



DATE: April 21, 2008

TO: Chairman and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC-17-07) TO DEMOLISH ONE RESIDENTIAL UNIT THAT IS PART OF THE EL SERENO COTTAGES LOCATED IN THE 800 BLOCK OF SOUTH PACIFIC STREET, THE TOWNSITE NEIGHBORHOOD AND THE ORIGINAL JURISDICTION OF THE COASTAL COMMISSION – SANDY BEACH LOT 16 DEMO – SANDY BEACH LLC**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 1 “Existing Facilities” categorical exemption pursuant to Section 15301(l)(2) of the California Environmental Quality Act; and
- (2) Adopt Planning Commission Resolution 2008-P25 approving Regular Coastal Permit (RC-17-07) with findings and conditions attached herein.

PROJECT DESCRIPTION

Background: The subject property is Lot 16, which is located in Block C of the Myers Annex to Oceanside, and has been recently addressed as 829 South Pacific Street.

An application to demolish the existing residential unit and construct a new 5,000-square foot home was submitted on July 25, 2007. On March 10, 2008, the application was revised and the scope of work limited to removing the existing structures from the site. No construction is proposed at this time. The March submittal is the second submittal associated with this application.

Site review: The subject site is located on South Pacific Street between Wisconsin Avenue and Hayes St. This lot is part of the El Sereno Cottages, which are addressed 835 South Pacific Street.

The surrounding land uses are residential. The existing developments are a mix of multi-family and single-family units.

The Myers Annex subdivision was created in 1906. The original owner of the land is Emily Martha Hayes. In 1907, she sold the lot to Joseph E. Myers, whose father is, Andrew J. Myers. He was the first to file a patent on the 160-acre parcel of land in what is now Oceanside. Lot 16 sold to Fred Hays in 1909. Hayes is one of the founders of the Hayes Land Company. He was instrumental in much of the development of the Oceanside area.

The subject site includes a one-story house located at the western end of the property on the beach front. The remainder of the lot is a large blacktopped parking lot. The building and parking lot are located below the elevation of South Pacific Street. The site lacks landscaping.

The builders of the El Sereno Cottages are Desire Forteville and his wife, Bertha. The cottages occupy four separate lots within this block (Lots 15, 16, 17, and 18). In 1988, the duplex on Lot 16 was remodeled into a single-family unit. The house has a gable roof covered with shingles. In 1949, the house was constructed as two units. The interior and exterior walls, the windows, kitchen, and bathroom have been replaced.

The former property owner, Pierre Andre, has an active business license for vacation rentals for the eight units associated with El Sereno Cottages. During July, 2007 Mr. Andre deeded title to Sandy Beach, LLC who is the applicant.

Project Description: The project application is comprised of one component: a Regular Coastal Permit.

Regular Coastal Permit RC-17-07 represents a request to: Vacate the existing structures on Lot 16 in Block C of the Myers Annex to Oceanside pursuant to the guidelines of the Local Coastal Program. The applicant does not propose new construction at this time. The lot will remain vacant.

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

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

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

Land Use Element I. Community Enhancement

Goal: The consistent, significant, long term preservation and improvement of the environment, values, aesthetics, character and image of Oceanside as a safe, attractive, desirable and well-balanced community.

Objective 1.3 Special Management Areas: To provide special management of sensitive historical, cultural, recreational, and environmental areas and areas with unique planning considerations within the City.

Objective 1.32 Coastal Zone: 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.

By affirming Oceanside Historic Preservation Advisory Committee's (O.H.P.A.C.) recommendation that the project's approval include requiring the existing structures be photographed, the proposed demolition of the unit is consistent with the long-term preservation of the image of Oceanside.

The review of the proposed demolition of one of the El Sereno Cottages has been reviewed by staff for compliance with the certified Local Coastal Program (see Key Planning Issue Item 4). Specific conditions are recommended as the project site is adjacent to recreational areas (shore) and sensitive environmental areas (the Pacific Ocean).

2. Zoning Ordinance compliance

The project is located in the Residential Tourist District (RT). This designation provides opportunities for tourist and year-round visitor-serving facilities, including permanent and transient residential and related uses, within the City's

Coastal Zone. In this district, the base density for residential uses is 29.0 dwelling units per gross acre and the maximum potential density is 43.0 dwelling units per gross acre. Constructing single-family units is allowed on a legal lot located in the RT District. The potential density range for this lot is two to three dwelling units.

The subject lot is 0.07 acres and 25 feet wide. As such, it is a substandard legal lot. Pursuant to Section 1050, minimum lot widths are 60 feet and the minimum lot area is 0.14 acres. (No development is proposed at this time; therefore, an analysis of the proposal vis-à-vis compliance with development regulations, like height, required yards, and lot coverage, is not provided.)

The proposal is subject to the requirements of Article 21 Historic Overlay District. As such, the conditions recommended to Planning Commission include photographing the existing structures prior demolition (pursuant to O.H.P.A.C. Policy 1) and securing the site from vandalism.

The proposal is subject to the requirements of Article 30 Site Regulations. Section 3013.B states that no demolition permit shall be issued to remove a structure ... that is on a substandard lot and ... partially sited on a contiguous lot in the same ownership unless a lot is created conforming to the minimum width and area requirements of the district in which it is located. Lot 16 is owned by Sandy Beach, LLC. The adjoining lots are owned by Sunset View, LLC (Lot 15) and Beach Walk, LLC (Lot 17). The Engineer of Record has provided documents demonstrating that no structure is partially sited on a contiguous lot.

The property owner is required to file a new coastal permit application prior to making improvements at this location.

