AGENDA NO. 3

PLANNING COMMISSION **STAFF REPORT**

DATE: September 24, 2012

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC12-00012) TO PERMIT SEVERAL RENOVATIONS AND ADDITIONS TO AN EXISTING RESIDENCE LOCATED AT 30 SAINT MALO BEACH – STONE VAIL REMODEL – APPLICANT: GREG STONE & CINDY VAIL**

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. 2012-P45 approving Regular Coastal Permit (RC12-00012) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The 0.26-acre site is within the South Oceanside Neighborhood, and within the Saint Malo Beach residential community. The property contains a 3,235-square foot single-family residence constructed prior to the 1945 Local Coastal Program adoption date, so a regular coastal permit was not necessary at the time of the home's original construction.

The property is relatively flat with a minimal grade differential of six feet between the highest and lowest points of the site. Surrounding land uses include single-family residential (R1) developments in all directions and the pacific ocean/beach to the west.

The subject site is currently zoned Single-Family Residential (R1) and the General Plan land use designation is Residential.

Site Review: The site is zoned R-1 (Single-Family Residential) and has a land use designation of Single-Family Detached Residential (SFD-R). The underlying neighborhood district is South Oceanside and surrounding land uses include: Single-Family Residential (R-1) homes to the north, east, south, and the Pacific Ocean to the west.

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 City's 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 (RC12-00012) represents a request for the following:

(a) This project would allow the construction of 1,025 square feet of new floor area to an existing 3,230-square foot home with a new total square footage of 4,255 square feet. The scope of work will consist of enclosing a portion of the exterior patio to connect the main house to the garage with a 85-square foot hall and stairwell area, a new 120-square foot den addition with a walk-in closet, a 70-square square foot extension of the dining room, a new 100-square foot porch accessed from the west facing second story bedroom, and a 582-square foot multi-purpose room with storage area and one full bath. The multi-purpose room would consist of two decks, one 28-square foot deck on the south elevation and the second 29-square foot deck that would overlook the existing courtyard at the west facing elevation. The west facing second story porch attached to the master bedroom would be constructed one foot from the established stringline and all improvements and additions would be constructed within the parameters of the stringline.

Several interior upgrades are included with the construction, but these upgrades do not require a Coastal Permit, because the changes do not alter the exterior of the home or square footage.

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 proposed improvements and additions would not extend southward or westward beyond the existing footprint of the single-family residence. The proposed additions would not alter public views or any views of adjoining neighbors, because the improvements are within the footprint of the home and not within proximity of public beach access areas. 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 shall meet all of the development regulations of the underlying R1 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 R1 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.

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	20 feet	20 feet	No change
Side	5 feet	5 feet	No change
Minimum Rear Yard	Required Stringline	1'-10"over the Stringline (Existing)	1'-2" eastward from the stringline for all new additions
Height	35 feet	26 feet	28 feet

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 improvements to the home will not exceed the 35-foot height limit within the Single-Family Residential (R1) District. The Local Coastal Program's established stringline exist 1'-10" into the first floor family room and a majority of this area is encompassed within the stringline. This area within the stringline is predominantly transparent window area; therefore this area will meet Section 1703 (e) for non view impairing appurtenances over the stringline. 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 westward addition, otherwise known as the second story porch would not alter public views or any views of adjoining neighbors, because a majority of the structure is open and transparent. All local coastal findings have been met with the project and as listed below:

- The permit history of the revetment (pre-coastal, maintenance activities).

- That the revetment is located as far inland as possible (this is most important if there is an access easement west of the property, or if the revetment is located near the MHTL). That the existing revetment is necessary to protect the existing/proposed structure. That the existing revetment is adequate to protect the proposed structure in its proposed location and the revetment is currently in good working order. No repairs or augmentation are necessary for the revetment. There is adequate room on the site to augment or repair the revetment in the future without seaward encroachment.

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 setback areas) all new additions as described in the description and depicted on the plans would be consistent with the existing residence and will be consistent with the surrounding neighborhood. Many of the adjoining neighbors in the area have constructed similar additions and many of the homes mimic the design of the proposed additions, so the improvements will not be out of character with the surrounding neighborhood. The proposed design and material will be architecturally consistent with the existing home, and will keep with the French Normandy architectural theme within the Saint Malo community.

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 (RC12-00012), 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 (RC12-00012) and adopt Planning Commission Resolution No. 2012-P45 as attached.

PREPARED BY:

Scott Nightingale
Planner II

SUBMITTED BY:

John Helmer
Interim City Planner

JH/SN/fil

Attachments:

1. Site Plan/Floor Plan and Elevations
2. Planning Commission Resolution No. 2012-P45

PLANNING COMMISSION
RESOLUTION NO. 2012-P45

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:	RC12-00012
APPLICANT:	Greg Stone and Cindy Vail
LOCATION:	30 St. Malo Beach

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 (RC12-00012) under the provisions of the City of Oceanside Local Coastal Program to permit the following:

to allow for 1,025-square feet of renovations and additions to an existing 3,230-square foot residence located at 30 Saint Malo Beach;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 24th day of September, 2012 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 categorically exempt from environmental review per Article 19, Section 15303 (a) "New Construction or Conversion of Small Structures";

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. The proposed additions to an existing residence at 30 St. Malo Beach 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 improvements within the confines of the existing single family home.

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.

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3. The project will not result in the loss of any on-street public parking spaces, as the minor improvements to the existing single family residence, 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 (RC12-00010) 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.
2. Construction shall comply with the latest 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

Fire:

5. Fire Department requirements shall be placed on plans in the notes section.
6. Smoke alarms required per 2010 California Fire Code, California Building Code and California Residential Code.

7. Carbon monoxide alarms required per 2010 California Fire Code, California Building Code and California Residential Code.

Planning:

8. This Regular Coastal Permit shall expire two years from its effective date (i.e., on August 27, 2014 if not appealed), unless implemented per the Zoning Ordinance or unless the Planning Commission grants a time extension.

9. This Regular Coastal Permit approves the renovations and additions to an existing single family home located at 30 Saint Malo Beach, 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.

10. 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 (RC12-00012). 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.

11. 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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12. 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.

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

14. 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.

15. 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.

16. Prior to the approval of the issuance of building permits the developer, owner or subdivider shall make an irrevocable offer of dedication to the City of Oceanside an easement for lateral public access and passive recreational use along the shoreline adjacent to this property. The document shall provide that the offer of dedication shall not be used or construed to allow anyone, prior to acceptance of the offer, to interfere with any rights of public access acquired through a use which may exist on the property. The easement shall be located along the entire width of the property line to the toe of the bluff (toe of the seawall, a line 25 feet inland of the daily high water line, which is understood to be ambulatory from day to day). The easement shall be recorded free of prior liens and free of any other encumbrances which may affect said interest. The easement shall run with the land in favor of the City of Oceanside, and is binding to all successors and assignees.

17. Future Maintenance. The permittee shall maintain the existing revetment in their approved state. Any change in the design of the revetment or future additions/reinforcement of the revetment beyond exempt maintenance as defined in Section 13252 of Title 14 of the California Code of Regulations to restore the structure to its original condition will require a coastal development permit. However, in all

cases, if after inspection, it is apparent that repair and maintenance is necessary, the permittee shall contact the Executive Director to determine whether a coastal development permit or an amendment to this permit is legally required, and, if required, shall subsequently apply for a coastal development permit or permit amendment for the required maintenance.

18. No Future Seaward Extension of Shoreline Protective Devices. By acceptance of this Permit, the applicant agrees, on behalf of himself and all successors and assigns, that no future repair or maintenance, enhancement, reinforcement, or any other activity affecting the existing shoreline protective device, as shown on the plans, shall be undertaken if such activity extends the footprint seaward of the subject shoreline protective device. By acceptance of this Permit, the applicant waives, on behalf of itself (or himself or herself, as applicable) and all successors and assigns, any rights to such activity that may exist under Public Resources Code Section 30235.

19. Protection of Accessory Structures. In the event that erosion or flooding threatens the outdoor patios, decks or other similar accessory improvements associated with the proposed home, they shall be removed. The patios and decks associated with the proposed home are authorized to remain in place only until it is threatened by erosion or flooding. Prior to removal of the outdoor patios and decks or other similar accessory improvements, the permittee shall obtain a coastal development permit for such removal unless the Executive Director determines that no permit is required.

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

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21. 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. 2012-P45 on September 24, 2012 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Tom Rosales, Chairperson
Oceanside Planning Commission

ATTEST:

_____

Richard Greenbauer, Secretary

I, RICHARD GREENBAUER, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2012-P45.

