



**DATE:** March 24, 2008

**TO:** Chairman and Members of the Planning Commission

**FROM:** Development Services Department/Planning Division

**SUBJECT:** **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC-7-06) FOR A 104-SQUARE FOOT ADDITION TO AN EXSITING CARPORT AND DEVELOPMENT OF A 464-SQUARE FOOT ROOF DECK ON THE EXISTING SINGLE-STORY RESIDENCE LOCATED AT 2112 SOUTH TREMONT STREET – LUNDSTROM RESIDENCE – APPLICANT: BOYCE LUNDSTROM**

**RECOMMENDATION**

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 3, Categorical Exemption “Accessory Structures.”; and
- (2) Approve Regular Coastal Permit (RC-7-06) by adopting Planning Commission Resolution No. 2008-P15 with findings and conditions of approval attached herein.

**PROJECT DESCRIPTION AND BACKGROUND**

**Background:** The project site is situated within the South Oceanside Neighborhood abutting the northern area of the Buena Vista Lagoon. On April 24, 2006, the applicant submitted a regular coastal permit application to construct a roof top deck and expansion to an existing carport on an approximate 7,800-square foot property. Building records show that minor improvements and additions to the structure and property have occurred over time, such as the rear patio and tool shed at the rear of the property.

**Site Review:** The project involves minor expansions to the existing carport and roof area of the home. The site is zoned RS (Single-Family Residential) and the land use designation is Single-Family Dwelling–Residential (SFD-R). The underlying neighborhood district is South Oceanside and the surrounding land uses include: Single-Family Residential (RS) homes to the west, Visitor Commercial (CV) uses to the East, Residential

Medium Density Residential – C (RM-C) apartments to the north and the Buena Vista Lagoon Open Space (OS) to the south.

The site is relatively flat and slopes at the rear of the property towards the existing alley at the north. The subject residence is located within an eight-unit residential subdivision at the south east corner of the cul-de-sac of South Tremont Street.

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

Regular Coastal Permit (RC-7-06) represents a request for the following:

The applicant is requesting to construct a 464-square foot roof top deck on an existing single-family residence. Design of the proposed deck will include a 12-foot high spiral staircase attached to the rear of the residence, stucco guard railing around the perimeter of the proposed deck and additional framing to support the deck. Construction of the deck would allow the homeowner to enjoy scenic views of the Buena Vista Lagoon and the Ocean. Expansion of the carport by an additional 104 square feet will be similar in type and design as the existing carport and will be similar in colors and materials as the existing residence. This expansion will also include roof top solar panels attached to the existing and proposed portions of the carport. All improvements to the property will be similar in type, design, colors, and materials as the existing residence and will compliment the property, as well as, the neighborhood.

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

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

## **ANALYSIS**

### **KEY PLANNING ISSUES**

#### **1. General Plan**

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

## A. Land Use Element

### Goal 1.23: Architecture

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

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

The proposed improvements to the Lundstrom residence have been analyzed for architecture consistency with the existing residence and surrounding neighborhood. All Architectural features proposed shall mimic the overall design of the existing home and the spiral staircase, solar panels, roof top deck and expansion of the existing carport shall provide additional improvements that will compliment the property as well as the neighborhood. The project is conditioned to have similar design, colors and material as the existing residence.

### Goal 1.32: Coastal Zone

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

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

The proposed project was reviewed by staff for compliance with the policies of the Local Coastal Program Land Use Plan. Staff finds that the application complies with said policies in the Local Coastal program, such as development regulations and compatibility with the charter of the surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas pursuant to section 30251 of the Local Coastal Program.

## **2. Zoning Compliance**

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

**Table 1: Development Standards**

	MINIMUM REQUIRED	PROPOSED
PARKING SPACES	one 2-car garage	One car garage with an attached one car carport
FRONT YARD	20 feet	20 feet
SIDE YARD	5 (existing)	5 feet
REAR YARD	5 feet (Alley)	8.5 feet
MAXIMUM HEIGHT	27 feet	12 feet, 3 inches
LOT COVERAGE	45%	39.3%

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

**Local Coastal Program compliance**

The proposed project is within the appeal jurisdiction of the Local Coastal Program and complies with the requirement of this designation.

The Coastal Act requires that the visual qualities of the Coastal Zone shall be protected and that new development be sited and designed to be visually compatible with the character of surrounding areas. All improvements to the property will not impact the surrounding areas, neighbors and coastal views. Construction of the roof top deck, minor expansion to the existing carport and solar panels will be consistent with the existing neighborhood in design, materials, colors and type.

**3. Land Use Compatibility with surrounding developments**

**Table 2: Land use compatibility with surrounding developments**

LOCATION	GENERAL PLAN	ZONING	LAND USE
2112 S. Tremont Street	SFD-R	RS	single-family
North of project	GC	CG	Commercial
South of project	SC	CV	Vacant
West of project	SFD-R	RS	single-family
East of project	GC	CG	Commercial (Angelos Restaurant)

**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 overall design of the project is consistent with the existing property and will be consistent with the surrounding neighborhood. All improvements would be constructed at a minimal height of 12 ½ feet and a design that would not create a negative impact to the abutting residential properties.

Staff has analyzed the project for design consistency, and found that the proposed improvements would not only improve the visual appearance of the property, but will compliment the neighborhood. Staff believes that the construction of the roof top deck and expansion to the existing carport will allow the property owner the same privileges that are shared by neighboring properties in terms of views and provided parking. Staff believes that all the proposed additions will not dramatically and physically alter the property and surrounding neighboring properties.

**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 100-foot radius of the subject property, individuals and or organizations requesting notification, the applicant, and other interested parties. As of March 24, 2007, no communication supporting or opposing the request had been received.

