



DATE: September 27, 2010 (Continued from the September 13, 2010 public hearing)

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC10-00007) FOR THE CONSTRUCTION OF A 232-SQUARE FOOT DECK EXPANSION ATTACHED TO AN EXISTING DECK AT THE WESTERN BUILDING ELEVATION LOCATED AT 1011 SOUTH PACIFIC STREET – DILLON RESIDENCE – APPLICANT: KIM DILLON**

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; and adopt Planning Commission Resolution No. 2010-P30 approving Regular Coastal Permit (RC10-00007) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The subject property is located on Lot A of Map 15886, at 1011 South Pacific Street. The existing home was constructed in 1998 and was approved by the Planning Commission under Regular Coastal Permit (RC-12-98). On October 26, 2009 a Regular Coastal Permit (RC-3-09) was approved by the Planning Commission for the construction of a 532-square foot master bedroom expansion into the second-story deck space at the western elevation of an existing single-family home. This proposed Regular Coastal Permit application to add 232 square feet of deck space to an existing 96-square foot deck at the western elevation of the first level of the existing home was filed on June 7, 2010.

Site Review: This 3,750-square foot lot accommodates a two-story 3,066-square foot single-family residence with basement below. The legal lot is substandard in width and area.

The Land Use designation is Urban High Density Residential (UHD-R) and the corresponding zoning classification is RT (Residential Tourist Zone). Being situated within the coastal zone, the project requires a Regular Coastal Permit, pursuant to Section III.D.1 of the Coastal Permit Handbook adopted May 8, 1985. 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.

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

Regular Coastal Permit (RC10-00007) represents a request for the following:

- (a) This project would allow the construction of a 232-square foot approximate (8' x 31') deck expansion attached to the first level of an existing single-family residence located at 1011 South Pacific Street. The balcony deck would be an expansion to the existing 96-square foot deck accessed through the first level dining area. The deck will be constructed at a height of 13.5 feet with 3.5 feet of this height consisting of glass railing. The proposed deck would be an extension to the existing deck westward approximately 8 feet from the face of the building. The property owner has angled the southern portion of the deck at a 45-degree away from the southern elevation, to reduce potential visual impacts from the adjoining property to the south.

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

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

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Compliance

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 the visual image of the surrounding neighborhood.

The Local Coastal Program's established stringline exists 1'-6" to the west from the western elevation of the existing home, and the proposed deck would encroach 6'-6" into the established stringline. The proposed deck would not extend westward beyond the neighboring properties building footprint to the south. The 1986 Oceanside Zoning Ordinance Section 1703 (e) allows decks, balconies, and other appurtenances to extend seaward of the stringline setback line, providing that they do not substantially impair the views from adjoining properties.

The proposed addition would not alter public views or any views of adjoining neighbors, because the deck would be constructed at a maximum height of 13.5 feet in height and a majority of the deck is open and transparent. The proposed project is in conformance with the General Plan; therefore the project is compatible to the surrounding properties and neighborhood character.

2. Zoning Ordinance Compliance

The existing structure and the proposed addition meet all of the development regulations of the underlying RT zone per the 1986 Oceanside Zoning Ordinance in effect in the coastal zone. Such projects are reviewed for compatibility with existing and surrounding development, as well as applicable public beach access regulations.

The purpose of the RT District is to provide opportunities for tourist and year-round visitor-serving facilities, including permanent and transient residential and related uses, within the City's Coastal Zone. In the RT District, the maximum allowable density for residential uses is 29-43.0 dwelling units per gross acre. There are no new units or bedrooms proposed with this development proposal.

Table 1 compares the existing structure to local property development regulations pursuant to Article 32, Residential Tourist Zone Property Development Regulations.

Table 1 Development Standards

Requirement	Required	Existing	Proposed
Front	10 feet	3 feet 7 inches (section 3204)	No change
Side	Any combination of 6 feet on a substandard lot	3 feet per each side	No change

Requirement	Required	Existing	Proposed
Minimum rear yard pursuant to 1703 (e)	Stringline (for habitable structures)	1 foot 6 inches from the Stringline	6 feet 6 inches into the established Stringline with a balcony as per OZO 1703(e)
Height	35 feet	35 feet	13.5 feet for the balcony

3. Local Coastal Program Compliance

The proposed project is within the appeal jurisdiction of the Local Coastal Program (LCP) and complies with all provisions of this program. The proposed 232-square foot first level deck addition will not exceed the 35-foot height restriction within the Residential Tourist District (RT), nor extend past the Stringline.

DISCUSSION

Issue: Project Compatibility with the Existing Neighborhood and surrounding properties

Will all improvements to the property be consistent with, and compatible to, the existing residence and the adjoining homes in the surrounding area?

Recommendation: Staff finds that (in terms of height, design, bulk and distance from the established stringline) the deck addition would be consistent with the existing residence and will be consistent with the surrounding neighborhood. Many of the adjoining neighbors in the area have similar first level decks and balconies. The 13.5-foot tall deck would be attached to the first level of the western elevation and would be an extension of the existing 96-square foot deck off of the family room and dining room. The proposed deck railings and structure would be open and transparent to limit visual impacts.

ENVIRONMENTAL DETERMINATION

The project is exempt under the provisions of the California Environmental Quality Act (CEQA) Class 3, Section 15303(b) New Construction or Conversion of Small Structures.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to residents within a 300-foot radius, and property owners of record within a 100-foot radius of the subject property, individuals and/or organizations requesting notification, the applicant and other interested parties.