Dated: September 24, 2012

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

_____ _____

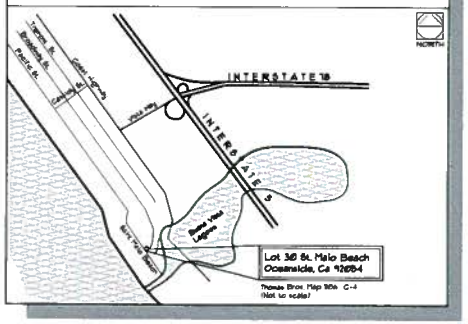
Applicant/Representative Date

STONE / VAIL
Addition / Remodel

PROJECT DIRECTORY

OWNER	Greg Stone & Cindy Vail 30 St. Malo Beach Oceanside, CA 92054
ARCHITECT	John S. Beery, Architect, A.I.A. 2091 Las Palmas, Suite D Carlsbad, CA 92011 p: 760.438.2963 f: 760.438.2965
STRUCTURAL ENGINEER	Lovelace Engineering Inc. 5930 Cornerstone Court No. 100 San Diego CA 92121 p : 858.535.9111
MECHANICAL ENGINEER (T24 Only)	Murphy Mechanical 140 Vallecitos de Oro San Marcos, CA 92069 p : 760.591.9172
SOILS ENGINEER	GeoSoils, Inc. 5741 Palmer Way Carlsbad, CA 92008 p : 760.438.3155
GENERAL CONTRACTOR	T.B.D.
GOVERNING AGENCY	City of Oceanside 300 North Coast Highway Oceanside, CA 92054 p: 760–435–3950

VICINITY MAP



FIRE DEPARTMENT

1. Approved address numbers shall be placed on the structure in such a position as to be plainly visible and legible from the street or roadway fronting the property. Numbers shall be minimum of four inches in height and contrasting with their background.
2. Plans will comply with California Residential code.
3. Smoke alarms required per 2010 California Fire Code, California Building code and California Residential Code.
4. Carbon Monoxide alarms required per 2010 California Fire Code, California Building code and California Residential Code.
5. Plans to reviewed and approved by Fire Prevention Bureau for plan check prior to building permit issuance.

SHEETS

T–1	Title Sheet
C–1	Site Survey
C–2	Site Plan
A–1	Main Floor Plan
A–2	Upper Floor Plan
A–3	Roof Plan
A–4	Exterior Elevations
A–5	Exterior Elevations – cont.
A–6	Sections

PROJECT DATA

PROJECT DESCRIPTION

The project scope of work is to provide remodel to the interior Master Bathroom, Guest Bathroom and convert Guest Closet to a Powder Room. Remodel scope of work will also include relocating the existing laundry location. All the work mention shown is to be done within the existing building envelope.

The project scope will also include additions to the building envelope. On the Main Home this will include a enclosing a portion of the exterior patio to connect the Main House to the Garage, Den Addition, and an extension to the Dining Room. Also included in the project scope is second story addition over the existing Garage. This will include large living area with a bathroom and two exterior decks. As part of this addition a cat walk is proposed as a connection between the Main House and the new addition over the garage.

PROJECT LOCATION

30 ST. MALO BEACH
OCEANSIDE, CA 92054

LEGAL DESCRIPTION

PARCEL 1:
PARCEL "B" OF PARCEL MAP NO. 4811 IN THE CITY OF OCEANSIDE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, BEING A DIVISION OF A PORTION OF LOT 2 IN SECTION 1, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:
EASEMENTS AND RIGHTS OF WAY FOR INGRESS AND EGRESS AND ROAD PURPOSES OVER, ALONG AND ACROSS THOSE PORTIONS OF PARCEL MAP NO. 4811, IN THE CITY OF OCEANSIDE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ON FILE IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, BEING DESCRIBED AS PARCELS B–1, B–3 AND B–4 AS FOLLOWS:

PARCEL B–1:
THE NORTHWESTERLY 10.00 FEET OF PARCEL "C" OF SAID PARCEL MAP NO. 4811 AND THAT PORTION OF THE SOUTHWESTERLY 10.00 FEET OF SAID PARCEL "C" OF PARCEL MAP NO. 4811 WHICH LIES SOUTHEASTERLY OF THE NORTHWESTERLY PROLONGATION OF THE NORTHWESTERLY 10.00 FEET OF SAID PARCEL "C" AND NORTHWESTERLY OF THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY 10.00 FEET OF THE NORTHWESTERLY 10.00 FEET OF PARCEL "B" OF SAID PARCEL MAP NO. 4811.

PARCEL B–3:
THE SOUTHEASTERLY 10.00 FEET OF PARCEL "B" OF SAID PARCEL MAP NO. 4811.

PARCEL B–4:
THAT PORTION OF THE NORTHEASTERLY 10.00 FEET OF PARCEL "A" OF SAID PARCEL MAP NO. 4811 WHICH LIES SOUTHEASTERLY OF THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY 5.00S OF THE SOUTHEASTERLY 10.00 FEET OF PARCEL "B" OF SAID PARCEL MAP NO. 4811.

PARCEL 3:
THAT PORTION OF LOT 2, IN SECTION 1, TOWNSHIP 12 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF PACIFIC STREET, AS SAID STREET IS SHOWN ON MAP NO. 982 OF OCEAN FRONT ADDITION, ON FILE IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, WITH THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 40° 10' EAST ALONG THE SOUTHEASTERLY PROLONGATION OF SAID CENTER LINE OF PACIFIC STREET 196.34 FEET; THENCE SOUTH 49° 50' WEST 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 64.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 100 FEET; THENCE TANGENT TO SAID CURVE SOUTH 39° 35' EAST 68.14 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 524.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 110.30 FEET; THENCE LEAVING THE ARC OF SAID CURVE SOUTH 51° 57' 05" WEST 30.53 FEET; THENCE SOUTH 31° 39' 30" EAST 13.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING NORTH 31° 39' 30" WEST 13.16 FEET AND NORTH 51° 57' 05" EAST 30.53 FEET TO SAID 524.00 FOOT RADIUS CURVE, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO A LINE THAT BEARS NORTH 31° 39' 30" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 31° 39' 30" WEST 30.53 FEET TO THE TRUE POINT OF BEGINNING.

A.P.N. 153–103–59–00

SETBACKS
FRONT: 20'–0" from property line
SIDES: 5'–0" (30% Lot Width, not less then 3', & not more then 5')
REAR: 15'–0" from property line
LAGOON: 15'–0" from any property line fronting lagoon

FEMA
Lagoon waterline elevation = 13.1' above sea level finish.
Finish floor elevation = Existing to remain

LOT SIZE 14,222 S.F.

ZONE R–1

OVERLAY ZONE(S) Coastal Overlay Zone

REQUIRED PARKING
(2) Off street required
(3) Off street provided (existing)

LOT COVERAGE 40% MAXIMUM = (5,688.8 s.f. max.) > (3,121 S.F. proposed) = 22.0%

BUILDING HEIGHT
MAXIMUM: 35'–0" MAX.
PROPOSED: 31'–8" Existing to remain

FLOOR AREA

	EXISTING	PROPOSED	TOTALS
–Existing Main Floor	1,920 SF	275 SF	2,195 SF
–Existing Upper Floor	1,310 SF	730 SF	2,040 SF
TOTAL	3,230	1,005 SF	4,235 SF

–Existing 3–Car Garage ____ 735 SF
–Existing Covered Porch ____ 240 SF
–New Decks ____ 154 SF

TYPE OF CONSTRUCTION TYPE VB NON–RATED

CODES
These plans and all work shall comply with the 2010 edition of the California Building Standard Code found in State of California Title 24 CCR as amended and adopted by the City of Oceanside which include the 2010 California Building Code and 2010 California Residential Code.

Design to comply with Section 1613 CBC 2010 (Floor Loads) and CBC Section 1403.5 Flood resistance and CBC Section 1403.6 Breakaway construction.