**SUMMARY**

Regular Coastal Permit (RC-7-06) 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 meets all applicable development standards for the district in which it is situated. The project's architecture is compatible with the surrounding neighborhood and the existing residence. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

- Move to approve Regular Coastal Permit RC-7-06 and adopt Planning Commission Resolution No. 2008-P15 as attached.

PREPARED BY:

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

SUBMITTED BY:

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

REVIEWED BY:

  
\_\_\_\_\_  
Richard Greenbauer, Senior Planner

JH/SN/fil

Attachments:

1. Site Map
2. Planning Commission Resolution No. 2008-P15

RC-7-06

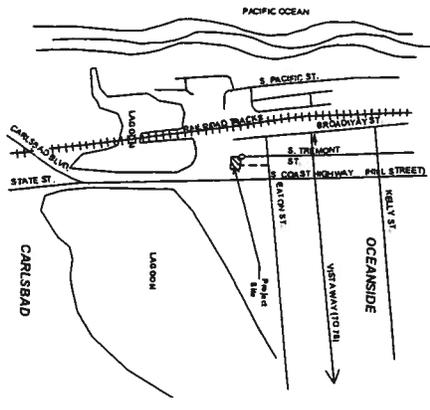
# Boyce Lundsstrom Solar Panels Roof Reconstruction & Roof Deck

2112 S. Tremont Street  
Oceanside, CA 92054  
COASTAL PERMIT RC - 7 - 06

## DESIGN CRITERIA

**EXTERIOR CODES**  
2001 CALIFORNIA BUILDING CODE (CBC) (2001 IBC)  
2001 CALIFORNIA MECHANICAL CODE (CMC) (2001 IMC)  
2001 CALIFORNIA ELECTRICAL CODE (CEC) (2001 NEC)  
2001 CALIFORNIA FIRE CODE (CFR) (2001 IFBC)  
2001 CALIFORNIA SOILS AND FOUNDATIONS CODE (CFC) (2001 USC)  
APPLICABLE CITY OF SAN DIEGO CODES AND ORDINANCES

## VICINITY MAP



## CONSULTANT INFORMATION

**PLANNING**  
KARNAK PLANNING & DESIGN  
1055 ACACIA DRIVE  
CARLSBAD, CA 92008  
PH: 760-434-4400 FAX: 760-434-4440  
CONTACT: ROBERT FRIEDBERG

**ARCHITECT**  
JDM ARCHITECTS  
1055 ACACIA DRIVE  
CARLSBAD, CA 92008  
PH: 760-434-4400 FAX: 760-434-4440  
CONTACT: BOYCE LUNDSSTROM

## SHEET INDEX

C1.0 COVER SHEET  
A.1.1 FRONT FLOOR PLAN  
A.1.2 REAR FLOOR PLAN  
A.1.3 EXTERIOR ELEVATIONS  
A.2.1 EXTERIOR ELEVATIONS

## PROJECT INFORMATION

**GENERAL INFORMATION:**  
OWNER: BOYCE LUNDSSTROM  
2112 SOUTH TREMONT STREET  
OCEANSIDE, CALIFORNIA  
92054-3129  
DATE: 01/20/06  
PROJECT: SOLAR PANELS ROOF RECONSTRUCTION & ROOF DECK  
PROJECT LOCATION: 2112 SOUTH TREMONT STREET, OCEANSIDE, CA 92054  
PROJECT CITY: OCEANSIDE, CA 92054  
PROJECT COUNTY: SAN DIEGO  
PROJECT STATE: CALIFORNIA  
PROJECT ZIP: 92054  
PROJECT PERMIT: RC-7-06

**GENERAL INFORMATION:**  
OWNER: BOYCE LUNDSSTROM  
2112 SOUTH TREMONT STREET  
OCEANSIDE, CALIFORNIA  
92054-3129  
DATE: 01/20/06  
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PROJECT LOCATION: 2112 SOUTH TREMONT STREET, OCEANSIDE, CA 92054  
PROJECT CITY: OCEANSIDE, CA 92054  
PROJECT COUNTY: SAN DIEGO  
PROJECT STATE: CALIFORNIA  
PROJECT ZIP: 92054  
PROJECT PERMIT: RC-7-06

DESCRIPTION	DATE
REVISION	01/20/06
BY: [Signature]	01/20/06
DATE	01/20/06

DESCRIPTION	DATE
REVISION	01/20/06
BY: [Signature]	01/20/06
DATE	01/20/06

DESCRIPTION	DATE
REVISION	01/20/06
BY: [Signature]	01/20/06
DATE	01/20/06

**ARCHITECT OF RECORD:**  
Karnak Planning & Design  
2001 California Building Code (CBC) (2001 IBC)  
2001 California Mechanical Code (CMC) (2001 IMC)  
2001 California Electrical Code (CEC) (2001 NEC)  
2001 California Fire Code (CFR) (2001 IFBC)  
2001 California Soils and Foundations Code (CFC) (2001 USC)  
APPLICABLE CITY OF SAN DIEGO CODES AND ORDINANCES

**PROJECT INFORMATION:**  
PROJECT: Solar Panels Roof Reconstruction & Roof Deck  
PROJECT LOCATION: 2112 SOUTH TREMONT STREET, OCEANSIDE, CA 92054  
PROJECT CITY: OCEANSIDE, CA 92054  
PROJECT COUNTY: SAN DIEGO  
PROJECT STATE: CALIFORNIA  
PROJECT ZIP: 92054  
PROJECT PERMIT: RC-7-06

