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1	Application 1	for	Discretion	ary	Pe	<u>rmit</u>					
	Development Service	ces De	epartment / Plai	nning [Divis	ion					
	(760) 435-3520 Oceanside Civic Cer	nter 3	00 North Coast	Hiahw	av						
	Oceanside, Californ				_,						
Ple	ease Print or Type	e All	Information					HE	ARING		
	RT I – APPLICAN								GPA		
	APPLICANT				2. STATUS			MASTER/SP.PL			
								ZONE CH.			
3. <i>F</i>	ADDRESS				4	4. PHONE/FAX/E-mail			TENT. MAP		
									PAR. MAP		
	APPLICANT'S REPRESI	ENTAT	TIVE (or person to	be con	tacte	ed for informa	tion during		DEV. PL.		
pro	cessing)								C.U.P.		
6. <i>F</i>	ADDRESS					7. PHONE/FAX	X/E-mail		VARIANCE		
									COASTAL		
PA	RT II – PROPERT	TY DE	SCRIPTION						O.H.P.A.C.		
8. L	OCATION							9. :	SIZE		
		1									
10.	GENERAL PLAN	11. 2	ZONING	12	12. LAND USE		13. ASSESSOR'S PARCEL NUMBER				
14.	LATITUDE					15. LONGITUDE					
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17. PROPOSED GENERAL 18. PROPOSED ZONING 1				19. PROPO	SED LAND USE	20	NO. UNITS	21. DENSITY			
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22.	BUILDING SIZE		23. PARKING SPA	ACES	24. % LANDSCAPE		25. % LOT COVERAGE or FAR				
PA	RT IV – ATTACHI	MENT	ΓS								
26. DESCRIPTION/JUSTIFICATION 2		27	27. LEGAL DESCRIPTION			28. TITLE REP	ORT				
	29. NOTIFICATION	MAP 8	& LABELS	30	30. ENVIRONMENTAL INFO FORM			31. PLOT PLANS			
32. FLOOR PLANS AND ELEVATIONS 33.			33. CERTIFICATION OF POSTING				34. OTHER (See attachment for required reports)				
PA	RT V – SIGNATU	RES	·								
PAF	RTNERSHIPS OR COR									AN BE ACCEPTED. IN MAY SIGN. (ATTACH AI	
AS NECESSARY). 35. APPLICANT OR REPRESENTATIVE (Print):			36	6. DATE	37. OWNER (P	rint)			38. DATE		
Sign:				Sign:							
oigi						Jigii.					
I DECLARE UNDER PENALTYOF PERJURY THAT THE ABOVE INFORMATION THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLIC											
	THAT SUBMITTING AND CRIMINAL PRO			OR IN	FUR	IVIATION IN	THIS APPLICA	1110	N WAY CONST	ITUTE FRAUD, PUNIS	HABLE IN CIVIL

I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

PART I – APPLICANT INFORMATION

- 1. Applicant: Please indicate the first, middle and last name of the person making the application.
- 2. <u>Status</u>: Indicate the applicant's status of involvement with the property. Is he/she the owner, developer, lessee or agent?
- 3. Address: Indicate the applicant's full address.
- 4. Phone: Number where the applicant can be reached from 8:00 a.m. to 5:00 p.m. on weekdays.
- 5. <u>Applicant's Representative</u>: If the applicant is being represented by an attorney, engineer, development corporation, etc., please indicate the representative's name here. The staff will deal mostly with the representative during processing, with the owners receiving information, unless other arrangements are requested.
- 6. Address: Indicate the applicant's representative's complete address.
- 7. <u>Phone</u>: Number where the representative can be reached from 8:00 a.m. to 5:00 p.m. on weekdays.

PART II - PROPERTY DESCRIPTION

- 8. <u>Location</u>: Using street numbers and names along with prominent geographical and manmade features, describe where the property is located within the City of Oceanside.
- 9. <u>Size</u>: The size of the property involved by acreage or square footage.
- 10. <u>General Plan</u>: The existing General Plan Land Use Designation for the property.
- 11. Zoning: The existing zoning of the property.
- 12. <u>Land Use</u>: The existing land use of the property. Please distinguish between vacant land and land being used for agricultural purposes.
- 13. <u>Assessor's Parcel Number</u>: The Assessor's book, page and parcel number of all parcels included in this application.
- 14. <u>Latitude</u>: Please provide.
- 15. Longitude: Please provide.