3. Local Coastal Program compliance

The project site is located in the original jurisdiction of the California Coastal Commission. It is shoreline property and subject to the policies of the Local Coastal Program Land Use Plan, as follows:

Local Coastal Program II. Recreation and visitor serving facilities

The Coastal Act requires adequate distribution of public facilities such as parking areas, provision of lower cost visitor facilities, protection of ocean-front areas for Coastal recreation, granting of priority to commercial recreation uses, reservation of upland areas to support coastal recreation, and distribution of visitor facilities throughout the Coastal zone.

Objective: The City shall provide and maintain a wide range of public recreation areas, beach support facilities, and visitor-serving facilities, commensurate with need.

Policy 26: The City shall protect a minimum of 375 lower cost hotel and motel units and 220 recreational vehicle/camping sites within the coastal zone. Twenty percent of those hotel/motel units shall be maintained in shorefront locations. The City shall not allow any demolitions of affordable hotel/motel units which would allow the coastal zone inventory of such units to drop below the number required by this policy. In order to verify its compliance with this policy, the City shall report the inventory of affordable hotel/motel units to the Coastal Commission on an annual basis.

Staff finds that the El Sereno Cottages are excluded from this inventory of 375 lower cost hotel and motel units. The inventory of existing hotel/motel units with expected long-term economic viability included all of the following: Rivera, Beachwood, Bel Air, Bridge Motor Inn, Mira Mar, Travel Lodge, Sandman, Seven Gables, Pacific, Villa Marina, Marina del Mar, and Buccaneer. The project complies with Policy 26 of the Local Coastal Program.

An application for Coastal Affordable Housing Compliance was received. Since there is only one residential unit on the lot, it was determined that the proposal is not subject to Coastal Affordable Housing requirements.

DISCUSSION

Issue: Change to the character of the 800 block of South Pacific Street.

Recommendation: The applicant, Sandy Beach LLC, has the right to request a coastal permit to demolish structures on their property. Staff recommends that the existing structures be photographed in compliance with O.H.P.A.C. Policy 1. Creating this vacant lot will change the character of the block. The average depth of structural setbacks will change (be reduced) within this block. Subsequent to this Planning Commission's decision, the property owner may apply to construct new improvements at this site or the lot may remain vacant for some time.

Issue: Development on substandard lots pursuant to Section 3013

Recommendation: The unit proposed for demolition is part of eight units that make up the El Sereno Cottages that have operated as vacation rentals under one business license for some time. The cottages span three contiguous lots, which have been more recently owned separately by Sandy Beach LLC, Sandy Walk, LLC and Sandy Beach, LLC. None of the structures are partially sited on a contiguous lot. The applicant, Sandy Beach LLC, owns a legal lot and is not subject to Section 3013 of the Zoning Ordinance, at this time.

Issue: Use of the vacant lot for construction staging

Recommendation: The applicant has requested to stage construction related activities on Lot 16. Staff recommends a condition requiring the property owner to provide a site plan and schedule to City staff for review and approval by the City Planner and City Engineer. This request would be considered on a case-by-case basis.

ENVIRONMENTAL DETERMINATION

The proposed project is categorically exempt pursuant to Class 1, Existing Facilities, Section 150301(I)(2). This section states "A duplex or similar multi-family residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished.

There are a total of eight units associated with the El Sereno Cottages. This application requests to demolish one of the eight residential units.

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 of the subject property, individuals and or organizations requesting notification, applicant and other interested parties. The application is not subject to the larger radius notification, because it is the demolition of one residential unit. As of April 8, 2008, no communication supporting or opposing the request has been received.

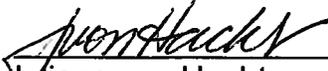
SUMMARY

The proposed Regular Coastal Permit RC-17-07, as conditioned, is consistent with the land use policies of the General Plan, the requirements of the Zoning Ordinance, and the policies of the Local Coastal Program. The project has been conditioned to meet or exceed all applicable standards. 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-17-07 and adopt Planning Commission Resolution No. 2008-P25 as attached.

PREPARED BY:

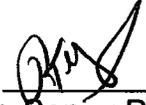
SUBMITTED BY:



Juliana von Hacht
Associate Planner



Jerry Hittleman
City Planner

REVIEWED BY: 
Richard Greenbauer, Senior Planner

JH/JH/fil

Attachments:

1. Site Plan and Elevations
2. Planning Commission Resolution No. 2008-P25

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PLANNING COMMISSION
RESOLUTION NO. 2008-P25

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

APPLICATION NO: RC-17-07

APPLICANT: Sunset View LLC

LOCATION: 829 South Pacific Street

Lot 16 of Block C in the Myers Annex of Oceanside

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Regular Coastal Permit under the provisions of Articles 10, 21, and 30 of the Zoning Ordinance of the City of Oceanside and the policies of the Local Coastal Program to permit the following:

demolition of one of the eight residential units that are part of El Sereno Cottages; on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 21st day of April, 2008 conduct a duly advertised public hearing as prescribed by law to consider said application.

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

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

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

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	\$2,072 per unit for residential
8			
9	School Facilities Mitigation Fee	Ordinance No. 91-34	\$2.63 per square foot residential
10			
11	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.
12			
13			
14	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.
15			
16			
17	San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically \$4,326 per unit.
18			
19			

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

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

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

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

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

7 WHEREAS, the documents or other material which constitute the record of
8 proceedings upon which the decision is based will be maintained by the City of Oceanside
9 Planning Division, 300 North Coast Highway, Oceanside, California 92054.

