



DATE: August 13, 2007

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A REVISION TO A REGULAR COASTAL PERMIT (RC-2-04) FOR THE EXPANSION OF A SECOND STORY MASTER BEDROOM DECK AT 1709 SOUTH PACIFIC STREET - MATLACH AND CROSS RESIDENCE – APPLICANT: DON MATLACH AND CANDICE CROSS**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

1. Confirm issuance of a Class 3 Categorical Exemption for new construction or conversion of small structures pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA).
2. Adopt Planning Commission Resolution No. 2007-P41 approving a revision to Regular Coastal Permit (RC-2-04) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The property is situated on the west side of Pacific Street, approximately 540-feet south of Cassidy Street. The existing site contains a recently completed single family residence. The project slopes seaward down the bluff with an elevation of approximately 30-feet at Pacific Street and 5-feet at the toe of the revetment. A Regular Coastal Permit (RC-2-04) for construction of a 4,091 square foot home was approved by the Planning Commission on May 10, 2004.

Site Review: Surrounding land uses include a mixture of single-family and multi-family dwelling units on relatively narrow lots, which are characteristic of this section of the coastal area. The subject lot is approximately 30-feet wide.

The Land Use Designation is Residential Single-Family Detached (3.6 to 5.9 dwelling units per acre) and the corresponding zoning classification is RS (Single-Family Residential District). In addition, the property is located within the South Oceanside Neighborhood and is also situated within the "appeal jurisdiction" (the area east of the shoreline to Broadway Street) of the local coastal zone. Under the certified Local Coastal Program (LCP), any local action by the City on this proposed coastal development permit might be appealed to the California Coastal Commission.

Project Description: The proposed application is comprised of a revision to a Regular Coastal Permit.

Coastal Permit Revision RC-2-04 represents a request for the following: expansion of an existing 338 square foot second floor deck by 155 square feet for a total deck area of 493 square feet. A 22-inch high glass railing will be added to the inside edge of an existing planter box to create a 36-inch railing for safety purposes.

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

1. The Zoning Ordinance
2. The Local Coastal Program
3. California Environmental Quality Act

ANALYSIS

KEY PLANNING AND ZONING ISSUES

1. Zoning Ordinance

The project is located in the Single Family Residential District (RS) and complies with the requirements of that zone. The zoning ordinance requires a 27-foot height limit within the South Oceanside Neighborhood. The proposed railing extension for the expanded deck would be below the 27-foot height limit, measured from pre-existing grade, as required by the Zoning Ordinance. In addition, the proposed deck is consistent with the Uniform Building Code that requires a minimum 36-inch high barrier or railing for all decks above the first floor.

2. 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. The house and proposed deck addition are consistent with existing homes on the ocean side of South Pacific Street. As stated above, the proposed height of the existing structure and proposed deck railing are below 27-feet in height and the use of second story decks is allowable and widely used in this area.

3. California Environmental Quality Act (CEQA) Compliance

Article 19 of CEQA identifies Categorical Exemptions, including Class 3 exemptions for minor projects that will not have a significant effect on the environment. This proposal qualifies for a Categorical Exemption under CEQA Guidelines Section 15303(a) because it involves an expansion of an existing second story deck that will not adversely effect the site or surrounding area.

DISCUSSION

Issue: Compatibility of the deck expansion to the existing home and surrounding neighborhood.

The proposed 155 square foot deck extension toward the west on the second story of the existing residence is in conformance with all zoning and building code regulations. As stated above, numerous homes in this area have first and second decks to enjoy the ocean views and this deck is compatible with numerous others in the area.

ENVIRONMENTAL DETERMINATION

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA).

SUMMARY

Staff believes that the proposed deck expansion is consistent with all zoning, LCP, and building code requirements. Staff recommends that the Planning Commission approve the project. The Planning Commission action should be:

- Move to approve a Revision to Regular Coastal Permit Revision (RC-2-04) and adopt Planning Commission Resolution No. 2007-P41 as attached.

PREPARED BY:


Jerry Hittleman
Acting City Planner

JH/vnm

Attachments:

1. Planning Commission Resolution No. 2007-P41
2. Site Plan, Floor Plan, and Elevations Plan

1 PLANNING COMMISSION
2 RESOLUTION NO. 2007-P41

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

6 APPLICATION NO: RC-2-04 Revision
7 APPLICANT: Don Matlach and Candice Cross
8 LOCATION: 1709 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 a Revision to 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 expansion of an existing second story deck by 155 square feet;
15 on certain real property described in the project description.

16 WHEREAS, the Planning Commission, after giving the required notice, did on the 13th day
17 of August, 2007 conduct a duly advertised public hearing as prescribed by law to consider said
18 application.

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

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

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

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

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

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

5 **FINDINGS:**

6 **For the Revision to Regular Coastal Permit:**

- 7 1. The proposed deck expansion is consistent with the land use policies of the Local
8 Coastal Program. Specifically, the physical aspects of the project is consistent with the
9 properties neighboring the project site.
- 10 2. The proposed deck expansion will not obstruct any existing, planned, or required public
11 beach access, including any beach areas fronting the existing seawall at the property;
12 therefore, the project is in conformance with the policies of Chapter 3 of the Coastal
13 Act.

14 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
15 approve the Revision to Regular Coastal Permit (RC-2-04) subject to the following conditions:

16 **Building:**

- 17 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
18 Building Division plan check.
- 19 2. The granting of approval under this action shall in no way relieve the applicant/project from
20 compliance with all State and local building codes.
- 21 3. All electrical, communication, CATV, etc. service lines, within the exterior lines of the
22 property shall be underground (City Code Sec. 6.30).
- 23 4. The building plans for this project are required by State law to be prepared by a licensed
24 architect or engineer and must be in compliance with this requirement prior to submittal
25 for building plan review.
- 26 5. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance)
27 and shall be shielded appropriately. Where color rendition is important high-pressure
28 sodium, metal halide or other such lights may be utilized and shall be shown on final
29 building and electrical plans.

