



DATE: December 12, 2011

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF REGULAR COASTAL PERMIT (RC11-00015) FOR THE ADDITION OF A 52-SQUARE FOOT BUILDING ENTRANCE TO THE RESIDENCE AT 2011 SOUTH PACIFIC STREET – WEST RESIDENCE ADDITION – APPLICANT: MR. & MRS. WEST**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Approve Regular Coastal Permit (RC11-00015) by adopting Planning Commission Resolution No. 2011-P48

PROJECT DESCRIPTION AND BACKGROUND

Background & Site Review: The 12,250-square foot beachfront site, measuring approximately 50 feet in width and 245 feet in depth is currently improved with a single-family residence. The proposed building entrance addition is subject to the City's General Plan, Local Coastal Program (LCP), 1986 Zoning Ordinance and the California Environmental Quality Act (CEQA).

The property is located within the Coastal Zone and the South Oceanside Neighborhood Planning Area and occupies a portion of the coastal bluff that descends approximately 28 vertical feet from South Pacific Street to the beach (rear yard area) inland of the revetment. The site's Single Family Residential (R-1) zoning designation is consistent with its land use designation of Low Density Residential.

Project Description: The project scope is limited to constructing a 52-square foot entryway for the existing residence, within the front courtyard area along South Pacific Street. The proposed single story building addition will be setback 22'-4" from the front property line.

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

1. General Plan Land Use Element
2. 1986 Zoning Ordinance
3. Local Coastal Program (LCP)
4. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

The subject proposal has been analyzed for compliance with the General Plan, LCP and Zoning Ordinance and as conditioned, has been found to be consistent with applicable policies based on the following:

1. General Plan

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.

The proposed addition will be screened from public views by an existing courtyard wall enclosure along South Pacific Street. Although the proposed entry will in fact improve the building architecture, it will not be visible from South Pacific Street, thus no impact to the existing street scene is anticipated as a result of the proposed building improvement.

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 City shall utilize the certified Local Coastal Plan for review of all proposed projects within the Coastal Zone. Specifically, the goals and policies of the Local Coastal Program Land Use Plan are the guiding policy review document.

Adequate access to and along the coast shall be provided and maintained.

The subject request involves a minor addition to an existing residence on a property with a 50 foot street frontage. Only proposals that constitute multi-family development or involve at least 70 feet of street frontage are required to dedicate and construct public access to the beach when such access is not already present within 250 feet of the proposed project.

With regard to access along the coast, a condition of project approval requiring dedication of lateral public beach access - along the sandy beach portion of the property, west of the revetment - in compliance with Local Coastal Program policy C.2 has been included in the draft resolution of project approval.

The City shall maintain existing view corridors through public rights-of-way.

The proposed addition to the existing structure will be contained within an existing courtyard area and will not impact existing view corridors through public rights-of-way.

The City shall ensure that all new development is compatible in height, scale, color and form with the surrounding neighborhood.

The proposed 11'- 6" entry feature height would not exceed the maximum height (35 ft.) permitted within the zoning district and will be compatible in scale form and color with its context.

New development shall utilize optimum landscaping to accent and enhance desirable site characteristics and architectural features.

Existing front yard landscaping and hardscape within the courtyard area will be retained to accent and enhance the coastal character of the residence.

2. Zoning Compliance

The proposed project is subject to compliance with the 1986 Zoning Ordinance which identifies single-family residential development as a permitted land use within the R-1 (Single Family Residential) Zone. The proposed addition complies with applicable R-1 development standards, inclusive of building height and setbacks requirements as set forth in Article 5 of the Zoning Ordinance.

ENVIRONMENTAL DETERMINATION

The development proposal has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been found to be exempt as a Class 1 15301 (e), Categorical Exemption "Existing Facilities".

PUBLIC NOTIFICATION

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

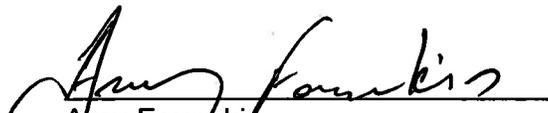
SUMMARY

Regular Coastal Permit (RC11-00015), as conditioned, 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 project meets all applicable development standards for the district in which it is situated. The project's scale and architecture are compatible with the surrounding neighborhood. Accordingly, staff recommends that the Planning Commission approve the proposal subject to the conditions contained in the attached resolution.