**CLIENT:**  
Boyce Lundsstrom  
2112 S. Tremont Street  
Oceanside, CA 92054

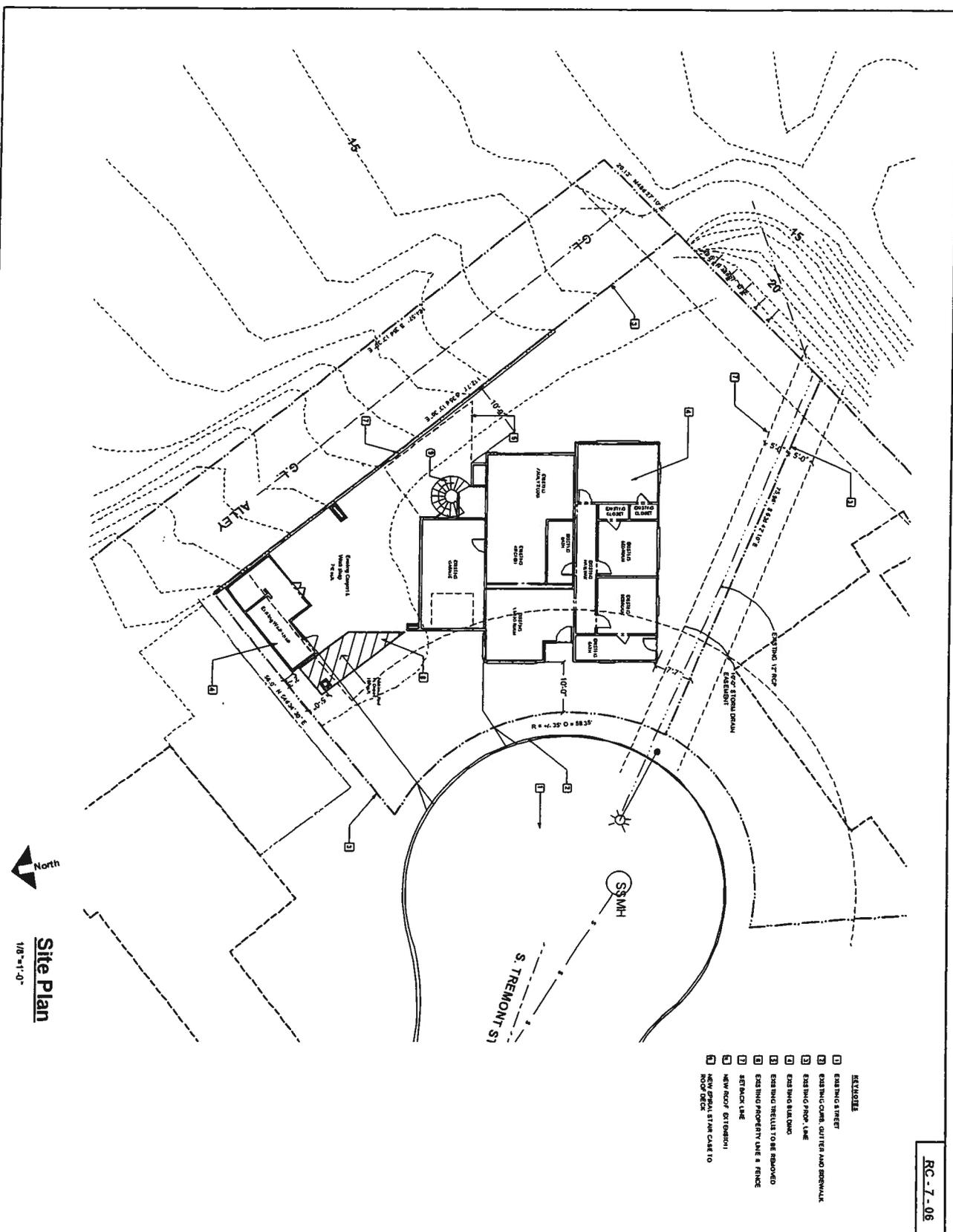
**PROJECT NUMBER:**  
2112 S. Tremont Street  
Oceanside, CA 92054

**PROJECT NO.:**  
C1.0

**SHEET NO.:**  
Cover & Title Sheet

**COPYRIGHT 2006**





Site Plan  
1/8" = 1'-0"

RC-7-06

- KEYNOTE**
- 1 EXISTING TREES
  - 2 EXISTING CURB, CUTTER AND SIDEWALK
  - 3 EXISTING PROP. LANE
  - 4 EXISTING SANDPIT
  - 5 EXISTING TRELLIS TO BE REMOVED
  - 6 EXISTING PROPERTY LINE & FENCE
  - 7 SETBACK LANE
  - 8 NEW ROOF EXTENSION
  - 9 NEW SPALL STAIN CAST TO ROOF DECK

ARCHITECT OF RECORD

**R**

**ARCHITECTS**

Kernark Planning & Design  
2150 S. Bascom Avenue, Suite 200  
Palo Alto, CA 94304  
PHONE: (650) 851-2828