- 1 6. The developer shall monitor, supervise and control all building construction and supportive
2 activities so as to prevent these activities from causing a public nuisance, including, but not
3 limited to, strict adherence to the following:
- 4 a) Building construction work hours shall be limited to between 7 a.m. and 6 p.m.
5 Monday through Friday, and on Saturday from 7 a.m. to 6 p.m. for work that is not
6 inherently noise-producing. Examples of work not permitted on Saturday are
7 concrete and grout pours, roof nailing and activities of similar noise-producing
8 nature. No work shall be permitted on Sundays and Federal Holidays (New Year's
9 Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day)
10 except as allowed for emergency work under the provisions of the Oceanside City
11 Code Chapter 38 (Noise Ordinance).
- 12 b) The construction site shall be kept reasonably free of construction debris as
13 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
14 approved solid waste containers shall be considered compliance with this
15 requirement. Small amounts of construction debris may be stored on site in a neat,
16 safe manner for short periods of time pending disposal.
- 17 7. Verification that the address has been properly assigned by the City's Planning Division
18 must accompany the Building Permit application.
- 19 8. A complete Soils Report, Structural Calculations and Energy Calculations/documents will
20 be required at the time of plans submittal to the Building Division for plan check.
- 21 9. A revised set of plans showing the guardrail on the inside of the planter must be submitted
22 to the Building Division for approval prior to the Final Inspection.

Engineering:

- 23 10. A precise grading plan shall be prepared, reviewed, secured and approved prior to the
24 issuance of any building permits. A grading permit is required. To obtain a grading permit,
25 the Developer shall submit copies of the precise grading plans, title report, drainage study,
26 geotechnical analysis, erosion control plan and cost estimate to the Engineering Division
27 following the 10-day appeal period of this permit. The precise grading plan shall reflect all
28 pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping,
29 signage, footprints of all structures, walls, drainage devices and utility services.

- 1 11. Precise grading plans are required to be approved prior to issuance of a building permit.
- 2 12. Prior to the issuance of a grading permit, the Developer shall notify and host a
3 neighborhood meeting with all of the area residents located within 300 feet of the project
4 site, and residents of property along any residential streets to be used as a "haul route", to
5 inform them of the grading and construction schedule, haul routes, and to answer question.
- 6 13. Design and construction of all improvements shall be in accordance with standard plans and
7 specifications of the City of Oceanside and subject to approval by the City Engineer.
- 8 14. The developer shall monitor, supervise and control all construction and construction-
9 supportive activities, so as to prevent these activities from causing a public nuisance,
10 including but not limited to, insuring strict adherence to the following:
- 11 a) Dirt, debris and other construction material shall not be deposited on any public
12 street or within the City's storm water conveyance system.
- 13 b) All grading and related site preparation and construction activities shall be limited
14 to the hours of 7 a.m. to 6 p.m., Monday through Friday, and on Saturday from 7
15 a.m. to 6 p.m. for work that is not inherently noise-producing unless otherwise
16 extended by the City and all work should utilize the latest technology for quiet
17 equipment. All on-site construction staging areas shall be as far as possible from
18 any existing residential development. Because construction noise may still be
19 intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also
20 prohibits "any disturbing excessive, or offensive noise which causes discomfort or
21 annoyance to reasonable persons of normal sensitivity."
- 22 c) The construction site shall accommodate the parking of all motor vehicles used by
23 persons working at or providing deliveries to the site to the maximum extent
24 practicable.
- 25 15. The developer shall pay applicable fees as required by the City's Traffic Signal Fee,
26 Thoroughfare Fee, and Drainage Fee Ordinances.
- 27 16. All traffic signal contributions, highway thoroughfare fees, park fees, reimbursements, and
28 other applicable charges, fees and deposits shall be paid prior to the issuing of any building
29 permits, in accordance with City Ordinances and policies. The developer shall also be
required to join into, contribute, or participate in any improvement, lighting, or other special
district affecting or affected by this project. Approval of the project shall constitute the

1 developer's approval of such payments, and his agreement to pay for any other similar
2 assessments or charges in effect when any increment is submitted for final map or building
3 permit approval, and to join, contribute, and/or participate in such districts.

4 17. A traffic control plan shall be submitted to and approved by the City Engineer prior to the
5 start of work within open City rights-of-way. Traffic control during construction of streets
6 that have been opened to public traffic shall be in accordance with construction signing,
7 marking and other protection as required by the CalTrans Traffic Manual. Traffic control
8 during construction adjacent to or within all public streets must also meet CalTrans
9 standards.

10 18. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during
11 construction of the project, shall be repaired or replaced as directed by the City Engineer.

12 19. The project shall comply with the City's Flood Plain Management Regulations and Storm
13 Water Management and Discharge Regulations.

14 20. Grading and drainage facilities shall be designed to adequately accommodate the local
15 storm water runoff and shall be in accordance with the City's Engineers Manual and as
16 directed by the City Engineer.

17 21. The applicant shall obtain any necessary permits and clearances from all public agencies
18 having jurisdiction over the project due to its type, size, or location, including but not
19 limited to the U.S. Army Corps of Engineers, California Department of Fish and Game,
20 U.S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board
21 (including NPDES), San Diego County Health Department, prior to the issuance of grading
22 permits.

23 22. Prior to any grading of any part of the project, a comprehensive soils and geologic
24 investigation shall be conducted of the soils, slopes, and formations in the project. All
25 necessary measures shall be taken and implemented to assure slope stability, erosion
26 control, and soil integrity. No grading shall occur until a detailed grading plan, to be
27 prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by
28 the City Engineer.

29 23. This project shall provide year-round erosion control including measures for the site
required for the phasing of grading. Prior to the issuance of grading permit, an erosion

1 control plan, designed for all proposed stages of construction, shall be reviewed, secured by
2 the applicant with cash securities and approved by the City Engineer.

