



DATE: February 12, 2007

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: CONSIDERATION OF A REGULAR COASTAL PERMIT (RC-11-06) FOR AN ADDITION TO A SINGLE-FAMILY RESIDENCE INVOLVING CONSTRUCTION OF A 123-SQUARE FOOT WORKSHOP, A NEW EXTERIOR STAIR AND EXPANSION OF A SECOND STORY BALCONY AT 1831 SOUTH MYERS STREET – TRELEASE REMODEL – APPLICANT: JOSEPH AND RENEE TRELEASE

RECOMMENDATION

Staff recommends that the Planning Commission approve Regular Coastal Permit (RC-11-06) and adopt Planning Commission Resolution No. 2007-P11 as attached.

PROJECT DESCRIPTION AND BACKGROUND

Background: The 0.13-acre site is developed with two dwelling units; a circa 1959, 850-square foot single-family residence and associated attached 280-square foot garage (accessory dwelling), and a 1,394-square foot single-family residence and associated attached 380-square foot garage (primary residence), constructed in 1987. Minor improvements and additions to the structures and property have occurred over time.

The underlying base zone is RH (Residential High Density) and the land use designation is High Density Residential (UD-R). The property is situated within the South Oceanside Neighborhood. The site is surrounded by single-family and high density residential units.

Project Description: The applicant proposes an addition to the primary single-family dwelling. The proposed addition improvements involve construction of a 123-square foot workshop adjacent to the existing garage, an exterior stair; and an expansion of a second story balcony.

The project complies with all required development regulations including setbacks and parking. The following matrix summarizes the minimum development standards and compares them with those of the proposed project:

	MINIMUM REQUIRED	PROPOSED/EXISTING
FRONT YARD SETBACK	15 feet	21' 3" feet
SIDE YARD SETBACK	5 feet	5' 3" feet
REAR YARD SETBACK	5 feet (Habitable) 0' Garage	5' 8"
BUILDING HEIGHT	27 feet/2 stories	30' (Existing)
PARKING	3 spaces	3 spaces

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

1. Zoning Ordinance
2. Local Coastal Program
3. General Plan

ANALYSIS

KEY PLANNING AND ZONING ISSUES

1. Is the proposed project consistent with the development standards and land use policies of the Zoning Ordinance, Local Coastal Program, and the General Plan?
2. Is the project compatible with the physical scale of the surrounding property improvements?

DISCUSSION:

Staff's review of the application focused on two issues, the project's compatibility with existing development patterns in the area, and the project's consistency with applicable zoning regulations and policies of the Local Coastal Program. Based on staff's contextual analysis, it has been determined that the physical scale of the project is compatible with the character of the neighborhood and surrounding property improvements.

The proposed renovation of the primary single-family dwelling will improve the structure's appearance. As designed, the project will conform with applicable zoning regulations and will be compatible with structures in the immediate neighborhood in

terms of scale, height and design. The project will not restrict public access to the beach and will not impact any public views, as such, it will comply with Local Coastal Program policies/provisions related to providing or maintaining coastal public access and views.

ENVIRONMENTAL DETERMINATION

The project is exempt under the provisions of the California Environmental Quality Act (CEQA).

SUMMARY

Staff finds that the project is consistent with the objectives and policies of the Zoning Ordinance, Local Coastal Program, and the General Plan. The proposed project will not restrict coastal public access and will not impact public views. Therefore, staff recommends that the Planning Commission approve the project. The Planning Commission action should be:

- Move to approve Regular Coastal Permit (RC-11-06) and adopt Planning Commission Resolution No. 2007-P11, as attached.

PREPARED BY:



Scott Nightingale
Planner II

SUBMITTED BY:



Jerry Hittleman
Acting City Planner

REVIEWED BY:

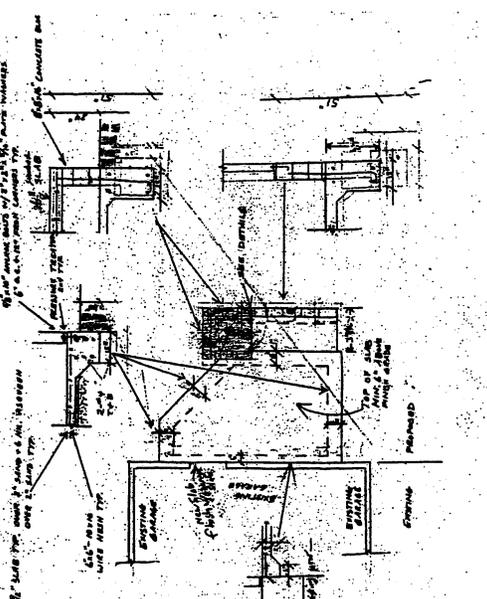
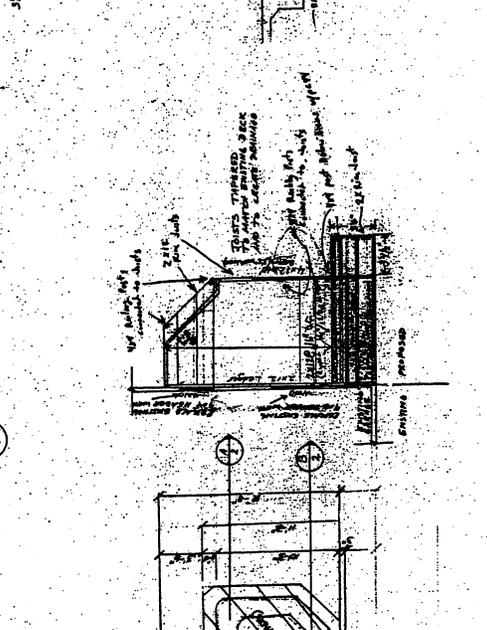
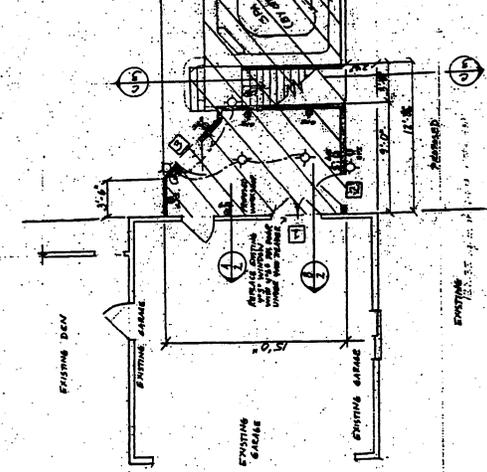
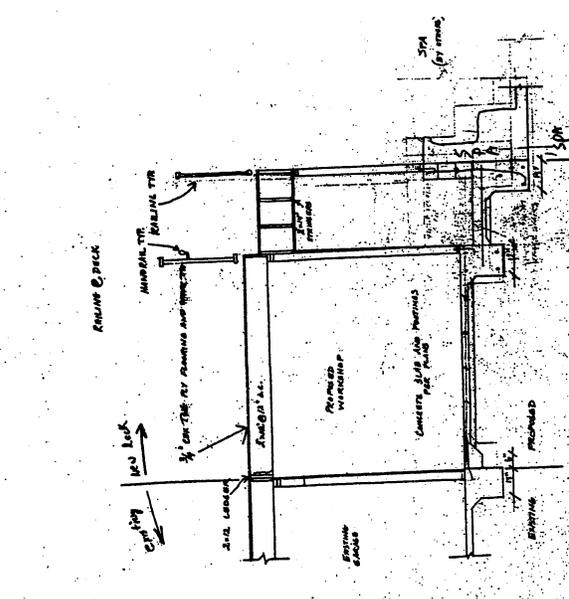
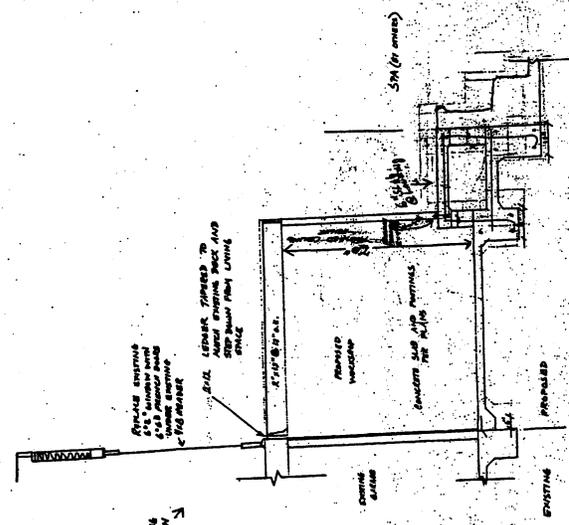
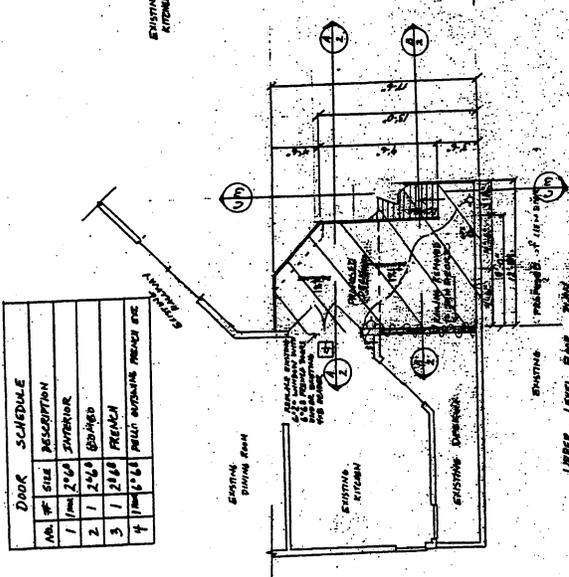