PROJECT LOCATION

**Kernark Planning & Design**  
2150 S. Bascom Avenue, Suite 200  
Palo Alto, CA 94304  
PHONE: (650) 851-2828

CONSULTANT

DESCRIPTION	DATE
Site Preparation	3/14/2008

CLIENT


PROJECT ADDRESS  
2112 S. Tremont Street  
Oceanside, CA 92054

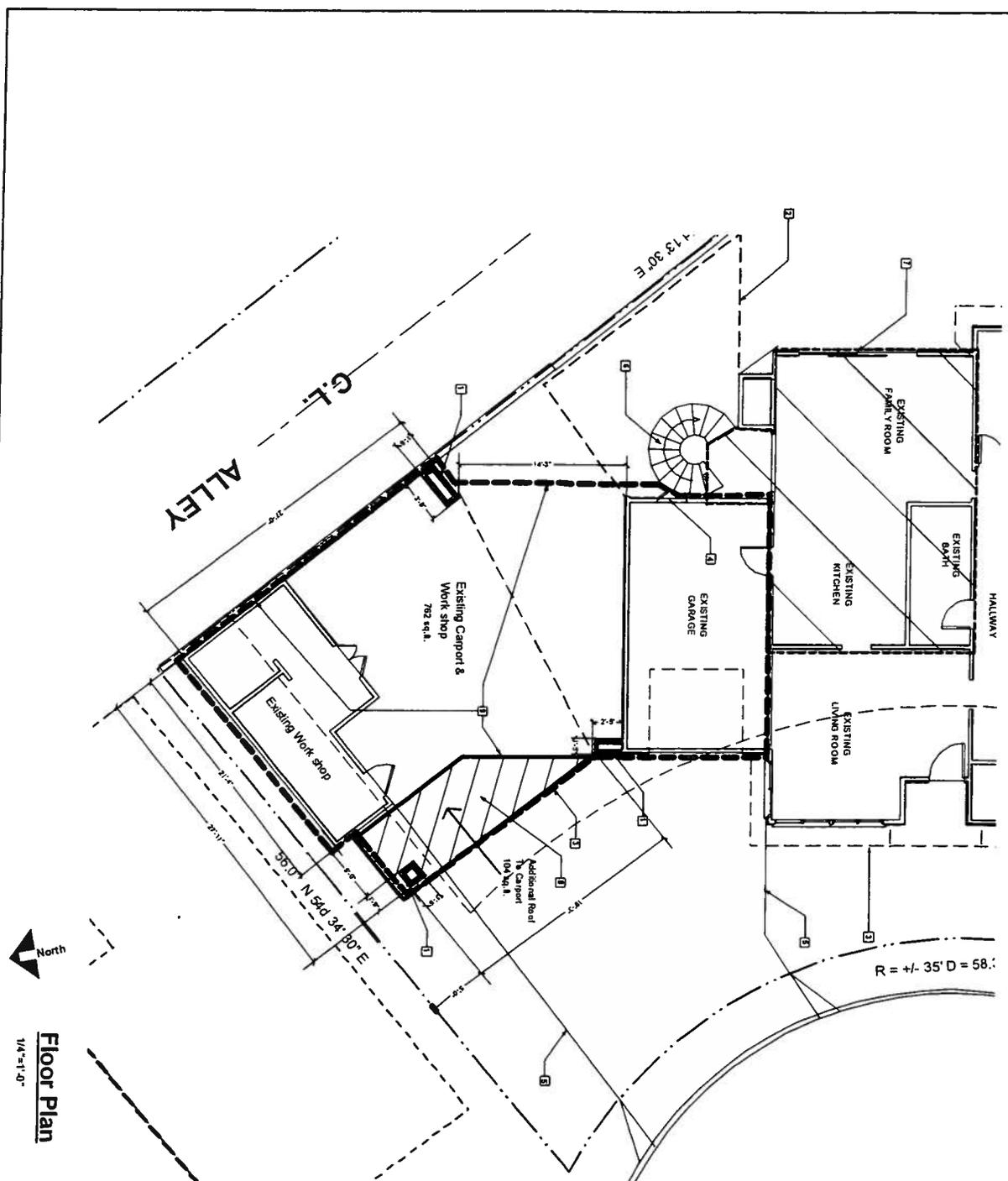
PROJECT NO.  
AS1.1

PROJECT TITLE  
Patio Cover / Solar Roof

SHEET NO.  
AS1.1

DATE

CONTRACT NO.



**Floor Plan**  
1/4" = 1'-0"

RC-7.06

- NOTE**
- 1) NEW FLOOR FOR NEW ROOF ABOVE
  - 2) REMOVE EXISTING TRAILER
  - 3) LINE OF ROOF DAVE ABOVE
  - 4) EXISTING DOOR TO BE REMOVED AND OPENING FILLED IN
  - 5) EXISTING DIMENSION
  - 6) REMOVE SINGLE STAIR TO ROOF DECK
  - 7) REMOVE EXISTING ROOF OVER THIS PORTION OF EXISTING HOUSE
  - 8) NEW ROOF EXTENSION
  - 9) EXISTING CARPORT ROOF

ARCHITECT OF RECORD

**R**

**ARCHITECTS**

1000 AVENUE 100, SUITE 100  
OAKLAND, CA 94612

PROJECT ARCHITECT

**Kernak Planning & Design**

1000 AVENUE 100, SUITE 100  
OAKLAND, CA 94612  
PHONE 510.430.0700

DATE

CONSULTANT

DESCRIPTION	DATE
ON CONSULTANT	3/4/2008

CLIENT

Sagea Lundsten  
2112 S. Fremont Street  
Oceanside, CA 92054

PROJECT ADDRESS

2112 S. Fremont Street  
Oceanside, CA 92054

PROJECT NO.

DRAWING NO.

