



DATE: August 11, 2014

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF REGULAR COASTAL PERMIT (RC14-00001) TO ALLOW REMODELING OF AN EXISTING SINGLE-FAMILY RESIDENCE, ADDITION OF 2,011 SQUARE FEET OF BUILDING FLOOR AREA AND CONSTRUCTION OF A NEW TWO-CAR GARAGE AT 1031 SOUTH CLEVELAND STREET – EVERETT ADDITION – APPLICANT: MR. CHRISTOPHER EVERETT**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 1 Categorical Exemption per Section 15301 (e)(2) (Existing Facilities) of the California Environmental Quality Act; and
- (2) Approve Regular Coastal Permit (RC14-00001) by adopting Planning Commission Resolution No. 2014-P19 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

The project involves remodeling of an existing 1,054-square-foot single-family residence, an addition of 2,011 square feet of building floor area, and a 420-square-foot two-car garage. More specifically, the applicant proposes to add 558 square feet of building floor area to the first floor and 1,453 square feet of building floor area to the second floor of the existing structure.

The project site has a relatively flat topography and is located within the appealable portion of the Coastal Zone. The parcel's Medium Density Residential (R-3) zoning designation is consistent with the Local Coastal Program's (LCP) land use designation of High Density Residential. These designations are intended to accommodate multiple family residences in a manner that will be compatible with surrounding properties and the protection of their values.

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. 1986 Zoning Ordinance
3. Local Coastal Program (LCP)

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 South Cleveland Street, just south of West Street and north of Eucalyptus Street, five blocks from the Pacific Ocean coastline, the wood framed existing one story single-family dwelling includes horizontal wood siding and four vinyl sliding windows of various shapes. The existing one story single-family dwelling would retain the existing raised wood floor and the north wall of the existing structure.

The applicant proposes modifications to the existing structure by expanding the first floor area and by adding a second story and a two-car garage. More specifically, the proposed remodel would include a two-car garage, three bedrooms, a great room, three bathrooms, and a workout studio. Architectural features include a new greenhouse roof structure over the proposed studio, a metal roof, and a glass framed exterior wall around the stairs. The overall design scheme of the project is intended to resemble an industrial building to reflect the surrounding neighborhood structures. 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 is 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 remodel is a two-story addition to the existing single story residence and a two-car garage. The new building will be in compliance with the maximum building height limits (35 feet) permitted within the R-3 zoning district. The proposed project's design, color pallet, would positively contribute to the existing street scene and compliment adjoining residences.

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

The proposed project is located five blocks east of the coastline along a relatively flat street; therefore the proposed project would not impact existing view corridors through public rights-of-way.

The City shall encourage variety, creativity, and site-responsive design for all new development.

The proposed project would incorporate a variety of materials such as a metal roof, and design features such as an exterior glass wall, that would produce variety and site-responsive design features along South Cleveland Street.

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 use permitted by right within the project's site's underlying medium density residential zone (R-3). The applicant proposes an addition of a two-car garage, in compliance with applicable R-3 zoning parking development standards.

Table 1: Development Standards

SETBACKS	REQUIRED	PROPOSED
FRONT YARD	15'-0"	String line (10'-0")
SIDE YARD	5'-0"	5'-0"
REAR YARD	15'-0" residence	15'-0"
MAXIMUM HEIGHT	35 feet above average finished grade or 3 stories whichever is less	27'-0"
PARKING	2-car garage (400 sq. ft.)	2-car garage (420 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

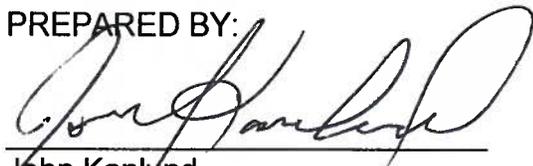
A legal notice was published in the North County Times and notices were sent to property owners of record and occupants within 300-foot radius of the subject property, individuals and or organizations requesting notification, the applicant, and other interested parties.

SUMMARY

Regular Coastal Permit (RC14-00001), as conditioned, is consistent with the requirements of the Zoning Ordinance, the land use policies of the General Plan and the policies of the Local Coastal Program. The project 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. Accordingly, staff recommends that the Planning Commission:

- Approve Regular Coastal Permit (RC14-00001) by adopting Planning Commission Resolution No. 2014-P19 with findings and conditions of approval attached herein.

PREPARED BY:



John Karlund
Planning Consultant

SUBMITTED BY:

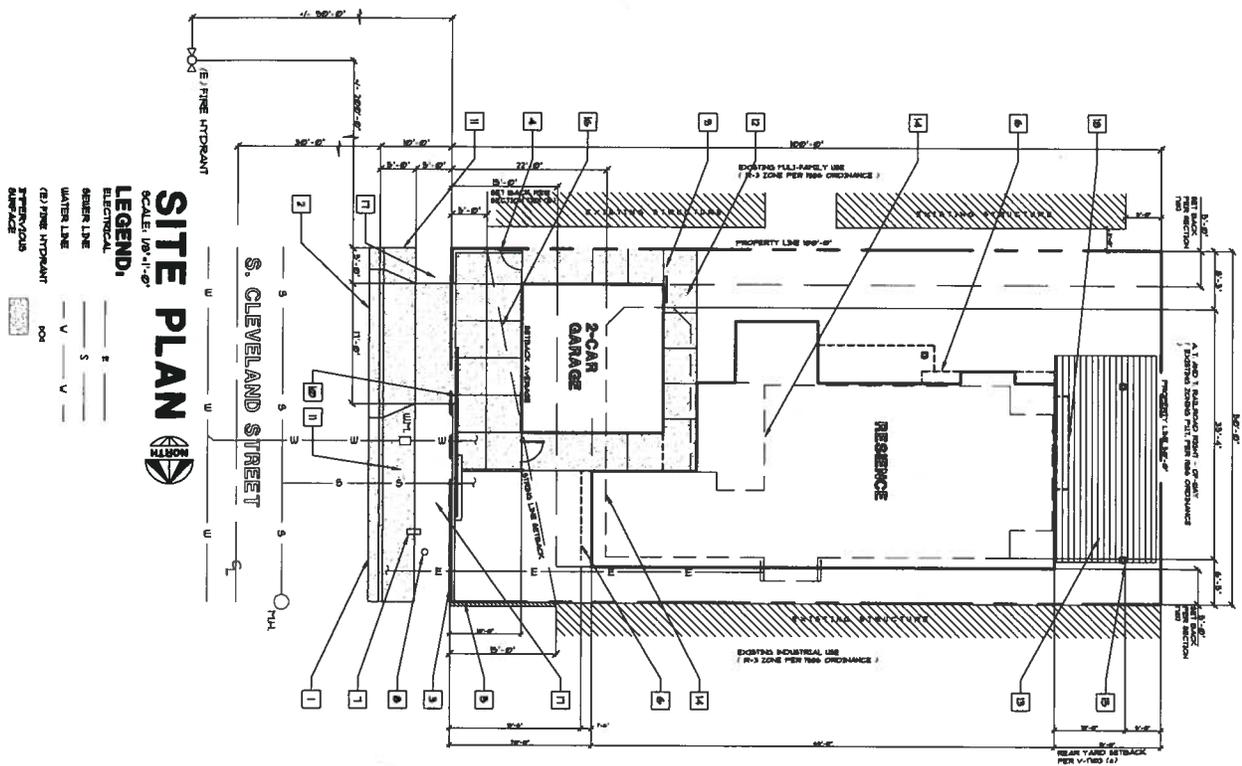


Marisa Lundstedt
City Planner

ML/JK/fl

Attachments:

1. Plans
2. Planning Commission Resolution No. 2014-P19
3. Other Attachments (Application Page, Description and Justification, Legal Description, Notice of Exemption)



SITE PLAN
 SCALE: 1/8"=1'-0"
LEGEND:
 ELECTRICAL
 GREEN LINE
 WATER LINE
 (E) FIRE HYDRANT
 FIRE ALARMS
 POA

SITE PLAN NOTES:

1. EDGE OF EXISTING ASPHALT PAVEMENT
2. REPLACE THE EXISTING CONCRETE CURB, QUINCY APPROACH, AND DRIVE.
3. EXISTING 47' HIGH WOOD FENCE.
4. NEW FENCE TO MATCH THE EXISTING.
5. EXISTING 47' HIGH WOOD FENCE ON QUINCY APPROACH.
6. CANTILEVER OF SECOND FLOOR.
7. EXISTING HALL BOX.
8. EXISTING NO PARKING STREET SIGN.
9. NEW READING GATE 3'-0" WIDE.
10. EXISTING 8'-0" HIGH GATE THROUGH BLDG'S METAL GATE WITH STEEL PILING.
11. NEW CONCRETE SIDE WALK AT STREET.
12. NEW CONCRETE WALK.
13. EXISTING WOOD DECK AT FRONT AND SECOND FLOOR.
14. SHARED WALKWAY NEAR THE LOCATION OF THE EXISTING STRUCTURE.
15. EXISTING WOOD PORCH TO BE REMOVED.
16. STREET LINE RETRACK PER CITY ORDINANCE SECTION 11A.
17. NEW OFF-STREET LANDSCAPING TO THE STANDARDS OF THE CITY OF OCEANSIDE.
18. SECOND FLOOR BALCONY EXTENSION 2ND FLOOR YARD PER SECTION 11B (3).

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS A 2-STORY SINGLE-FAMILY RESIDENCE RECORD SECOND ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE.

PROJECT DATA:

(BASED ON THE 2009 CALIFORNIA CODE.)

SITE INFORMATION
 1.33 ACRES (58,880 SQ. FT.)
 LOTS PER PARCEL: 124 PER PARCEL
 BLDG. COVERAGE: (SECTION 11B(1)) N/A (60%)
 MAXIMUM FLOOR AREA: 10,000 SQ. FT.
 MAXIMUM HEIGHT: (SECTION 11B(2)) 35'-0"
 BLDG. HEIGHT ALLOWED: (SECTION 11B(3)) 35'-0"

REQUIREMENTS
 FRONT YARD: (PER SECTION 11B(3)) 8'-0"
 REAR YARD: (PER SECTION 11B(3)) 8'-0"
 SIDE YARD: (SECTION 11B(1)) 5'-0"

ZONING PLAN
 GENERAL PLAN: HIGH DENSITY RESIDENTIAL (SECTION 11B(1))
 PERMITTED DENSITY: R-3
 REQUIRED: (PER ARTICLE 71) 3 CAR GARAGE

BUILDING AREA
 FIRST FLOOR (EXISTING) 1,084 SQ. FT.
 FIRST FLOOR (ADDITION) 844 SQ. FT.
 SECOND FLOOR (ADDITION) 1,083 SQ. FT.
 TOTAL 2,964 SQ. FT.
 GARAGE (ADDITION) 430 SQ. FT.

