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 (RC12-00004) TO PERMIT THE DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE TO ENABLE THE CONSTRUCTION OF A NEW 4,813-SQUARE FOOT HOME WITH AN ATTACHED 551-SQUARE FOOT THREE-CAR GARAGE LOCATED AT 26 SAINT MALO BEACH – SFD @ 26 SAINT MALO – APPLICANT: STEPHEN GRANNETTI**

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-P46 approving Regular Coastal Permit (RC12-00004) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The subject site comprises two legal lots with a combined area 0.34 acres within the South Oceanside Neighborhood, and within the Saint Malo Beach residential community. The property contains a four-bedroom 2,998-square foot single-family residence constructed in 1945, prior to the 1978 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 (RC12-00004) represents a request for the following:

(a) The proposed project would permit the demolition of an existing 2,998-square foot single-family residence to allow the construction of a two-story 4,813-square foot residence with an attached 551-square foot three-car garage within an existing 14,609-square foot newly merged parcel. The project is conditioned to obtain a lot merger approval from the City of Oceanside's Engineering Division, to ensure the new home will meet the current zoning district development regulations. Lot 1 (26 Saint Malo) and Lot 2 shall be merged as one parcel prior to final approval of the building permits.

This proposed residence will consist of a 3,488-square foot first floor with three bedrooms, three and half baths, a kitchen, living room, family room, a covered outdoor porch, a 20.6" x 30' courtyard, and a two-car garage. The 1,325-square foot second floor will consist of two bedrooms, a bunk room, three bathrooms, and a 14.6" x 21.6" playroom. The proposed architecture design will be consistent with the Saint Malo French Normandy theme and the proposed design of the residence has been reviewed and approved by the Saint Malo Architecture committee for consistency with the neighborhood.

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 4,813-square foot residence would be consistent with the architectural design of the Saint Malo community. All improvement will meet and shall not exceed the requirements established within the (R1) Single-Family Residential zone. The existing home was built in 1945 and is in need of several repairs and improvements. Over the years, the existing homes foundation has deteriorated and is in need of replacement. As, a result the owners have decided to demolish the existing home and build a stronger and strictly sound home to endure the harsh elements of living near the coastline. The proposed residence will be of the same type, design, bulk, and architecture as many of the French Normandy designed homes throughout the Saint Malo community.

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 conditioned lot merger with lots 1 & 2 will ensure that the new home will have adequate yard area to meet the site development regulations.

The purpose of the R1 District is to provide opportunities for single-family development 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	10 feet	20 feet
Side	5 feet	5 feet	7.6 feet
Minimum Rear Yard	Required Stringline	1' over the Stringline (Existing)	35' from the Stringlline
Height	35 feet	Under 35 feet	33 feet

3. **Local Coastal Program Compliance**

The proposed home 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 and will not project any structure or appurtenances seaward or over the Local Coastal Established Stringline. The applicant has submitted a wave run-up study that analyzes the revetment and concludes that the revetment is in good condition and not in need of maintenance at this time. 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) the new single-family home as depicted on the plans would be consistent with the surrounding neighborhood. The proposed design of the home will mimic many of the homes in the Saint Malo Community and the new home will enhance the property, as well as the surrounding neighborhood.

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 (RC12-00004), 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 (RC12-00004) and adopt Planning Commission Resolution No. 2012-P46 as attached.

PREPARED BY:

Scott Nightingale
Planner II

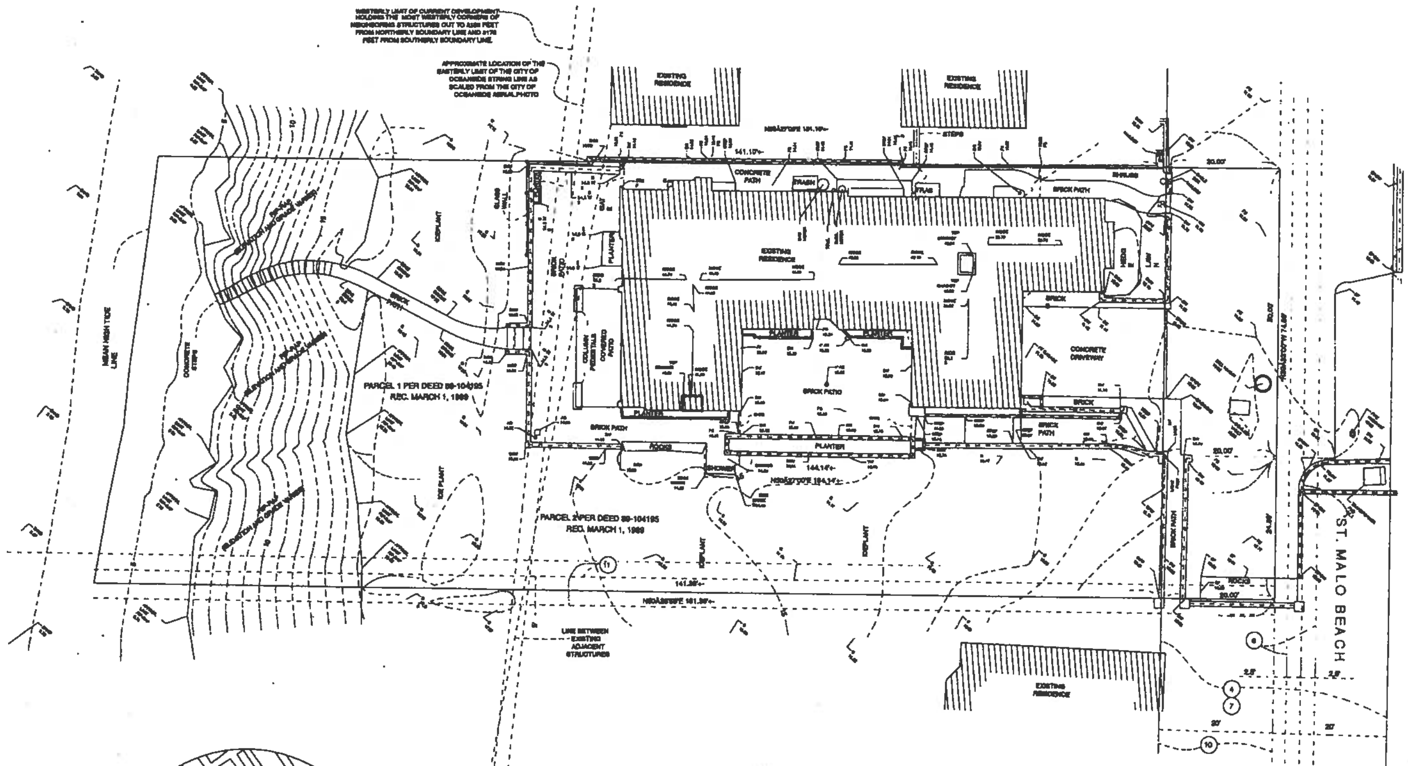
SUBMITTED BY:

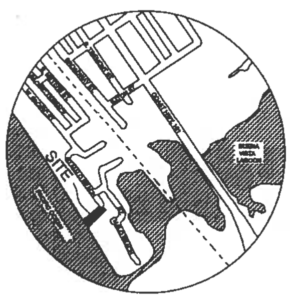
John Helmer
Interim City Planner

JH/SN/fil

Attachments:
1. Site Plan/Floor Plan and Elevations
2. Planning Commission Resolution No. 2012-P46

TOPOGRAPHIC SURVEY





VICINITY MAP
NOT TO SCALE

ENCUMBRANCES:

EXISTING ENCUMBRANCES LISTED BELOW ARE PER A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY DATED MAY 26, 2009 AS ORDER NO. DIV-3307723.

(4) ROAD AND UTILITY EASEMENTS DESCRIBED AS PARCELS 3 AND 4 OF THE LEGAL DESCRIPTION WITHIN THE PRELIMINARY TITLE REPORT

(6) EXISTING OCEANSIDE MUNICIPAL WATER DISTRICT EASEMENT GRANTED MAY 25, 1929 IN BOOK 1626, PAGE 30 OF DEEDS.

(7) EXISTING ROAD AND PUBLIC UTILITIES EASEMENT RECORDED SEPTEMBER 30, 1929 IN BOOK 1698, PAGE 102 OF DEEDS.

(8) EXISTING COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED JULY 8, 1930 IN BOOK 1787, PAGE 112 OF DEEDS. PLEASE REFER TO SAID DOCUMENT FOR FULL DETAILS REGARDING THE RESTRICTIONS THAT HAVE BEEN PLACED ON THE SUBJECT PROPERTY AS THEY APPEAR TO BE BLANKET RIGHTS OVER PARCEL 1.

(9) EXISTING COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED SEPTEMBER 7, 1939 IN BOOK 938, PAGE 271 OF OFFICIAL RECORDS. PLEASE REFER TO SAID DOCUMENT FOR FULL DETAILS REGARDING THE RESTRICTIONS THAT HAVE BEEN PLACED ON THE SUBJECT PROPERTY AS THEY APPEAR TO BE BLANKET RIGHTS OVER PARCEL 2.

(10) EXISTING EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED NOVEMBER 27, 1951 IN BOOK 4303, PAGE 30 OF OFFICIAL RECORDS.

(11) EXISTING EASEMENT FOR PATHWAY AND INCIDENTAL PURPOSES RECORDED NOVEMBER 26, 1979 AS INSTRUMENT NO. 79-500552 OF OFFICIAL RECORDS.

GRAPHIC SCALE 1"=10'
0 10 20 30

CLS
COASTAL LAND SOLUTIONS, INC.
573 SECOND STREET
ENCINITAS, CA 92024
PH (760) 230-6025
FAX (760) 230-6026
CLS#1026

GIANNETTI
ARCHITECTURE & INTERIORS, INC
11980 SAN VICENTE BL.
SUITE 101
L.A. 90049
310.820.1329
FAX 207.0691

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PREPARED FOR:

GIANETTI ARCHITECTURE

ADDRESS:

26 ST. MALO BEACH
OCEANSIDE, CA

APN:

155-103-25 AND 26

BENCHMARK:

CITY OF OCEANSIDE BENCHMARK NO. F-17 BRASS PLUG LOCATED IN THE TOP OF THE CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTH PACIFIC STREET AND EATON STREET.

ELEVATION = 20.329'

ADJUSTED FROM CITY OF OCEANSIDE CONTROL BOOK 1994 ADJUSTED NGVD 29 DATUM TO NAVD88 DATUM

LEGAL DESCRIPTION:

PORTION OF LOT 3, IN SECTION 1, TOWNSHIP 12 SOUTH, RANGE 5 WEST IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED JUNE 22, 1883 AND DESCRIBED BY DEED TO DOHENEY FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON MARCH 1, 1989 AS INSTRUMENT NO. 89-104195.