The 2010 editions of the California Building codes will be based on the following model codes:
- 2010 California Residential Code
- 2010 California Green Building Code
- 2010 California Building Code based on 2009 IBC
- 2010 California Fire Code (CFC) based 2009 IFC
- 2010 California Mechanical Code (CMC) based 2009 UMC
- 2010 California Plumbing Code (CPC) based on 2009 UPC
- 2010 California Electrical Code (CEC) based on 2008 NEC

Construction Hours are limited to 7 am to 6 pm Monday thru Saturday

REVISIONS	BY
BY/12	HDR

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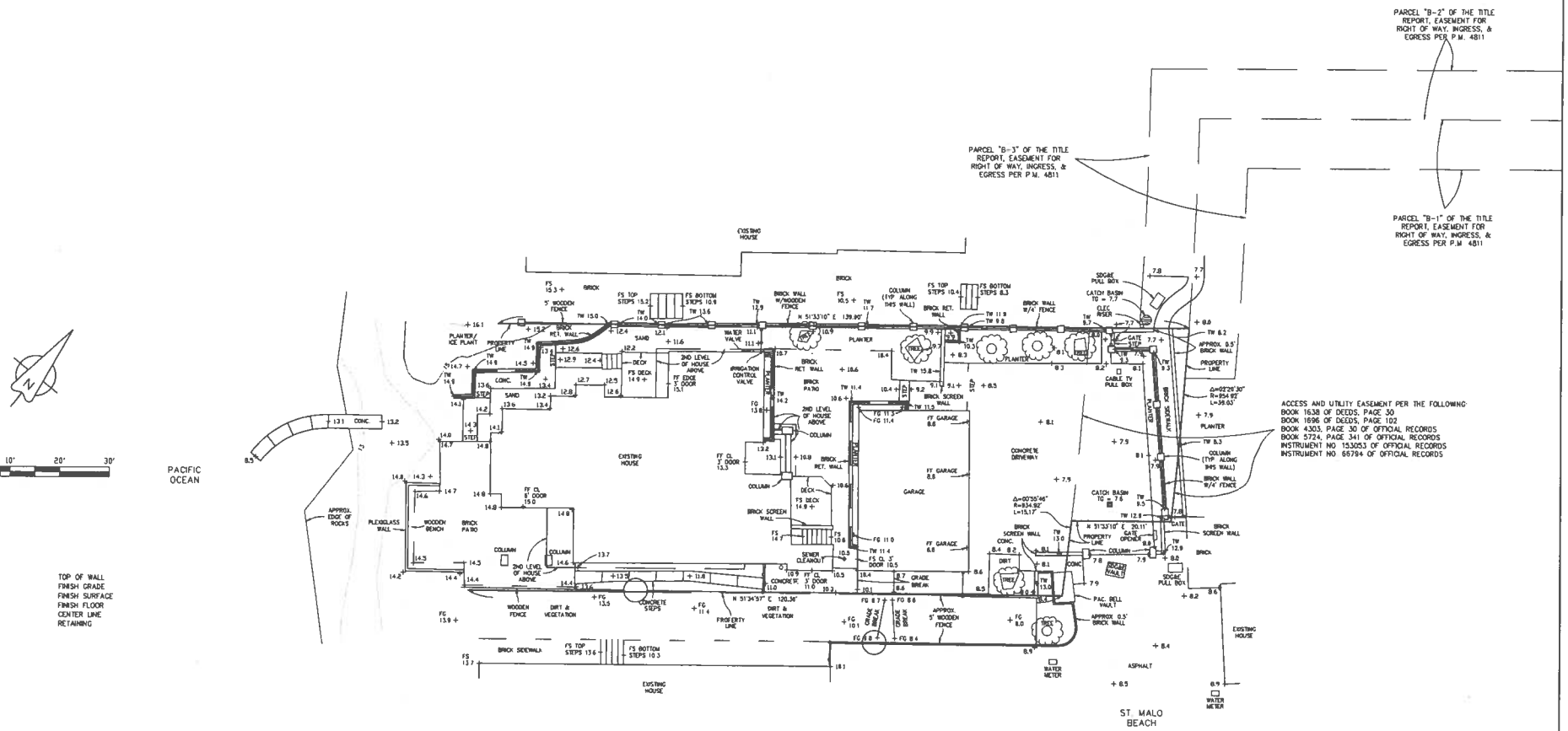
BEERY GROUP INC
ARCHITECTURE
2091 Las Palmas Drive, Suite D
Carlsbad, CA 92011
760.438.2963

STONE / VAIL
REMODEL ADDITION
LOT 30, ST. MALO BCH
OCEANSIDE, CA

Date: 08.03.12
Scale: N.A.
Drawn by: M.A.
Job No.: 1206
Sheet: T–1
Of Sheets



LEGEND

TW	TOP OF WALL
FG	FINISH GRADE
FS	FINISH SURFACE
FF	FINISH FLOOR
CL	CENTER LINE
RET	RETAINING

SURVEYORS NOTE
ITEM 13 OF THE TITLE REPORT LISTED BELOW MAY OR MAY NOT AFFECT THE UTILITY OR ACCESS EASEMENTS SHOWN HEREON.

SURVEYED BY: HOPWOOD/LOCKER
DATE: 05/03/12
DRAWN BY: LOCKER
DATE: 05/11/12
DRAWING NUMBER: 1
PROJECT NO.: 6354

LICENSED LAND SURVEYOR — CLIVE J. HOPWOOD — No. 6800 Exp. 9-30-12 — STATE OF CALIFORNIA

CLIVE J. HOPWOOD
PLS 6800
EXP: 9/30/12

DATE:

TITLE: TOPOGRAPHIC SURVEY
STONE/VAIL PROPERTY
30 ST. MALO BEACH
OCEANSIDE, CA

APN: 155-103-59

LEGAL DESCRIPTION

PARCEL "B" OF PARCEL MAP NO. 4811 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY ON JUNE 15, 1978

BENCH MARK

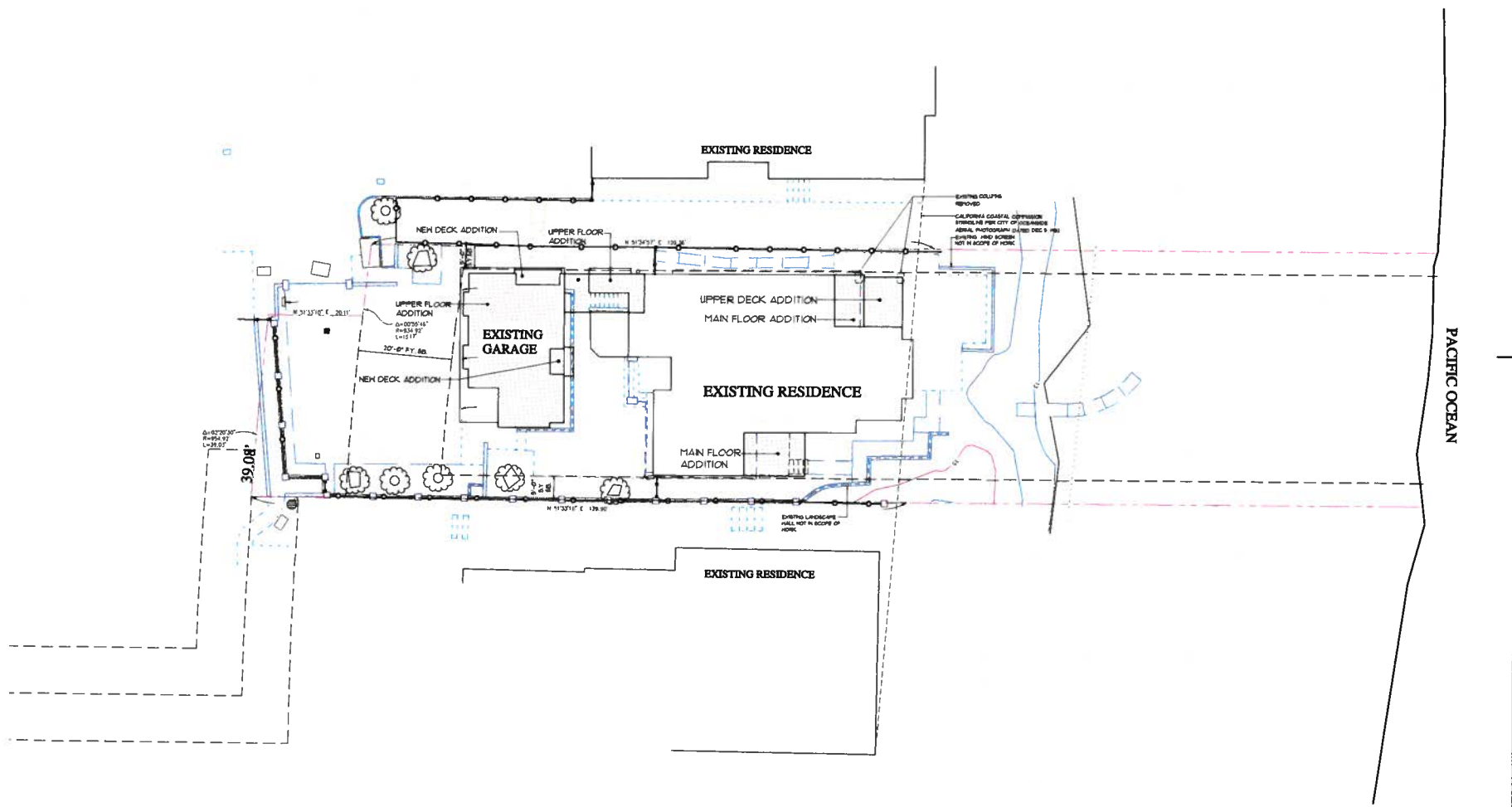
CITY OF OCEANSIDE BENCH MARK #F-15 LOCATED 40' +- WESTERLY OF WEST P.C. OF NORTHWESTERLY CURB RETURN AT THE INTERSECTION OF VISTA WAY & HILL STREET CHISELED SQUARE ON TOP OF CURB.