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

12 FINDINGS:

- 13 1. The subject site is situated within the Urban High Density Residential (UHD-R)
14 designation of the Land Use Element. The proposed demolition of three units of the El
15 Sereno Cottages complies with General Plan Land Use Element Objective 1.32. The
16 applicant has provided documents which were reviewed for compliance with the
17 policies of the Local Coastal Program.
- 18 2. The proposed demolition of three units of the El Sereno Cottages complies with the
19 requirements of the Residential Tourist District (RT) and has been conditioned to
20 comply with OHPAC Policies, Articles 10, 21, and 30. The structures are situated on a
21 legal lot that is substandard in size. Prior to the demolition of the existing structures,
22 they will be photographed. The vacant lot will be secured by fencing that is located
23 outside of the required front yard.
- 24 3. The project conforms to the Local Coastal Plan, including Policy 26 of that Plan which
25 states that specific hotel/motel units shall be maintained in shorefront locations. This
26 site is not subject to this policy, because El Sereno Cottages are not identified on the list
27 of lower cost hotel and motel units. Further, the number of units proposed for
28 demolition does not meet the minimum requirement of the Coastal Affordable Housing
29 Compliance Permit.

1 4. This proposal is situated within the appeal area of the Local Coastal Program and
2 conforms to the public access and recreation policies of Chapter 3 of the Coastal Act.
3 The Local Coastal Program *Beach Accessways: Standards for Design, Construction and*
4 *Maintenance* Standard 10 requires that access -- at 500 foot intervals -- be provided. The
5 800 block of South Pacific Street is 450-feet in length with public access at Wisconsin
6 Avenue and Hayes Street.

7 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
8 confirm issuance of a Class 1 Categorical Exemption from CEQA and approve Regular Coastal
9 Permit RC-17-07 subject to the following conditions:

10 **Building:**

- 11 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
12 Building Division plan check (Currently the 2007 California Building Code, and 2007
13 California Electrical Code).
- 14 2. The granting of approval under this action shall in no way relieve the applicant from
15 compliance with all State and Local building codes.
- 16 3. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the
17 plans.
- 18 4. The developer shall monitor, supervise and control all building construction and
19 supporting activities so as to prevent these activities from causing a public nuisance,
20 including, but not limited to, strict adherence to the following:
 - 21 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
22 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
23 work that is not inherently noise-producing. Examples of work not permitted on
24 Saturday are concrete and grout pours, roof nailing, and activities of similar
25 noise-producing nature. No work shall be permitted on Sundays and Federal
26 Holidays (New Year's Day, Memorial Day, Independence Day, Labor Day,
27 Thanksgiving Day, and Christmas Day) except as allowed for emergency work
28 under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).
 - 29 b) The construction site shall be kept reasonably free of construction debris as
specified in Section 13.17 of the Oceanside City Code. Storage of debris in

1 approved solid waste containers shall be considered compliance with this
2 requirement. Small amounts of construction debris may be stored on-site in a
3 neat, safe manner for short periods of time pending disposal.

4 5. Plans submitted after January 1, 2008 must comply with the State adopted CBC codes.

5 6. A Building Permit will be required for the demolition of any existing structures. Plans
6 for the Building Permit must clearly show that all utilities (electric, gas, water, & sewer)
7 are properly terminated and or capped in accordance with the requirements of the utility
8 service provider. All underground septic or water storage tanks must be removed or
9 filled in accordance with the Uniform Plumbing Code and or the City's Grading
10 Ordinance.

11 **Engineering:**

12 7. Standard traffic control and haul route conditions apply. Traffic control plans and haul
13 routes must be coordinated, reviewed and approved by staff prior to beginning work.

14 8. Any existing street access ways (for example, curb cuts, driveway aprons, and
15 driveways) shall be removed and replaced by new curb and gutters.

16 9. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and
17 in any adjoining public parkways shall be permanently maintained by the owner, his
18 assigns or any successors in interest in the property. The maintenance program shall
19 include normal care and irrigation of the landscaping; repair and replacement of plant
20 materials; irrigation systems as necessary; and general cleanup of the landscaped and
21 open areas, parking lots and walkways, walls, fences, etc. Failure to maintain
22 landscaping shall result in the City taking all appropriate enforcement actions by all
23 acceptable means including but not limited to citations and or actual work with costs
24 charged to or recorded against the owner.

24 **Planning:**

25 10. This Regular Coastal Permit approves only the demolition of the existing unit of the El
26 Sereno Cottages on property located on Lot 16 of C Block in the Myers Annex of
27 Oceanside and as shown on the plans and exhibits that are part of the RC-17-07
28 application. No deviation from these approved plans and exhibits shall occur without
29 Planning Commission approval. Construction on the property located on Lot 16 is not a

1 part of Regular Coastal Permit RC-17-07; prior to constructing improvements on the
2 property, the property owner shall obtain a separate Coastal Permit.

3 11. This Regular Coastal Permit RC-17-07 shall expire 24 months after the effective date of
4 the approval, unless implemented in accordance with the policies of the City of
5 Oceanside's Local Coastal Program.

6 12. The validity of Regular Coastal Permit RC-17-07 shall not be affected by changes in
7 ownership or tenants.

8 13. Regular Coastal Permit RC-17-07 shall lapse if the exercise of rights granted by it is
9 discontinued for six consecutive months.

10 14. Failure to meet any conditions of approval for this Regular Coastal Permit is a violation
11 of the Regular Coastal Permit RC-17-07.

12 15. A request for changes in conditions of approval or a change to the approved plans that
13 would affect a condition of approval shall be treated as a new application. The City
14 Planner may waive the requirements for a new application if the changes requested are
15 minor, do not involve substantial alterations or addition to the plan or the conditions of
16 approval, and are consistent with the intent of the project's approval or otherwise found
17 to be in substantial conformance.

