



DATE: June 23, 2008

TO: Chairman and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC-6-08) FOR THE DEMOLITION OF AN EXISTING 236-SQUARE FOOT SUNROOM AND THE CONSTRUCTION OF A 315-SQUARE FOOT ROOM ADDITION ON A SINGLE-FAMILY RESIDENCE LOCATED AT 1618 SOUTH PACIFIC STREET – HERNANDEZ RESIDENCE – APPLICANT: NORMAN C. WIEME**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 1, Categorical Exemption “Existing Facilities.”; and
- (2) Approve Regular Coastal Permit (RC-6-08) by adopting Planning Commission Resolution No. 2008-P41 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The project site is situated within the South Oceanside Neighborhood, east of South Pacific Street and exist with a 1,629-square foot single-family residence constructed in 1952 with a 726-square foot three-car garage.

Site Review: The project involves minor remodeling to the existing single-family residence through the demolition of a 236-square foot sunroom and construction of a 315-square foot addition to the rear elevation of the home. The site is zoned RH-U (Urban High Density Residential) and the land use designation is UHD-R (Urban High Density Residential). The underlying neighborhood area is South Oceanside, and the surrounding land uses include: Single-Family Residential homes to the west and Urban High Density apartments and condominiums to the south, east and north.

The site is relatively flat, and slopes down to the east. The subject residence is located on the east side of South Pacific Street and is situated on an embankment that is approximately 12 feet higher than the street level.

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

Regular Coastal Permit (RC-6-08) represents a request for the following:

To allow the demolition of the attached 236-square foot sunroom, and the construction of an addition to the living room and kitchen for a total of 315 square feet. Design of the proposed addition would retain similar materials, colors, architectural designs as the existing single-family residence. The proposed design of the single story addition would be consistent within the surrounding neighborhood. Expansion of the kitchen and living room by an additional 315 square feet will provide a more useable space for the homeowner.

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

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

ANALYSIS

KEY PLANNING ISSUES

1. General Plan

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

A. Land Use Element

Goal 1.23: Architecture

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

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

The proposed addition to the Hernandez residence has been analyzed for architectural consistency with the existing home and surrounding neighborhood. All architectural features proposed will mimic the overall design of the existing home and will provide additional improvements that will compliment the property as well as the surrounding neighborhood. The project has also been conditioned to have similar design, colors and material as the existing residence.

Goal 1.32: Coastal Zone

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

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

2. Zoning Compliance

This project is located in the RH-U (Urban High Density Residential) and complies with the requirements of that zone. Table 1 summarizes proposed and applicable development standards for the project site:

Table 1: Development Standards

	MINIMUM REQUIRED	PROPOSED
PARKING SPACES	one 2-car garage	A large three car garage (Existing)
FRONT YARD	15 feet	10 feet (Existing)
SIDE YARD	5 (existing)	5 feet (Existing)
REAR YARD	5 feet (Habitable) 0 feet (Garages)	20+ feet (Habitable) 4 feet (Garage)
MAXIMUM HEIGHT	27 feet	16 feet, 10 inches
LOT COVERAGE	Not Required	44.5%

The proposed improvements would meet all development standards in terms of height, setbacks, design and lot coverage percentage as specified in the Oceanside Zoning Ordinance.

Local Coastal Program compliance: The proposed project is within the appeal jurisdiction of the Local Coastal Program and complies with the goals and policies of the land use plan of the local coastal program. The Coastal Act requires that the visual qualities of the Coastal Zone be protected, and that new development be sited and designed to be visually compatible with the character of surrounding areas. All improvements to the property will not impact the surrounding areas, neighbors, and coastal views.

DISCUSSION

Issue: Project Compatibility with the Existing Neighborhood and surrounding properties: All improvements to the property will be consistent with, and compatible to, the existing residence and the adjoining homes in the surrounding homes.

Recommendation: Staff finds that the overall design of the project is consistent with the existing property and will be consistent with the surrounding neighborhood. The addition would be constructed at a maximum height of 16 feet 10 inches, and designed to not create a negative impact to the abutting residential properties and would be consistent with the original design of the existing single-family residence.

