ledwidge residence, a single story building of 1,283 sq.ft. occupies a lot of 7,125 sq.ft. The owner proposes to construct a second story bedroom and bathroom over the existing open porch in the rear of the building. That porch would be converted to an enclosed lounge. These additions have a floor area of 992 sq.ft. bringing the total floor area of the home to 2,275 sq.ft.

PROJECT JUSTIFICATION: Two sections of the Zoning Ordinance prohibit the applicant to expand her home as proposed without the granting of a variance. Section 1050 (EE) prohibits parking of cars, motor homes and other vehicles in a front yard or side yard. This requirement is commonly disregarded in most of the single-family communities throughout Oceanside.

Section 3102 A.2. Requires that a second parking space be provided in case a home is expanded over 500 sq.ft. or 50% of the existing floor area. This second parking space cannot be provided in a side yard or front yard. However, if the applicant or a future owner decided to acquire a second car, it would be parked in the front yard or side yard, like the second cars of most of the other homeowners in this neighborhood.

The requirement to provide a second parking space on this property is economically prohibitive. It would require the partial destruction of the existing residence. The applicant cannot meet this requirement without suffering serious damages to the value and livability of her property.

REQUIRED FINDINGS:

1. That because of special circumstances or conditions applicable to the development or conditions applicable to the development site - including size, shape, topography, location or surroundings - strict application of the requirements of this ordinance deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

Due to the location of the house on the lot, there is no room where the second required "legal" parking space could be located without encroaching on either the side yard or the front yard. Yet the existing driveway is wide enough to provide a parking space without blocking access to the parking space in the one car garage. In order to provide a conforming second parking space, a part of the residence would have to be demolished, which would destroy either one bedroom or the living room.

Neighbors who own more than one car enjoy the privilege of parking in the front yard or side yard. The granting of the variance would not convey a special privilege to the applicant.

2. That granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare.

In this neighborhood most homes have only one-car garage. Several homes, which were enlarged either on the first floor or by adding a second floor, also have only one garage. In these cases the driveway is used to park a second car, which encroaches on either the front yard or a side yard. This practice has not been detrimental or injurious to the quality of the neighborhood, nor to the public health, safety or general welfare.

3. That granting the application is consistent with the purposes of this ordinance and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district.

The purpose of this ordinance is to provide sufficient parking for single-family residences in a manner that will not be detrimental to the neighborhood. To that end the zoning ordinance prohibits the legally required parking spaces to encroach on side yards or front yards. In this neighborhood of predominantly single garage homes, second or third cars are commonly parked in the driveway where they encroach on the front yard or in side yard or both. Thus, granting the variance will not grant a special privilege inconsistent with the limitations on other properties in the vicinity.

SCHEDULE A

Order No: 58033656 P07

Your Ref:

1. The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE

2. Title to said estate or interest at the date hereof is vested in:

LINDA DIANE LEDWIDGE, AN UNMARRIED WOMAN

3. The land referred to in this report is situated in the State of California, County of SAN DIEGO and is described as follows:

LOT 48 OF RANCHO VILLASENOR, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3165, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 17, 1954.

FILED

Gregory J. Smith, Recorder/County Clerk

NOV 02 2006

A. Consul

BY _____ DEPUTY

ORIGINAL



CITY OF OCEANSIDE
PLANNING DEPARTMENT

RECEIVED

DEC 06 2006

Planning Department
RECEIVED

DEC 0 3

Planning Department

NOTICE OF EXEMPTION

TO: X RECORDER/COUNTY CLERK
COUNTY OF SAN DIEGO
P.O. BOX 1750
SAN DIEGO, CA 92112-4147

PROJECT TITLE AND FILE NUMBER:
LEDWIDGE VARIANCE (V-16-05)

PROJECT LOCATION - SPECIFIC:
1437 Moreno Street

PROJECT LOCATION - GENERAL:
City of Oceanside

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:

A Variance to allow an existing one car garage to remain, while constructing a 992 square foot addition to the rear of the existing home.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

City of Oceanside

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:

Linda Ledwidge
1437 Moreno St.
Oceanside CA. 92054
(760) 721-5828

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Planning Department

Exempt Status per the Guidelines to Implement the California Environmental Quality Act (CEQA)
(Public Resources Code Section 21000 et. al.):

NOT SUBJECT TO CEQA PER THE GENERAL RULE, SECTION 15061(B)(3)

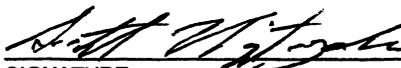
STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION(S) 15303

REASONS WHY PROJECT IS EXEMPT:

The project involves an addition to an existing single family home.

Contact Person: Scott Nightingale, Planner II

 October 30, 2006
SIGNATURE DATE
For: Jerry Hittleman, City Planner

CITY HALL, 300 NORTH COAST HIGHWAY, OCEANSIDE CA 92054, TELEPHONE (760) 435-3520, FAX (760) 435-3538

A. Consul