Amy Volzke, Principal Planner

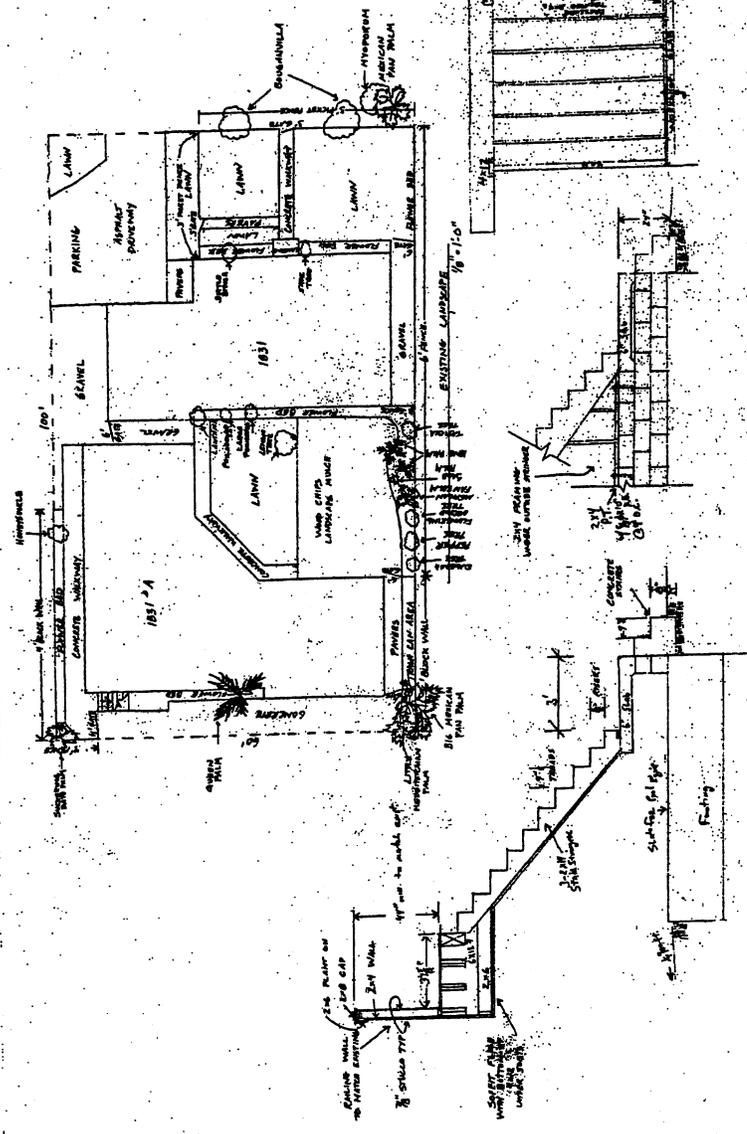
JH/SN/fil

Attachments:

1. Site Plan, Elevations
2. Planning Commission Resolution No. 2007-P11

DOOR SCHEDULE		
NO.	SIZE	DESCRIPTION
1	7'0" x 2'6"	SWITCHER
2	1'2" x 6'8"	BRIDGE
3	1'2" x 6'8"	FRENCH
4	1'0" x 6'8"	FRONT ENTRANCE BRIDGE ETC.

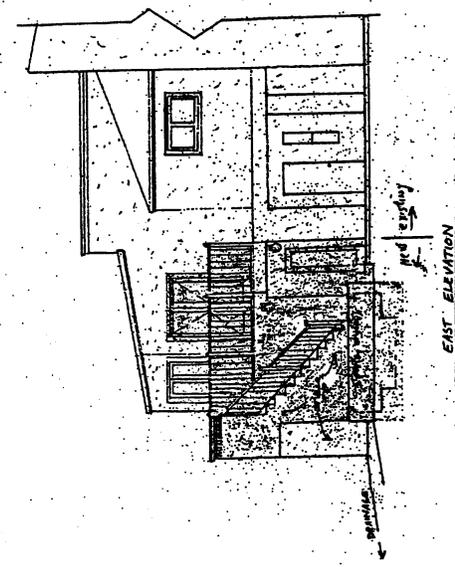




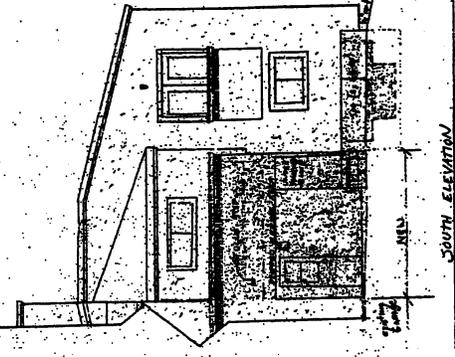
SECTION 1/4" = 1'-0"