18 16. This Regular Coastal Permit shall be called for review by the City Planner if complaints
19 are filed and verified as valid by the Code Enforcement Office concerning the violation
20 of any of the approved conditions or does not conform with the information contained in
21 or representations made in the application, any supporting material submitted to the City
22 or during any hearing on the application.

23 17. Provisions stating that none of the conditions of approval shall be deleted or modified
24 without the consent of the City Attorney, that the City shall have the right, but not the
25 obligation, to enforce any of the resolution's provisions and that in the event the City
26 pursues legal action to enforce any of its rights, the City shall be entitled to reasonable
27 attorney's fees.

28 18. The property owner, or any successor-in-interest, shall defend, indemnify and hold
29 harmless the City of Oceanside, its agents, officers or employees from any claim, action
or proceeding against the City, its agents, officers, or employees to attack. The City will

1 promptly notify the applicant of any such claim, action or proceeding against the City
2 and will cooperate fully in the defense. If the City fails to promptly notify the applicant
3 of any such claim action or proceeding or fails to cooperate fully in the defense, the
4 applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the
5 City.

6 19. A covenant or other recordable document approved by the City Attorney shall be
7 prepared by the property owner and recorded prior to the approval of any Building
8 Permit. The covenant shall provide that the property is subject to this Regular Coastal
9 Permit RC-17-07 and shall generally list the conditions of approval.

10 20. Prior to the transfer of ownership, the owner shall provide a written copy of the
11 application and staff report to the new owner and or operator. This notification's
12 provision shall run with the life of the project and shall be recorded as a covenant on the
13 property.

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

19 22. A six-foot fence shall secure the vacant lot. The fence shall comply with Section
20 1050(U) of the Oceanside Zoning Ordinance. The fencing situated within the front yard
21 shall be setback 15 feet from the front property line.

22 23. Debris and construction related material shall be removed from the property on a weekly
23 basis or with greater frequency when warranted. The property shall be kept clear of
24 debris and a clean, safe, neat appearance maintained at all times.

25 24. Photo documentation of structures shall be accomplished in the following manner:
26 Format (4" X 5") to include black and white shots of all exterior elevations of the
27 cultural resource, producing archival quality negatives and contacts. Interior shots shall
28 be accomplished in the same format. Color slide photo documentation shall be
29 required, the number of shots to be determined by the OHPAC. All photo

1 documentation shall be accomplished under the direction of a designated member of the
2 OHPAC and to the satisfaction of the City Planner.

3 25. On a case-by-case basis, the property owner may apply to the City Planner to use Lot 16
4 for the purposes of construction staging. The property owner shall provide a
5 "Construction Staging" Site Plan and construction schedule to the City Planner and City
6 Engineer for their review and approval.

7 **Water Utilities:**

8 26. The property owner shall maintain private water and wastewater utilities located on
9 private property.

10 27. This approval is for demolition of an existing accessory structure of the El Sereno
11 Cottages only.

12 PASSED AND ADOPTED Resolution No. 2008-P25 on April 21, 2008 by the
13 following vote, to wit:

14 AYES:

15 NAYS:

16 ABSENT:

17 ABSTAIN:

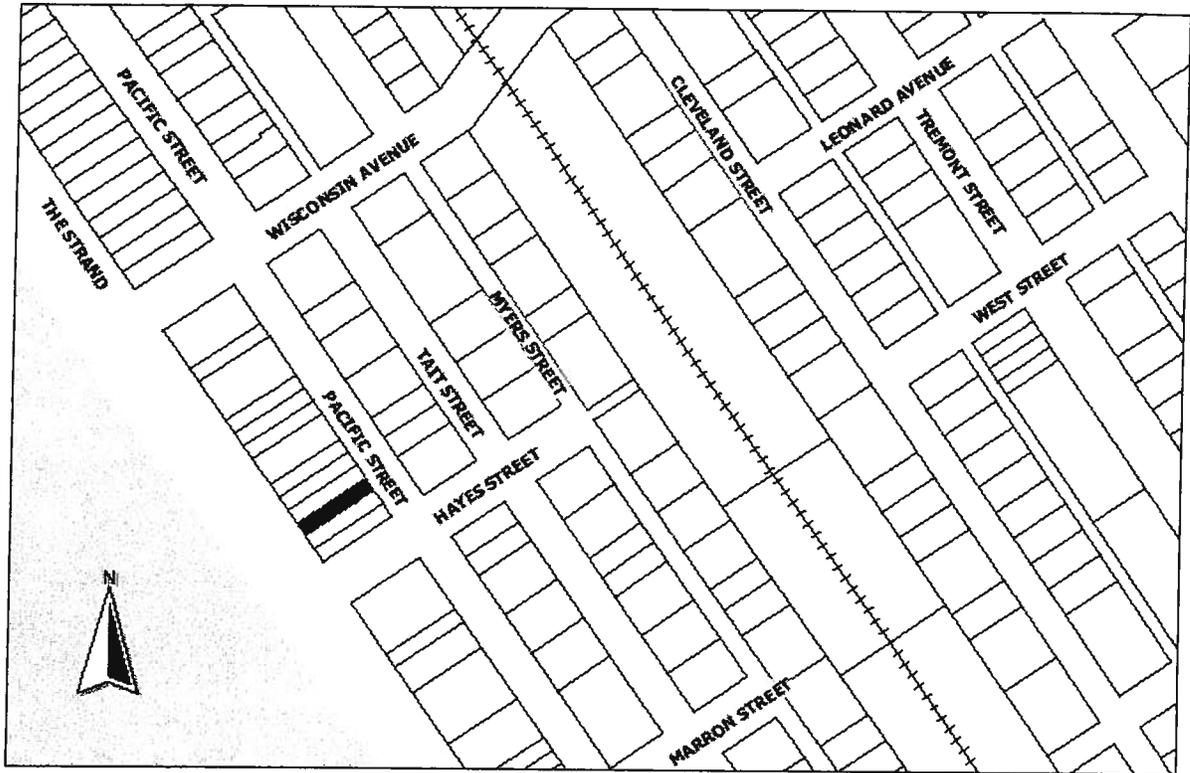
18
19 _____
20 Dennis Martinek, Chairman
21 Oceanside Planning Commission

22 ATTEST:

23 _____
24 Jerry Hittleman, Secretary

25 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
26 this is a true and correct copy of Resolution No. 2008-P25.

