



DATE: June 10, 2013

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC13-00001) TO ALLOW THE REMODEL OF AN EXISTING SINGLE-FAMILY RESIDENCE TO INCLUDE A SECOND STORY ADDITION AND ROOF TOP DECK. THE REMODEL WILL PROVIDE A SINGLE-FAMILY RESIDENCE THAT IS 2,672 SQUARE FEET IN SIZE AND LOCATED AT 1728 SOUTH PACIFIC STREET – RAU RESIDENCE REMODEL – APPLICANT: DAVE RAU**

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, pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA); and,
- (2) Approve Regular Coastal Permit (RC13-00001) by adopting Planning Commission Resolution No. 2013-P27 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The subject property is a 6,000-square-foot interior lot situated within an established single-family neighborhood on the east side of South Pacific Street in an area referred to as Pacific Terrace. The area derives that name based upon the grade separation that is approximately 30 feet above the grade of South Pacific Street. The subject property is considered a double frontage/through lot due to its location upslope between South Pacific Street and Pacific Terrace Street. While Pacific Terrace Street has the appearance and functionality of an alley, it is a designated public street. The surrounding neighborhood was originally developed in the late 1940s and early 1950s and contains an eclectic mix of single-family residences on lots that average 75 feet in width and 155 feet in depth. Homes in the immediate area range in size from 1,200-

square-foot single-story cottages to 3,000-square-foot two-story dwellings of more contemporary design. Also noted, is the development of secondary and multi-family dwelling units scattered throughout the neighborhood. The subject parcel is located within the appeal jurisdiction of the Local Coastal Program and any new development or significant remodel on the site would require issuance of a Regular Coastal Permit.

Site Review: The project site is zoned R-3 (Medium Density Residential), has a land use designation of Mixed High Density/ Transient Residential, and is located within the South Oceanside Neighborhood. Surrounding land uses include: Medium Density Residential (R-3) to the North and East, and Single-Family Residential (R-1) to the South and West across Pacific Street.

The site is essentially flat with a slight two percent slope to the east and located upslope from Pacific Street in an area referred to as Pacific Terrace within the South Oceanside Neighborhood. The subject property is presently developed with one single story residential dwelling unit totaling approximately 1,504 square feet in size with a 414-square-foot non-conforming garage. The existing single-family residence to be remodeled, exists as a simplistic rectangular horse shoe shaped design with minimal architectural design features being incorporated into the structures overall form. Constructed in 1950, the existing home has a reduced front yard setback of approximately 10'- 0", where 20 feet is required, and a side yard setback of 1'-3/4" and 4'-6" where a minimum five-foot setback is required. The proposal to remodel the house would not alter the existing exterior walls and would be maintained as is.

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

Regular Coastal Permit (RC13-00001) represents a request for the following:

The partial demolition of the existing single-family residence located on the western portion of the property, construction of a second story, and reconfiguration of the first floor layout. Space allocation for the newly remodeled house would provide for sleeping, bathing, an entry foyer, and personal office on the first floor, with the second floor being dedicated for cooking, living, and dining purposes. The overall architectural design of the remodeled single-family residence would maintain the original structures simplistic forms while providing for enhanced finish materials and colors including new exposed outrigger beams, new vinyl mullions and window surrounds, new hardy board siding, composite railing along the first floor deck areas, and glass railings along the second story deck area. The proposed front yard setback will not be reduced beyond what is permitted by the string-line setback determination established within Article 17, Section 1706 of the 1986 Zoning Ordinance. The overall design of the residential remodel will incorporate elements that draw from various architectural design themes ranging from craftsman to cape cod styles and that is in keeping with the surrounding neighborhood trends to upgrade and modernize the dwelling units from the typical craftsman styles of the 1950s.

The project site is located within the appeal jurisdiction of the Local Coastal Program pursuant to Section III.D.1 of the Coastal Permit Handbook adopted May 8, 1985, and no on-street public parking spaces will be lost as a result of this project.

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

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

ANALYSIS

KEY PLANNING ISSUES

1. General Plan 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 on the visual image of the surrounding neighborhood.

The proposed project, located on a level lot with a two-percent grade (no hillside conditions), includes an extensive remodel of the single family circa 1950s craftsman style single story residential structure. The proposed remodel of the single-family residence to accommodate a two-story element and implement upgrades to exterior finish materials is consistent and in conformance with the General Plan to enhance and improve the surrounding neighborhood through incorporation of richness in materials and design. Furthermore, the proposed collage of architectural styles that draws elements from several design forms will be in keeping with the eclectic mix of single family and multi-family structures while adding richness to the neighborhood character.

Goal 1.32: Coastal Zone

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

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

The proposed project has been reviewed by staff for compliance with the policies of the Local Coastal Program (LCP). Staff finds that the application complies with applicable policies of the LCP, as follows:

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

The proposed residential remodel and second story addition would be consistent with existing single-family development located immediately to the north, south, east, and west of the subject property, in terms of both architecture and site design. The height and overall scale of the proposed residence would be consistent with the pattern of development throughout the south Oceanside coastal neighborhood. Exterior wall treatments, fenestration, and other finish materials would draw design elements from several architectural design forms and would be consistent with recent development projects to upgrade and enhance the overall design of the circa 1950s style homes.

2. Zoning Ordinance Compliance

The proposed project complies with the land use and development standards established for the R-1 zone district within the 1986 Oceanside Zoning Ordinance, and as illustrated in Table 1. The newly remodeled residence would maintain the original footprint, which is non-conforming in the front yard, and both side yards. While the proposed remodel and addition would increase the residence’s maximum height by adding a second story element, the residence would establish an overall total height of 31’-3/4”, where the max height permitted is 35’-0” for R-3 properties in the 1986 Oceanside Zoning Ordinance. As for lot coverage, remodel of the existing single-family residence would reduce the overall lot coverage from 55.75 percent to 50.78 percent, thus allowing for additional landscaping and hardscape site enhancements.

**Table 1
Conformance to Development Standards**

Development Standard	Requirement	Non-Conforming Footprint to Remain
Minimum Front Yard Setback	20’	10’
Minimum Side Yard Setback	5’	1’- 1 3/4” and 4’-6”
Minimum Rear Yard Setback	5’	28’-10 1/8”
Maximum Lot Coverage	60%	50.78%
Maximum Height	35’	31’-3 1/4”

3. Local Coastal Program Compliance

The subject property lies within the Appeal Jurisdiction of the City’s Coastal Zone and is thus governed by the City’s Local Coastal Program (LCP). The LCP establishes polices and guidelines for enhancing public access to coastal resources, expanding visitor-serving amenities, enhancing the visual character of the built environment, and preserving environmentally sensitive areas (including Buena Vista Lagoon). The LCP policies and guidelines relevant to the proposed project include those pertaining to the

supply of public parking, the health of Buena Vista Lagoon, and the visual character of existing neighborhoods. With respect to public parking, the proposed project conforms to the on-site parking requirements by providing a total of two off-street parking spaces within a garage, thus resulting in no adverse impacts to on-street parking resources in the vicinity. With respect to the health of Buena Vista Lagoon, the proposed project conforms to storm water mitigation requirements established by the San Diego Regional Water Quality Control Board and thus, will not contribute to sedimentation, eutrophication or other harmful effects on this sensitive water body. With respect to the visual character of the surrounding neighborhood, the proposed project maintains appropriate building scale and avoids adverse massing impacts on adjacent properties by not decreasing the residence's front yard setback established through the string-line setback formula, by maintaining the massing of the existing residence where the side yard setback is non-conforming, and increasing the setbacks well in excess of the required 5'-0" rear yard setback along the east property line. Consequently, staff has determined that the proposed remodel conforms with and is compatible to the surrounding south Oceanside neighborhood, and supports the proposal as submitted.

DISCUSSION

Issue: Visual Compatibility with the Surrounding Built Environment

Will the proposed addition be visually consistent with the existing development pattern in the surrounding neighborhood and compatible in form and scale to nearby homes?

