DATE: July 11, 2011

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC11-00004) TO ALLOW AN EXISTING OPEN FRONT BALCONY TO BE ENCLOSED AT AN EXISTING RESIDENCE LOCATED AT 1639 SOUTH PACIFIC STREET – MACDONALD RESIDENCE – APPLICANT: JOHN MACDONALD**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Confirm issuance of a Class 3, Categorical Exemption per Section 15303 "New construction or of small structures" of the California Environmental Quality Act; and

(2) Approve Regular Coastal Permit (RC11-00004) by adopting Planning Commission Resolution No. 2011-P25 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The project site is situated within the South Oceanside Neighborhood, west of South Pacific Street and exists with an attached 3,981-square foot single-family residence with an attached two-car garage constructed in 1990.

On October 18, 2010 the Planning Commission approved a Regular Coastal Permit RC-2-06 to allow the existing building to be re-roofed with slate roofing tiles, removal of the wood trim for the replacement of stucco siding and replacement of windows and doors by a 6-0 vote of approval. As a part of the approval the Planning Commission voted separately on a separate request to enclose the second story west facing balcony with a one foot off-set. This request was denied without prejudice by a 4-2 vote.

It was concluded that an off-set of one foot from the building façade would not provide sufficient articulation on the building façade and created a sense of massing that was not compatible with surrounding properties on Pacific Street.

The request for the balcony extension has been requested once again by this Regular Coastal Permit (RC11-00004), and due to the fact that the General Plan and Zoning regulations do not limit additions based on articulation and massing, Staff is able to support the regular Coastal Permit request.

Site Review: The site is zoned RT (Residential Tourist) and has a land use designation of Urban High Density Residential (UHD-R). The underlying neighborhood district is South Oceanside and surrounding land uses include: Urban High Density Residential homes (RH-U) to the East, Residential Single-Family Tourist (RT) homes to the south and north, and the Pacific Ocean to the west.

The site is relatively flat at the street level and slopes down at the southwestern portion of the property towards the Pacific Ocean. The subject residence is located on a 7,191-square foot lot that shares a common wall at the property line with the adjoining neighboring home located to the north. The property is located at 1639 South Pacific Street and is surrounded by similar type of single-family developments.

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

Regular Coastal Permit (RC-2-06) represents a request for the following:

The proposed project involves an approximately 64-square foot addition to the existing second floor balcony currently facing Pacific Street. The balcony conversion to living space would be designed with materials and colors compatible with the existing residence. The proposed eastern building face along Pacific Street will be setback one foot as will the south-facing elevation of the addition. The roof will be modified to match the pitch and materials of the existing roof.

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

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

ANALYSIS

KEY PLANNING ISSUES

1. General Plan

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

A. Land Use Element

Goal 1.23: Architecture

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

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

All architectural features proposed will be consistent with the overall design of the existing home. Many of the surrounding homes along the coast share similar second stories that are built to the front property line with limited to no offsets. The proposed addition will be off-set a minimum of one foot from the front and side building façades, to provide some building articulation.

Goal 1.32: Coastal Zone

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

Policy A:

The proposed project was reviewed by staff for compliance with the policies of the Local Coastal Program (LCP) Land Use Plan. Staff finds that the application complies with said policies in the Local Coastal program, such as compliance development regulations and compatibility with the character of the surrounding areas, pursuant to Section 30251 of the Local Coastal Program. The LCP does not contain specific design guidelines for residences in the Coastal Zone or along Pacific Street.

2. Zoning Compliance

This project is located in the Residential Tourist District (RT) and complies with the requirements of that zone. All improvements will be in compliance with the Zoning Ordinance.

3. Local Coastal Program compliance

The proposed project is within the appeal jurisdiction of the Local Coastal Program and complies with all provisions of this zone. Projects within the Coastal Zone are required to meet the provisions of the adopted Local Coastal Program and the underlying RT zone. The proposed project meets all land use compatibility criteria in the LCP.

DISCUSSION

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

Recommendation: Staff finds that the improvements to the property are consistent with the existing residence and would be compatible with the surrounding neighborhood, in terms of building design, materials, articulation, and setback from the front property line.

ENVIRONMENTAL DETERMINATION

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and the project is exempt under the provisions of the California Environmental Quality Act (CEQA) Class 3 15303 (e), Categorical Exemption "Accessory Structures"

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius and occupants within a 100-foot radius of the subject property, individuals and or organizations requesting notification, the applicant, and other interested parties. As of July 11, 2011, no communication supporting or opposing the request had been received.

SUMMARY

Regular Coastal Permit (RC11-00004) is consistent with the requirements of the Zoning Ordinance, the land use policies of the General Plan, and the policies of the Local Coastal Program. The proposed project design is compatible with the surrounding neighborhood and existing residence. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

-- Confirm issuance of Class 3, Categorical Exemption for Accessory Structures of the California Environmental Quality Act.

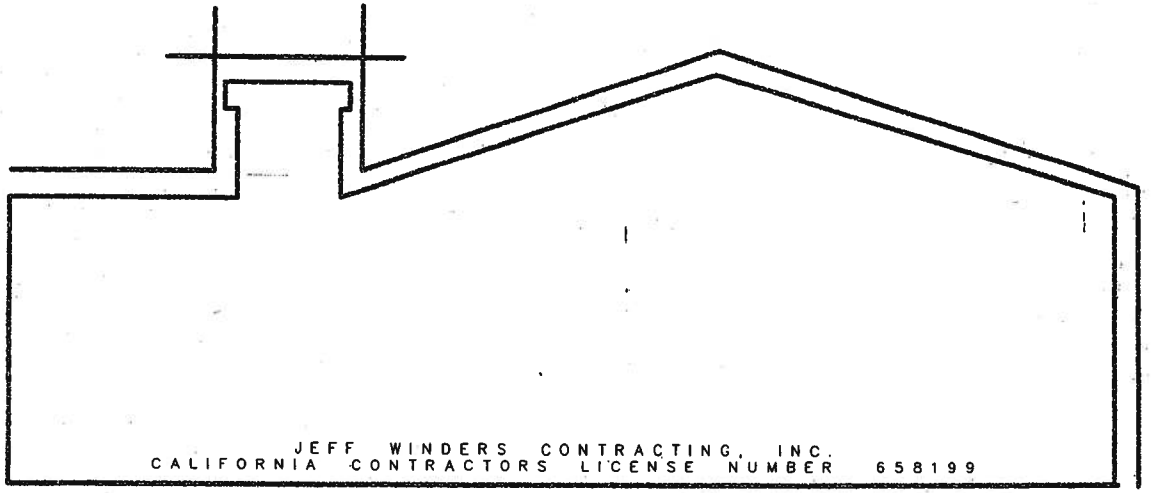
-- Move to approve Regular Coastal Permit RC11-00004 and adopt Planning Commission Resolution No. 2011-P25 as attached.

PREPARED BY AND SUBMITTED BY:

Jerry Hittleman
City Planner

JH//fil

Attachments:
1. Site Map
2. Planning Commission Resolution No. 2011-P25



VICINITY MAP

OWNER
MacDonald
1639 SOUTH PACIFIC ST.
OCEANSIDE CA
(760) 967-8054

GENERAL CONTRACTOR

JEFF WINDERS CONTRACTING, INC.
LIC # 658199
P.O.BOX 1520
LAGUNA BEACH; CA 92652
(949) 376-1628

ENGINEER

RECEIVED
APR 27 2011
CITY OF OCEANSIDE
DEVELOPMENT SERVICES

PROJECT SCOPE

ENLARGE EXISTING BED ROOM BY ENCLOSING EXISTING DECK

SHEET INDEX

C1 - COVER SHEET BUILDING NOTES
A- SITE PLAN
A-2 EXISTING LOWER FLOOR PLAN
A-3 EXISTING MAIN LEVEL FLOOR PLAN
A-4 EXISTING UPPER LEVEL FLOOR PLAN
A-6 EXISTING NORTH ELEVATION
A-7 EXISTING SOUTH ELEVATION
A-8 EXISTING EAST ELEVATION
A-9 PROPOSED DECK ENCLOSURE
A-10 NEW SOUTH ELEVATION
A-11 NEW EAST ELEVATION
A-12 EXISTING & NEW ROOF PLAN
A-13 EXISTING WEST ELEVATION

BUILDING DEPARTMENT NOTES

NO NEW SQUARE FOOTAGE ADDED TO BUILDING FOOTPRINT
LOT COVERAGE TO REMAIN UNCHANGED

EXISTING SQUARE FOOTAGE
1ST. FLOOR 1357 SQ. FT.
2ND. FLOOR 1337 SQ. FT.
GARAGE 460 SQ. FT.
3RD FLOOR 1774
NEW SQUARE FOOTAGE
1ST. FLOOR NEW = 0 SQ. FT.
2ND. FLOOR NEW = 0 SQ. FT.
3RD FLOOR NEW = 56 SQ. FT.