NOTES:

1) BEARINGS AND DISTANCES SHOWN HEREON ARE DERIVED FROM A PRECISE BOUNDARY SURVEY PERFORMED ON MARCH 18, 2011. PLEASE SEE RECORD OF SURVEY NO. 21110 RECORDED DECEMBER 14, 2011 FOR FULL BOUNDARY PROCEDURE.

2) PLEASE NOTE THAT THIS SURVEY HAS NOT IDENTIFIED ANY UNDERGROUND UTILITIES THAT MAY EXIST UNLESS OTHERWISE SHOWN.

3) TREES THAT ARE LESS THAN 6" IN DIAMETER HAVE NOT BEEN LOCATED, UNLESS OTHERWISE SHOWN.

4) MEAN HIGH TIDE LINE DATA IS SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE RECORD OF SURVEY NO. 21110 FOR FULL PARTICULARS.

5) THIS SURVEY HAS BEEN UPDATED FROM A PREVIOUS TOPOGRAPHIC SURVEY DATED MARCH 22, 2011 TO INCLUDE ADDITIONAL INFORMATION.

LEGEND:

AD	INDICATES AREA DRAIN
HB	INDICATES HOSE BIB
BKW	INDICATES BACK OF WALL
BW	INDICATES BOTTOM OF WALL
EC	INDICATES EDGE OF CONCRETE
EP	INDICATES EDGE OF PAVEMENT
FF	INDICATES FINISHED FLOOR
FS	INDICATES FINISHED SURFACE
G	INDIACTES GROUND
TW	INDICATES TOP OF WALL
WM	INDICATES WATER METER

HEDGE LINE - - - - - - - - - - - -
WALL

PREPARED BY:

COASTAL LAND SOLUTIONS, INC.
573 SECOND STREET
ENCINITAS, CA 92024
760-230-6025

DATE OF SURVEY: MARCH 18, 2011.

Planning 2/10/12

ST MALO
RESIDENCE
26 ST MALO BEACH
OCEANSIDE, CA 92054

SURVEY
1.0

2/2/2012\Server\cls shared files\CLS Job Files\CLS1026 JOHNSON (SAINT MALO BEACH)\CLS#1026SP SEWALL (SAINT MALO BEACH) UPDATED TOPO 01-30-12.pro

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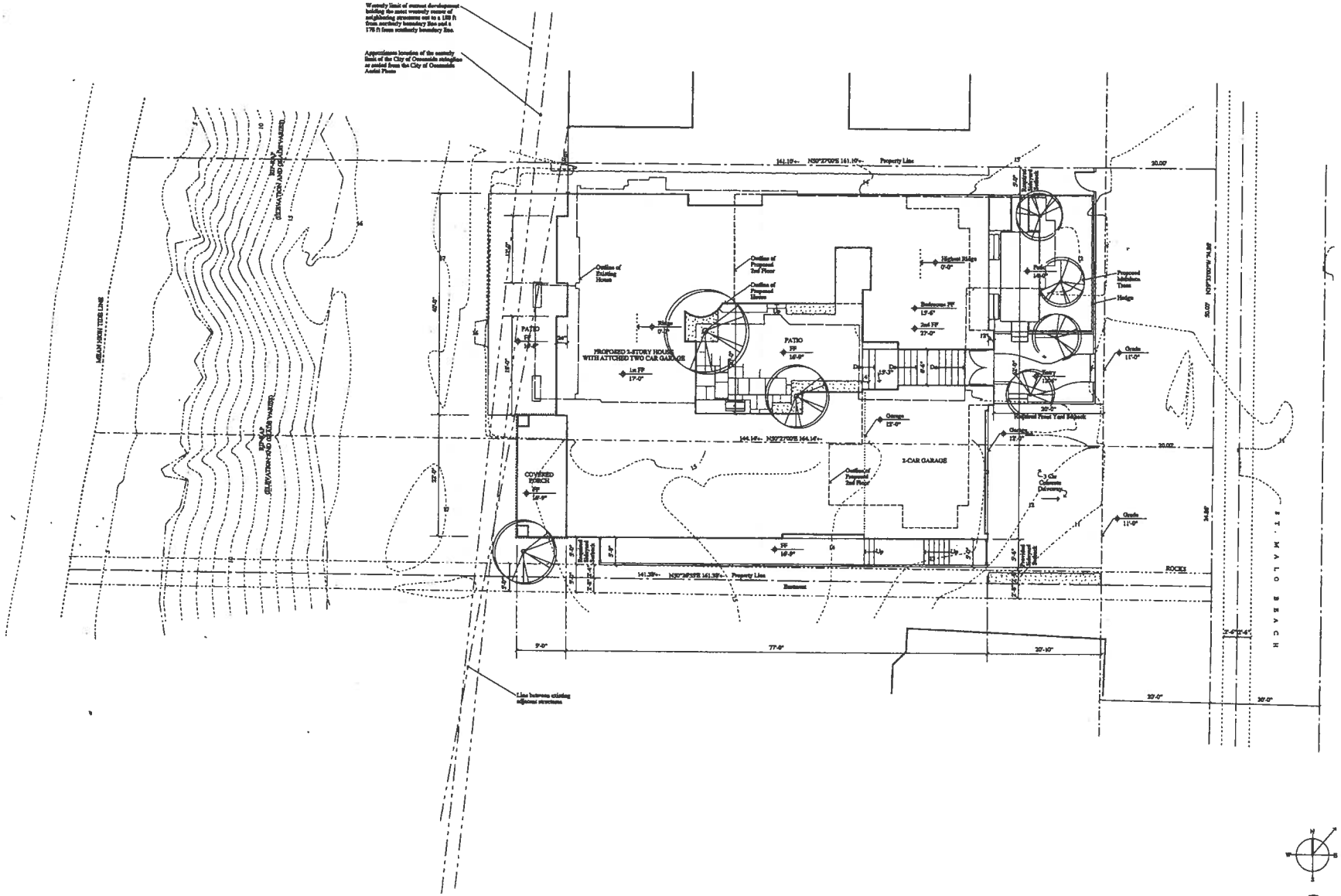


SITE PLAN ①
1/8" = 1'-0"