SUMMARY

The proposed Regular Coastal Permit (RC10-00007), as conditioned, is consistent with the land use policies of the General Plan, the requirements of the Zoning Ordinance, and the policies of the Local Coastal Program. The project has been conditioned to meet or exceed all applicable standards. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached Resolution. Staff recommends that the Planning Commission:

- Move to approve Regular Coastal Permit (RC10-00007) and adopt Planning Commission Resolution No. 2010-P30 as attached.

PREPARED BY:


Scott Nightingale
Planner II

SUBMITTED BY:


Jerry Hittelman
City Planner

Attachments:

1. Site Plan/Floor Plan and Elevations
2. Planning Commission Resolution No. 2010-P30
3. Correspondence/letters from neighbors

ARCHITECT: **STUDIO 4**
 2808 MESA DRIVE
 OCCASAND, CA 92654
 PH: 714-721-8033
 FAX: 714-721-8033
 P:ALONGTORN@STUDIO4.COM
 PAUL LONGTORN
 PRINCIPAL

PROJECT:
**DILLON
 RESIDENCE
 DECK ADDITION**

OWNER:
 AMARE & IRMA
 DILLON
 971 S. PACIFIC
 OCCASAND, CA 92654

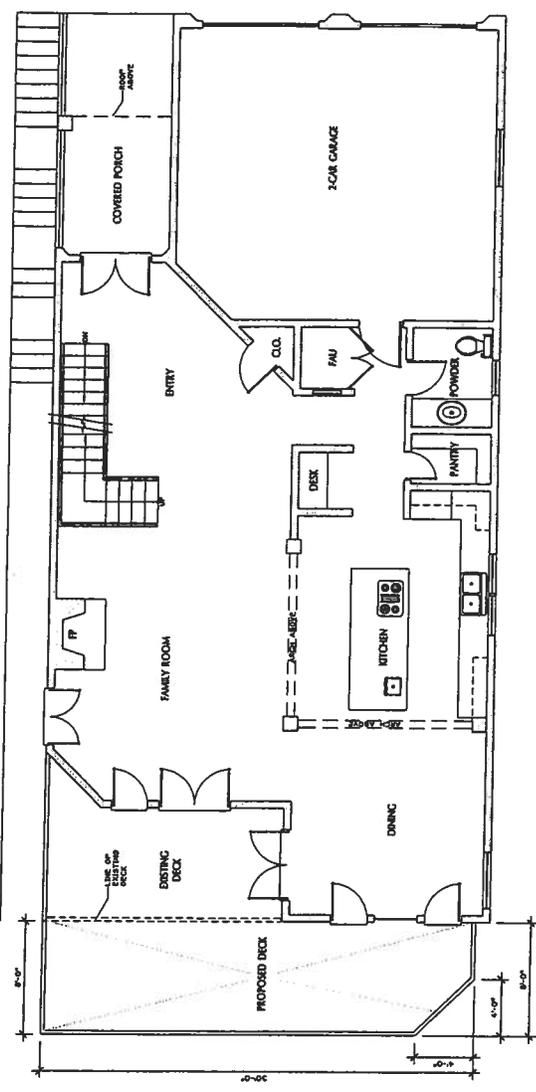
OWNER'S REP:
 PAUL LONGTORN
 STUDIO 4 ARCHITECTS
 2808 MESA DRIVE
 OCCASAND, CA 92654
 PH: 714-721-8033

ISSUE DATES:
 08/14/13
 09/10/13
 09/10/13

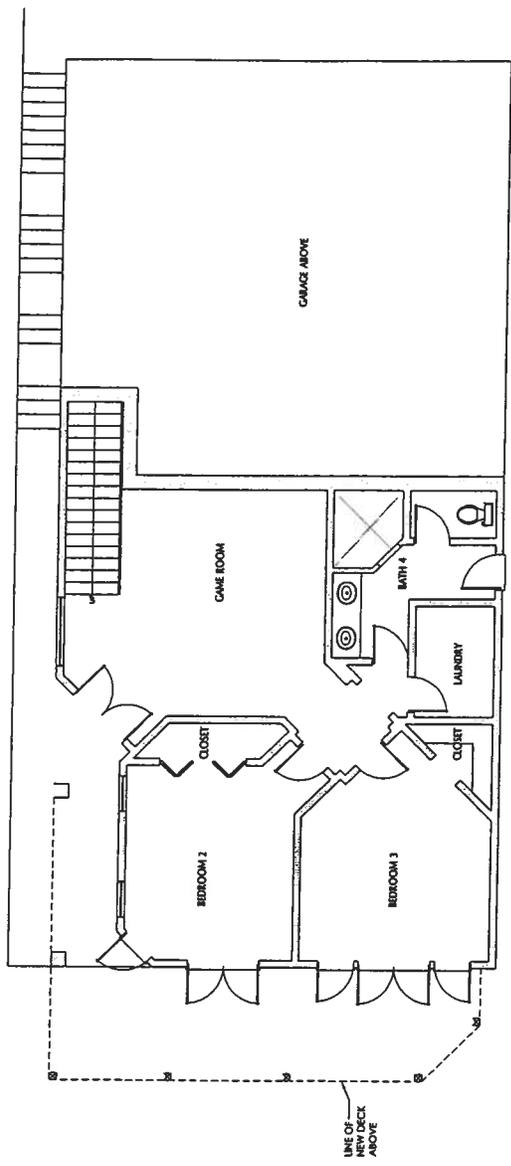
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DATE: 08/14/13
 TIME: 10:00 AM
 PROJECT: DILLON RESIDENCE
 SHEET: EX. BEACH & STREET LEVEL FLOORPLANS
 DRAWN BY: D.J.E.
 CHECKED BY: P.L.