TOTAL 1ST. FLOOR SQUARE FOOTAGE = 1442 SQ. FT. TOTAL 3rd 1820
TOTAL 2ND. FLOOR SQUARE FOOTAGE = 1337 SQ. FT.
TOTAL SQUARE FOOTAGE = _____ SQ. FT. CONDITIONED
TOTAL BUILDING FOOTPRINT = _____ SQ. FT
LOT SIZE _____ SQ. FT.
LOT COVERAGE % _____ %

BUILDING CODES
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES
2.07A CALIFORNIA BUILDING CODE
2.07C CALIFORNIA MECHANICAL CODE
2.07D CALIFORNIA PLUMBING CODE
2.07E CALIFORNIA ELECTRICAL CODE
2.07F CALIFORNIA ENERGY EFFICIENCY STANDARDS

TITLE 24 ENERGY NOTATIONS
PROPERTY IS LOCATED IN CLIMATE ZONE _____
NO ADDITIONAL HEAT OR COOLING TO BE INSTALLED
NO ADDITIONAL FIXTURES ADDED TO BUILDING
ADDITION IS FULLY CONTAINED WITHIN THE EXISTING BUILDING ENVELOPE
ADDITIONAL DUCTWORK IS LESS THAN 40 FT.
HERS TESTING NOT REQUIRED
NEW RECESSED LIGHTING INSTALLED IN AN INSULATED CEILING SHALL BE IC & AT RATED
NEW GLAZING SHALL HAVE A MAXIMUM U-FACTOR OF 0.57

NPDES NOTATION
"THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE, OR WASTEWATER GENERATED ON THE CONSTRUCTION SITE OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED, OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEM"

LIFE SAFETY
SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM , IN THE HALL LEADING TO THE SLEEPING ROOMS, AT EACH FLOOR LEVEL, AND AT THE TOP OF THE STAIRS. BATTERY OPERATED DETECTORS ARE APPROVED FOR USE. Smoke alarms interconnected where more than one is required by sections R314.4 and R314.5 and shall be installed outside of each sleeping room ... In the immediate vicinity of the bedroom(s) on every level of a dwelling unit including ... basements. It is not required that it be on each level.

PROJECT DATA
OCCUPANCY R3 / U1
TYPE V-B ;
NON SPRINKLED
SEISMIC DESIGN CATEGORY "D"

LEGAL DESCRIPTION
LOT #
TRACT #
APN # 153-091-43

SPECIAL INSPECTIONS
DEPUTY INSPECTION REQUIRED FOR EPOXY RETROFIT HOLDDOWNS

POST TENSION NOTATION
EXISTING SLAB IS A POST TENSION SLAB. REASONABLE CARE SHALL BE TAKEN TO PREVENT CUTTING OR DAMAGING THE TENSION CABLES

REVISIONS

NO.	REVISION	DATE

JEFF WINDERS CONTRACTING, INC.
GENERAL CONTRACTOR LIC. #658199
P.O. BOX 1520
LAGUNA BEACH, CA 92652
(949) 376 1628 OFFICE & FAX
WINDERSCONTRACTING@COX.NET

"There are no problems, only solutions"
CUSTOM HOMES AND REMODELS

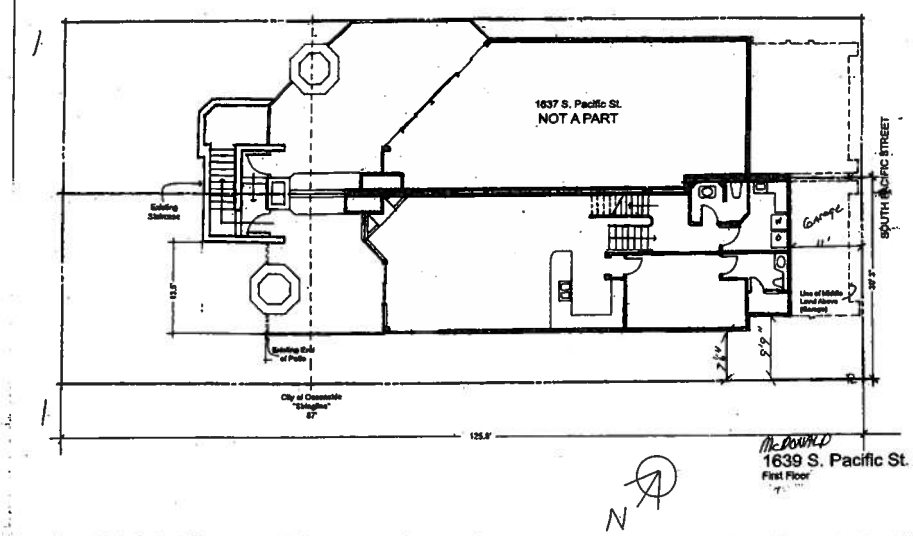
E. D. R. STAMP

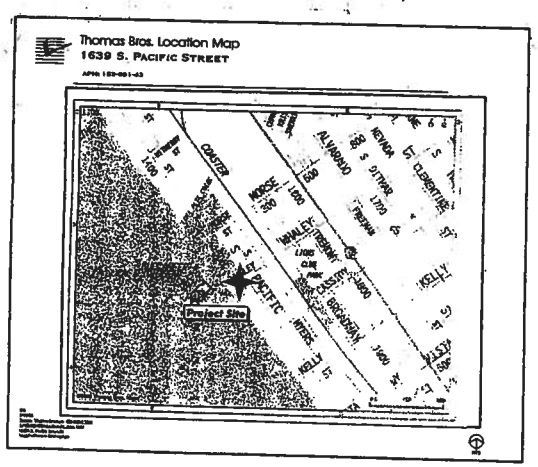
MacDonald Residence
1639 SOUTH PACIFIC ST.
OCEANSIDE CA
(760) 967-8054

COVER SHEET

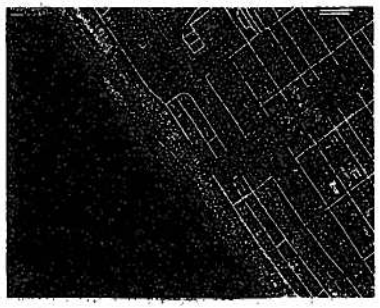
SHEET OF

C1





VICINITY MAP



NOTE:

"Additions, materials or renovations of a single family home with an existing pool require the motion outlet of the existing pool, spa, or bubbler pool to be upgraded so as to be equipped with an approved anti-entrapment cover meeting the current standards of the ASTM or ASME per section 115920 HSC.

"The discharge of pollutants to any storm drainage system is prohibited. No solid waste, petroleum hypocarbons, soil particulate, construction waste materials, or wastewater generated on construction sites or by construction activities shall be placed, conveyed or discharged into the street, gutter or storm drain system."