REVISIONS

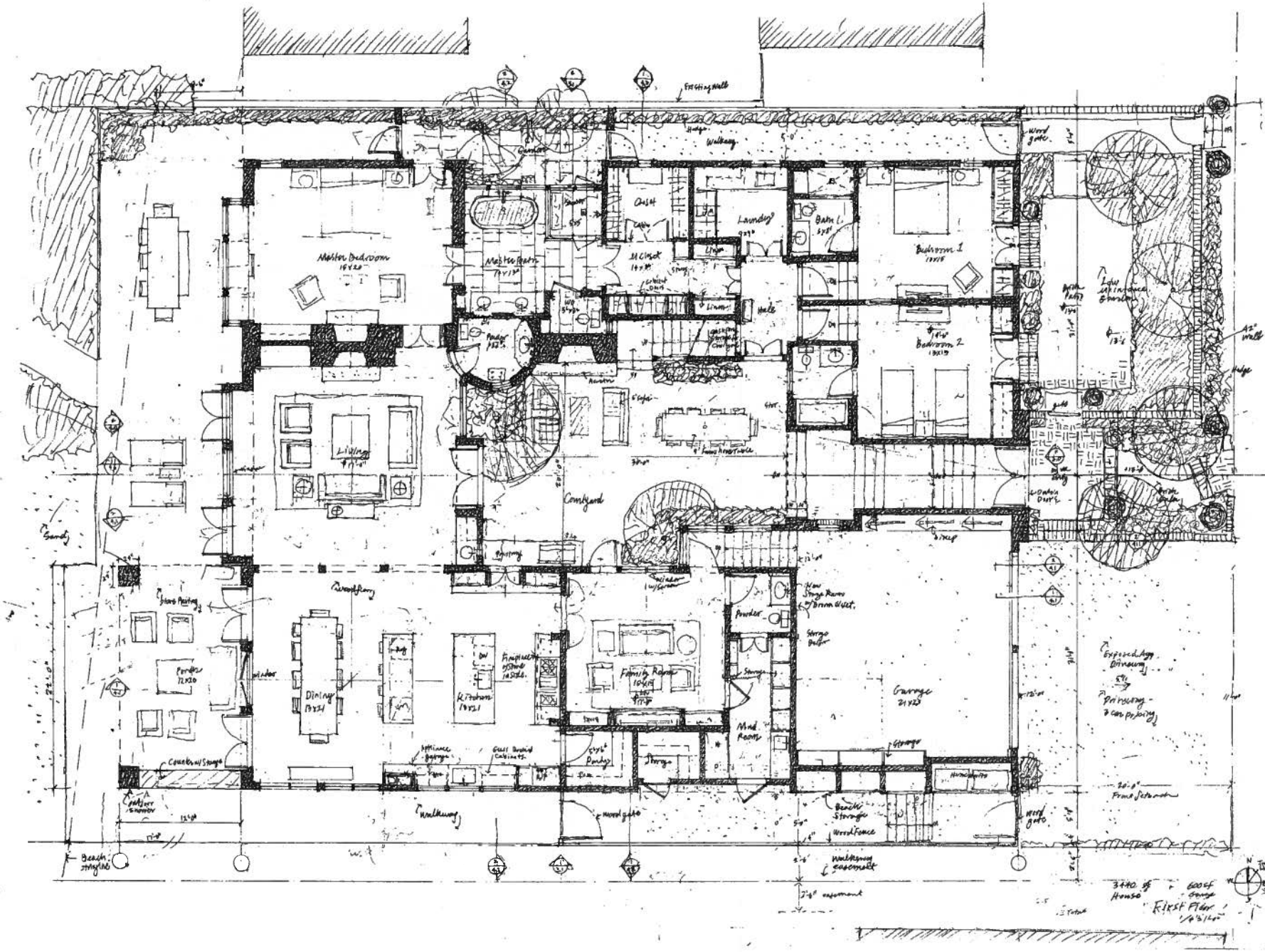
Planning	2/10/12

Drawn by: RO Printed: 3/7/12

ST MALO
RESIDENCE
26 ST MALO BEACH
OCEANSIDE, CA 92054

SITE PLAN

1.10



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ST. MALO
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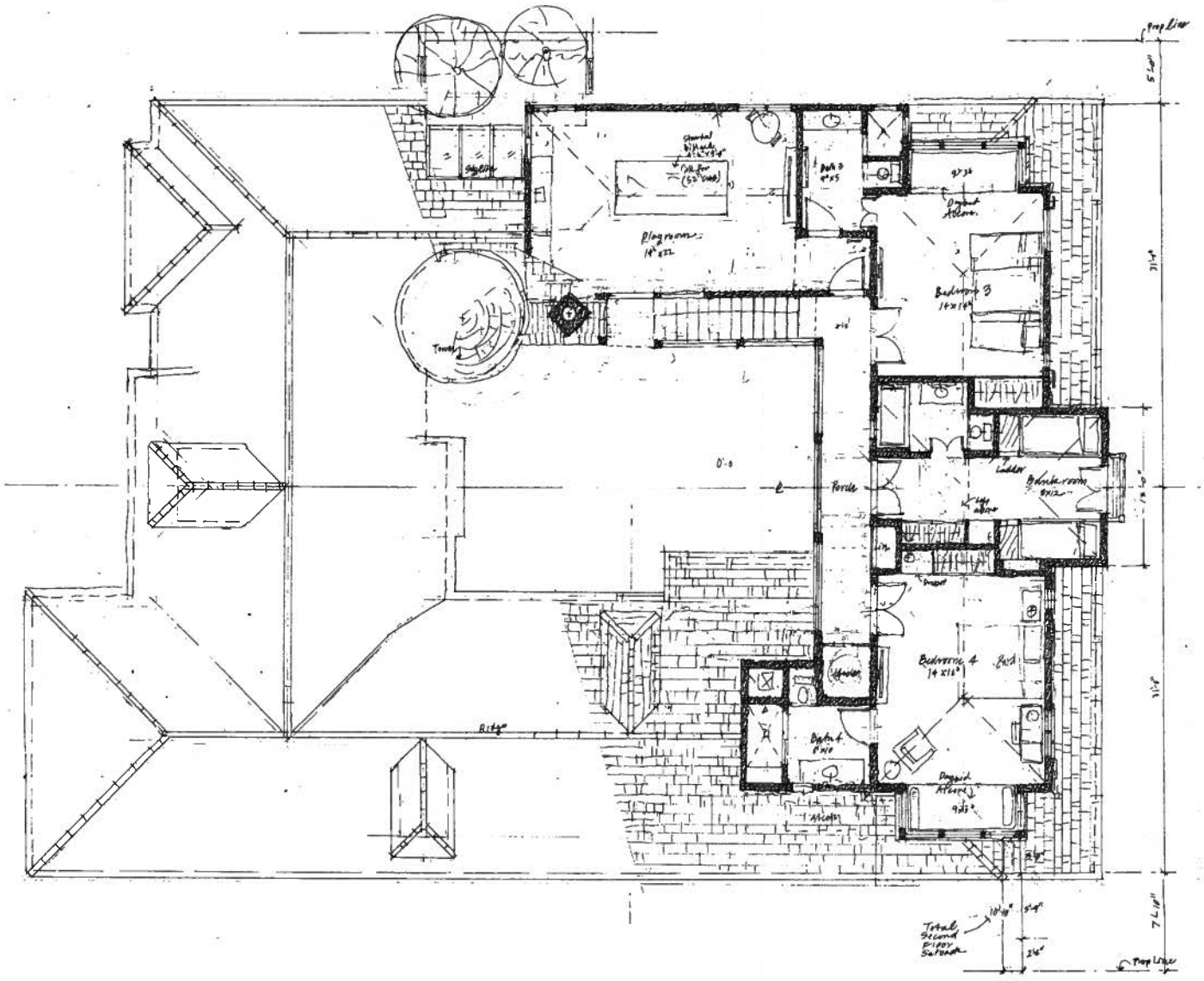
FIRST FLOOR
PLAN

2.1



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Planning	2/10/12

Plot:

ST. MALO
RESIDENCE

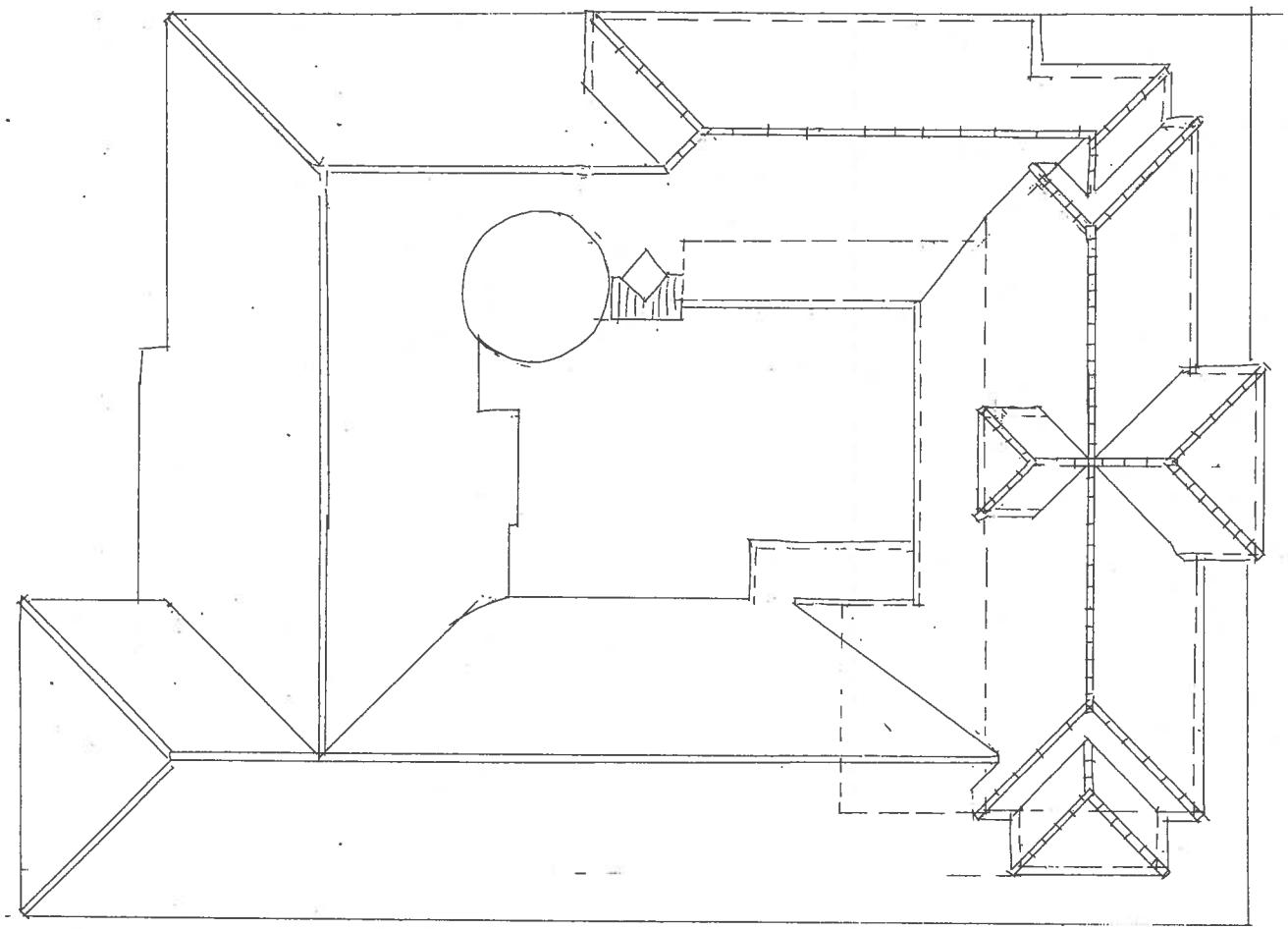
26 ST. MALO BEACH,
OCEANSIDE, CA 92054

SECOND FLOOR
PLAN

2.2

N
W E
S

1540 sf
Second Floor - 1
1/4"=1'-0"



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REVISIONS

	Planning	2/10/12

Plot:

ST. MALO
RESIDENCE

26 ST. MALO BEACH,
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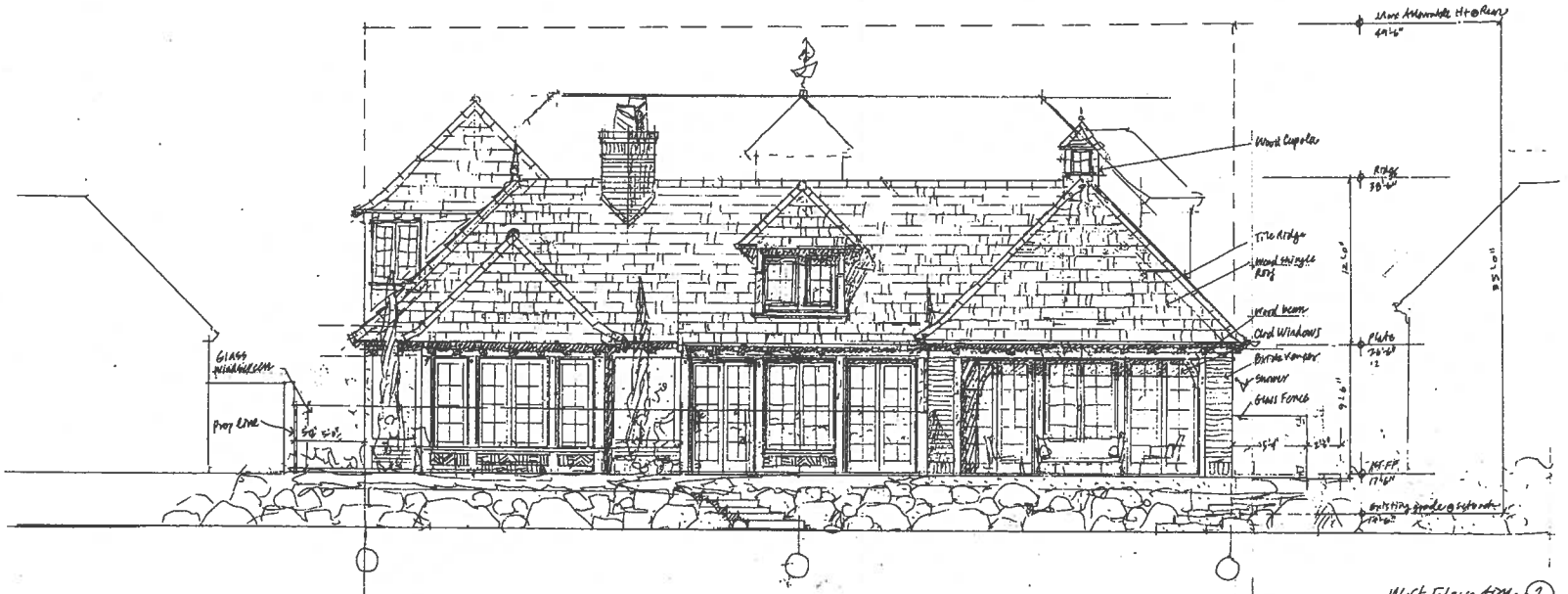
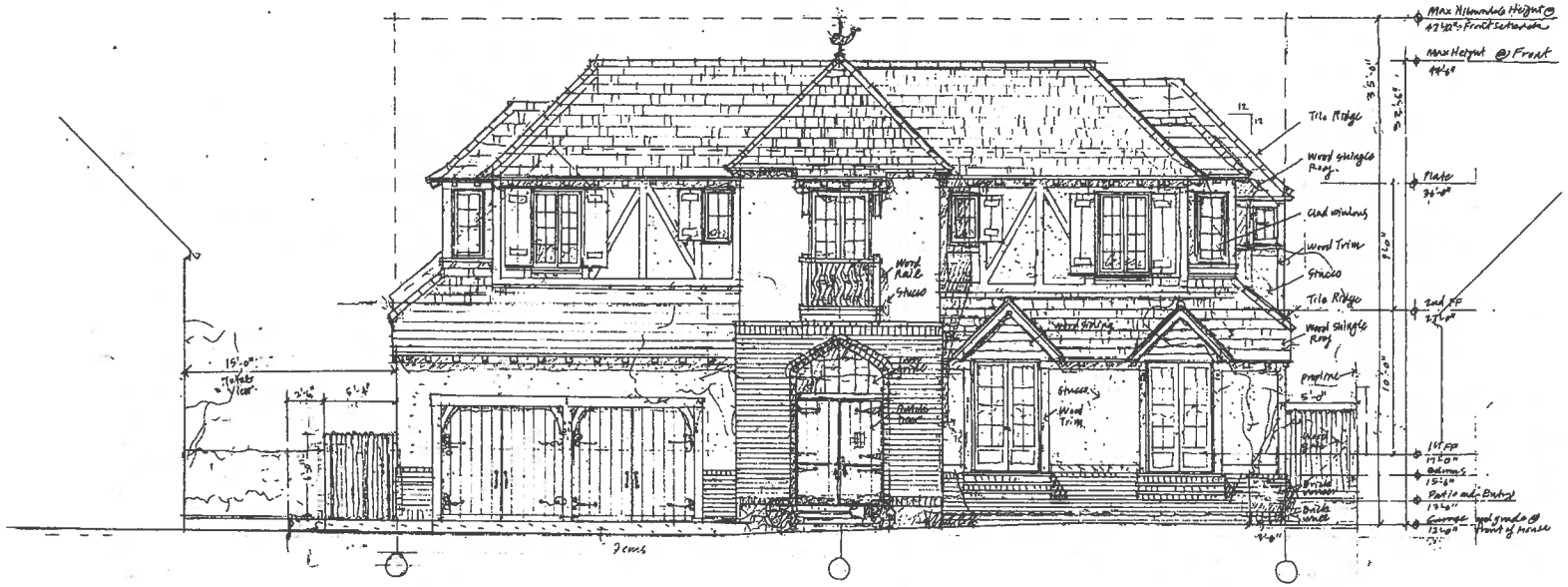
ROOF PLAN

2.3

Roof Plan 1
1/4"=1'-0"



West Elevation (2)
1/4"=1'-0"



East Elevation (1)
1/4"=1'-0"

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Finish Schedule

Brick - Match Existing
Roof - Wood Shingles to Match Existing
Stucco - Cover to match existing FTB Dirty
Wood Trim - Glazed Color to Match Existing FTB Lamp Room Gray
Window - Clad window in St. Malo Blue Color to Match Existing FTB Stone Blue
Hardware - Oil Rubbed Bronze

REVISIONS

	Planning	2/10/12

Plot

ST. MALO
RESIDENCE

26 ST. MALO BEACH,
OCEANSIDE, CA 92054

ELEVATIONS

3.0

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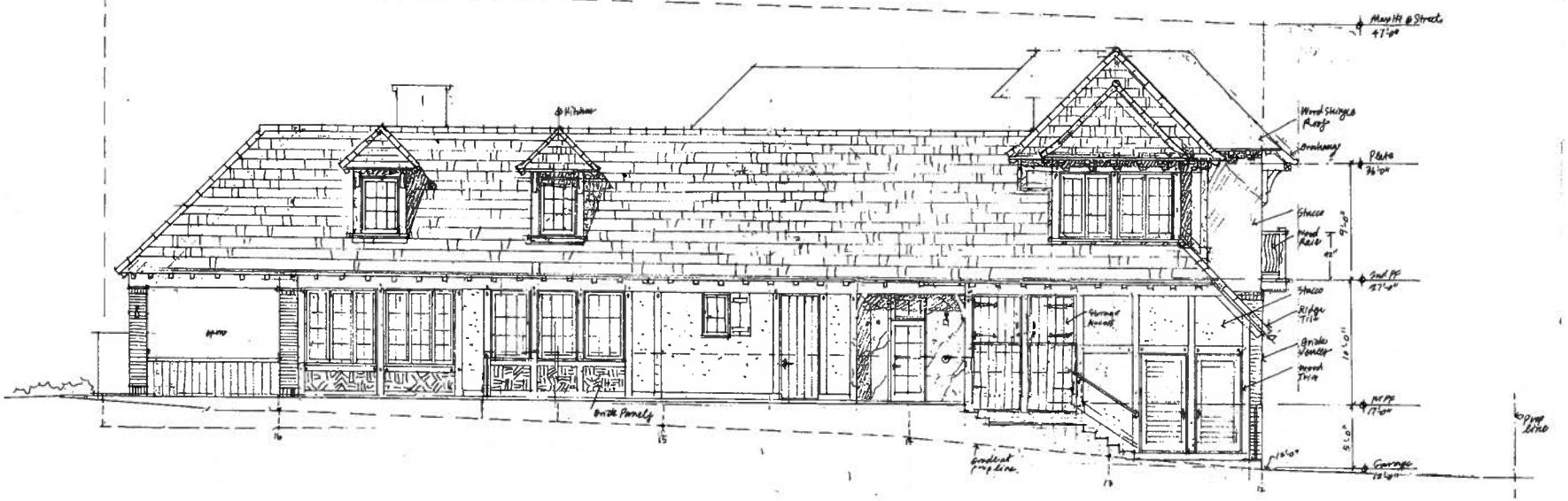
North Elevation (2)
1/4"=1'-0"



South Elevation (1)
1/4"=1'-0"

REVISIONS

Planning	2/10/12

ST. MALO
RESIDENCE
25 ST. MALO BEACH,
OCEANSIDE, CA 92054

ELEVATIONS

3.1

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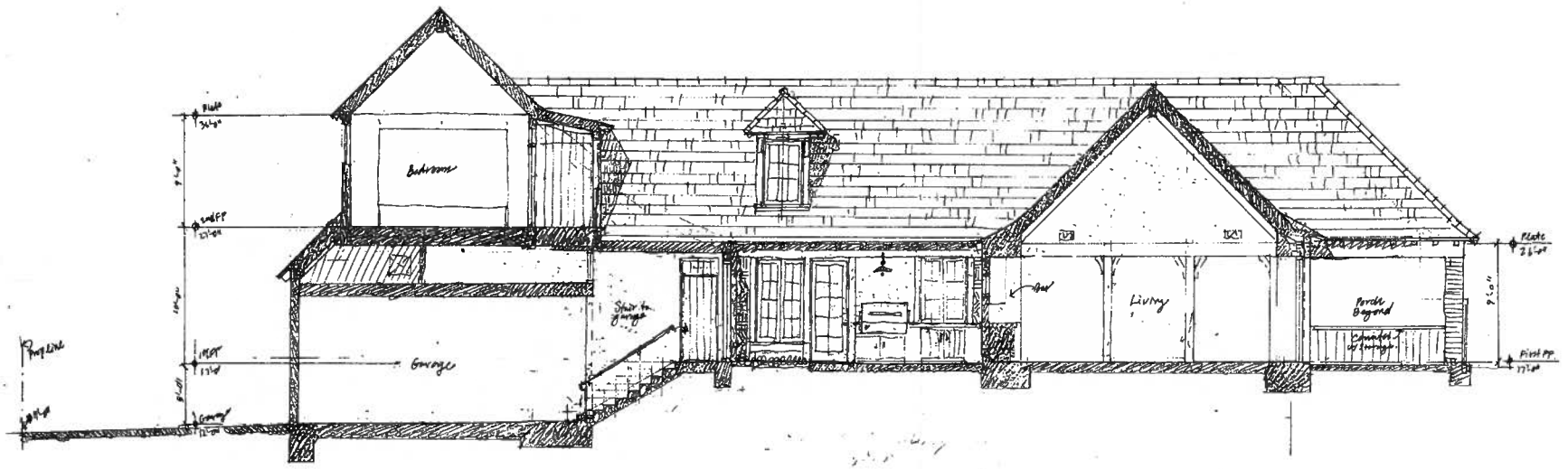
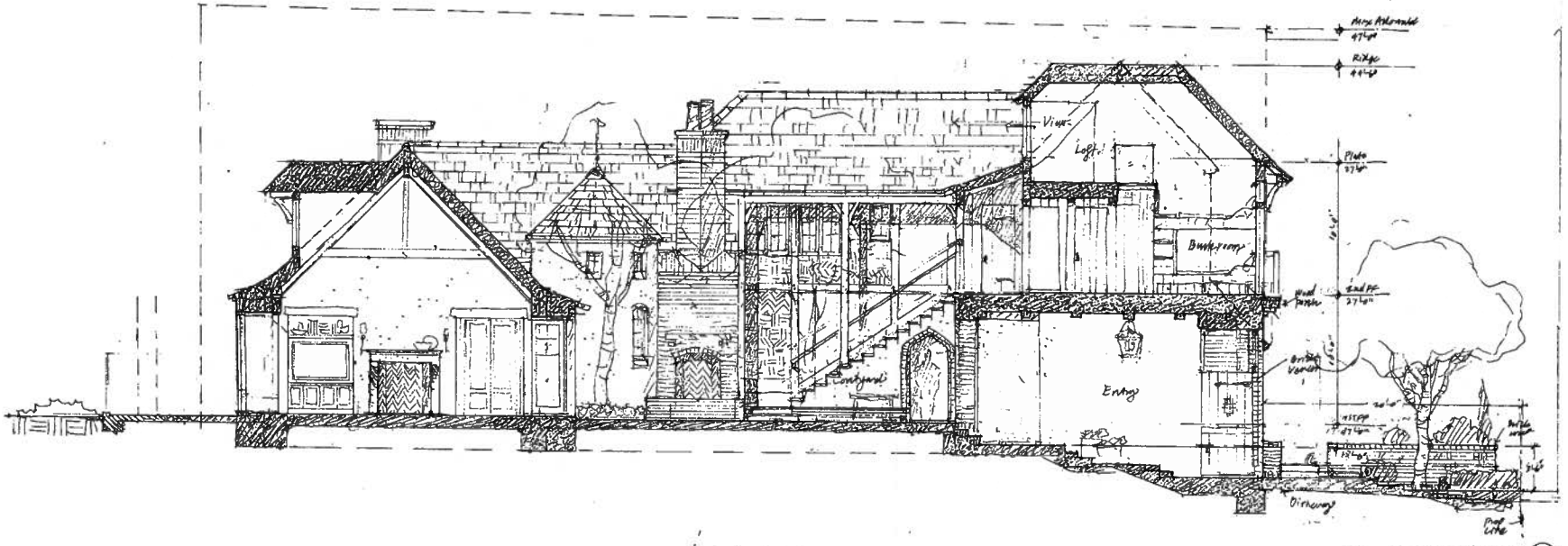