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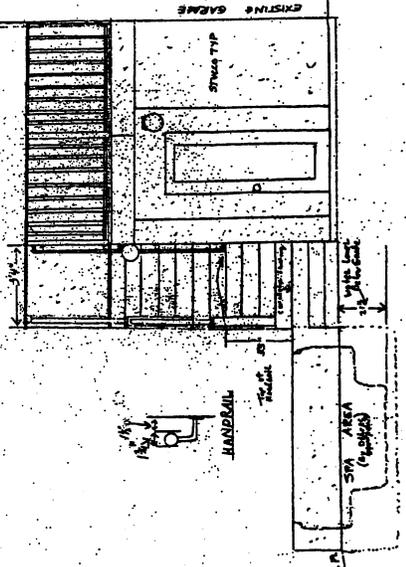
SECTION 1/4" = 1'-0"



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



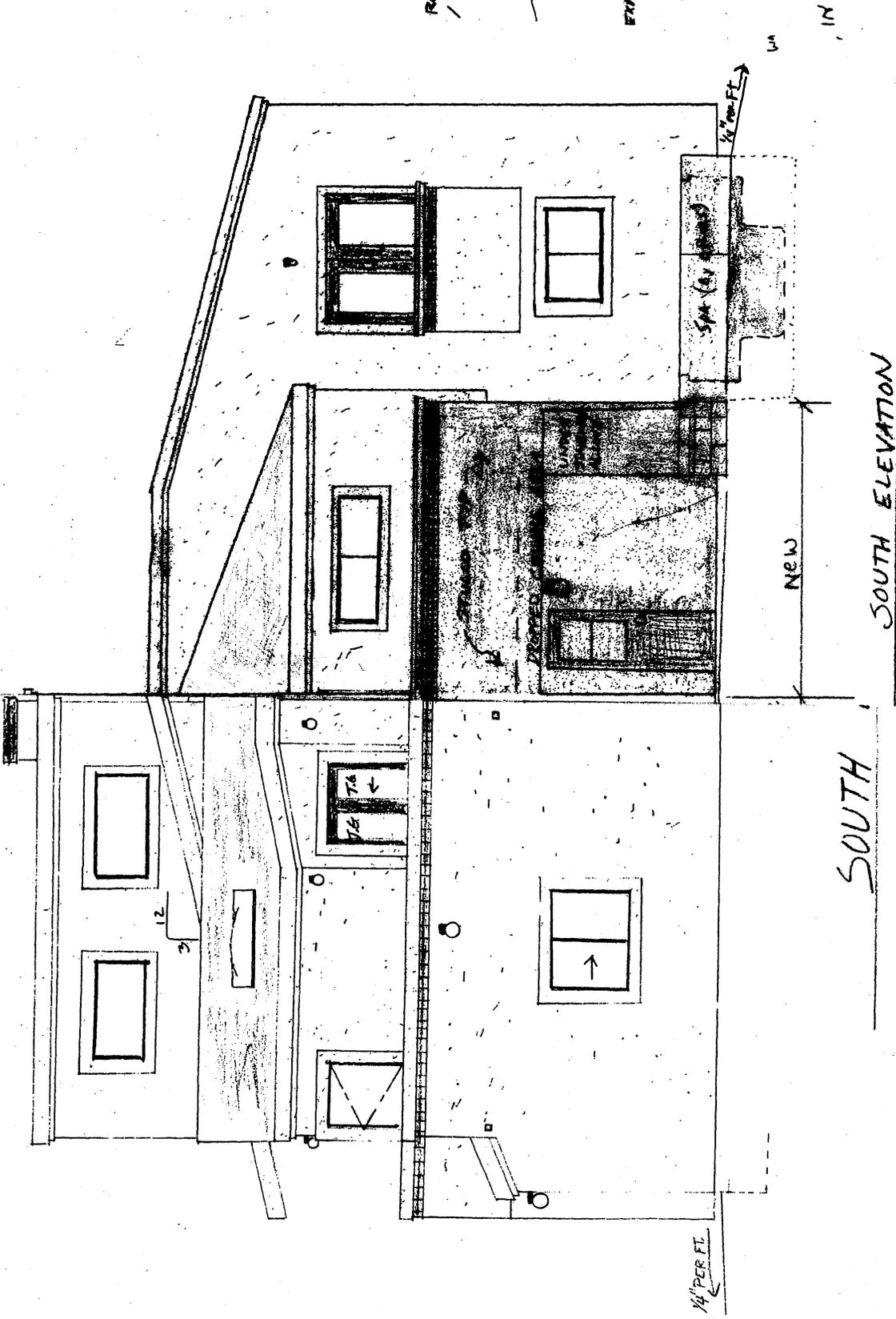
SOUTH ELEVATION 1/4" = 1'-0"



NORTH ELEVATION (EDITION ONLY) 1/4" = 1'-0"

ROOF CONNECT / BUILDINGS

EXISTING GARAGE



SOUTH

SOUTH ELEVATION

1/4" = 1'-0"

