



DATE: June 8, 2009

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC-6-07) TO ALLOW FOR THE ADDITION OF 1,144 SQUARE FEET OF LIVING AREA AND A 260-SQUARE FOOT DECK TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 1733 SOUTH PACIFIC STREET. THE PROJECT SITE IS ZONED RT (RESIDENTIAL TOURIST) AND IS SITUATED WITHIN THE SOUTH OCEANSIDE NEIGHBORHOOD AND THE COASTAL ZONE. – 1733 SOUTH PACIFIC STREET REMODEL – APPLICANT: 1733 SOUTH PACIFIC, LLC**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm the issuance of a Class 1 categorical exemption for an existing facility pursuant to Section 15301(e)(1) of the California Environmental Quality Act and adopt Planning Commission Resolution No. 2009-P31 approving Regular Coastal Permit (RC-6-07) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The subject property is located at 1733 South Pacific Street. The parcel is approximately 3,900 square feet in size. It has a Land Use designation of SFD-R (Single-Family Detached Residential) and a corresponding zoning classification of RT (Residential Tourist). The property is situated within the coastal zone in the South Oceanside Neighborhood. The property is also within the "appeal jurisdiction" of the local coastal zone. Under the certified Local Coastal Program (LCP), any local action by the City on this proposed coastal development permit may be appealed to the California Coastal Commission. Surrounding land uses include single and multi-family residences to the north, east, and south, and the Pacific Ocean to the west.

Project Description: The proposed application is comprised of one required entitlement.

Regular Coastal Permit (RC-6-07) represents a request for the following:

- (a) The addition of 1,144 square feet of living space and a 260-square foot deck to an existing single-family residence pursuant to Section 1050 of the Oceanside Zoning Ordinance (OZO).

The proposed project consists of a remodel to an existing single-family home. The existing house has three bedrooms and the addition would add 1,144 square feet of living space over the existing garage and middle level. An existing covered patio at the beach level on the westerly side of the home would be enclosed to enlarge the basement level craft room. An existing deck off of the middle level would also be enclosed to create more usable indoor space. A 260-square foot deck would be added at the upper level. The home currently has a two-car, enclosed garage, but an extra element of this project would be to add two additional parking spaces with the use of car lifts using the existing garage footprint.

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

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

ANALYSIS

KEY PLANNING ISSUES

General Plan Compliance

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

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.

Section 1.12 Land Use Compatibility

Objective: To minimize conflicts with adjacent or related land uses.

Policy B: The use of land shall not create negative visual impacts to surrounding land uses.

The proposed project would consist of a minor building expansion, interior renovations, and exterior deck expansions. All materials, colors, and details of the renovation would coordinate with the existing house. The proposed house expansion would not encroach beyond the established coastal Stringline and would not block the coastal views of the neighbors to the north or south.

Zoning Ordinance

This project is located in an RT (Residential Tourist) District. Table 1 summarizes the applicable development standards for the RT District and those proposed for the project site.

Table 1

	Zoning Requirements	Proposed
Minimum Lot Size	6,000 square feet	3,900 square feet (existing)
Front Yard	10 feet	Blockface Average: 0 feet (existing)
Side Yard	3 feet each side	3 feet each side
Rear Yard	Stringline	Stringline
Building Height	35 feet	27 feet
Lot Coverage	No maximum	54%
Parking	2-car garage	2-car garage (existing) with 2 spaces by car lift

Staff has reviewed the development regulations proposed and has determined that the proposed standards to be implemented are consistent with the requirements of the Oceanside Zoning Ordinance for a substandard lot.

Local Coastal Program Compliance

The proposed project is within the appeal jurisdiction of the Local Coastal Program (LCP) and complies with all provision of this zone. Such projects must provide for sensitive development in order to promote and achieve compatibility with surrounding development. The existing character of the neighborhood and site-specific design elements have been considered at length throughout the design and review of this project. The westerly portion

of the home would not impact the coastal views of the neighbors to the north or south. Public beach access is provided approximately 230 feet south of the property at Cassidy Street via a stairway leading directly to a beach. The subject property also provides private access to the beach.