BUILDING CODE DATA:

2-STORY SINGLE-FAMILY RESIDENCE
 OCCUPANCY CLASSIFICATION: R-3
 TYPE OF CONSTRUCTION: TYPE V-B, 1-11
 (NON-SHEARWALL)

BUILDING CODES:

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES, REGULATIONS OR ORDINANCES:
 CALIFORNIA BUILDING CODE-AMENDED 2009 EDITION
 CALIFORNIA FIRE CODE-AMENDED 2009 EDITION
 CALIFORNIA PLUMBING CODE-AMENDED 2009 EDITION
 CALIFORNIA ELECTRICAL CODE-AMENDED 2009 EDITION
 CALIFORNIA MECHANICAL CODE-AMENDED 2009 EDITION
 CALIFORNIA ENERGY CODE-2009 EDITION
 CALIFORNIA GREEN BUILDING STANDARDS (CALIFORNIA GREEN BUILDING STANDARDS) 2009 EDITION
 CALIFORNIA GREEN BUILDING STANDARDS CODE-2009 EDITION

SHEET SCHEDULE:

- A-01 SITE PLAN
- A-02 1-B-SHEET FLOOR PLAN
- A-03 2-B-SHEET FLOOR PLAN
- A-04 3-B-SHEET EXTERIOR ELEVATIONS
- A-05 4-B-SHEET EXTERIOR ELEVATIONS
- A-06 5-B-SHEET EXTERIOR ELEVATIONS

LEGAL DESCRIPTION:

LOT 2 IN BLOCK 1 OF JAMES ADDITION TO OCEANSIDE IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP 100,000, 100,001, 100,002, 100,003, 100,004, 100,005, 100,006, 100,007, 100,008, 100,009, 100,010, 100,011, 100,012, 100,013, 100,014, 100,015, 100,016, 100,017, 100,018, 100,019, 100,020, 100,021, 100,022, 100,023, 100,024, 100,025, 100,026, 100,027, 100,028, 100,029, 100,030, 100,031, 100,032, 100,033, 100,034, 100,035, 100,036, 100,037, 100,038, 100,039, 100,040, 100,041, 100,042, 100,043, 100,044, 100,045, 100,046, 100,047, 100,048, 100,049, 100,050, 100,051, 100,052, 100,053, 100,054, 100,055, 100,056, 100,057, 100,058, 100,059, 100,060, 100,061, 100,062, 100,063, 100,064, 100,065, 100,066, 100,067, 100,068, 100,069, 100,070, 100,071, 100,072, 100,073, 100,074, 100,075, 100,076, 100,077, 100,078, 100,079, 100,080, 100,081, 100,082, 100,083, 100,084, 100,085, 100,086, 100,087, 100,088, 100,089, 100,090, 100,091, 100,092, 100,093, 100,094, 100,095, 100,096, 100,097, 100,098, 100,099, 100,100, 100,101, 100,102, 100,103, 100,104, 100,105, 100,106, 100,107, 100,108, 100,109, 100,110, 100,111, 100,112, 100,113, 100,114, 100,115, 100,116, 100,117, 100,118, 100,119, 100,120, 100,121, 100,122, 100,123, 100,124, 100,125, 100,126, 100,127, 100,128, 100,129, 100,130, 100,131, 100,132, 100,133, 100,134, 100,135, 100,136, 100,137, 100,138, 100,139, 100,140, 100,141, 100,142, 100,143, 100,144, 100,145, 100,146, 100,147, 100,148, 100,149, 100,150, 100,151, 100,152, 100,153, 100,154, 100,155, 100,156, 100,157, 100,158, 100,159, 100,160, 100,161, 100,162, 100,163, 100,164, 100,165, 100,166, 100,167, 100,168, 100,169, 100,170, 100,171, 100,172, 100,173, 100,174, 100,175, 100,176, 100,177, 100,178, 100,179, 100,180, 100,181, 100,182, 100,183, 100,184, 100,185, 100,186, 100,187, 100,188, 100,189, 100,190, 100,191, 100,192, 100,193, 100,194, 100,195, 100,196, 100,197, 100,198, 100,199, 100,200, 100,201, 100,202, 100,203, 100,204, 100,205, 100,206, 100,207, 100,208, 100,209, 100,210, 100,211, 100,212, 100,213, 100,214, 100,215, 100,216, 100,217, 100,218, 100,219, 100,220, 100,221, 100,222, 100,223, 100,224, 100,225, 100,226, 100,227, 100,228, 100,229, 100,230, 100,231, 100,232, 100,233, 100,234, 100,235, 100,236, 100,237, 100,238, 100,239, 100,240, 100,241, 100,242, 100,243, 100,244, 100,245, 100,246, 100,247, 100,248, 100,249, 100,250, 100,251, 100,252, 100,253, 100,254, 100,255, 100,256, 100,257, 100,258, 100,259, 100,260, 100,261, 100,262, 100,263, 100,264, 100,265, 100,266, 100,267, 100,268, 100,269, 100,270, 100,271, 100,272, 100,273, 100,274, 100,275, 100,276, 100,277, 100,278, 100,279, 100,280, 100,281, 100,282, 100,283, 100,284, 100,285, 100,286, 100,287, 100,288, 100,289, 100,290, 100,291, 100,292, 100,293, 100,294, 100,295, 100,296, 100,297, 100,298, 100,299, 100,300, 100,301, 100,302, 100,303, 100,304, 100,305, 100,306, 100,307, 100,308, 100,309, 100,310, 100,311, 100,312, 100,313, 100,314, 100,315, 100,316, 100,317, 100,318, 100,319, 100,320, 100,321, 100,322, 100,323, 100,324, 100,325, 100,326, 100,327, 100,328, 100,329, 100,330, 100,331, 100,332, 100,333, 100,334, 100,335, 100,336, 100,337, 100,338, 100,339, 100,340, 100,341, 100,342, 100,343, 100,344, 100,345, 100,346, 100,347, 100,348, 100,349, 100,350, 100,351, 100,352, 100,353, 100,354, 100,355, 100,356, 100,357, 100,358, 100,359, 100,360, 100,361, 100,362, 100,363, 100,364, 100,365, 100,366, 100,367, 100,368, 100,369, 100,370, 100,371, 100,372, 100,373, 100,374, 100,375, 100,376, 100,377, 100,378, 100,379, 100,380, 100,381, 100,382, 100,383, 100,384, 100,385, 100,386, 100,387, 100,388, 100,389, 100,390, 100,391, 100,392, 100,393, 100,394, 100,395, 100,396, 100,397, 100,398, 100,399, 100,400, 100,401, 100,402, 100,403, 100,404, 100,405, 100,406, 100,407, 100,408, 100,409, 100,410, 100,411, 100,412, 100,413, 100,414, 100,415, 100,416, 100,417, 100,418, 100,419, 100,420, 100,421, 100,422, 100,423, 100,424, 100,425, 100,426, 100,427, 100,428, 100,429, 100,430, 100,431, 100,432, 100,433, 100,434, 100,435, 100,436, 100,437, 100,438, 100,439, 100,440, 100,441, 100,442, 100,443, 100,444, 100,445, 100,446, 100,447, 100,448, 100,449, 100,450, 100,451, 100,452, 100,453, 100,454, 100,455, 100,456, 100,457, 100,458, 100,459, 100,460, 100,461, 100,462, 100,463, 100,464, 100,465, 100,466, 100,467, 100,468, 100,469, 100,470, 100,471, 100,472, 100,473, 100,474, 100,475, 100,476, 100,477, 100,478, 100,479, 100,480, 100,481, 100,482, 100,483, 100,484, 100,485, 100,486, 100,487, 100,488, 100,489, 100,490, 100,491, 100,492, 100,493, 100,494, 100,495, 100,496, 100,497, 100,498, 100,499, 100,500, 100,501, 100,502, 100,503, 100,504, 100,505, 100,506, 100,507, 100,508, 100,509, 100,510, 100,511, 100,512, 100,513, 100,514, 100,515, 100,516, 100,517, 100,518, 100,519, 100,520, 100,521, 100,522, 100,523, 100,524, 100,525, 100,526, 100,527, 100,528, 100,529, 100,530, 100,531, 100,532, 100,533, 100,534, 100,535, 100,536, 100,537, 100,538, 100,539, 100,540, 100,541, 100,542, 100,543, 100,544, 100,545, 100,546, 100,547, 100,548, 100,549, 100,550, 100,551, 100,552, 100,553, 100,554, 100,555, 100,556, 100,557, 100,558, 100,559, 100,560, 100,561, 100,562, 100,563, 100,564, 100,565, 100,566, 100,567, 100,568, 100,569, 100,570, 100,571, 100,572, 100,573, 100,574, 100,575, 100,576, 100,577, 100,578, 100,579, 100,580, 100,581, 100,582, 100,583, 100,584, 100,585, 100,586, 100,587, 100,588, 100,589, 100,590, 100,591, 100,592, 100,593, 100,594, 100,595, 100,596, 100,597, 100,598, 100,599, 100,600, 100,601, 100,602, 100,603, 100,604, 100,605, 100,606, 100,607, 100,608, 100,609, 100,610, 100,611, 100,612, 100,613, 100,614, 100,615, 100,616, 100,617, 100,618, 100,619, 100,620, 100,621, 100,622, 100,623, 100,624, 100,625, 100,626, 100,627, 100,628, 100,629, 100,630, 100,631, 100,632, 100,633, 100,634, 100,635, 100,636, 100,637, 100,638, 100,639, 100,640, 100,641, 100,642, 100,643, 100,644, 100,645, 100,646, 100,647, 100,648, 100,649, 100,650, 100,651, 100,652, 100,653, 100,654, 100,655, 100,656, 100,657, 100,658, 100,659, 100,660, 100,661, 100,662, 100,663, 100,664, 100,665, 100,666, 100,667, 100,668, 100,669, 100,670, 100,671, 100,672, 100,673, 100,674, 100,675, 100,676, 100,677, 100,678, 100,679, 100,680, 100,681, 100,682, 100,683, 100,684, 100,685, 100,686, 100,687, 100,688, 100,689, 100,690, 100,691, 100,692, 100,693, 100,694, 100,695, 100,696, 100,697, 100,698, 100,699, 100,700, 100,701, 100,702, 100,703, 100,704, 100,705, 100,706, 100,707, 100,708, 100,709, 100,710, 100,711, 100,712, 100,713, 100,714, 100,715, 100,716, 100,717, 100,718, 100,719, 100,720, 100,721, 100,722, 100,723, 100,724, 100,725, 100,726, 100,727, 100,728, 100,729, 100,730, 100,731, 100,732, 100,733, 100,734, 100,735, 100,736, 100,737, 100,738, 100,739, 100,740, 100,741, 100,742, 100,743, 100,744, 100,745, 100,746, 100,747, 100,748, 100,749, 100,750, 100,751, 100,752, 100,753, 100,754, 100,755, 100,756, 100,757, 100,758, 100,759, 100,760, 100,761, 100,762, 100,763, 100,764, 100,765, 100,766, 100,767, 100,768, 100,769, 100,770, 100,771, 100,772, 100,773, 100,774, 100,775, 100,776, 100,777, 100,778, 100,779, 100,780, 100,781, 100,782, 100,783, 100,784, 100,785, 100,786, 100,787, 100,788, 100,789, 100,790, 100,791, 100,792, 100,793, 100,794, 100,795, 100,796, 100,797, 100,798, 100,799, 100,800, 100,801, 100,802, 100,803, 100,804, 100,805, 100,806, 100,807, 100,808, 100,809, 100,810, 100,811, 100,812, 100,813, 100,814, 100,815, 100,816, 100,817, 100,818, 100,819, 100,820, 100,821, 100,822, 100,823, 100,824, 100,825, 100,826, 100,827, 100,828, 100,829, 100,830, 100,831, 100,832, 100,833, 100,834, 100,835, 100,836, 100,837, 100,838, 100,839, 100,840, 100,841, 100,842, 100,843, 100,844, 100,845, 100,846, 100,847, 100,848, 100,849, 100,850, 100,851, 100,852, 100,853, 100,854, 100,855, 100,856, 100,857, 100,858, 100,859, 100,860, 100,861, 100,862, 100,863, 100,864, 100,865, 100,866, 100,867, 100,868, 100,869, 100,870, 100,871, 100,872, 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100,984, 100,985, 100,986, 100,987, 100,988, 100,989, 100,990, 100,991, 100,992, 100,993, 100,994, 100,995, 100,996, 100,997, 100,998, 100,999, 100,1000, 100,1001, 100,1002, 100,1003, 100,1004, 100,1005, 100,1006, 100,1007, 100,1008, 100,1009, 100,1010, 100,1011, 100,1012, 100,1013, 100,1014, 100,1015, 100,1016, 100,1017, 100,1018, 100,1019, 100,1020, 100,1021, 100,1022, 100,1023, 100,1024, 100,1025, 100,1026, 100,1027, 100,1028, 100,1029, 100,1030, 100,1031, 100,1032, 100,1033, 100,1034, 100,1035, 100,1036, 100,1037, 100,1038, 100,1039, 100,1040, 100,1041, 100,1042, 100,1043, 100,1044, 100,1045, 100,1046, 100,1047, 100,1048, 100,1049, 100,1050, 100,1051, 100,1052, 100,1053, 100,1054, 100,1055, 100,1056, 100,1057, 100,1058, 100,1059, 100,1060, 100,1061, 100,1062, 100,1063, 100,1064, 100,1065, 100,1066, 100,1067, 100,1068, 100,1069, 100,1070, 100,1071, 100,1072, 100,1073, 100,1074, 100,1075, 100,1076, 100,1077, 100,1078, 100,1079, 100,1080, 100,1081, 100,1082, 100,1083, 100,1084, 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1 PLANNING COMMISSION
2 RESOLUTION NO. 2014-P19