DRAWN BY

CHECKED BY

PROJECT

Patio Cover/  
Solar Roof

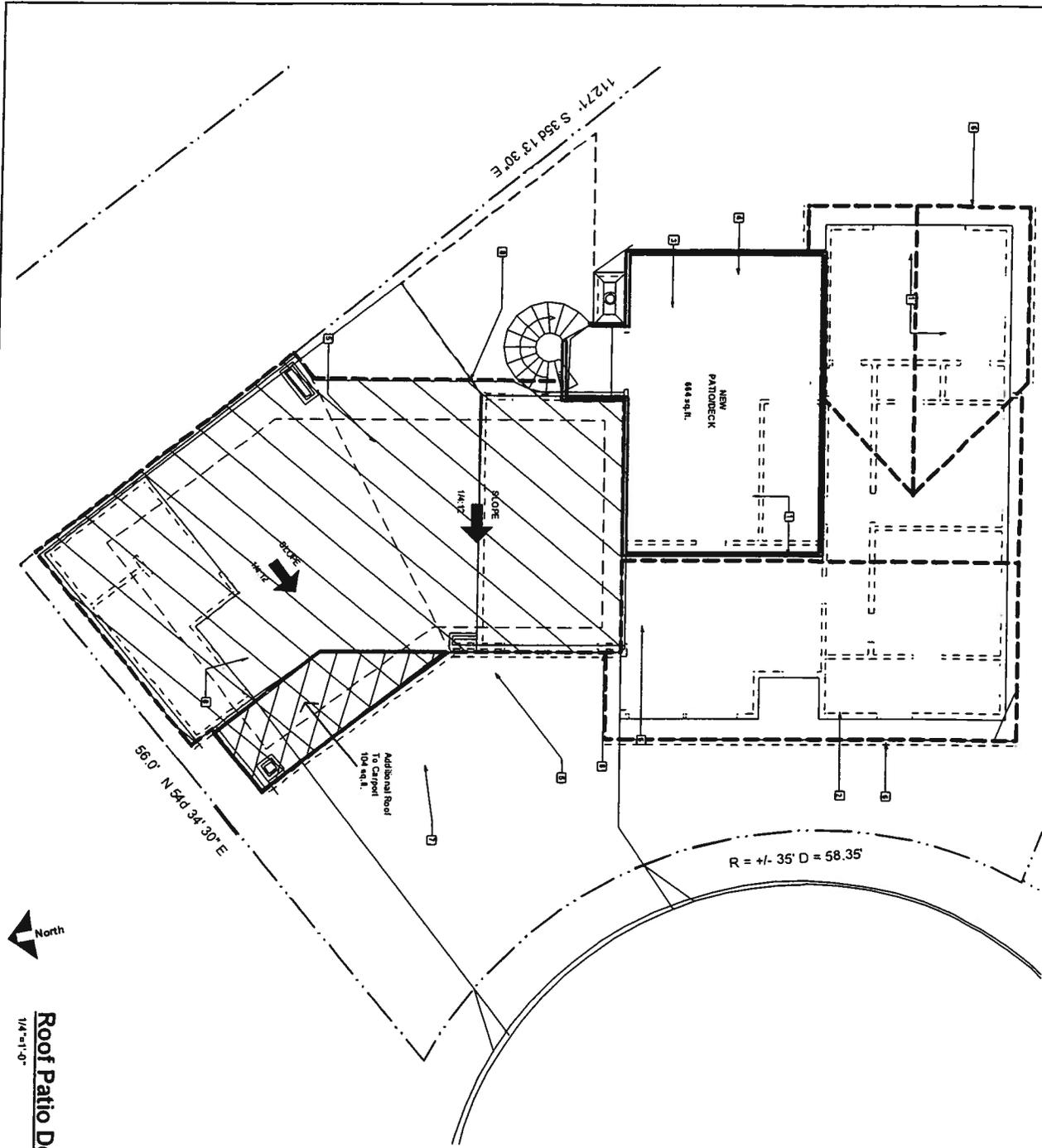
SHEET TITLE

Floor Plan

SHEET NO.

A2.1

COMPONENT NO.



**Roof Patio Deck** 464 sq.ft.  
1/4"=1'-0"

- ITEM NOTES**
- 1 NEW 2" STUCCO QUAMBRAL
  - 2 EXISTING WALL BELOW
  - 3 NEW SPICAL STRIPS W/2" QUAMBRAL
  - 4 EXISTING FRENCH-DRIVE CHANNEL
  - 5 SOLAR PANEL AREA, INSTALLED 100W W/ SOLAR CONTROLLER
  - 6 EXISTING EAVE & GUTTER
  - 7 NEW ROOF W/OUTLET
  - 8 LINE OF EXISTING ROOF

RC-7-06

<b>ARCHITECT OF RECORD</b> 	
<b>PROJECT INFORMATION</b> <b>Kanak Planning &amp; Design</b> 2112 S. TAYMONT BLVD. OCEANSIDE, CA 92054 PHONE: 760.434.0200 FAX: 760.434.0201	
<b>CLIENT</b> Bryan Lundsten 2112 S. TAYMONT BLVD. OCEANSIDE, CA 92054	<b>PROJECT ADDRESS</b> 2112 S. TAYMONT BLVD. OCEANSIDE, CA 92054
<b>PROJECT NO.</b> <b>DRAWING TITLE</b> <b>DRAWN BY</b> <b>CHECKED BY</b>	<b>PROJECT</b> Patio Cover/ Solar Roof
<b>PROJECT NO.</b> <b>DRAWING TITLE</b> <b>DRAWN BY</b> <b>CHECKED BY</b>	<b>PROJECT</b> Roof Patio Deck
<b>PROJECT NO.</b> <b>DRAWING TITLE</b> <b>DRAWN BY</b> <b>CHECKED BY</b>	<b>PROJECT</b> A2.3





1 PLANNING COMMISSION  
2 RESOLUTION NO. 2008-P15

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

6 APPLICATION NO: RC-7-06  
7 APPLICANT: Boyce Lundstrom  
8 LOCATION: 2112 S. Tremont St.

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

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

13 development of a 464-square foot roof deck above an existing residence and a 104-square foot  
14 expansion of an existing carport with associated solar roof panels,  
15 on certain real property described in the project description.

16 WHEREAS, the Planning Commission, after giving the required notice, did on the 24<sup>th</sup> day of  
17 March 2008 conduct a duly advertised public hearing as prescribed by law to consider said application.