DISCUSSION:

Issue: Compatibility with the surrounding neighborhood.

The Local Coastal Program contains policies that require development to maintain the character of the existing neighborhood. The site plan and physical design of the project as proposed would be compatible with the existing home and the surrounding neighbors. In adherence to the Zoning Ordinance, Local Coastal Program, and incorporating improved architectural design, the addition has been designed to best utilize the existing home and site. The project would allow for expansion while maintaining an architectural intent distinctive of South Pacific Street and surrounding homes.

ENVIRONMENTAL DETERMINATION

The proposed project is categorically exempt pursuant to Class 1, Existing Facilities, Section 15301(e)(1) of the California Environmental Quality Act.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners and occupants of record within a 300-foot radius of the subject property, individuals and/or organizations requesting notification, the applicant, and other interested parties. As of June 1, 2009, no correspondence supporting or objecting to the project had been received.

SUMMARY

Staff had determined that the proposed project is consistent with the objectives and policies of the Local Coastal Program. The proposed project would not restrict public access, obstruct public views, or preclude essential public services, nor would it be detrimental to the surrounding neighborhood. Staff recommends that the Planning Commission approve the project. The Planning Commission action should be:

- Move to confirm the issuance of a Class 1 categorical exemption for an existing facility pursuant to Section 15301(e)(1) of the California Environmental Quality Act and adopt Planning Commission Resolution No. 2009-P31 approving Regular Coastal Permit (RC-6-07) with findings and conditions of approval attached herein.

PREPARED BY:


Faith Burton
Planner I

SUBMITTED BY:


Jerry Hittleman
City Planner

REVIEWED BY:

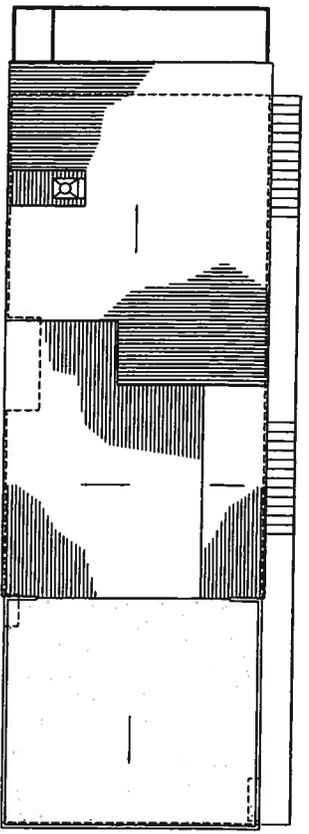
Richard Greenbauer, Senior Planner



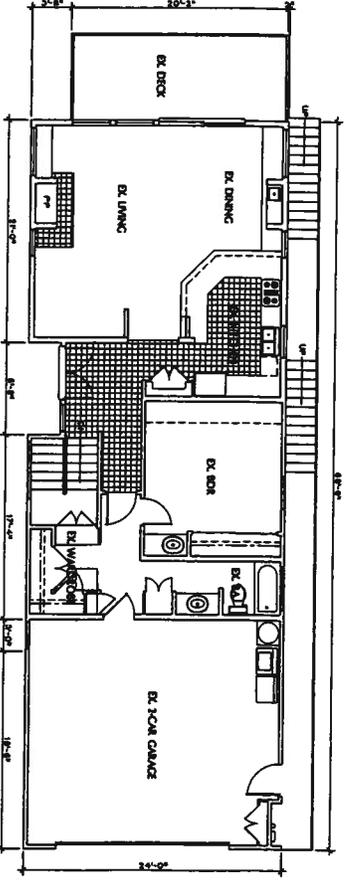
JH/SS/fil

Attachments:

1. Site Plan/Floor Plan and Elevations
2. Planning Commission Resolution No. 2009-P31

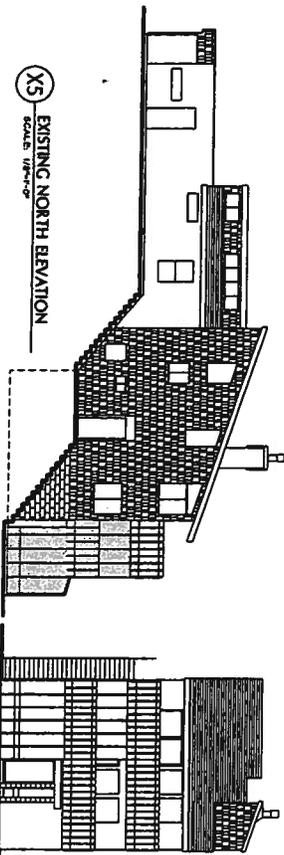


X3 EXISTING ROOF PLAN
SCALE: 3/8"=1'-0"

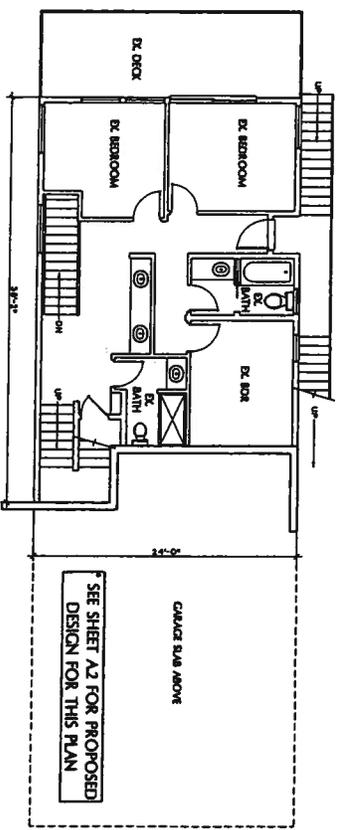


2x EXISTING STREET LEVEL FLOOR PLAN
SCALE: 3/8"=1'-0"

SEE SHEET A2 FOR PROPOSED DESIGN FOR THIS PLAN

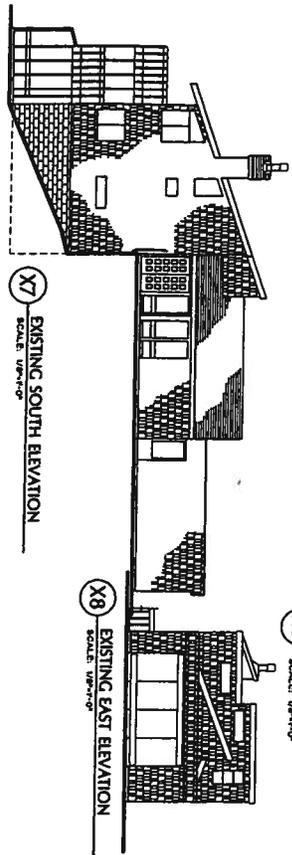


X5 EXISTING NORTH ELEVATION
SCALE: 1/8"=1'-0"

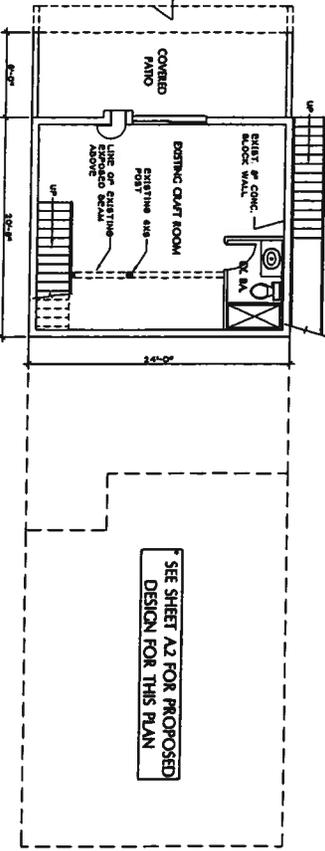


X1 EXISTING MIDDLE FLOOR PLAN
SCALE: 3/8"=1'-0"