ELEV. = 40.697'

TITLE REPORT

FIRST AMERICAN TITLE COMPANY ORDER NO. "DIV-4031895" DATED APRIL 25, 2012

HOPWOOD LAND SURVEYING
3441 VISTA DE LA CRESTA
ESCONDIDO
CA 92029
PHONE: (760) 738-9636
FAX: (760) 738-8649



REF. NORTH

GENERAL NOTES

1. NO NEW CONSTRUCTION OR NEW STRUCTURES SHALL BE PROPOSED PAST THE ESTABLISHED CALIFORNIA COASTAL COMMISSION STRINGLINE PER THE CITY OF OCEANSIDE AERIAL PHOTOGRAPH DATED DEC 5 1983.

GENERAL CONTRACTOR TO VERIFY LOCATION PRIOR TO THE START OF CONSTRUCTION.

SITE PLAN

REVISIONS | By

LICENSED ARCHITECT ★ STATE OF CALIFORNIA ★ JOHN S. BERRY

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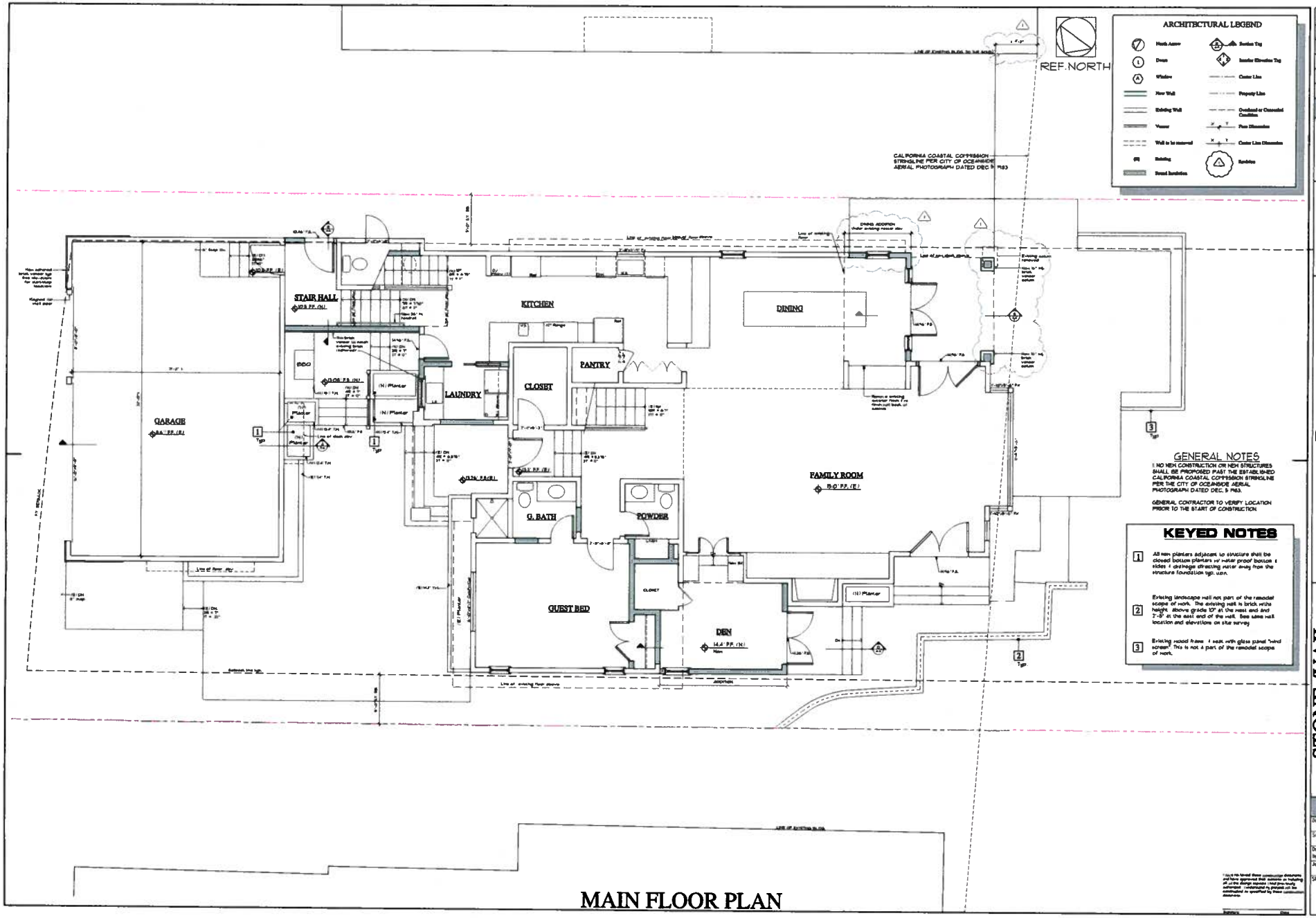
Carlsbad, CA 92011
760.438.2943

STONE /VAIL
REMODEL ADDITION
LOT 30, ST. MALO BCH
OCEANSIDE, CA

Date: ----
Scale: 1"=10'-0"
Drawn by: M.A.
Job No. 1206
Sheet C-2
Of Sheets

08.03.12



GENERAL NOTES

1. NO NEW CONSTRUCTION OR NEW STRUCTURES SHALL BE PROPOSED PAST THE ESTABLISHED CALIFORNIA COASTAL COMMISSION STRINGLINE PER THE CITY OF OCEANSIDE AERIAL PHOTOGRAPH DATED DEC. 5 1983.

GENERAL CONTRACTOR TO VERIFY LOCATION PRIOR TO THE START OF CONSTRUCTION.

KEYED NOTES

1. All new planters adjacent to structure shall be closed bottom planters w/ water proof bottom & sides & drainage directing water away from the structure foundation typ. u.n.o.
2. Existing landscape wall not part of the remodel scope of work. The existing wall is brick with height above grade 10" at the west end and 2'-8" at the east end of the wall. See same wall location and elevations on site survey.
3. Existing wood frame & seat with glass panel "wind screen". This is not a part of the remodel scope of work.

MAIN FLOOR PLAN

REVISIONS | By
1 | 07.31.12 | HDM

CALIFORNIA ARCHITECT JOHN S. BERRY, ARCHITECT, A.I.A. No. 9528 STATE OF CALIFORNIA

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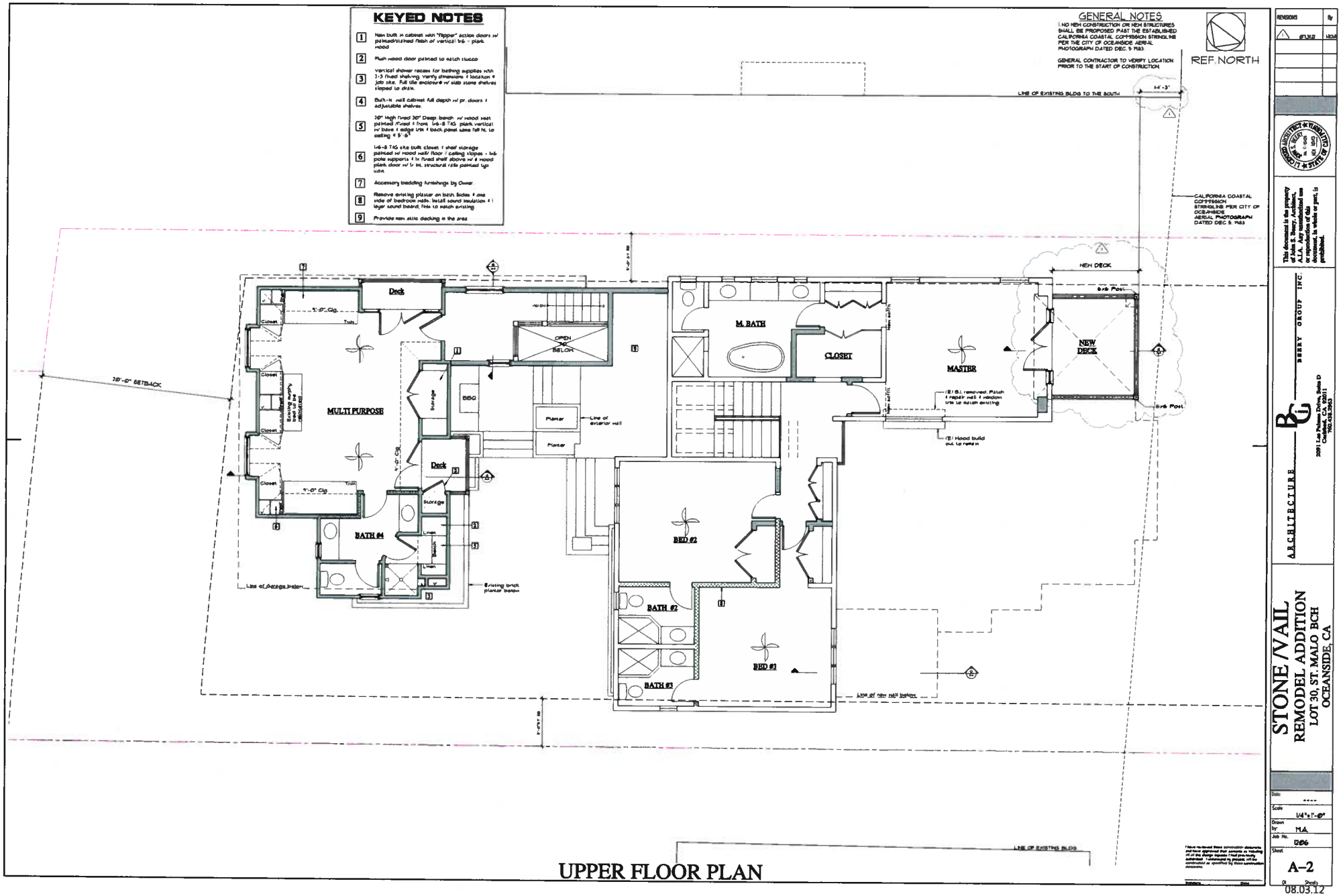
STONE /VAIL
REMODEL ADDITION
LOT 30, ST. MALO BCH
OCEANSIDE, CA