Garage Courtyard Section (2)



Living Courtyard Section (1)

REVISIONS

Planning		2/10/12

ST. MALO
RESIDENCE

36 ST. MALO BEACH,
OCEANSIDE, CA 92054

SECTIONS

4.0

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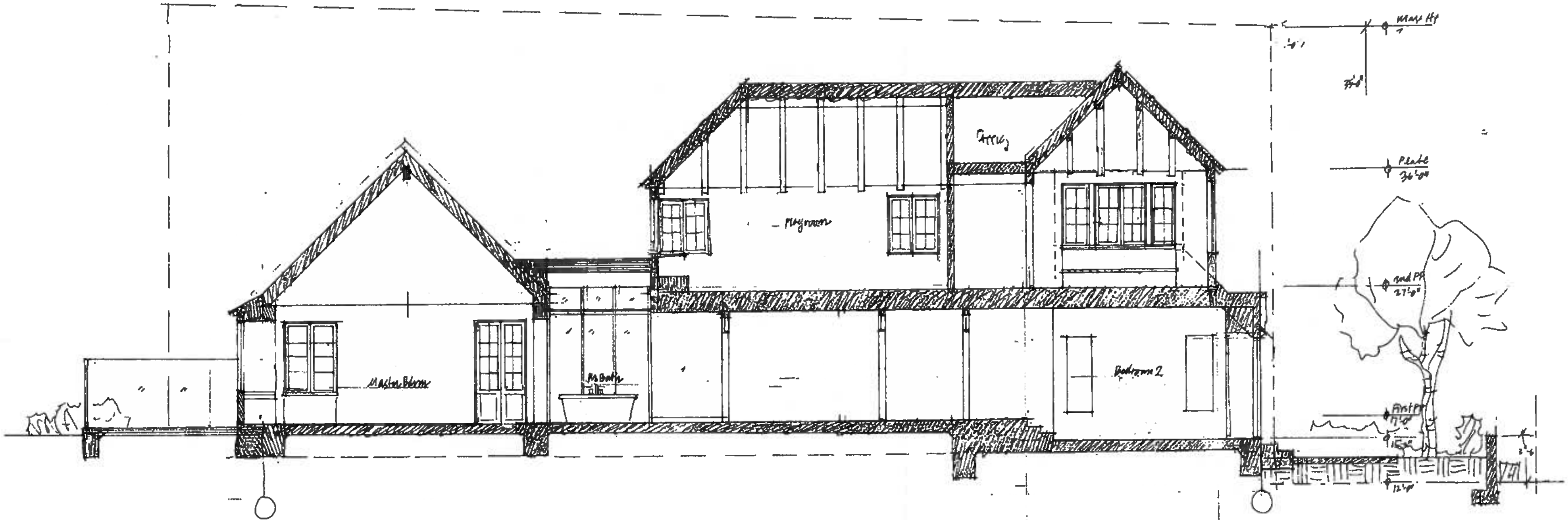
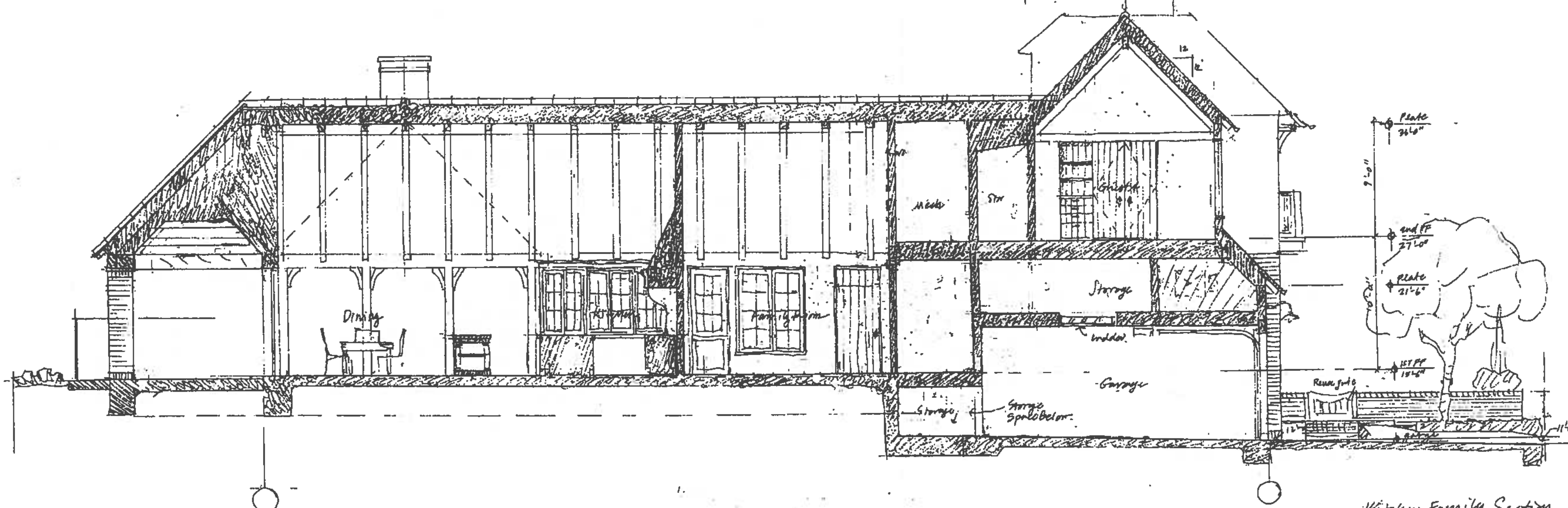


Master+Guest Section (2)



Kitchen Family Section (1)

REVISIONS

Planning		2/10/12

ST. MALO
RESIDENCE
26 ST. MALO BEACH,
OCEANSIDE, CA 92054

SECTIONS

4.1

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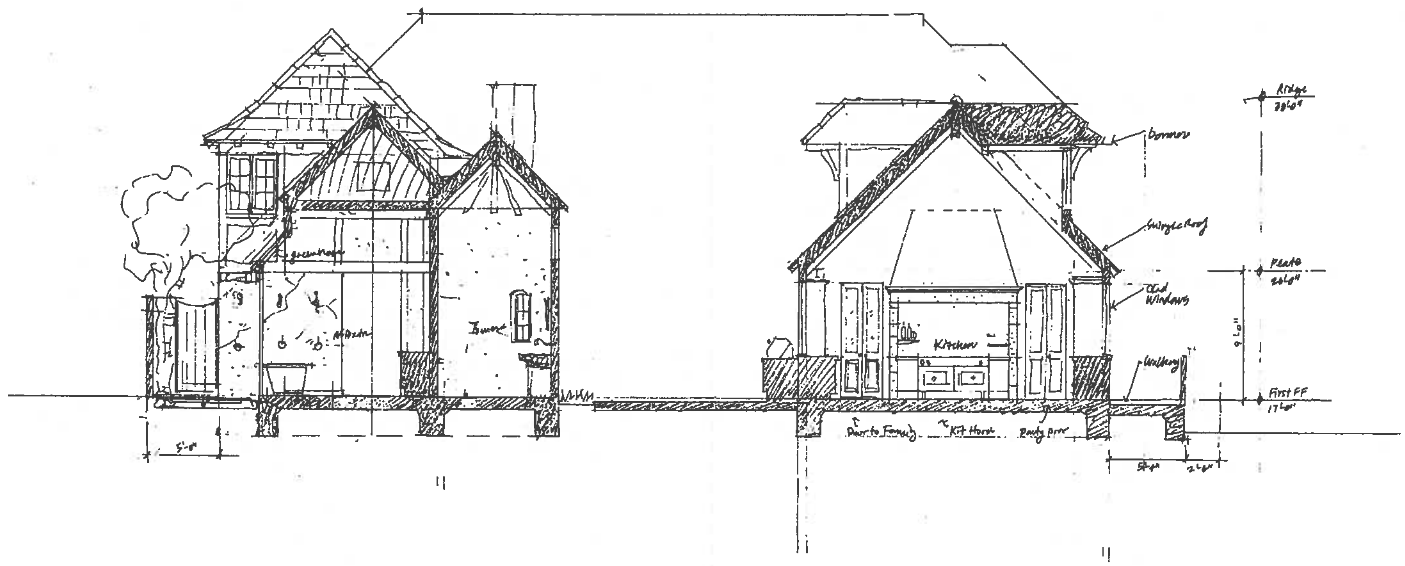

Section @ Tower ② 1/8"=1'-0"

Section @ Courtyard ① 1/8"=1'-0"

REVISIONS

Planning	3/10/02

Plot

ST. MALO
RESIDENCE
26 ST. MALO BEACH,
OCEANSIDE, CA 92054

SECTIONS

4.2

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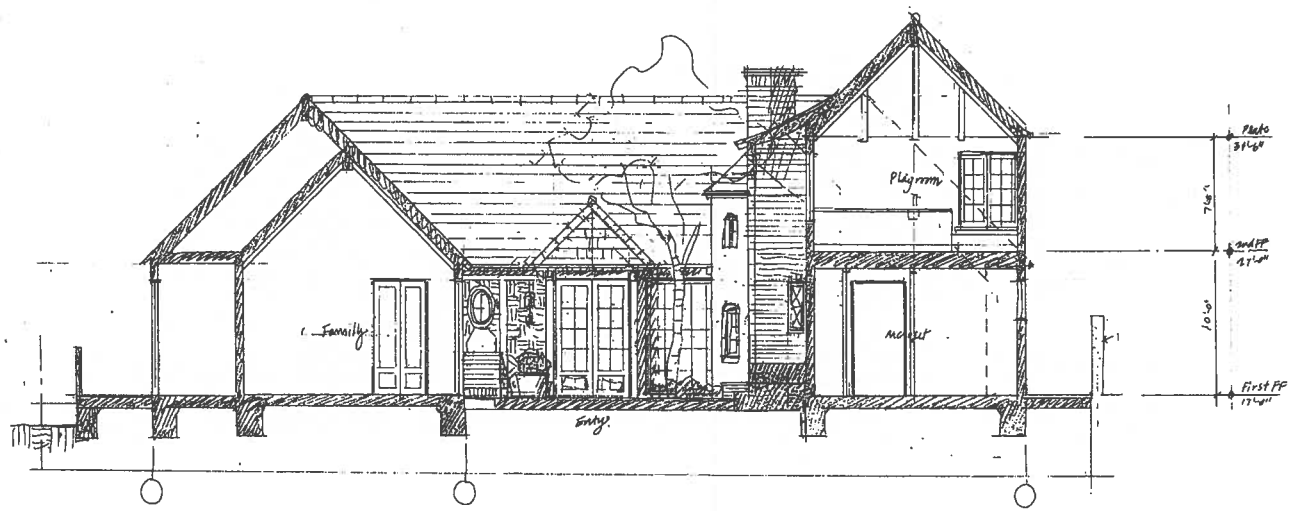