27
28 Dated: April 21, 2008
29 _____



File Number: RC-17-07

Applicant: Sandy Beach LLC

Description:

REGULAR COASTAL PERMIT (RC-17-07) for the demolition of one residential structure which is part of the El Sereno Cottages and located within the 800 Block of South Pacific Street, the RT District, the Townsite Neighborhood, and the original jurisdiction of the Coastal Commission. – **SANDY BEACH**

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: April 8, 2008

Public Hearing Coastal Permit
Identification No. RC-17-07

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 Sandy Beach, LLC. This application was received on July 25, 2007. The application is described as follows:

For the demolition of one residential structure which is part of the El Sereno Cottages.

The project is located within the 800 Block of South Pacific Street, the RT District, the Townsite Neighborhood, and the original jurisdiction of the Coastal Commission.

Said hearing will be held on April 21, 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 April 16, 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 May 1, 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.

RECEIVED
JUL 25 2007

Application For Planning Commission Hearing				STAFF USE ONLY	
Planning Department Planning Department (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885 Please Print or Type All Information				ACCEPTED	BY
RECEIVED JUL 25 2007 Planning Department				7/25/07	SN.
PART I - APPLICANT INFORMATION					
1. APPLICANT		2. STATUS		HEARING	
Sandy Beach, LLC		Planning Department		EPA	
3. ADDRESS		4. PHONE/FAX		MASTER/SP.PLAN	
Lot # 16 of 800 Block of S. Pacific St		858 759 0381		ZONE CH.	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)		858 759 0306		TENT. MAP	
David P. Fischbach				PAR. MAP	
6. ADDRESS		7. PHONE/FAX		DEV. PL.	
PO Box 1454		858 759 0381		C.U.P.	
Rancho Santa Fe CA 92067		858 759 0306		VARIANCE	
PART II - PROPERTY DESCRIPTION				COASTAL RC-17-07	
8. LOCATION				O.H.P.A.C.	
Lot # 16 of 800 Block of S. Pacific St Oceanside, CA				9. SIZE	
10. GENERAL PLAN		11. ZONING		13. ASSESSOR'S PARCEL NUMBER	
Urban highden		RT		150-356-18-00	
		12. LAND USE			
		Residential			
PART III - PROJECT DESCRIPTION					
14. GENERAL PROJECT DESCRIPTION					
REV-3/10/07 Construction of a single family residence					
15. PROPOSED GENERAL PLAN		16. PROPOSED ZONING		17. PROPOSED LAND USE	
N/A		Same		Same	
18. NO. UNITS		19. DENSITY			
1		13.4 units/acre			
20. BUILDING SIZE		21. PARKING SPACES		22. % LANDSCAPE	
4501 SF		4		25%	
23. % LOT COVERAGE				63%	
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 type="checkbox"/> 31. CONSTRUCTION SCHEDULE	
<input checked="" type="checkbox"/> 28. ENVIRONMENTAL ASSESSMENT		<input checked="" type="checkbox"/> 29. PLOT PLANS		<input type="checkbox"/> 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)	
David P. Fischbach		7/19/07		Christine Harris	
Sign:				38. DATE	
				7/19/07	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.			Sign:		
35. APPLICANT (Print):		36. DATE		39. OWNER (Print):	
David P. Fischbach		7/19/07		Christine Harris	
Sign:				40. DATE	
				7/19/07	
				Sign:	
				David P. Fischbach	

JULIANA

52



Addendum to Citywide Application for Regular Coastal Permits

FEE: \$1,361.00

The following addendum is to be filed on any project located within the City's Coastal Zone. All coastal projects must be in compliance with all applicable policies adopted in the City's Coastal Land Use Plan.

Please answer ALL questions. Where questions do not apply to your project, indicate "Not Applicable" or "N.A."

1. If residential, state:

- (a) Number of units one unit
- (b) Number of bedrooms per unit six bedrooms
- (c) Type of ownership proposed:
 - Rental
 - Condominium
 - Stock cooperative
 - Time share
 - Other - single family home

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2. If land division, number of lots to be created and size:

N/A - single lot

3. Present use of property

- (a) Are there existing structures on the property? Yes No

If yes, describe (including number of residential units, occupancy status, monthly rental/lease rates for each unit for residential projects only. If there are existing motel/hotel/visitor accommodations on the property, please describe.

Single Family home

- (b) Will any existing structure be demolished? () Yes () No
 Will any existing structure be removed? () Yes () No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

None relocated. Single family removed and replaced with single family.

4. Estimated cost of development: Land \$1,000,000 Improvements \$435,000

5. Has any application for a development on this site been submitted previously to the California Coastal Commission or the City of Oceanside? () Yes () No

If yes, state previous application number _____

6. Project height: Maximum height of structure 27 ft.

Maximum height of structure as measured from centerline of frontage road 26 ft.