Date: ----
Scale: 1/4"=1'-0"
Drawn by: M.A.
Job No. 1206
Sheet A-1
Of Sheets
08.03.12


KEYED NOTES
1 New built in cabinet with "flipper" action doors w/ painted/stained finish of vertical 1x6 - plank wood
2 Flush wood door painted to match stucco
3 Vertical shower recess for bathing supplies with 2-3 fixed shelving. Verify dimensions & location @ job site. Full tile enclosure w/ slab stone shelves sloped to drain.
4 Built-in wall cabinet full depth w/ pr. doors & adjustable shelves.
5 20" high fixed 20" Deep bench w/ wood seat painted /fixed & front. 1x6-8 T&G plank vertical w/ base & edge trim & back panel same full ht. to ceiling @ 5'-6"
6 1x6-8 T&G site built closet & shelf storage painted w/ wood wall/ floor / ceiling slopes - 1x6 pole supports & 1x fixed shelf above w/ a wood plank door w/ 1x ht. structural rails painted typ. uon.
7 Accessory bedding furnishings by Owner.
8 Remove existing plaster on both sides & one side of bedroom walls. Install sound insulation & 1 layer sound board, finis to match existing
9 Provide new attic decking in the area
GENERAL NOTES
1. NO NEW CONSTRUCTION OR NEW STRUCTURES SHALL BE PROPOSED PAST THE ESTABLISHED CALIFORNIA COASTAL COMMISSION STRINGLINE PER THE CITY OF OCEANSIDE AERIAL PHOTOGRAPH DATED DEC. 5 1983
GENERAL CONTRACTOR TO VERIFY LOCATION PRIOR TO THE START OF CONSTRUCTION
REF. NORTH
LINE OF EXISTING BLDG TO THE SOUTH
CALIFORNIA COASTAL COMMISSION STRINGLINE PER CITY OF OCEANSIDE AERIAL PHOTOGRAPH DATED DEC. 5, 1983
NEW DECK
6x6 Post
20'-0" SETBACK
Deck
MULTI PURPOSE
Closet
Existing murphy bed to be relocated
Storage
BBQ
OPEN BELOW
Planter
Line of exterior wall
M. BATH
CLOSET
MASTER
NEW DECK
(E) B.I. removed. Patch & repair wall & window trim to match existing
(E) Hood build out to remain
BATH #4
Linen
Bench
Line of Garage below
Existing brick planter below
BED #2
BATH #2
BED #3
BATH #3
Line of new wall below
LINE OF EXISTING BLDG
UPPER FLOOR PLAN
REVISIONS
By
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ARCHITECTURE
BERRY GROUP INC.
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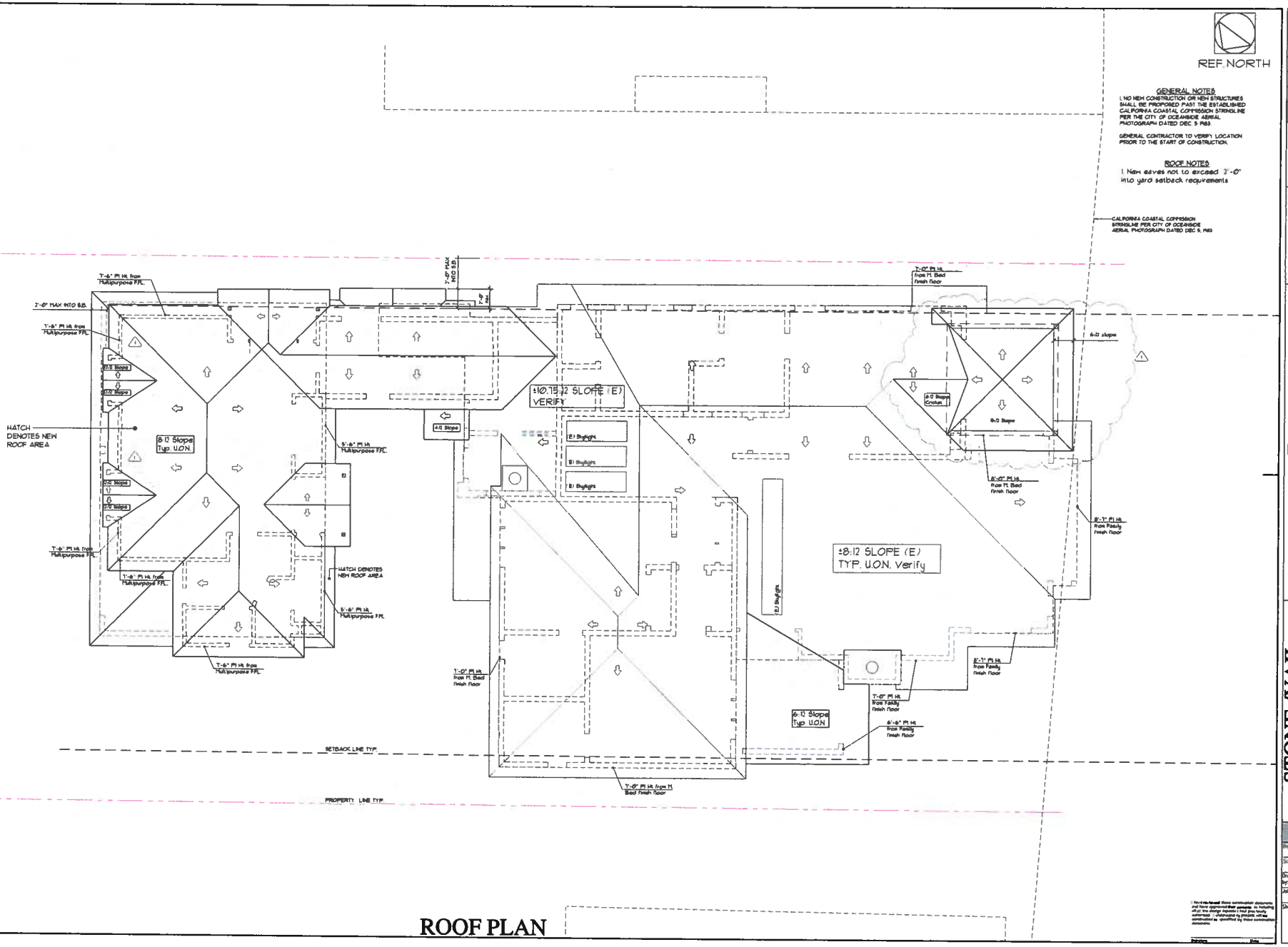
Carlsbad, CA 92011
760.438.3963
STONE /VAIL
REMODEL ADDITION
LOT 30, ST. MALO BCH
OCEANSIDE, CA
Date
Scale 1/4"=1'-0"
Drawn by: M.A.
Job No. 1206
Sheet A-2
08.03.12



ROOF PLAN

REVISIONS | By

1 | 07.31.12 | HOA

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ARCHITECTURE

BERRY GROUP INC.