SHEET TITLE:
**EX. BEACH &
 STREET LEVEL
 FLOORPLANS**
 SHEET NO.:
A1.0



2 EXISTING STREET / 1ST FLOOR LEVEL
 SCALE: 1/4" = 1'-0"



1 EXISTING BEACH / BASEMENT LEVEL
 SCALE: 1/4" = 1'-0"

ARCHITECT
STUDIO 4
 3700 15TH AVENUE, SUITE 100
 OAKLAND, CA 94612
 (415) 763-4444 FAX
 (415) 763-4400 PK
 P.LONGTON@STUDIO4ARCH.COM
 P.LONGTON
 (415) 763-4400

PROJECT:
 DILLON
 RESIDENCE
 DECK ADDITION

OWNER:
 OCEANSIDE, CA

OWNER:
 MARK & EM
 DILLON

OWNER:
 WEST PACIFIC
 OCEANSIDE, CA 92084

OWNER'S REP:
 PAUL LONGTON
 STUDIO 4 ARCHITECTS
 3700 15TH AVENUE, SUITE 100
 OAKLAND, CA 94612
 (415) 763-4400

RELEASE DATES:
 PERMIT: 5/14/10
 RECORDING: 5/14/10

DRAWING STATUS:
 1.0 PRELIMINARY
 2.0 PERMIT SET
 3.0 PERMIT REVIEW
 4.0 PERMIT APPROVAL
 5.0 PERMIT ISSUANCE
 6.0 PERMIT EXPIRES
 7.0 PERMIT RENEWAL
 8.0 PERMIT CANCELLATION
 9.0 PERMIT REVOCATION
 10.0 PERMIT REINSTATEMENT

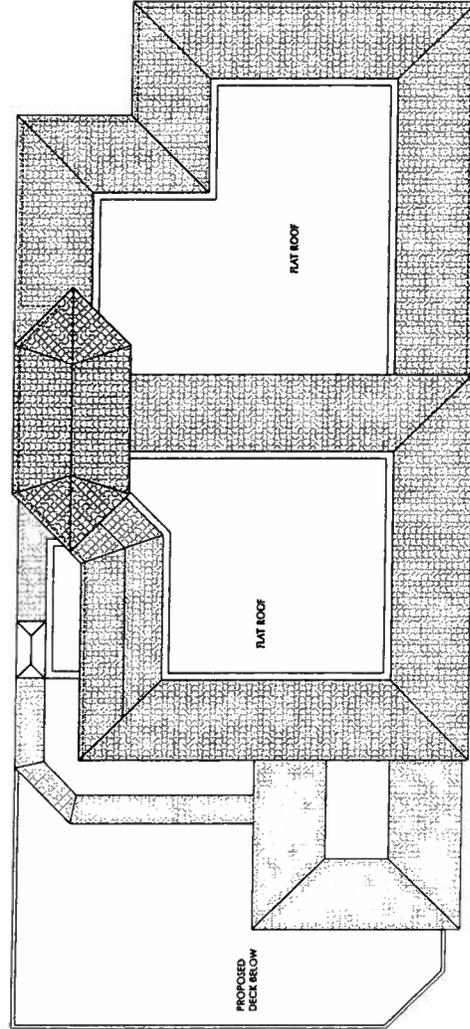
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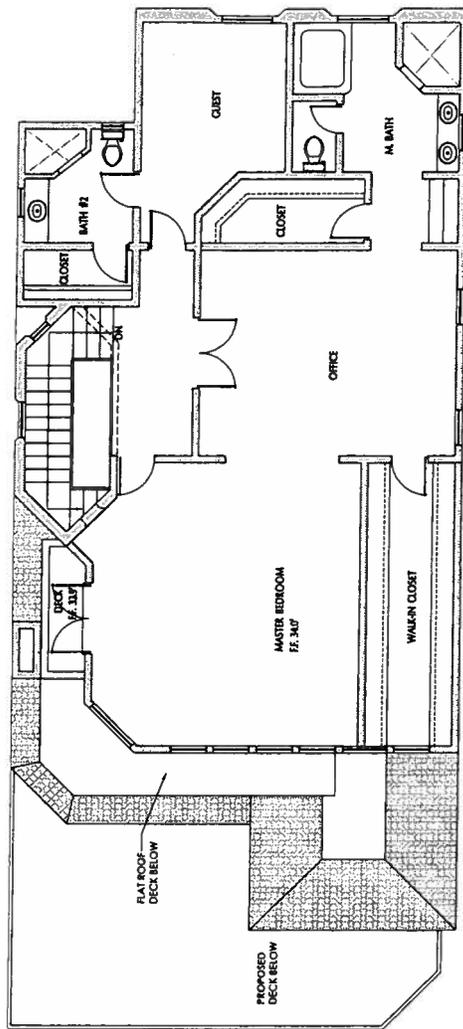
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2 EXISTING ROOF PLAN
 SCALE: 1/4" = 1'-0"