Family Courtyard Section (1)
1/4"=1'-0"

REVISIONS

	Planning	2/10/13

Plot

ST. MALO
RESIDENCE
26 ST. MALO BEACH,
OCEANSIDE, CA 92054

SECTIONS
4.3

PLANNING COMMISSION
RESOLUTION NO. 2012-P46

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:	RC12-00004
APPLICANT:	Stephen Grannetti
LOCATION:	26 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 (RC12-00004) under the provisions of the City of Oceanside Local Coastal Program to permit the following:

to demolish an existing single-family home to enable the construction of a new 4,813-square foot residence with an attached 551-square foot attached garage located at 26 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 demolition of the existing 2,998-square foot home to enable the construction of a new 4,813-square foot home at 26 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 single-family home on the property and within a distance further away from the existing home from the coastal stringline.
2. The proposed improvements will not obstruct any existing, planned, or required public beach access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal Act.

3. The project will not result in the loss of any on-street public parking spaces. The proposed new single-family home will include one additional covered parking space than the existing home, therefore the proposed home 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 (RC12-0004) 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. The developer shall monitor, supervise and control all building construction and supporting activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:
   a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).
   b) The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste containers shall be considered compliance with this requirement. Small amounts of construction debris may be stored on-site in a neat, safe manner for short periods of time pending disposal.
3. Construction shall comply with the 2010 edition of the California Codes.
4. Construction shall comply with New California Green Building Standards Code.
5. Construction hours are limited to 7:00 a.m. to 6:00 p.m. Monday through Saturday.
6. Project must comply with Flood Loads per Section 1612 CBC 2010.

7. Project must be designed per Sections 1403.5 Flood resistance and 1403.6 Breakaway construction.

Fire:

8. Fire Department requirements shall be placed on plans in the notes section.
9. Fire Department requirements shall be placed on plans in the notes section.
10. Smoke alarms and carbon monoxide alarms required per California Building Code. Smoke and carbon monoxide alarm locations must be shown on the plans.
11. All proposed and existing fire hydrants within 400 feet of the project shall be shown on the site plan.
12. Approved addresses 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 a minimum of four inches in height and contrasting with their background.
13. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval prior to the issuance of building permits.
14. Residential fire sprinkler system required per California Residential Code.

Engineering:

15. For the demolition of any existing structure or surface improvements; grading plans shall be submitted and erosion control plans be approved by the City Engineer prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan.
16. All right-of-way alignments, street dedications, exact geometrics and widths shall be dedicated and constructed or replaced as required by the City Engineer.
17. Design and construction of all improvements shall be in accordance with the City of Oceanside Engineers Design and Processing Manual, City Ordinances, and standard engineering and specifications of the City of Oceanside and subject to approval by the City Engineer.
18. The owner/developer shall provide public street dedication if required to serve the property.
19. A precise grading and private improvement plan shall be prepared, reviewed, secured and approved prior to the issuance of any building permits. The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, and signage, footprints of all structures, walls, drainage devices and utility services. Parking lot striping

and any on-site traffic calming devices shall be shown on all precise grading and private improvement plans.

20. Prior to the issuance of grading permit, an erosion control plan, designed for all proposed stages of construction, shall be reviewed, secured by the owner/developer with cash securities and approved by the City Engineer.

21. Prior to the issuance of a grading permit, the owner/developer shall notify and host a neighborhood meeting with all of the area residents located within 300 feet of the project site, to inform them of the grading and construction schedule, and to answer questions.

22. The owner/developer shall monitor, supervise and control all construction and construction-supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:

a) Dirt, debris and other construction material shall not be deposited on any public street or within the City's stormwater conveyance system.

b) All grading and related site preparation and construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No engineering related construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the City Engineer with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. An alternate parking site can be considered by the City Engineer in the event that the lot size is too small and cannot accommodate parking of all motor vehicles.

d) The owner/developer shall complete a haul route permit application (if required for import/export of dirt) and submit to the City of Oceanside Engineering Department 48 hours in advance of beginning of work. Hauling operations (if required) shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise.

23. It is the responsibility of the owner/developer to evaluate and determine that all soil imported as part of this development is free of hazardous and/or contaminated material as defined by the City and the County of San Diego Department of Environmental Health. Exported or imported soils shall be properly screened, tested, and documented regarding hazardous contamination.

24. Prior to any grading of any part of the tract or project, a comprehensive soils and geologic investigation shall be conducted of the soils, slopes, and formations in the project. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. No grading shall occur until a detailed grading plan, to be prepared in accordance with the Grading Ordinance and Zoning Ordinance is approved by the City Engineer.

25. A traffic control plan shall be prepared according to the City traffic control guidelines and approved to the satisfaction of the City Engineer prior to the start of work within the public right-of-way. Traffic control during construction of streets that have been opened to public traffic shall be in accordance with construction signing, marking and other protection as required by the Caltrans Traffic Manual and City Traffic Control Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.

26. Sidewalk improvements shall comply with ADA requirements and shall comply with the City of Oceanside Engineers Design and Processing Manual.

27. Pavement sections for Saint Malo Street and private driveways and parking areas shall be based upon approved soil tests and traffic indices. The pavement design is to be prepared by the owner/developer's/owner's soil engineer and must be in compliance with the City of Oceanside Engineers Design and Processing Manual and be approved by the City Engineer, prior to paving. The project street shall remain private and shall be maintained by the Home Owners Association.

28. Any existing public or private pavement, concrete curb, gutter, driveways, pedestrian ramps and sidewalk within the project, or adjacent to the project boundary that are damaged during construction of the project, shall be repaired or replaced as directed by the City Engineer.

29. The owner/developer is responsible for obtaining permission to grade to construct on adjacent properties. Should such permission be denied, project shall be subject to going back to the public hearing or subject to a substantial conformity review.

30. Landscape and irrigation plans for disturbed areas shall be submitted to the City Engineer prior to the issuance of a preliminary grading permit and approved by the City Engineer prior to the issuance of occupancy permits. Frontage landscaping shall be installed prior to the issuance of any certificates of occupancy. Any project fences, sound or privacy walls and monument entry walls/signs shall be shown on, bonded for and built from the landscape plans. These features shall also be shown on the precise grading plans for purposes of location only. Plantable, segmental walls shall be designed, reviewed and constructed by the grading plans and landscaped/irrigated through project landscape plans. All plans must be approved by the City Engineer and a pre-construction meeting held, prior to the start of any improvements.

31. The drainage design shown on the site plan or preliminary grading plan, and the drainage report for this project/development is conceptual only. The final drainage report and drainage design shall be based upon a hydrologic/hydraulic study that is in compliance with the latest San Diego County Hydrology and Drainage Manual to be approved by the City Engineer during final engineering. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the City Engineer. All public storm drains shall be shown on City standard plan and profile sheets. All storm drain easements shall be dedicated where required. The owner/developer shall be responsible for obtaining any off-site easements for storm drainage facilities.

32. The owner/developer shall place a covenant on the title sheet of the grading plan agreeing to the following: "The present or future owner/developer shall indemnify and save the City of Oceanside, its officers, agents, and employees harmless from any and all liabilities, claims arising from any flooding that occurs on this site."

33. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and disposed of in accordance with all state and federal requirements, prior to stormwater discharge either off-site or into the City drainage system.

34. Following approval of the Storm Water Mitigation Plan (SWMP) by the City Engineer and prior to issuance of grading permits, the owner/developer shall submit and obtain approval of an Operation & Maintenance (O&M) Plan, prepared to the satisfaction of the City Engineer. The O&M Plan shall include an approved and executed Maintenance Mechanism pursuant to Section 5 of the Standard Urban Storm Water Mitigation Plan (SUSMP). The O&M shall satisfy the minimum Maintenance Requirements pursuant to Section 5 of the SUSMP. At a minimum the O&M Plan shall include the designated responsible party to manage the storm water BMP(s), employee training program and duties, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of resource agency permits, cost estimate for implementation of the O&M Plan, a non-refundable cash security to provide maintenance funding in the event of noncompliance to the O&M Plan, and any other necessary elements. The owner/developer shall provide the City with access to site for the purpose of BMP inspection and maintenance by entering into an Access Rights Agreement with the City. The owner/developer shall complete and maintain O&M forms to document all operation, inspection, and maintenance activities. The owner/developer shall retain records for a minimum of 5 years. The records shall be made available to the City upon request.

35. The owner/developer shall provide a copy of the title/cover page of an approved SWMP with the first engineering submittal package. If the project triggers the City's Stormwater requirements but no approved Stormwater document (SWMP) exists, the appropriate document shall be submitted for review and approval by the City Engineer. The SWMP shall be prepared by the owner/developer's Civil Engineer. All Stormwater documents shall be in compliance with the latest edition of submission requirements.

36. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance Agreement (SWFMA) with the City obliging the owner/developer to maintain, repair and replace the Storm Water Best Management Practices (BMPs) identified in the project's approved SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be approved by the City Attorney prior to issuance of any precise grading permit and shall be recorded at the County Recorder's Office prior to issuance of any building permit. A non-refundable Security in the form of cash shall be required

prior to issuance of a precise grading permit. The amount of the non-refundable security shall be equal to 10 years of maintenance costs, as identified by the O&M Plan, but not to exceed a total of $25,000. The owner/developer's civil engineer shall prepare the O&M cost estimate.

37. At a minimum, maintenance agreements shall require the staff training, inspection and maintenance of all BMPs on an annual basis. The owner/developer shall complete and maintain O&M forms to document all maintenance activities. Parties responsible for the O&M plan shall retain records at the subject property for at least 5 years. These documents shall be made available to the City for inspection upon request at any time.