PART III - PROJECT DESCRIPTION

- 16. <u>General Project Description</u>: Very briefly describe the nature of your project. Examples might be: Variance to reduce the side-yard setback from 5 feet to 3 feet; or Conditional Use Permit for an automobile service station at the corner of Surfrider Way and North Coast Highway Streets; or Development Plan for 116 single-family detached units.
- 17. <u>Proposed General Plan</u>: If you are proposing a change in the General Plan, please indicate the new land use designation.
- 18. Propose Zoning: If you are proposing a Zone Change, please indicate the new zone (s).
- 19. <u>Proposed Land Use</u>: If you are proposing a change in the land use of the property, please indicate what the new land use will be.
- 20. <u>Number of Units</u>: If yours is a residential project, please indicate the number of dwelling units which will be in the complete project.
- 21. <u>Density</u>: If yours is a residential project, please indicate the gross density (dwelling units per acre) of the completed project.
- 22. <u>Building Size</u>: Residential—the range in square footage of the units you will be building; Commercial/Industrial—the size of your proposed building.
- 23. <u>Parking Spaces</u>: The total number of parking spaces that will be available within the completed project.
- 24. <u>Percent Landscaping</u>: The percentage of your entire lot that will be landscaped and irrigated by the developer prior to occupancy of the building or units.
- 25. <u>Percent Lot Coverage or Floor Area Ratio</u>: The percentage of the lot covered or floor area ratio, as defined in Article 3 of the Oceanside Zoning Ordinance.

PART IV – ATTACHMENTS

ATTACHMENTS 26 THROUGH 32 MUST BE SUBMITTED WITH ALL APPLICATIONS.

26. <u>Description and Justification</u>: Please submit a detailed description of your project. Describe as completely as possible the purpose and objectives of your project, any and all construction that may be accomplished as a result of approval of this project and the project's benefits to yourself, the property, the neighborhood and the City of Oceanside. For all Development Plans, Coastal Permits, Variances and Conditional Use Permits, please address the following questions as required by the Zoning Ordinance:

<u>Development Plans</u>: Section 4306 of the Zoning Ordinance requires that proof be submitted in support of the following statements:

- (a) That the site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance;
- (b) That the Development Plan as proposed conforms to the General Plan of the City;
- (c) That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities;
- (d) That the project as proposed is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood.;
- (e) That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillsides, and Section 3039 of this ordinance.

<u>Coastal Development Permits</u>: The Local Coastal Program requires that proof must be submitted in support of the following statements:

- (a) That the project conforms to the Local Coastal Plan, including the policies of that Plan; and
- (b) That all development within the appeal area conforms to the public access and recreation policies of Chapter 3 of the Coastal Act.

<u>Variances</u>: Section 4105 of the Zoning Ordinance requires that proof be submitted in support of the following statements:

- (a) That because of special circumstances or conditions applicable to the development site – including size, shape, topography, location or surroundings – strict application of the requirements of this ordinance deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications;
- (b) That granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare; and
- (c) That granting the application is consistent with the purposes of this ordinance and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district; and, if applicable,
- (d) OS District Only. That granting the application is consistent with the requirements of Section 65911 of the Government Code and will not conflict with General Plan policies governing orderly growth and development and the preservation and conservation of open-space lands.

<u>Conditional Use Permits</u>: Section 4105 of the Zoning Ordinance requires that proof be submitted in support of the following statements:

- (a) That the proposed location of the use is in accord with the objectives of this ordinance and the purposes of the district in which the site is located
- (b) That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.
- (c) That the proposed conditional use will comply with the provisions of this ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.
- 27. <u>Legal Description</u>: A complete legal description of all the property involved is required. This can usually be obtained from the deed to the property or from a title company. A metes-and-bounds legal description or recorded map information is required for each parcel or area on which a Zone Change is being made or a recorded map. <u>This document is separate from the title reports</u>.
- 28. Title Report: Less than 12 months old.
- 29. <u>Notification Map and Labels</u>: Pursuant to City Council Policy 300-14 and mailing labels for each individual property owner and tenant is required. The labels must be keyed to the mail notification radius map. Detailed instructions and a sample map are included with this application form. On the mailing labels please include your name, the representative's name and the names of other interested parties. All projects submittals should include one hardcopy of all required mailing labels (with total number of labels denoted); one electronic format CD of the mailing labels preferably in excel format; one hardcopy printout of all addresses with radius map; and the applicable fees submitted. Mailing labels should be updated anytime a six month period has passed.
- 30. Environmental Information Form: All applications must include an environmental assessment to meet the requirements of the California Environmental Quality Act of 1970. Separate forms for this assessment are attached to this application. Please complete the following instructions on those forms.
- 31. <u>Plot Plans</u>: (20 copies required, -15 copies with final submittal and 8 1/2 " X 11" reductions of <u>all plans submitted</u>). The plot plan must be sufficiently detailed to allow all reviewing City departments and other agencies to evaluate all the physical aspects of your project without additional information. Include the information as specified on the attached checklist. (Folded to 8 1/2" X 13" size or similar).
- 32. <u>Floor Plans and Elevations</u>: (20 copies required -15 copies with final submittal and 8 1/2 " X 11" reductions of <u>all plans submitted</u>). The floor plans shall detail the proposed uses and indicate exterior wall openings and be fully dimensioned. All elevations must indicate the type and color(s) of all exterior materials and architectural features, showing all exterior wall openings. (NOTE: application will not be accepted unless <u>ALL</u> plans are folded to a size smaller than 8" 1/2" X 14").
- 33. <u>Certification of Posting:</u> The "Certification of Posting" must be returned to the Planning Division within 24 hours of posting the on site notice of project application sign.
- 34. Other: This attachment would include any other information, which the City of Oceanside may need to evaluate your project. This might include reports, drawings of proposed signs, marketing information, photographs, renderings, etc. Specific new and redevelopment projects must include an urban runoff threat assessment to meet the requirements of the California Regional Water Quality Control Board Order 2001-01. Separate forms for this assessment are attached to this application.

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PART V - SIGNATURES

ALL BLOCKS MUST BE SIGNED AND DATED AS APPROPRIATE OR THE APPLICATION CANNOT BE ACCEPTED.

- Date of applicant's or representative's signature.
- The applicant must sign to certify the correctness of the information on the application form.
- Date of applicant's signature.
- The owners of all the property involved must sign to indicate that the application is being filed with their knowledge. Ownership will be verified against the records of the County Recorder and County Assessor. If signatures are difficult to obtain because of time or distance, letters designating the applicant as the agent of the owner to file on the owner's behalf will be acceptable.
- The owners and applicant of the property agree to abide by the City of Oceanside Development Services Department and Economic and Community Development Department Policy No. 2011-01/Policy and Procedure for Development Deposit Account Administration.

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PLANNING DIVISION INSTRUCTIONS FOR COMPLETING ENVIRONMENTAL INFORMATION FORM

SUBMITTAL INFORMATION:

Attached is an Environmental Information Form which is to be filed with all projects in accordance with the California Environmental Quality Act. This form must be accompanied by the applicable processing fee and a legal description of the property (please refer to the fee schedule – Appendix C). If the Environmental Administrator/ City Planner determines that an Environmental Impact Report (EIR) is required, an additional fee will also be required for reimbursement of costs incurred in the processing of the EIR.

If the information requested does not apply to the project, insert "NA" (Not Applicable) in the space provided.

If the project is Categorically Exempt under the provisions of the California Environmental Quality Act, you need only complete Items 1 through 34 on the Environmental Information Form. The determination that the project is Categorically Exempt <u>must</u> be confirmed by a staff planner.

Please contact the Planning Division if you have any questions regarding the Environmental Information Form.

PROCESSING PROCEDURE:

The information in this form will be to conduct an Initial Study of your project. Following interdepartmental review of the project by the Application Review Committee, the Initial Study will be completed by the project's environmental consultant. The Project Planner in consultation with the Environmental Administrator/City Planner will then determine whether a Negative Declaration should be issued or an EIR required. If an EIR is required, the Environmental Review Committee will review the decision and determine the scope of the EIR. The Planning Division will transmit a letter to you describing the procedure to be followed and the specific areas of concern to be addressed in the EIR.

If an EIR is required, the report must be prepared, published and circulated for public review, and any comments received must be responded to before the project can be scheduled for public hearing. Additional public input on the EIR may be provided during the public hearing of the project.