Recommendation: The overall building massing will be softened by maintaining the original footprint of the circa 1950s residence, reducing overall lot coverage and establishing the second story addition with enhanced setbacks. In addition, the implementation of multiple architectural forms and enhanced finish materials has been determined by staff to provide superior design that is respectful to the quaint and eclectic character of the surrounding neighborhood.

It is staff's position that the proposed minor demolition and remodel would visually enhance the surrounding neighborhood, thereby contributing positively to property values and the neighborhood's long-term viability.

ENVIRONMENTAL 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 upon that review, staff finds that the proposed project constitutes "New Construction or Conversion of Small Structures", and the project is categorically exempt, Class 3, Section 15303(a).

PUBLIC NOTIFICATION

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

SUMMARY

The proposed project is consistent with the policies and guidelines of the City's Local Coastal Program, as well as the standards of the City's Zoning Ordinance. Staff thus recommends that the Planning Commission:

- (1) Confirm issuance of a Class 3 Categorical Exemption for New Construction or Conversion of Small Structures, pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA); and,
- (2) Approve Regular Coastal Permit (RC13-00001) by adopting Planning Commission Resolution No. 2013-P27 with findings and conditions of approval attached herein.

PREPARED BY:



Richard Greenbauer
Senior Planner

SUBMITTED BY:



Marisa Lundstedt
City Planner

ML/RG/fil

Attachments:

1. Planning Commission Resolution No. 2013-P27
2. Proposed Plans

1 PLANNING COMMISSION
2 RESOLUTION NO. 2013-P27

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

6 APPLICATION NO: RC13-00001
7 APPLICANT: Rau Residence
8 LOCATION: 1728 S. Pacific Street

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

11 WHEREAS, there was filed with this Commission a verified petition on the forms
12 prescribed by the Commission requesting a Regular Coastal Permit (RC13-00001) under the
13 provisions of the City of Oceanside Local Coastal Program to permit the following:

14 the partial demolition and remodel of an existing single-family residence to include a
15 conforming two-car garage, second story addition, and roof top deck that creates a
single-family residence that is 2,672 square feet in size;

16 on certain real property located at 1728 S. Pacific Street (APN 153-092-30);

17 WHEREAS, the Planning Commission, after giving the required notice, did on the 10th day
18 of June, 2013 conduct a duly advertised public hearing as prescribed by law to consider said
19 application;

20 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
21 Guidelines thereto; this project has been found to be categorically exempt from environmental
22 review per Article 19, Class 3, 15303 (a) "New Construction or Conversion of Small Structures";

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

25 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:

26 //

27 //

28 //

29 //

1	Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
2			
3	Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
4			
5	Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
6			
7	Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$.713 per square foot or \$713 per thousand square feet for non-residential uses and \$2,072 per unit for residential
8			
9			
10	School Facilities Mitigation Fee	Ordinance No. 91-34	\$.47 per square foot non-residential for Oceanside (\$.42 for Vista and Fallbrook) \$2.97 per square foot residential (\$2.63 for Vista; \$2.63 for Fallbrook)
11			
12			
13			
14			
15	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)
16			
17			
18	Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 09-OR 0093-1	Fee based on water meter size. Residential is typically \$4,597 per unit; Non-residential is \$36,775 for a 2" meter.
19			
20			
21			
22	Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 09-OR 0092-1	Based on capacity or water meter size. Residential is typically \$6,313 per unit; Non-residential is \$50,501 for a 2" meter.
23			
24			
25	San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically \$4,326 per unit; Non-residential is \$22,495 for a 2" meter.
26			
27			
28			
29			

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

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

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

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

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

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

20 FINDINGS:

21 For the Regular Coastal Permit:

- 22 1. The proposed partial demolition and remodel of an existing single-family residence to
23 include a conforming two-car garage, second story addition, and roof top deck that
24 creates a single-family residence that is 2,672 square feet in size as conditioned, is
25 consistent with the land use policies of the Local Coastal Program as implemented
26 through the Zoning Ordinance. Specifically, the project will not substantially alter or
27 impact existing public views of the coastal zone area or from adjoining properties and
28 the physical aspects of the project are consistent with existing development on
29 neighboring sites.

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

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

7 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
8 approve Regular Coastal Permit (RC13-00001) subject to the following conditions:

9 **Building:**

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

12 **Water Utilities:**

- 13 3. All Water and Wastewater construction shall conform to the most recent edition of the
14 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved
15 by the Water Utilities Director.
16 4. Per the 2010 California Fire Code, all new residential units shall be fire sprinklered.
17 The additional dwelling on this property will require the installation of fire sprinklers
18 and the existing domestic water meter will need to be upsized to a 1-inch meter to
19 accommodate the flow demand of both units.
20 5. A domestic dual check valve is required to be installed within 12-inches of the water
21 meter within a valve box since this residential water service will have fire sprinklers.
22 6. All Water Utilities Fees are due at the time of building permit issuance per City Code
23 Section 32B.7, unless the developer/applicant applies and is approved for a deferral of
all fees per City of Oceanside Ordinance No. 09-OR0676-1.

24 **Planning:**

- 25 7. This Regular Coastal Permit shall expire on June 10, 2015, unless implemented per the
26 Zoning Ordinance or unless the Planning Commission grants a time extension.
27 8. This Regular Coastal Permit, as conditioned, approves a partial demolition and remodel of
28 an existing single-family residence to include a two-car garage, second story addition,
29 and roof top deck that creates a single-family residence that is 2,672 square feet in size,
as shown on the development plans dated May 1, 2013. No deviation from these approved

1 plans and exhibits shall occur without Planning Division approval. Substantial deviations
2 shall require a revision to the Regular Coastal Permit or a new Regular Coastal Permit.

3 9. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
4 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
5 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
6 annul an approval of the City, concerning Regular Coastal Permit (RC13-00001). The City
7 will promptly notify the applicant of any such claim, action or proceeding against the
8 City and will cooperate fully in the defense. If the City fails to promptly notify the
9 applicant of any such claim action or proceeding or fails to cooperate fully in the
10 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
11 harmless the City.

12 10. All mechanical rooftop and ground equipment shall be screened from public view as
13 required by the Zoning Ordinance that is, on all four sides and top. The roof jacks,
14 mechanical equipment, screen and vents shall be painted with non-reflective paint to match
15 the roof. This information shall be shown on the building plans.

16 11. Prior to the issuance of building permits, compliance with the applicable provisions of the
17 City's anti-graffiti ordinance (Ordinance No. 93-19/Section 20.25 of the City Code) shall be
18 reviewed and approved by the Planning Division. These requirements, including the
19 obligation to remove or cover with matching paint all graffiti within 24 hours, shall be
20 noted on the Architectural Site Plan and shall be recorded in the form of a covenant
21 affecting the subject property. A covenant or other recordable document approved by the
22 City Attorney shall be prepared by the applicant and recorded prior to the issuance of
23 building permits. The covenant shall provide that the property is subject to this
24 resolution, and shall generally list the conditions of approval.

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

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

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

6 15. Elevations, exterior wall materials, colors, roofing materials and floor plans shall be
7 substantially the same as those approved by the Planning Commission. These shall be
8 shown on plans submitted to the Building Division and Planning Division.

9 16. Prior to issuance of a building permit, the applicant and landowner shall execute and
10 record a covenant, in a form and content acceptable to the City Attorney, providing that
11 the property is subject to this resolution and all conditions of approval.

PASSED AND ADOPTED Resolution No. 2013-P27 on June 10, 2013 by the following

12 vote, to wit:

13 AYES:

14 NAYS:

15 ABSENT:

16 ABSTAIN:

17 _____
18 Robert Neal, Chairperson
19 Oceanside Planning Commission

20 ATTEST:

21 _____
22 Marisa Lundstedt, Secretary

23 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify
24 that this is a true and correct copy of Resolution No. 2013-P27.

