



DATE: January 27, 2014

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF REGULAR COASTAL PERMIT (RC13-00017) TO ALLOW REMODELING OF AN EXISTING SINGLE-FAMILY RESIDENCE, CONSTRUCTION OF A TWO-CAR DETACHED GARAGE AND ADDITION OF 695 SQUARE FEET OF BUILDING FLOOR AREA AND 956 SQUARE FEET OF DECK AREA AT 208 GODFREY STREET – SAFRANG ADDITION – APPLICANT: MS. MANDANA SAFRANG**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 1 Categorical Exemption per Section 15301 (e)1 (Existing Facilities) of the California Environmental Quality Act; and
- (2) Approve Regular Coastal Permit (RC13-00017) by adopting Planning Commission Resolution No. 2014-P01 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

The project involves remodeling of an existing single-family residence, construction of a new two-car detached garage, addition of 695 square feet of building floor area and 956 square feet of deck area. More specifically, the applicant proposes a 588-square-foot second floor addition and installation of an elevator to access upper floor areas and a rooftop deck. Minor modifications to the existing first floor plan to accommodate a new stairway, storage area and removal of a fireplace are also included as part of the structure's remodel. Approximately 42 square feet of the roof deck area will be occupied by the elevator shaft and water heater storage areas. Upgrades to existing building façades are proposed to integrate them with the new addition's exterior.

The relatively flat site is located within the appealable portion of the Coastal Zone and the South Oceanside Neighborhood Planning Area. The parcel's Tourist Residential (RT) zoning designation is consistent with the Local Coastal Program's (LCP) land use designation of High Density Residential. These designations are intended to accommodate permanent and transient residential uses (single and multiple-family) to serve all income levels.

The development proposal under consideration is subject to the City's General Plan, Local Coastal Program (LCP), 1986 Zoning Ordinance, and the California Environmental Quality Act (CEQA). The project is subject to the following Ordinances and City policies:

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

ANALYSIS

KEY PLANNING ISSUES

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

1. General Plan

A. Land Use Element

Goal 1.23: Architecture

Objective: The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

Policy A: Architectural form, treatments, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.

Situated along Godfrey Street, just south of Oceanside Boulevard and two blocks from the Pacific Ocean coastline, the existing single story bungalow features an open beam gable roof design overlaid with mission style tiles, and a stucco exterior with brick veneer wainscoting and column details.

The applicant proposes significant modifications to the exterior of the existing single-family residential structure in order to integrate it with the new "Spanish" style architectural details of the proposed addition. The existing oversized front porch gable is proposed to be removed and re-oriented to create a well-balanced composition of architectural massing along the street frontage. Decorative barrel style roof tiles, wood

pot shelves, metal guard rails, copper roof drains and stucco finishes would unify the existing single story portion of the residence with the second story addition creating an aesthetically appealing composition. The second story addition will be setback approximately 25 feet from the existing residence's Godfrey Street façade, thus maintaining the low profile appearance of the structure and single story character of the neighborhood. All new construction will be in compliance with applicable development standards.

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

The proposed project would not exceed the maximum building height (35 ft.) permitted within the zoning district. The Godfrey Street façade - form, scale and color palette - will positively contribute to the existing street scene. Building massing elevation details will maintain an overall scale, complementary to adjoining single story buildings.

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

The site is located two blocks east of the coastline along a flat non-thru street to the ocean, therefore the project would not impact existing view corridors through public rights-of-way.

The City shall require that all new residential development provides adequate on-site parking. In areas where beach parking demand is critical, parking requirements for new residential development shall be strictly enforced. Curb cuts for new development shall be held to a minimum to preserve existing on-street parking.

The project will not result in the loss of any on-street public parking spaces. A second existing curb cut along Godfrey street will be closed, thus providing additional on street parking along the project site's street frontage.

2. Zoning Compliance

The proposed project is subject to compliance with the 1986 Zoning Ordinance which identifies residential development, including single-family dwellings, as a land use permitted by right within the project's site's underlying RT (Medium Density Residential) Zone.

The existing residence does not include a garage, as such, it does not currently conform to applicable parking requirements. The applicant proposes to construct a new detached two-car garage and to expand the existing building floor and deck areas in compliance with applicable RT zoning development standards including but not limited to parking, setback and building height requirements.

Table 1: Development Standards

	REQUIRED	PROPOSED
FRONT YARD	10'-0"	15'-0"
SIDE YARD	3'-0" min	5'-0"
REAR YARD	6'-0" residence 0'-0" garage	6'-0" residence 0'-0" garage
MAXIMUM HEIGHT	35 feet above average finished grade	31'-10"
PARKING	2 car garage (400 sq. ft.)	2 car garage (400 sq. ft.)

ENVIRONMENTAL DETERMINATION

The development proposal has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been found to be exempt as a Class 1 15301 (e) 2, Categorical Exemption "Existing facilities".

PUBLIC NOTIFICATION

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

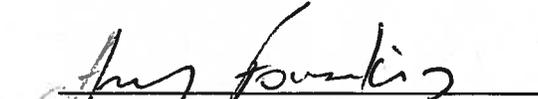
SUMMARY

Regular Coastal Permit (RC13-00017) as conditioned, are consistent with the requirements of the Zoning Ordinance, the land use policies of the General Plan and the policies of the Local Coastal Program. The project will comply with applicable development standards for the district in which it is situated. The project's scale and architecture are compatible with the surrounding neighborhood. Therefore, staff recommends that the Planning Commission:

- Approve Regular Coastal Permit (RC13-00017) by adopting Planning Commission Resolution No. 2014-P01 with findings and conditions of approval attached herein.

PREPARED BY:

SUBMITTED BY:



Amy Fousekis
Principal Planner



Marisa Lundstedt
City Planner

ML/AF/fil

Attachments:

1. Plans
2. Planning Commission Resolution No. 2014-P01
3. Other Attachments (Application page, Description and Justification, Legal Description)

**EXISTING BUILDING
CONSTRUCTION.**

FOUNDATION.
THE EXISTING FOUNDATION IS A CONTIGUOUS CONCRETE FOOTING WITH A POURED IN PLACE CONCRETE FLOOR SLAB.

EXTERIOR WALLS.
THE EXTERIOR WALL ARE 2X4 WOOD FRAME WALLS WITH A BRUCCO EXTERIOR AND A GYPSUM BOARD INTERIOR FINISH.

INTERIOR WALLS.
THE INTERIOR WALLS ARE WOOD FRAME NON-BEARING WITH GYPSUM BOARD FINISH ON EACH SIDE OF THE WALL.

ROOF.
THE EXISTING ROOF IS 1/2" THICK ASPHALTING WITH A PERMANENT STYLE ROOF TILE FINISH ALL OVER. THE UNMANUFACTURED WOOD TRUSSES OR WOOD RAFTERS IN THE ENTRY AREA.

NOTES.

A. THE EXISTING AS-BUILT INFORMATION WAS PROVIDED BY THE OWNER'S DRAWINGS PREPARED BY R. J. R. ENGINEERS. THE AS-BUILT INFORMATION SHALL BE VERIFIED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION.

AS-BUILT FLOOR PLAN

SCALE: 1/4" = 1'-0"
BUILDING AREA (REVISIONS) LAST 6/8 FT.