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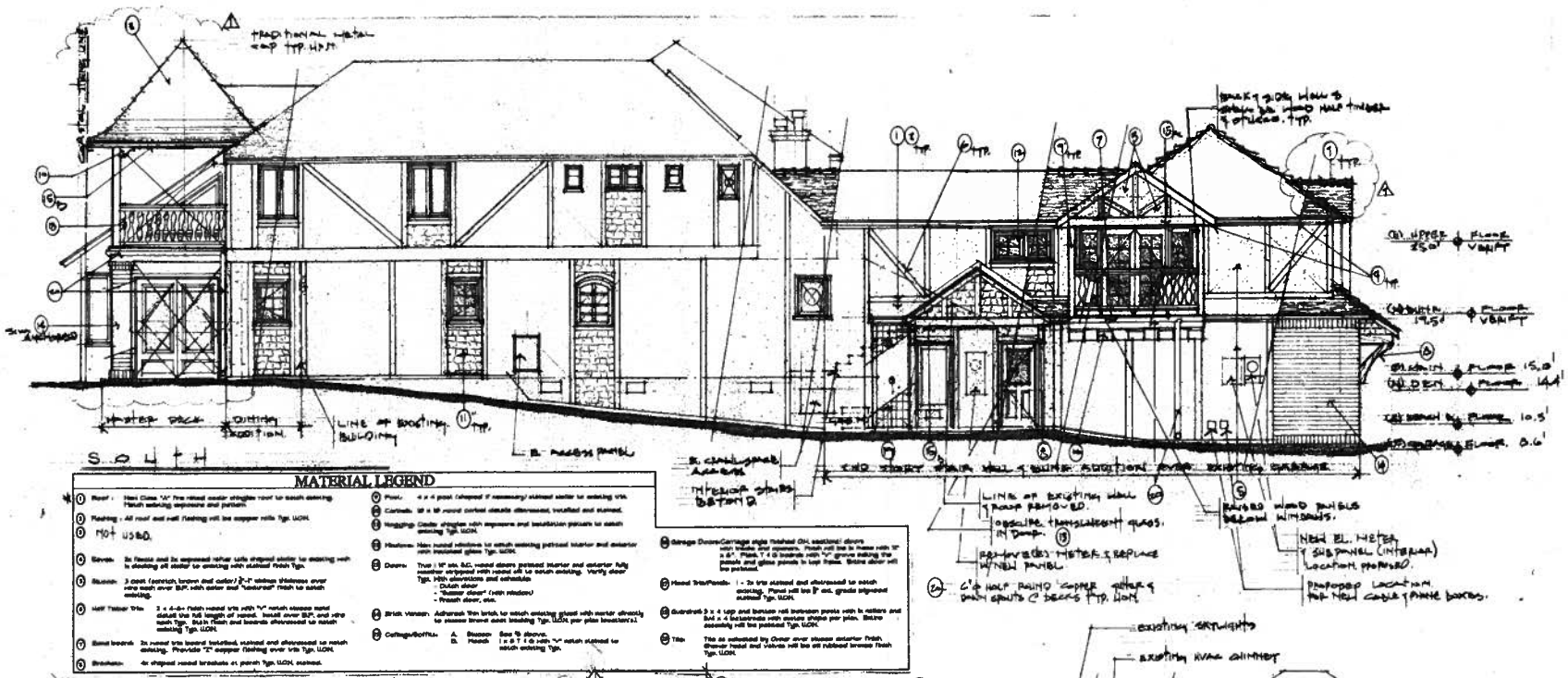
Carlsbad, CA 92011
760.438.2963

STONE/VAIL
REMODEL ADDITION
LOT 30, ST. MALO BCH
OCEANSIDE, CA

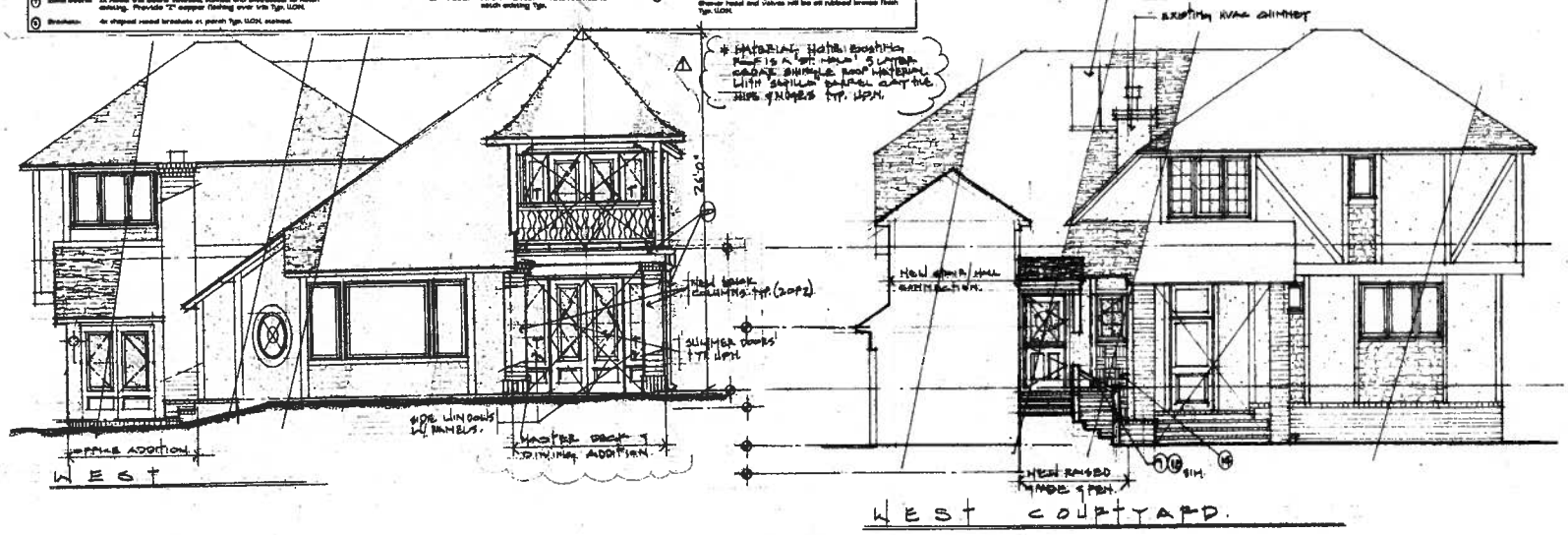
Date: ----
Scale: 1/4"=1'-0"
Drawn by: M.A.
Job No. 1206
Sheet A-3
Of Sheets

08.03.12



MATERIAL LEGEND

① Roof: New Class "A" fire rated cedar shingle roof to match existing. Match existing exposure and pattern.	⑨ Posts: 4 x 4 post (sheeped if necessary) stained cedar to entering trim.	⑰ Garage Doors/Carriage style finished GH, sectional doors with raised panel elements. Finish will be in three coats with a UV Resistant clear finish. Doors will be 9' wide. Refer to T-4.0 Details with "A" glazing matching the panels and glass panels in front doors. Entire door will be painted.
② Flashing: All roof and wall flashing will be copper with Typ. UON.	⑩ Corbels: 10 x 18 round corbel details dimensioned, installed and stained.	⑱ Hand Trim/Panels: 1 - 2x trim stained and distressed to match existing. Panel will be 5/8" ext. grade plywood stained Typ. UON.
③ NOT USED.	⑪ Weighting: Cedar shingles with exposure and installation pattern to match existing Typ. UON.	⑲ Guardrail: 2 x 4 Legs and bottom rail bottoms posts with in rafters and 2x2 x 4 balusterade with mortise shown per plan. Entire assembly will be painted Typ. UON.
④ Eaves: 24 fascia and 2x exposed rafter tails shaped and/or to matching with to detailing at cedar to matching with stained finish Typ.	⑫ Windows: Non metal windows to match existing painted interior and exterior with insulated glass Typ. UON.	⑳ Title: Title as indicated by Owner over stucco exterior finish. Exterior hood and Valves will be oil rubbed bronze finish Typ. UON.
⑤ Stucco: 3 coat (scratch, brown and color) 7/8"-1" stucco thickness over zero each over B/P, with darker and "textured" finish to match existing.	⑬ Doors: Type I: 1¾" sol. S.C. wood doors painted interior and exterior fully weather stripped with raised sill to match existing. Verify door Typ. With dimensions and schedule - Dutch door - "Master door" (with window) - French door, etc.	
⑥ Half Timber Trim: 3 x 4-6+ Finish wood trim with "V" notch stucco mold detail the full length of wood. Install over B/P, and wire mesh Typ. Stain finish and boards otherwise to match existing Typ. UON.	⑭ Brick Veneer: Adhered Thin brick, to match existing glazed with mortar directly to stucco brown coat backing Typ. UON per plan brackets/s1	
⑦ Band boards: 2x wood trim board installed, stained and distressed to match existing. Provide "Z" copper flashing over trim Typ. UON.	⑮ Cottage/Bottom: A. Stucco See ⑤ above. B. Panels 1 x 8 T & G with "V" notch stained to match existing Typ.	
⑧ Brackets: 4x shaped wood brackets at porch Typ. UON, stained.		