25 Dated: June 10, 2013

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

29 _____
Applicant/Representative

_____ Date

RECEIVED

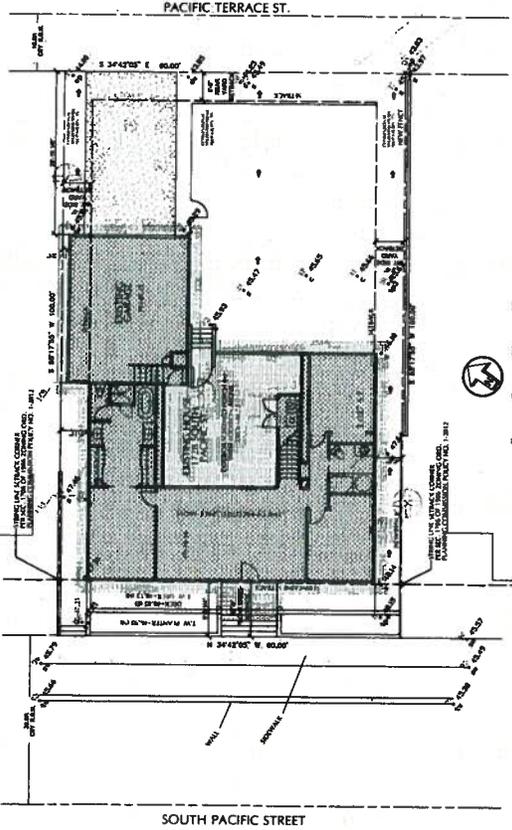
MAY 01 2013

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

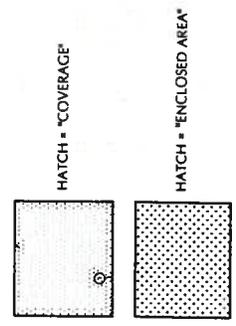
RAU
RESIDENCE

REMODEL &
ADDITION

1728 SOUTH PACIFIC STREET
OCEANSIDE, CALIFORNIA 92084



NEW "STRINGLINE FRONT YARD SETBACK"
SITE PLAN
SCALE: 1" = 10'-0"



GENERAL NOTES

- FOAM FIRE SPRINKLERS ARE TO BE INSTALLED PER STANDARD NFPA 13D AND 2010 CALIFORNIA RESIDENTIAL CODE. IN NEW STUDIO APARTMENT AND ATTACHED GARAGE.
- FOAM FIRE SPRINKLERS ARE TO BE INSTALLED PER STANDARD NFPA 13D AND 2010 CALIFORNIA RESIDENTIAL CODE. IN NEW STUDIO APARTMENT AND ATTACHED GARAGE.
- AN EROSION PLAN IS REQUIRED FOR PROPOSED DEMOLITION AND MUST BE SUBMITTED TO THE ENGINEERING DEPARTMENT WHEN OBTAINING A DEMOLITION PERMIT. NO DEMOLITION PERMIT WILL BE ISSUED WITHOUT THE PROVIDED EROSION PLAN.
- A DOMESTIC DUAL CHECK VALVE IS REQUIRED TO BE INSTALLED WITHIN 12-INCHES OF THE WATER METER SINCE THIS RESIDENTIAL WATER SERVICE WILL HAVE FIRE SPRINKLERS.
- ALL PUBLIC WATER AND/OR SEWER FACILITIES NOT LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PROVIDED WITH EASEMENTS SIZED ACCORDING TO THE WATER, SEWER, AND RECLAIMED WATER DESIGN AND CONSTRUCTION MANUAL. EASEMENTS SHALL BE CONSTRUCTED FOR ALL WEATHER ACCESS.
- STAIRS OR BUILDING OVERHANG SHALL BE LOCATED WITHIN ANY WATER OR WASTEWATER UTILITY EASEMENT.
- ALL LOTS WITH A FINISH PAD ELEVATION LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AND MAINTAINING AN APPROVED TYPE BACKWATER VALVE PER THE UNIFORM PLUMBING CODE (U.P.C.).

WATER UTILITIES NOTES:

- THE DEVELOPER WILL BE RESPONSIBLE FOR DEVELOPING ALL WATER AND SEWER UTILITIES NECESSARY TO DEVELOP THE PROPERTY. ANY RELOCATION OF WATER AND SEWER UTILITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE DONE BY AN APPROVED LICENSED CONTRACTOR AT THE DEVELOPER'S RISK.
- THE PROPERTY OWNER SHALL MAINTAIN PRIVATE WATER AND WASTEWATER UTILITIES LOCATED ON PRIVATE PROPERTY.
- SEWER AND WASTEWATER CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE WATER, SEWER AND RECLAIMED WATER DESIGN AND CONSTRUCTION MANUAL OR AS APPROVED BY THE WATER UTILITIES DIRECTOR.
- PER THE 2010 CALIFORNIA FIRE CODE, ALL NEW RESIDENTIAL UNITS SHALL BE FIRE SPRINKLERED. THE ADDITIONAL DWELLING ON THIS PROPERTY WILL REQUIRE THE INSTALLATION OF FIRE SPRINKLERS AND THE EXISTING DOMESTIC WATER METER WILL NEED TO BE UPSIZED TO A 1-INCH METER TO ACCOMMODATE THE FLOW DEMAND OF BOTH UNITS.
- WATER UTILITIES FEES ARE DUE AT THE TIME OF BUILDING PERMIT ISSUANCE PER CITY CODE SECTION 328.7. UNLESS THE DEVELOPER APPLICATES AND IS APPROVED FOR A DEFERRAL OF ALL FEES PER CITY OF OCEANSIDE ORDINANCE NO. 09-080676-1.

MISCELLANEOUS NOTES:

- ALL NEW DEVELOPMENT OF SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL UNITS SHALL INCLUDE HOT WATER PIPE INSULATION AND INSTALLATION OF A HOT WATER RECIRCULATION DEVICE OR DESIGN TO PROVIDE HOT WATER TO THE TAP WITHIN 15 SECONDS IN ACCORDANCE WITH CITY OF OCEANSIDE ORDINANCE NO. 02-OR126-1.

ARCHITECTURE PLANNING INTERIOR DESIGN
SCHULTZ

1675 WEST KENNEDY PARKWAY, SUITE 120 SAN DIEGO, CA 92111 (619) 444-8877 FAX 619-444-8877

No.	Date	Revisions and Explanations
10001	12/11/11	PLUMBING DEPARTMENT - PERMITS REVIEW
10002	12/11/11	SCHEDULED FOR PERMITS REVIEW
10003	12/29/11	DEVELOPER/OWNER COMMENTS
10004	1/3/12	REVISIONS FOR CITY USE
10005	5/1/13	REVISIONS FROM PERMITS

Project Name	RAU RESIDENCE ADDITION
Project Number	07101
Date	05/01/13
City/County	OCEANSIDE
Scale	1" = 10'-0"
Author	
Checker	
Printer	
Plotter	

ALL DRAWINGS AND NOTES SHALL BE THE PROPERTY OF SCHULTZ ARCHITECTURE. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SCHULTZ ARCHITECTURE.