ENVIRONMENTAL DETERMINATION

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and the project is exempt under the provisions of the California Environmental Quality Act (CEQA) Class 1 15303 (e), Categorical Exemption "Existing Facilities."

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius and occupants within 100-foot radius of the subject property, individuals and or organizations requesting notification, the applicant, and other interested parties. As of June 23, 2008, no communication supporting or opposing the request had been received.

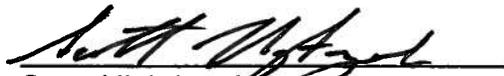
SUMMARY

Regular Coastal Permit (RC-6-08) is consistent with the requirements of the Zoning Ordinance, the land use policies of the General Plan, and the policies of the Local Coastal Program. The project meets all applicable development standards for the district in which

it is situated and is compatible with the surrounding neighborhood and the existing residence. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

- Move to approve Regular Coastal Permit RC-6-08 and adopt Planning Commission Resolution No. 2008-P-41 as attached.

PREPARED BY:


Scott Nightingale
Planner II

SUBMITTED BY:

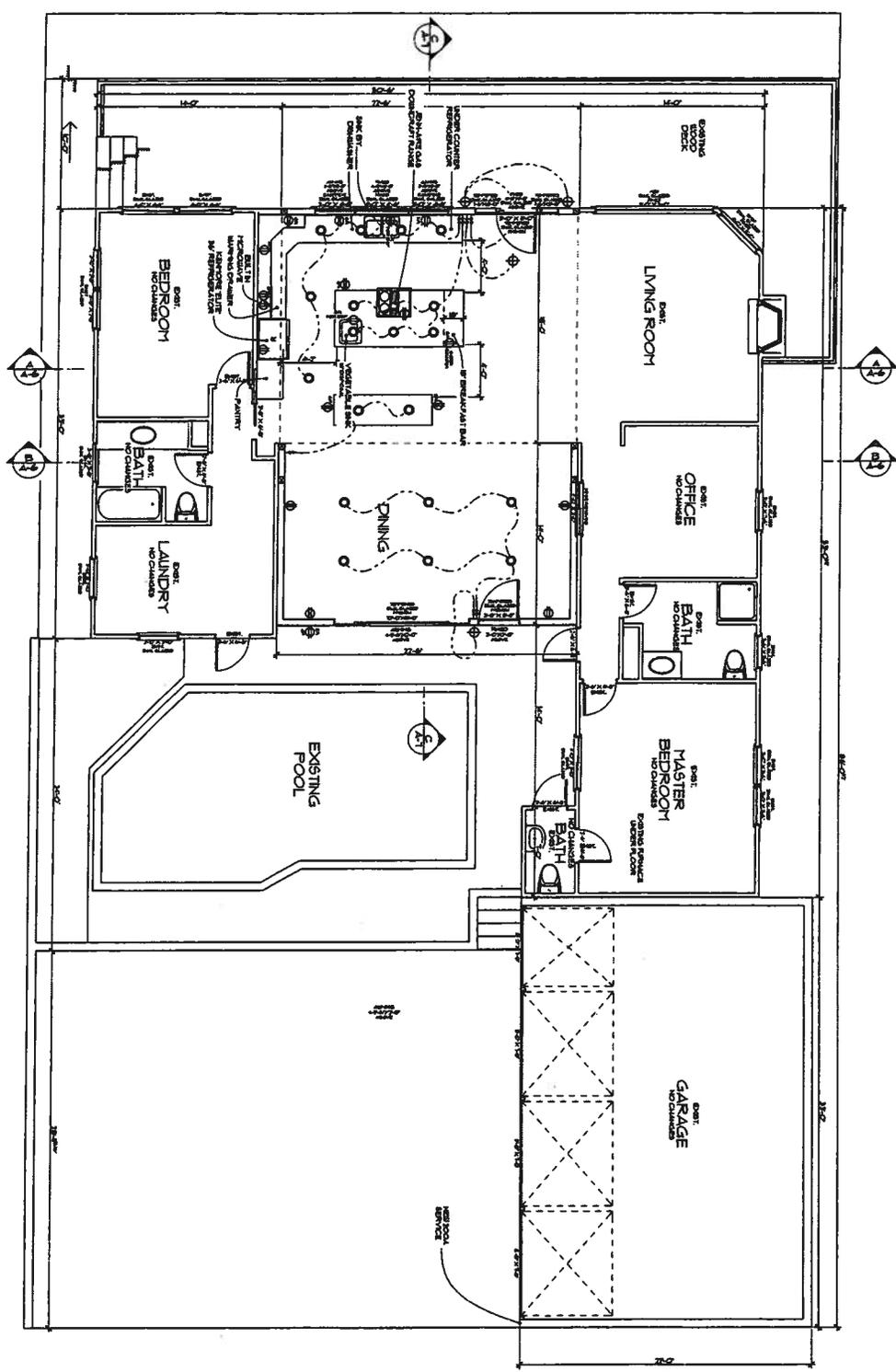

Jerry Hittleman
City Planner

REVIEWED BY: SXJ for
Richard Greenbauer, Senior Planner

JH/SN/fil

Attachments:

1. Site Map
2. Photos/Existing Home
3. Planning Commission Resolution No. 2008-P41



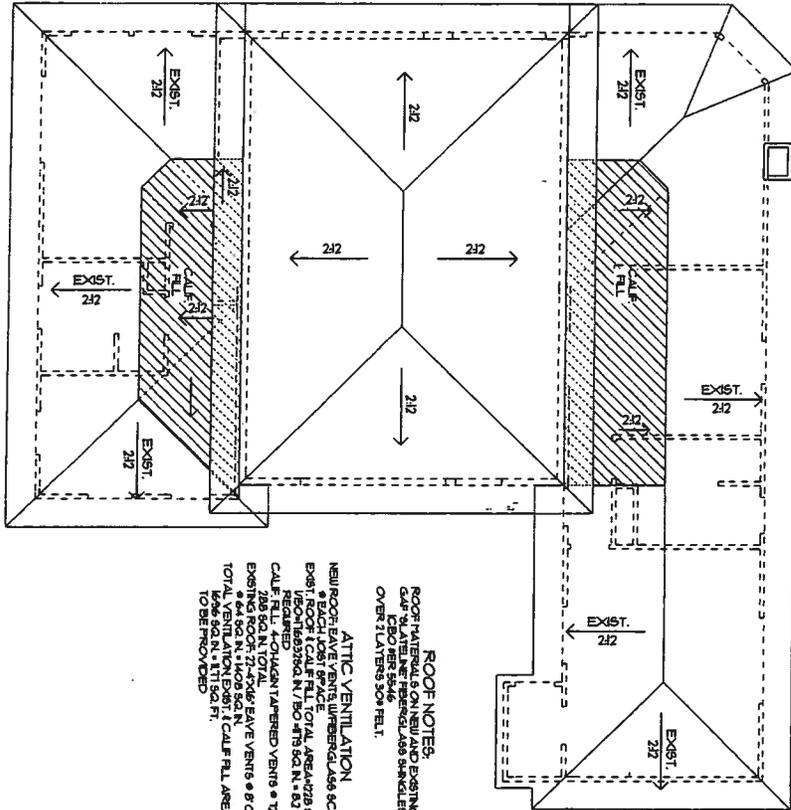
FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISIONS	BY
2/8/2008	ESB

PROJECT:
 ERIC DALL
 ORDERED
DATE:
 8/24/2007
SCALE:
 NOTED
REVISIONS:
 A-3
 OR B AMEND

WIERME
 Design/Build
 MICHAEL C. WIERME AIA
 Architect
 25111 TOWN OF THE SOARS
 OCEANSIDE, CA 92054
 TEL: 760-434-1111
 FAX: 760-434-1112
 www.wierme.com

PROPOSED IMPROVEMENTS FOR
MARGIE AND JOE HERNANDEZ
 1618 SO. PACIFIC STREET
 OCEANSIDE, CA 92054



ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF NOTES:
 ROOF MATERIALS ON NEW AND EXISTING-
 GAF 30 LANTERNE FIBERGLASS SHINGLES
 OVER 1/2" INS 30# FELT.

