



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-18-07) TO DEMOLISH THREE RESIDENTIAL UNITS THAT ARE 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 – SUNSET VIEW LOT 15 DEMO – SUNSET VIEW 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-P26 approving Regular Coastal Permit (RC-18-07) with findings and conditions attached herein.

**PROJECT DESCRIPTION**

**Background:** The subject property is Lot 15, which is located in Block C of the Myers Annex to Oceanside, and has been recently addressed as 827 South Pacific Street.

An application to demolish the existing three residential units 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 15 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 two residential structures. One unit is 10 feet by 22 feet in area and situated along the shore facing side of the property. Directly east of this structure is a two-story, two-unit building that is sited towards the middle of the lot. The remainder of the lot is a large blacktopped parking lot. The site lacks landscaping.

In 1934, the one-story building was constructed. Its bay window has since been removed. In 1949, the second building with two units was constructed. The interior and exterior walls, the windows, kitchen, and bathroom of each unit have been replaced.

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 15 was remodeled into a single-family unit. The assessment of these older structures is attached to this report; Mary Taschner who prepared the reports did not find that the buildings offered any information which would be of local, state or national importance.

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 Sunset View, LLC who is the applicant.

**Project Description:** The project application is comprised of 1 component: a Regular Coastal Permit.

Regular Coastal Permit RC-18-07 represents a request to: Vacate the existing structures on Lot 15 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 units is consistent with the long-term preservation of the image of Oceanside.

The review of the proposed demolition of three units 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 15 is owned by Sunset View, LLC. The adjoining lots are owned by Sandy Beach, LLC (Lot 16) and Sandy Walk, LLC (Lot 14). 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 no one building consists of more than two residential units, 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, Sunset View LLC, has the right to request a coastal permit to demolish three units of the El Sereno Cottages. 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 three units proposed for demolition are 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 Sunset View, LLC. None of the structures are partially sited on a contiguous lot. The applicant, Sunset View 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 15. 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(l)(2). This section states "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.

There are a total of eight units associated with the El Sereno Cottages. This application requests to demolish three 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 1,500-foot radius of the subject property, individuals and or organizations requesting notification, applicant and other interested parties. As of April 8, 2008, no communication supporting or opposing the request has been received.

**SUMMARY**

The proposed Regular Coastal Permit RC-18-07, 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-18-07 and adopt Planning Commission Resolution No. 2008-P26 as attached.

PREPARED BY:

SUBMITTED BY:

  
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Juliana von Hacht  
Associate Planner

  
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Jerry Hittleman  
City Planner