1 EXISTING SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



A2.0

ARCHITECT: **STUDIO 4**
 3608 NEVA DRIVE
 OCEANSIDE, CA 92054
 (760) 723-4800 FX
 P.ALONGTON@STUDIO4.COM
 PAUL LONGTON
 PRINCIPAL

PROJECT:
**DILLON
 RESIDENCE
 DECK ADDITION**

OCEANSIDE, CA

OWNER:
**MARILYN & JIM
 DILLON**

7811 S. PACIFIC
 OCEANSIDE, CA 92054

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

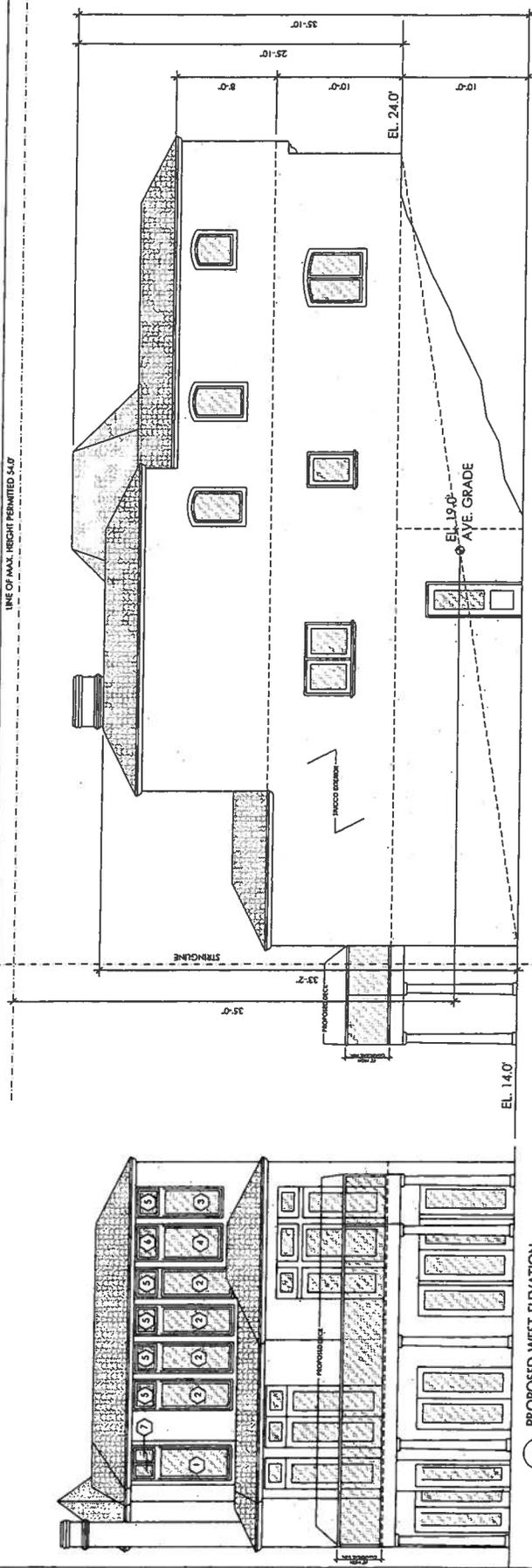
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 OCEANSIDE, CA 92054
 (760) 723-4800

RELEASE DATES:
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 11/14/10

DRAWING STATUS:
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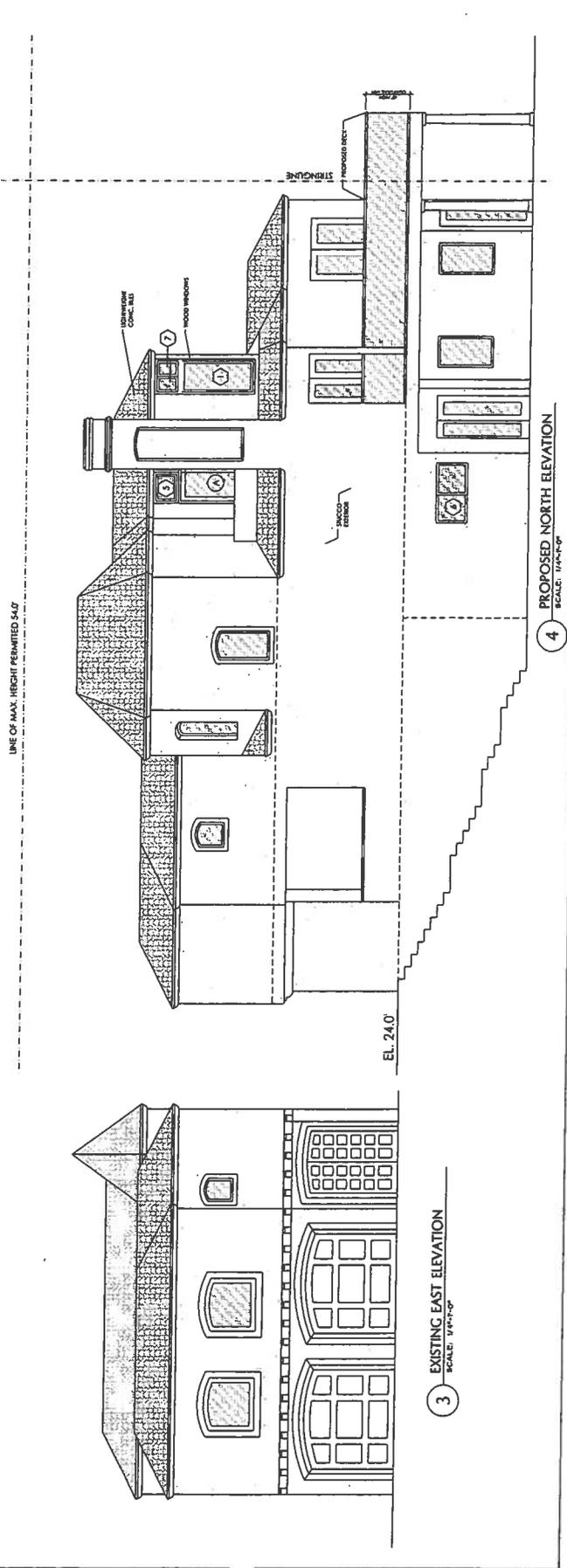
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ORDER NO. D-112
 ORDER BY PL
 SHEET TITLE
**EXISTING
 ELEVATIONS**
 SHEET NO. **A3.0**