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

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

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

24 \\\

25 \\\

26 \\\

27 \\\

28 \\\

1	<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
2			
3	Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
4			
5	Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
6			
7	Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$ .713 per square foot or \$713 per thousand square feet for non-residential uses and \$2,072 per unit for residential
8			
9			
10	School Facilities Mitigation Fee	Ordinance No. 91-34	\$ .42 per square foot non-residential for Oceanside (\$ .42 for Vista and Fallbrook) \$2.63 per square foot residential (\$2.63 for Vista; \$2.63 for Fallbrook)
11			
12			
13			
14	Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
15			
16	Thoroughfare Fee	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)
17	(For commercial and industrial please note the .75 per cent discount)		
18			
19	Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically \$4,395 per unit; Non-residential is \$35,160 for a 2" meter
20			
21			
22			
23	Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Residential is typically \$6,035 per unit; Non-residential is \$48,280 for a 2" meter
24			
25			
26			
27	San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically \$4,326 per unit
28			

1  
2 WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees  
3 that would be required if due and payable under currently applicable ordinances and resolutions, presume  
4 the accuracy of relevant project information provided by the applicant, and are not necessarily the fee  
5 amount that will be owing when such fee becomes due and payable;

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

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

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

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

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

19 FINDINGS:

20 For the Regular Coastal Permit:

- 21 1. The site plan and physical design of the project is consistent with the zoning ordinance in that  
22 the project has been attractively designed and meets or exceeds the development standards, such  
23 as setbacks and proposed heights under 27 feet.
- 24 2. The proposed project is consistent with the policies of the Land Use Element of the General  
25 Plan, Zoning Ordinance and Local Coastal Program as implemented through the Zoning  
26 Ordinance. Specifically, the proposed height of 12 ½ feet will be substantially lower than the  
27 required 27 feet, and the bulk and scale of the project is consistent with the properties within the  
28 surrounding neighborhood. In addition, the subject site is located east of South Tremont Street  
and based on the criteria for development; the proposed project shall not substantially alter or  
impact existing public views of the coastal zone area.

- 1
- 2 3. The project is consistent and compatible with the surrounding neighborhoods including the
- 3 single car and carport configurations and designs of the homes at a single story level.
- 4 4. The proposed project is situated east of South Tremont Street and will not obstruct any existing
- 5 or planned public beach access; therefore, the project is in conformance with the policies of
- 6 Chapter 3 of the Coastal Act.

7 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Regular

8 Permit (RC-7-06) subject to the following conditions:

9 **Building:**

- 10 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building
- 11 Division plan check. (Currently the 2007 California Building Code, and 2007 California
- 12 Electrical Code)
- 13 2. The granting of approval under this action shall in no way relieve the applicant/project from
- 14 compliance with all State and Local building codes.
- 15 3. The building plans for this project are required by State law to be prepared by a licensed
- 16 architect or engineer and must be in compliance with this requirement prior to submittal for
- 17 building plan review.
- 18 4. All electrical, communication, CATV, etc. service lines within the exterior lines of the property
- 19 shall be underground (City Code Sec. 6.30).
- 20 5. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the plans.
- 21 6. When the construction plans are submitted to the Building Division, details for the existing one-
- 22 car garage conversion must be shown on the plans.
- 23 7. Setbacks and type of construction must comply with the 2007 California Building Code.
- 24 8. The developer shall monitor, supervise and control all building construction and supporting
- 25 activities so as to prevent these activities from causing a public nuisance, including, but not limited
- 26 to, strict adherence to the following:
- 27 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m.
- 28 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

1 shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day,  
2 July 4<sup>th</sup>, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency  
3 work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).

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

8 **Fire:**

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

11 **Planning:**

- 12 10. This Regular Coastal Permit shall expire on March 24, 2010, unless implemented per the  
13 Zoning Ordinance or unless the Planning Commission grants a time extension.
- 14 11. This Regular Coastal Permit approves only the expansion of an existing carport by adding 104  
15 square feet with associated solar panels above and conversion of 464 square feet of roofing area  
16 to a roof top deck with an attached spiral staircase and stucco guard railing. All improvements  
17 will be similar in design, colors and material as the existing home as shown on the plans and  
18 exhibits presented to the Planning Commission for review and approval. No deviation from these  
19 approved plans and exhibits shall occur without Planning Division approval. Substantial  
20 deviations shall require a revision to the Regular Coastal Permit.
- 21 12. A covenant or other recordable document approved by the City Attorney shall be prepared by the  
22 applicant and recorded prior to issuance of building permits. The covenant shall provide that the  
23 property is subject to this resolution, and shall generally list the conditions of approval.
- 24 13. Prior to the issuance of building permits, compliance with the applicable provisions of the City's  
25 anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved  
26 by the Planning Division. These requirements, including the obligation to remove or cover with  
27 matching paint all graffiti within 24 hours, shall be noted on the Landscape Plan and shall be  
28 recorded in the form of a covenant affecting the subject property.

- 1 14. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written  
2 copy of the applications, staff report and resolutions for the project to the new owner and or  
3 operator. This notification's provision shall run with the life of the project and shall be recorded as  
4 a covenant on the property.
- 5 15. Failure to meet any conditions of approval for this development shall constitute a violation of the  
6 Regular Coastal Permit.
- 7 16. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at  
8 the time building permits are issued are required to be met by this project. The approval of this  
9 project constitutes the applicant's agreement with all statements in the Description and Justification  
10 and other materials and information submitted with this application, unless specifically waived by  
11 an adopted condition of approval.
- 12 17. Carports, Spiral Staircases, Decks and/or railings shall not project above the maximum  
13 allowable 27-foot or two-story height limit, whichever is lower, and as referenced by the  
14 approved exhibits, or unless the owner and/or permittee first obtains a revision to the Regular  
15 Coastal Permit or a new Regular Coastal Permit approving such projections.
- 16 18. Elevations, materials, colors, roofing materials and floor plans shall be substantially the same as  
17 those approved by the Planning Commission. These shall be shown on plans submitted to the  
18 Building Division and Planning Division.

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1 **Water Utilities:**

2 19. No trees, structures or building overhang shall be located within any water or wastewater utility  
3 easement.