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City of Oceanside Planning Division Environmental Information Form

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Date Filed:	
Environmental Fee Paid:	

MAPS REQUIRED:

- 1. The project site and surrounding area within 1000-ft. from the project's property lines must be shown on an aerial map (less than 2-years old).
- 2. The project must be shown on a copy of a page or pages of a street map (i.e. Thomas Brothers Map). The project site must be labeled and the page numbers shown.

1.	ERAL INFORMATION: Name of Applicant:								
	Address:								
	City:	State:	_Zip:						
	Telephone:								
2.	Name of Applicant's Representa								
	Address:								
	City:	State:	_Zip:						
	Telephone:								
3.	Project Title and/or Application	Number(s):							
4.	If a Specific Plan has been prep	ared on the project site, give S	pecific Plan title:						
5.	List any other related permits or	r approvals, required from age	ncies other than the City of						
	Oceanside:								
6.	Has the project site had any prices o, please provide the Planning	•	• • •						
	for (i.e., A-1-92, D-1-92, C-1-92	• •							
7.	Is the project part of a larger pr								
•	project's relationship to the proj								
8.	If the project is included in an a If not, explain how it c	• •	•						
9.	Existing zoning:	Proposed zoning:							
	Existing General Plan Land Use	Designation:							
	Proposed General Plan Land Use	e							
	Designation:								

LOC	ATION:						
10.	Address of project:						
11.	Address of project:Project site is located on the N.S.E.W. (circle one) side of						
	between streets.						
12.	Is the project located within the Airport Influence Area?						
13.	Is the project located within the Coastal Zone?						
14.	What is the distance in miles on existing roadways from the project site to the nearest: Fire						
	Station Airport						
	Hospital						
	Public Transportation						
15.	Is the site within ½ mile of a former sanitary landfill?						
PRO	JECT DESCRIPTION:						
16.	Site size: acres/square feet.						
17.	Please describe all off-site improvements proposed as part of the project. (Such						
	improvements might include: drainage facilities, street improvements, extension of utilities,						
	cut and fill slopes, pedestrian and bicycle paths, etc., that would be constructed outside of						
	the project boundaries).						
	FOR RESIDENTIAL PROJECTS: (IF PROJECT IS						
	COMMERCIAL OR INDUSTRIAL, SKIP ITEMS 18 THROUGH 26).						
18.	Number of lots/dwelling units:						
19.	Maximum building height:						
20.	Amount of off-street parking:						
20.	(a) Number required:						
	(b) Number proposed:						
	(c) Type of parking (size, whether covered):						
21.	Please describe any recreational facilities to be provided:						
22.	What is the distance in miles on existing roads from the project site to the nearest:						
	Elementary School Shopping Center						
	High School Public Library						
23.	If applicable, describe the project's relationship to larger project or series of projects: (How						
	does it relate or conform to the larger project?)						
24.	Will air conditioning or mechanical ventilation be provided?						
25.	Describe the proposed scheduling or phasing of the project:						
26.	What percentage of the project site will be covered by:						
	Paving%; Buildings%; Landscaping%						
	5						

FOR COMMERCIAL, INDUSTRIAL OR AGRICULTURAL PROJECTS: (IF PROJECT IS RESIDENTIAL, SKIP ITEMS 27 THROUGH 39.)