7. Total number of floors in structure, including subterranean floors, lofts, and mezzanines:
2 floors with basement

8. Gross floor area including covered parking and accessory buildings _____ sq. ft.

Gross floor area excluding parking _____ sq. ft.

9. Lot area (within property lines) _____ sq. ft. or acres.

<u>Lot Coverages</u>	<u>Existing</u>	<u>New Proposed</u>	<u>Total</u>
Building Coverage	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Paved area	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Landscaped area	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Unimproved area	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.

10. Parking: Number of existing spaces 2 uncovered spaces

Number of new spaces proposed 2

TOTAL: 4

Number of covered spaces 2

Number of uncovered spaces none

Number of standard spaces 2

Size 9' x 19'

Number of compact spaces none

Size _____

11. Are utility extensions for the following proposed to serve the project?

- (a) Water () Yes () No (d) Sewer () Yes () No
(b) Gas () Yes () No (e) Telephone () Yes () No
(c) Electric () Yes () No

If yes to any of the above, would extensions be above ground?

- () Yes () No

The relationship of the development to the applicable item below must be explained fully. Attach additional sheets if necessary.

1. If the development is between the first public road and the sea, is public access to the shoreline and along the coast currently available near the site? () Yes () No

If yes, indicate the location of the nearby access, including the distance from the project site.

Access is available at Wisconsin 2nd at Hayes. Each of these points of access is approximately 200' from the property

2. Is any grading proposed? () Yes () No If yes, complete the following:

- (a) Amount of cut _____ cu. yds.
(b) Amount of fill _____ cu. yds.
(c) Maximum height of fill slope _____ ft.
(d) Maximum height of cut slope _____ ft.
(e) Amount of import or export _____ cu. yds.
(f) Location of borrow or disposal site _____

Grading and drainage plans must be included with this application. In certain areas, an engineering geology report must also be included. Consult the City Engineering Department representative for a determination.

3. Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?

- (a) Diking () Yes () No
(b) Filling () Yes () No
(c) Dredging () Yes () No
(d) Placement of structures () Yes () No

Amount of material to be dredged or filled _____ cu. yds.

Location of dredged material disposal site _____

Has a U.S. Army Corps of Engineers' permit been applied for?

- () Yes () No

4. Will the development extend onto or adjoin any beach, tidelands, submerged lands or public trust lands? () Yes (✓) No

For projects on State-owned lands, additional information may be required. Consult the staff representative in the Planning Department.

5. Will the development project existing lower-cost visitor and recreation facilities? () Yes (✓) No

Will the development provide public or private recreational opportunities?

- () Yes (✓) No

If yes, explain _____

6. Is the proposed development in or near:

- (a) A sensitive habitat area () Yes (✓) No (Biological survey may be required)
(b) A 100-year floodplain () Yes (✓) No (Hydrologic mapping may be required)
(c) A park or recreation area () Yes (✓) No

7. Is the proposed development visible from:

- (a) Any park, beach, or recreation area (✓) Yes () No
(b) Harbor area () Yes (✓) No

8. Does the site contain any:

- (a) Historic resources () Yes (✓) No
(b) Archaeological resources () Yes (✓) No
(c) Paleontological resources () Yes (✓) No

If yes to any of the above, please explain on an attached sheet.

9. Would the project in any way alter or divert a streambed or drainage course?

- () Yes (✓) No

If yes, please describe on a separate sheet of paper.

Under certain circumstances, additional material may be required prior to issuance of a Coastal Development Permit. For example, preliminary title reports, land surveys, legal descriptions, subordination agreements, and other outside agreements may be required prior to issuance of the permit; and on the beachfront, a wave-action report will be required.

Date

7/19/07

Signature of Authorized Agent or Applicant



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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer

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Date

Page 1 of 4

*Resource Name or #- 835 S. Pacific St., Lot 16

P1. Other Identifier: none

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (132b and 132c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date: 1975 T 11 S R 4 W 1/4 of 1/4 of Sec : M.D. B.M.S.B

c. Address: 835 S. Pacific St., Lot 16

City: Oceanside

Zip: 92054

d. UTM: Zone: 10, mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN#150-356-18

*133a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject resource consists of a one story house. The lot is located between South Pacific St. and the Pacific Ocean. The resource is located at the western end of the property on the beach front. The rest of the lot is a large blacktopped parking lot. The building and parking lot are located below the level of S. Pacific St. There is no landscaping on the lot. The house has a gable roof covered with shingles. As originally built, the house was a duplex. The exterior walls were 1x10 wooden siding and the interior walls were knotty pine. At the present time, the exterior walls are stucco and the interior walls have been plastered. The windows have been replaced. The house has a deck facing the ocean. Entrance to the house is through a sliding glass door on the deck. The house has two bedrooms. The kitchen and bathroom have been replaced.

In 1988, the duplex was remodeled into a single family unit. The building is in good condition.

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

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #)

Eastern facade

6/20/07

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1949-County Assessor

*P7. Owner and Address:

Sandy Beaches, LLC

835 S. Pacific St.

Oceanside, CA 92054

*P8. Recorded by: (Name, affiliation, and address)