SEE SHEET A2 FOR PROPOSED DESIGN FOR THIS PLAN



X7 EXISTING SOUTH ELEVATION
SCALE: 1/8"=1'-0"



X0 EXISTING BEACH BASEMENT FLOOR PLAN
SCALE: 3/8"=1'-0"

SEE SHEET A2 FOR PROPOSED DESIGN FOR THIS PLAN

AREA OF SLAB TO BE REMOVED

ARCHITECT:
STUDIO 4
1400 IOWA DRIVE
OCCUBEND, CA 95024
TEL: 925-460-8800
WWW.STUDIO4ARCHITECTS.COM
PAUL LONGTON
PRINCIPAL

PROJECT:
**733 S. PACIFIC
REMODEL**

OWNER:
**733 PACIFIC, LLC
733 S. PACIFIC BLVD.
SHERMAN OAKS, CA 91504**

OWNER'S REP:
**PULL LONGTON
STUDIO 4 ARCHITECTS**

DATE: 02/12/09
SHEET: 27
PROJECT: 733 S. PACIFIC
REMODEL

DRAWING STATUS:	
PREPARED BY:	PL
CHECKED BY:	MLC
DATE:	02/12/09
SCALE:	AS SHOWN
PROJECT:	733 S. PACIFIC REMODEL
DATE:	02/12/09
SHEET:	27
TOTAL SHEETS:	30
DATE:	02/12/09
PROJECT:	733 S. PACIFIC REMODEL
DATE:	02/12/09
SHEET:	27
TOTAL SHEETS:	30

SHEET NO.: **A1**

1 PLANNING COMMISSION
2 RESOLUTION NO. 2009-P31

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

6 APPLICATION NO: RC-6-07
7 APPLICANT: 1733 South Pacific, LLC
8 LOCATION: 1733 South Pacific Street

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

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

14 the addition of 1,144 square feet of living space and a 260-square foot deck to an existing
15 single-family residence;

16 on certain real property described in the project description.

17 WHEREAS, the Planning Commission, after giving the required notice, did on the 8th day
18 of June, 2009 conduct a duly advertised public hearing as prescribed by law to consider said
19 application.

20 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
21 Guidelines thereto; this project has been found to be categorically exempt from environmental
22 review per Article 19 Section 15301 Existing Facilities;

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

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

27 //////////////

28 //////////////

29 //////////////

//////////

//////////

<u>Description</u>	<u>Authority for Imposition</u>	<u>Current Estimate Fee or Calculation Formula</u>
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 for Oceanside
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	\$15.71 per vehicle trip
Thoroughfare Fee	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
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 \$4,597 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 \$6,313 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

1 City Code and the City expressly reserves the right to amend the fees and fee calculations
2 consistent with applicable law;

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

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

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

11 WHEREAS, the documents or other material which constitute the record of proceedings
12 upon which the decision is based will be maintained by the City of Oceanside Planning Division,
13 300 North Coast Highway, Oceanside, California 92054.

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

16 FINDINGS:

17 For the Regular Coastal Permit (RC-6-07):

- 18 1. The proposed addition of 1,144 square feet of living space and a 260-square foot deck to
19 an existing single-family residence is consistent with the land use policies of the Local
20 Coastal Program as implemented through the Zoning Ordinance. Specifically, the
21 project will not substantially alter or impact existing public views of the coastal zone
22 area.
- 23 2. The proposed single-family residence will not obstruct any existing, planned, or required
24 public beach access; therefore, the project is in conformance with the policies of Chapter
25 3 of the Coastal Act.