Staff recommends that the Planning Commission:

- Move to approve Regular Coastal Permit RC11-00015 and adopt Planning Commission Resolution No. 2011-P48 as attached.

PREPARED BY:


Amy Fousekis
Principal Planner

JH/AF/fil

SUBMITTED BY:


Jerry Hittleman
City Planner

Attachments:

1. Planning Commission Resolution No. 2011-P48
2. Plans

1 PLANNING COMMISSION
2 RESOLUTION NO. 2011-P48

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

6 APPLICATION NO: RC11-00015
7 APPLICANT: Mr. & Mrs. West
8 LOCATION: 2011 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 (RC11-00015) under the
13 provisions of the City of Oceanside Local Coastal Program to permit the following:

14 a 52-square foot building entry addition to an existing single family dwelling;
15 on certain real property described in the project description;

16 WHEREAS, the Planning Commission, after giving the required notice, did on the 12th day
17 of December, 2011 conduct a duly advertised public hearing as prescribed by law to consider said
18 application;

19 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
20 Guidelines thereto; this project has been found to be exempt per Article 19, Class 1, 15301 (e)
21 "Existing Facilities" Categorical Exemption from environmental review;

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

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

26 //

27 //

28 //

29 //

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31 //

1	Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
2			
3	Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
4			
5	Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
6			
7	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
8			
9			
10	School Facilities Mitigation Fee	Ordinance No. 91-34	\$.47 per square foot non-residential for Oceanside (\$.42 for Vista and Fallbrook)
11			\$2.97 per square foot residential (\$2.63 for Vista; \$2.63 for Fallbrook)
12			
13			
14			
15	Thoroughfare Fee	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
16	(For commercial and industrial please note the 75 percent discount)		
17			
18	Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 09-OR 0093-1	Fee based on water meter size. Residential is typically \$4,597 per unit; Non-residential is \$36,775 for a 2" meter.
19			
20			
21			
22	Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 09-OR 0092-1	Based on capacity or water meter size. Residential is typically \$6,313 per unit; Non-residential is \$50,501 for a 2" meter.
23			
24			
25	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.
26			
27			
28			
29			

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, action on this resolution becomes final 10 days after its adoption, unless
16 appealed to the City Council, and shall become effective after the 10 working-day appeal period to
17 the Coastal Commission has expired; and

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

20 FINDINGS:

21 For the Regular Coastal Permit:

- 22 1. The proposed 52-square foot addition to the existing single family dwelling, as
23 conditioned, is consistent with the land use policies of the Local Coastal Program as
24 implemented through the Zoning Ordinance. Specifically, the project will not
25 substantially alter or impact existing public views of the coastal zone area or from
26 adjoining properties and the physical aspects of the project are consistent with existing
27 development on neighboring sites. The project has been conditioned to provide a lateral
28 public beach access easement, west of the revetment in compliance with Local Coastal
29 program policy C.2

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1 2. The proposed remodel will not obstruct any existing, planned, or required public beach
2 access; therefore, the project is in conformance with the policies of Chapter 3 of the
3 Coastal Act.

4 3. The project will not result in the loss of any on-street public parking spaces, as the
5 remodel modifications will not trigger additional parking or take away from the existing
6 parking fronting the project site.

7 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
8 approve Regular Coastal Permit (RC11-00015) subject to the following conditions:

9 **Building:**

- 10 1. Construction shall comply with the latest edition of the California Codes.
11 2. Construction hours shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday.

12 **Planning:**

- 13 3. This Regular Coastal Permit shall expire on December 12, 2013, unless implemented per
14 the Zoning Ordinance or unless the Planning Commission grants a time extension.
15 4. This Regular Coastal Permit, as conditioned, approves a 52-square foot residential addition
16 to an existing single-family dwelling, as shown on the development plans dated October 6,
17 2011. No deviation from these approved plans and exhibits shall occur without Planning
18 Division approval. Substantial deviations shall require a revision to the Regular Coastal
19 Permit or a new Regular Coastal Permit.
20 5. Lateral public beach access easement along the sandy beach portion of the property west of
21 the revetment, shall be recorded against the property.
22 6. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
23 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
24 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
25 annul an approval of the City, concerning Regular Coastal Permit (RC11-00015). The City
26 will promptly notify the applicant of any such claim, action or proceeding against the
27 City and will cooperate fully in the defense. If the City fails to promptly notify the
28 applicant of any such claim action or proceeding or fails to cooperate fully in the
29 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
harmless the City.