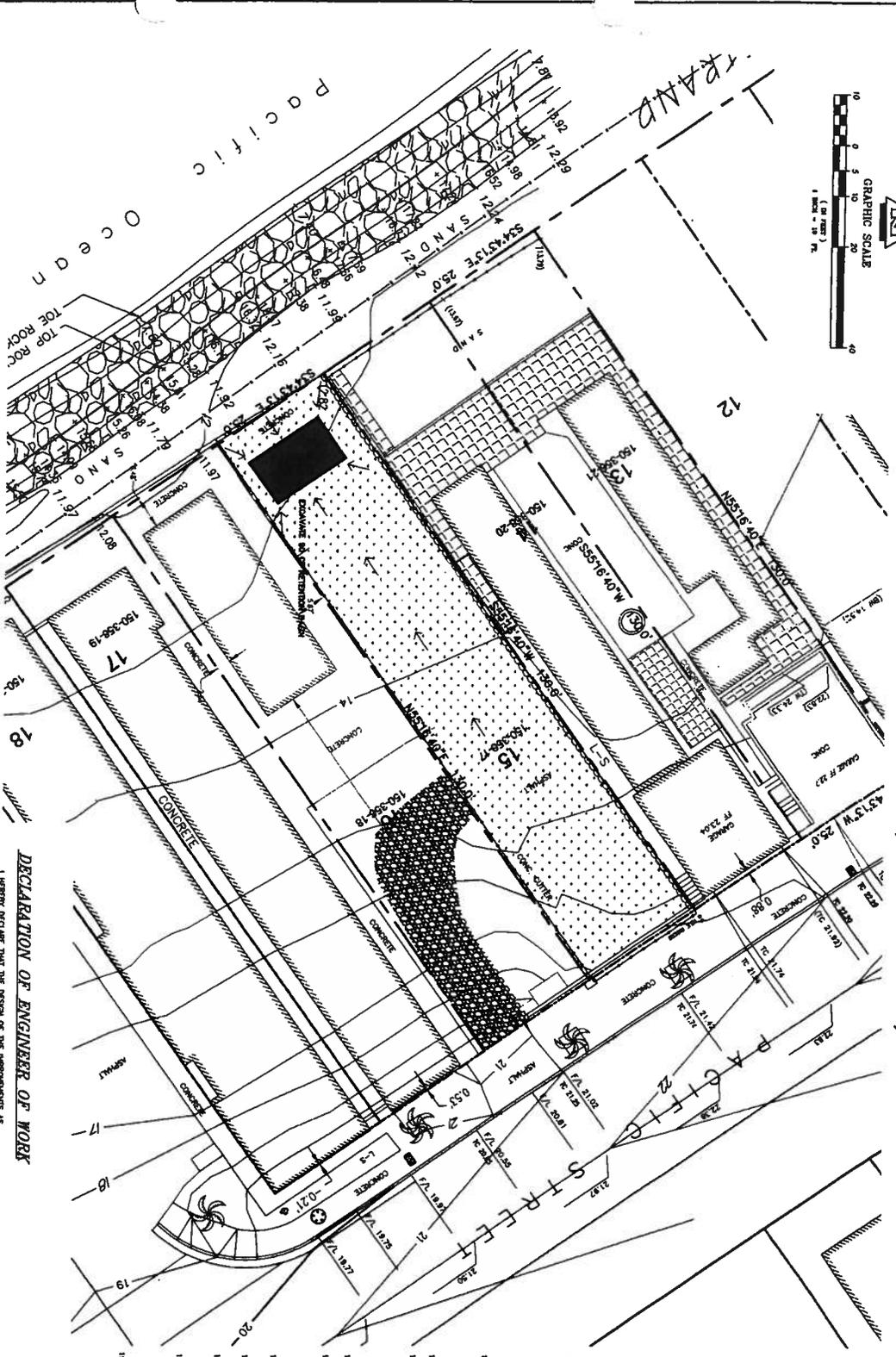
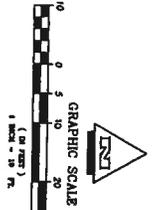
REVIEWED BY:   
Richard Greenbauer, Senior Planner

JH/JH/fil

Attachments:

1. Site Plan and Elevations
2. Planning Commission Resolution No. 2008-P26

# EROSION CONTROL PLAN 827 S. PACIFIC STREET, OCEANSIDE, CA



**LEGEND FOR BIDS**

QTY - LINES	DESCRIPTION	STD. DRAWING
1340 SF	HYDRATED	CASA GC-4
150 GA	GRAVEL BASE	CASA H-18A
60 SF	SEWERHOLE TRAP	CASA SE-1
300 SF	STABILIZED CONSTRUCTION ENTRANCE	CASA TC-1

**STANDARD**

- CONCRETE
- GRAVEL
- APPROVAL

THE SECTION SIGN OF THE CONSTRUCTION PLAN IS TO BE USED TO IDENTIFY THE CONSTRUCTION TAKE



**DECLARATION OF ENGINEER OF WORK**

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS IS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES, AS THE ENGINEER IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE IMPROVEMENTS. I HAVE CONDUCTED A VISUAL CHECK OF THE SITE AND HAVE FOUND THAT THE INFORMATION PROVIDED TO ME IS TRUE AND CORRECT. I HAVE ALSO CONDUCTED A VISUAL CHECK OF THE EXISTING CONDITIONS AND HAVE FOUND THAT THE INFORMATION PROVIDED TO ME IS TRUE AND CORRECT. I HAVE ALSO CONDUCTED A VISUAL CHECK OF THE EXISTING CONDITIONS AND HAVE FOUND THAT THE INFORMATION PROVIDED TO ME IS TRUE AND CORRECT.