LEGEND:

- NO SMOKE DETECTOR TO BE PROVIDED
- AREA OF WORK TO BE PROVIDED
- ▬ BRUCCO 2X4 WOOD FRAME WALL



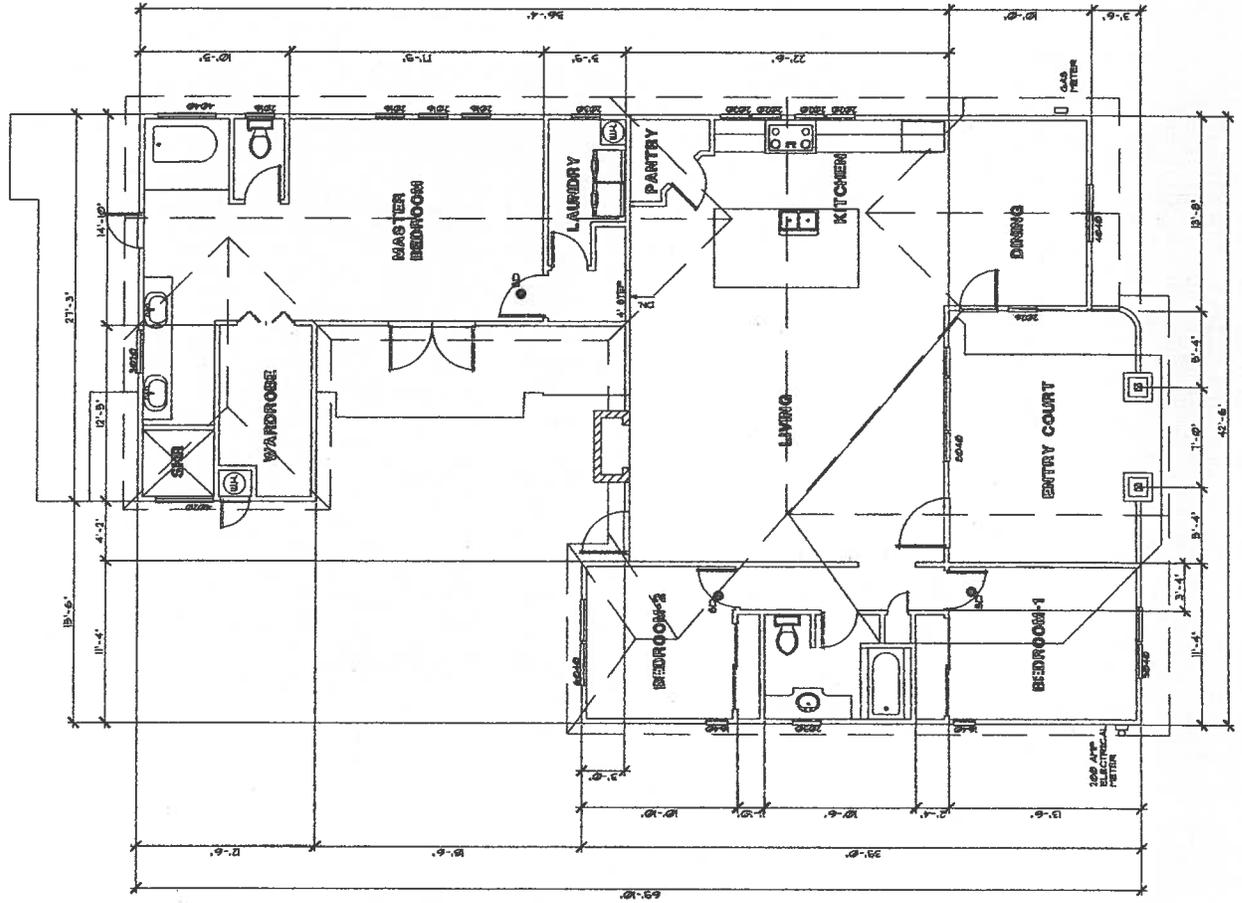
4 DESIGN

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11-1000 Pacific Ave.
A-02



PRELIMINARY DESIGN

AS-BUILT FLOOR PLAN



FLOOR PLAN NOTES:

1. A NEW RESIDENTIAL ELEVATOR SHALL BE INSTALLED. THE ELEVATOR SHALL BE BY APPROVED EQUAL CONTRACTOR TO PROVIDE SHOP DRAWINGS TO THE OWNER, ARCHITECT AND ENGINEER. THE ELEVATOR SHALL BE INSTALLED MAINTAINING THE ORIGINAL COVERED WALKWAY TO SMALL VESTIBY. ALL DIMENSIONS AND CONNECTIONS TO THE ELEVATOR SHALL BE AS SHOWN ON THE ELEVATOR CONTRACT DOCUMENTS. DAMAGED LINE INDICATES AREA OF WORK TO BE REPAIR OR REPLACE ON THE SECOND FLOOR.
2. REMOVE THE EXISTING MASONRY FIREPLACE.
3. REMOVE THE EXISTING DOOR.
4. INSTALL TWO NEW TEMPERED GLASS SLASH DOORS IN A NEW OPENING IN THE EXISTING WALL.
5. DAMAGED LINES INDICATES A NEW STAIR AND ROOF DECK TO THE SECOND FLOOR AND ROOF DECK.
6. REMOVE THE EXISTING MASONRY BOOD FRAMES SHALL BE REPAIR OR REPLACE TO MATCH THE EXISTING SURFACES.
7. RELOCATE THE EXISTING GAS FIRED WATER HEATER TO THE ROOF DECK AREA.
8. REMOVE THE EXISTING DOOR AND REFRAME. ENCLOSE THE OPENING AND FINISH EACH SIDE TO MATCH THE ADJACENT SURFACE.

FIRST FLOOR

SCALE: 1/4" = 1'-0"
AREA (EXISTING)
BUILDING AREA (ADDITION)
FIRST FLOOR TOTAL
1471 SQ. FT.
491 SQ. FT.
1968 SQ. FT.

LEGEND:

- ◉ EXISTING DOOR
- ◉ NEW 2x4 WOOD FRAME WALL
- ◉ EXISTING 2x4 WOOD FRAME WALL
- ◉ EXISTING 2x4 WOOD FRAME WALL
- ◉ CLASH MONUMENT
- ◉ CHA