ATTIC VENTILATION:
 NEW ROOF EAVE VENTS UNBLENDED 1/4" SCREEN
 EACH 10" DIA. GROUND
 EXIST. ROOF TOTAL AREA 4273 SQ. FT.
 REQUIRED
 CALF FILL 4'-0" HIGH TAPERED VENTS • 7 SQ. IN.
 288 SQ. IN. TOTAL
 EXIST. ROOF TOTAL AREA 4273 SQ. FT.
 TOTAL VENTILATION EXIST. CALF FILL AREAS
 288 SQ. IN. • 111 SQ. FT.
 TO BE PROVIDED

PROPOSED IMPROVEMENTS FOR
MARGIE AND JOE HERNANDEZ
 1618 SO. PACIFIC STREET
 OCEANSIDE, CA 92054

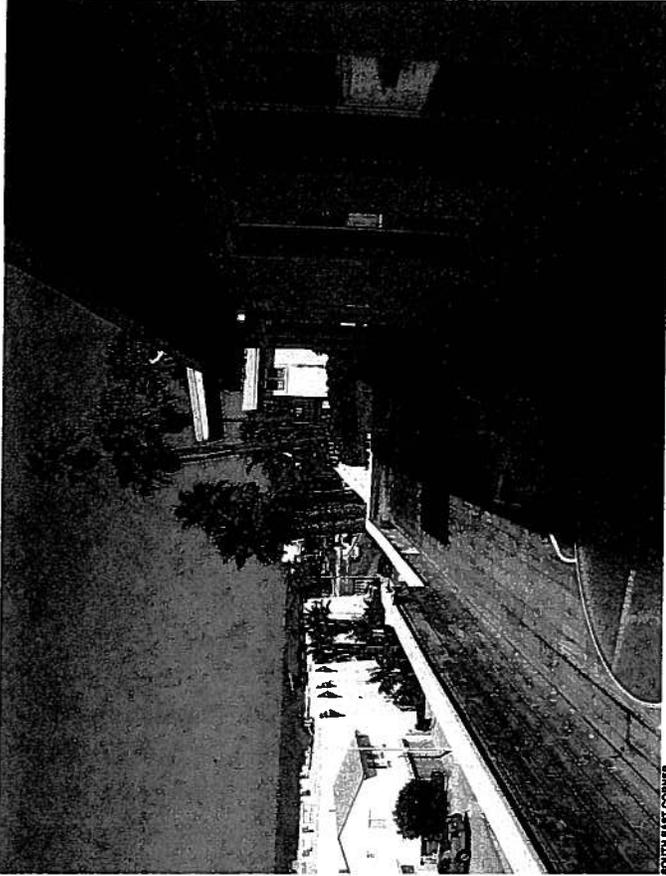


WIEME
 Design/Build

10000 E. GARDNER AVE.
 OCEANSIDE, CA 92054
 (760) 431-1111
 www.wieme.com

DESIGNER	ERIC D. HALE
CHECKED	
DATE	8/24/2007
SCALE	NOTED
REVISION	
A-4	
OF 15 SHEETS	

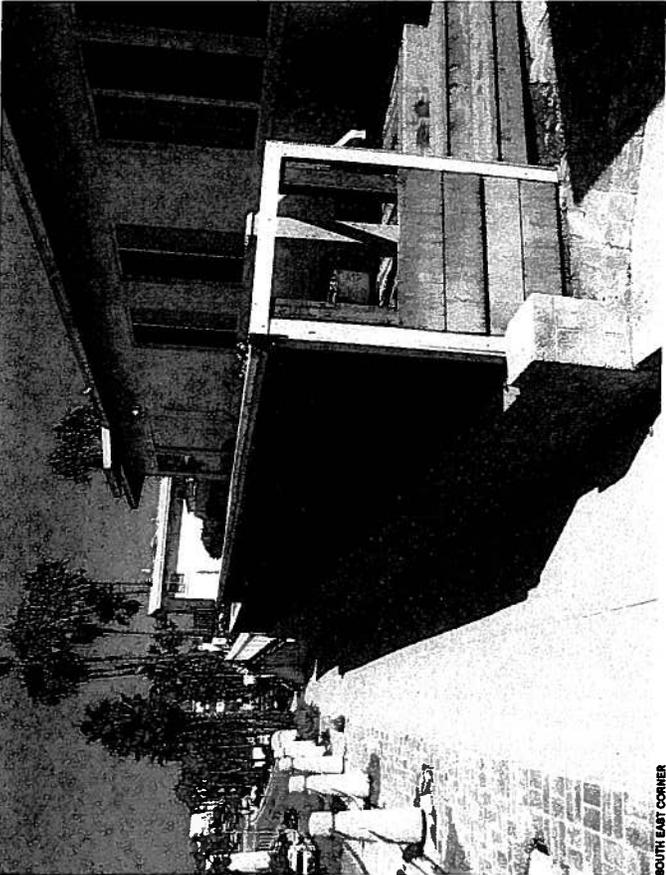
REVISION	BY
2/8/2008	GDH



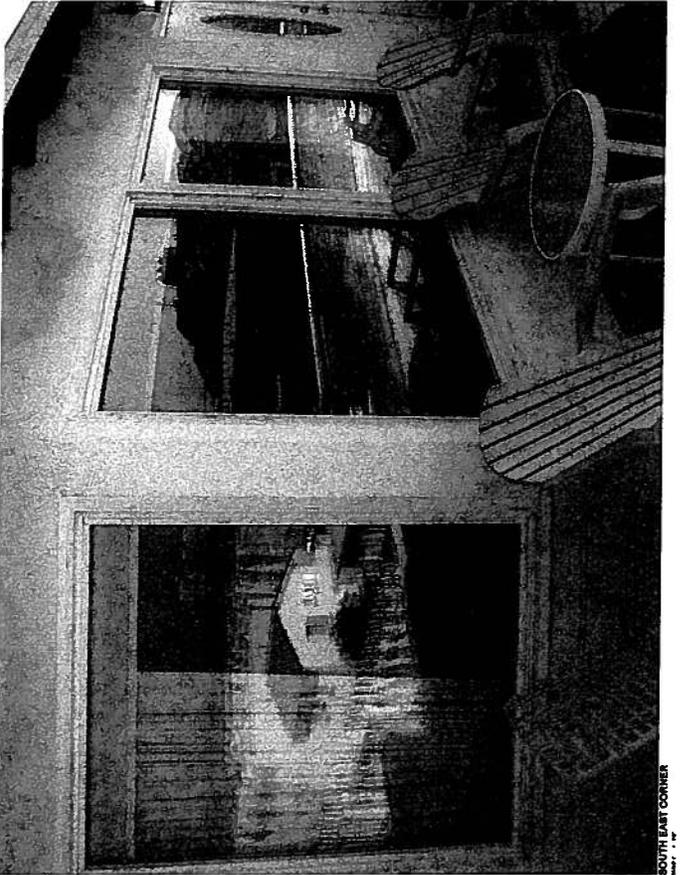
SOUTH EAST CORNER
May 1, 1964



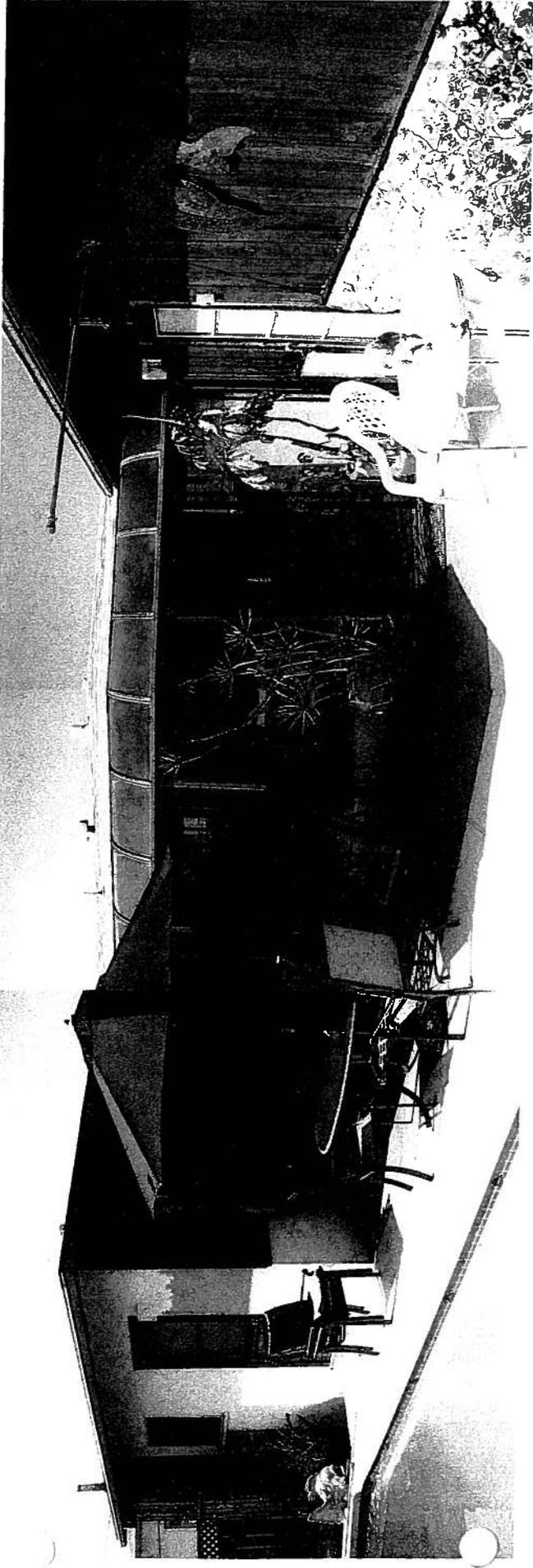
SOUTH EAST CORNER
May 1, 1964



SOUTH EAST CORNER
May 1, 1964



SOUTH EAST CORNER
May 1, 1964