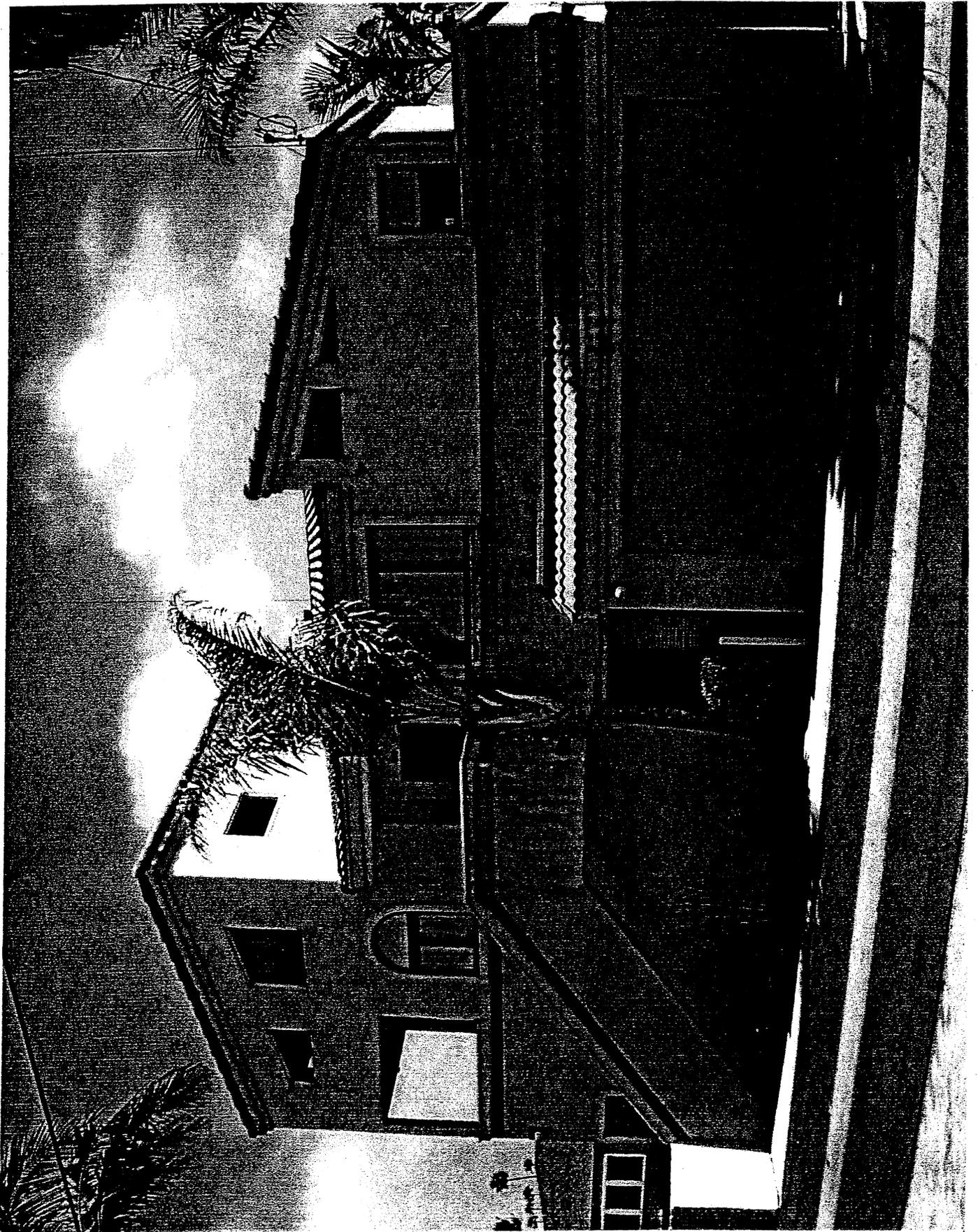
1/4" IN

1/4"

1/4" PER FL

NEW

1/4" PER FL





1
2 PLANNING COMMISSION
3 RESOLUTION NO. 2007-P11

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

7 APPLICATION NO: RC-11-06
8 APPLICANT: Joseph and Renee Trelease
9 LOCATION: 1831 S. Myers St.

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

12 WHEREAS, there was filed with this Commission a verified petition on the forms
13 prescribed by the Commission requesting a Regular Coastal Permit under the provisions of Articles
14 10 of the Zoning Ordinance of the City of Oceanside to permit the following:

15 an addition to a single-family residence involving construction of a 123-square foot work
16 shop; construction of a new exterior stair; and expansion of a second story balcony,
17 on certain real property described in the project description.

18 WHEREAS, the Planning Commission, after giving the required notice, did on the 12th day
19 of February, 2007 conduct a duly advertised public hearing as prescribed by law to consider said
20 application.

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

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

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

27 ///
28 ///
29 ///

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
School Facilities Mitigation Fee	Ordinance No. 91-34	\$2.14 per square foot

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 addition to the existing primary single-family residence is consistent with the land use policies of the Local Coastal Program. Specifically, the project is consistent and compatible with structures in the immediate area in terms of scale, height and design.
2. The minor renovations and additions 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.

1 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
2 approve Regular Coastal Permit (RC-11-06) subject to the following conditions:

3 **Building:**

- 4 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
5 Building Division plan check. (Currently the 2001 California Code of Regulations, and
6 2004 California Electrical Code)
- 7 2. The granting of approval under this action shall in no way relieve the applicant/project
8 from compliance with all State and Local building codes.
- 9 3. The building plans for this project are required by State law to be prepared by a licensed
10 architect or engineer and must be in compliance with this requirement prior to submittal
11 for building plan review.
- 12 4. All electrical, communication, CATV, etc. service lines within the exterior lines of the
13 property shall be underground (City Code Sec. 6.30).
- 14 5. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the
15 plans.
- 16 6. The developer shall monitor, supervise and control all building construction and
17 supporting activities so as to prevent these activities from causing a public nuisance,
18 including, but not limited to, strict adherence to the following:
- 19 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
20 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
21 work that is not inherently noise-producing. Examples of work not permitted on
22 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
23 producing nature. No work shall be permitted on Sundays and Federal Holidays
24 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
25 Christmas Day) except as allowed for emergency work under the provisions of the
26 Oceanside City Code Chapter 38 (Noise Ordinance).
- 27 b) The construction site shall be kept reasonably free of construction debris as
28 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
29 approved solid waste containers shall be considered compliance with this

1 requirement. Small amounts of construction debris may be stored on-site in a neat,
2 safe manner for short periods of time pending disposal.

- 3 7. Structural Calculations will be required at the time of plan submittal to the Building
4 Division for plan check.

5 **Engineering:**

- 6 8. Design and construction of all improvements shall be in accordance with standard plans,
7 specifications of the City of Oceanside and subject to approval by the City Engineer
8 and/or Public Works Director.

- 9 9. Approval of this development project is conditioned upon payment of all applicable impact
10 fees and connection fees in the manner provided in chapter 32B of the Oceanside City
11 Code. All drainage fees, traffic signal fees and contributions, highway thoroughfare fees,
12 park fees, reimbursements, and other applicable charges, fees and deposits shall be paid
13 prior to recordation of the map or the issuance of any building permits, in accordance with
14 City Ordinances and policies. The developer shall also be required to join into, contribute,
15 or participate in any improvement, lighting, or other special district affecting or affected by
16 this project. Approval of the project shall constitute the developer's approval of such
17 payments, and his agreement to pay for any other similar assessments or charges in effect
18 when any increment is submitted for final map or building permit approval, and to join,
19 contribute, and/or participate in such districts.

- 20 10. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during
21 construction of the project, shall be repaired or replaced as directed by the City Engineer
22 and/or Public Works Director.

- 23 11. Grading and drainage facilities shall be designed and installed to adequately accommodate
24 the local storm water runoff and shall be in accordance with the City's Engineers Manual
25 and as directed by the City Engineer and/or Public Works Director.

- 26 12. The applicant shall obtain any necessary permits and clearances from all public agencies
27 having jurisdiction over the project due to its type, size, or location, including but not
28 limited to the U. S. Army Corps of Engineers, California Department of Fish & Game, U.
29 S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board

1 (including NPDES), San Diego County Health Department, prior to the issuance of grading
2 permits.

3 13. Prior to any grading of any part of the project, a comprehensive soils and geologic
4 investigation shall be conducted of the soils, slopes, and formations in the project. All
5 necessary measures shall be taken and implemented to assure slope stability, erosion
6 control, and soil integrity. No grading shall occur until a detailed grading plan, to be
7 prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by
8 the City Engineer and/or Public Works Director.

9 14. An erosion control plan and precise grading and private improvement plan shall be
10 prepared, reviewed, secured and approved prior to the issuance of any building permits.
11 The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs,
12 gutters, medians, striping, signage, footprints of all structures, walls, drainage devices and
13 utility services.

14 15. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and
15 disposed of in accordance with all state and federal requirements, prior to stormwater
16 discharge either off-site or into the City drainage system.