4 DESIGN

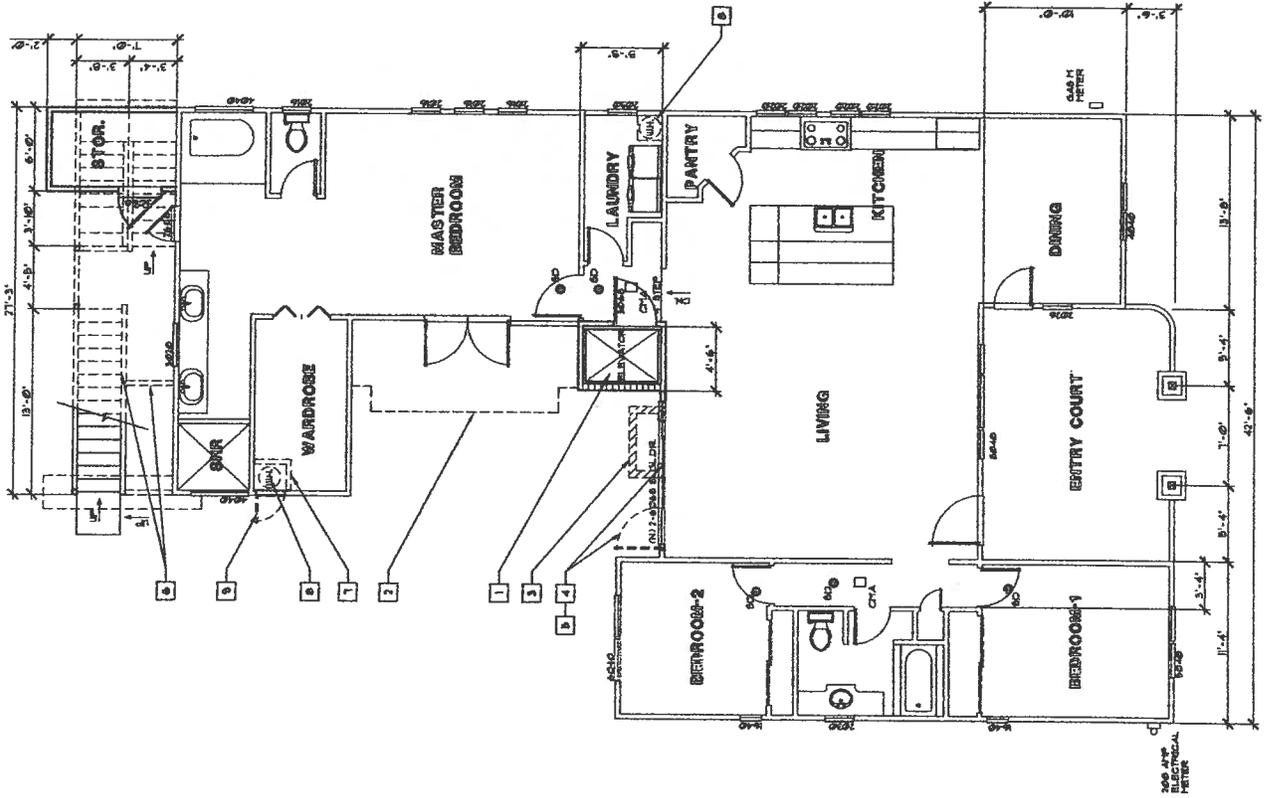


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PRELIMINARY DESIGN

FIRST FLOOR PLAN

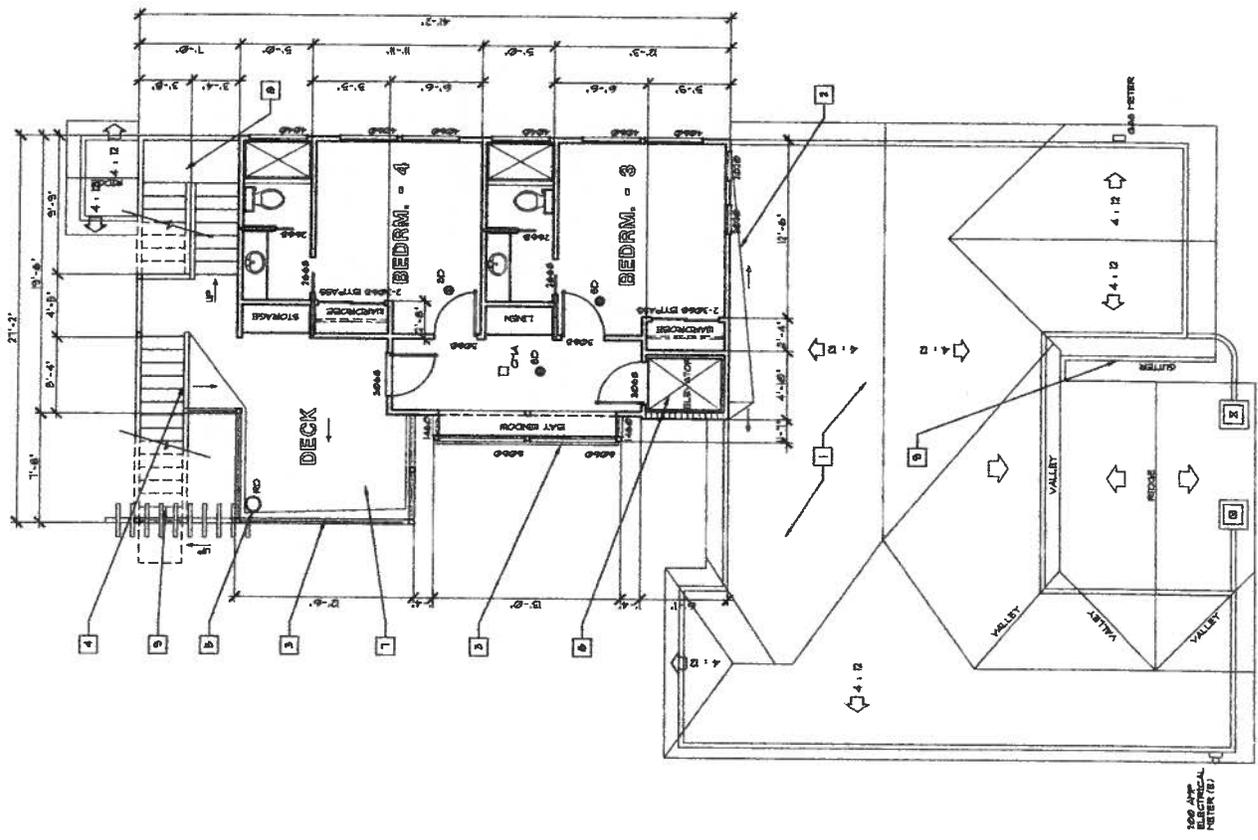


FLOOR PLAN NOTES:

1. EXISTING ROOF TO REMAIN.
2. NEW SHEET METAL CHANT.
3. 4" HIGH POWDER COATED METALLURGICAL ON TOP OF A RAISED CURB.
4. 4" HIGH STUCCO COVERED PARAPET WALL.
5. DECK DRAIN.
6. NEW RESIDENTIAL ELEVATOR.
7. WEATHERPROOF DECK.
8. STAIR TO ROOF DECK ABOVE.
9. STAIR TO EXTERIOR BRACE.
10. NEW GUTTER AND DOWNSPOUT.