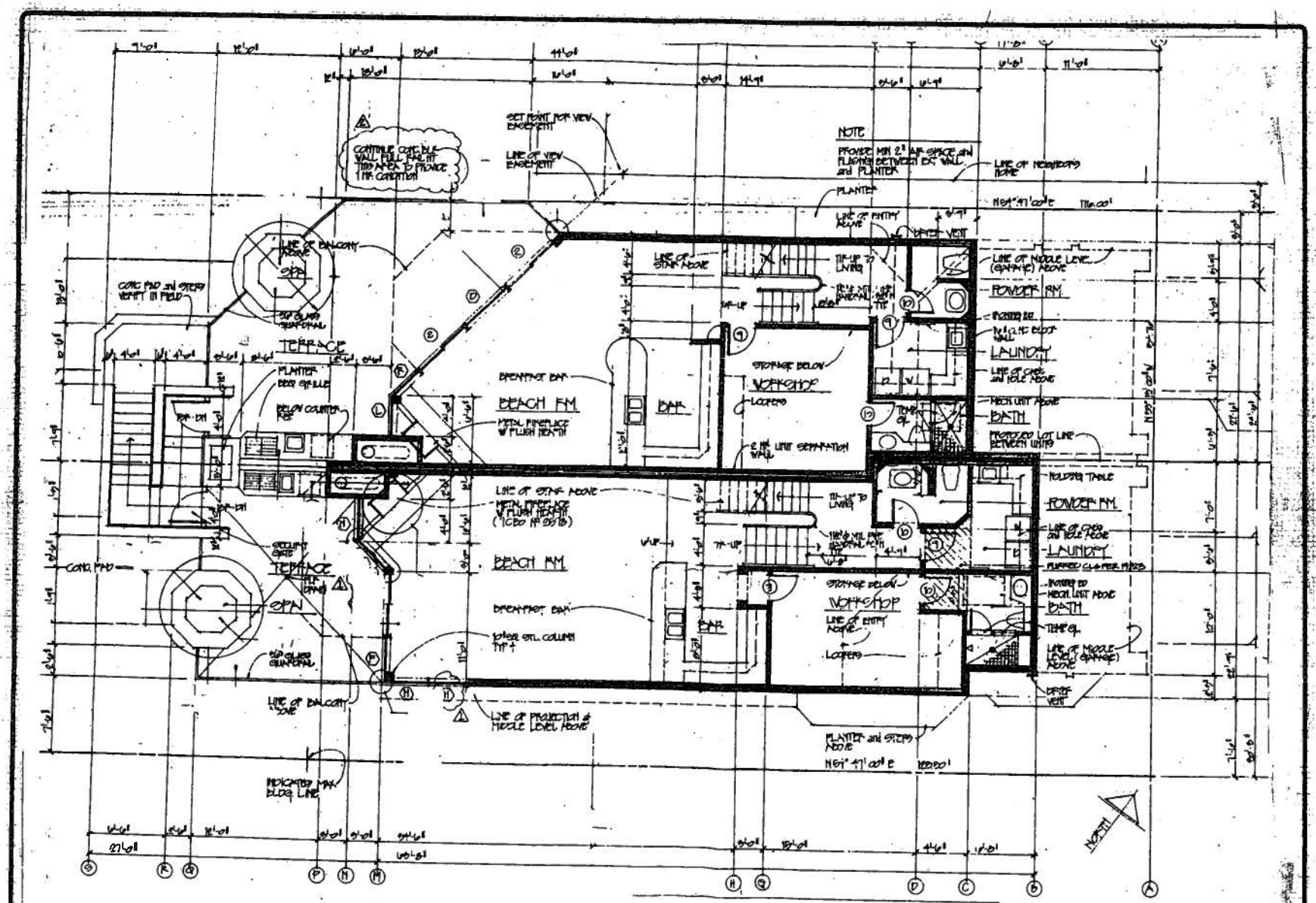
LEGAL DESCRIPTION

LOT #
TRACT #
APN # 153-091-43

MACDONALD RESIDENCE
1639 SOUTH PACIFIC ST
OCEANSIDE CA
(760) 967-8054

CUSTOM HOMES AND REMODELS

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
A
OF SHEETS



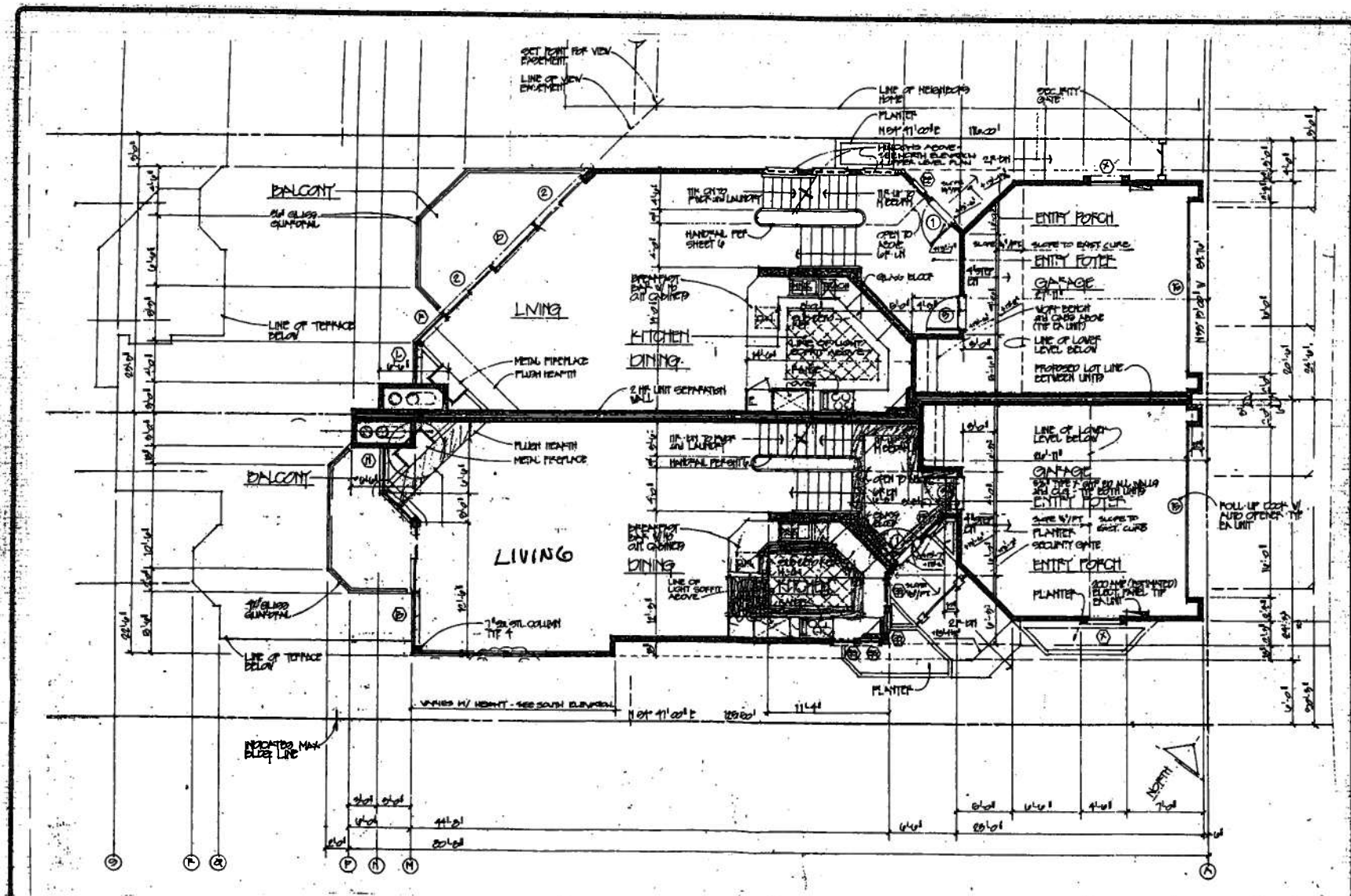
EXISTING LOWER FLOOR PLAN

MACDONALD RESIDENCE
1639 SOUTH PACIFIC ST
OCEANSIDE CA
(760) 967-8854

EXISTING LOWER LEVEL

CUSTOM HOMES AND REMODELS

A-2