26 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
27 approve Regular Coastal Permit (RC-6-07) subject to the following conditions:

28 Building:

- 29 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
Building Division plan check.

- 1 2. The granting of approval under this action shall in no way relieve the applicant/project
2 from compliance with all State and Local building codes.
- 3 3. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the
4 plans.
- 5 4. A complete Soils Report, Structural Calculations, & Energy Calculations/documentation
6 shall be required at time of plans submittal to the Building Division for plan check to
7 show that the hillside soil conditions are suitable to support the proposed buildings,
8 retaining walls, etc.
- 9 5. The building plans for this project are required by State law to be prepared by a licensed
10 architect or engineer and must be in compliance with this requirement prior to submittal
11 for building plan review.
- 12 6. The developer shall monitor, supervise and control all building construction and supporting
13 activities so as to prevent these activities from causing a public nuisance, including, but not
14 limited to, strict adherence to the following:
 - 15 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
16 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work
17 that is not inherently noise-producing. Examples of work not permitted on
18 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
19 producing nature. No work shall be permitted on Sundays and Federal Holidays
20 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
21 Christmas Day) except as allowed for emergency work under the provisions of the
22 Oceanside City Code Chapter 38 (Noise Ordinance).
 - 23 b) The construction site shall be kept reasonably free of construction debris as
24 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
25 approved solid waste containers shall be considered compliance with this
26 requirement. Small amounts of construction debris may be stored on-site in a neat,
27 safe manner for short periods of time pending disposal.
- 28 **Fire:**
 - 27 7. Smoke detectors are required and detector locations must be indicated on the plans.
 - 28 8. All proposed and existing fire hydrants within 400 feet of the project shall be shown on the
29 site plan.

1 9. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval
2 prior to the issuance of building permits.

3 **Planning:**

4 10. Regular Coastal Permit (RC-6-07) shall expire on June 8, 2012 unless implemented as
5 required by the Zoning Ordinance.

6 11. Regular Coastal Permit (RC-6-07) approves only the addition of 1,144 square feet of living
7 area and a 260-square foot deck to an existing single family residence as shown on the
8 plans and exhibits presented to the Planning Commission for review and approval. No
9 deviation from these approved plans and exhibits shall occur without Planning Division
10 approval. Substantial deviations shall require a revision to Regular Coastal Permit (RC-6-
11 07) or Regular Coastal Permit.

12 12. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
13 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
14 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
15 annul an approval of the City, concerning Regular Coastal Permit (RC-6-07). The City
16 will promptly notify the applicant of any such claim, action or proceeding against the
17 City and will cooperate fully in the defense. If the City fails to promptly notify the
18 applicant of any such claim action or proceeding or fails to cooperate fully in the
19 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
20 harmless the City.

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

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

- 28 a) That the applicant understands that the site may be subject to extraordinary hazard
29 from waves during storms and from erosion and the applicant assumes the liability
from those hazards.