NOTES:

- A. THE WINDOW HEADER HEIGHT AT THIS FLOOR TO AT 8'-0"



SECOND FLOOR

SCALE: 1/4" = 1'-0"
 BUILDING AREA (EXISTING)
 BUILDING AREA (ADDITION)
 FIRST FLOOR TOTAL
 EXTERIOR DECK AREA

LEGEND:

- 60 SMOKE DETECTOR
- NEW 2x4 WOOD FRAME WALL
- NEW 2x4 WOOD FRAME WALL
- CARBON MONOXIDE CTA ALARM
- SLOPE OF DECK
- AREA OF ROOF RECONFIGURATION



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PRELIMINARY DESIGN

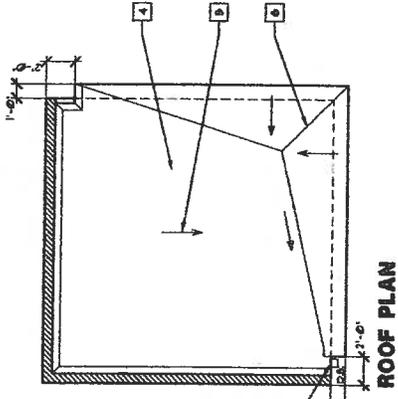


SECOND FLOOR PLAN

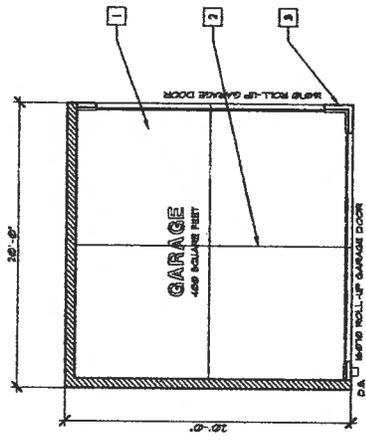
208 GODFREY STREET
 OCEANSIDE, CALIFORNIA
 92333

GARAGE NOTES:

1. SLOPE THE 4" THICK CONCRETE FLOOR SLAB 1/8" PER FOOT TO DRAIN.
2. CONTROL JOINTS IN CONCRETE SLAB.
3. WOOD FRAME WALL ATOP 6x6 CONCRETE CURB.
4. BUILD UP, NOT TOP, CLASS A ASPHALT ROOFING.
5. SLOPE ROOF 1/4" PER FOOT TO DRAIN.
6. CANT ROOF TO DRAIN.
7. SQUARE TO ROOF DRAIN LEAD AND DOWNSPOUT, DAYLIGHT IN ADJACENT PLANTER WITH CONCRETE SPLASH.
8. DECORATIVE LIGHT FIXTURE.
9. INCREASED OVERHEAD STRUCTURAL GARAGE DOOR WITH THERMOPLASTIC ELASTOMER PANELS.
10. GALVANIZED SHEET METAL FLASHING.
11. 208 CEMENTIOUS MORTAR.
12. STUCCO FINISH SIDING TO MATCH THE EXISTING STRUCTURE.



ROOF PLAN

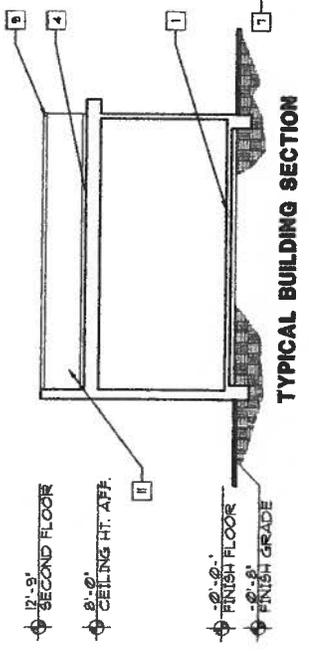


FLOOR PLAN

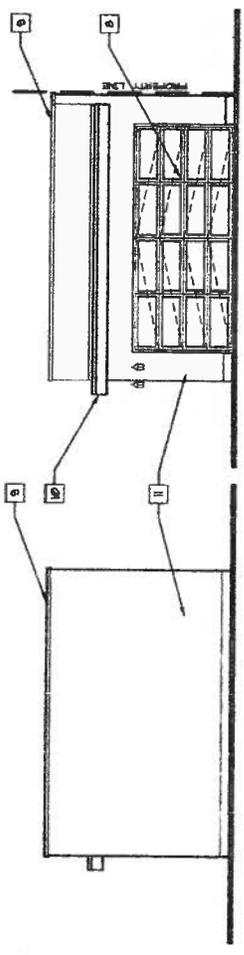
GARAGE PLAN
 SCALE: 1/4" = 1'-0"
 400 SQ. FT.

LEGEND:

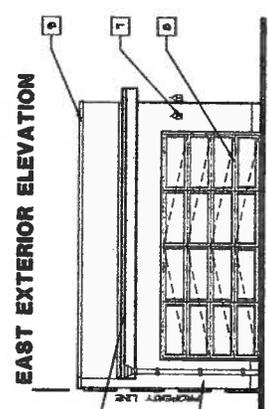
- 6x6x6 CONG. BLOCK (SOLID GRID)
- 2x4 WOOD FRAME WALL



TYPICAL BUILDING SECTION



NORTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION

SOUTH EXTERIOR ELEVATION

WEST EXTERIOR ELEVATION

GARAGE PLAN
 SCALE: 1/4" = 1'-0"
 400 SQ. FT.

FLOOR PLAN



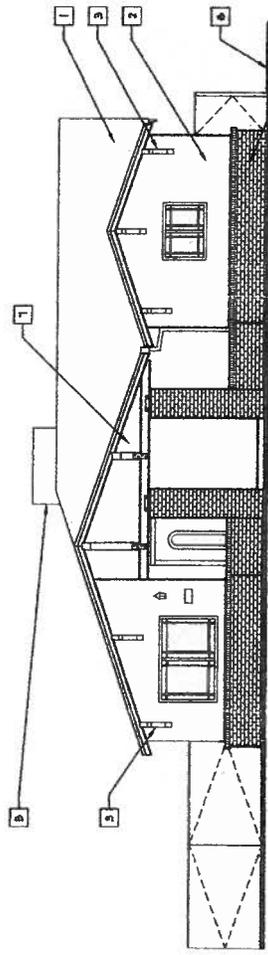
PRELIMINARY DESIGN

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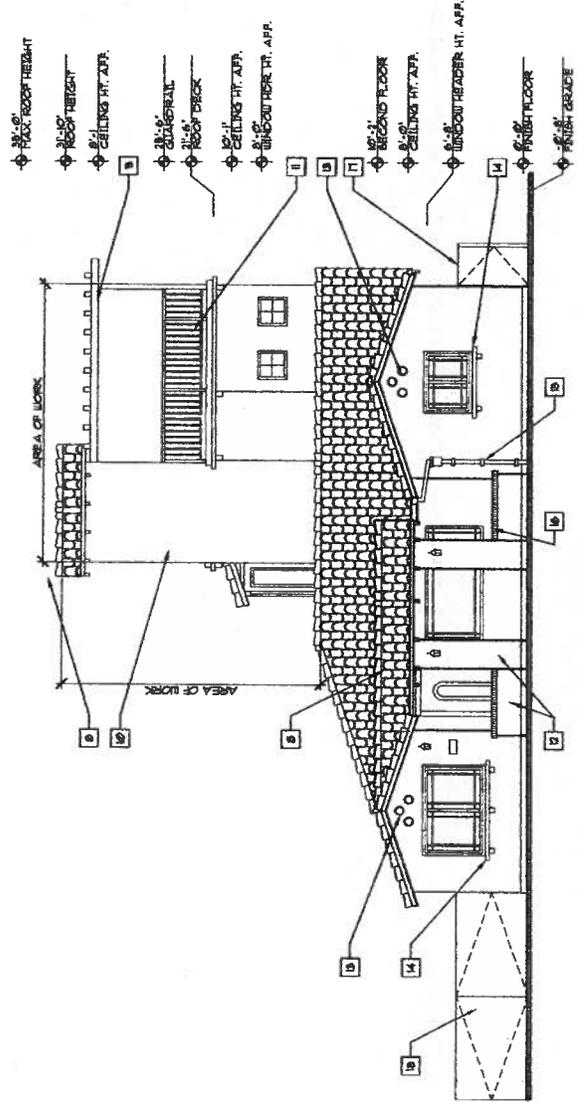
GARAGE FLOOR PLAN