ATTA

RAU
RESIDENCE

REMODEL &
ADDITION

1728 SOUTH PACIFIC STREET
OCEANSIDE, CALIFORNIA 92084

ARCHITECTURE PLANNING INTERIOR DESIGN

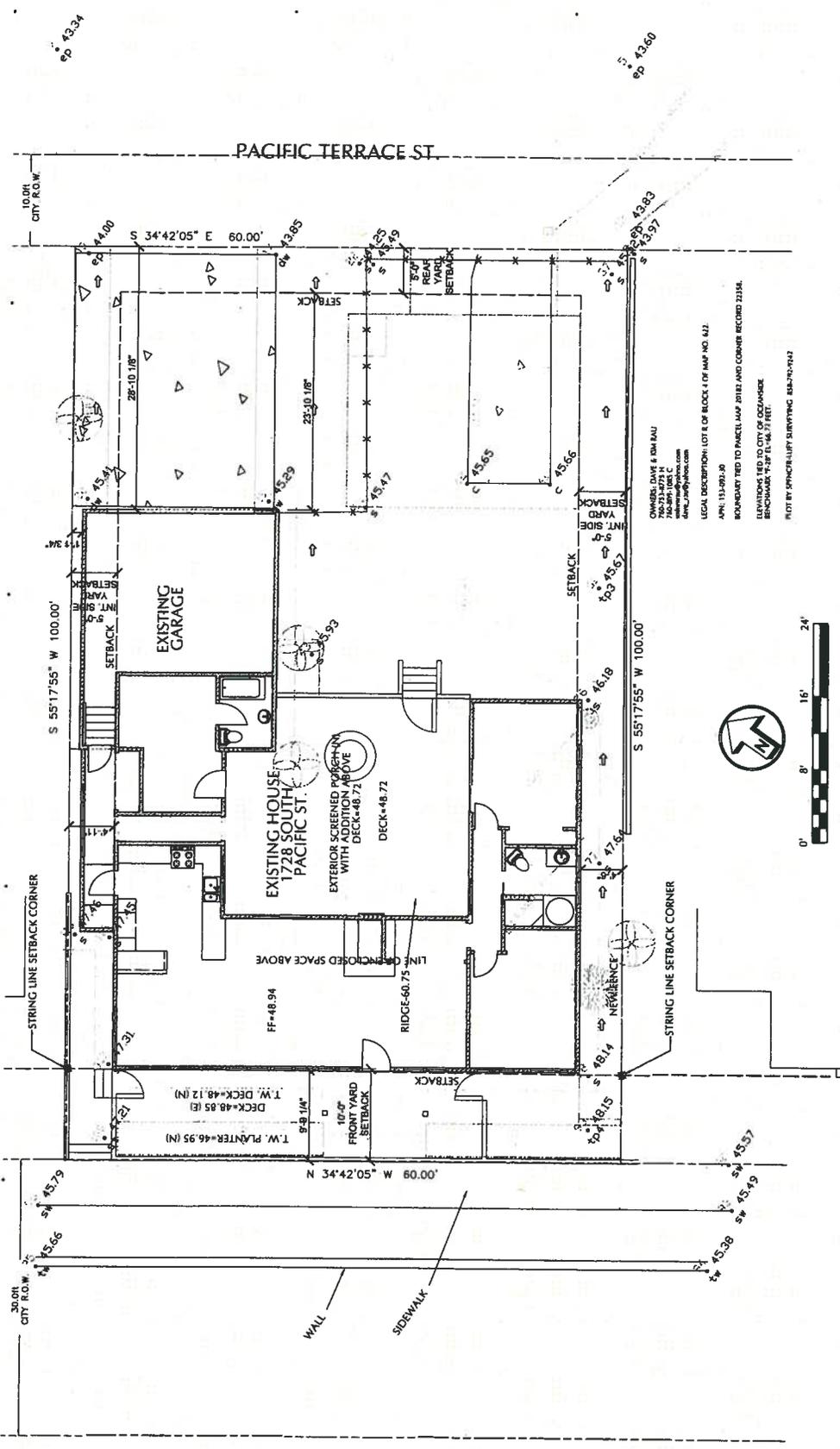


1625 VISTA ROBERTO PARKWAY, SUITE 128 SAN DIEGO, CA 92121 VOICE 858-547-2772 FAX 858-547-1919

No.	Date	Revised and Description
0001	05/01/13	PLANNING DEPARTMENT PERMITS REVIEW
0002	05/01/13	PERMITS REVIEW FOR EXISTING DECK
0003	05/01/13	PERMITS REVIEW FOR EXISTING DECK
0004	05/01/13	PERMITS REVIEW FOR EXISTING DECK
0005	05/01/13	PERMITS REVIEW FOR EXISTING DECK
0006	05/01/13	PERMITS REVIEW FOR EXISTING DECK
0007	05/01/13	PERMITS REVIEW FOR EXISTING DECK
0008	05/01/13	PERMITS REVIEW FOR EXISTING DECK
0009	05/01/13	PERMITS REVIEW FOR EXISTING DECK
0010	05/01/13	PERMITS REVIEW FOR EXISTING DECK

Project Name	RAU RESIDENCE ADDITION
Project Number	2013-05
Date	05/01/13
City	Oceanside
County	San Diego
Scale	AS SHOWN
Author	DAVE & DINA RAU
Checker	DAVE & DINA RAU
Printer	DAVE & DINA RAU

AT.0



EXISTING SITE PLAN
SCALE: 3/16" = 1'-0"

OWNERS: DAVE & DINA RAU
760-79-9771 N
www.daveanddina.com
dina_rau@yahoo.com

LEGAL DESCRIPTION: LOT 8 OF BLOCK 4 OF MAP NO. 422
APN: 113-090-30
BOUNDARY TIED TO PAVEMENT MAP DATE AND CORNER RECORD 22184
ELEVATIONS TIED TO CITY OF OCEANSIDE
BENCHMARK: 74-FE-16-17 FEET
PLOT BY SPINOR-LIFT SURVEYING 868-70-7942



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CITY OF OCEANSIDE
DEVELOPMENT SERVICES

RAU
RESIDENCE

REMODEL &
ADDITION

1728 SOUTH PACIFIC STREET
OCEANSIDE, CALIFORNIA 92054

ARCHITECTURE PLANNING INTERIOR DESIGN

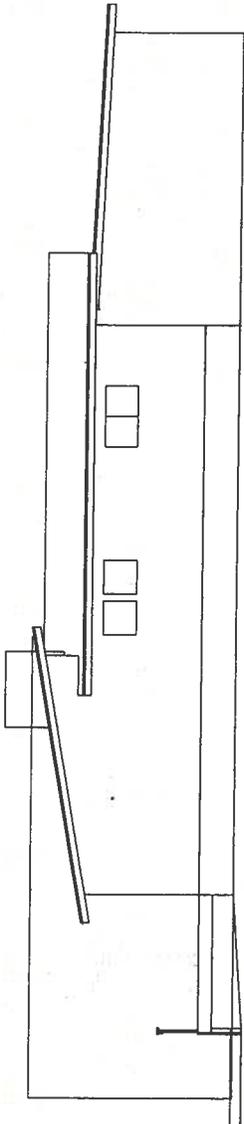


1023 VISTA SOMBRERO MARINER, SUITE 120 SAN DIEGO, CA 92131 VOICE 634-6776 FAX 634-6779

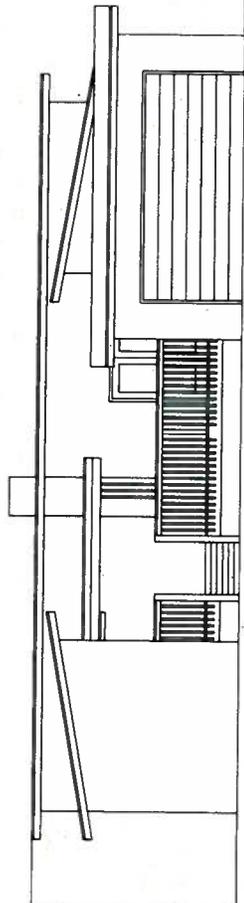
No.	Date	Revised and Description
1	12/07	PLANNING DEVELOPMENT PERMITS REVIEW
2	12/07	PERMITS DEVELOPMENT PERMITS REVIEW
3	12/07	PERMITS DEVELOPMENT PERMITS REVIEW
4	12/07	PERMITS DEVELOPMENT PERMITS REVIEW
5	12/07	PERMITS DEVELOPMENT PERMITS REVIEW
6	12/07	PERMITS DEVELOPMENT PERMITS REVIEW
7	12/07	PERMITS DEVELOPMENT PERMITS REVIEW
8	12/07	PERMITS DEVELOPMENT PERMITS REVIEW
9	12/07	PERMITS DEVELOPMENT PERMITS REVIEW
10	12/07	PERMITS DEVELOPMENT PERMITS REVIEW

Project Name	RAU RESIDENCE L. MODERN
Project Number	2013-01
Date	12/07
Client	RAU RESIDENCE
Architect	SCHULTZ