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PLANNING COMMISSION
RESOLUTION NO. 2008-P41

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-6-08
APPLICANT: Norman C. Wieme
LOCATION: 1618 S. Pacific Street

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, and 43 of the Zoning Ordinance of the City of Oceanside and the policies of the Local Coastal Program to permit the following:

a 315-square foot addition to an existing single-family residence located at 1618 S. Pacific Street,

WHEREAS, the Planning Commission, after giving the required notice, did on the 23rd day of June, 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, Class 1 "Existing Facilities" 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 For the Regular Coastal Permit:

- 14 1. The site plan and physical design of the project is consistent with the zoning ordinance
15 in that the project has been attractively designed and meets or exceeds the development
16 standards, such as setbacks and proposed heights under 27 feet.
- 17 2. The proposed project is consistent with the policies of the Land Use Element of the
18 General Plan, Zoning Ordinance and Local Coastal Program as implemented through the
19 Zoning Ordinance. Specifically, the proposed height of 16 feet 10 inches will be
20 substantially lower than the permitted 27 feet, and the bulk and scale of the project is
21 consistent with the properties within the surrounding neighborhood. In addition, the
22 subject site is single story and based on the criteria for development; the proposed
23 project shall not substantially alter or impact existing public views of the coastal zone
24 area.
- 25 3. The proposed project is situated east of South Pacific Street and will not obstruct any
26 existing or planned public beach access; therefore, the project is in conformance with the
27 policies of Chapter 3 of the Coastal Act.