17 16. Upon acceptance of any fee waiver or reduction by the Applicant, the entire project will
18 be subject to prevailing wage requirements as specified by Labor Code section
19 1720(b)(4). The applicant shall agree to execute a form acknowledging the prevailing
20 wage requirements prior to the granting of any fee reductions or waivers.

21 17. The developer shall monitor, supervise and control all construction and construction-
22 supportive activities, so as to prevent these activities from causing a public nuisance,
23 including but not limited to, insuring strict adherence to the following:

24 a) Dirt, debris and other construction material shall not be deposited on any public
25 street or within the City's stormwater conveyance system.

26 b) All grading and related site preparation and construction activities shall be
27 limited to the hours of 7:00 p.m. to 6:00 p.m., Monday through Friday. No
28 engineering related construction activities shall be conducted on Saturdays,
29 Sundays or legal holidays unless written permission is granted by the City Engineer
and/or Public Works Director with specific limitations to the working hours and

1 types of permitted operations. All on-site construction staging areas shall be as
2 far as possible (minimum 100 feet) from any existing residential development.
3 Because construction noise may still be intrusive in the evening or on holidays,
4 the City of Oceanside Noise Ordinance also prohibits “any disturbing excessive,
5 or offensive noise which causes discomfort or annoyance to reasonable persons
6 of normal sensitivity.”

- 7 c) The construction site shall accommodate the parking of all motor vehicles used by
8 persons working at or providing deliveries to the site.

9 **Planning:**

10 18. This Regular Coastal permit shall expire on February 12, 2009, unless implemented or
11 the Planning Commission grants a time extension.

12 19. This Regular Coastal Permit approves the addition to the primary existing single-family
13 residence as follows: construction of a 123-square foot workshop; construction of a new
14 exterior stair; and expansion of a second story balcony and related site improvements as
15 referenced on the plans and exhibits presented to the Planning Commission for review
16 and approval. No deviation from these approved plans and exhibits shall occur without
17 Community Development Department’s approval. Substantial deviations shall require a
18 revision to the Regular Coastal Permit or a new Regular Coastal Permit.

19 20. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
20 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
21 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
22 annul an approval of the City, concerning Regular Coastal Permit (RC-11-06). The City
23 will promptly notify the applicant of any such claim, action or proceeding against the
24 City and will cooperate fully in the defense. If the City fails to promptly notify the
25 applicant of any such claim action or proceeding or fails to cooperate fully in the
26 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
27 harmless the City.

28 21. All single-family dwelling units shall dispose of or recycle solid waste in a manner
29 provided in City Ordinance 13.3.

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

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

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

16 25. In no case, shall the construction of fences and walls (including combinations thereof)
17 exceed the limitations of the zoning code, unless expressly granted by a Variance or
18 other development approval.

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

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1 27. Prior to issuance of a building permit, the applicant and landowner, shall execute and
2 record a covenant, in a form and content acceptable to the City Attorney, which shall
3 provide:

4 a) That the applicant understands that the site may be subject to extraordinary hazard
5 from waves during storms and from erosion, and the applicants assumes the
6 liability from those hazards.

7 b) That the applicant unconditionally waives any claim of liability on the part of the
8 City and agrees defend and indemnify and hold harmless the City and its advisors
9 relative to the City's approval of the project for any damage due to natural
10 hazards.

11 PASSED AND ADOPTED Resolution No. 2007-P11 on February 12, 2007 by the
12 following vote, to wit:

13 AYES:

14 NAYS:

15 ABSENT:

16 ABSTAIN:

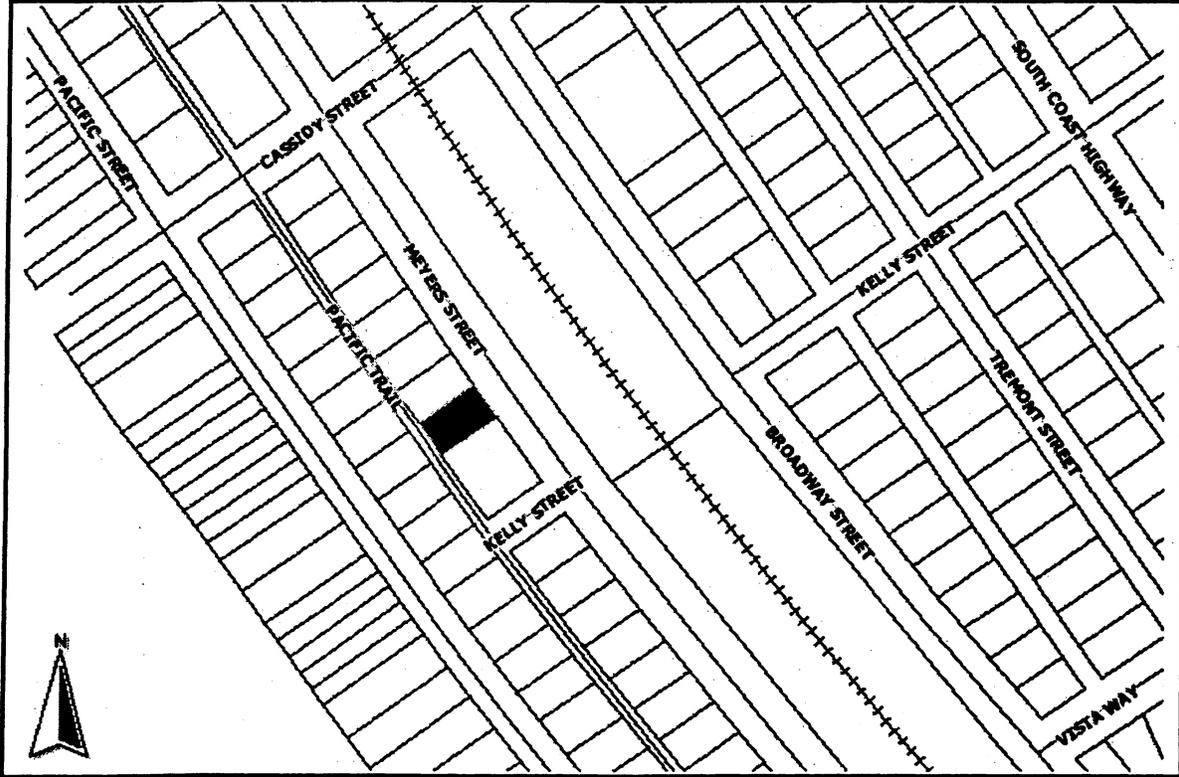
17
18 _____
19 Dennis Martinek, Chairman
20 Oceanside Planning Commission

21 ATTEST:

22 _____
23 Jerry Hittleman, Secretary

24 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
25 this is a true and correct copy of Resolution No. 2007-P11.

26 Dated: February 12, 2007
27
28
29



File Number: RC-11-06

Applicant: Joseph & Renee Trelease

Description:

REGULAR COASTAL PERMIT (RS-11-06) for an addition to a single-family residence involving construction of a 123-square foot workshop, a new exterior stair and expansion of a second story balcony at 1831 South Myers Street. The project site is zoned RH-U (Urban High Density Residential) and is situated within the South Oceanside Neighborhood and the Coastal Zone. **TRELAASE RESIDENCE**

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

Date: February 1, 2007

Public Hearing Coastal Permit
Identification No. RC-11-06

**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 Joseph and Renee Trelease. This application was received on May 31, 2006. The application is described as follows:

For an addition to a single-family residence involving construction of a 123-square foot workshop, a new exterior stair and expansion of a second story balcony at 1831 South Myers Street.