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

7 APPLICATION NO: RC14-00001
8 APPLICANT: Mr. Christopher Everett
9 LOCATION: 1031 South Cleveland Street

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

12 WHEREAS, there was filed with this Commission a verified petition on the forms
13 prescribed by the Commission requesting a Regular Coastal Permit (RC14-00001) under the
14 provisions of the City of Oceanside Local Coastal Program to permit the following:

15 remodeling of an existing single-family residence, an addition of 2,011 square feet of
16 building floor area and construction of a two-car garage;
17 on certain real property described in the project description;

18 WHEREAS, the Planning Commission, after giving the required notice, did on the 11th day
19 of August, 2014 conduct a duly advertised public hearing as prescribed by law to consider said
20 application;

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

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

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

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	Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
5	Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$.713 per square foot or \$713 per thousand square feet for
6			non-residential uses and \$2,072 per unit for residential
7			\$.47 per square foot non-
8	School Facilities Mitigation Fee	Ordinance No. 91-34	residential for Oceanside (\$.42 for Vista and
9			Fallbrook) \$2.97 per square foot residential (\$2.63 for
10			Vista; \$2.63 for Fallbrook)
11			
12			
13	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)
14			
15	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.
16			
17			
18	Wastewater Systems 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.
19			
20			
21	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.
22			
23			
24			
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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 would not impact existing
25 public views of the coastal zone area and the physical aspects of the project would
26 complement existing development on neighboring sites. In addition, the project
27 conforms to certain Local Coastal Plan policies that require development compatibility
28 in height, scale, and color with the surrounding neighborhood.

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

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

1 2. The proposed development, as conditioned, would not obstruct an existing, planned, or
2 required public beach access and conforms to the public access and recreation policies of
3 Chapter 3 of the Coastal Act. South Cleveland Street is five blocks away from the
4 oceanfront; therefore, the proposed development would not obstruct existing or planned
5 public beach access ways.

6 3. The proposed project as conditioned conforms to certain Local Coastal Plan Policies that
7 encourage variety, creativity, and site-responsive design for all new development.

8 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
9 approve Regular Coastal Permit (RC14-00001) subject to the following conditions:

10 **Engineering:**

11 1. The project is required to implement applicable temporary construction Best Management
12 Practices (BMP)'s associated with a typical minor grading and building permit.

13 2. Submission of a Geo-technical report for the proposed project shall be required prior to the
14 issuance of any building permit.

15 3. Submission of a Grading and Drainage Plan shall be required prior to the issuance of any
16 building permit.