- 1 7. All mechanical rooftop and ground equipment shall be screened from public view as
2 required by the Zoning Ordinance that is, on all four sides and top. The roof jacks,
3 mechanical equipment, screen and vents shall be painted with non-reflective paint to match
4 the roof. This information shall be shown on the building plans.
- 5 8. Prior to the issuance of building permits, compliance with the applicable provisions of the
6 City's anti-graffiti ordinance (Ordinance No. 93-19/Section 20.25 of the City Code) shall be
7 reviewed and approved by the Planning Division. These requirements, including the
8 obligation to remove or cover with matching paint all graffiti within 24 hours, shall be
9 noted on the Architectural Site Plan and shall be recorded in the form of a covenant
10 affecting the subject property. A covenant or other recordable document approved by the
11 City Attorney shall be prepared by the applicant and recorded prior to the issuance of
12 building permits. The covenant shall provide that the property is subject to this
13 resolution, and shall generally list the conditions of approval.
- 14 9. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
15 written copy of the applications, staff report and resolutions for the project to the new
16 owner and or operator. This notification's provision shall run with the life of the project
17 and shall be recorded as a covenant on the property.
- 18 10. Failure to meet any conditions of approval for this development shall constitute a violation
19 of the Regular Coastal Permit.
- 20 11. Unless expressly waived, all current zoning standards and City ordinances and policies
21 in effect at the time building permits are issued are required to be met by this project.
22 The approval of this project constitutes the applicant's agreement with all statements in
23 the Description and Justification and other materials and information submitted with this
24 application, unless specifically waived by an adopted condition of approval.
- 25 12. Elevations, exterior wall materials, colors, roofing materials and floor plans shall be
26 substantially the same as those approved by the Planning Commission. These shall be
27 shown on plans submitted to the Building Division and Planning Division.
- 28 13. Prior to issuance of a building permit, the applicant and landowner shall execute and
29 record a covenant, in a form and content acceptable to the City Attorney, providing that
the property is subject to this resolution and all conditions of approval.

1 **Landscaping:**

2 14. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way
3 and within any adjoining public parkways shall be permanently maintained by the
4 owner, his assigns or any successors-in-interest in the property. The maintenance
5 program shall include: a) normal care and irrigation of the landscaping; b) repair and
6 replacement of plant materials; c) irrigation systems as necessary; d) general cleanup of
7 the landscaped and open areas; e) parking lots and walkways, walls, fences, etc.

8 15. Failure to maintain landscaping shall result in the City taking all appropriate
9 enforcement actions including but not limited to citations. This maintenance program
10 condition shall be recorded with a covenant as required by this resolution.

11 PASSED AND ADOPTED Resolution No. 2011-P48 on December 12, 2011 by the
12 following vote, to wit:

13 AYES:

14 NAYS:

15 ABSENT:

16 ABSTAIN:

17 _____
18 Tom Rosales, Chairperson
19 Oceanside Planning Commission

20 ATTEST:

21 _____
22 Jerry Hittleman, Secretary

23 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
24 this is a true and correct copy of Resolution No. 2011-P48.

25 Dated: December 12, 2011

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

28 _____
29 Applicant/Representative

_____ Date

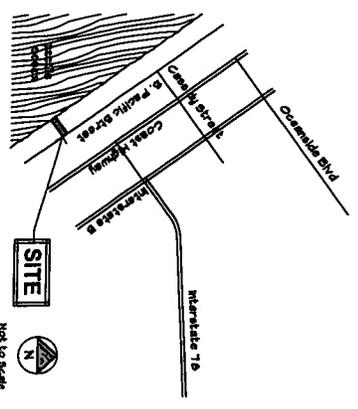
West Residence Addition/Remodel 2011 S. Pacific Street Oceanside, California

contact info:

OWNER:
Ed & Beth West
2011 South Pacific
Oceanside, CA 92054

CONTRACTOR:
Mark B Kirk Incorporated
349 East Alvarado Street
Fallbrook, CA 92028
(760) 728-4619 (760) 728-5500

vicinity map



please note:

NOTE:
This project must comply with:
The 2004 International Building Code of Regulations (CBC)
The Title 24 California Building Standards Code and adopts the following:
The 2004 International Building Code (IBC)
The 2004 International Residential Code (IRC)
The 2004 International Fire Code (IFC)
The 2004 Building Code of Regulations (BCR)
The 2004 Uniform Mechanical Code
The 2004 Uniform Plumbing Code
The 2004 National Electrical Code
The project is in seismic design category (SDC) "D" for the 2010 CBC and "D2" for the 2010 IRC.

project information

ASSASSIN'S PARCEL NO.	188-010-01-00
LEGAL DESCRIPTION	Lots 80181, Block "T", Map 104
TYPE OF CONSTRUCTION	TYPE V-S
OCCUPANCY CLASSIFICATION	R-2
ZONING	R-S
LOT AREA	7,410 SQ. FT.
EXISTING FLOOR AREA	1,765 SQ. FT.
EXISTING SHEDDING	468 SQ. FT.
EXISTING GARAGE	887 SQ. FT.
EXISTING TOTAL	9,213 SQ. FT.
PROPOSED ADDITIONS -	
ENTRY/ADDITION	82 SQ. FT.
TOTAL	9,295 SQ. FT.
ANALYSIS:	
5284 (FLOOR AREA) - 7,410 (LOT AREA) X 100	
8284 X 7,410 = .44	
= 44 % EXISTING FLOOR AREA RATIO	

sheet index

- CS COVER SHEET
- A-1 SITE PLAN
- EX-2 EXISTING MAIN FLOOR PLANS
- A-2 MAIN FLOOR PLAN
- A-3 ELEVATIONS
- F-1 GF - 18 FORMS TITLE 24 CALCULATIONS
- F-2 HF - 18 FORMS TITLE 24 CALCULATIONS
- SEN STRUCTURAL GENERAL NOTES
- S-1 FOUNDATION PLAN
- S-2 ROOF FINISHES PLAN
- SP-1 STANDARD STRUCTURAL DETAILS
- SP-2 STRUCTURAL DETAILS
- E-2 MAIN FLOOR ELECTRICAL PLAN

project summary

Entry Addition:

- a.) Remove approx. 10 linear feet of Hill and roof of Existing Entry to be removed.
- b.) Add 82 sq. ft. for New Entry Addition. Addition to consist of two coat closets.

Interior Addition/Remodel:

- a.) Demolish Existing Master Bath & multi-purpose Room, Laundry, Bedroom, Craft Area
- b.) Relocate Existing Master/Dryer Area and Laundry Sink to NEW separate space in same vicinity.
- c.) Add NEW full guest Bath within existing space.
- d.) Remodel Existing Master Bath and Closet per plan.
- e.) Remodel Existing Pvc-180 Pvc-placed in Ex. Master Suite (part of Master Bath Remodel)
- f.) Remodel shower in guest Bath at south side of House.
- g.) Major door and window modifications.

MARK B. KIRK INC
DEVELOPMENT DESIGN CONSTRUCTION
349 East Alvarado St. Fallbrook, Ca. 92028
Phone 760-728-4619 Fax 760-728-5500