EXTERIOR ELEVATIONS

STONE/VAIL
REMODEL ADDITION
LOT 30, ST. MALO BCH
OCEANSIDE, CA

ARCHITECTURE — BG DESIGN GROUP INC.
2031 La Paloma, Oceanside, CA 92057
760.434.2960

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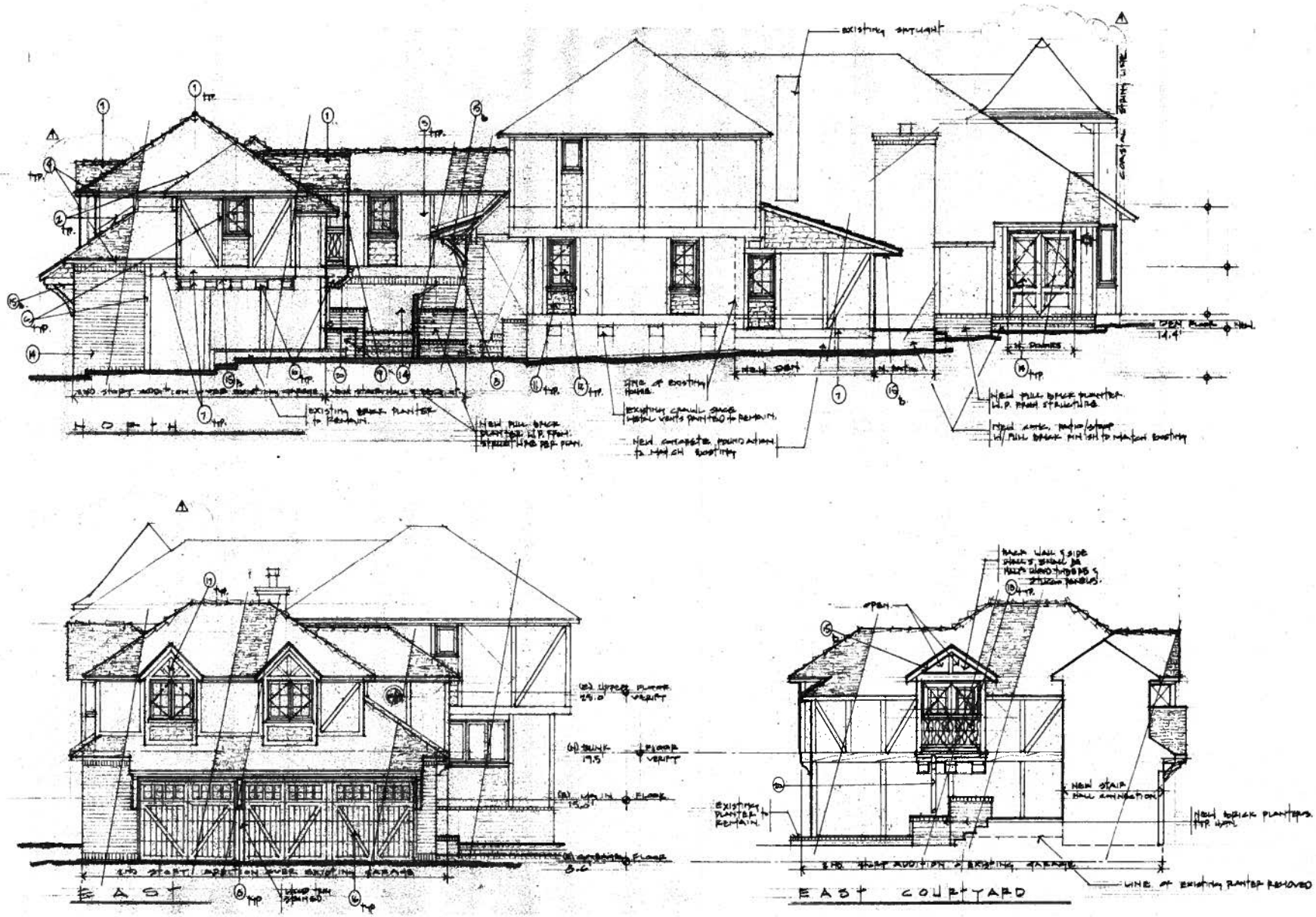
Scale: 1/4" = 1'-0"
Drawn: J.D.
Job No. 1206
Sheet: A-4

7/11/12



EXTERIOR ELEVATIONS – cont.

REVISIONS

1	7/31/12	HM

ARCHITECTURE

BERRY GROUP INC.

STONE/VAIL
REMODEL ADDITION
LOT 30, ST. MALO BCH
OCEANSIDE, CA

Scale 1/4"=1'-0"

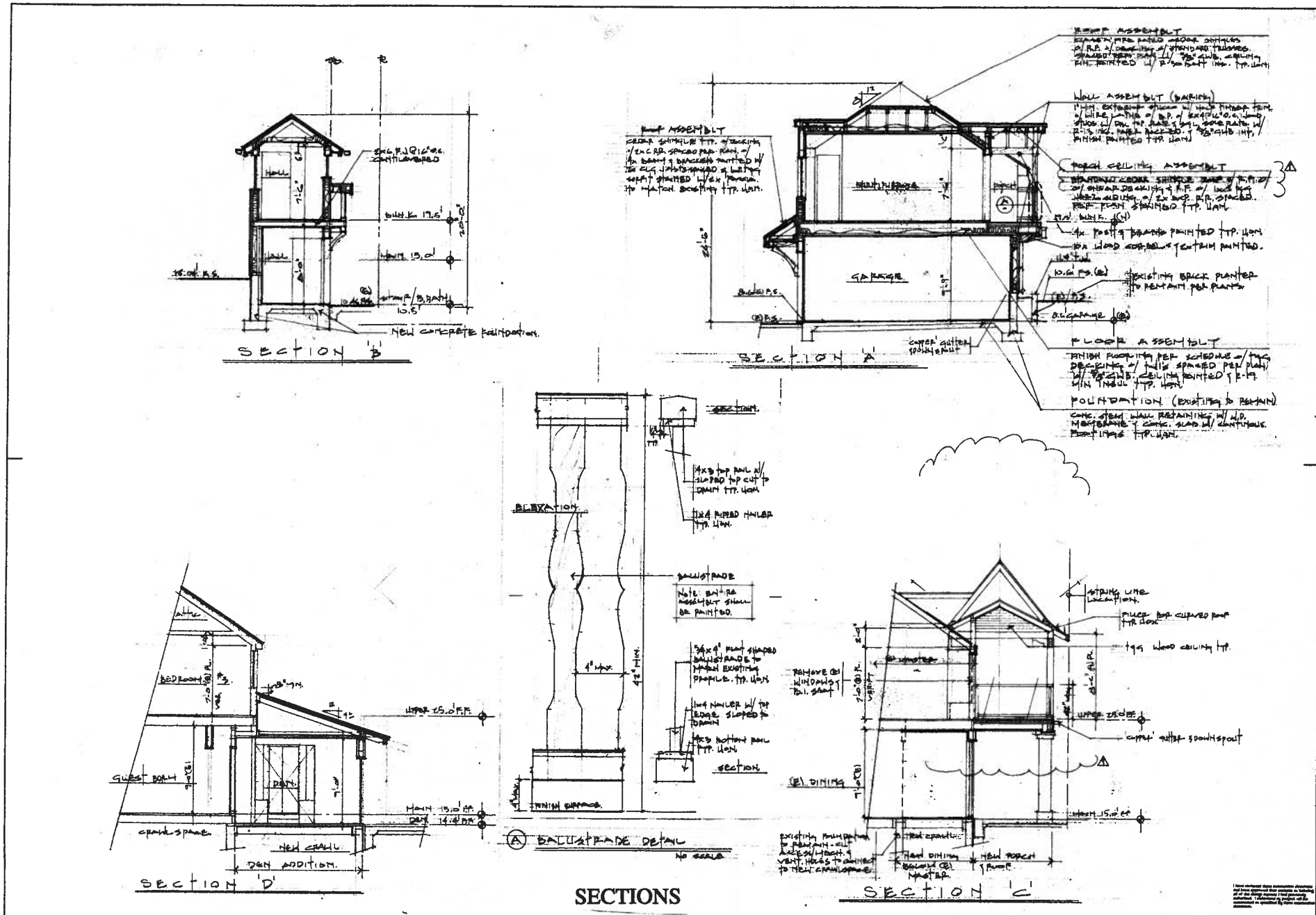
Drawn by: JB

Job No. 1006

Sheet A-5

Date 8/3/12

2/11/12



SECTIONS

REVISIONS		By
7/31	12	

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ARCHITECTURE
2051 Las Palmas Drive, Suite D
Carlsbad, CA 92011
760.438.2965

STONE/VAIL
REMODEL ADDITION
LOT 30, ST. MALO BCH
OCEANSIDE, CA

Scale 1/4"=1'-0"
Drawn by J.B.
Job No. 1206
Sheet A-6

7

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	BY
6/5/12	SN.