DATE: 6-7-2008



**EROSION CONTROL NOTES**

1. THE EROSION CONTROL SYSTEMS REQUIRE CONSTRUCTION BY THE OWNER OF RECORD. SUCH CONTROL SYSTEMS SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. ALL EROSION CONTROL SYSTEMS SHALL REMAIN IN PLACE AT ALL TIMES FOR THE DURATION OF CONSTRUCTION. EROSION CONTROL SYSTEMS SHALL REMAIN IN PLACE UNTIL PERMITS ARE OBTAINED FOR ALL AREAS IN WHICH CONSTRUCTION IS NOT SCHEDULED TO OCCUR. EROSION CONTROL SYSTEMS SHALL REMAIN IN PLACE UNTIL PERMITS ARE OBTAINED FOR ALL AREAS IN WHICH CONSTRUCTION IS NOT SCHEDULED TO OCCUR.
2. THE CONSTRUCTION PERMITS ON THESE PLANS SHALL BE RESPONSIBLE FOR THE EROSION CONTROL SYSTEMS. THE EROSION CONTROL SYSTEMS SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. ALL EROSION CONTROL SYSTEMS SHALL REMAIN IN PLACE AT ALL TIMES FOR THE DURATION OF CONSTRUCTION. EROSION CONTROL SYSTEMS SHALL REMAIN IN PLACE UNTIL PERMITS ARE OBTAINED FOR ALL AREAS IN WHICH CONSTRUCTION IS NOT SCHEDULED TO OCCUR.
3. ALL EROSION CONTROL MEASURES REQUIRED TO RETURN SEDIMENT OUT OF THE PROJECT SHALL BE INSTALLED DURING THE INITIAL CONSTRUCTION PHASE OF THE PROJECT. ALL EROSION CONTROL MEASURES SHALL BE SUBSTANTIAL, CONFORMANCE WITH THE APPROVED EROSION CONTROL PLAN.
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PREPARED BY: **TAYLOR GROUP, INC.**

PROJECT: **PROPOSED DEDICATION 827 SOUTH PACIFIC STREET**

DATE: **6-7-2008**

RECEIVED  
827 S. PACIFIC STREET





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PLANNING COMMISSION  
RESOLUTION NO. 2008-P26

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

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APPLICATION NO: RC-18-07  
APPLICANT: Sunset View LLC  
LOCATION: 827 South Pacific Street  
Lot 15 of Block C in the Myers Annex of Oceanside

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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 three 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 21<sup>st</sup> 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:

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	\$2.63 per square foot residential
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.
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.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically \$4,326 per unit.

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

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

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

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-18-07 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 three units of  
26 the El Sereno Cottages on property located on Lot 15 of C Block in the Myers Annex of  
27 Oceanside and as shown on the plans and exhibits that are part of the RC-18-07  
28 application. No deviation from these approved plans and exhibits shall occur without  
29 Planning Commission approval. Construction on the property located on Lot 15 is not a

1 part of Regular Coastal Permit RC-18-07; prior to constructing improvements on the  
2 property, the property owner shall obtain a separate Coastal Permit.

3 11. This Regular Coastal Permit RC-18-07 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-18-07 shall not be affected by changes in  
7 ownership or tenants.

8 13. Regular Coastal Permit RC-18-07 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-18-07.

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-18-07 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 15  
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-P26 on April 21, 2008 by the  
13 following vote, to wit:

14 AYES:

15 NAYS:

16 ABSENT:

17 ABSTAIN:

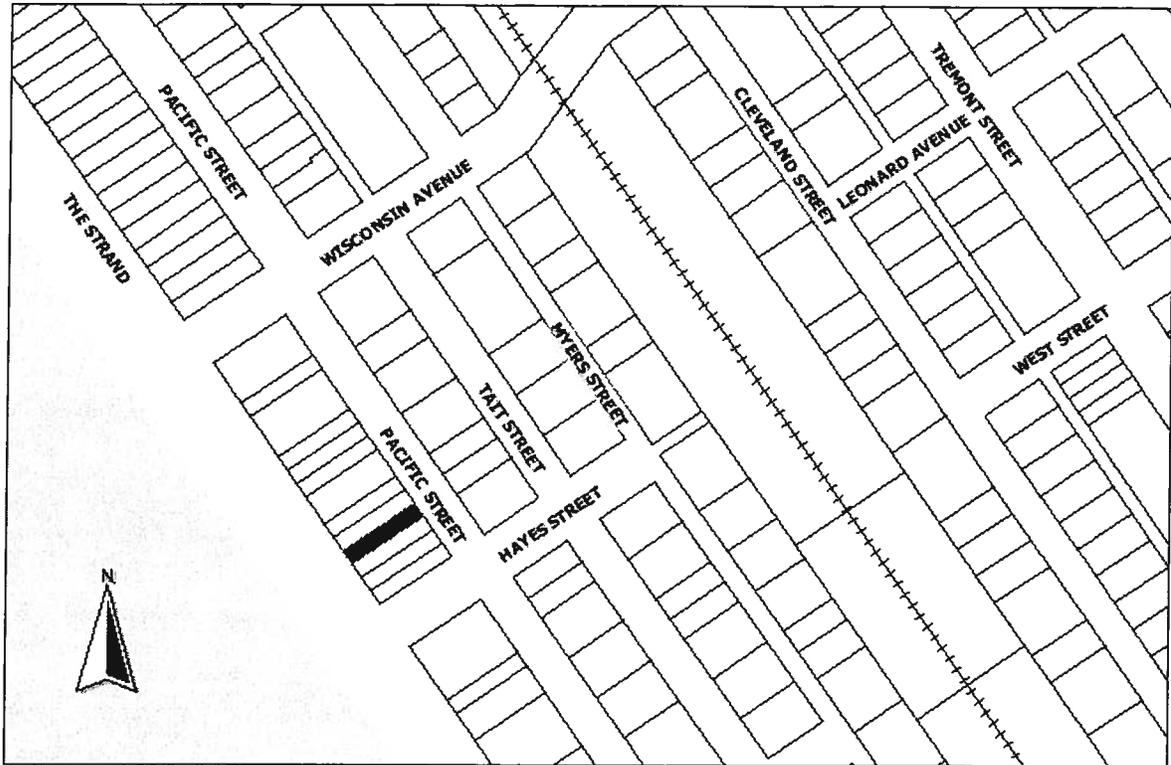
18  
19  
20 \_\_\_\_\_  
Dennis Martinek, Chairman  
Oceanside Planning Commission