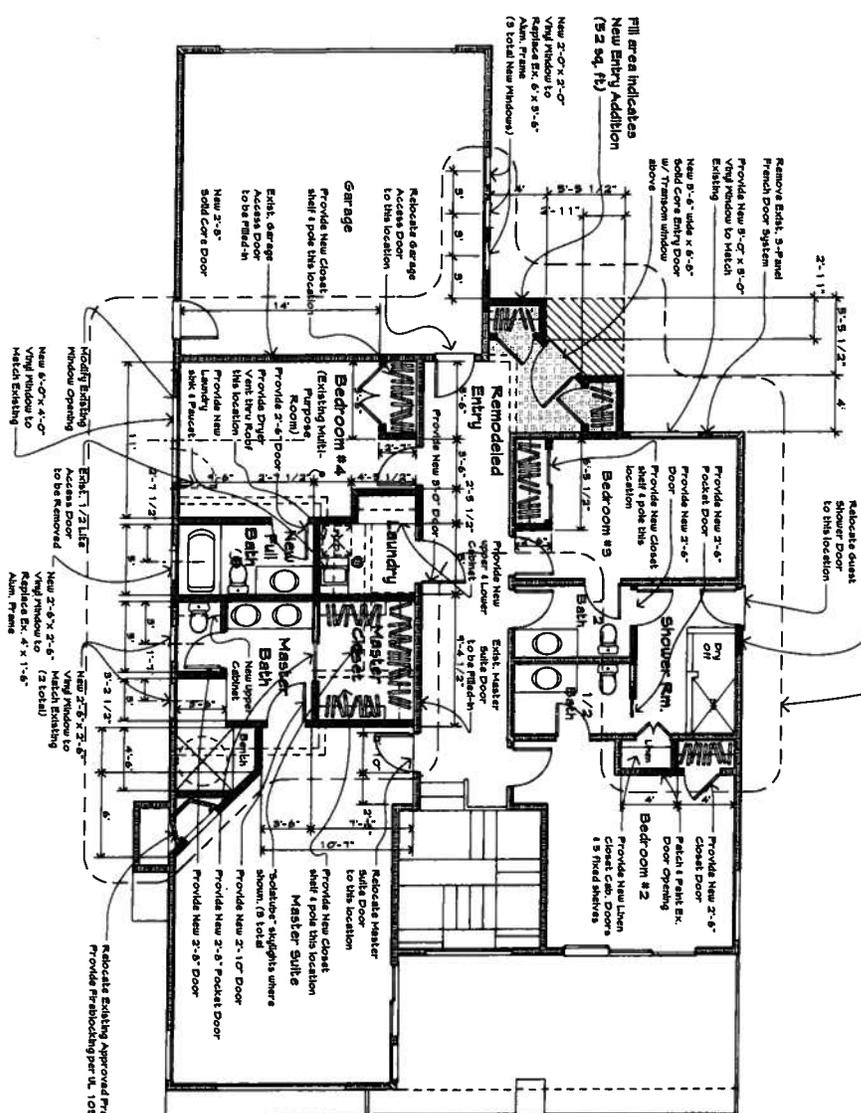
West Residence Addition
2011 South Pacific
Oceanside, California 92054

REVISIONS	BY
28 August 2011	

DATE	13 Jul 2011
SCALE	1/4" = 1'-0"
TITLE	



Insulation Notes:
 Provide R-19 Batt Insulation for New Walls
 Provide R-19 Batt Insulation for New Ceiling Area



LEGEND

Existing Full Height Wall to Remain
 Existing Full Height Wall to be Removed
 New Full Height Wall Studs @ 16" O.C.

All work to be done is contained in this bubble

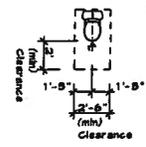
Emergency egress:

1. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 sq. ft. The minimum net opening shall be 20 inches. The net clear opening shall be the least of normal operation of opening.
2. Emergency escape and rescue openings shall have a minimum net clear opening height of 24 inches. The minimum net clear opening shall be the least of normal operation of opening.
3. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches measured from the floor.

Water conservation notes:

1. SHOWERHEADS--All showerheads for all shower fixtures shall be certified as having a maximum flow rate of no more than 2.15 gallons per minute. Verify type and style with Owner/Architect.
2. Faucets--All lavatory and sink faucets shall be fitted with aerators. Verify type and style with Owner/Architect.
3. WATER CLOSURES, MANUAL AND ASSOCIATED AUTOMATIC VALVES--All water meter associated automatic valves, if any, shall be certified as being no more than 1.20 gallons per flush and shall meet the performance standards established by the American National Standards Institute (ANSI) 112.19.2.
4. Water meter valves, if any, shall be certified as being no more than one gallon per flush and shall meet the performance standards established by the American National Standards Institute Standard A112.19.2.

typical w/c minimum clearances:



square footage analysis:

- Habitable (Existing) = 1,785 sq. ft.
- Habitable (New) = 52 sq. ft.
- Proposed = 1,710 sq. ft.
- Attached garage (Existing) = 507 sq. ft.



proposed floor plan

DATE	13 JAN 2011
SCALE	1/4" = 1'-0"
PROJECT	2011
SHEET	A-2
OWNER	MTA

West Residence Addition
 2011 South Pacific
 Oceanside, California 92054

MARK B. KIRK INC
 DEVELOPMENT DESIGN CONSTRUCTION
 349 East Alvarado St. Fallbrook, Ca. 92028
 Phone 760-728-4618 Fax 760-728-5500

REVISIONS	BY
25 August 2011	



Application for Discretionary Permit

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

STAFF USE ONLY

ACCEPTED

10/6/11

BY

AF

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT

Edward & Beth West

2. STATUS

Owner

3. ADDRESS

1101 E. Bella Vista Dr.
Scatterdale AZ 85259

4. PHONE/FAX/E-mail

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

6. ADDRESS

349 E. Alvarado St.
Fallbrook CA 92028

7. PHONE/FAX/E-mail

760-728-4619

PART II - PROPERTY DESCRIPTION

8. LOCATION

2011 S. PACIFIC ST.

9. SIZE

7,410 SQ. FT.