1 PROPOSED WEST ELEVATION
 SCALE: 1/4"=1'-0"

2 PROPOSED SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



3 EXISTING EAST ELEVATION
 SCALE: 1/4"=1'-0"

4 PROPOSED NORTH ELEVATION
 SCALE: 1/4"=1'-0"

1 PLANNING COMMISSION
2 RESOLUTION NO. 2010-P30

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: RC10-00007
7 APPLICANT: Kim Dillon
8 LOCATION: 1011 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 Regular Coastal Permit (RC-3-09) under the provisions
of Article 32 of the Zoning Ordinance of the City of Oceanside to permit the following:

13 construction of a 232-square foot (8' x 31') deck expansion attached to the first level of
14 the western elevation to an existing single-family residence located at 1011 South
15 Pacific Street;

16 on certain real property described in the project description.

17 WHEREAS, the Planning Commission, after giving the required notice, did on the 27th day
18 of September, 2010 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 exempt per Article 19, Section 15303 (b) from
22 environmental review;

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 //

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Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
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	\$.713 per square foot or \$713 per thousand square feet for non-residential uses and \$2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	\$.42 per square foot non-residential for Oceanside (\$.42 for Vista and Fallbrook) \$2.63 per square foot residential (\$2.63 for Vista; \$2.63 for Fallbrook)
Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	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; Non-residential is \$36,775 for a 2" meter.
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; Non-residential is \$50,501 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically \$4,326 per unit; Non-residential is \$22,495 for a 2" meter.

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

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

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

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

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

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

19 FINDINGS:

20 For the Regular Coastal Permit:

- 21 1. The proposed deck expansion to an existing permitted single-family residence is
22 consistent with the land use policies of the Local Coastal Program as implemented
23 through the Zoning Ordinance. Specifically, the project will not substantially alter or
24 impact existing public views of the coastal zone area and the physical aspects of the
25 project are consistent with existing development on neighboring sites.
- 26 2. The proposed deck expansion will not obstruct any existing, planned, or required public
27 beach access; therefore, the project is in conformance with the policies of Chapter 3 of
28 the Coastal Act.
- 29 3. The project will not result in the loss of any on street public parking spaces, as the 232-
square foot deck addition will not trigger additional parking or take away from the
existing parking fronting the project site.

1 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
2 approve Regular Coastal Permit (RC10-00007) subject to the following conditions:

3 **Building:**

- 4 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
5 Building Division plan check. (As of January 1, 2008 the 2007 California Building
6 Code, and 2007 California Electrical Code)
- 7 2. The granting of approval under this action shall in no way relieve the
8 applicant/project from compliance with all State and Local building codes.
- 9 3. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the
10 plans.
- 11 4. The developer shall monitor, supervise and control all building construction and
12 supporting activities so as to prevent these activities from causing a public nuisance,
13 including, but not limited to, strict adherence to the following:
- 14 a) Building construction work hours shall be limited to between 7:00 a.m. and
15 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00
16 p.m. for work that is not inherently noise-producing. Examples of work not
17 permitted on Saturday are concrete and grout pours, roof nailing and activities
18 of similar noise-producing nature. No work shall be permitted on Sundays and
19 Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day,
20 Thanksgiving Day, Christmas Day) except as allowed for emergency work
21 under the provisions of the Oceanside City Code Chapter 38 (Noise
22 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
27 neat, safe manner for short periods of time pending disposal.
- 28 5. For all new construction, setbacks and Type of Construction must comply with the
29 2007 California Building Code. New Exterior openings less than five feet from the
property line must be protected per table 704.8 of the CBC. New Exterior walls less
than five feet to the property line must be one hour rated per Table 602 of the CBC.

1 **Fire:**

2 6. Fire Department requirements shall be placed on plans in the notes section.

3 **Planning:**

4 7. This Regular Coastal Permit shall expire on September 27, 2013, unless implemented per
5 the Zoning Ordinance or unless the Planning Commission grants a time extension.

6 8. This Regular Coastal Permit approves only a 232-square foot deck expansion to an existing
7 96-square foot first level deck at the western elevation of the existing home, as presented to
8 the Planning Commission for review and approval. No deviation from these approved
9 plans and exhibits shall occur without Planning Division approval. Substantial deviations
10 shall require a revision to the Regular Coastal Permit or a new Regular Coastal Permit.