- 1 b) That the applicant unconditionally waives any claim of liability on the part of the
2 City and agrees defend and indemnify and hold harmless the City and its
3 advisors relative to the City's approval of the project for any damage due to
4 natural hazards.
- 5 15. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
6 written copy of the applications, staff report and resolutions for the project to the new
7 owner and or operator. This notification's provision shall run with the life of the project
8 and shall be recorded as a covenant on the property.
- 9 16. Failure to meet any conditions of approval for this development shall constitute a violation
10 of Regular Coastal Permit (RC-6-07).
- 11 17. Unless expressly waived, all current zoning standards and City ordinances and policies in
12 effect at the time building permits are issued are required to be met by this project. The
13 approval of this project constitutes the applicant's agreement with all statements in the
14 Description and Justification and other materials and information submitted with this
15 application, unless specifically waived by an adopted condition of approval.
- 16 18. The developer's construction of all fencing and walls associated with the project shall be in
17 conformance with the approved plans. Any substantial change in any aspect of fencing or
18 wall design from the approved plans shall require a revision to the Regular Coastal Permit
19 or a new Regular Coastal Permit.
- 20 19. If any aspect of the project fencing and walls is not covered by an approved plan, the
21 construction of fencing and walls shall conform to the development standards of the City
22 Zoning Ordinance. In no case, shall the construction of fences and walls (including
23 combinations thereof) exceed the limitations of the zoning code, unless expressly granted
24 by a Variance or other development approval.
- 25 20. Elevations, siding materials, roofing materials and floor plans shall be substantially the
26 same as those approved by the Planning Commission. These shall be shown on plans
27 submitted to the Building and Planning Division.
- 28 21. Construction employees shall strictly limit their activities, vehicles, equipment, and
29 construction materials to the proposed footprint and designated staging areas and routes
 of travel. The construction area(s) shall be the minimal area necessary to complete the
 project and shall be specified in the construction plans. Construction limits shall be

1 25. All lots with a finish pad elevation located below the elevation of the next upstream
2 manhole cover of the public sewer shall be protected from backflow of sewage by installing
3 and maintaining an approved type backwater valve, per the Uniform Plumbing Code
4 (U.P.C.).

5 PASSED AND ADOPTED Resolution No. 2009-P31 on June 8, 2009 by the following
6 vote, to wit:

7 AYES:

8 NAYS:

9 ABSENT:

10 ABSTAIN:

11
12 _____
13 Claudia Troisi, Chairperson
14 Oceanside Planning Commission

15 ATTEST:

16 _____
17 Jerry Hittleman, Secretary

18 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
19 this is a true and correct copy of Resolution No. 2009-P31.

20 Dated: June 8, 2009

21
22
23 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may
24 be required as stated herein:

25
26 _____
27 Applicant/Representative

26 _____
27 Date



File Number: RC-6-07

Applicant: 1733 South Pacific, LLC

Description:

REGULAR COASTAL PERMIT (RC-6-07) to allow for the addition of 1,144 square feet of living space and a 260-square foot deck to an existing single-family residence located at 1733 South Pacific Street. The project site is zoned RT (Residential Tourist District) and is situated within the South Oceanside Neighborhood and the Coastal Zone. – **1733 SOUTH PACIFIC STREET REMODEL**

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: May 20, 2009

Public Hearing Coastal Permit
Identification No. RC-6-07

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 1733 South Pacific, LLC. This application was received on February 28, 2007. The application is described as follows:

To allow for the addition of 1,144 square feet of living space and a 260-square foot deck to an existing single-family residence located at 1733 South Pacific Street.

The project site is zoned RT (Residential Tourist District) and is situated within the South Oceanside Neighborhood and the Coastal Zone.

Said hearing will be held on June 8, 2009, 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 June 3, 2009, 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 Project Planner (Faith Burton) at (760) 435-3537 / fburton@ci.oceanside.ca.us. 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 June 18, 2009 (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 Public Hearing

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

STAFF USE ONLY

ACCEPTED	BY

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT 1733 S. PACIFIC, LLC	2. STATUS OWNER
3. ADDRESS 1821 S. COAST HWY OCEANSIDE, CA. 92054	4. PHONE/FAX/E-mail 760 722-4904 ph 4903-fax
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) PAUL LONGTON	
6. ADDRESS 2909 MESA DRIVE OCEANSIDE, 92054	7. PHONE/FAX/E-mail 760 722-4904 ph 4903-fax

GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL.
C.U.P.
VARIANCE
COASTAL RC-6-07
O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION 1733 S. PACIFIC ST.	9. SIZE 3900 SF
10. GENERAL PLAN RT	11. ZONING RESIDENTIAL
12. LAND USE RESIDENTIAL	13. ASSESSOR'S PARCEL NUMBER 153.091.32