The project site is zoned RH-U (Residential Urban High Density) and is situated within the South Oceanside Neighborhood and the Coastal zone.

Said hearing will be held on February 12, 2007, 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 February 5, 2007, 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 February 22, 2007 (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.

Application For Planning Commission Hearing				STAFF USE ONLY	
Planning Department (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885				RECEIVED MAY 31 2006 Planning Department	ACCEPTED BY 5/31/06 SN.
Please Print or Type All Information.				HEARING	
PART I - APPLICANT INFORMATION				GPA	
1. APPLICANT <i>Joseph + Renee Trelease</i>		2. STATUS <i>OWNER</i>		MASTER/SP.PLAN	
3. ADDRESS <i>1831 So. Myers #A Oside</i>		4. PHONE/FAX H. <i>760 967-0239</i> C. <i>619 995-4659</i>		ZONE CH.	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)				TENT. MAP	
6. ADDRESS				PAR. MAP	
7. PHONE/FAX				DEV. PL.	
				C.U.P.	
				VARIANCE	
				COASTAL	
				O.H.P.A.C.	
PART II - PROPERTY DESCRIPTION				<i>(RC-11-06)</i>	
8. LOCATION <i>1831 So. Myers #A Oceanside CA</i>			9. SIZE <i>6000 Sq Ft</i>		
10. GENERAL PLAN <i>Residential</i>	11. ZONING <i>R-HU</i>	12. LAND USE <i>High Density</i>	13. ASSESSOR'S PARCEL NUMBER <i>153-251-13</i>		
PART III - PROJECT DESCRIPTION					
14. GENERAL PROJECT DESCRIPTION <i>Add a small storage/workshop room to the east wall of the GARAGE with a deck above connecting to an existing deck. Add a stairway from new deck down to new SPA + back yard</i>					
15. PROPOSED GENERAL PLAN <i>NO change</i>	16. PROPOSED ZONING <i>NA</i>	17. PROPOSED LAND USE <i>NA</i>	18. NO. UNITS <i>NONE Added</i>	19. DENSITY <i>NO change</i>	
20. BUILDING SIZE <i>Adding 123 sq ft</i>	21. PARKING SPACES <i>NONE Added</i>	22. % LANDSCAPE <i>49</i>	23. % LOT COVERAGE <i>51</i>		
PART IV - ATTACHMENTS <i>REV-10/16/06</i>					
ALL APPLICATIONS			DEV. PLANS, C.U.P.s & TENT. MAPS		
<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	30. FLOOR PLANS AND ELEVATIONS			
<input checked="" type="checkbox"/> 26. 300-FT. RADIUS MAP	<input checked="" type="checkbox"/> 27. PROPERTY OWNERS' LIST	31. CONSTRUCTION SCHEDULE			
<input checked="" type="checkbox"/> 28. ENVIRONMENTAL ASSESSMENT	29. PLOT PLANS	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):		34. DATE	37. OWNER (Print) <i>Joseph C. Trelease</i>		38. DATE <i>5-31-06</i>
Sign:				Sign: <i>[Signature]</i>	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.			39. OWNER (Print): <i>Renee L. Trelease</i>		
35. APPLICANT (Print):		36. DATE	40. DATE <i>5-31-06</i>		
Sign:				Sign: <i>Renee L. Trelease</i>	

RECEIVED

MAY 31 2006

Planning Department

SCOTT
~~JERRY~~

Description and Justification for the Trelease remodel (revised 7/10/06)

The purpose of this addition is to construct a garage workshop/storage area (non-habitable) with a deck above, that will connect to an existing deck. A new stairway will connect the new deck with the backyard below and provide access to a new spa to be built by Hallmark Pools.

All new construction will match the features (design and finishes) of the existing building.

There are no curbs, there will not be any curb cuts. No access to parking will be changed.

The workshop/storage area will provide space for gardening tools, camping equipment, bicycles, fishing equipment, miscellaneous items and provide an area to do household repairs and projects.

The deck area will provide us with an area to put a dining table outside to enjoy sunny days and warm nights.

The spa will allow us to soak our sore bodies after a hard day of work or play.

This project will not block anyone's view of the coast, it is much lower than the height of the existing building. It will be in the middle of the lot between the two existing buildings. It will only be visible from the apartment building to the south.

RECEIVED
OCT 16 2006
Planning Department

CERTIFICATE OF TRUST

RECEIVED

MAY 31 2006

Planning Department

The undersigned Settlers hereby certify the following:

- 1. This Certificate of Trust relates to the TRELEASE FAMILY REVOCABLE TRUST DATED OCTOBER 18, 2004 (the "Trust") created by trust agreement (the "Trust Agreement").
- 2. The names of the Settlers are JOSEPH C. TRELEASE and RENEE L. TRELEASE.
- 3. The names of each original trustee are JOSEPH C. TRELEASE and RENEE L. TRELEASE. This authority is provided by the following provision in the Declaration of Trust: "We hereby designate ourselves as the primary trustees of this trust. As long as both of us are alive, either or both of us may exercise dominion and control over any and all of the trust assets. Upon the death of one of us, the survivor shall continue to act as the primary trustee of this living trust, with full power and authority to deal with any and all of the assets of this trust in any manner that said survivor sees fit, except as hereinafter limited as to assets placed in a secondary trust within this living trust to be known as the Bypass Trust, and except as otherwise limited under Article Two of this living trust."
- 4. The name and address of each trustee empowered to act under the Trust Agreement at the time of the execution of this Certificate of Trust are:

Primary: JOSEPH C. TRELEASE and RENEE L. TRELEASE
 1831 South Myers Street, #A, Oceanside, California 92054. (760)967-0239

Successor: [REDACTED]

Alternate Successor: [REDACTED]

- 5. The trustee(s) are authorized by the Trust Agreement to sell, convey, pledge, mortgage, lease, manage, operate, control, transfer title, divide, convert, or allot the trust property, including real and personal property including but not limited to securities of all kinds, and to sell upon deferred payments, except as limited by the following (if none, so indicate): NONE
- 6. The undersigned hereby represent that the statements contained in this Certificate of Trust are true and correct, and that there are no other provisions in the Trust Agreement or amendments to it that limit the powers of the Trustee to sell, convey, pledge, mortgage, lease, manage, operate, control, transfer title, divide, convert, allot, or sell upon deferred payments trust property, including real and personal property including but not limited to securities of all kinds.
- 7. This trust has not been revoked, modified, or amended in any manner which would cause the representations in this certification of trust to be incorrect. This certificate of trust is being signed by all currently acting trustees of the trust.