11 9. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
12 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
13 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
14 annul an approval of the City, concerning Regular Coastal Permit (RC10-00007). The City
15 will promptly notify the applicant of any such claim, action or proceeding against the
16 City and will cooperate fully in the defense. If the City fails to promptly notify the
17 applicant of any such claim action or proceeding or fails to cooperate fully in the
18 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
19 harmless the City.

20 10. All mechanical rooftop and ground equipment shall be screened from public view as
21 required by the Zoning Ordinance that is, on all four sides and top. The roof jacks,
22 mechanical equipment, screen and vents shall be painted with non-reflective paint to match
23 the roof. This information shall be shown on the building plans.

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

1 covenant shall provide that the property is subject to this resolution, and shall generally
2 list the conditions of approval.

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

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

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

14 17. Elevations, siding materials, colors, roofing materials and floor plans shall be
15 substantially the same as those approved by the Planning Commission. These shall be
16 shown on plans submitted to the Building Division and Planning Division.

17 18. The 248-square foot addition shall be substantially the same material, colors, and design
18 as the existing deck and the single-family residence.

19 /////

20 /////

21 /////

22 /////

23 /////

24 /////

25 /////

26 /////

27 /////

28 /////

29 /////

1 19. Prior to issuance of a building permit, the applicant and landowner, shall execute and
2 record a covenant, in a form and content acceptable to the City Attorney.

3 PASSED AND ADOPTED Resolution No. 2010-P30 on September 27, 2010 by the
4 following vote, to wit:

5 AYES:

6 NAYS:

7 ABSENT:

8 ABSTAIN:

9
10 _____
11 Robert Neal, Chairperson
12 Oceanside Planning Commission

13 ATTEST:

14 _____
15 Jerry Hittleman, Secretary

16 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
17 this is a true and correct copy of Resolution No. 2010-P30.

18 Dated: September 27, 2010
19

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

23 _____
24 Applicant/Representative

_____ Date

To the City of Oceanside,

My name is George Yellich and I am the property owner of 1005 So Pacific Street. I am the property owner directly north of the Dillon's property. I approve of their request and application to extend their deck. My existing deck and the deck of the Dillon's adjacent neighbor to the south both currently extend farther seaward than the proposed deck of the Dillon's. For this reason, the Dillon's proposed deck will not impair my views nor the views of anyone else.



A handwritten signature in cursive script, appearing to read "G. Yellich". Below the signature is a long, horizontal, slightly wavy line that tapers at both ends, serving as a decorative underline.



A small, dark, handwritten mark or scribble, possibly initials or a signature, located in the lower right quadrant of the page.

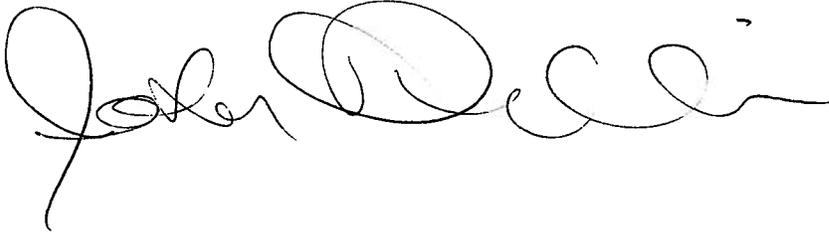
To the City of Oceanside,

I am the property owner of 1001 So Pacific Street, a neighbor of the Dillons at 1011 so Pacific. I approve of the Dillons request and application to extend their deck. It will not impair any views. My home and deck currently extend farther seaward than the proposed deck extension of the Dillons.

A handwritten signature in black ink, appearing to read "J. Almond". The signature is fluid and cursive, with a large initial "J" and a long, sweeping tail.

To the City of Oceanside,

I am the property owner of 1007 So Pacific Street, directly adjacent to the proposed deck extension. I approve of Kim Dillons request and application to extend her deck. It will not impair any views.

A handwritten signature in black ink, appearing to read "John D. Dill". The signature is written in a cursive style with large, sweeping loops and a long horizontal tail.

To the City of Oceanside,

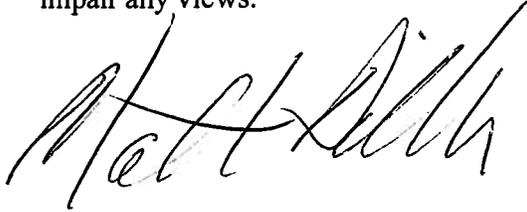
My name is Lisa Hoyt and I am the property owner of 1021 So Pacific Street. I am the property owner south of the Dillon's property. I approve of their request and application to extend their deck. My existing deck and the decks of the Dillon's adjacent neighbors to the north and south all currently extend farther seaward than the proposed deck of the Dillon's. For this reason, the Dillon's proposed deck will not impair my views nor the views of anyone else.

Lisa Hoyt

A handwritten signature in black ink that reads "Lisa Hoyt". The signature is written in a cursive style with a large, looping initial "L" and a long, sweeping tail on the "t".

To the City of Oceanside,

I am the property owner of 1019 So Pacific Street, 40 feet south of the proposed deck extension. I approve of Kim Dillons request and application to extend her deck. It will not impair any views.