Mary Taschner

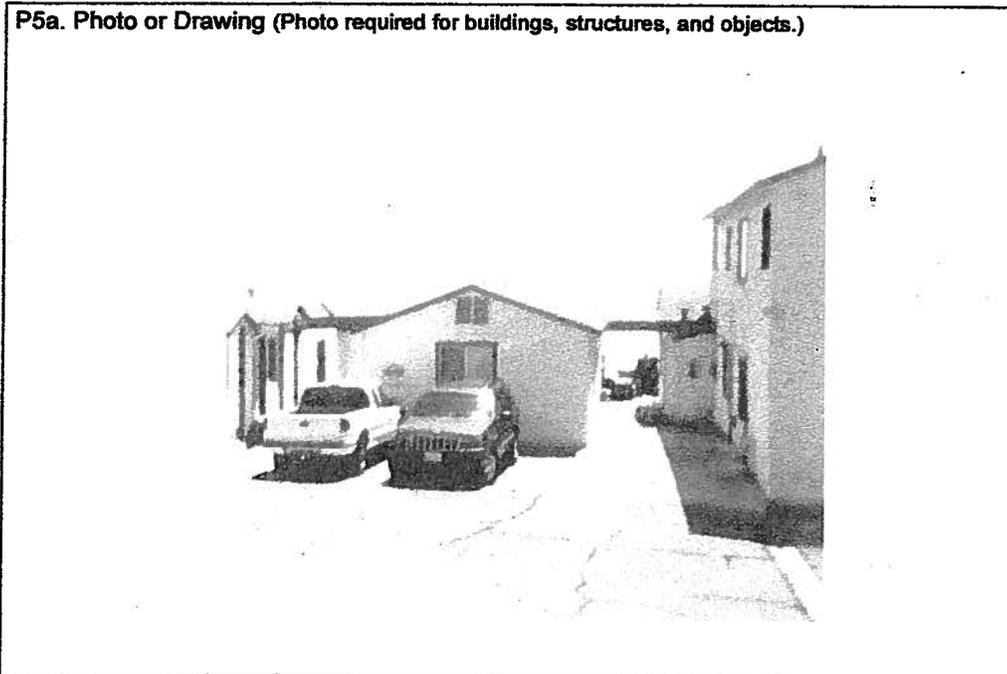
322 N. Nevada St.

Oceanside, CA 92054

*P9. Date Recorded: 7/12/07

*P10. Survey Type: (Describe)

Intensive



*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

none

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

CONTINUATION SHEET

Page 2 of 4

*Resource Name or # (Assigned by recorder) 835 S. Pacific St., Lot 16

*Recorded by: Mary Taschner

*Date: 7/12/07

Continuation

Update

Type in here!

The subject resource is located in the Myers Addition subdivided in 1906. Originally, the lot was owned by Emily Martha Hayes, a member of the prominent Hayes family. J. Chauncey Hayes was one of the founders of Oceanside and the pioneer real estate man of Oceanside. The Hayes Land Company was established in 1883. At one time, the company holdings included all the beach frontage between the Oceanside pier and Carlsbad. In 1906, Emily Hayes was one of the directors of the company. The 1907 Oceanside Blade featured large ads from the Hayes Land Company offering beach front lots for \$300 each with terms of 2/3 down and the balance to be paid in 6 and 12 months. The interest rate was 6 percent.

In 1907, Emily Hayes sold the land to Joseph E. Myers, a member of another prominent Oceanside family. Myers' father, Andrew J. Myers, is considered to be the "father of Oceanside". He was the first to file a patent on a 160 acre parcel of land in what is now Oceanside. Myers had nine children, but only two survived to adulthood, Edward and Joseph.

Joseph Myers owned the subject property for two years before he sold it to Fred Hayes in 1909. Fred Hayes was one of the fourteen children of J. Chauncey Hayes and Felipa Marron Hayes. He was instrumental in much of the development of the Oceanside area. Along with his father, he was one of the founders of the Hayes Land Company which eventually had offices in Oceanside, San Diego and Los Angeles. Fred Hayes had two children, Roby and Berry, who were also involved in real estate.

The property was deeded to the Hayes Land Company in 1910, then back to Fred Hayes later in the year. In 1912, Fred sold the land to Adam Layer, who was probably a land speculator.

Layer held the property for four years, selling it to Emily M. Arguello in 1916. Emily was also one of the fourteen children of J. Chauncey Hayes and Felipa Marron Hayes. Emily immediately sold the land to Los Angeles resident Clara M. Howard. Clara held the property for eight years. During that time, she married and as Clara M. Shepard, she sold it to William and Lilly Mercer in 1924. The Mercers' were also Los Angeles residents and both of them were real estate agents.

In 1931, the land was sold to Desire J. Forteville and his wife, Bertha. The Fortevilles' were the builders of the subject property which they named El Sereno Cottages.

*Recorded by: Mary Taschner

*Date: 7/12/07

Continuation

Update

Type in here!

Desire was born in Calais, France and moved to the United States in 1924. He was a carpenter and may have helped with the construction of the cottages. According to his obituary, he took considerable interest in the development of a clean, safe beach.

One year before Desire's death in 1947, the Fortevilles' sold the cottages to Joseph and Bernice Thomas. Joseph Thomas was a building contractor who owned a construction company.

William and Gladys Settle bought the property in 1948. They had originally lived in Lancaster, where they owned a grocery store. After their Oceanside purchase, they lived in the El Sereno Cottages.

IN 1955, Elmer and Rita Peters became the new owners of El Sereno. They did not live on the property, but managed it, along with the Sea Spray Cottages at 806 N. The Strand. Elmer also owned Peters' Wholesale Nurseries.

Elmer retired in 1962 and the Peters' sold the property to Jerry Greben in 1963. One year later, he sold it to Vista residents Ernest and Margaret Pechstein. The Pechsteins' kept the property for five years, selling to Oceanside residents, Gordon and Mildred Hardwick, in 1969. The Hardwicks' originally came to Oceanside, because Gordon was in the Marine Corps. After his military retirement, he became a probation officer in San Diego. Mildred was a real estate broker with Milton Properties.

In 1976, the property went to Liv R. Collier by agreement. The Hardwicks' deeded it to her on December 14, 1947. On the same day, several transactions moved the property from Liv R. Collier to Geoffrey A. Collier and then to David and Rose Housh.