3 24. Landscape and irrigation plans for disturbed areas must be submitted to the City Engineer
4 prior to the issuance of a preliminary grading permit and approved by the City Engineer
5 prior to the issuance of building permits. Frontage and median landscaping shall be
6 installed prior to the issuance of any building permits. Project fences, sound or privacy
7 walls and monument entry walls/signs shall be designed, reviewed and constructed by the
8 landscape plans and shown for location only on grading plans. Plantable, segmental walls
9 shall be designed, reviewed and constructed by the grading plans and landscaped/irrigated
10 through project landscape plans. All plans must be approved by the City Engineer and a
11 pre-construction meeting held, prior to the start of any improvements.

12 25. The drainage design on the development plan is conceptual only. The final design shall be
13 based upon a drainage study to be approved by the City Engineer during final engineering.
14 All drainage picked up in an underground system shall remain underground until it is
15 discharged into an approved channel, or as otherwise approved by the City Engineer. All
16 public storm drains shall be shown on City standard plan and profile sheets. All storm drain
17 easements shall be dedicated where required. The applicant shall be responsible for
18 obtaining any off-site easements for storm drainage facilities.

19 26. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and disposed
20 of in accordance with all state and federal requirements, prior to stormwater discharge
21 either off-site or into the City drainage system.

22 27. The development shall comply with all applicable regulations established by the United
23 States Environmental Protection Agency (USEPA) as set forth in the National Pollutant
24 Discharge Elimination System (N.P.D.E.S.) permit requirements for urban runoff and storm
25 water discharge and any regulations adopted by the City pursuant to the N.P.D.E.S.
26 regulations or requirements. The developer shall comply with all applicable provisions of
27 the N.P.D.E.S. and the Clean Water Program during and after all phases of the development
28 process, including but not limited to: grading, construction of street and landscaping
29 improvements, and construction of dwelling units. The applicant shall design the Project's
storm drains and other drainage facilities to include Best Management Practices to
minimize non-point source pollution, satisfactory to the City Engineer. The San Diego

1 Regional Water Quality Control Board's current Municipal Storm Water Permit includes
2 regulations such as implementation of Standard Urban Storm Water Mitigation Plans
3 (SUSMPS) and Numeric Sizing Criteria for new residential development. The applicant
4 shall comply with all relevant regulations, when they become effective, including but not
5 limited to incorporation into the design and implementation of the Project, temporary and
6 permanent structural Best Management Practices and non-structural mitigation measures
7 that would reduce pollution of storm water runoff to the maximum extent practicable.

8 **Fire:**

- 9 28. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval
10 prior to the issuance of building permits.
11 29. In accordance with the Uniform Fire Code Sec. 901.4.4, approved addresses, for residential
12 occupancies, shall be placed on the structure in such a position as to be plainly visible and
13 legible from the street or roadway fronting the property. Numbers shall contrast with their
14 background.
15 30. Single-Family dwellings require 4" address numbers (with a 1/4-inch wide stroke).
16 31. Buildings shall meet Oceanside Fire Department's current adopted codes at the time of
building permit application.

17 **Planning:**

- 18 32. This Regular Coastal Permit shall expire on August 13, 2008, unless the Planning
19 Commission grants a time extension.
20 33. This Regular Coastal Permit approves only a 4,091-square-foot single-family residence as
21 shown on the plans and exhibits presented to the Planning Commission for review and
22 approval. No deviation from these approved plans and exhibits shall occur without
23 Planning Department approval. Substantial deviations shall require a revision to the
24 Regular Coastal Permit or a new Coastal Permit.
25 34. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
26 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
27 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
28 annul an approval of the City, concerning Regular Coastal Permit RC-2-04. The City will
29 promptly notify the applicant of any such claim, action or proceeding against the City and
will cooperate fully in the defense. If the City fails to promptly notify the applicant of any

1 such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall
2 not, thereafter, be responsible to defend, indemnify or hold harmless the City.

3 35. All landscaping, fences, walls, etc. on the site, in medians in the public right-of-way and in
4 any adjoining public parkways shall be permanently maintained by the owner, his assigns
5 or any successors-in-interest in the property. The maintenance program shall include
6 normal care and irrigation of the landscaping; repair and replacement of plant materials;
7 irrigation systems as necessary; and general cleanup of the landscaped and open areas,
8 parking lots and walkways, walls, fences, etc. Failure to maintain landscaping shall result
9 in the City taking all appropriate enforcement actions by all acceptable means including but
10 not limited to citations and/or actual work with costs charged to or recorded against the
11 owner. This condition shall be recorded with the covenant required by this resolution.

12 36. Front yard landscaping with a complete irrigation system, in compliance with Water
13 Conservation Ordinance No. 91-15, shall be required.

14 37. All single-family unit dwelling projects shall dispose of or recycle solid waste in a manner
15 provided in City Ordinance 13.3.

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

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

26 40. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
27 written copy of the applications, staff report and resolutions for the project to the new owner
28 and or operator. This notification's provision shall run with the life of the project and shall
29 be recorded as a covenant on the property.

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

- 1 42. Unless expressly waived, all current zoning standards and City ordinances and policies in
2 effect at the time building permits are issued are required to be met by this project. The
3 approval of this project constitutes the applicant's agreement with all statements in the
4 Description and Justification and other materials and information submitted with this
5 application, unless specifically waived by an adopted condition of approval.
- 6 43. Side and rear elevations and window treatments shall be trimmed to substantially match the
7 front elevations. A set of building plans shall be reviewed and approved by the Planning
8 Division prior to the issuance of building permits.
- 9 44. Elevations, siding materials, colors, roofing materials and floor plans shall be substantially
10 the same as those approved by the Planning Commission. These shall be shown on plans
11 submitted to the Building Division and Planning Division.
- 12 45. Prior to the issuance of a building permit, the applicant and landowner, shall execute and
13 record a covenant, in a form and content acceptable to the City Attorney, which shall
14 provide:
 - 15 a) That the applicant understands that the site may be subject to extraordinary hazard
16 from waves during storms and from erosion, and the applicants assume the liability
17 from those hazards.
 - 18 b) That the applicant unconditionally waives any claim of liability on the part of the
19 City and agrees to indemnify and hold harmless the City and its advisors relative to
20 the City's approval of the project for any damage due to natural hazards.
- 21 46. This project does not propose any modifications to the existing sea wall.