1 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
2 confirm issuance of a Class 1 Categorical Exemption from CEQA and approve Regular Coastal
3 Permit RC-6-08 subject to the following conditions:

4 **Building:**

- 5 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
6 Building Division plan check. (Currently the 2007 California Building Code, and 2007
7 California Electrical Code)
- 8 2. The granting of approval under this action shall in no way relieve the applicant/project
9 from compliance with all State and Local building codes.
- 10 3. The building plans for this project are required by State law to be prepared by a licensed
11 architect or engineer and must be in compliance with this requirement prior to submittal
12 for building plan review.
- 13 4. All electrical, communication, CATV, etc. service lines within the exterior lines of the
14 property shall be underground (City Code Sec. 6.30).
- 15 5. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the
16 plans.
- 17 6. When the construction plans are submitted to the Building Division, details for the
18 existing one-car garage conversion must be shown on the plans.
- 19 7. Setbacks and type of construction must comply with the 2007 California Building Code.
- 20 8. The developer shall monitor, supervise and control all building construction and
21 supporting activities so as to prevent these activities from causing a public nuisance,
22 including, but not limited to, strict adherence to the following:
 - 23 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
24 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
25 work that is not inherently noise-producing. Examples of work not permitted on
26 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
27 producing nature. No work shall be permitted on Sundays and Federal Holidays
28 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
29 Christmas Day) except as allowed for emergency work under the provisions of the
 Oceanside City Code Chapter 38 (Noise Ordinance).

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

6 **Fire:**

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

9 **Planning:**

10 10. This Regular Coastal Permit shall expire on June 23, 2010, unless implemented per the
11 Zoning Ordinance or unless the Planning Commission grants a time extension.

12 11. This Regular Coastal Permit approves only the demolition of the existing sunroom and
13 the addition of a 315-square foot addition to the existing single-family residence. All
14 improvements will be similar in design, colors and material as the existing home as shown
15 on the plans and exhibits presented to the Planning Commission for review and approval.
16 No deviation from these approved plans and exhibits shall occur without Planning
17 Division approval. Substantial deviations shall require a revision to the Regular Coastal
18 Permit.

19 12. A covenant or other recordable document approved by the City Attorney shall be prepared
20 by the applicant and recorded prior to issuance of building permits. The covenant shall
21 provide that the property is subject to this resolution, and shall generally list the conditions
22 of approval.

23 13. Prior to the issuance of building permits, compliance with the applicable provisions of the
24 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed
25 and approved by the Planning Division. These requirements, including the obligation to
26 remove or cover with matching paint all graffiti within 24 hours, shall be noted on the
27 Landscape Plan and shall be recorded in the form of a covenant affecting the subject
28 property.

29 14. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
 written copy of the applications, staff report and resolutions for the project to the new

1 owner and or operator. This notification's provision shall run with the life of the project
2 and shall be recorded as a covenant on the property.

3 15. Failure to meet any conditions of approval for this development shall constitute a violation
4 of the Regular Coastal Permit.

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

10 17. Elevations, materials, colors, roofing material and floor plans shall be substantially the
11 same as those approved by the Planning Commission. These shall be shown on plans
12 submitted to the Building Division and Planning Division.

13 PASSED AND ADOPTED Resolution No. 2008-P41 on June 23, 2008 by the
14 following vote, to wit:

15 AYES:

16 NAYS:

17 ABSENT:

18 ABSTAIN:

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-P41

27
28 Dated: June 23, 2008
29 _____



File Number: RC-6-08 – 1618 South Pacific Remodel

Applicant: Norman C. Wieme

Description:

REGULAR COASTAL PERMIT (RC-6-08) for the demolition of an existing sunroom and construction of a 315-square foot room addition on the single-family residence located at 1618 South Pacific Street. The project site is zoned RH-U (Urban High Density Residential) and is situated within the South Oceanside Neighborhood – **HERNANDEZ 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



Application for Public Hearing
 Community Development Department / Planning Division
 (760) 435-3520
 Oceanside Civic Center 300 North Coast Highway
 Oceanside, California 92054-2885

MAR 11 2008
 Planning Department

STAFF USE ONLY	
ACCEPTED	BY
3/11/08	SN.