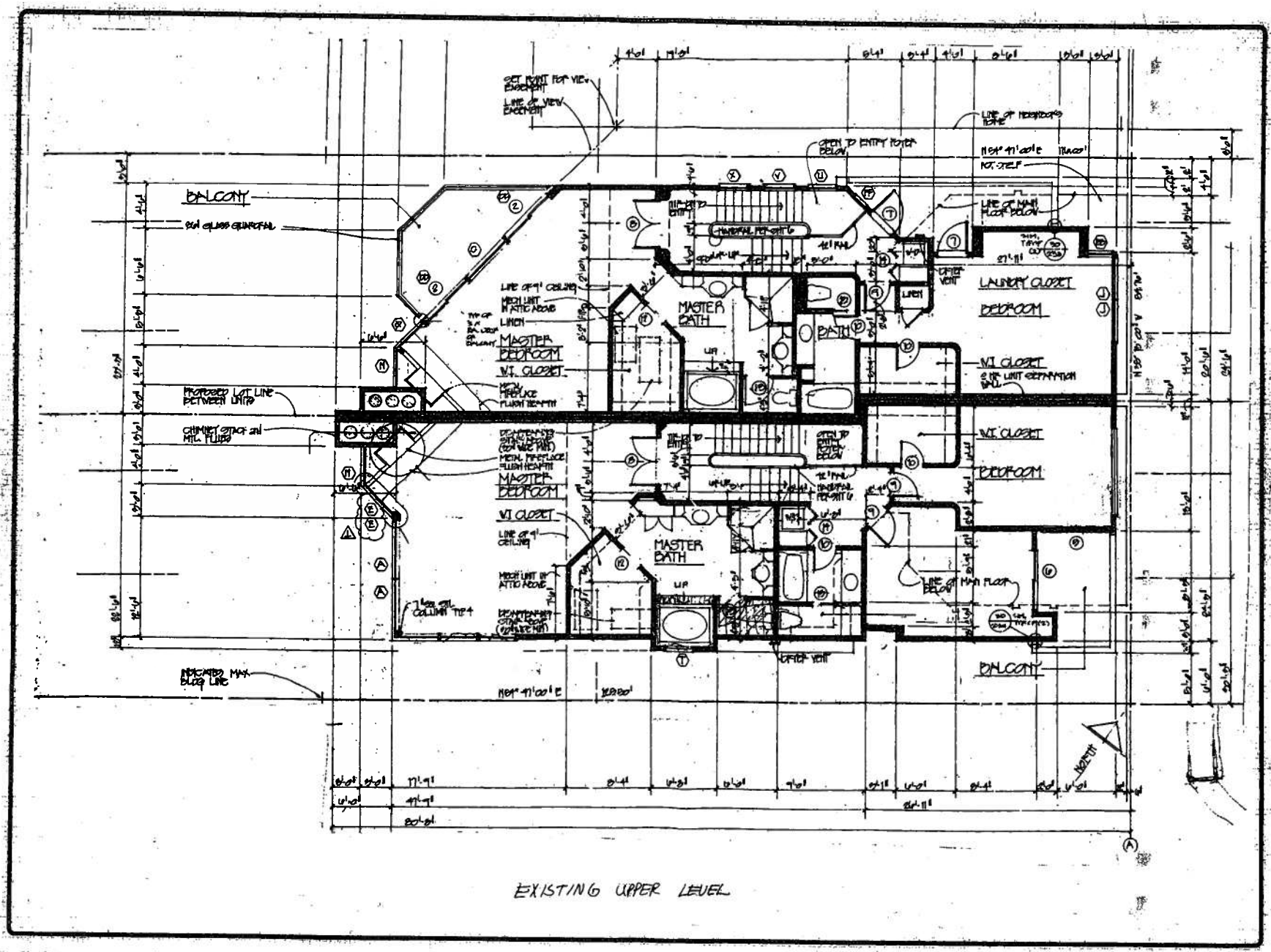


EXISTING MAIN LEVEL

MACDONALD RESIDENCE
1639 SOUTH PACIFIC ST
OCEANSIDE CA
(360) 967-8054

EXISTING MAIN FLOOR

A-3

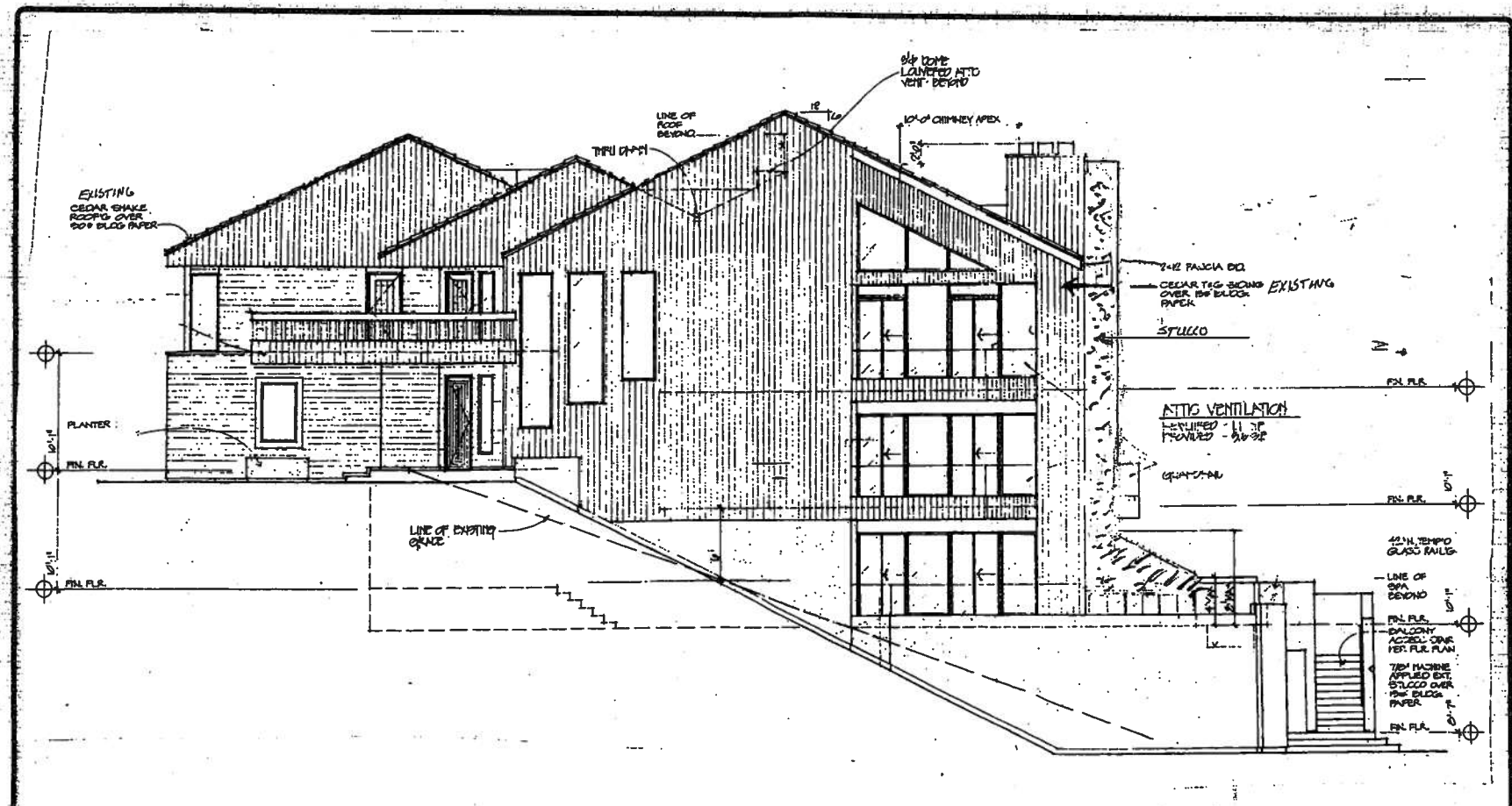


EXISTING UPPER LEVEL

MACDONALD RESIDENCE
1639 SOUTH PACIFIC ST
OCEANSIDE CA.
(760) 967-8054

EXISTING UPPER LEVEL

A-4



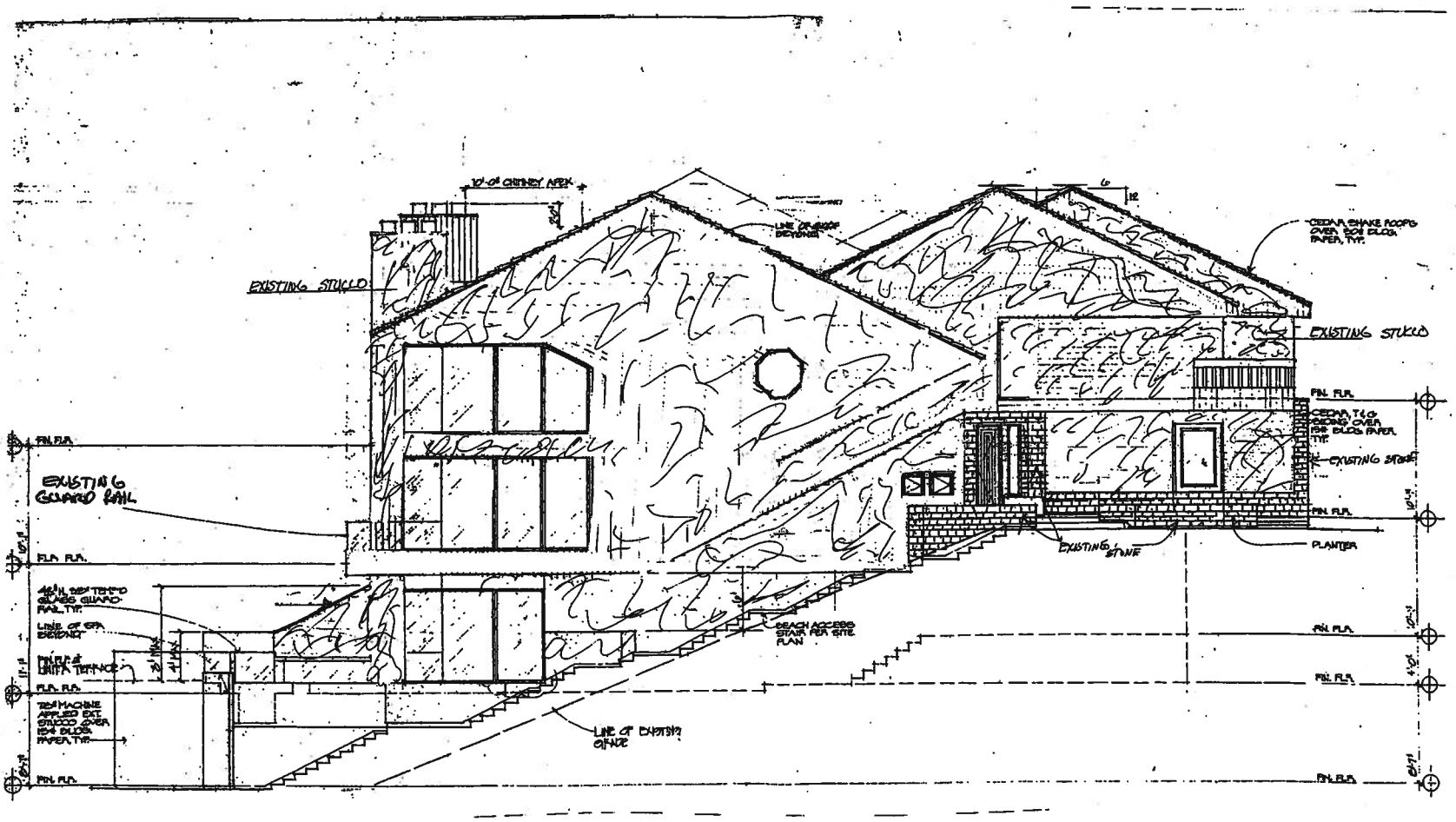
EXISTING NORTH ELEVATION

MACDONALD RESIDENCE
1687 SOUTH PACIFIC ST
OCEANSIDE CA
(760) 968-8054