4 PASSED AND ADOPTED Resolution No. 2008-P15 on March 24, 2008 by the following vote,

5 to wit:

6 AYES:

7 NAYS:

8 ABSENT:

9 ABSTAIN:

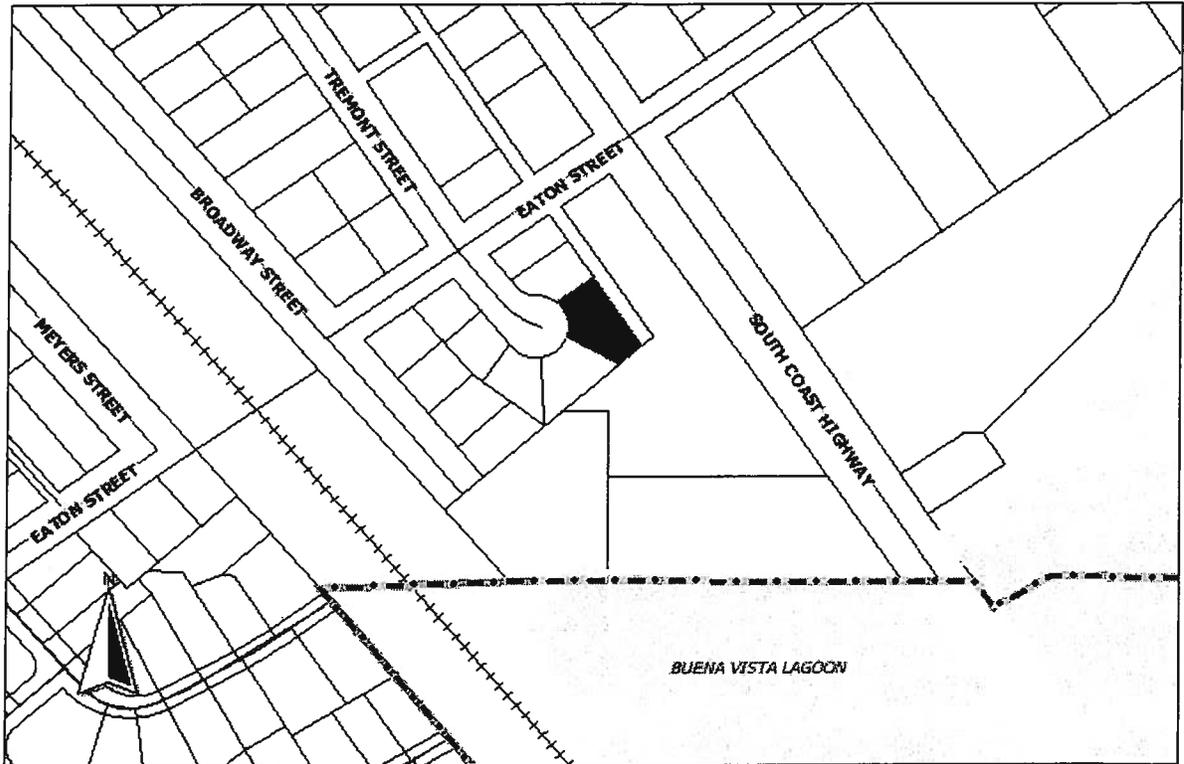
10  
11 \_\_\_\_\_  
12 Dennis Martinek, Chairman  
13 Oceanside Planning Commission

14 ATTEST:

15 \_\_\_\_\_  
16 Jerry Hittleman, Secretary

17 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a  
18 true and correct copy of Resolution No. 2008-P15.

19 Dated: March 24, 2008



**File Number:** RC-7-06

**Applicant:** Boyce H. Lundstrom

**Description:**

REGULAR COASTAL PERMIT (RC-7-06) to permit an addition of 104 square feet to the existing roof area to construct a 200-square foot roof deck with 42-inch stucco guardrails located at 2112 South Tremont Street. The project site is zoned RS (Residential Single-Family) and is situated within the South Oceanside Neighborhood and the Coastal Zone. – **LUNDSTROM RESIDENCE**

**Environmental Determination:**

The project is exempt from the California Environmental Quality Act.

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

Date: March 11, 2008

Public Hearing Coastal Permit  
Identification No. RC-7-06

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 Boyce H. Lundstrom. This application was received on April 24, 2006. The application is described as follows:

To permit an addition of 104 square feet to the existing roof area to construct a 200-square foot deck with 42-inch stucco guardrails located at 2112 South Tremont Street.

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

Said hearing will be held on March 24, 2008, at 7:00 p.m. in the Council Chamber of City Hall, 300 North Coast Hwy., Oceanside, California at which time and place any and all interested persons may appear and be heard. Interested persons may contact the Planning Division at (760) 435-3520 after March 19, 2008, to be informed of the place on the agenda and the approximate time of hearing.

If you have any questions or comments regarding this matter, or want to be notified of the decision, contact the City of Oceanside, Planning Division at (760) 435-3520. Written comments may be submitted prior to the hearing and will be made part of the public record and provided to the Planning Commission.

If you disagree with the decision of the Planning Commission concerning this project's conformance to the Local Coastal Plan, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate fee must be filed in the City Clerk's Office, 300 North Coast Hwy., Oceanside, no later than 5:00 p.m. on April 3, 2008 (10 days from the adoption of the Planning Commission Resolution).

The project is "appealable" to the California Coastal Commission under Section 30603(a) of the California Public Resources Code. An aggrieved person may appeal the decision to the Coastal Commission within ten (10) working days following the Commission receipt of the Notice of Final Action on this project. The Notice of Final Action is mailed after the City's last action, such as Planning Commission resolution, Community Development Commission resolution (for projects in the Redevelopment Area), or City Council resolution (for projects involving a zone change or which resulted in a local appeal). Please contact the Planning Department at (760) 435-3520 for this information.

Appeals must be in writing. The Coastal Commission, San Diego District Office is at 7575 Metropolitan Drive, Suite 103, San Diego, California 92108-4402. The phone number is (619) 767-2370.