ELEVATION NOTES:

1. EXISTING MASONRY STYLE TILE ROOF
2. EXISTING STUCCO SIDING
3. EXISTING ENFORCED WOOD RAFTER TAILS TO BE REMOVED.
4. EXISTING RED BRICK VENEER TO BE REMOVED.
5. EXISTING FIREPLACE STACK TO BE REMOVED.
6. EXISTING GRACE TO REMAIN.
7. EXISTING ROOF OVER EXISTING ENTRY PATIO TO BE REPAIRED AND REORDERED.
8. EXISTING MASONRY STYLE TILE ROOF TO MATCH THE EXISTING ROOF.
9. NEW WOOD TRILLER.
10. NEW STUCCO SIDING TO MATCH THE EXISTING SIDING.
11. NEW POWDER COATED METAL GUARDRAIL.
12. EXISTING COLUMNS AND GARDEN SCREEN WALLS TO BE REINFORCED AND STUCCO TO MATCH THE EXISTING EXTERIOR SIDING.
13. DECORATIVE ACCENT BARREL RED ROOFING TILES.
14. NEW DECORATIVE WOOD NOT BELIEVE.
15. NEW DECORATIVE COPPER ROOF DRAIN.
16. DECORATIVE TILE SOLDIER COURSE ATOP GARDEN WALL.
17. EXISTING WOOD GATE.
18. EXISTING METAL GATE.



SOUTH ELEVATION - EXISTING



SOUTH ELEVATION - PROPOSED



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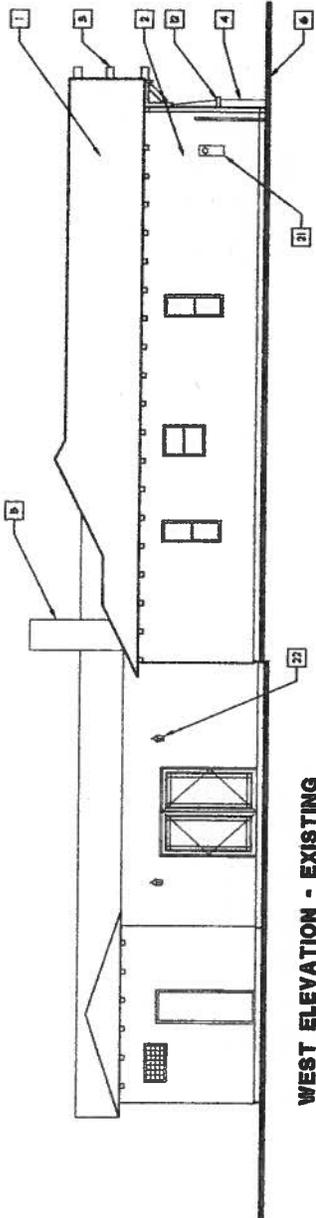
EXTERIOR ELEVATIONS

9.23.18

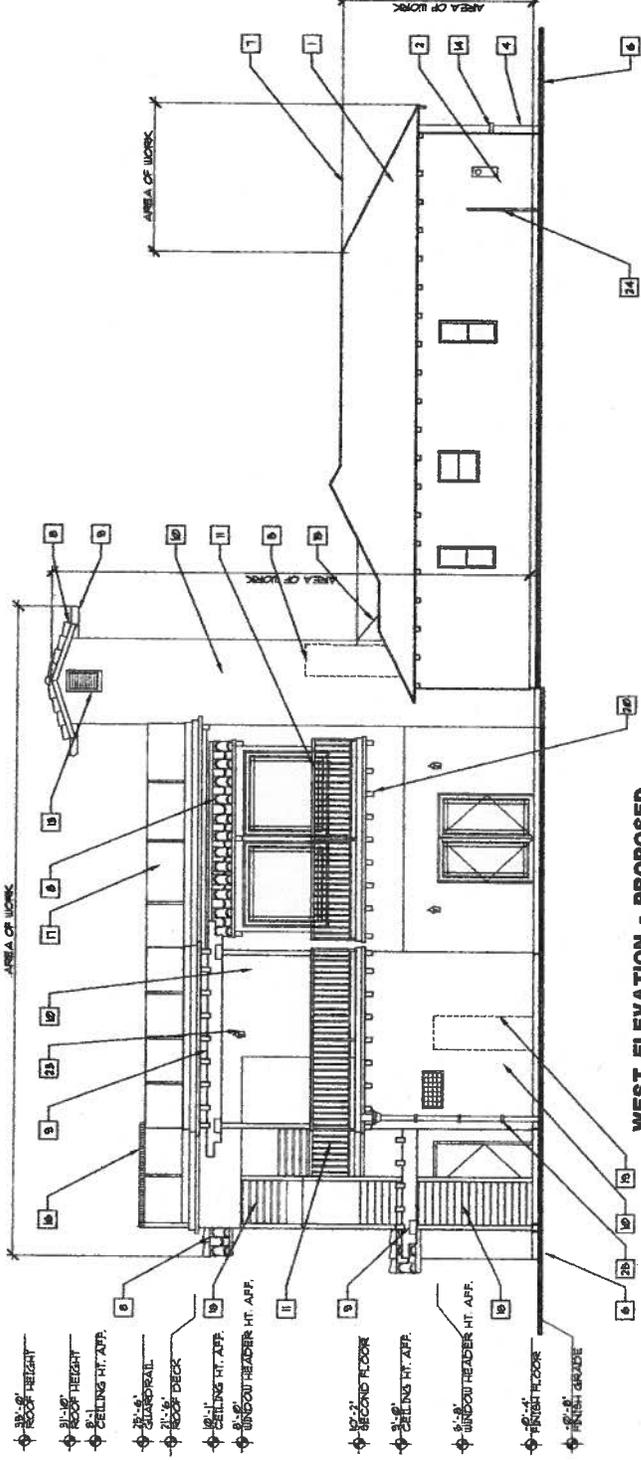
**208 GODFREY STREET
OCEANSIDE, CALIFORNIA**

ELEVATION NOTES:

1. EXISTING HERRON STYLE TILE ROOF
2. EXISTING STUCCO SIDING
3. EXISTING EXPOSED WOOD BATTER TAILS TO BE REMOVED.
4. EXISTING RED BRICK VENEER TO BE REMOVED.
5. EXISTING FIREPLACE STACK TO BE REMOVED.
6. EXISTING GRADE TO BE REPAIRED.
7. EXISTING ROOF OVER EXISTING ENTRY PATIO TO BE REMOVED AND RECONSTRUCTED.
8. NEW HERRON STYLE TILE ROOF TO MATCH THE EXISTING ROOF.
9. NEW WOOD TRUSS.
10. NEW STUCCO SIDING TO MATCH THE EXISTING SIDING.
11. NEW POWDER COATED METAL GUARDRAIL.
12. EXISTING COLUMNS AND GARDEN SCREEN WALLS TO BE REMOVED AND RECONSTRUCTED TO MATCH THE EXISTING EXTERIOR APPEARANCE.
13. NEW DECORATIVE WOOD POT SHELFS.
14. POWDER COATED DECORATIVE ELEVATOR SHAFT VENT.
15. GANT NEW ROOF TO DRAIN.
16. DECORATIVE TILE BALDERS COURSE ATOP GARDEN WALL.
17. 4" HIGH GLASS GUARDRAIL ATOP RAISED CURB.
18. NEW FARGATE METAL STAIR WITH CONCRETE TREADS.
19. REPAIR THE EXISTING WALKER LATER CLOSET DOOR AND ENCLOSE THE OPENING.
20. RECONSTRUCT EXPOSED BATTER TAILS TO MATCH THE NEW TRUSS.
21. EXISTING ELECTRICAL METER.
22. EXISTING ELECTRICAL LIGHT FIXTURE.
23. NEW DECORATIVE LIGHT FIXTURE TO MATCH THE EXISTING FIXTURE.
24. RELOCATE THE EXISTING METAL GATE.
25. DISCRETE METAL HEAD AND DOWN SPIGOT POST BALCONY.



WEST ELEVATION - EXISTING



WEST ELEVATION - PROPOSED

- 30'-0" FINISH FLOOR
- 21'-0" FINISH FLOOR
- CEILING HT. APP.
- ROOF DECK
- GUARDRAIL
- 20'-0" FINISH FLOOR
- CEILING HT. APP.
- WINDOW HEADER HT. APP.
- 12'-0" FINISH FLOOR
- CEILING HT. APP.
- WINDOW HEADER HT. APP.
- FINISH GRADE

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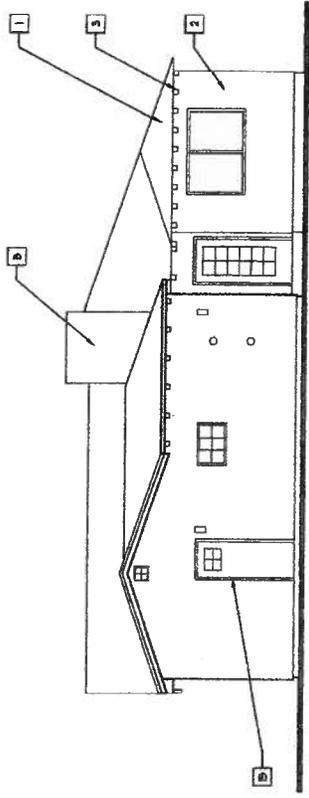
PRELIMINARY DESIGN

EXTERIOR ELEVATIONS

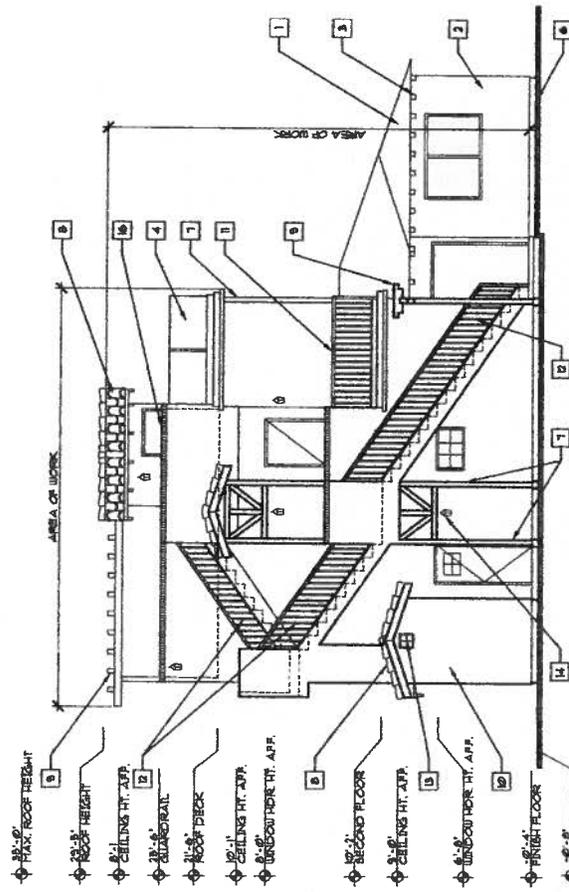
208 GODFREY STREET
OCEANSIDE, CALIFORNIA

ELEVATION NOTES:

1. EXISTING MISSION STYLE TILE ROOF
2. EXISTING STUCCO SIDING
3. EXISTING EXPOSED WOOD RAFTER TAILS
4. 4" HIGH GLASS GUARDRAIL ATOP GABLE
5. EXISTING FIREPLACE STACK TO BE REMOVED
6. EXISTING GRADE TO REMAIN
7. WOOD ROOF
8. NEW MISSION STYLE TILE ROOF TO MATCH THE EXISTING ROOF
9. NEW WOOD TRELLIS
10. NEW STUCCO SIDING TO MATCH THE EXISTING SIDING
11. NEW POWDER COATED METAL GUARDRAIL
12. NEW POWDER COATED METAL STAIR RAIL
13. DECORATIVE ACCENT TILING
14. NEW DECORATIVE LIGHT FIXTURE
15. EXISTING DOOR
16. DECORATIVE TILE SOLDER COURSE ATOP PARAPET WALL