17 4. The Landscape Conceptual Plan (LCP) shall meet the criteria of the City of Oceanside
18 Landscape Guidelines and Specifications for Landscape Development (latest revision),
19 Water Conservation Ordinance No. (s) 91-15 and 10-Ordinance 0412, Engineering criteria,
20 City code and ordinances, including the maintenance of such landscaping, and shall be
21 reviewed and approved by the City Engineer prior to the issuance of building permits.

22 5. Landscaping shall not be installed until bonds have been posted, fees paid, and plans
23 signed for final approval. A landscape pre-construction meeting shall be conducted by the
24 landscape architect of record, City Public Works Inspector, general contractor, developer
25 or owner's representative and landscape contractor prior to commencement of the
26 landscape and irrigation installation. The following landscaping requirements shall be
27 required prior to plan approval and certificate of occupancy:

28 a) Final landscape plans shall accurately show placement of all plant material such as
29 but not limited to trees, shrubs, and groundcovers.

- 1 b) Landscape Architect shall be aware of all utility, sewer, gas, water, and storm drain
2 lines and utility easements and place planting locations accordingly to meet City of
3 Oceanside requirements.
- 4 c) All required landscape areas shall be maintained by owner, or successor of the
5 project (including public right-of-way (parkways) parallel with South Cleveland
6 Street. The landscape areas shall be maintained per City of Oceanside
7 requirements.
- 8 d) The proposed landscape species are required to fit the site and meet climate
9 changes indicative to their planting location. The selection of plant material shall
10 also be based on cultural aesthetic, and maintenance considerations. In addition,
11 proposed landscape species shall be drought tolerant as well as meet all Fire
12 Department requirements.
- 13 e) All planting areas shall be prepared and implemented to the required depth with
14 appropriate soil amendments, fertilizers, and appropriate supplements based upon
15 a soils report from and approved agricultural suitability land and soil sample
16 taken for the site.
- 17 f) Ground covers or bark mulch shall fill in between the shrubs to shield the soil
18 from the sun, evapotranspiration and run-off. All the flower and shrub beds shall
19 be mulched to a 3" depth to help conserve water, lower the soil temperature and
20 reduce weed growth.
- 21 g) All landscape improvements shall be allowed to grow in their natural forms and
22 shall follow the City of Oceanside Guidelines.
- 23 h) The five existing palms west of the project site shown on the approved CLP shall
24 be protected in place, irrigated and maintained by the owner at 1031 South
25 Cleveland Street.
- 26 i) If a 24-inch box canopy street tree or eight-foot brown trunk height palm tree can
27 be located and planted within the public right-of-way along South Cleveland
28 Street without the conflicts of a utility easement or utility lines, such tree/palm
29 tree shall be planted within the public right-of-way parallel to South Cleveland
 Street. The street tree shall comply with the City of Oceanside Approved Street
 Tree List and Standard Detail 211A.

- 1 j) Root barriers shall be installed adjacent to all paving surfaces, where a paving
2 surface is located within six feet of a tree's trunk on-site (private) and within 10
3 feet of a tree's trunk in the right-of-way (public). Root barriers shall extend 5
4 feet in each direction from the centerline of the trunk, for a total distance of 10
5 feet. Root barriers shall be 24 inches in depth. Installing a root barrier around
6 the tree's root ball is not permissible.
- 7 k) The proposed natural poured concrete driveway and apron shall not be
8 constructed from the landscape construction drawings. The construction of such
9 improvements shall require an Encroachment Permit/Construction
10 Certificate/Traffic Control Permit from the Engineering Division. Required fees
11 and a security deposit shall be secured with the City of Oceanside prior to the
12 construction of the driveway and apron within the public right-of-way parallel to
13 South Cleveland Street. A pre-construction meeting shall be conducted by the
14 City Public Works Inspector with the contractor prior to the construction of the
15 driveway and apron.
- 16 l) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall
17 obtain Planning Division approval for these items via conditions or in the
18 application stage prior to 1st submittal of working drawings.
- 19 m) For the planting and placement of trees and their distances from hardscape and
20 other utilities/structures the landscape plans shall follow the City of Oceanside's
21 current Tree Planting Distances and Spacing Standards.
- 22 n) An automatic irrigation system shall be installed to provide coverage for all
23 planting areas shown on the plan. Low volume equipment shall provide
24 sufficient water for plant growth with a minimum water loss due to water run-off.
- 25 o) Irrigation systems shall use high quality, automatic control valves, controllers
26 and other necessary irrigation equipment. All components shall be of non-
27 corrosive material.
- 28 p) All drip systems shall be adequately filtered and regulated per the manufacturer's
29 recommended design parameters.

- 1 q) All irrigation improvements shall follow the City of Oceanside Guidelines and
2 Water Conservation Ordinance.
- 3 r) The landscape plans shall match all plans affiliated with the project.
- 4 s) The landscape construction drawings are required to implement approved Fire
5 Department regulations, codes, and standards at the time of plan approval.
- 6 t) Landscape plans and the project site shall comply with Best Management
7 Practices pertaining to all drainage and storm water run-off and meet the
8 satisfaction of the City Engineer.
- 9 u) Existing landscaping on and adjacent to the site shall be protected in place and
10 supplemented or replaced to the satisfaction of the City Engineer.
- 11 v) The landscape contractor shall maintain all planting and irrigation on private
12 property for a period of 90 days after completion.
- 13 w) The landscape and irrigation installed within the public right-of-way parallel to
14 South Cleveland Street shall be bonded for and maintained for a period of one
15 year after completion and final approval of the as-built Mylar drawings.