38. The Agreement shall include a copy of executed on-site and off-site access easement and or access rights necessary for the operation and maintenance of BMPs that shall be binding on the land throughout the life of the project to the benefit of the party responsible for the O&M of BMPs, satisfactory to the City Engineer. The agreement shall also include a copy of the O&M Plan approved by the City Engineer.

39. The BMPs described in the project's approved SWMP shall not be altered in any way, unless reviewed and approved to the satisfaction of the City Engineer. The determination of whatever action is required for changes to a project's approved SWMP shall be made by the City Engineer.

40. Prior to approval of the grading plan and issuance of grading permit the owner/developer's engineer of record shall delineate and show all the flood line limits and flood zones of the entire lot on the final precise grading plan. Prior to issuance of a grading permit the owner/developer shall provide evidence to the City of Oceanside that a Conditional Letter of Map Revision (CLOMR) has been applied for from Federal Emergency Management Agency (FEMA) for the proposed revisions to the flood hazard areas. Elevation and flood proofing shall be in accordance with the City of Oceanside Ordinance 94-03 and Federal Emergency Management Agency (FEMA) requirements. At the conclusion of the grading activities the owner/developer shall submit an as-built grading plan to FEMA in order to process and receive a Letter of Map Revision (LOMR). Prior to release of the grading bonds owner/developer provide evidence of having received a Letter of Map Revision (LOMR) from FEMA.

41. The owner/developer shall comply with all the provisions of the City's cable television ordinances including those relating to notification as required by the City Engineer.

42. Approval of this development project is conditioned upon payment of all applicable impact fees and connection fees in the manner provided in chapter 32B of the Oceanside City Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to recordation of the map or the issuance of any building permits, in accordance with City Ordinances and policies.

43. The owner/developer shall obtain any necessary permits and clearances from all public agencies having jurisdiction over the project due to its type, size, or location, including but not limited to the U. S. Army Corps of Engineers, California Department of Fish & Game, U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board (including NPDES), San Diego County Health Department, prior to the issuance of grading permit.

44. A digital file of the as-built grading plan, and as-built improvement plan in a format consistent with the City's requirements for digital submittals, detailed in the Engineers Design and Processing Manual shall be submitted to the City of Oceanside prior to occupancy permit.

45. In the event that the conceptual plan does not match the conditions of approval, the resolution of approval shall govern.

Planning:

46. This Regular Coastal Permit shall expire two years from its effective date (i.e., on September 24, 2014 if not appealed), unless implemented per the Zoning Ordinance or unless the Planning Commission grants a time extension.

47. This Regular Coastal Permit approves the demolition of an existing single-family residence to enable the construction of a new 4,813-square foot residence with an attached two-car garage located at 26 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.

48. 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 (RC12-0004). 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.

49. 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.

50. 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.

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

52. 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.

53. 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.

54. 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.

55. Survey of Shoreline Protection. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit a geological survey of the existing revetment, prepared by a licensed geologist, or civil or geotechnical engineer for the review and written approval of the Executive Director. The survey shall identify permanent benchmarks from the property line or another fixed reference point from which the elevation and seaward limit of the revetment can be referenced for measurements in the future.

56. Long-Term Monitoring Program. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicant shall submit for review and written approval of the Executive Director, a long-term monitoring plan for the existing shoreline protection. The purpose of the plan is to monitor and identify damage or changes to the revetment such that repair and maintenance is completed in a timely manner to avoid further encroachment of the revetment on the beach. The monitoring plan shall incorporate, but not be limited to the following:

a) An evaluation of the current condition and performance of the revetment, addressing any migration or movement of rock which may have occurred on the site and any significant weathering or damage to the revetment that may adversely impact its future performance.

b) Measurements taken from the benchmarks established in the survey as required in Special Condition #6 of CDP #A-6-OCN-06-134 to determine settling or seaward movement of the revetment. Changes in the beach profile fronting the site shall be noted and the potential impact of these changes on the effectiveness of the revetment evaluated.

c) Recommendations on any necessary maintenance needs, changes or modifications to the revetment to assure its continued function and to assure no encroachment beyond the permitted toe.

d) An agreement that the permittee shall apply for a coastal development permit within 90 days of submission of the report required in subsection c. above for any necessary maintenance, repair, changes or modifications to the project recommended by the report that require a coastal development permit and implement the repairs, changes, etc. approved in any such permit.

57. The above-cited monitoring information shall be summarized in a report prepared by a licensed engineer familiar with shoreline processes and submitted to the Executive Director for review and written approval. The report shall be submitted to the Executive Director and the City of Oceanside Engineering Division after each winter storm season but prior to May 1st of each year starting with May 1, 2008. Monitoring shall continue throughout the life of the revetment or until the revetment is removed or replaced under a separate coastal development permit.

58. The permittee shall undertake development in accordance with the approved monitoring program. Any proposed changes to the approved program shall be reported to the Executive Director. No changes to the program shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

59. 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.**

60. 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.

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61. 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-P46 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-P46.

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

RECEIVED

MAR 08 2012

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

Application for Public Hearing

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

STAFF USE ONLY		
ACCEPTED		BY
~~1/3/12~~ 3/8/12		SN ! ! DW

Please Print or Type All Information

HEARING

	GPA
	MASTER/SP.PLAN
	ZONE CH.
	TENT. MAP
	PAR. MAP
	DEV. PL.
	C.U.P.
	VARIANCE
	COASTAL RC12 - 00004
	O.H.P.A.C.

PART I – APPLICANT INFORMATION

1. APPLICANT	2. STATUS
Stephen Grannetti	Architect
3. ADDRESS	**4. PHONE/FAX/E-mail**
11980 San Vicente Blvd #101. L.A. 90049	310.820.1329

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

6. ADDRESS	7. PHONE/FAX/E-mail
11980 San Vicente Blvd. #101. LA 90049	310.820.1329

PART II – PROPERTY DESCRIPTION

8. LOCATION: 26. St. Malo Beach, Oceanside, CA 92054

9. SIZE:

10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER
	R-1	Single Fam. Residential	155-103-25 & 155-103-26

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION
New 2-story single family dwelling with attached 2-car garage

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
No Change	No Change	No Change	1	1 dwelling / .35 acres
20. BUILDING SIZE	**21. PARKING SPACES**	**22. % LANDSCAPE**	**23. % LOT COVERAGE or FAR**	
5,580 SF	2 covered / 3 uncovered	20% or 3,064 SF	30% or 4,648 SF	

PART IV – ATTACHMENTS

	24. DESCRIPTION/JUSTIFICATION		25. LEGAL DESCRIPTION		26. TITLE REPORT
	27. NOTIFICATION MAP & LABELS		28. ENVIRONMENTAL INFO FORM		29. PLOT PLANS
	30. FLOOR PLANS AND ELEVATIONS		31. CERTIFICATION OF POSTING		32. OTHER (See attachment for required reports)

PART V – SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print):	34. DATE	SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).
Rosamaria Llanos		
Sign:		35. OWNER (Print): Paul C. Johnson — 36. DATE: 2-15-12
I DECLARE UNDER PENALTYOF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Sign: Paul C. Johnson

GIANNETTI HOME

Architecture · Interiors · Furnishings

September 7th, 2012
City of Oceanside Community Development/ Planning Department
Oceanside Civic Center 300 N. Coast Highway
Oceanside, CA 92054

To Whom It May Concern:

This letter is to introduce to your department our proposed two-story single family dwelling with an attached two-car garage located at 26 St. Malo Beach, Oceanside, CA 92054. Our proposed development would replace the existing two-story single family dwelling currently located at the project site.

The existing residence was originally built in 1945. It is about 3,000 SF, has 4 bedrooms, 4 baths, 1-car garage, and a covered porch facing the ocean. Over the years, the existing structure's foundation has deteriorated to the point of replacement. As result, the owners of 26 St. Malo, have decided that it is in their best interest to demolish the existing residence, and build a new house where they can reside safely, that will meet their needs as a family, and that will comply with current building code requirements. Unlike the original house, our proposed structure utilizes the two parcels owned by 26 St. Malo's owner, allowing them to increase their house's square footage. The proposed residence is about 4,800 SF, it has 6 bedrooms, 6 baths, 2 Powder Rooms, a 2-car garage (551 SF), a covered porch facing the ocean (241 SF), and a covered porch facing the courtyard (125 SF). Furthermore, the proposed foundation would be designed to be more resistant and better protected from the natural elements of the area, with the hope of delaying erosion and corrosion from taking place. In addition, if compared to the existing structure, we are also proposing raising the house's first finish floor by about 1.75 ft. This would help prevent the house from flooding, as it did in 1983, when St. Malo Beach's wall overtopped.

The physical design of the propose structure is consistent with setbacks and height limitations for the area, including the string line requirement on the westerly end of the property. Also, it meets Zoning Ordinance of 1986 R-1 Zone requirements, for it has primary, adequate, and convenient access to a public street, public services such as schools, hospitals, and public transportation, utility connections for water, sewer, drainage, and power. Furthermore, it follows the existing French Normandy architectural characteristics of the the St. Malo gated community.

The current project site is situated on geologically stable land. Most of the proposed structure's footprint would be on previously disturbed building pad. The proposed drainage and landscaping design would meet current code requirements, and help prevent runoff water form reaching the ocean and the lagoon nearby. Even more, the proposed project would get rid of any non-conforming issues that may be associated with the existing structure, making our proposed structure meet its fullest possible potential for this kind of development.

Sincerely,

R. Llanos-Popolizio

Rosamaria Llanos-Popolizio

11980 San Vicente Boulevard · Los Angeles · CA · 90049 · 310 826 2407 · f 207 069 · GiannettiHome.com

ST. MALO RESIDENCE

GIANNETTI
ARCHITECTURE
& INTERIORS, INC.

11980
SAN VICENTE BL.
SUITE 101
L.A. 90049
310.820.1329
FAX 207.0691

These drawings and specifications are the property and copyright of the Architect and shall not be used for any other work except by written Agreement with the Architect.