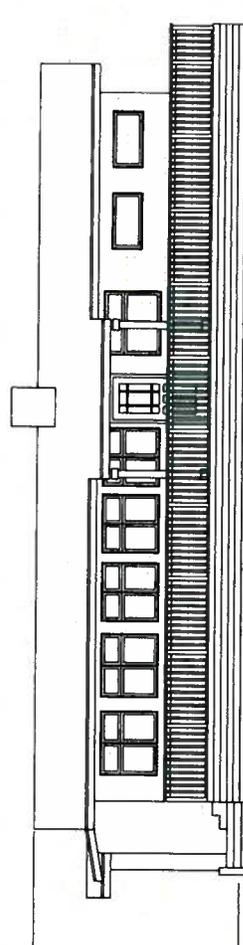
1/8" = 1'-0" (Vertical Scale)
1/8" = 1'-0" (Horizontal Scale)
1/8" = 1'-0" (Section Scale)
1/8" = 1'-0" (Detail Scale)
1/8" = 1'-0" (Elevation Scale)
1/8" = 1'-0" (Plan Scale)
1/8" = 1'-0" (Section Scale)
1/8" = 1'-0" (Detail Scale)
1/8" = 1'-0" (Elevation Scale)
1/8" = 1'-0" (Plan Scale)



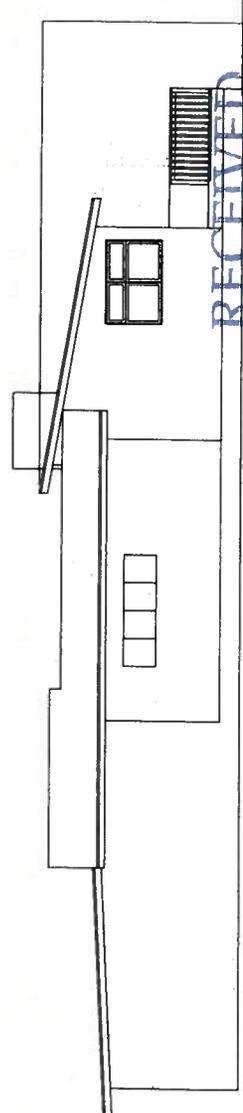
EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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DEVELOPMENT SERVICE

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RAU
RESIDENCE

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ADDITION

1728 SOUTH PACIFIC STREET
OCEANSIDE, CALIFORNIA 92084

ARCHITECTURE PLANNING INTERIOR DESIGN

SCHULTZ

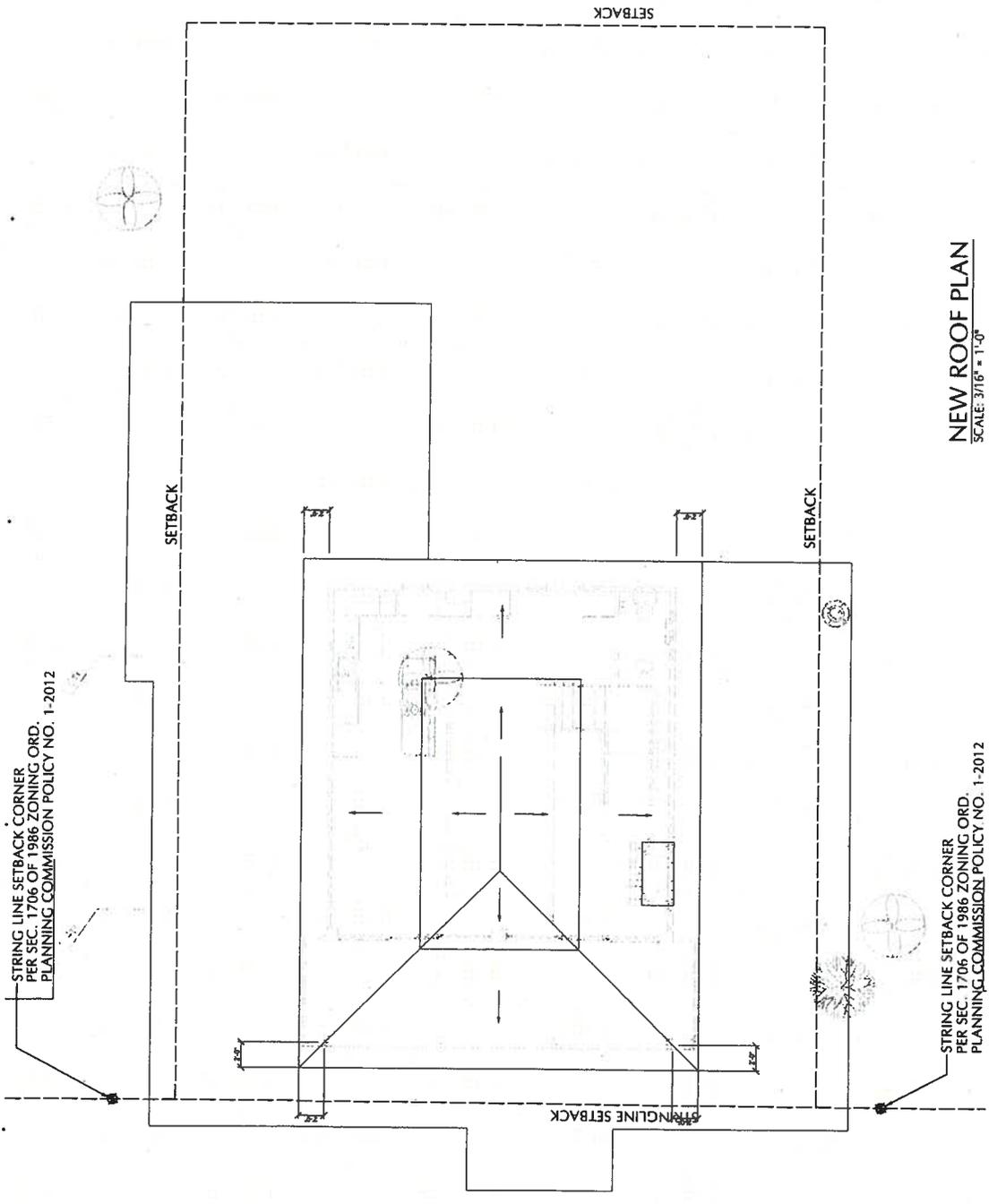
1025 VERA SORRENTO PARKWAY, SUITE 120 SAN DIEGO, CA 92121 PHONE 619-587-0770 FAX 619-587-0119

No.	Date	Revised	By	Notes
1	08/13/13	PLANNING DEPARTMENT PERMITS REVIEW		
2	08/13/13	PLANNING DEPARTMENT PERMITS REVIEW		
3	08/13/13	PLANNING DEPARTMENT PERMITS REVIEW		
4	08/13/13	PLANNING DEPARTMENT PERMITS REVIEW		
5	08/13/13	PLANNING DEPARTMENT PERMITS REVIEW		
6	08/13/13	PLANNING DEPARTMENT PERMITS REVIEW		
7	08/13/13	PLANNING DEPARTMENT PERMITS REVIEW		
8	08/13/13	PLANNING DEPARTMENT PERMITS REVIEW		
9	08/13/13	PLANNING DEPARTMENT PERMITS REVIEW		
10	08/13/13	PLANNING DEPARTMENT PERMITS REVIEW		

Project Name	Project Number	Date	Scale
RAU RESIDENCE	2013-07	08/13/13	3/16" = 1'-0"

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A2.22



NEW ROOF PLAN
SCALE: 3/16" = 1'-0"

STRING LINE SETBACK CORNER
PER SEC. 1706 OF 1986 ZONING ORD.
PLANNING COMMISSION POLICY NO. 1-2012

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CITY OF OCEANSIDE
DEVELOPMENT SERVICES