A handwritten signature in black ink, appearing to read "Matt Dillon". The signature is written in a cursive style with a large, prominent initial "M".

To the City of Oceanside,

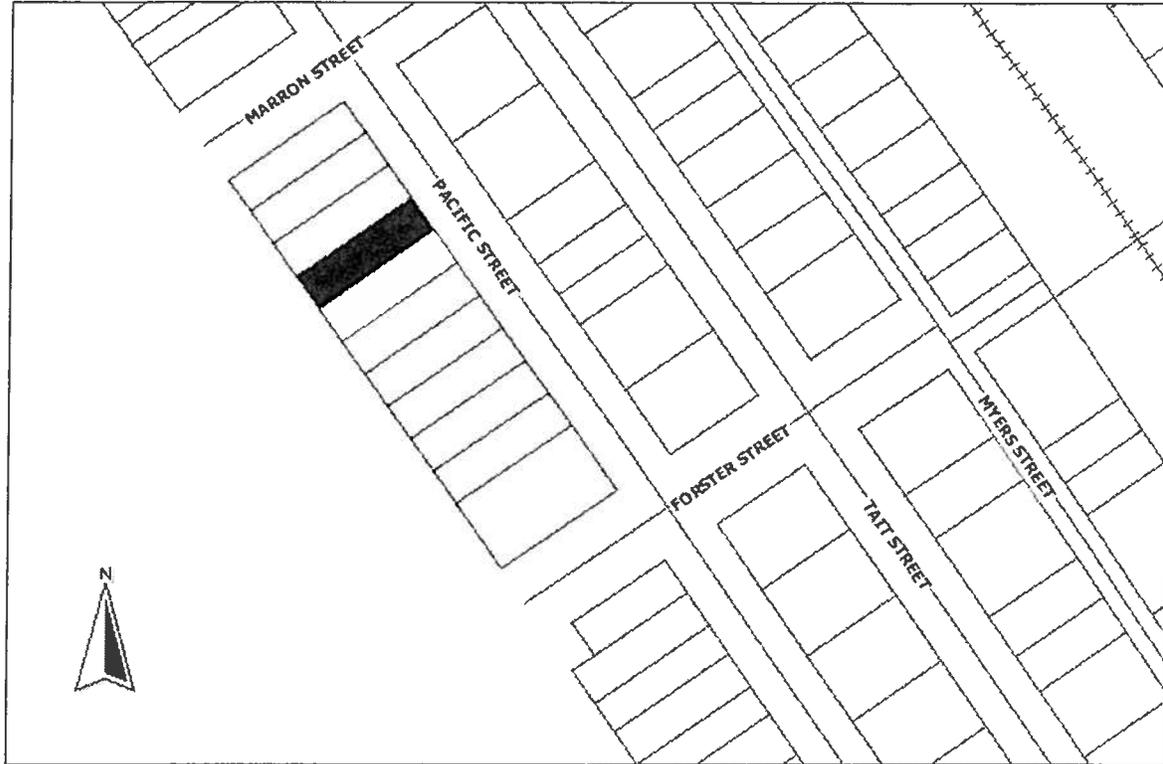
I am the property owner of 1014 So Pacific Street. I approve of the Dillons request and application to extend their deck. Just about every home and deck on the west side of our block extend farther seaward than the Dillons. Their request to extend their deck at 1011 will not impair any views.

Jane Hamlet

To the City of Oceanside,

I am the property owner of 1006 So Pacific Street. I approve of the Dillons request and application to extend their deck. Just about every home and deck on the west side of our block extend farther seaward than the Dillons. Their request to extend their deck at 1011 will not impair any views.

Jane Hamlet



File Number: RC10-00007

Applicant: Kim Dillon

Description:

REGULAR COASTAL PERMIT (RC10-00007) for the construction of a 248-square foot deck expansion attached to an existing deck at the western building elevation located at 1011 South Pacific Street. The project site is zoned RT (Residential Tourist District) and is within the Townsite Neighborhood and the Coastal Zone. – **DILLON RESIDENCE @ 1101 S. Pacific Street**

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

STAFF USE ONLY

ACCEPTED

6/7/10

BY

S.M.

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

GPA

1. APPLICANT

Kim Dillon

2. STATUS

owner

MASTER/SP.PLAN

ZONE CH.

3. ADDRESS 1011 S. Pacific St.
Oceanside 92054

4. PHONE/FAX/E-mail
760 722 1866

TENT. MAP

PAR. MAP

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)
Paul Longton

DEV. PL.

C.U.P.

6. ADDRESS 2909 Mesa Drive
Oceanside, CA 92054

7. PHONE/FAX/E-mail
760 722 4964
pjlongton@gmail.com

VARIANCE

COASTAL

RC10-00007

O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION

1011 S. Pacific St.

9. SIZE

3,750 SF

10. GENERAL PLAN

11. ZONING

RT

12. LAND USE

SFR

13. ASSESSOR'S PARCEL NUMBER

152 076 04

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION

Add 248 SF of new deck off dining & living rooms

15. PROPOSED GENERAL PLAN

No Change

16. PROPOSED ZONING

No Change

17. PROPOSED LAND USE

No Change

18. NO. UNITS

1

19. DENSITY

16 du/ac

20. BUILDING SIZE

3596 SF

21. PARKING SPACES

2

22. % LANDSCAPE

25%

23. % LOT COVERAGE or FAR

51%

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

6/3/10

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)

Kim Dillon

36. DATE

6/3/10

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

Sign:



Addendum to Citywide Application for Regular Coastal Permits

FEE: \$1,361.00

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

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

1. If residential, state:

- (a) Number of units 1
- (b) Number of bedrooms per unit 4
- (c) Type of ownership proposed: Rental
 Condominium
 Stock cooperative
 Time share
 Other

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

NA

3. Present use of property

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

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

1 - SFR

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

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

4. Estimated cost of development: Land _____ Improvements \$10,000

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

If yes, state previous application number _____

6. Project height: Maximum height of structure 33' ft.
 Maximum height of structure as measured from centerline of frontage road 21' ft.