Water Utilities:

- 22 47. No trees or structures or building overhang shall be located within any water or wastewater
23 utility easement.
- 24 48. The property owner shall maintain private water and wastewater utilities located on private
25 property.
- 26 49. The developer shall construct a public reclamation water system that will serve each lot and
27 or parcels that are located in the proposed project in accordance with the City of Oceanside
28 Ordinance No. 91-15. The proposed reclamation water system shall be located in the public
29 streets or in a public utility easement.

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50. Water services and sewer laterals constructed in existing right-of-way locations are to be constructed by approved and licensed contractors at developer's expense.

51. The developer shall be responsible for developing all water and sewer facilities necessary to develop the property. Any relocation of water and/or sewer lines is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.

52. All lots with a finish pad elevation located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing and maintaining an approved type backwater valve, per the Uniform Plumbing Code.

53. The water and wastewater buy-in fees and the San Diego County Water Authority Fees are to be paid to the City and collected by the Water Utilities Department at the time of building permit issuance.

54. All water and wastewater construction shall conform to the most recent edition of the City's Engineers Manual, or as approved by the Water Utilities Director.

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55. All new development of single-family units shall include hot water pipe insulation and installation of a hot water re-circulation device or design to provide hot water to the tap within 15 seconds in accordance with City of Oceanside Ordinance No. 02-OR126-1.

PASSED AND ADOPTED Resolution No. 2007-P41 on August 13, 2007 by the

following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Dennis Martinek, Chairman
Oceanside Planning Commission

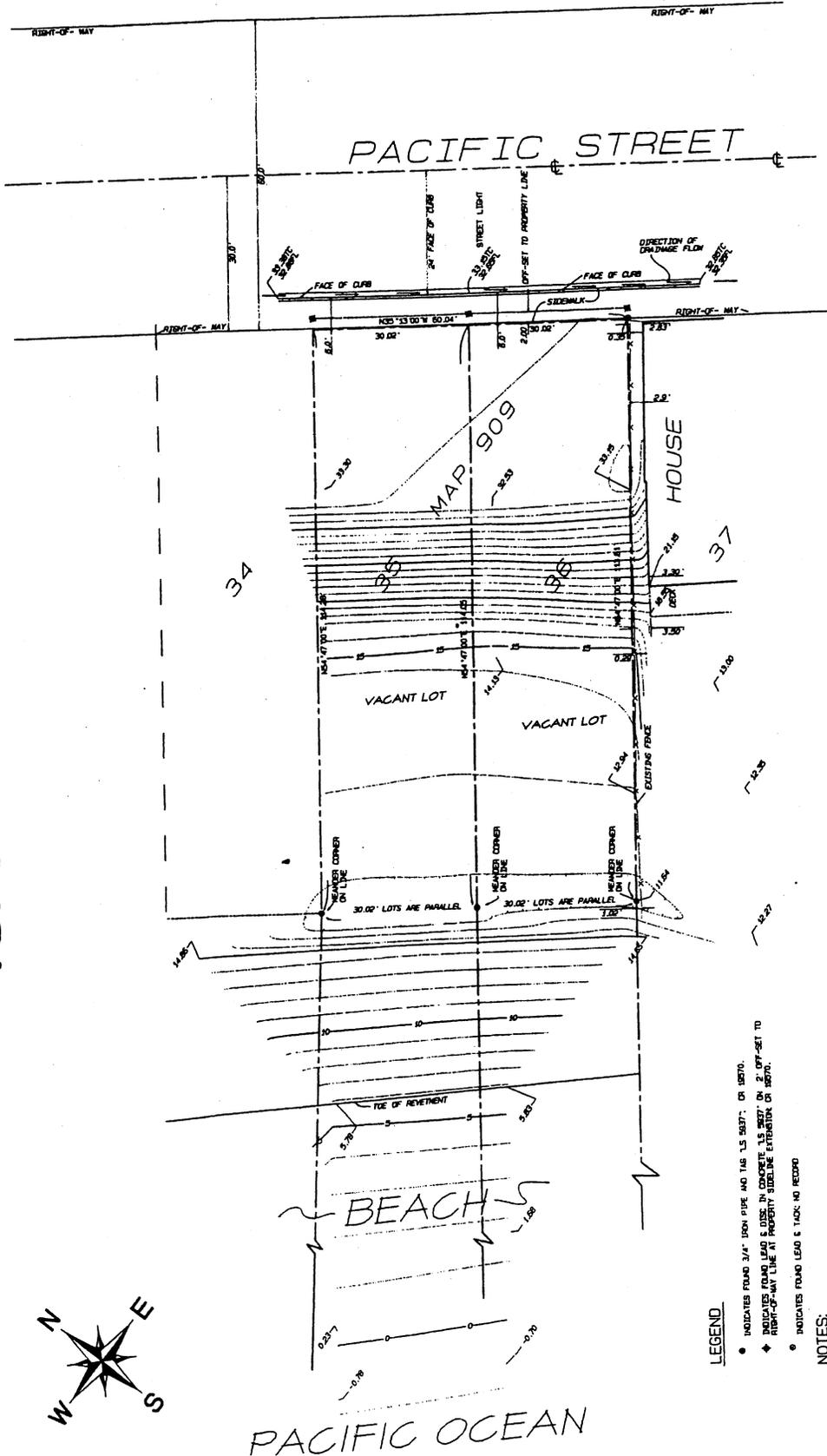
ATTEST:

Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2007-P41.