[Signature]

 JOSEPH C. TRELEASE

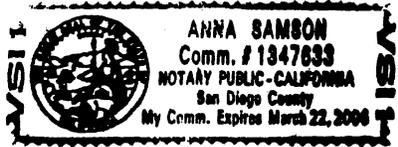
[Signature]

 RENEE L. TRELEASE

State of California)
)
 County of San Diego)

On October 18, 2004, before me, Anna Samson, Notary Public, personally appeared JOSEPH C. TRELEASE and RENEE L. TRELEASE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.
[Signature]





TICOR TITLE COMPANY

OF CALIFORNIA

5141 Waring Road
San Diego, CA 92108
(619) 265-1880

Issuing Agent for *Ticor Title Insurance Company*

TICOR TITLE - WARING RD
5141 WARING ROAD **
SAN DIEGO, CA 92120
ATTN: DEBBIE ANTHONY

YOUR REF: 30006175DA
ORDER NO.: 194560- DW
PROPERTY: 1831 SOUTH MYERS STREET #A,
OCEANSIDE, CA

RECEIVED
MAY 31 2006
Planning Department

Escrow Officer: Debbie Anthony
Escrow Phone:
Escrow Fax:
Escrow Email:

Title Officer: Dawn White
Title Officer Phone: ext. 118
Title Officer Fax: (619) 295-0940
Title Officer Email: drwhite@ticortitle.com

DATED AS OF: March 14, 2006, 7:30am

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, Ticor Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

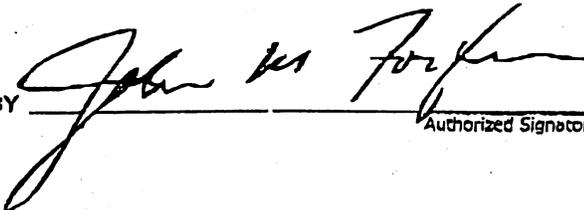
The printed Exceptions and Exclusions from coverage and Limitations on Covered Risks of said Policy or Policies are set forth in Exhibit A attached. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the Policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a Policy or Policies of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested. The Policy(s) of title insurance to be issued hereunder will be policies of Ticor Title Insurance Company, a California Corporation.

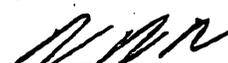
Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

TICOR TITLE COMPANY OF CALIFORNIA

BY 
Authorized Signatory



BY 
ATTEST 
Executive Vice-President
Secretary

YOUR REFERENCE: 30006175DA

ORDER NO.: 194560-DW

SCHEDULE A

THE FORM OF POLICY OR POLICIES OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

American Land Title Association Loan Policy (10-17-92) with ALTA Form 1 Coverage

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A FEE

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS **VESTED IN:**

JOSEPH C. TRELEASE AND RENEE L. TRELEASE, AS TRUSTEES FOR THE TRELEASE FAMILY REVOCABLE TRUST, AS COMMUNITY PROPERTY

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"

LOT "H" IN BLOCK 5 OF SOUTH OCEANSIDE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 622, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON FEBRUARY 7, 1890.

SCHEDULE B

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

A. **Property Taxes**, including any personal property taxes and any assessments collected with taxes, for the fiscal year 2005-2006 Assessor's Parcel Number 153-251-13.

PC

Code Area:	07000
1st Installment:	\$1,080.37 PAID
2nd Installment:	\$1,080.37 OPEN
Land:	\$89,173.00
Improvements:	\$115,398.00
Exemption:	\$7,000.00 HOMEOWNERS

B. **The lien of supplemental taxes**, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation Code of the State of California.

1. **Covenants, conditions, restrictions and agreements**, if any, appearing in the public records, deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin.

Easements or servitudes appearing in the public records.

Leases, grants, exceptions or reservations of minerals or mineral rights appearing in the public records.

Loss or damage by reason of any violation, variation, encroachment or adverse circumstances affecting the title that would have been disclosed by an accurate survey.

2. **A deed of trust** to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount:	\$107,000.00
Dated:	08/06/1991
Trustor:	JOSEPH C. TRELEASE AND RENEE L. TRELEASE, HUSBAND AND WIFE
Trustee:	REAL PROPERTY TRUST DEED CORPORATION, A CALIFORNIA CORPORATION OF SAN DIEGO CALIFORNIA
Beneficiary:	JOHN ALEXANDER TRELEASE AND GRACE MARY-LUVA COLLIER TRELEASE, CO-TRUSTEES OF THE JOHN ALEXANDER FAMILY TRUST, DATED DECEMBER 29, 1976
Loan Number:	TRELEASE
Recorded:	AUGUST 16, 1991 AS INSTRUMENT NO. 91-0419438 OF OFFICIAL RECORDS

An assignment of the beneficial interest under said deed of trust which names:

Assignee:	GRACE MARY-LUVA COLLIER TRELEASE, TRUSTEE OF TRUST B UNDER THE JOHN ALEXANDER TRELEASE FAMILY TRUST, DATED DECEMBER 29, 1976
Recorded:	SEPTEMBER 19, 2002 AS INSTRUMENT NO. 02-0804192 OF OFFICIAL RECORDS

IF THE ABOVE MENTIONED DEED OF TRUST HAS BEEN PAID, OR WILL BE PAID PRIOR TO CLOSE OF ESCROW, THIS COMPANY WILL REQUIRE THE ORIGINAL NOTE, DEED OF TRUST AND SIGNED NOTARIZED REQUEST FOR RECONVEYANCE, OR THE EXECUTED FULL RECONVEYANCE FOR SAID DEED OF TRUST PRIOR TO CLOSING. IF YOU CANNOT OBTAIN THIS DOCUMENT, PLEASE CONTACT THE TITLE OFFICER IN THIS MATTER.

SCHEDULE B (continued)

3. A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: \$250,000.00
 Dated: 03/26/2001
 Trustor: JOSEPH C. TRELEASE AND RENEE L. TRELEASE, HUSBAND AND WIFE AS JOINT TENANTS
 Trustee: AMERICAN TITLE INSURANCE CO., A CALIFORNIA CORPORATION
 Beneficiary: WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION
 Loan Number: 0036662187
 Recorded: MARCH 29, 2001 AS INSTRUMENT NO. 01-0184227 OF OFFICIAL RECORDS

To avoid delays at the time of closing, if the above deed of trust is an Equity Line/Line of Credit, it will be necessary that all checks, passbooks, credit cards together with instructions to close the account be submitted prior to the close of escrow.

In order to expedite compliance with the above, please do the following:

- a) Request that the account be frozen. A Request for Closure letter is attached hereto for your convenience.
- b) Obtain a statement from the lender that no advances have been made after the issuance of the demand for payoff
- c) Upon delivery of the payoff check, obtain a full reconveyance
- d) If that said deed of trust, under a design line agreement, may secure more than one note, make inquiry when requesting the demand as to the existence of more than one note.

4. Any invalidity or defect in the title of the Vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a Trust Certification pursuant to California Probate Code Section 18100.5. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents. A copy of the Trust Certification form is attached hereto for your convenience.

5. This company will require a statement of information from the parties named below in order to complete this report, based on the effect of documents, proceedings, liens, decrees, or other matters which do not specifically describe said land, but which, if any do exist, may affect the title or impose liens or encumbrances thereon. After review of the requested Statement(s) of Information the Company may have additional requirements before the issuance of any policy of title insurance.