21  
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-P26.

27  
28 Dated: April 21, 2008  
29



**File Number: RC-18-07**

**Applicant: Sunset View LLC**

**Description:**

REGULAR COASTAL PERMIT (RC-18-07) for the demolition of three residential units that are 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. – **SUNSET VIEW 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: April 8, 2008

Public Hearing Coastal Permit  
Identification No. RC-18-07

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

For the demolition of three residential units that are 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.

Application For Planning Commission Hearing				STAFF USE ONLY	
Planning Department (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885 Please Print or Type All Information				ACCEPTED	BY
<b>PART I - APPLICANT INFORMATION</b> 1. APPLICANT Sunset Views, LLC				HEARING	7/25/07
2. STATUS		3. ADDRESS		GPA	SK.
4. PHONE/FAX		5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)		MASTER/SP.PLAN	
6. ADDRESS		7. PHONE/FAX		ZONE CH.	
8. LOCATION		9. SIZE		TENT. MAP	
10. GENERAL PLAN		11. ZONING		PAR. MAP	
12. LAND USE		13. ASSESSOR'S PARCEL NUMBER		DEV. PL.	
14. GENERAL PROJECT DESCRIPTION		15. PROPOSED GENERAL PLAN		C.U.P.	
16. PROPOSED ZONING		17. PROPOSED LAND USE		VARIANCE	
18. NO. UNITS		19. DENSITY		COASTAL	RC-18-07
20. BUILDING SIZE		21. PARKING SPACES		O.H.P.A.C.	
22. % LANDSCAPE		23. % LOT COVERAGE			
<b>PART II - PROPERTY DESCRIPTION</b> 8. LOCATION Lot 15 of 800 Block of S. Pacific St, Oceanside, CA					
<b>PART III - PROJECT DESCRIPTION</b> 14. GENERAL PROJECT DESCRIPTION Construction of a Single Family Residence REV-3/10/08					
<b>PART IV - ATTACHMENTS</b> 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
<b>PART V - SIGNATURES</b> THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.					
33. APPLICANT OR REPRESENTATIVE (Print):		34. DATE		SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).	
David P Fischbach		7/19/07			
Sign:		37. OWNER (Print)		38. DATE	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Jenny Erzinger		7/19/07	
35. APPLICANT (Print):		36. DATE		39. OWNER (Print):	
David P Fischbach		7/19/07		Jenny Erzinger	
Sign:		Sign:		40. DATE	
				7/19/07	

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 Planning Department

JULIANA

2



# 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

(b) Number of bedrooms per unit 6

- (c) Type of ownership proposed:  Rental
- Condominium
- Stock cooperative
- Time share
- Other SFR

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

N/A

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.

ONE

- (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.

small bld

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 N/A
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 over Basement

8. Gross floor area including covered parking and accessory buildings 4501 + 891 = 5292 sq. ft.  
 Gross floor area excluding parking 4501 sq. ft.

9. Lot area (within property lines) 3250 sq. ft. or acres.

Lot Coverages	Existing	New Proposed	Total
Building Coverage	<u>1487</u> sq. ft.	<u>2054</u> sq. ft.	_____ sq. ft.
Paved area	<u>1243</u> sq. ft.	<u>821</u> sq. ft.	_____ sq. ft.
Landscaped area	<u>520</u> sq. ft.	<u>375</u> sq. ft.	_____ sq. ft.
Unimproved area	<u>0</u> sq. ft.	<u>0</u> sq. ft.	_____ sq. ft.