EXISTING NORTH ELEVATION

CUSTOM HOMES AND REMODELS

DATE
JAN-20-11
SCALE
1/4"=1'
JOB NO.
SHEET
A-6



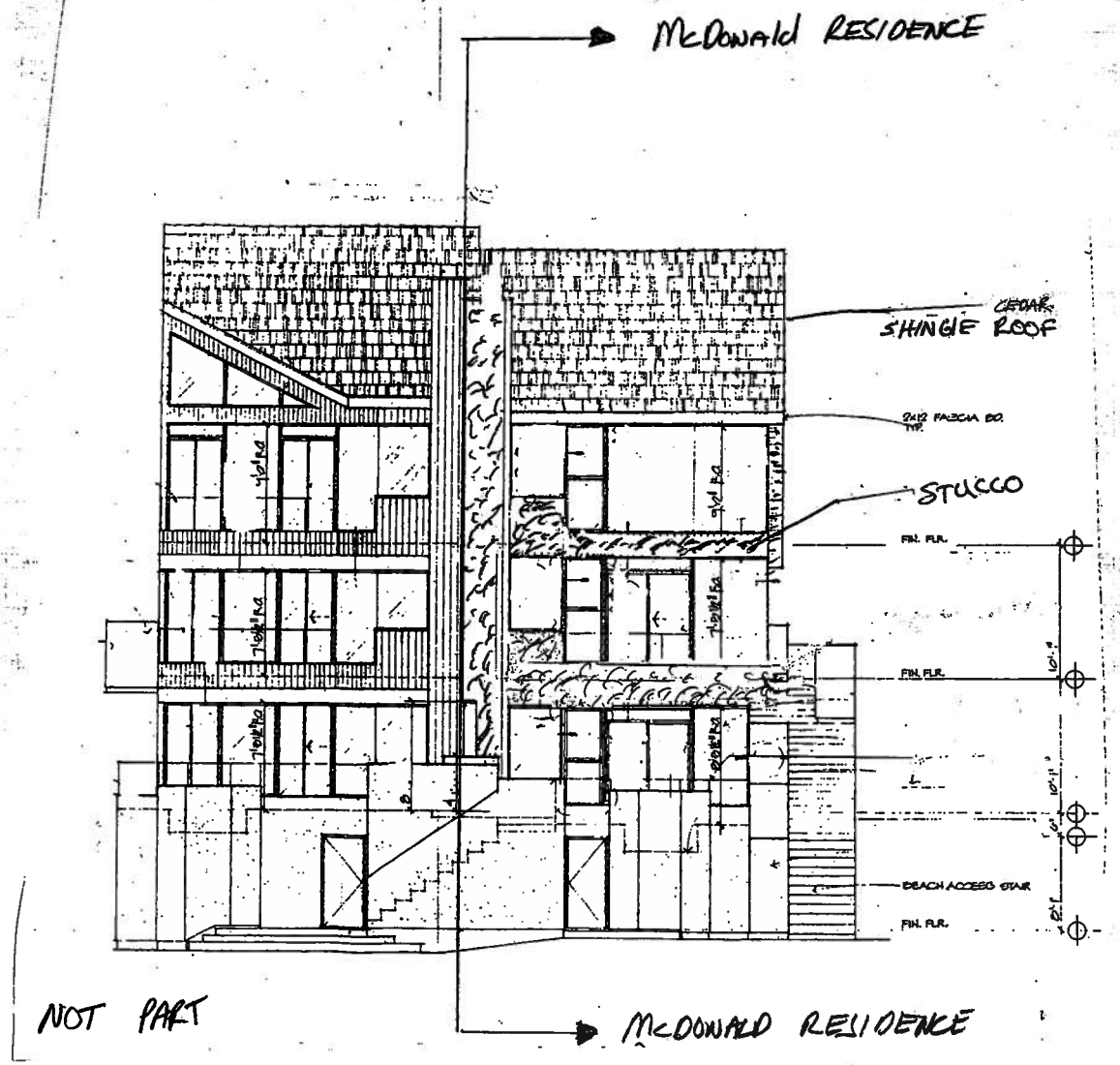
EXISTING SOUTH ELEVATION

MACDONALD RESIDENCE
1639 SOUTH PACIFIC ST.
OCEANSIDE CA
(760) 967-8054

EXISTING SOUTH ELEVATION

REVISIONS | BY

DRAWN
CHECKED
DATE 4-20-11
SCALE 1/4"=1'
JOB NO.
SHEET A-7
OF SHEETS



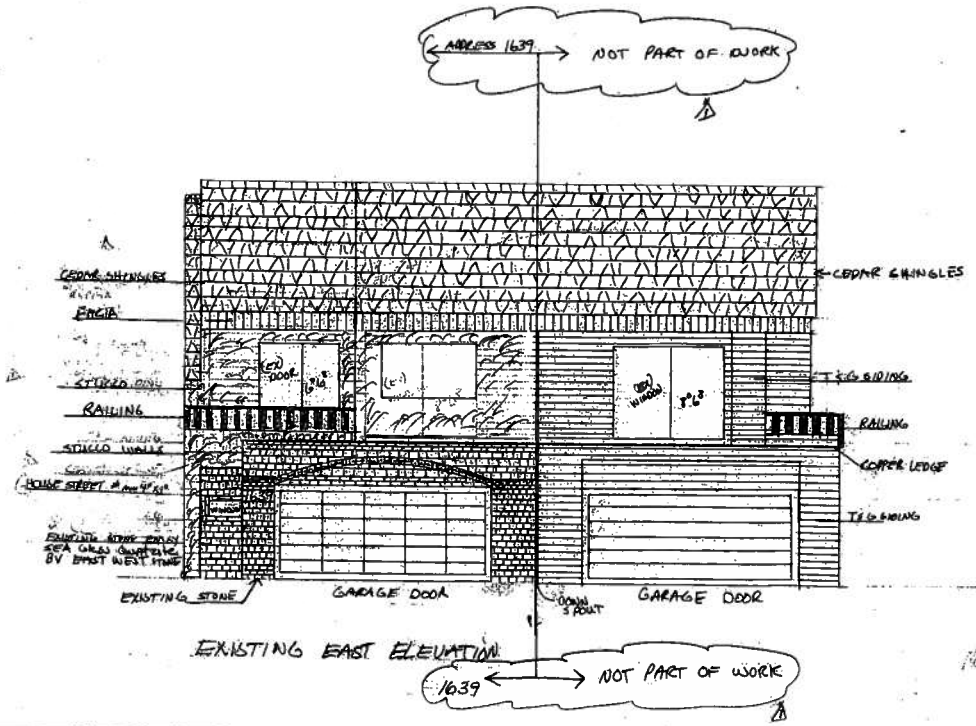
EXISTING WEST ELEVATION

McDONALD RESIDENCE
6689 SOUTH PACIFIC ST.
OCEANSIDE CA