Please Print or Type All Information

PART I - APPLICANT INFORMATION

1. APPLICANT JOE HERNANDEZ	2. STATUS OWNER
3. ADDRESS 1618 S. PACIFIC OCEANSIDE	4. PHONE/FAX/E-mail 760.967-6746
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) NORMAN C. WIEME	
6. ADDRESS 725 W. 3 rd AVE #204 ESCONCADO 92025	7. PHONE/FAX/E-mail 760-745-6135 760.745-6096 wiemech@aol.com

HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	
C.U.P.	
VARIANCE	
COASTAL	RC-6-08
O.H.P.A.C.	

PART II - PROPERTY DESCRIPTION

8. LOCATION 1618 S. PACIFIC ST.	9. SIZE 60x100 = 6000 SF.
10. GENERAL PLAN	11. ZONING RH-U
12. LAND USE SINGLE FAMILY RESIDENCE	13. ASSESSOR'S PARCEL NUMBER 153-092-03-00

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION
 REMODEL EXISTING KITCHEN AND DINING ROOMS
 ADD 300 SF TO EXISTING LIVING AREA.

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS 1	19. DENSITY
20. BUILDING SIZE	21. PARKING SPACES 5	22. % LANDSCAPE 25%	23. % LOT COVERAGE or FAR 44.5%	

PART IV - ATTACHMENTS

<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 26. TITLE REPORT
<input checked="" type="checkbox"/> 27. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/> 28. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/> 29. PLOT PLANS
<input checked="" type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS	<input checked="" type="checkbox"/> 31. CERTIFICATION OF POSTING	32. OTHER (See attachment for required reports)

PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print): NORMAN C. WIEME AIA.	34. DATE 2/13/08	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).	
Sign:	35. OWNER (Print) JOE HERNANDEZ	36. DATE 2-11-08	

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Sign:
 RECEIVED
 MAR 11 2008

SCOTT
 20-
 1-8 1/2 x 11

00
 25
 15

2

WIEME Design/Build

ARCHITECTURE

CONSTRUCTION

REMODELING

February 13, 2008

Subject Property: 1618 South Pacific Street
Oceanside CA

Description of project and Justification:

Joe and Marjorie Hernandez have lived and operated their business in Oceanside for many years and have recently retired. Their house, which was built in the 1950's, needs to be updated and the proposed project would do this.

The proposed project consists of removing the existing kitchen-dining room and sun porch and replacing them with a new modern kitchen-dining room, with an open beam ceiling. This element of the house is located in the central portion of the house.

This element will be 32'x22'6" with a 14' high roof {above finish floor} and 315 square feet larger than the existing rooms. It will contain a kitchen and dining area.

The project will also include some deferred maintenance i.e. new roofing material, paint, electrical upgrades, insulation and floor coverings on the interior.

The remodel will enhance the existing residence and improve the general appearance of the neighborhood as well as adding to the value of the City tax base. The project is in conformance of all existing codes and requires no variances or other special use permits.

Sincerely



Norman C. Wieme AIA
Applicants Representative

RECEIVED

MAR 11 2008

Planning Department

EXHIBIT "B"

All that certain real property situated in the County of San Diego, State of California,
described as follows:

Lot "0" in Block 3 of South Oceanside in the City of Oceanside, County of San Diego, State
of California, according to Map thereof No. 622, filed in the Office of the County Recorder of
said County, February 7, 1890.

ASSESSOR PARCEL NUMBER - 153-092-03-00
ADDRESS 1618 S. PACIFIC ST.



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(30 days)

1. **APPLICANT:** Joe Hernandez
1618 S. Pacific Street
Oceanside, CA. 92054
2. **ADDRESS:** 1618 S. Pacific Street
Oceanside, CA. 92054
3. **PHONE NUMBER:** (760) 967-6746
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Planner II
6. **PROJECT TITLE:** 1618 S. Pacific Street
7. **DESCRIPTION:** A request to construct a 315 square foot addition to an existing single family residence and the demolition of a 215 square foot sun room.

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

- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section _____, <name> (Sections 15260-15277); or,
- The project is categorically exempt, Class 1 "Existing Facilities" (Section 15301) (e); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).


Scott Nightingale, Planner II

Date: 6/23/08

cc: Project file Counter file Library

Posting: County Clerk \$50.00 Admin. Fee