Please Print or Type All Information

PART I – APPLICANT INFORMATION

1. APPLICANT	2. STATES
Greg Stone & Cindy Vail	OWNER

3. ADDRESS	4. PHONE/FAX/E-mail
556 PROSPECT BVLD, PASADENA CA 97103	619-204-6802

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) John Beery A.I.A. Architect

6. ADDRESS	7. PHONE/FAX/E-mail
2091 LAS PALMAS DRIVE, SUITE D	760.438.2963 X123

HEARING
- GPA
- MASTER/SP.PLAN
- ZONE CH.
- TENT. MAP
- PAR. MAP
- DEV. PL.
- C.U.P
- VARIANCE
- COASTAL RC12-00012
- D.H.P.A.C.

PART II – PROPERTY DESCRIPTION

8. LOCATION	9. SIZE
LOT ST. MALO BEACH	14,222 S.F.

10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER
RS	R-1	SFD	155-103-59-00

14. LATITUDE	15. LONGITUDE
33 10'05.06"N	117 21'34.07"W

PART III – PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION

The project scope of work is to provide interior remodel to part of the home. . Main House additions include connecting Main House to the Garage, new Den, and addition to Dining Room. Second story addition over the existing Garage with two exterior decks

17. PROPOSED GENERAL PLAN	18. PROPOSED ZONING	19. PROPOSED LAND USE	20. NO. UNITS	21. DENSITY
No Change	No Change	SFD- No Change	1	

22. BUILDING SIZE	23. PARKING SPACES	24. % LANDSCAPE	25. % LOT COVERAGE or FAR
4,255 s.f.	3 (735 SF Garage)	47.4%	3,121 SF / 22 % Lot Coverage

PART IV – ATTACHMENTS

X	26. DESCRIPTION/JUSTIFICATION	X	27. LEGAL DESCRIPTION		28. TITLE REPORT
X	29. NOTIFICATION MAP & LABELS		30. ENVIRONMENTAL INFO FORM		31. PLOT PLANS
X	32. FLOOR PLANS AND ELEVATIONS		33. CERTIFICATION OF POSTING		34. OTHER (See attachment for required reports)

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 PAGAES AS NECESSARY)

35. APPLICANT OR REPRESENTATIVE (Print)	36. DATE	37. OWNER (Print)	38. DATE
John Beery A.I.A. Architect	6/4/12	Greg Stone / Cindy Vail	6.4.12
Sign:		Sign:	

- 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.

PROJECT DESCRIPTION / JUSTIFICATION

Project: Stone Vail Remodel / Addition

Location: 30 Saint Malo Beach

Description:

The project scope of work is to provide remodel to the interior Master Bathroom, Guest Bathroom and convert Guest Closet to a Powder Room. Remodel scope of work will also include relocating the existing laundry location. All the work mention aboved is to be done within the existing building envelope.

The project scope will also include additions to the building envelope. On the Main House this will include a enclosing a portion of the exterior patio to connect the Main House to the Garage, Den Addition, and an extension to the Dining Room. Also included in the project scope is second story addition over the existing Garage. This will include large living area with a bathroom and two exterior decks. As part of this addition a cat walk is proposed as a connection between the Main House and the new addition over the garage.

Justification:

The proposed improvements are consistent with the zoning ordinance and the general plan because they are proposing no changes to either ordinance or the general plan because they are proposing no changes to either ordinance or plan and are being developed within the allowable guidelines of both the ordinance and plan.

The proposed improvements are insignificant enough to be able to be adequately, reasonable and conveniently served by existing public services, utilities and facilities.

The proposed improvements are compatible with the surrounding neighborhood because these improvements are consistent and reasonable for the use of the property.

These improvements are well within the land use elements of the general plan and are consistent with these policies and more specifically the proposed improvements conform to the local coastal plan and its policies and do not affect or diminish any public access which already exists.

LEGAL DESCRIPTION

Project: Stone Vail Remodel / Addition

Location: 30 Saint Malo Beach

PARCEL 1:
PARCEL "B" OF PARCEL MAP NO. 4811 IN THE CITY OF OCEANSIDE, IN THE COUNTY OF SANDIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ON FILE IN THE OFFICE OF THECOUNTY RECORDER OF SAN DIEGO COUNTY, BEING A DIVISION OF A PORTION OF LOT 3 INSECTION 1, TOWNSHIP 12 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 2:
EASEMENTS AND RIGHTS OF WAY FOR INGRESS AND EGRESS AND ROAD PURPOSES OVER, ALONG AND ACROSS THOSE PORTIONS OF PARCEL MAP NO. 4811, IN THE CITY OF OCEANSIDE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ON FILE IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, BEING DESCRIBED AS PARCELS B-1, B-2 AND B-3 AS FOLLOWS:

PARCEL B-1:
THE NORTHWESTERLY 10.00 FEET OF PARCEL "C" OF SAID PARCEL MAP NO. 4811 AND THATPORTION OF THE SOUTHWESTERLY 10.00 FEET OF SAID PARCEL "C" OF PARCEL MAP NO. 4811WHICH LIES SOUTHEASTERLY OF THE NORTHWESTERLY 10.00 FEET OF SAID PARCEL "C" AND NORTHWEST OF THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF THE NORTHWESTERLY 10.00 FEET OF PARCEL "B" OF SAID PARCEL MAP NO. 4811.

PARCEL B-2:
THE SOUTHEASTERLY 10.00 FEET OF PARCEL "D" OF SAID PARCEL MAP NO. 4811.

PARCEL B-3:
THAT PORTION OF THE NORTHEASTERLY 10.00 FEET OF PARCEL "A" OF SAID PARCEL MAP NO. 4811 WHICH LIES SOUTHEASTERLY OF THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 10.00 FEET OF PARCEL "D" OF SAID PARCEL MAP NO. 4811.

PARCEL 3:
THAT PORTION OF LOT 3, IN SECTION 1, TOWNSHIP 12 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF PACIFIC STREET, AS SAID STREET IS SHOWN ON MAP NO. 909 OF OCEAN FRONT ADDITION, ON FILE IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, WITH THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 41° 16' EAST ALONG THE SOUTHEASTERLY PROLONGATION OF SAID CENTER LINE OF PACIFIC STREET 176.34 FEET; THENCE SOUTH 48° 44' WEST 109.02 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 64.90 FEET; THENCE SOUTHERLYALONG THE ARC OF SAID CURVE 100 FEET; THENCE TANGENT TO SAID CURVE SOUTH 39° 33' EAST 658.14 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVINGA RADIUS OF 954.92 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 118.38 FEET; THENCE LEAVING THE ARC OF SAID CURVE SOUTH 51° 33' 10" WEST 20.22 FEET; THENCE SOUTH 31° 56' 50" EAST 15.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACING NORTH 31° 56' 50" WEST 15.16 FEET AND NORTH 51° 33' 10" EAST 20.22 FEET TO SAID 954.92 FOOT RADIUS CURVE, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO A LINE THAT BEARS NORTH 51° 33' 10" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 51° 33' 10" WEST 20.22 FEET TO THE TRUE POINT OF BEGINNING.

NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** GregStone & Cindy Vail
2. **ADDRESS:** 556 Prospect Blvd. Pasadena CA. 91103
3. **PHONE NUMBER:** (619) 204-6802
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Planner
6. **PROJECT TITLE:** RC12-00012 Stone/Vail Remodel

(a) 7. **DESCRIPTION:** This project would allow the construction of 1,025 square feet of new floor area to an existing 3,230-square foot home with a new total square footage of 4,255 square feet. The scope of work will consist of enclosing a portion of the exterior patio to connect the main house to the garage with a 85-square foot hall and stairwell area, a new 120-square foot den addition with a walk-in closet, a 70-square square foot extension of the dining room, a new 100-square foot porch accessed from the west facing second story bedroom, and a 582-square foot multi-purpose room with storage area and one full bath. The multi-purpose room would consist of two decks, one 28-square foot deck on the south elevation and the second 29-square foot deck that would overlook the existing courtyard at the west facing elevation. The west facing second story porch attached to the master bedroom would be constructed one foot from the established stringline and all improvements and additions would be constructed within the parameters of the stringline.

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 modification of an existing building, with a parking lot modification. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

[X] The project qualifies for a Class 3 categorical exemption under Section 15303(a) "New Construction or Conversion of Small Structures;."

[ ] "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).

Date: 9/24/12

Scott Nightingale, Planner