Dated: August 13, 2007

TOPOGRAPHIC SURVEY



LEGEND

- INDICATES FOUND 3/4" IRON PIPE AND 1 1/2" I.S. SIGHT; OR 1/2" I.S.T.O.
- ◆ INDICATES FOUND LEAD & CISE; IN CONCRETE 1.5 SIGHT; OR 2" OFF-SET TO RIGHT-OF-WAY LINE AT PROPERTY SUBLINE EXTENSION OR 1/2" I.S.T.O.
- INDICATES FOUND LEAD & TACK; NO RECORD

NOTES:

BOUNDARY SHOWN WITH DASHED LINES; ALL 1/2" I.S. CORNER RECORDS 18870 ON FILE IN THE OFFICE OF THE COUNTY SUPERVISOR OF SAN DIEGO COUNTY.

SPEAR & ASSOCIATES, INC.
 700 N. CITRILLADO PKWY., STE. 2
 ESCROW, CA. 92509
 (760) 737-2722 FAX (760) 737-7274

SHEET 1 OF 1
 JOB NO. 03-161
 DNG. NO. 03-161



SURVEYOR'S CERTIFICATION
 I, MARVIN J. SPEAR, A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA, HEREBY CERTIFY THAT THIS PLAN REPRESENTS THE RESULT OF A SURVEY PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACTS OF THE STATE OF CALIFORNIA.
 MARVIN J. SPEAR, L.S. 13,384
 DATE: 7-24-2004

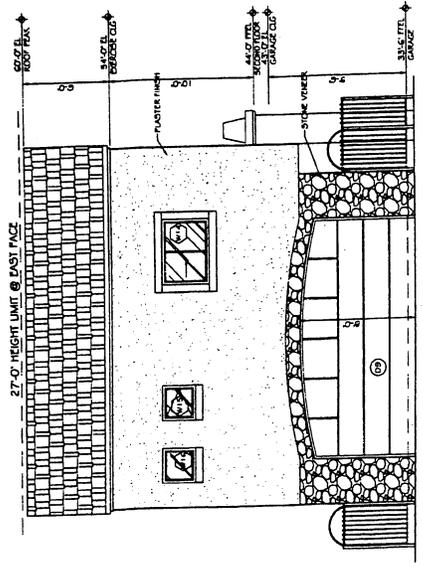
BENCHMARK
 LOCATION: CITY B.L.K. 6 F-13
 ON THE CORNER OF JAVELINA AND BRIDGE AVENUE
 IN A LION CREEK ON WEST SIDE PARKER ST.
 ELEVATION: 101.821
 DATE: 10/81

LEGAL DESCRIPTION	REVISIONS
LOT 24 AND 36, BLOCK 1, OF OCEAN FRONT ADDITION, REG. NO. 2800	1. DATE: 10-24-2003
	2. DRAWN BY: JAMES W. WILSON
	3. APPROVAL: [Signature]