**RAU
RESIDENCE**

**REMODEL &
ADDITION**

1728 SOUTH PACIFIC STREET
OCEANSIDE, CALIFORNIA 92084

ARCHITECTURE PLANNING INTERIOR DESIGN

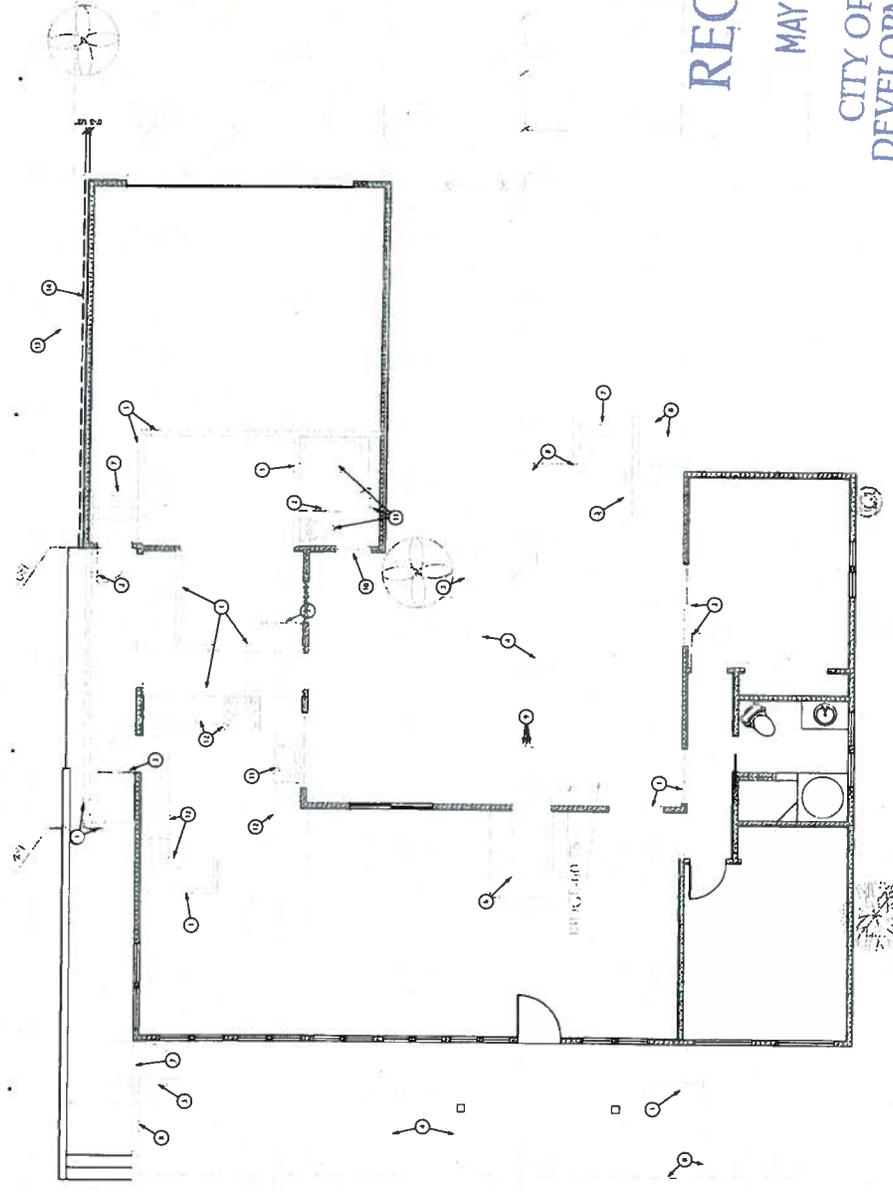
10715 VISTA SCENIC VIEW ROADWAY, SUITE 120 SAN DIEGO, CA 92121 VOICE 858-547-9770, FAX 858-587-9198



No.	Description	Rev.
1	PLANNING DEVELOPMENT FOR OCEANSIDE RESIDENCE	
2	PERMITS FOR OCEANSIDE RESIDENCE	
3	CONSTRUCTION PERMIT FOR OCEANSIDE RESIDENCE	
4	REVISED PERMIT FOR OCEANSIDE RESIDENCE	
5	CONSTRUCTION PERMIT FOR OCEANSIDE RESIDENCE	
6	CONSTRUCTION PERMIT FOR OCEANSIDE RESIDENCE	

Project Name	RAU RESIDENCE & ADDITION
Project Number	2012-07
Date	05/01/13
Scale	AS SHOWN
Author	
Checker	
Project Manager	
Client	
Architect	
Engineer	
Contractor	
City/County	
State	
Country	

A2-10



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CITY OF OCEANSIDE
DEVELOPMENT SERVICES

DEMO FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

DEMOLITION NOTES

- 1 REMOVE EXISTING STUD WALL.
- 2 REMOVE EXISTING DOOR.
- 3 REMOVE EXISTING WOOD GATE.
- 4 REMOVE EXISTING "ABOVE GROUND" WOOD DECK.
- 5 REMOVE EXISTING CONCRETE & STONE FIRE RING.
- 6 REMOVE EXISTING MASONRY FIREPLACE.
- 7 REMOVE EXISTING WOOD STAIRS.
- 8 REMOVE EXISTING WOOD GUARD RAIL.
- 9 REMOVE EXISTING WOOD POSTS.
- 10 REMOVE EXISTING WINDOW.
- 11 REMOVE EXISTING PLUMBING FIXTURES.
- 12 REMOVE EXISTING KITCHEN COUNTERS, CABINETS & EQUIPMENT.
- 13 REMOVE EXISTING FASCIA & CUT EAVE BACK.
- 14 LOCATION OF WHERE NEW FASCIA WILL BE LOCATED.

GENERAL DEMOLITION NOTES:

RAU
RESIDENCE

REMODEL &
ADDITION

1728 SOUTH PACIFIC STREET
OCEANSIDE, CALIFORNIA 92084

ARCHITECTURE PLANNING INTERIOR DESIGN

SCHULTZ

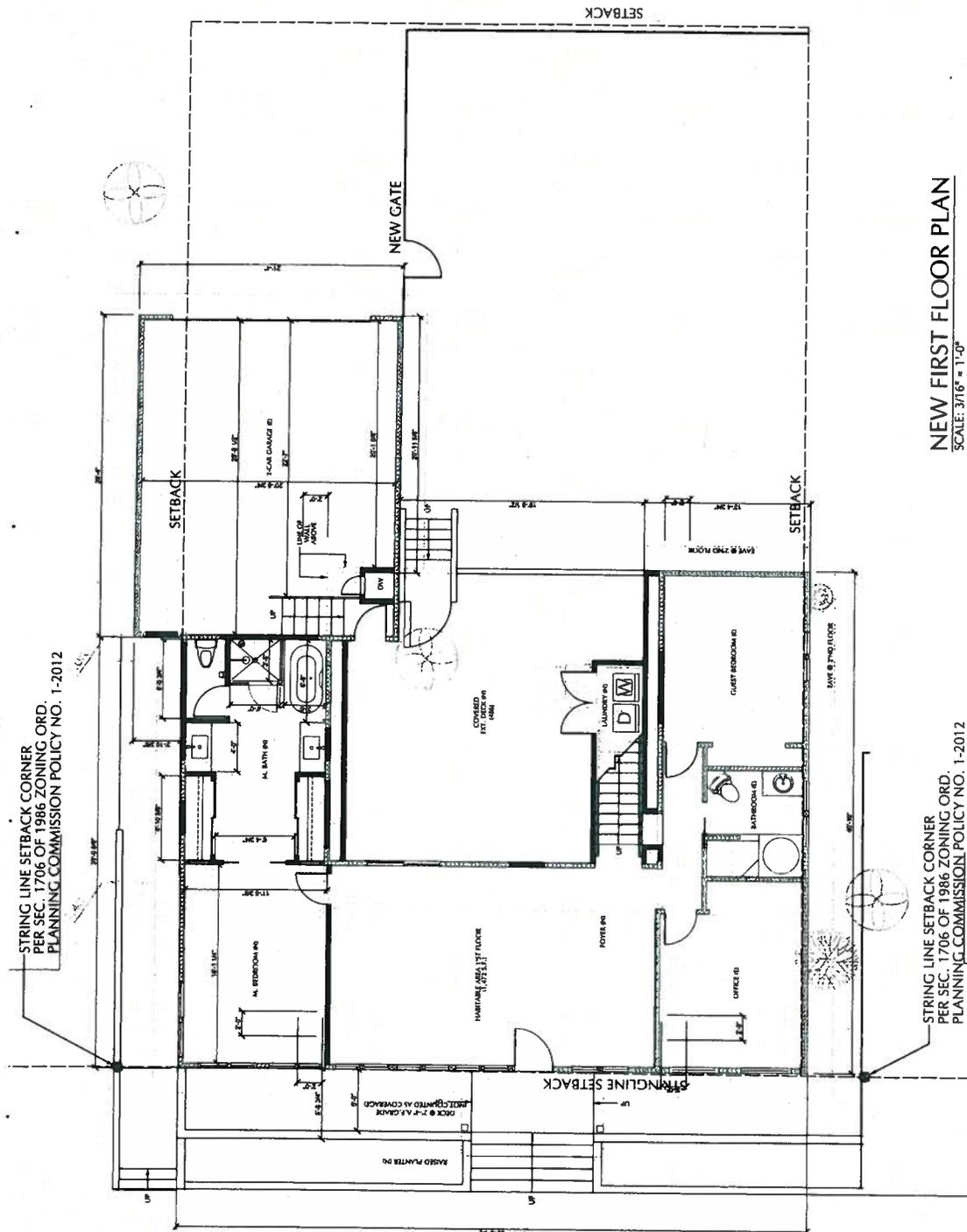
10135 957A SORRENTO PARKWAY, SUITE 120 SAN DIEGO, CA 92171 VOICES 954-87-9770 FAX 954-32-9199

