



# Application for Discretionary Permit

Development Services Department / Planning Division  
(669) 435-3520  
Oceanside Civic Center 300 North Coast Highway  
Oceanside, California 92054-2885

STAFF USE ONLY  
ACCEPTED RECEIVED

FEB 12 2019

CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

BY  
*[Signature]*  
PW

Please Print or Type All Information

### PART I - APPLICANT INFORMATION

1. APPLICANT <b>Rockledge by The Sea LLC</b>	2. STATUS <b>Owner</b>
3. ADDRESS <b>3830 Valley Center Dr. Ste 705-604 Vallejo, CA 92150</b>	4. PHONE/FAX/E-mail <b>6208.4631</b>
5. APPLICANT'S NAME (or person to be contacted for information during processing) <b>Joshua Renner</b>	
6. ADDRESS <b>PO Box 600455 SD CA 92160</b>	7. PHONE/FAX/E-mail <b>619.990.8942</b>

HEARING
GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP <b>P19-0003</b>
DEV. PL
C.U.P.
VARIANCE
COASTAL
O.H.P.A.C.

### PART II - PROPERTY DESCRIPTION

8. LOCATION <b>Divie Street</b>	9. SIZE <b>30965</b>
10. GENERAL PLAN <b>RS</b>	11. ZONING <b>RS</b>
12. LAND USE <b>Residential</b>	13. ASSESSOR'S PARCEL NUMBER <b>148-272-19 3 37</b>
14. LATITUDE <b>33° 11' 56" N</b>	15. LONGITUDE <b>117° 21' 48" W</b>

### PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION  
**Merge of ex Parcel A and ex Parcel B into a new Parcel A2 then creation of a TPM to create parcels 1, 2, & 3.**

17. PROPOSED GENERAL PLAN <b>RS</b>	18. PROPOSED ZONING <b>RS</b>	19. PROPOSED LAND USE <b>RS</b>	20. NO. UNITS <b>N/A</b>	21. DENSITY <b>N/A</b>
22. BUILDING SIZE <b>N/A</b>	23. PARKING SPACES <b>N/A</b>	24. % LANDSCAPE <b>N/A</b>	25. % LOT COVERAGE or FAR <b>45% allowed</b>	

### PART IV - ATTACHMENTS

28. DESCRIPTION/JUSTIFICATION	27. LEGAL DESCRIPTION	28. TITLE REPORT
29. NOTIFICATION MAP & LABELS	30. ENVIRONMENTAL INFO FORM	31. PLOT PLANS
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 INDIVIDUALS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS APPROPRIATE)

35. APPLICANT OR REPRESENTATIVE (Print): <b>Joshua Renner</b>	36. DATE	37. OWNER (Print): <b>Ann J. Schön, Representign Rockledge by the Sea Developments llc</b>	38. DATE <b>2/11/2019</b>
<i>[Signature]</i>		Sign: <i>[Signature]</i>	

I HEREBY CERTIFY 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 ADMINISTRATIVE DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURES FOR DEVELOPMENT DEPOSIT ACCOUNT

**Rockledge by the Sea  
Developments, LLC**

3830 Valley Centro Dr Suite 705-604  
San Diego, CA 92130  
800-653-2086

**Developer Deposit Account**

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DEVELOPMENT SERVICES

**AUTHORIZATION TO REPRESENT & POWER OF ATTORNEY**

Owner of Property: Rockledge by the Sea Developments, LLC  
Address of Property: Vacant Lots on Dixie Street, Oceanside, CA 92054

Assessor's Parcel Number (APN): 148-272-37-00 & 148-272-19-00

Name of Person Obtaining Permit (s): Joshua Renner

Ann Jaquelyn Schon, the undersigned, hereby Authorize Joshua Renner, to act on my behalf in all manners relating to application for licenses and permits and responses to city requirements and disclosures. This authorization includes but is not limited to signing official documents requested by the City of Oceanside.

I declare under penalty of perjury, that the above referenced information is true and correct to the best of my knowledge.



Ann J Schon  
Managing Member  
Grant by the Sea Fund LLC

2/11/2019

Date

## EXHIBIT "A"

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL A:**

THAT PORTION OF LOTS 13 AND 14 OF DIXIE HEIGHTS ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO [MAP THEREOF NO. 1836](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 19, 1925, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 14; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF THAT PUBLIC STREET KNOWN AS DIXIE STREET AND HAVING A WIDTH OF 30.0 FEET NORTH 89° 56' 50" EAST 98.70 FEET; THENCE SOUTH 00° 29' 10" EAST 135.00 FEET; THENCE SOUTH 89° 56' 50" WEST 173.56 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN DEED RECORDED AUGUST 24, 1959 IN [BOOK 7843, PAGE 310](#) OF OFFICIAL RECORDS; THENCE NORTH 00° 42' 10" WEST 135.00 FEET TO SAID SOUTHERLY RIGHT OF WAY OF DIXIE STREET; THENCE NORTH 89° 56' 50" EAST 75.37 FEET TO THE POINT OF BEGINNING.

**PARCEL B:**

THE EASTERLY 50 FEET OF LOT 13 AND THE WESTERLY 10 FEET OF LOT 12 OF DIXIE HEIGHTS ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE [MAP THEREOF NO. 1836](#), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 19, 1925.

EXCEPTING THEREFROM THE SOUTHERLY 145 FEET THEREOF.

[ASSESSOR'S PARCEL NUMBER: 148-272-37-00 AND 148-272-19-00](#)



# NOTICE OF EXEMPTION


City of Oceanside, California

Post Date:  
Removal:  
(180 days)

- 1. **APPLICANT:** Joshua Renner  
PO Box 600455  
San Diego, CA 92160
- 2. **ADDRESS:** APNs: 148-272-19 & 148-272-37
- 3. **PHONE NUMBER:** 619-990-8942
- 4. **LEAD AGENCY:** City of Oceanside  
300 N. Coast Highway  
Oceanside, CA 92054
- 5. **PROJECT MGR.:** Veronica Morones, Planning Consultant
- 6. **PROJECT TITLE:** Rockledge by the Sea TPM (P19-00003,CUP19-00012)
- 7. **DESCRIPTION:** A request for a tentative parcel map to allow the subdivision of two parcels totaling 0.71-acre (30,965 square feet) into three parcels. A request for a conditional use permit to allow the project to subdivide above base density. The proposed parcel map would create three lots: a 10,462 SF parcel (Parcel 1), a 10,462 SF parcel (Parcel 2), and a 10,041 SF parcel (Parcel 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, Class 15, "Minor Land Divisions" (Section 15315), as the proposed project involves the division of property in a residential zone into four or fewer parcels. All services and access to the proposed parcels is available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope of greater than 20-percent.
- "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).

  
Veronica Morones, Planning Consultant

Date: January 27, 2020

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