Parties: JOSEPH C. TRELEASE AND RENEE L. TRELEASE

(Note: The statement of information is necessary to complete the search and examination of title under this order. Any title search includes matters that are indexed by name only, and having a completed statement of information assists the Company in the elimination of certain matters which appear to involve the parties but in fact affect another party with the same or similar name. Be assured that the statement of information is essential and will be kept strictly confidential to this file.)

FAILURE TO PROVIDE THIS STATEMENT OF INFORMATION IN A TIMELY MANNER MAY DELAY THE CLOSING OF THIS TRANSACTION.

END OF EXCEPTION ITEMS

SCHEDULE B (continued)
NOTES AND REQUIREMENTS

- 1. The current owner does **NOT** qualify for the \$20.00 discount pursuant to the coordinated stipulated judgments entered in actions filed by both the Attorney General and private class action plaintiffs for the herein described property
- 2. None of the items shown in this report will cause the Company to decline to attach CLTA Endorsement Form 100 to an Extended Coverage Policy, when issued.
- 3. The Company is not aware of any matters which would cause it to decline to attach the CLTA Endorsement Form 116 indicating that there is located on said land a **MULTIPLE FAMILY DWELLING**

Known as: 1831 SOUTH MYERS STREET #A
 In the CITY of OCEANSIDE
 County of SAN DIEGO
 State of CALIFORNIA

to an Extended Coverage Loan Policy.

- 4. The only deed(s) affecting said land which recorded within twenty-four (24) months of the date of this report, is (are) as follows:

Grantor: JOSEPH C. TRELEASE AND RENEE L. TRELEASE, HUSBAND AND WIFE
 AS JOINT TENANTS
 Grantee: JOSEPH C. TRELEASE AND RENEE L. TRELEASE, AS TRUSTEES FOR THE
 TRELEASE FAMILY REVOCABLE TRUST, AS COMMUNITY PROPERTY
 Recorded: OCTOBER 27, 2004 AS INSTRUMENT NO. 04-1044859 OF OFFICIAL
 RECORDS

- 5. NOTE: Amended Civil Code Section 2941, which becomes effective on January 1, 2002, sets the fee for the processing and recordation of the reconveyance of each Deed of Trust being paid off through this transaction at \$45.00. The reconveyance fee must be clearly set forth in the Beneficiary's Payoff Demand Statement ("Demand"). In addition, an assignment or authorized release of that fee, from the Beneficiary to the Trustee of record, must be included. An example of the required language is as follows:

"The Beneficiary identified above hereby assigns, releases or transfers to the Trustee of record, the sum of \$45.00, included herein as 'Reconveyance Fees', for the processing and recordation of the Reconveyance of the Deed of Trust securing the indebtedness covered hereby, and the escrow company or title company processing this pay-off is authorized to deduct the Reconveyance Fee from this Demand and forward said fee to the Trustee of record or the successor Trustee under the Trust Deed to be paid off in full."

In the event that the reconveyance fee and the assignment, release or transfer thereof are **not** included within the demand statement, then Ticor Title Company may decline to process the reconveyance and will be forced to return all documentation directly to the Beneficiary for compliance with the requirements of the revised statute.

SCHEDULE B (continued)
NOTES AND REQUIREMENTS (continued)

WIRE INSTRUCTIONS

When funds are wired to Tigor Title Company, please use the instructions below:

Comerica Bank 9777 Wilshire Blvd., 4 th Floor Beverly Hills, CA. 90212	ABA (routing number) 121 137 522 Account No: 189-161-1905 Account Name: Tigor Title Company La Mesa Escrow
Please credit Tigor Title Company - La Mesa Escrow and reference our order number to avoid return of funds	

NOTE: Section 12413.1, California Insurance Code became effective January 1, 1990. This legislation deals with the disbursement of funds deposited with any title entity acting in an escrow or subescrow capacity. The law requires that all funds be deposited and collected by the title entity's escrow and/or subescrow account prior to disbursement of any funds. Some methods of funding may subject funds to a holding period which must expire before any funds may be disbursed. In order to avoid any such delays, all fundings should be done through wire transfer, certified check or checks drawn on California financial institutions.

Funds received by Tigor Title Company via wire transfer may be disbursed upon receipt. Funds received by this Company via cashier's check or teller's check may be disbursed on the next business day after the day of deposit. **If escrow funds (including shortage checks) are disbursed to this company other than by wire transfer, cashier's check or teller's check, disbursement and/or closing will be delayed 3 to 7 business days.** Questions concerning deposit and/or disbursement of escrow and sub-escrow funds and recording should be directed to your title officer, escrow officer or loan payoff officer.

Outgoing wire transfers will not be authorized until we have confirmation of our recording and one (1) of the following:
A. We have received confirmation of the respective incoming wire.
B. Collection of a deposited check.

PAYOFF INFORMATION

NOTE: This company **DOES** require current beneficiary demands prior to closing. If the demand is expired and a current demand cannot be obtained, our requirements will be as follows:

If this Company accepts a verbal update on the demand, we may hold an amount equal to one monthly mortgage payment. This hold will be over and above the verbal hold the lender may have stipulated.

If this Company cannot obtain a verbal update on the demand, we will either pay off of the expired demand, or wait for the amended demand, at the discretion of the escrow.

NOTE: On any open Line-of-Credit or Equity Credit Line loans: Tigor Title Company will require the borrower to turn in any unused checks to the lender and do whatever is necessary to have the lender freeze or terminate the account, otherwise their demand makes us responsible for any checks or cash withdrawals that are outstanding and we will be forced to hold the difference between the principal and the maximum that can be borrowed until the lender has received our payoff check and the account is zeroed.

ADDITIONAL INFORMATION

NOTE: The charge where an order is canceled after the issuance of the report of title, will be that amount which, in the opinion of the Company, is proper compensation for the services rendered or the purpose for which the report is used, but in no event shall the charge be less than the minimum amount required under section 12404.1 of the Insurance Code of the State of California. If the report cannot be canceled "no fee" pursuant to the provisions of said Insurance Code, then the minimum cancellation fee shall be that permitted by law.

NOTE: California Revenue and Taxation Code Section 18662, effective January 1, 2003, requires that the Buyer in all sales of California real estate may be required to withhold an amount equal to 3 1/3% of the total sales price as California State Income Tax, subject to the various provisions of the law as therein contained.

END OF NOTES & REQUIREMENTS

Dawn White/MD



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: 2/12/07
Removal:
(30 days)

1. **APPLICANT:** Joseph & Renee Trelease
2. **ADDRESS:** 1831 S. Myers St.
Oceanside CA. 92054
3. **PHONE NUMBER:** (760) 967-1239
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale
6. **PROJECT TITLE:** Trelease Remodel (RC-11-06)
7. **DESCRIPTION:** Minor Exterior renovations of an existing single-family dwelling unit: the project proposes construction of a 123 square foot workshop and a new stairwell leading to an extension of a second floor balcony.

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 additions to existing structures that will not result in an increase of more than 50 percent of the existing floor area. 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, "NEW CONSTRUCTION or CONVERSION OF SMALL STRUCTURES" (Section 15303 (e)); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).



Date: February 12, 2007

Scott Nightingale, Planner II

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