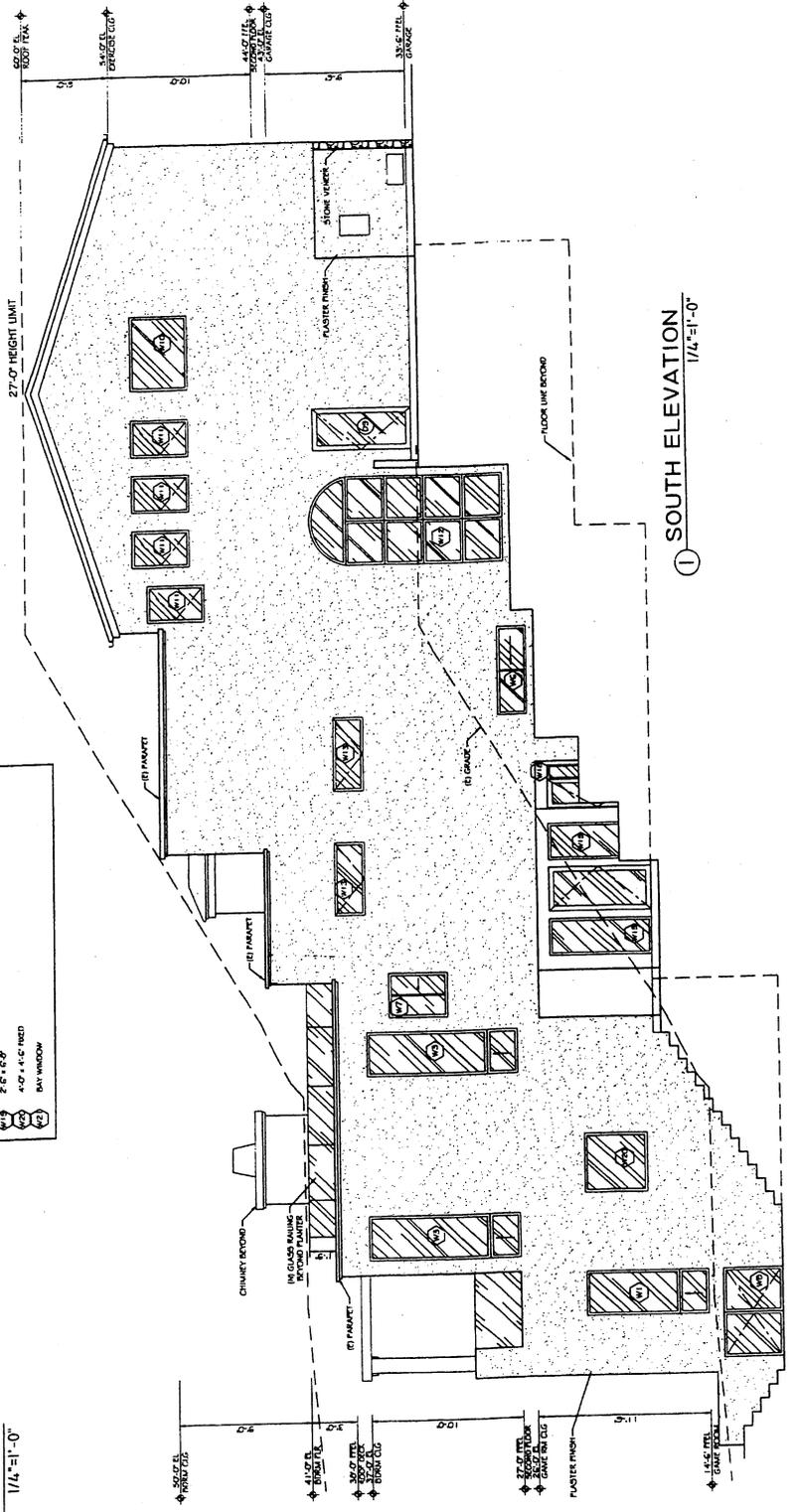
APPROXIMATE SCALE: 1" = 10'
 SCALE IN FEET: 0 10 20 30
 05 S. PACIFIC STREET

DOOR SCHEDULE	
1	3'-0" x 6'-0"
2	3'-0" x 6'-0"
3	(A) 3'-0" x 10'-0" SLIDING
4	(B) 3'-0" x 10'-0" SLIDING
5	10'-0" x 8'-0" SLIDING
6	2'-4" x 6'-0"
7	2'-4" x 6'-0"
8	3'-0" x 6'-0" EXTERIOR W/ DOOR WIND FRAME, WEATHERSTRIP, LOCK & DEADBOLT
9	10'-0" x 8'-0" DOWNWARD SLOPED FOR STORAGE, VOYAGING & ACCESS
10	16'-0" x 8'-0" GARAGE DOOR

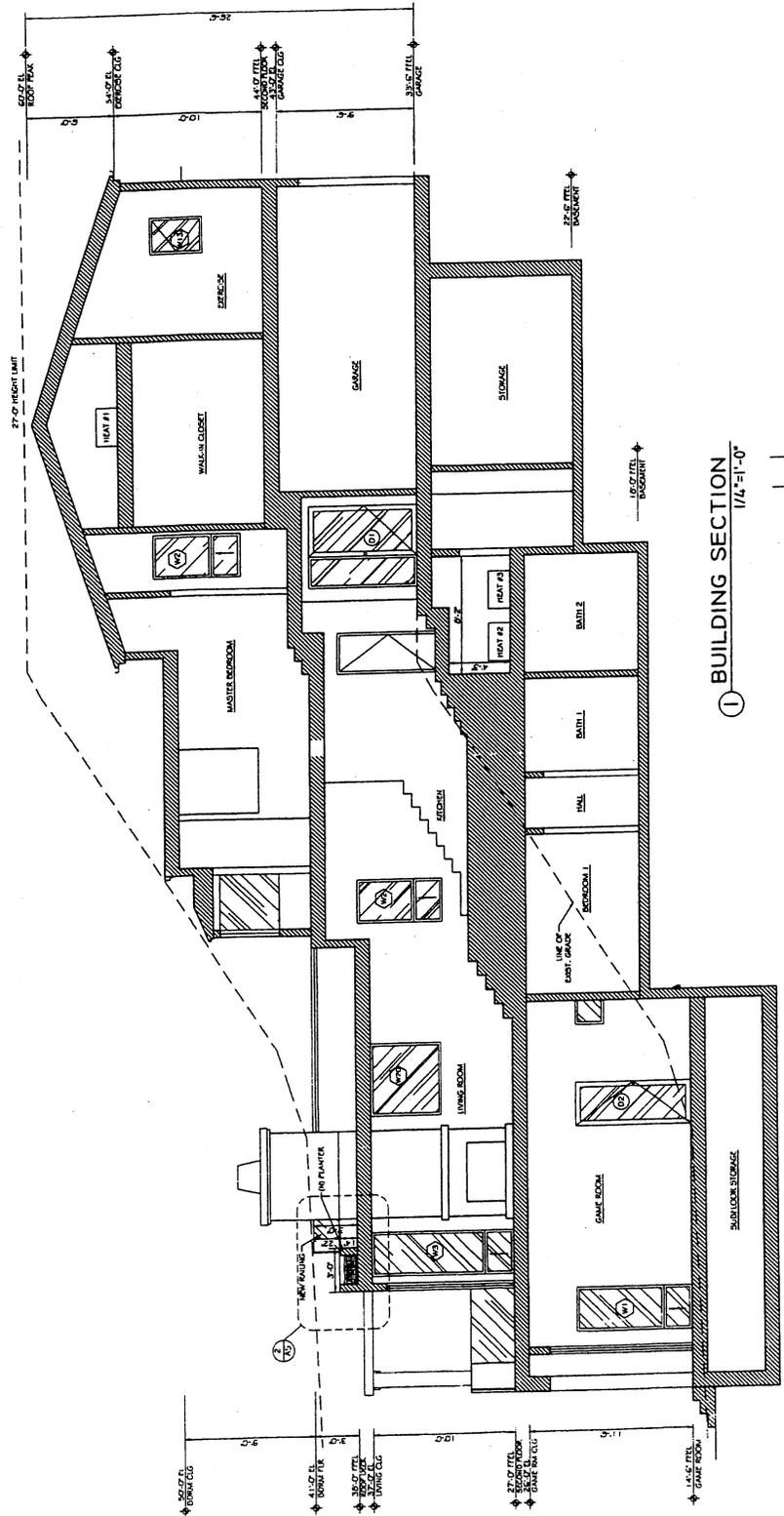
WINDOW SCHEDULE	
11	3'-0" x 10'-0" 1/4" PINE ABOVE 2'-0" AWNING
12	3'-0" x 6'-0" 1/4" PINE ABOVE 2'-0" AWNING
13	3'-0" x 10'-0" (6'-0" PINE ABOVE 2'-0" AWNING)
14	6'-0" x 2'-0" DIVIDED SLIDING
15	3'-0" x 4'-0" DIVIDED SLIDING
16	2'-0" x 4'-0" PINE
17	2'-0" x 4'-0" CASHMERE
18	6'-0" x 13'-0" CUSTOM
19	6'-0" x 2'-0" AWNING
20	3'-0" x 3'-0" CASHMERE
21	3'-0" x 4'-0" DIVIDED SLIDING W/ STONE TRIM
22	2'-0" x 3'-0" CASHMERE W/ STONE TRIM
23	1'-0" x 6'-0"
24	2'-0" x 6'-0"
25	4'-0" x 4'-0" PINE
26	RAY WINDOW