27.	Describe the type of uses proposed:
28.	Size of proposed buildings: square feet.
29.	Number of buildings proposed:
30.	Maximum building height:
31.	Amount of off-street parking to be provided:
•	(a) Will there be a structure? If so, how many aboveground levels?
32.	Projected number of employees: total per shift. For agricultural
	projects, give maximum number of employees at harvesting time:; and specify
	harvesting times:
33.	What will be the bours of energtion?
34.	Describe the proposed scheduling or phasing of the project:
35.	For restaurants, how many seats will there be?
36.	If applicable, describe the project's relationship to larger projects or series of projects:
30. 37.	What percentage of the project site will be covered by:
31.	
38.	Paving%; Buildings%; Landscaping%
	Does the project involve the handling, storage or disposal of any toxic or hazardous
	substance? If so, what safety measures have been incorporated into the
20	project:
39.	Will the project result in the emission of any odor, vibration, glare or electrical
	disturbance?
	IDONINATAL CETTINIC
<u> EIVV</u>	IRONMENTAL SETTING:
40.	Please attach copies of any special studies that have been prepared in regard to this project
	or the project site. Examples would include: archaeological survey, biological survey, noise
	study, geo-technical report, slope analysis, traffic analysis, environmental impact reports,
	etc.
41.	Describe the following environmental conditions as they presently exist: (Use additional
	sheets, if necessary)
	(a) Topography Project Site:
	Within 1/2 mile:
	(b) <u>Water Bodies Project Site:</u>
	· · · · · · · · · · · · · · · · · · ·
	Within ½ mile:
	(c) <u>Vegetation Project Site:</u>
	· / — • · · · · · · · · · · · · · · · · · ·
	(d) Wildlife Project Site:
	(<i>y</i>)
	(e) <u>Historical/Archaeological/Paleontological Resources</u> Project Site:
	(*)
	Within ½ mile:
	(f) <u>Land Use Project Site:</u>
	· · · · · · · · · · · · · · · · · · ·
	Within ½ mile:

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42.	Has the project site been previously graded?
	If so, what percent of the site was graded?
43.	If mature trees, wetlands, or riparian vegetation exist on site, please attach a map
	indicating their location.
44.	Does the project contain slopes of more than 10 percent? If the project area includes hillsides with slopes of 20 percent or more, the Hillside Development Regulations require that a slope analysis be provided, even if the slopes are not to be graded. The slope analysis must be done on an accurate and recent topographic map with minimum five (5) foot contour lines and a scale of at least 200 feet. The slope categories must be as follows: slopes of less than 20 percent; slopes of 20-40 percent; and slopes over 40 percent. Within these areas, the following must be depicted and labeled: areas with slopes of 20-40 percent and a minimum 50-foot differential, and areas with slopes of more than 40 percent and having a 25-foot differential.
45.	Describe any existing structures on the project site and the current use of the structures
	/IRONMENTAL IMPACT:
46.	What is the street classification of proposed new streets? (e.g., "two-lane collector" or "four-lane major street", per Circulation Element of the General Plan)
47.	What is the percentage grade of the steepest street involved in the project?
48.	What is the right-of-way standard for proposed new streets? (e.g., private, dedicated, to be acquired, etc.)
49.	If new water mains for this project will serve areas beyond the project boundary, please indicate the approximate service area on the map.
50.	If new sewer mains for this project will serve areas beyond the project boundary, please indicate the approximate service area on the map.
51.	Describe the improvements and extensions of existing electrical lines that will be required to serve the project.
52.	If improvements are to be demolished or removed by the project, please describe them briefly.
53.	Identify any roadway or train track located within 500 feet of the project site
54.	List any other potential noise sources which could affect the project site (i.e., industrial projects etc.) and give approximate distances
55.	Describe any noise that will be produced by the project during construction and after the project is completed. (Include equipment operation, blasting, etc
56.	Estimate the number of motor vehicle trips generated by the project site currently:
57.	If the project is commercial or industrial, list any air pollutants that the project will emit.
58.	To what extent will be project be located within a floodplain? (Specify whether U.S. Army Corps of Engineers Standard Project Flood or 100-year flood.)
59.	If the drainage from the project will not be discharged into an existing public stormwater drainage system, please describe how it will be accommodated.

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60.	What percentage of the project site will be graded?%
61.	Volume of cutting: cubic yards; maximum cut-slope ratio will be;
	maximum cut-slope height will be feet.
62.	Volume of fill:;
	maximum fill-slope height will be feet.
63.	Does the cut-and-fill volume balance? If not, how will import/export be
	handled?
64.	Will the entire site be graded with the first phase? If not, indicate those areas that will
	be left natural and those areas that will be used as temporary borrow sites. If so, please
	describe:
65.	Will the project extract or preclude the extraction of any rock, sand, gravel, or other mineral
	resources? If so, please describe:
66.	·
	be combined with Item 40).
	, _
CER ⁻	<u>TIFICATION</u>
	eby certify that the statements furnished above and in the attached exhibits present the data and
	mation required for this initial evaluation to the best of my ability, and that the facts, statements,
and i	nformation presented are true and correct to the best of my knowledge or belief.
Date_	Signature of Preparer
	_
	For

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