No.	Date	Revised and Specified
10001	10/11/12	PLANNING DEPARTMENT OPERATIVE REVIEW
10002	10/11/12	PLANNING DEPARTMENT OPERATIVE REVIEW
10003	10/11/12	SOBANK CONSULTING FOR PERMITS REVIEW
10004	10/11/12	DECISIONARY PERMITS SUBMITTAL
10005	10/11/12	REVISED PERMITS FOR CITY USE
10006	10/11/12	REVISED PERMITS FOR CITY USE
10007	10/11/12	OPERATIONAL PERMITS SUBMITTAL

Project Name	RAU RESIDENCE ADDITION
Project Number	20112P
Date	02/2013
City	Oceanside
County	San Diego

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A2.20



NEW FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

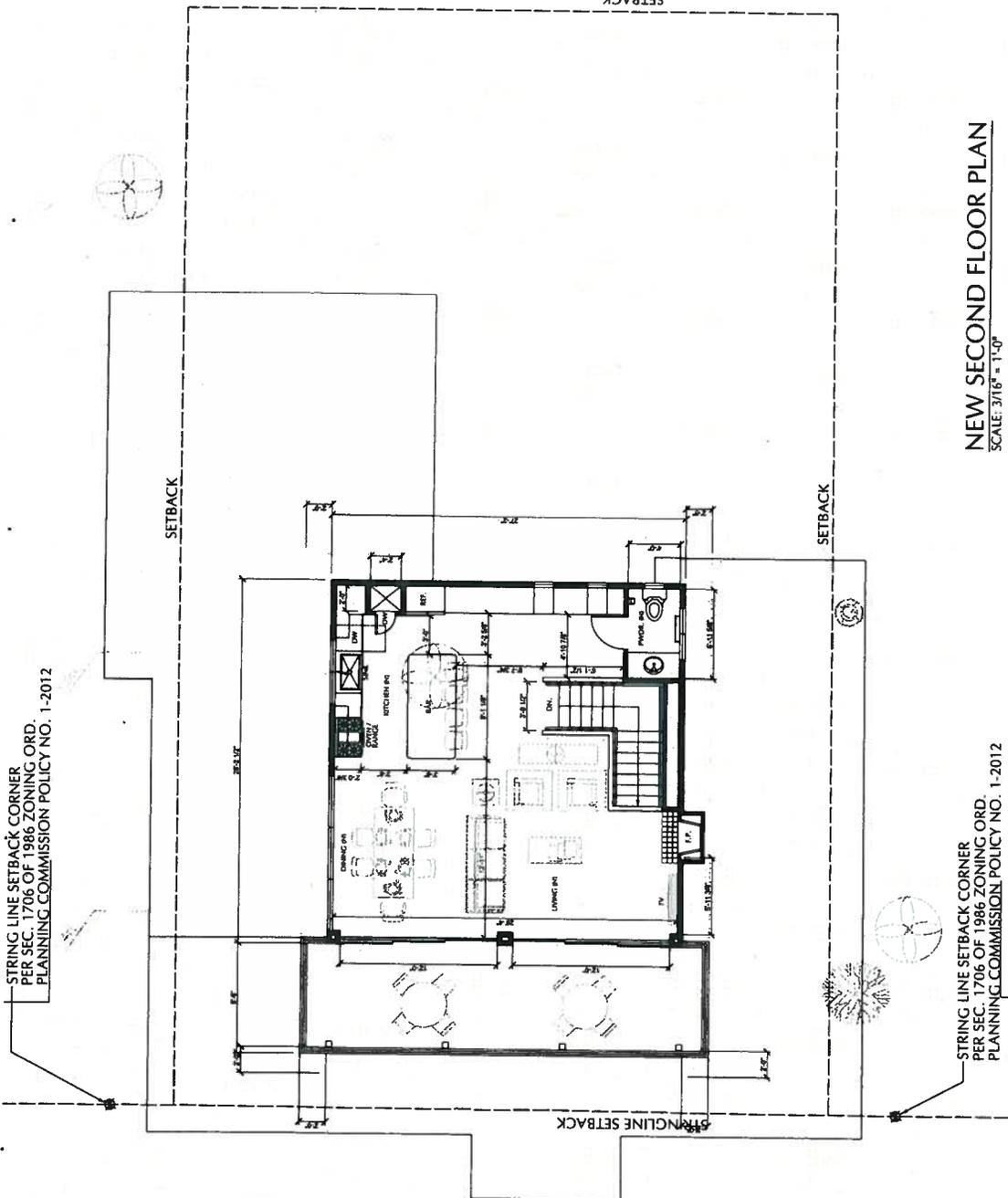
STRING LINE SETBACK CORNER
PER SEC. 1706 OF 1986 ZONING ORD.
PLANNING COMMISSION POLICY NO. 1-2012

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DEVELOPMENT SERVICES

STRING LINE SETBACK CORNER
PER SEC. 1706 OF 1986 ZONING ORD.
PLANNING COMMISSION POLICY NO. 1-2012



STRING LINE SETBACK CORNER
PER SEC. 1706 OF 1986 ZONING ORD.
PLANNING COMMISSION POLICY NO. 1-2012

NEW SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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DEVELOPMENT SERVICE

RAU
RESIDENCE

REMODEL &
ADDITION

1778 SOUTH PACIFIC STREET
OCEANSIDE, CALIFORNIA 92054

ARCHITECTURE PLANNING INTERIOR DESIGN
SCHULTZ

15255 VIA SOMERSET PARKWAY, SUITE 110 SAN DIEGO, CA 92121 VOICE 619-542-9770 FAX 619-542-9116

No.	Date	Revisions
10973	10/20/12	PLANNING DEPARTMENT PERMITS REVIEW
10973	10/20/12	STAMPED BY THE COUNTY ENGINEER
10973	10/20/12	DEPARTMENT PERMIT (S&M) (1)
10973	10/20/12	DEPARTMENT PERMIT (S&M) (2)
10973	10/20/12	REVISIONS: (NO CITY A.G.)
10973	10/20/12	DEPARTMENT PERMIT (S&M) (1)
10973	10/20/12	DEPARTMENT PERMIT (S&M) (2)

Project Name	City/County/Location
1778 SOUTH PACIFIC STREET	OCEANSIDE, CA
1778 SOUTH PACIFIC STREET	OCEANSIDE, CA
1778 SOUTH PACIFIC STREET	OCEANSIDE, CA
1778 SOUTH PACIFIC STREET	OCEANSIDE, CA
1778 SOUTH PACIFIC STREET	OCEANSIDE, CA
1778 SOUTH PACIFIC STREET	OCEANSIDE, CA
1778 SOUTH PACIFIC STREET	OCEANSIDE, CA
1778 SOUTH PACIFIC STREET	OCEANSIDE, CA
1778 SOUTH PACIFIC STREET	OCEANSIDE, CA
1778 SOUTH PACIFIC STREET	OCEANSIDE, CA

A2.21



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

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CITY OF OCEANSIDE
DEVELOPMENT SERVICES

BY

[Signature]

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

GPA

1. APPLICANT
Dave Rau

2. STATUS
Owner

MASTER/SP.PLAN

ZONE CH.