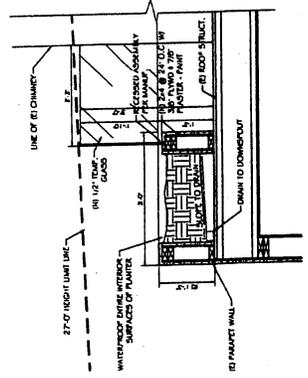
② EAST ELEVATION
 1/4" = 1'-0"



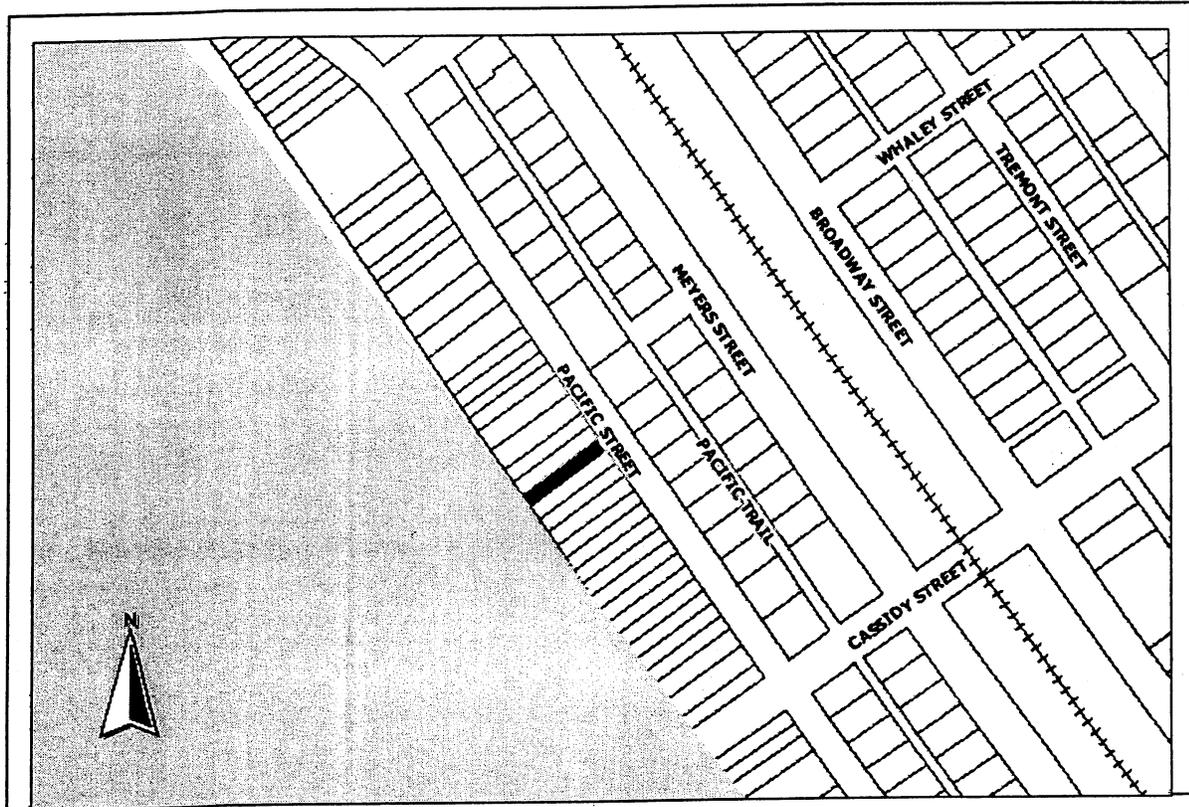
① SOUTH ELEVATION
 1/4" = 1'-0"



① BUILDING SECTION
 1/4" = 1'-0"



② PLANTER SECTION
 3/4" = 1'-0"



File Number: RC-2-04 REVISION

Applicant: Dan Matlach/Candace Cross

Description:

REGULAR COASTAL PERMIT REVISION (RC-2-04 REVISION) for the expansion of an existing deck adjacent to the master bedroom suite. A 22" high railing is to be constructed on the inside edge of an existing planter box to meet Building Code safety requirements for the deck. The project site is located at 1709 South Pacific Street. The project site is zoned RS (Residential Single Family) and is situated within the South Oceanside Neighborhood – **MATLACH/CROSS RESIDENCE DECK EXTENSION**

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: July 31, 2007

Public Hearing Coastal Permit
Identification No. RC-2-04

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 Dan Matlach/Candace Cross. This application was received on March 31, 2006. The application is described as follows:

For the expansion of an existing deck adjacent to the master bedroom suite. A 22" high railing is to be constructed on the inside edge of an existing planter box to meet Building Code safety requirements for the deck located at 1709 South Pacific Street.