16 **Planning:**

- 17 6. This Regular Coastal Permit (RC14-00001) includes the addition of 2,011 square feet of
18 habitable building area as well as a 420-square-foot two-car detached garage. Any
19 substantial modification in the approved design, layout or occupancies shall require a
20 revision to the Regular Coastal Permit or a new Regular Coastal Permit.
- 21 7. This Regular Coastal Permit shall expire on August 11, 2016 unless implemented, or
22 unless a time extension is granted under the requirements and provisions of the Zoning
23 Ordinance.
- 24 8. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold the
25 City, its agents, officers or employees harmless from any claim, action or proceeding
26 against the City, its agents, officers, or employees to attack, set aside, void, or annul the
27 approval Regular Coastal Permit (RC14-00001). The City's officers and agents will
28 promptly notify the applicant of any such claim, action or proceeding against the City and
29 will cooperate fully in the defense. If the City fails to promptly notify the applicant of any
such claim, action or proceeding or fails to cooperate fully in the defense, the applicant

1 shall not, thereafter, be responsible to defend, indemnify or hold harmless the City and its
2 actions.

3 9. This Regular Coastal Permit (RC14-00001) approval does not authorize any vehicle
4 parking encroachment into the South Cleveland Street right-of-way.

5 10. Elevations, siding materials, windows, roofing materials and floor plans shall be
6 substantially the same as those approved by the Planning Commission. These shall be
7 shown on plans submitted to the Building Division and Planning Division. Unless
8 expressly waived, all current zoning standards and City ordinances and policies in effect at
9 the time building permits are issued are required to be met by this project. The approval of
10 this project constitutes the applicant's understanding of his submission of all information,
11 statements, and other materials in support of, and in conjunction with, the application as
12 factual and true.

13 11. A covenant, or similar document suitable for recordation as approved by the City Attorney,
14 shall be prepared by the applicant and recorded prior to the issuance of building permits.
15 The covenant shall provide that the property is subject to this resolution and shall
16 specifically reference the conditions of this approval.

17 **Building:**

18 12. The granting of approval under this action shall in no way relieve the applicant/project
19 from compliance with all current State and local building codes. The 2013 triennial edition
20 of the California Code of Regulations, Title 24 (California Building Standards Code)
21 applies to all occupancies that applied for a building permit on or after January 1, 2014 and
22 remains in effect until the effective date of the 2016 triennial edition which will be January
23 1, 2017.

24 13. Building plans for this project shall be prepared by a licensed architect or engineer and
25 shall be in compliance with this requirement prior to submittal for building plan review.

26 14. Compliance with the Federal Clean Water Act Best Management Practices (BMP's) shall
27 be demonstrated on the plans.

28 15. Complete Soils Report, Structural Calculations, & Energy Calculations/documentation
29 shall be required at time of submittal of to the Building Division for plan check.

1 16. The developer shall monitor, supervise and control all building construction and supportive
2 activities so as to prevent these activities from causing a public nuisance, including, but not
3 limited to, strict adherence to the following:

4 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
5 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
6 work that is not inherently noise-producing. Examples of work not permitted on
7 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
8 producing nature. No work shall be permitted on Sundays and Federal Holidays
9 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and
10 Christmas Day) except as allowed for emergency work under the provisions of the
11 Oceanside City Code Chapter 38 (Noise Ordinance).

12 b) The applicant is required to keep the project site reasonably free of construction
13 debris as specified in Section 13.13 of the Oceanside City Code. Storage of debris
14 in approved solid waste containers shall be considered compliance with this
15 requirement. Small amounts of construction debris may be stored on-site in a neat,
16 safe manner for short periods of time pending disposal.

17 **Water:**

18 **General Conditions:**

19 17. The developer will be responsible for developing all water and sewer utilities necessary to
20 develop the property. Any relocation of water and or sewer utilities is the responsibility of
21 the developer and shall be done by an approved licensed contractor at the developer's
22 expense.

23 18. The property owner shall maintain private water and wastewater utilities located on private
24 property.

25 19. Water services and sewer laterals constructed in existing right-of-way locations are to be
26 constructed by approval and licensed contractors at developer's expense.

27 20. All water and wastewater construction shall conform to the most recent edition of the
28 water, sewer, and Reclaimed Water Design and Construction Manual or as approved by the
29 Water Utilities Director.

1 The following conditions shall be met prior to the approval of Engineering design plans:

- 2 21. According to the City of Oceanside's Geographical Information Systems (GIS) water and
3 sewer utility data, the property is served by an existing 5/8-inch water meter off an eight-
4 inch (PVC) waterline and a four-inch sewer lateral from an eight-inch VCP sewer in South
5 Cleveland Street. This shall be verified by the property owner.
- 6 22. No trees, structures or building overhang shall be located within any water or wastewater
7 utility easement.
- 8 23. All lots with a finished pad elevation located below the elevation of the next upstream
9 manhole cover of the public sewer shall be protected from backflow of sewage by
10 installing and maintaining an approved type backwater valve, per the latest California
11 Plumbing Code (C.P.C).
- 12 24. Improvement plans shall show existing and/or proposed water service sizes, sewer lateral
13 sizes, connection to existing mains, and existing water meter size.
- 14 25. Any proposed water service lines shall have water meter size that is the same as the service
15 line or one City of Oceanside water meter size down.
- 16 26. Improvement plans shall show existing public water and sewer sizes and locations.