NORTH ELEVATION - EXISTING



NORTH ELEVATION - PROPOSED



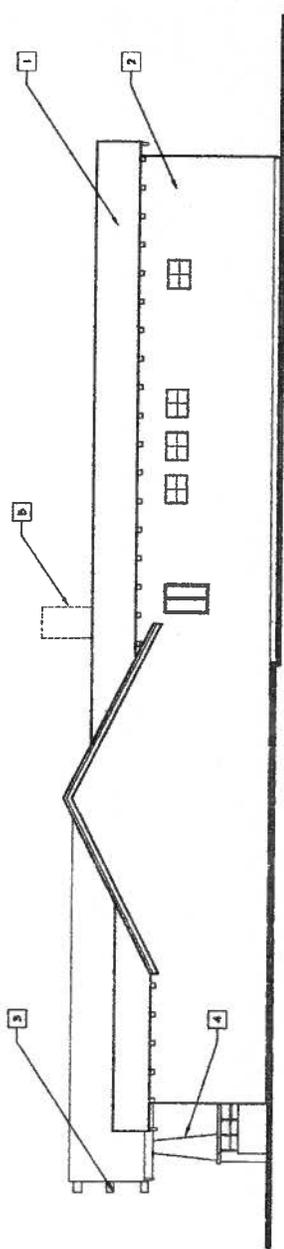
PRELIMINARY DESIGN

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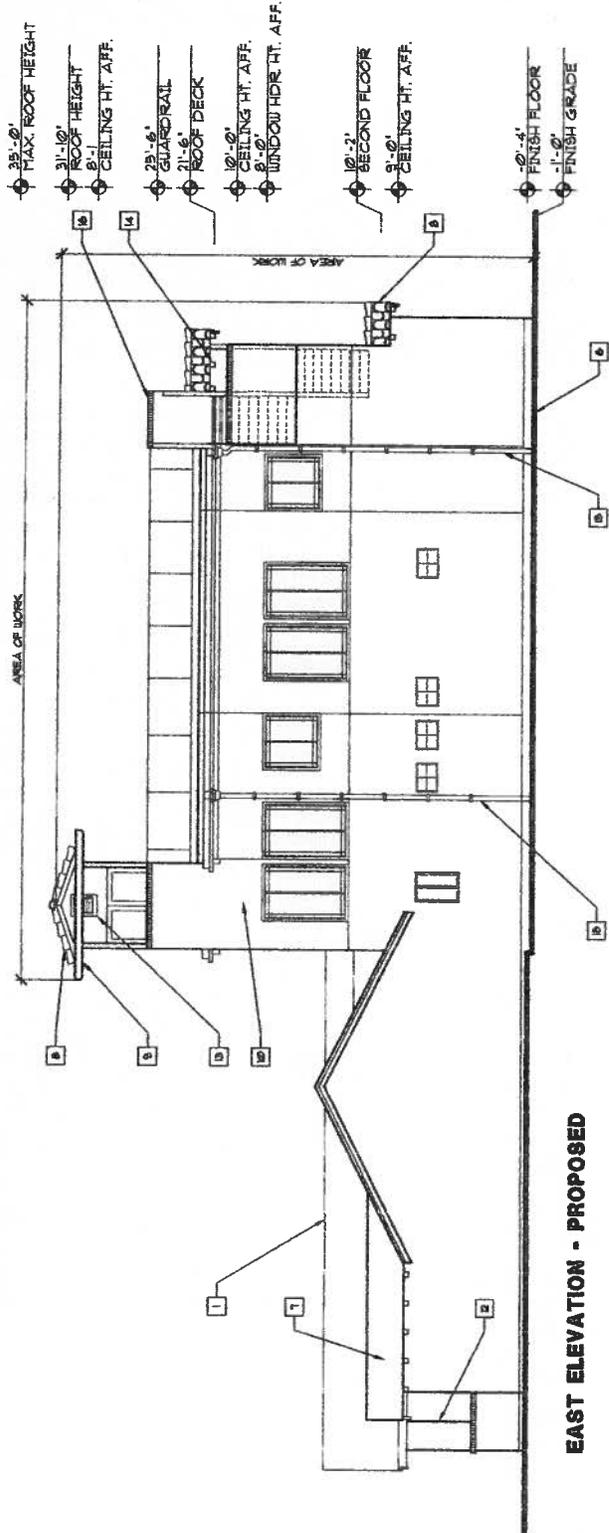
EXTERIOR ELEVATIONS

ELEVATION NOTES:

1. EXISTING MISSION STYLE TILE ROOF
2. EXISTING STUCCO SIDING
3. EXISTING EXPOSED WOOD RAFTER TAILS TO BE RESTORED.
4. EXISTING RED BRICK VENEER TO BE RESTORED.
5. EXISTING FIREPLACE STACK TO BE REMOVED.
6. EXISTING GRADE TO RE-FLAT.
7. EXISTING ROOF OVER EXISTING ENTRY PATIO TO BE REMOVED AND RECONSTRUCTED.
8. NEW MISSION STYLE TILE ROOF TO MATCH THE EXISTING ROOF.
9. NEW WOOD TRELLIS.
10. NEW ARBORS SIDING TO MATCH THE EXISTING SIDING.
11. NEW POWDER COATED METAL GUARDRAIL.
12. EXISTING COLUMNS AND GARDEN SCREEN TO BE RESTORED TO MATCH THE EXISTING EXTERIOR SIDING.
13. POWDER COATED DECORATIVE ELEVATOR VENT.
14. EXPOSED RAFTER TAILS TO MATCH THE EXISTING.
15. NEW DECORATIVE COPPER ROOF DRAIN.
16. DECORATIVE TILE SOLIDOR COURSE AT OP. GARDEN WALL.



EAST ELEVATION - EXISTING



EAST ELEVATION - PROPOSED



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EXTERIOR ELEVATIONS

1 PLANNING COMMISSION
2 RESOLUTION NO. 2014-P01

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: RC13-00017
7 APPLICANT: Ms. Mandana Safrang
8 LOCATION: 208 Godfrey 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 (RC13-00017) under the
13 provisions of the City of Oceanside Local Coastal Program to permit the following:

14 remodeling of an existing single-family residence, construction of a new two-car detached
15 garage, addition of 695 square feet of building floor area and 956 square feet of deck area;
on certain real property described in the project description;

16 WHEREAS, the Planning Commission, after giving the required notice, did on the 27th
17 day of January, 2014 conduct a duly advertised public hearing as prescribed by law to consider said
18 application;

19 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
20 Guidelines thereto; this project has been found to be exempt per Article 19, Class 1 15301 (e) 2,
21 "Existing Facilities" Categorical Exemption from environmental review;

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

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

26 //////////////

27 //////////////

28 //////////////

29 //////////////

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 Government Code 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 remodeling of the existing single-family dwelling, as conditioned, is
23 consistent with the land use policies of the Local Coastal Program as implemented
24 through the Zoning Ordinance. Specifically, the project, will not impact existing public
25 views of the coastal zone area and the physical aspects of the project will complement
26 existing development on neighboring sites.
- 27 2. The proposed development, as conditioned, will not obstruct an existing, planned, or
28 required public beach access and conforms to the public access and recreation policies of
29 Chapter 3 of the Coastal Act. Godfrey Street is not a thru street to the coastline and the
site is located two blocks away from the oceanfront, therefore the proposed development
would not obstruct existing or planned public beach access ways.

1 3. The project will not result in the loss of any on-street public parking spaces or take away
2 from the existing parking fronting the project site. An existing curb cut along Godfrey
3 street will be closed, thus additional on street parking will be made available along the
4 project site's street frontage.

5 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
6 approve Regular Coastal Permit (RC13-00017) subject to the following conditions:

7 **Engineering:**

8 1. A Geotechnical report shall be submitted to the Building Division prior to issuance of
9 any building permit.

10 **Planning:**

11 2. Regular Coastal Permit (RC13-00017) shall expire on January 27, 2016, unless
12 implemented per the Zoning Ordinance or unless the Planning Commission grants a time
13 extension.

14 3. This Regular Coastal Permit, as conditioned, approves a series of building and site
15 improvements for a single-family dwelling, as presented to the Planning Commission for
16 review and approval. No deviation from these approved plans and exhibits shall occur
17 without Planning Division approval. Substantial deviations shall require a revision to the
18 Regular Coastal Permit.

19 4. A Declaration of Covenants, Conditions and Restrictions (DCC&Rs) shall be submitted for
20 review and approval to the City Attorney prior to issuance of building permits. The
21 DCC&Rs shall specify that approval of project entitlements is limited to development of a
22 single-family dwelling.

23 5. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
24 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
25 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
26 annul any approval of the City, concerning Regular Coastal Permit (RC13-00017). The
27 City will promptly notify the applicant of any such claim, action or proceeding against
28 the City and will cooperate fully in the defense. If the City fails to promptly notify the
29 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.

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

1 12. Outdoor patios, decks, and other similar fixed accessory improvements shall not exist in
2 a hazardous condition. Repair, replacement or removal construction activities require
3 that all relevant permits be obtained from the City of Oceanside.