Another series of transactions transferred the property from David and Rose Housh to Pacific Palms Associates LTD and back to the Houshes. In 1986, by order of the court, Rose Housh deeded the property to Cel Obert Inc. Cel Obert Inc. sold it to Oceanside Pacific Palms in 1988. By trustee's deed, the property went to Epsilon Properties Inc. in 1994. The company sold the property in 1995 to Grampl Calif Reo Assoc II, LLC.

In 1995, Pierre and Deborah Andre became the owners of the property.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page of 4 of 4

*NRHP Status Code

*Resource Name or # (Assigned by recorder) 835 S. Pacific St., Lot 16

B1. Historic Name: El Sereno Cottages

B2. Common Name: none

B3. Original Use: residential

B4. Present Use: residential

*B5. Architectural Style: non-descript with elements of California ranch

*1916. Construction History: (Construction date, alterations, and date of alterations)

The building was built in 1949 and remodeled in 1988 per the County Assessor.

*137. Moved? No Yes Unknown Date:

Original Location:

*138. Related Features: none

139a. Architect: none

b. Builder: possible A. Zaiser

*1310. Significance: Theme: Residential

Area: Oceanside

Period of Significance: 1949-present

Property Type: Residential

Applicable Criteria: n/a

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

The subject resource is located on the Pacific Ocean. The land was originally bought by speculators who hoped to capitalize on this close proximity to the water. However, the land remained undeveloped for 43 years, although it changed owners frequently. At the present time, the area is a mix of older multi-family units and new condos. Because beach property is so desirable, the trend for new buildings will continue. The building has been remodeled extensively. It was built of average materials and the sub-standard construction typical of rental property at the time. The resource building was not designed by a master architect with a national reputation. It was not constructed of rare or unique materials. The building is not directly associated with any known historic events. Persons of historic standing are not directly associated with it. The building is unlikely to offer any information which would be of local, state or national importance. This study has effectively exhausted all research potential which may have existed for this building. The building is not eligible for nomination to national, California or local historic registers.

131 1. Additional Resource Attributes: (List attributes and codes) HP2 Single family property

*1312. References: SD County Assessor; Blade Tribune, various; US Census Records 1900-1930; Foley, Mary Mix, The American Home, Harper & Roe, New York, 1980; Oceanside Telephone Directories, various; SD City & County Directories,

various
B13. Remarks:

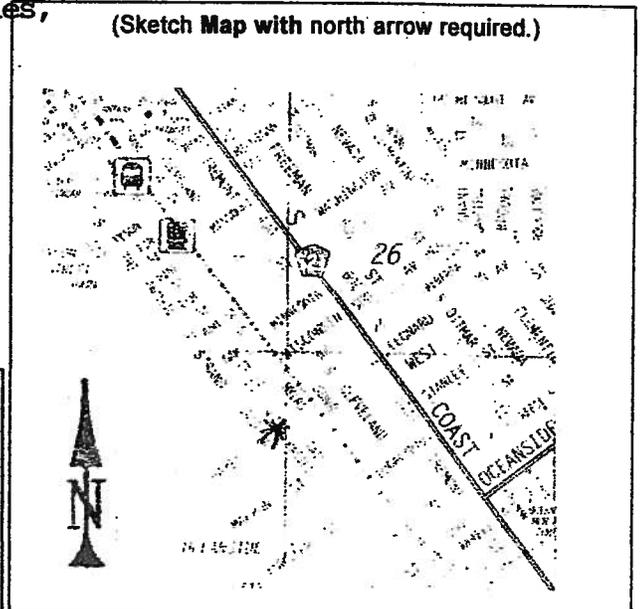
(Sketch Map with north arrow required.)

*1314. Evaluator: Mary Taschner



*Date of Evaluation: 7/12/07

(this space reserved for official comments.)



Description & Justification for 829 S. Pacific St

Address – 829 S. Pacific St.

APN – 150-356-18-00

Zoning – RT

Proposed zoning – No Change

Lot Size – 3250 SF (.075 Acres)

Existing Land Use – Residential

Proposed Project – Demolish existing residence

This proposal is for demolition only to the existing 700 SF structure.

There are no variances requested and no changes proposed to the General Plan.

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RE-17-07

Order Number: DEN-2815194 (4)

Page Number: 6

LEGAL DESCRIPTION

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

LOT 16 IN BLOCK "C" OF MYERS ANNEX TO OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 984, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 13, 1906.

EXCEPTING THEREFROM THAT PORTION, IF ANY HERETOFORE OR NOW LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.

APN: 150-356-18-00



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(30 days)

1. **APPLICANT:** Sandy Beach, LLC
2. **ADDRESS:** PO Box 1454, Rancho Santa Fe, CA 92067
3. **PHONE NUMBER:** (858) 759-0381
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Juliana von Hacht, Associate Planner
6. **PROJECT TITLE:** RC-17-07 Sandy Beach Demolition
7. **DESCRIPTION:** There are eight units associated with the El Sereno Cottages. This application requests to demolish one of the eight residential units by vacating the existing structures on Lot 16 in Block C of the Myers Annex to Oceanside pursuant to the guidelines of the Local Coastal Program. The applicant does not propose new construction at this time. The lot will remain vacant.

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 the demolition of an existing single-family dwelling. 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 1, Existing facilities (Section 15301(l)(2) A duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished
- The project does not constitute a "project" as defined by CEQA (Section 15378).

Jerry Hittleman, ~~Acting~~ City Planner

Date: 21 April 2008

cc: Project file Counter file Library

Posting: County Clerk \$50.00 Admin. Fee