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

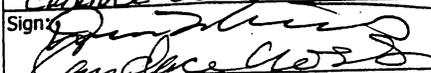
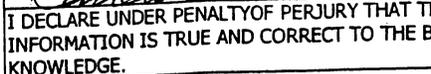
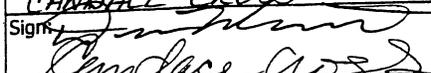
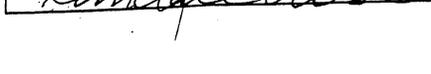
Said hearing will be held on August 13, 2007, at 7:00 p.m. in the Council Chamber of City Hall, 300 North Coast Hwy., Oceanside, California at which time and place any and all interested persons may appear and be heard. Interested persons may contact the Planning Division at (760) 435-3520 after August 8, 2007, 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 August 23, 2007 (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 Division 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
PART I - APPLICANT INFORMATION				HEARING	
1. APPLICANT		2. STATUS		GPA	
Dan Matlach & Candace Cross		OWNERS		MASTER/SP.PLAN	
3. ADDRESS		4. PHONE/FAX		ZONE CH.	
400 N. Pacific ST #308		760-967-9894		TENT. MAP	
Oceanside CA 92054				PAR. MAP	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)				DEV. PL.	
SAME AS #1				C.U.P.	
6. ADDRESS		7. PHONE/FAX		VARIANCE	
SAME AS #3		SAME AS #4		COASTAL RC-2-04 REV 06	
PART II - PROPERTY DESCRIPTION				O.H.P.A.C.	
8. LOCATION 1709 S. Pacific ST				9. SIZE 30' x 230' = 6,900 sq. ft.	
Oceanside CA 92054 (Lot 36 Block E')				OR .158 ACRES	
10. GENERAL PLAN		11. ZONING		13. ASSESSOR'S PARCEL NUMBER	
RS		RS		153-091-48	
		12. LAND USE			
		Residential			
PART III - PROJECT DESCRIPTION					
14. GENERAL PROJECT DESCRIPTION					
Planter Addition Rev-3/21/07					
15. PROPOSED GENERAL PLAN		16. PROPOSED ZONING		17. PROPOSED LAND USE	
N/A		N/A		Residential	
18. NO. UNITS		19. DENSITY			
1		7.69 ac.			
20. BUILDING SIZE		21. PARKING SPACES		22. % LANDSCAPE	
4,574 sq. ft.		2		58%	
				23. % LOT COVERAGE	
				33%	
PART IV - ATTACHMENTS					
ALL APPLICATIONS				DEV. PLANS, C.U.P.s & TENT. MAPS	
24. DESCRIPTION/JUSTIFICATION		25. LEGAL DESCRIPTION		30. FLOOR PLANS AND ELEVATIONS	
26. 300-FT. RADIUS MAP		27. PROPERTY OWNERS' LIST		31. CONSTRUCTION SCHEDULE	
28. ENVIRONMENTAL ASSESSMENT		29. PLOT PLANS		32. OTHER	
PART V - SIGNATURES					
THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.				SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).	
33. APPLICANT OR REPRESENTATIVE (Print):		34. DATE		38. DATE	
DAN Matlach Candace Cross		4-17-06		4-17-06	
Sign: 		37. OWNER (Print):		38. DATE	
		DAN MATLACH		4-17-06	
		Sign: 			
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.					
35. APPLICANT (Print):		36. DATE		39. OWNER (Print):	
DAN Matlach CANDACE CROSS		4-17-06		CANDACE CROSS	
Sign: 				40. DATE	
				4-17-06	
				Sign: 	

RECEIVED

APR 17 2006

Planning Department

RECEIVED

APR 17 2006

Planning Department

D+J

Candace Cross

400 N Pacific Street
#308
Oceanside, CA 92054

Telephone: 760-967-9894
Fax: 760-967-9894
Cell: 760-672-9555

March 31, 2006

City of Oceanside Planning Department
300 N Coast Hwy
Oceanside, CA 92054

Job Address: 1709 S Pacific St
Coastal Permit No: RC - 2 - 04
Building Permit No: 156891

To Whom It May Concern:

We are submitting this revision to allow usage of our roof top balcony directly in front of our master bedroom. Please review the 7 sheets of plans dated 3-16-06 completed by Baker Architecture.

Our existing approved plans show the glass railing placed at the north east corner of the fireplace and a 15" high parapet wall at the end of the deck. Please refer to page A2.

We are proposing a 3' wide planter attached to the existing and previously approved 15" high parapet wall with a 15" high glass wall on top of the planter. This 15" high glass "wall" is only to be used as a wind break. This will increase our usable deck area by 155 sq. ft. Our total usable deck space will then be 493 sq. ft. Which is less than the 500 sq. ft. maximum. Please refer to page A2 for the layout.

The revisions will insure that we are still under our 27' height limitation. Please refer to pages A3, A4 & A5.

Sincerely,



Candace Cross

Legal Description

LOTS 35 AND 36, BLOCK "E" OF OCEAN FRONT ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 909.
APN: 153-091-48



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: 08/14/2007
Removal: 02/14/2008
(180 days)

1. **APPLICANT:** Don Matlach and Candice Cross
2. **ADDRESS:** 400 N. Pacific Street, #308, Oceanside, CA 92054
3. **PHONE NUMBER:** (760) 967-9894
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Jerry Hittleman
6. **PROJECT TITLE:** Matlach and Cross Residence (RC-2-04)
7. **DESCRIPTION:** for the expansion of a second story master bedroom deck located at 1709 South Pacific Street, Oceanside, CA 92054.

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. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- [x] The project is categorically exempt, Class 3, New Construction or Conversion of Small Structures (Section 15303); or,
- [] "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 does not constitute a "project" as defined by CEQA (Section 15378).

Date: August 14, 2007

Jerry Hittleman, Acting City Planner

cc: [] Project file [] Counter file [] Library
Posting: [] County Clerk \$50.00 Admin. Fee