17 The following conditions of approval shall be met prior to building permit issuance:

- 18 27. Provide existing and proposed fixture counts and calculations per latest California
19 Plumbing Code to verify existing 5/8-inch water meter size is adequate for proposed
20 addition.
- 21 28. Water and wastewater buy-in-fees and the San Diego County Water Authority fees are to
22 be paid to the City and collected by the Water Utilities Department at the time of Building
23 Permit issuance.

24 //////////////

25 //////////////

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

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

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

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

1 The following conditions of approval shall be met prior to occupancy:

2 29. All new development of single-family and multi-family residential units shall include hot
3 water pipe insulation and installation of a hot water recirculation device or design to
4 provide hot water to the tap within 15 seconds in accordance with City of Oceanside
5 Ordinance No. 02-OR126-1.

6 PASSED AND ADOPTED Resolution No. 2014-P19 on August 11, 2014 by the
7 following vote, to wit:

8 AYES:

9 NAYS:

10 ABSENT:

11 ABSTAIN:

12 _____
13 Robert Neal, Chairperson
14 Oceanside Planning Commission

15 ATTEST:

16 _____
17 Marisa Lundstedt, Secretary

18 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify
19 that this is a true and correct copy of Resolution No. 2014-P19.

20 Dated: August 11, 2014

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

23 _____
24 Applicant/Representative

25 _____
26 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
RECEIVED
1-9-14
CITY OF OCEANSIDE
DEVELOPMENT SERVICE

BY
AF
DHW

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT CHRISTOPHER A. EVERETT	2. STATUS Owner
3. ADDRESS 1031 S. CLEVELAND ST. OCEANSIDE, CA 92054	4. PHONE/FAX/E-mail -
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Kenneth L. Chriss A.I.A.	
6. ADDRESS 1561 Cormorant Dr. Carlsbad, CA 92011	7. PHONE/FAX/E-mail 760-433-1785

GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL.
C.U.P.
VARIANCE
X COASTAL RC14-00001
O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION 1031 S. Cleveland St., Oceanside, CA 92054		
10. GENERAL PLAN H.D.R.	11. ZONING R-3 (1986 ORD.)	12. LAND USE Residential
14. LATITUDE		15. LONGITUDE

9. SIZE 5,000 Sq. Ft. / .169 Acres
13. ASSESSOR'S PARCEL NUMBER 152-013-06

PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION
First and second story addition to an existing single family residence

17. PROPOSED GENERAL PLAN H.D.R.	18. PROPOSED ZONING R-3	19. PROPOSED LAND USE RES.	20. NO. UNITS 1	21. DENSITY .047 D.U./A.
22. BUILDING SIZE 3,080 SQ. FT.	23. PARKING SPACES 2	24. % LANDSCAPE 60%	25. % LOT COVERAGE or FAR 40 % Lot Coverage	

PART IV - ATTACHMENTS

X 26. DESCRIPTION/JUSTIFICATION	X 27. LEGAL DESCRIPTION	28. TITLE REPORT
X 29. NOTIFICATION MAP & LABELS	X 30. ENVIRONMENTAL INFO FORM	X 31. PLOT PLANS
X 32. FLOOR PLANS AND ELEVATIONS	33. CERTIFICATION OF POSTING	X 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): Kenneth L. Chriss A.I.A.	36. DATE 6/19 /2013	37. OWNER (Print) CHRISTOPHER A. EVERETT	38. DATE 6/19/2013
---	-------------------------------	--	------------------------------

Sign: *Kenneth L. Chriss A.I.A.* Sign: *Christopher A. Everett*

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

1031 S. Cleveland St.

June 19, 2013

The project consists of a remodel and the addition of a second story and garage to the existing single family structure.

The purpose of the remodel is to improve and update the 1920's structure to today's diverse uses. The purpose of the addition is to provide additional living space for personal activities and for the increase in family size.

The project will enhance the character of the neighborhood and reflect the diversity of the existing eclectic appearance of the street.

The project does not adversely affect the surrounding neighborhood.

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	15'-0"	22'-0"	String line (10'-0")
Side Setback	5'-0"	5'-0"	5'-0"
Rear Setback	15'-0"	0'-0"	15'-0"
Height	35'-0" max.	15'-0"	27'-0"

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.**
- 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

1031 S. Cleveland Street

LOT 8 IN BLOCK 1 OF JARVIS ADDITION TO OCEANSIDE, IN THE CITY OF OCEANSIDE,
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO.
163 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY,
FEBRUARY 26, 1887.



NOTICE OF EXEMPTION

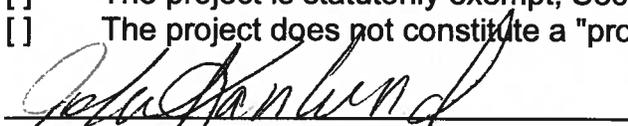
City of Oceanside, California

Post Date: July, 2014
Removal: January, 2015
(180 days)

1. **APPLICANT:** Mr. Christopher Everett
2. **ADDRESS:** 1031 South Cleveland Street
3. **PHONE NUMBER:** 760-433-1785
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** John Kanlund
6. **PROJECT TITLE:** RC14-00001 (Everett Addition)
7. **DESCRIPTION:** The project involves the remodeling of an existing 1,054 square foot single-family residence, an addition of 2,011 square feet of building floor area, and a 420 square foot two-car garage. Situated within the Coastal Zone's appealable area and the Townsite Neighborhood Planning Area, the subject property has a Local Coastal Program land use designation of High Density Residential and a zoning designation of Medium Density Residential (R-3).

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) 2 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).



John Kanlund, Planning Consultant

Date: July 22, 2014

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