10. Parking: Number of existing spaces 2

Number of new spaces proposed 2

TOTAL: 4

Number of covered spaces 4

Number of uncovered spaces 0

Number of standard spaces 4

Number of compact spaces N/A

Size 9 x 19

Size N/A

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

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

15' TO THE WEST

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 N/A cu. yds.

Location of dredged material disposal site N/A

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 Ocean to the west
- (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.

7/19/07  
Date

  
Signature of Authorized Agent or Applicant

RC-18-07

## **Description & Justification for 827 S Pacific St**

Address – 827 S Pacific St.

APN – 150-356-17-00

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 1250 SF structure.

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

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

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Other Listings  
Review Code

Reviewer

Planning Department  
Date

Page 1 of 4

\*Resource Name or # 835 S. Pacific St., Lot 15

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 T11S, R4W, 1/4 of 1/4 of Sec ; M.D. B.M. S.B.

c. Address: 835 S. Pacific St., Lot 15

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 two buildings located between South Pacific St. and the Pacific Ocean. A one story 20'x22' unit is located on the western side of the lot facing the beach. A two story building is located directly behind it in the middle of the lot. The rest of the lot facing S. Pacific St. consists of a blacktopped parking lot. It is surrounded on two sides with a picket fence. There is no landscaping. As originally built, the two buildings had 1x10 wood siding on the exterior walls and knotty pine on the interior walls. At the present time, exterior walls are stucco and interior walls are plaster. Both buildings have shingled gable roofs. The two story structure has exposed rafter tails. Windows have been replaced. The one story building originally had a bay window facing the ocean. This no longer exists. The two story building has two apartments. One unit is upstairs with a porch facing the ocean. The other unit is on the first floor.

The two story building was remodeled in 1988. The buildings are in good condition.

\*P3b. Resource Attributes: (List attributes and codes) HP3 Multi 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 #)

Northeast facade  
6/20/07

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1934-1 story

1949-2 story-County Assessor

\*P7. Owner and Address:

Sunset View, 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):

**CONTINUATION SHEET**

\*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.

CONTINUATION SHEET

\*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 Gramp1 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 15

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)

1-story house was built in 1934. The 2-story building was built in 1949. The buildings were remodeled in 1988 per the County Assessor.

\*137. Moved?  No  Yes  Unknown Date:

Original Location:

\*138. Related Features: none

139a. Architect: none

b. Builder: possibly A. Zaiser

\*1310. Significance: Theme: Residential

Area: Oceanside

Period of Significance: 1934-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 27 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) HP3 Multi 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

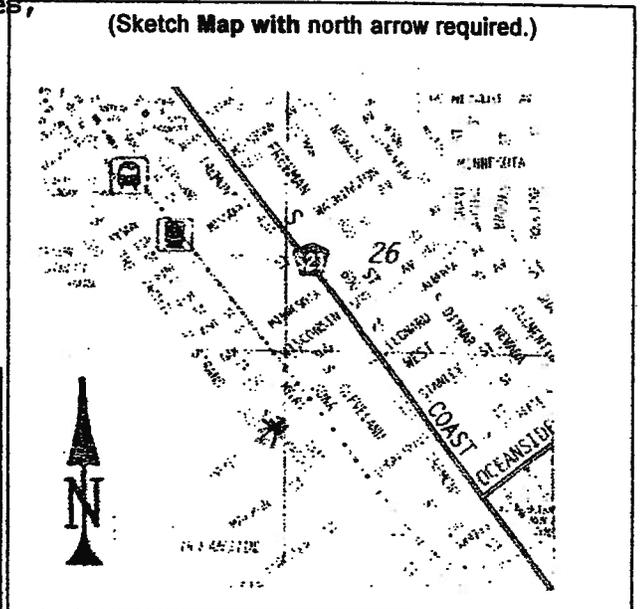
B13. Remarks:

\*1314. Evaluator: Mary Taschner *Mary Taschner*

\*Date of Evaluation: 7/12/07

(this space reserved for official comments.)

(Sketch Map with north arrow required.)



**LEGAL DESCRIPTION**

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

LOT 15 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: 150-356-17-00



## NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:  
Removal:  
(30 days)

1. **APPLICANT:** Sunset View, 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-18-07 Sunset View Demolition
7. **DESCRIPTION:** There are eight units associated with the El Sereno Cottages. This application requests to demolish three of the eight residential units by vacating the existing structures on Lot 15 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