(760) 962-8054

EXISTING WEST ELEVATION

CONTRACTING, INC.
CUSTOM HOMES AND REMODELS

DATE 14-20-11
SCALE 1/4"=1'
JOB NO.
SHEET A-13



EXISTING EAST ELEVATION

REVISIONS | BY

MACDONALD RESIDENCE
1639 SOUTH PACIFIC ST
OCEANSIDE CA
(760) 967-9054

EXISTING EAST ELEVATIONS

DRAWN
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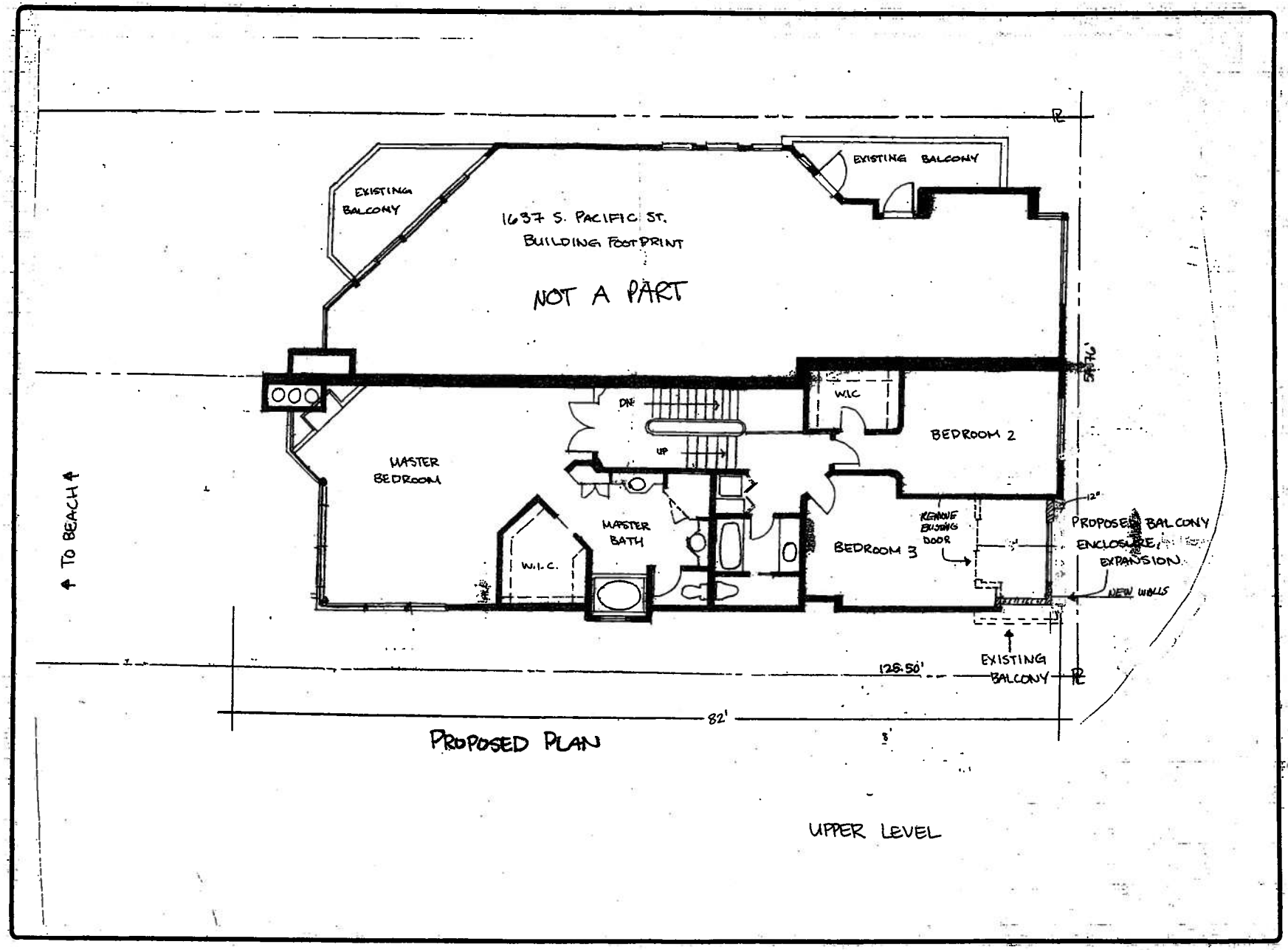
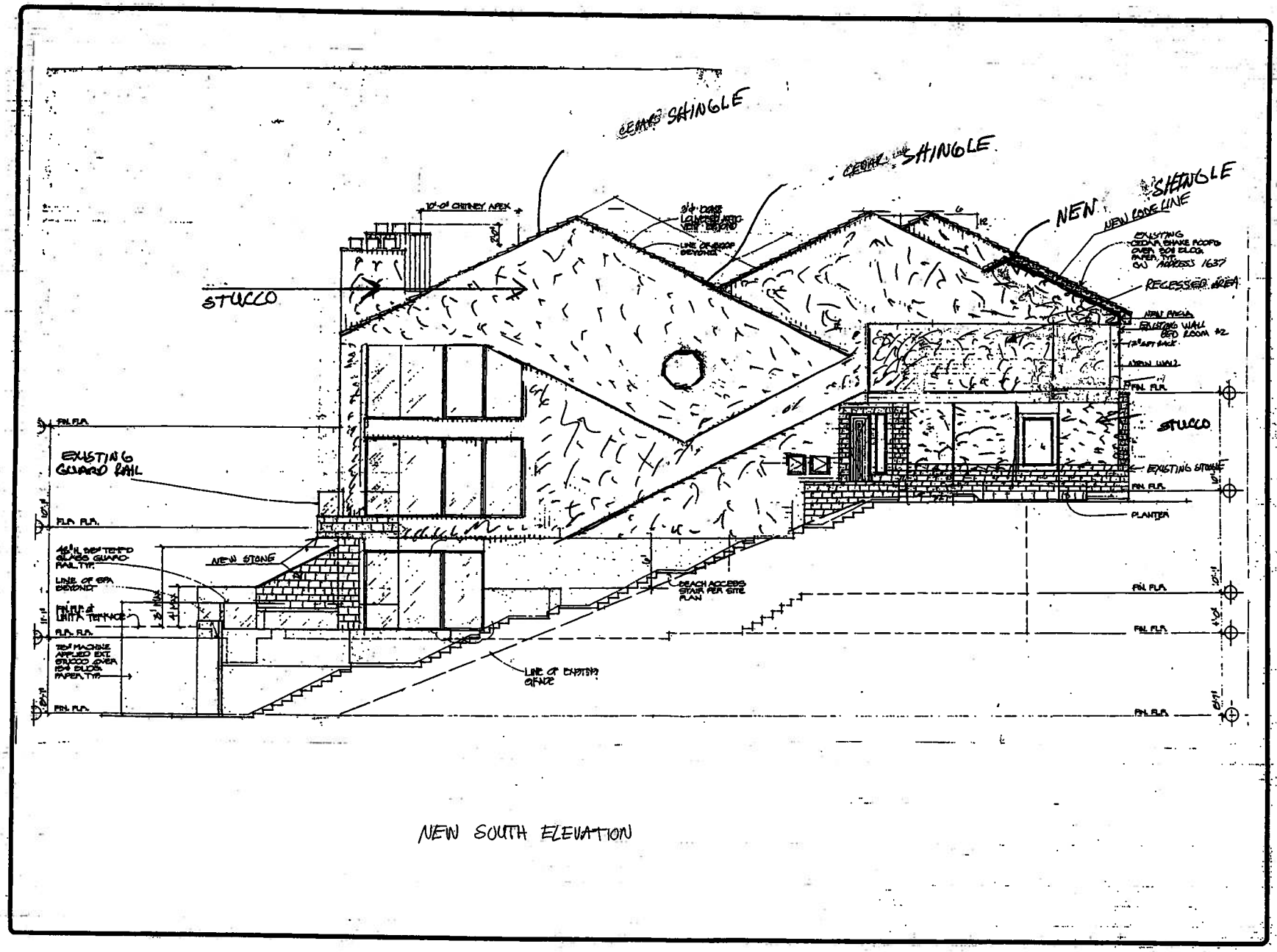
DATE 4-20-11
SCALE 1/4"=1'-0"
JOB NO.
SHEET A-8