4 13. Prior to issuance of a building permit, the applicant and landowner shall execute and record
5 a covenant, in a form and content acceptable to the City Attorney, providing that the
6 property is subject to this resolution and all conditions of approval, and shall generally list
7 all conditions of approval.

8 PASSED AND ADOPTED Resolution No. 2014-P01 on January 27, 2014 by the
9 following vote, to wit:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14 _____
15 Robert Neal, Chairperson
16 Oceanside Planning Commission

17 ATTEST:

18 _____
19 Marisa Lundstedt, Secretary

20 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify
21 that this is a true and correct copy of Resolution No. 2014-P01.

22 Dated: January 27, 2014

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

25 _____
26 Applicant/Representative

_____ Date



Application for Discretionary Permit

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

STAFF USE ONLY

ACCEPTED / *Revised*
Received
NOV - 6 2013
Planning Division

BY
AF
i
DHW

Please Print or Type All Information

PART I - APPLICANT INFORMATION

1. APPLICANT Mandana Safrang	2. STATUS Owner
3. ADDRESS 208 Godfrey Street Oceanside, CA 92054	4. PHONE/FAX/E-mail
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Kennith L. Chriss A.I.A.	
6. ADDRESS 1561 Cormorant Dr. Carlsbad, CA 92011	7. PHONE/FAX/E-mail 760-433-1785

HEARING

GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL.
C.U.P.
VARIANCE
<input checked="" type="checkbox"/> COASTAL <i>PC 13-00017</i>
O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION 208 Godfrey Street, Oceanside, CA 92054		
10. GENERAL PLAN Res. UMD	11. ZONING RT (1986 ORD.)	12. LAND USE Residential
14. LATITUDE		15. LONGITUDE

9. SIZE 6,000 Sq. Ft. / .137 Acres
13. ASSESSOR'S PARCEL NUMBER 152-145-06-00

PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION Second floor addition 588 Sq. Ft. with a portion of the existing roof to be reconfigured. A roof deck is to be added atop the second floor. A FIRST FLOOR ADDITION OF 64 SQ. FT. AND A GARAGE OF 400 SQ. FT.				
17. PROPOSED GENERAL PLAN RES. UMD	18. PROPOSED ZONING RT	19. PROPOSED LAND USE RES.	20. NO. UNITS 1	21. DENSITY .047 D.U./A.
22. BUILDING SIZE 2,481 SQ. FT.	23. PARKING SPACES 2	24. % LANDSCAPE 57%	25. % LOT COVERAGE or FAR 43 % Lot Coverage	

PART IV - ATTACHMENTS

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

PART V - SIGNATURES

SIGNATURES FROM ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

35. APPLICANT OR REPRESENTATIVE (Print): Kennith L. Chriss A.I.A.	36. DATE 6/15/2013	37. OWNER (Print): Mandana Safrang	38. DATE 6/15/2013
Sign: <i>Kennith L. Chriss</i>	Sign: <i>Mandana Safrang</i>		

• 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.

DESCRIPTION AND JUSTIFICATION

Regular Coastal Permit

208 Godfrey Street

June 2013

The project consists of 548 SQ. FT. second floor addition to an existing 1,827 SQ. FT. single story residential structure.

The purpose of the addition is to provide additional living space for the residents. The increase in the number of bedrooms from three to five will allow the family members to have their own private sleeping quarters.

The addition of a second floor will provide a delightful view of the surrounding roof tops and other two story structures. Flow through ventilation from the coastal and seasonal Santa Ana breezes will provide a comfortable atmosphere for the additional space.

A roof deck is being added atop the second floor area to provide a common space for the residents to take advantage of the coastal views and the city skyline views.

The second floor and roof decks are to be serviced by a residential elevator. The elevator will provide access to these areas by all of the family members including the elderly grandparents.

The project will include a reconfiguration of the existing roof over the entry patio. The goal of this modification is to enhance the lower scale of the structure to provide a more welcoming appearance to the neighborhood.

The project in its entirety enhances the character of the street and provides a welcoming addition to the neighborhood.

The project does not adversely affect the surrounding neighborhood as similar projects have been constructed successfully in the area.

The project complies with all the local and state regulations and codes.

We request that this project as presented, be approved by the City of Oceanside and be issued a local Coastal Permit.

DEVELOPMENT STANDARDS CHART

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
Front Setback	20'-0"	15'-0"	N/A
Side Setback	3'-0"	3'-0"	N/A
Rear Setback	6'-0"	6'-0"	N/A
Height	35'-0" max.	15'-0"	31'-10"

Below are the findings for the Regular Coastal Permit.

1. That the project conforms to the Local Coastal Plan, including the policies of that plan.

The project is in the RT zone that has its purpose: *"To provide opportunities for tourist and year-round visitor-serving facilities including permanent and transient residential and related uses within the City's Coastal Zone."* (Article 10 of the Zoning Ordinance.) This project enhances that purpose as it provides permanent residential opportunities. The building is compatible with surrounding structures.

2. That all development within the appealable area as identified in the Local Coastal Plan conforms to the public access and recreation policies of Chapter 3 of the Coastal Act.

No additional public access requirements have been identified for this project.

LEGAL DESCRIPTION

208 Godfrey Street

LOT "K" EXCEPTING THEREFROM, THE NORTHWESTERLY 25 FEET AND THE SOUTHWESTERLY 50 FEET THEREOF, THE NORTHWESTERLY 50 FEET OF LOT "J", EXCEPTING THEREFROM THE SOUTHWESTERLY 50 FEET THEREOF, IN BLOCK 5, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 340, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AUGUST 28, 1885, COMMONLY KNOWN AS MYERS ADDITION.

ALSO ALL OF THE ALLEY IMMEDIATELY ADJOINING THE ABOVE DESCRIBED PROPERTY ON THE NORTHEAST, SAID ALLEY HAVING BEEN CLOSED AND VACATED BY THE BOARD OF TRUSTEES OF THE CITY OF OCEANSIDE BY RESOLUTION NO. 235, EXCEPTING FROM SAID ALLEY THE NORTHWESTERLY 20 FEET THEREOF.



NOTICE OF EXEMPTION

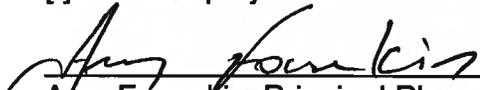
City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Ms. Mandana Safrang
2. **ADDRESS:** 208 Godfrey St
3. **PHONE NUMBER:** (760) 433-1785
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Amy Fousekis
6. **PROJECT TITLE:** RC13-00017 (Safrang Addition)
7. **DESCRIPTION:** The project involves construction of a new two-car detached garage, addition of 695 square feet of building floor area and 956 square feet of deck area to an existing single-family dwelling at 208 Godfrey Street. Situated within the Coastal Zone's appealable area and the South Oceanside Neighborhood Planning Area, the subject property has a Local Coastal Program land use designation of High Density Residential and a zoning designation of Residential Tourist (RT).

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on this review, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- The project is categorically exempt as a Class 1, 15301 (e) 1 for Existing Facilities;
 "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
 The project is statutorily exempt, Section , ____ (Sections 15260-15277); or,
 The project does not constitute a "project" as defined by CEQA (Section 15378).



Amy Fousekis, Principal Planner

Date: January 20, 2014

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