7. Total number of floors in structure, including subterranean floors, lofts, and mezzanines:
3

8. Gross floor area including covered parking and accessory buildings 4070 sq. ft.
 Gross floor area excluding parking 3596 sq. ft.

9. Lot area (within property lines) 3750 SF sq. ft. or acres.

<u>Lot Coverages</u>	<u>Existing</u>	<u>New Proposed</u>	<u>Total</u>
Building Coverage	<u>1837</u> sq. ft.	<u>248</u> sq. ft.	<u>2085</u> sq. ft.
Paved area	<u>375</u> sq. ft.	<u>0</u> sq. ft.	<u>375</u> sq. ft.
Landscaped area	<u>750</u> sq. ft.	<u>0</u> sq. ft.	<u>750</u> sq. ft.
Unimproved area	<u>960</u> sq. ft.	<u>0</u> sq. ft.	<u>960</u> sq. ft.

10. Parking: Number of existing spaces 2
 Number of new spaces proposed 0
 TOTAL: 2
 Number of covered spaces 2
 Number of uncovered spaces 0
 Number of standard spaces 2 Size 10 x 20
 Number of compact spaces NA Size NA

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

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

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

() Yes () No NA

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

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

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

Marron St cul de Sac ± 150'

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

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

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

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

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

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

Location of dredged material disposal site NA

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

() Yes () No

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

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

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

Will the development provide public or private recreational opportunities?

- Yes No

If yes, explain _____

6. Is the proposed development in or near:

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

7. Is the proposed development visible from:

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

8. Does the site contain any:

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

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

9. Would the project in any way alter or divert a streambed or drainage course? Yes No

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

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

6/3/10

Date

Signature of Authorized Agent or Applicant



**Description & Justification
For A Deck Addition to
An existing Single Family Residence
At
1011 S Pacific St, Oceanside, 92054**

June 3, 2010

Owner: Mark and Kim Dillon

Statistics at a glance

Address –	1011 S Pacific St	
APN –	152-076-04	
Zoning –	RT	
Proposed zoning –	No Change	
Lot Size –	3,750 SF (.075 Acres)	
Existing Land Use –	Single Family Residential	
Proposed Land Use –	No Change	
Number of units –	1	
Density/acre –	11.6 units/acre	
Existing lot coverage -	49%	
Proposed Lot Coverage	51%	
Existing Landscaping –	25%	
Existing Building Size:		
Beach (Basement) Level		945 SF
Street Level (Entry)		1223 SF
Second Floor		1428 SF
Total Existing Habitable		3596 SF
Existing Deck		197 SF
Existing Garage (2-spaces)	474 SF	

Proposed Deck

³²
248 SF

Total Deck (existing plus proposed) =

445 SF

Parking required – 2 spaces

Parking provided – 2 spaces

This proposed project will extend the existing street level deck on the west side of the house – 8' westward.

The deck will not go out to the stringline. The west most edge of the deck will be about 10' east of the stringline. The deck will not go as far westward as the deck on the neighboring house to the south nor as far westward as 1005 S Pacific St (house to the north)

The Architecture is by Paul Longton, Architect

Regular Coastal

The proposed project is consistent with the policies of the Local Coastal Program as implemented through the Zoning Ordinances. Specifically the physical aspects of the project are consistent with the adjoining properties and those in the neighborhood. The project will not substantially alter or impact existing public views of the coastal zone area.

The proposed project will not obstruct any existing planned public beach access including any beach areas fronting the existing property; therefore the proposed project is in conformance with the policies of Chapter 3 of the Coastal Act.

LEGAL DESCRIPTION

Received

EXHIBIT "A"

DEC 29 2008

Planning Division

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1 IN BLOCK H OF TERRACE ANNEX, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1044, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, APRIL 29, 1907.

EXCEPTING THEREFROM ANY PORTION THEREOF NOW OR HERETOFORE LYING BELOW THE MEAN HIGH LINE OF THE PACIFIC OCEAN.



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Kim Dillon
2. **ADDRESS:** 1011 S. Pacific Street, Oceanside, CA. 92054
3. **PHONE NUMBER:** (760) 722-1866
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Planner II
6. **PROJECT TITLE:** RC10-00007 Dillon Residence
7. **DESCRIPTION:** A Regular Coastal Permit to allow the extension of an existing 96-square foot deck by adding 248-square feet.

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 is generally for an internal, ancillary use within an existing restaurant building. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- The project is categorically exempt, Class 3, for New Construction, Section 15303 (b); 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 of section] (Section xxxxx); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).



Scott Nightingale, Planner II

Date: Aug 23, 2010

cc:

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