10. GENERAL PLAN

SFD

11. ZONING

R1

12. LAND USE

SFD

13. ASSESSOR'S PARCEL NUMBER

155-010-01-00

14. LATITUDE

15. LONGITUDE

PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION

ADDING A NEW SIDE ENTRY ADDITION TO AN EXISTING SINGLE FAMILY HOME @ 2011 S. PACIFIC ST.

17. PROPOSED GENERAL PLAN

NA

18. PROPOSED ZONING

NA

19. PROPOSED LAND USE

NA

20. NO. UNITS

1

21. DENSITY

NA

22. BUILDING SIZE

3,212

23. PARKING SPACES

2 SPACES

24. % LANDSCAPE

NA

25. % LOT COVERAGE or FAR

PART IV - ATTACHMENTS

26. DESCRIPTION/JUSTIFICATION

27. LEGAL DESCRIPTION

28. TITLE REPORT

29. NOTIFICATION MAP & LABELS

30. ENVIRONMENTAL INFO FORM

31. PLOT PLANS

32. FLOOR PLANS AND ELEVATIONS

33. CERTIFICATION OF POSTING

34. OTHER (See attachment for required reports) Pias

PART V - SIGNATURES

SIGNATURES FROM 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).

35. APPLICANT OR REPRESENTATIVE (Print):

Mark Kirk

36. DATE

9/28/11

37. OWNER (Print)

Edward & Beth West

38. DATE

10/5/11

Sign:

Mark Kirk

Sign:

Edward & Beth West

- I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.
- 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.

MARK B. KIRK, INC

October 4, 2011

RE: Ed & Beth West Residence-Scope of Work
2011 S Pacific Street
Oceanside, CA

SCOPE OF WORK

We are proposing to add an additional 52 square feet to the entrance of this SFR. The purpose and intent of this addition is to reset the angle of the Entry to face more towards the front Courtyard Entrance so that you have a better visual of the Entrance to the house as you enter the Courtyard.

This constitutes the entire scope of work for this application.

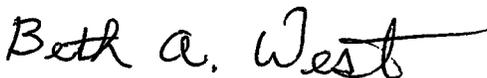


Mark Kirk, President
Mark B Kirk, Inc

Ed West, Owner



Beth West, Owner



LEGAL DESCRIPTION

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

ALL OF LOT FIFTY AND THE NORTH WESTERLY 20 FEET OF LOT FIFTY-ONE BLOCK "F" OF OCEAN FRONT ADDITION, CITY OF OCEANSIDE, ACCORDING TO MAP THEREOF NO. 909, FILED IN THE OFFICE OF THE COUNTY RECORDER, JUNE 8, 1904, EXCEPTING THEREFROM ANY PORTION THEREOF NOW OR HERETOFORE LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.

APN: 155-010-01-00



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

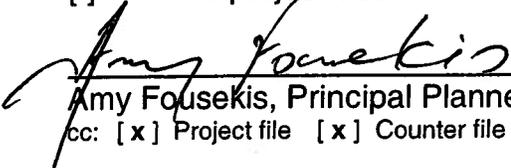
1. **APPLICANT:** Mr. and Mrs. West
2. **ADDRESS:** 2011 S. Pacific St
3. **PHONE NUMBER:** (760) 728-4619
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Amy Fousekis
6. **PROJECT TITLE:** RC11-00015 (West Residence Addition)

7. **DESCRIPTION:** The project involves a 52 square foot entry/foyer addition to an existing single family residence located at 2011 S. Pacific St. Situated within the South Oceanside Neighborhood Planning Area and the Coastal Zone, the subject property bears a zoning designation of Single Family Residential (R-1).

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:

- The project is categorically exempt as a Class 1, 15301 (e) for Existing Facilities;
- "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 , ____ (Sections 15260-15277); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

Date: December 5, 2011



Amy Fousekis, Principal Planner

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