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
				4/24/06	SN.
PART I - APPLICANT INFORMATION				HEARING	
1. APPLICANT Boyce H. Lundstrom		2. STATUS RECEIVED APR 24 2006 Planning Department		GPA	
3. ADDRESS 2112 S. Tremont St. Oceanside CA, 92054		4. PHONE/FAX (760) 439-3158		MASTER/SP.PLAN	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) SAME				ZONE CH.	
6. ADDRESS		7. PHONE/FAX		TENT. MAP	
				PAR. MAP	
				DEV. PL.	
				C.U.P.	
				VARIANCE	
				COASTAL RC-7-06	
				O.H.P.A.C.	
PART II - PROPERTY DESCRIPTION					
8. LOCATION 2112 S. Tremont St. Oceanside CA, 92054				9. SIZE LOT 2 7,800	
10. GENERAL PLAN SFD	11. ZONING RS.	12. LAND USE RESIDENTIAL		13. ASSESSOR'S PARCEL NUMBER 155-034-04	
PART III - PROJECT DESCRIPTION					
14. GENERAL PROJECT DESCRIPTION ADDITION OF 104.8 TO AN EXISTING CARPORT; CONVERSION OF ROOF TO A 464 SINGLE STORY ROOF TOP DECK WITH SPIRA STAIRCASE. REV-11/8/05 AND ROOF COLOR BALANCE.					
15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS 1	19. DENSITY	
20. BUILDING SIZE	21. PARKING SPACES 2	22. % LANDSCAPE	23. % LOT COVERAGE 31.91%		
PART IV - ATTACHMENTS					
ALL APPLICATIONS			DEV. PLANS, C.U.P.s & TENT. MAPS		
<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS			
<input checked="" type="checkbox"/> 26. 300-FT. RADIUS MAP	<input checked="" type="checkbox"/> 27. PROPERTY OWNERS' LIST	<input checked="" type="checkbox"/> 31. CONSTRUCTION SCHEDULE			
<input checked="" type="checkbox"/> 28. ENVIRONMENTAL ASSESSMENT	<input checked="" type="checkbox"/> 29. PLOT PLANS	<input checked="" type="checkbox"/> 32. OTHER, BID PERMITS.			
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)	
Sign:				Boyce Lundstrom	
35. APPLICANT (Print):		36. DATE		38. DATE	
Sign:				4/18/06	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.			Sign: Boyce Lundstrom		
39. OWNER (Print):		40. DATE			
Sign:					

RECEIVED

APR 24 2006

Planning Department



**Karnak Planning & Design, Inc.**

Robert Richardson, Planner Jim Rosenlieb, Architect  
2802 State Street, Suite C, Carlsbad, Ca 92008  
(760) 434-8400 Fax (760) 434-8493  
e-mail: [karnakarch@aol.com](mailto:karnakarch@aol.com)

March 17, 2008

Scott Nightingale  
City of Oceanside  
Planning Department  
300 N. Coast Highway  
Oceanside Ca 92054

Re: Lundstrom Residence (RC-7-06)  
Description & Justification

Dear Mr. Nightingale,

Karnak Planning and Design, on behalf of Mr. Boyce Lundstrom, is requesting a modification to the scope of work currently permitted in coastal permit RC-7-06.

We have decided the detached lower garage addition accessing the alley will not be built. Instead, the existing attached permitted carport and storage areas will be reframed and enlarged. See attached copies of prior permits. We will be adding an additional 104 sf to the carport roof to square it off for new solar panels which will be installed flat to the roof. The old roofing will be removed and a new plywood roof with hot mopped asphalt roof installed. The existing residence will be painted and fully upgraded with new colors and trim paint. The existing walls, fences and trim will be completely repainted as well. The new carport roof fascia will screen the solar panels from the adjacent neighbors at ground level. We are proposing to remove a portion of the living room roof and installing a new 464 sq.ft. roof deck with a solid stucco railing. The existing patio cover on the east side (rear) of the home will be removed to allow access to the new deck by way of a new metal spiral stair next to the fireplace. The existing home exterior and retaining wall at the east side of the property finishes will be upgraded and repainted to match the new construction.

Thank you for your consideration and if you need further clarification please contact me.

Sincerely,

*Robert Richardson*

Project Manager

Cc Boyce Lundstrom



**Karnak Planning & Design, Inc.**

Robert Richardson, Planner Jim Rosenlieb, Architect  
2802 State Street, Suite C, Carlsbad, Ca 92008  
(760) 434-8400 Fax (760) 434-8493  
e-mail: [karnakarch@aol.com](mailto:karnakarch@aol.com)

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Sincerely,

*Robert Richardson*

Project Manager

Cc Boyce Lundstrom

**LEGAL DESCRIPTION**

**LOT 4, ST. MALO TERRACE, IN THE CITY OF OCEANSIDE, COUNTY OF  
SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.  
2743, FILLED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO  
COUNTY, 1952.**



# NOTICE OF EXEMPTION

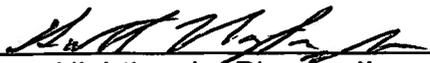
City of Oceanside, California

Post Date:  
Removal:  
(30 days)

1. **APPLICANT:** Robert H. Lundstrom
2. **ADDRESS:** 2112 S. Tremont St.  
Oceanside, CA. 92054
3. **PHONE NUMBER:** (760) 439-3158
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Planner II
6. **PROJECT TITLE:** Lundstrom Residence
7. **DESCRIPTION:** A request to construct a 464 roof top deck on top of an existing residence and expansion of an existing carport by 104 square feet.

**ADMINISTRATIVE DETERMINATION:** Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on that review, the Environmental Coordinator finds that the proposed project constitutes interior alterations involving such things as interior partitions, plumbing and electrical conveyances, and the project is categorically exempt. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section \_\_\_\_\_, <name> ( Sections 15260-15277); or,
- The project is categorically exempt, Class 3 "Accessory Structures" (Section 15303) (e); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

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

Date: 3/24/08

cc:  Project file  Counter file  Library

Posting:  County Clerk \$50.00 Admin. Fee