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION
**REV - 2/23/09
REMODEL / ADDITION TO EXISTING SINGLE FAMILY RES.**

15. PROPOSED GENERAL PLAN NO CHANGE	16. PROPOSED ZONING NO CHANGE	17. PROPOSED LAND USE NO CHANGE	18. NO. UNITS 1	19. DENSITY 11 D.U. / ACRE
20. BUILDING SIZE 4451 SF INCL. GARAGE	21. PARKING SPACES 4	22. % LANDSCAPE AS REQUIRED	23. % LOT COVERAGE or FAR 47%	

PART IV - ATTACHMENTS

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

PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print): PAUL LONGTON	34. DATE 2/18/09	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) 1733 S. PACIFIC, LLC	

36. DATE 2/29/09

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

Sign: **David P. Bushnell** President / manager of 1733 S. Pacific LLC

Received

FEB 23 2009

Description & Justification for 1733 S. Pacific Street

Updated – February 18, 2009

Address – 1733 S. Pacific Street
APN – 153-091-32
Zoning – RT
Proposed zoning - RT
Lot Size – 3900 SF (.09 Acres)
Existing Land Use – Single Family Residence
Proposed Land Use – No change
Existing Lot Coverage 47%
Proposed Lot Coverage: 47%

Received
FEB 23 2009
Planning Division

	Heated area	Deck	Garage
Existing	2416 SF	330 SF	507 SF
Proposed	1144 SF	260 SF	0 SF
Totals	3560 SF	260 SF	507 SF

The additional square feet will be added as follows:

Beach Level – 192 SF (Enclosing a patio with the existing deck overhead)
Middle Level – 192 SF (Enclosing the deck)
Street Level - 0 additional SF
Upper Floor Plan (above garage) 760 SF

Deck – 260 off of the Upper Floor Plan

A truly innovative element to this project will be to add two parking spaces via car lifts using the existing garage footprint. In the densely parked Oceanside area west of the railroad tracks any means of getting cars off of the street is a welcome means.

Density – 11 units/acre

Parking spaces – 2 covered – existing
Parking spaces proposed – 4 covered (2 via lifts)

This project proposes to add and remodel to an existing single family residence. The existing house has 3-bedrooms. The proposed addition will add 3-bedrooms over the existing garage. An existing covered patio on the beach level will be enclosed to enlarge the existing craft room. An existing deck off the existing Middle Floor will be enclosed. The mass as seen from the street or the beach will be little changed. It is still a 2-story over basement residence.

Overall the project will make the house more livable and will be better looking from the street.

LEGAL DESCRIPTION

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

LOT 48 IN BLOCK "E" OF OCEAN FRONT ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 909, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 8, 1904. .

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

APN: 153-091-32-00



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: 6/9/09
Removal: 12/9/09
(30 days)

1. **APPLICANT:** 1733 S. Pacific, LLC
2. **ADDRESS:** 1733 S. Pacific Street
Oceanside CA. 92054
3. **PHONE NUMBER:** (760) 722-4904
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Faith Burton, Planner I
6. **PROJECT TITLE:** 1733 S. Pacific Street (RC-6-07)
7. **DESCRIPTION:** A REGULAR COASTAL PERMIT (RC-6-07) TO ALLOW FOR THE ADDITION OF 1,144 SQUARE FEET OF LIVING AREA AND A 260 SQUARE FOOT DECK TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 1733 SOUTH PACIFIC STREET. THE PROJECT SITE IS ZONED RT (RESIDENTIAL TOURIST) AND IS SITUATED WITHIN THE SOUTH OCEANSIDE NEIGHBORHOOD AND THE COASTAL ZONE.

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 three, "Existing Facilities" (Section 15301) (e2); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).



Faith Burton, Planner I

Date: June 9, 2009

cc: Project file Counter file Library

Posting: County Clerk \$50.00 Admin. Fee