3. ADDRESS
1728 South Pacific St., Oceanside, CA. 92054

4. PHONE/FAX/E-mail
dave_rau@yahoo.com

TENT. MAP

PAR. MAP

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) SCHULTZ ARCHITECTURE attn. Ted Schultz

DEV. PL.

C.U.P.

6. ADDRESS 10525 Vista Sorrento Pkwy. #120
San Diego, Ca. 92121

7. PHONE/FAX/E-mail
ted@cipparone.com

VARIANCE

COASTAL

RC13-00001

PART II - PROPERTY DESCRIPTION

O.H.P.A.C.

8. LOCATION

1728 South Pacific St., Oceanside, CA. 92054

9. SIZE

6,000 s.f. (0.13 AC)

10. GENERAL PLAN
SFDR

11. ZONING
R-3

12. LAND USE
RESIDENTIAL

13. ASSESSOR'S PARCEL NUMBER

153-092-30

14. LATITUDE
33.17 degrees

15. LONGITUDE
117.37 degrees

PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION

714 S.F. SECOND STORY ADDITION TO A SINGLE STORY RESIDENCE WITH MISCELLANEOUS INTERIOR REMODEL COMPONENTS & REVISED EXTERIOR HARDSCAPE.

17. PROPOSED GENERAL PLAN
Existing to remain

18. PROPOSED ZONING
Existing to remain

19. PROPOSED LAND USE
Existing to remain

20. NO. UNITS
Two

21. DENSITY
14.52

22. BUILDING SIZE
Main 2,672 s.f. w/o garage

23. PARKING SPACES
Two

24. % LANDSCAPE
40%

25. % LOT COVERAGE or FAR
60%

PART IV - ATTACHMENTS

26. DESCRIPTION/JUSTIFICATION

X

27. LEGAL DESCRIPTION

X

28. TITLE REPORT

X

29. NOTIFICATION MAP & LABELS

X

30. ENVIRONMENTAL INFO FORM

X

31. PLOT PLANS

X

32. FLOOR PLANS AND ELEVATIONS

X

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 PAGES AS NECESSARY).

35. APPLICANT OR REPRESENTATIVE (Print):
TED SCHULTZ

36. DATE

4-24-13

37. OWNER (Print)

DAVE RAU

38. DATE
12/19/12

REV. 4/24/13

Sign:

[Signature]

Sign:

[Signature]

4/24/13

- 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.

1728 SOUTH PACIFIC STREET, OCEANSIDE, CA. 92054

ITEM 26. DESCRIPTION AND JUSTIFICATION

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DEVELOPMENT SERVICES

Page 1 of 3

The existing structure was built in 1949 and appears to have had some minor modifications subsequent to that date, including an enclosed covered walkway on the north side. The project purpose and objective is to expand an existing single story single family residence by remodeling the interior and adding a second story. Along with this intent we will be modifying and upgrading the existing western deck (raised wood deck & rail) by reducing the amount of deck and providing a landscape strip (buffer) adjacent to the existing public sidewalk.

The existing residence is 1,504 s.f. of living space with an additional 414 s.f. 2-car garage that is "substandard". The ground floor will be modified by removing a bedroom and bathroom, and removing the kitchen and dining room as well as the existing laundry, and "remodeling" the interior space such that the garage becomes standard and useable to conform to the city standards for garages, and creation of a new master bedroom, and laundry, along with the addition of stairs to the second floor. The second story will include kitchen, dining and living space with an exterior covered deck to the west. The existing structure has an existing covered walkway on the north, encroaching into the side yard setback which will be removed. The existing garage is located at the northeast end of the structure and encroaches into the north side yard setback, and will remain unchanged. The existing structure also has a raised deck to the east flanked by three sides of the existing structure. The raised deck is old and damaged and will be removed and rebuilt, and when the second story is added, the new second story will occur above the deck so that the deck is enclosed on three sides as well as being covered.

DEVELOPMENT PLANS: Section 4306 of the Zoning Ordinance.

- (a) The perimeter of the existing structure along with it's existing roof lines will remain existing except for the north covered walkway that will be removed to make that side of the project more in keeping with the latest setbacks. The garage will be remodeled "back to it's original intent" with the removal of the bedroom and bathroom that currently encroach into the west end of the garage making it substandard. These modifications will "modernize" the existing structure and bring it almost completely to current setback requirements and garage standards. The addition of the second story will not affect the coverage, and the height will be below the 35' height threshold so the main house will now meet all zoning requirements except for the encroachment of the existing garage into the north side yard setback. Based upon this information, the proposed project is consistent with the purposes of the Zoning Ordinance.
- (b) This development plan as proposed conforms to the General Plan of the City as it abides by and does not contradict any of the statements characterizing the General Plan as described at the top of page 2 below:

- Promote friendly, well-planned, coherent business development, with active participation by its business owners. Tourism and light industry will be leading contributors to the economic base.
- Pro-actively facilitate access to user-friendly, state-of-the-art, two-way interactive telecommunication services, affordably priced, and accessible to the community.
- Expand cooperative partnerships with business, community groups, neighborhoods and schools to promote and enhance services while developing and maintaining the highest aesthetic standards throughout the community.
- Recognize and support all of the arts as essential to the quality of life in the community and as a motivating force to awaken the economic potential of the community.
- Support life-long learning through universal access to information for its residents, serving all educational, civic, cultural, business, and other social and community needs.
- Be, and will be perceived as, clean, safe, secure, and conducive to good health and well-being; a community in which people enjoy living, working and playing.

- (c) The area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities. Utilities are mainly serviced by the alley to the east, including gas, electric, telephone, trash service. Access to the two structures also occurs from the east alley for the two garages. A public sidewalk runs north and south on the west side of the property with stairs that decline down to South Pacific Street adjacent to the pacific ocean for pedestrian access, and there is public transit available to the south from Cassidy Street.
- (d) The structures to the north and south of the project site are two story, and most of the structures to the west are also two stories. The footprint of typical structures near and adjacent to the project site appear to be more dense than this project especially relative to the second story that we are proposing that is significantly setback from the perimeter walls on the north, west and south. The project as proposed is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood.
- (e) The site plan and physical design of the project is consistent with the policies contained within Section 1.24 (Topographic Resources) as roughly described below:

OBJECTIVE: To ensure that development preserves and enhances the unique beauty and character of the City's natural topographic features and does not contribute to slope instability, flooding, or erosion hazards to life and property.

The site plan and physical design of the project is consistent with the policies contained within Section 1.25 (Undevelopable Lands) as roughly described at the top of page 3 below:

OBJECTIVE: To enhance the community welfare and increase public safety through:

- 1) preservation of significant natural resources, or
- 2) the provision of adequate building setbacks from natural hazards.

OBJECTIVE: To ensure that the proposed development on the developable area of a site is compatible with surrounding developments within the same land use designation.

The modifications to the site are minimal with respect to the existing structure and topography, so there is no deleterious affect from this new development.

COASTAL DEVELOPMENT PERMITS: Local Coastal Program conformance proof:

- (a) This project conforms to the Local Coastal Plan, including the policies of that plan as the new portion of the project does not exceed any of the current setbacks or zoning ordinances, and the project has extensive setbacks exceeding minimum requirements for the second story, and the project will have minimal to no impact on views of adjacent properties.
- (b) This development conforms to the public access and recreation policies of Chapter 3 of the Coastal Act.

Policy # O-9301-002413575

File # 11-0107778

**OWNERS POLICY OF TITLE INSURANCE
SCHEDULE A**

Exhibit A: Legal Description

LOT "R" OF BLOCK 4 OF SOUTH OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 622, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 7, 1890.

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