PROPOSED DECK ENCLOSURE

MACDONALD RESIDENCE
1639 SOUTH PACIFIC ST
OCEANSIDE CA
(760) 967-8054

A-2



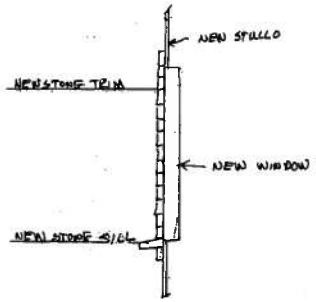
NEW SOUTH ELEVATION

REVISIONS	BY

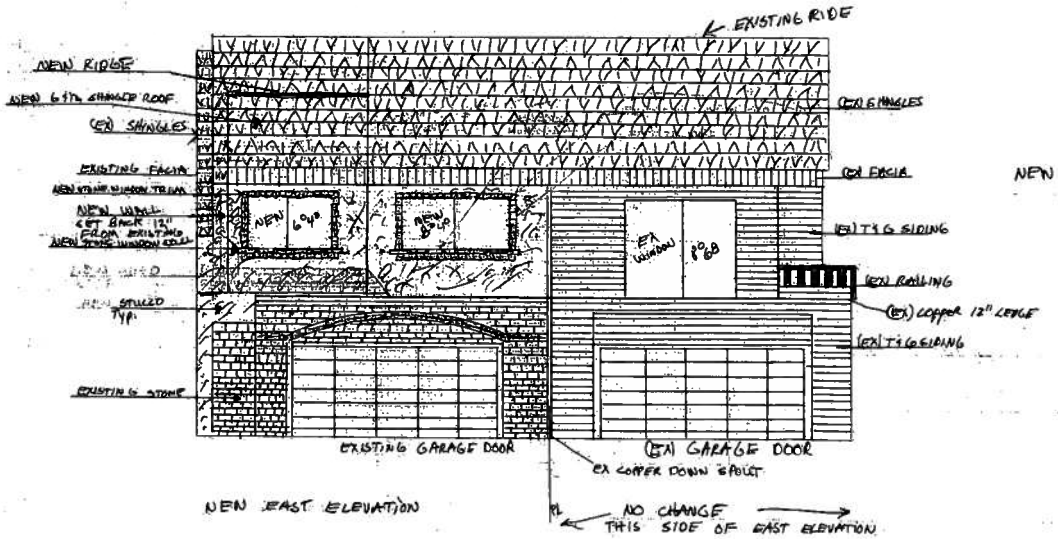
MAC DONALD RESIDENCE
1639 SOUTH PACIFIC ST #3
OCEANSIDE CA
(760) 967-8054

NEW SOUTH ELEVATION

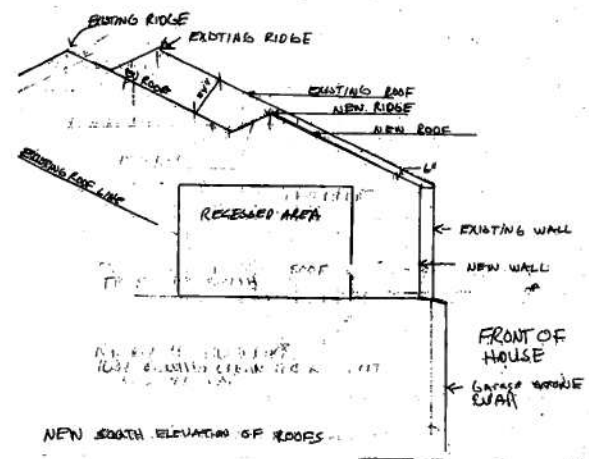
A-10



SIDE VIEW OF NEW WINDOW TRIM



NEW EAST ELEVATION



NEW SOUTH ELEVATION OF ROOFS

REVISIONS | BY

MACDONALD RESIDENCE
1639 SOUTH PACIFIC ST.
OCEANSIDE CA
(760) 967-8054

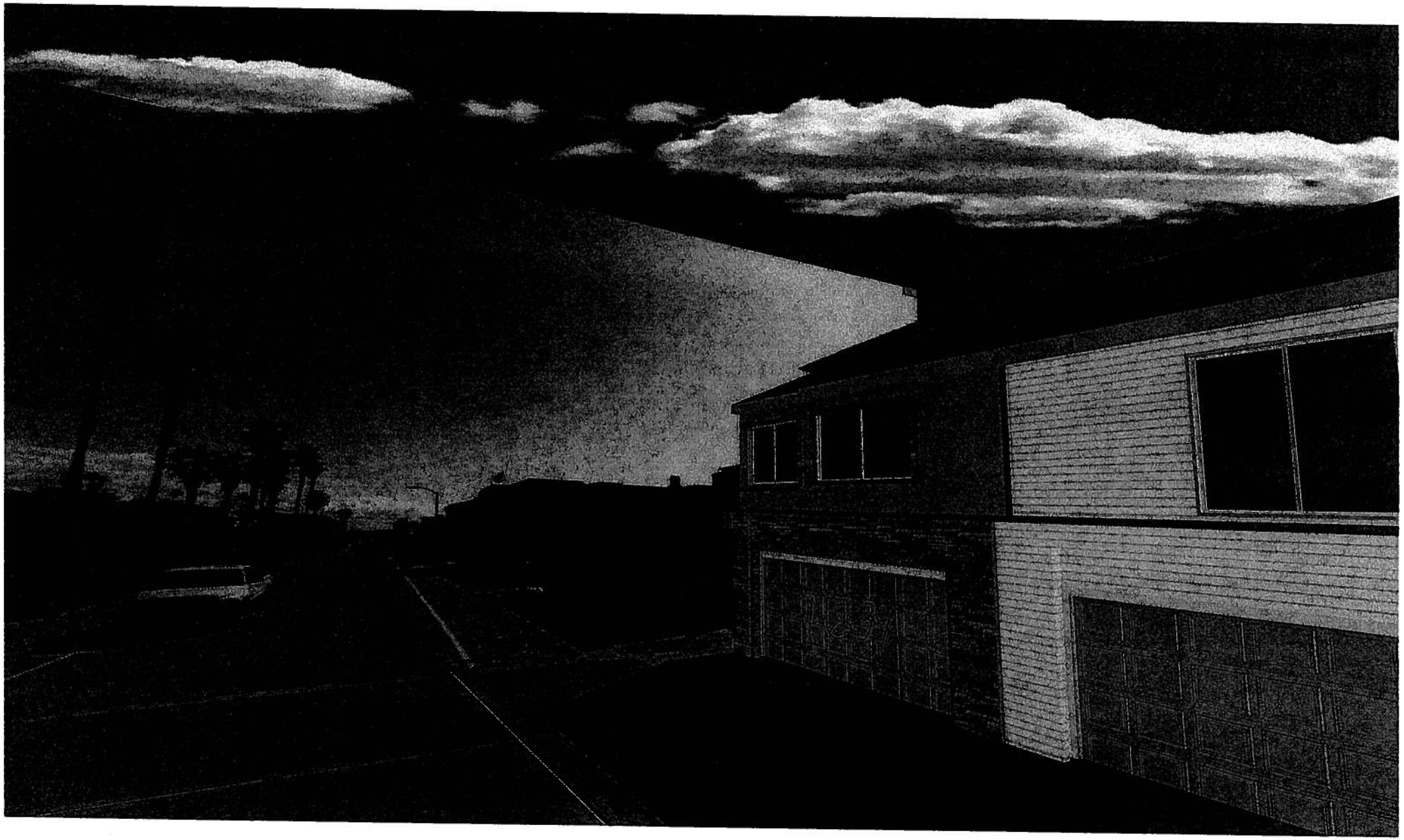
NEW EAST ELEVATION

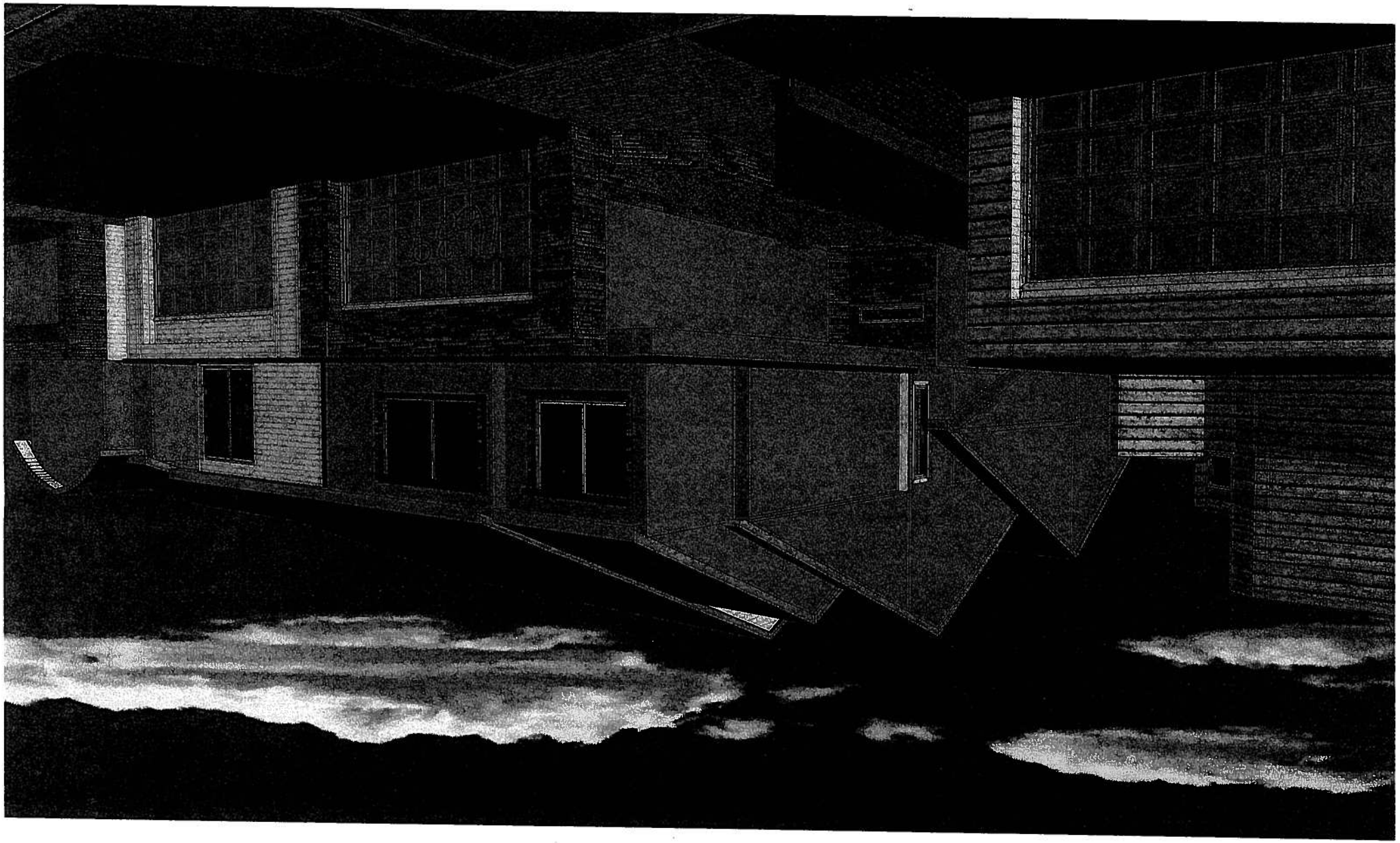
DRAWN JW
CHECKED
DATE 10-20-11
SCALE 1/4"=1'
JOB NO.
SHEET A-11
OF SHEETS

MACDONALD RESIDENCE
1639 SOUTH PACIFIC ST
OCEANSIDE CA
(760) 967-8054

NEW & EXISTING ROOF

CUSTOM HOMES AND REMODELS





PLANNING COMMISSION
RESOLUTION NO. 2011-P25

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

APPLICATION NO:	RC11-00004
APPLICANT:	John MacDonald
LOCATION:	1639 South Pacific Street

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Regular Coastal Permit (RC11-0004) under the provisions of Article 32 of the Zoning Ordinance of the City of Oceanside to permit the following:

the conversion of an existing west facing open second story balcony to living space by enclosing the balcony;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 11th day of July 11, 2011 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be exempt per Article 19, Section 15303 (b) from environmental review;

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

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

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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.

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

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

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

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

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

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

FINDINGS:

For the Regular Coastal Permit:

1. To allow an existing second story open front balcony to be enclosed at an existing residence 1639 South Pacific Street is consistent with the land use policies of the Local Coastal Program as implemented through the Zoning Ordinance. Specifically, the project will not substantially alter or impact existing public views of the coastal zone area and the physical aspects of the project are consistent with existing development on neighboring sites. The applicant has designed the enclosure to ensure that front elevation will provide architectural articulation and elements to elevate the massing of the front building elevations.
2. The proposed improvements will not obstruct any existing, planned, or required public beach access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal Act.

3. The project will not result in the loss of any on street public parking spaces, as the 82-square foot open patio conversion to living space would be within the existing foot print of the existing home and it will not trigger additional parking or take away from the existing parking fronting the project site.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Regular Coastal Permit (RC11-00004) subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Division plan check. (As of January 1, 2008 the 2007 California Building Code, and 2007 California Electrical Code).
2. Construction shall comply with the 2010 edition of the California Codes.
3. Construction hours are limited to 7:00 a.m. to 6:00 p.m. Monday through Friday.
4. The developer shall monitor, supervise and control all building construction and supporting activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:
   a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).
   b) The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste containers shall be considered compliance with this requirement. Small amounts of construction debris may be stored on-site in a neat, safe manner for short periods of time pending disposal.

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Fire:

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

Planning:

6. This Regular Coastal Permit shall expire on July 11, 2014, unless implemented per the Zoning Ordinance or unless the Planning Commission grants a time extension

7. This Regular Coastal Permit approves the conversion of an existing open second story balcony to living space by enclosing the balcony, as presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Division approval. Substantial deviations shall require a revision to the Regular Coastal Permit or a new Regular Coastal Permit.

8. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Regular Coastal Permit (RC11-00004). The City will 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 such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

9. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Planning Division. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Architectural Site Plan and shall be recorded in the form of a covenant affecting the subject 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 covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

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

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

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

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

14. The balcony conversion to living space shall be substantially the same material, colors, and design as the existing single-family residence.

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

PASSED AND ADOPTED Resolution No. 2011-P25 on July 11, 2011 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Robert Neal, Chairperson
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. 2011-P25.

Dated: July 11, 2011

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

_____ _____
Applicant/Representative Date

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
4/27/11	SN.

Please Print or Type All Information

PART I – APPLICANT INFORMATION

1. APPLICANT	2. STATUS
JOHN MACDONALD	
3. ADDRESS	**4. PHONE/FAX/E-mail**
1639 S. Pacific St	(760) 967-8054
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)	
Jeff Winders	
6. ADDRESS	**7. PHONE/FAX/E-mail**
P.O. BOX 1520 Laguna Beach	

HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	
C.U.P.	
VARIANCE	
COASTAL	RC11-00004
O.H.P.A.C.	

PART II – PROPERTY DESCRIPTION

8. LOCATION	9. SIZE
1639 S. Pacific St	

10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER
			153-091-43

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION: ENLARGE EXISTING BED ROOM BY ECRSING EXISTING DECK 56 sf

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE or FAR

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):	34. DATE	SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).
JEFF WINDERS	04-23-11	
Sign:		35. OWNER (Print): JOHN MACDONALD — 36. DATE: 4-23-11
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Sign:

JEFF WINDERS
CONTRACTING, INC.

"There are no problems, only solutions!"

PC11-00004

Description & Justification
MacDonald residence
1639 South Pacific Street
Oceanside, CA

A) Description

We are proposing to remove the existing southeast corner deck facing South Pacific street in order to enlarge an existing bedroom.

B) Justification

The deck has no significant use for the owners and the proposed extension of the existing bedroom meets all currant city and coastal requirements. Our proposal shows that we have incorporated all existing architectural designs in the new plans to keep the house looking as though it was always built this way. There has been a remodel recently completed at 1733 South Pacific Street which allowed the two story home to be built with no significant architectural deviations unlike the design we are proposing.

P.O. Box 1520
Laguna Beach, CA 92652
(949) 376-1628 Office & Fax

LEGAL DESCRIPTION

Lots 29 and 30 in Block E of Ocean Front Addition in the City of Oceanside, in the County of San Diego, State of California, according to map thereof No. 909 filed in the office of County Recorder of San Diego, June 8, 1904.

RECEIVED
FEB 16 2006
Planning Department

NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** John MacDonald
2. **ADDRESS:** 1639 S. Pacific Street
3. **PHONE NUMBER:** (818) 846-7941
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale
6. **PROJECT TITLE:** RC11-00004 (MacDonald Addition)
7. **DESCRIPTION:** The project involves enclosing an existing 64-square foot second floor balcony to enable additional den space. The balcony conversion to living space would be designed with materials and colors consistent with those of the existing residence.

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 this review, the Environmental Coordinator has determined that further environmental evaluation is not required because:

[x] 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> (Sections 15260-15277); or,

[ ] The project does not constitute a "project" as defined by CEQA (Section 15378).

Date: July 11, 2011

Scott Nightingale, Planner II

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