NOTES:

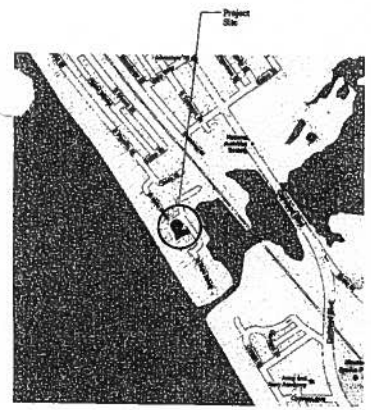
- = Revised Sheets
- = Unchanged Sheets

PROJECT: ADDRESS	26 ST. MALO BEACH OCEANSIDE CA 92054
LEGAL: DESCRIPTION	PORTION OF LOT 3, SECTION 1, TOWNSHIP 12 SOUTH, RANGE 5 WEST IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED JUNE 25, 1880 AND DESCRIBED BY DEED TO TO DOHENEY FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON MARCH 1, 1989 AS INSTRUMENT NO. 89-106195
APN	155-103-25 AND 26
OWNER:	KATHERINE JOHNSON C.626.375.8806 PAUL C. JOHNSON C. 626.661.9408 380 COVINGTON PLACE PH.626.403.2223 PASADENA, CA 91105
ARCHITECT:	STEPHEN GIANNETTI PH. 310-820-1329 GIANNETTI ARCHITECTURE FX. 310-207-0691 AND INTERIORS INC C 310-869-2002 11980 SAN VICENTE BLVD. SUITE 101 LOS ANGELES, CA 90049
PROJECT TEAM:	STEVE GIANNETTI GIANNETTI@MAC.COM JESSICA HOMEL
STRUCTURAL: ENGINEER	
SOILS ENGINEER	
MECHANICAL: ENGINEER (T-24 CALCS.)	
SURVEYOR:	COASTAL LAND SOLUTIONS, INC. PH.760.230.6225 572 SECOND STREET ENCINITAS, CA 92024
SCOPE OF WORK:	NEW 2-STORY BUILDING
LOT SIZE:	15,199 S.F.
APPLICABLE CODES	
SETBACKS:	FRONT:.....20'-0" From Easement SIDE:.....5'-0" Minimum REAR:.....Setsgiloo HT. LIMIT:.....35'-0" Above Gandy

HOUSE SQUARE FOOTAGE: CALCS PER B.M.O SF TOTAL

	EXISTING	PROPOSED	GARAGE	PORCH
BASEMENT	-	3, 440 SF	-	-
FIRST FLOOR	-	1, 540 SF	-	-
SECOND FLOOR	-	-	-	-
PORCH	-	-	-	-
GARAGE	-	-	600 SF	-
TOTAL S.F.	-	4, 980 SF	600 SF	-

PROJECT DATA (2)



VICINITY MAP (3)
N.T.S.

ARCHITECTURAL

		Planning 02/10/12	Prelim 10/24/11
0.0	COVER SHEET	•	
1.0	SURVEY		
1.10	SITE PLAN		
2.1	FIRST FLOOR PLAN	•	
2.2	SECOND FLOOR PLAN	•	
2.3	ROOF PLAN		
3.1	ELEVATIONS	•	
3.2	ELEVATIONS		
4.0	SECTIONS	•	
4.1	SECTIONS	•	
4.3	SECTIONS	•	

SHEET INDEX (1)

PL
PLANNING
02/10/12

REVISIONS

Planning	02/10/12

Drawn by: SW Plotted: 2/10/12

ST. MALO
RESIDENCE

26 ST. MALO BEACH,
OCEANSIDE, CA 92054

COVER SHEET/
PROJECT DATA

0.0

LEGAL DESCRIPTION

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

PARCEL 1:

THAT PORTION OF LOT 3 IN SECTION 1, TOWNSHIP 12 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED JUNE 22, 1883, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF PACIFIC STREET, AS SAID STREET IS SHOWN ON MAP 909 OF OCEAN FRONT ADDITION FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, WITH THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 41° 16' EAST ALONG THE SOUTHEASTERLY PROLONGATION OF THE 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 SOUTHERLY ALONG THE ARC OF SAID CURVE 100 FEET; THENCE TANGENT TO SAID CURVE SOUTH 39° 33' EAST 572.52 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 39° 33' EAST 50 FEET; THENCE SOUTH 50° 27' WEST TO THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE NORTHERLY ALONG SAID MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN TO INTERSECTION WITH A LINE THAT BEARS SOUTH 50° 27' WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 50° 27' EAST TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

THAT PORTION OF LOT 3 IN SECTION 1, TOWNSHIP 12 SOUTH, RANGE 5 WEST, SAN BERNARDINO, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED JUNE 22, 1883, 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 THE COUNTY RECORDER, WITH THE NORTH LINE OF SAID LOT 3; THENCE SOUTH 41° 16' EAST ALONG THE SOUTHEASTERLY PROLONGATION OF THE 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 SOUTHERLY ALONG THE ARC OF SAID CURVE 100 FEET; THENCE TANGENT TO SAID CURVE SOUTH 39° 33' EAST 622.52 FEET TO THE MOST EASTERLY CORNER OF LAND CONVEYED BY UNION TRUST COMPANY OF SAN DIEGO TO KENYON A. KEITH, ET UX, RECORDED JULY 8, 1930 IN BOOK 1797, PAGE 112 OF DEEDS, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 39° 33' EAST A DISTANCE OF 25 FEET; THENCE SOUTH 50° 27' WEST TO THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN; THENCE NORTHERLY ALONG SAID MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN TO INTERSECTION WITH A LINE THAT BEARS SOUTH 50° 27' WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 50° 27' EAST TO THE TRUE POINT OF BEGINNING.

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

PARCEL 3:

AN EASEMENT AND RIGHT OF WAY FOR ROAD AND STREET PURPOSES, AND FOR THE ERECTION, CONSTRUCTION, MAINTENANCE AND USE OF WATER LINES, SEWERS, GAS MAINS, CONDUITS, AND/OR LINES FOR THE TRANSMISSION OF WATER, SEWAGE, GAS, LIGHT, TELEPHONE, POWER AND FOR ANY OTHER PURPOSE OVER AND ACROSS THAT PORTION OF LOT THREE (3) IN SECTION 1, TOWNSHIP 18 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED JUNE 22, 1883, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF PACIFIC STREET, A SAID STREET IS SHOWN ON MAP 909 OF OCEAN FRONT ADDITION, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, WITH THE NORTH LINE OF SAID LOT THREE (3); THENCE SOUTH 41° 16' EAST ALONG THE SOUTHEASTERLY PROLONGATION OF THE SAID CENTER LINE OF PACIFIC STREET 176.34 FEET; THENCE SOUTH 48° 44' WEST 30 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 41° 16' WEST 40 FEET TO A POINT ON A CURVE WHOSE CENTER BEARS SOUTH 48° 44' WEST 80 FEET FROM SAID POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 31.48 FEET; THENCE TANGENT TO SAID CURVE SOUTH 48° 44' WEST 59.08 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 84.90 FEET AN ARC DISTANCE OF 130.81 FEET; THENCE TANGENT TO SAID CURVE SOUTH 39° 33' EAST 658.14 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 932.92 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 195.80 FEET TO THE END OF SAID CURVE; THENCE TANGENT TO SAID CURVE SOUTH 27° 33' EAST 394.18 FEET TO THE SOUTHERLY LINE OF SAID LOT 3; THENCE SOUTH 89° 55' 30" EAST ALONG SAID SOUTHERLY LINE 45.15 FEET; THENCE NORTH 27° 33' WEST 415.11 FEET MORE OR LESS TO A POINT IN A LINE THAT IS RADIAL TO THE LAST DESCRIBED CURVE THROUGH THE POINT HEREIN ABOVE DESCRIBED AS THE END OF SAID CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCENTRIC WITH THE CURVE HEREINABOVE DESCRIBED AS HAVING A RADIUS OF 932.92 FEET THROUGH A CENTRAL ANGLE OF 12° AN ARC DISTANCE OF 804.19 FEET; THENCE TANGENT TO SAID CURVE NORTH 39° 33' WEST 658.14 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 44.90 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 69.18 FEET; THENCE TANGENT TO SAID CURVE NORTH 48° 44' EAST 79.02 FEET; THENCE NORTH 41° 16' WEST 20 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 4:

AN EASEMENT AND RIGHT OF WAY FOR ROAD AND STREET PURPOSES, AND FOR THE ERECTION, CONSTRUCTION, MAINTENANCE AND USE OF WATER LINES, SEWERS, GAS MAINS, CONDUITS, AND/OR LINES FOR THE TRANSMISSION OF WATER, SEWAGE, GAS, LIGHT, TELEPHONE, POWER AND FOR ANY OTHER PURPOSE OVER AND ACROSS THAT PORTION OF LOT THREE (3) IN SECTION ONE (1) TOWNSHIP TWELVE (12) SOUTH RANGE FIVE (5) WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY APPROVED JUNE 22, 1883, 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, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, WITH THE NORTH LINE OF SAID LOT THREE (3); THENCE WEST ALONG THE NORTH LINE OF SAID LOT THREE (3), A DISTANCE OF 39.91 FEET; THENCE SOUTH 41° 16' EAST PARALLEL WITH THE SOUTHEASTERLY PROLONGATION OF SAID CENTER LINE OF PACIFIC STREET, 229.16 FEET TO THE BEGINNING

OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 110.97 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76° 00' 00" A DISTANCE OF 147.20 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 1444.90 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF 201.74 FEET TO THE END OF SAID CURVE; THENCE TANGENT TO SAID CURVE NORTH 54° 44' EAST 77.76 FEET MORE OR LESS TO INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY'S RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE 25.14 FEET; THENCE SOUTH 54° 44' WEST 75.36 FEET MORE OR LESS TO A POINT IN THE LINE THAT IS RADIAL TO THE LAST DESCRIBED CURVE THROUGH THE POINT HEREINABOVE DESIGNATED AS "THE END OF SAID CURVE"; THENCE SOUTHWESTERLY ALONG A CURVE CONCENTRIC WITH THE CURVE HEREINABOVE DESCRIBED AS HAVING A RADIUS OF 1444.90 FEET, THROUGH A CENTRAL ANGLE OF 8° 00' 00" AN ARC DISTANCE OF 196.26 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE HAVING A RADIUS OF 39.81 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 52.81 FEET; THENCE TANGENT TO SAID CURVE NORTH 41° 16' WEST 221.82 FEET MORE OR LESS TO THE NORTH LINE OF SAID LOT THREE (3); THENCE WEST ALONG SAID NORTH LINE, 39.91 FEET TO THE POINT OF BEGINNING.

APN: 155-103-25-00 and 155-103-26-00

NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Stephen Grannetti
2. **ADDRESS:** 11980 San Vicente Blvd. #101, Los Angles CA. 90049
3. **PHONE NUMBER:** (310) 820-1329
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale, Planner
6. **PROJECT TITLE:** RC12-00004 26 St Malo
7. **DESCRIPTION:** The proposed project would permit the demolition of an existing 2,998-square foot single-family residence to allow the construction of a two-story 4,813-square foot residence with an attached 551-square foot three-car garage within an existing 14,609-square foot newly merged parcel

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

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