ITEM NO. 35

STAFF REPORT *CITY OF OCEANSIDE*

DATE: August 23, 2023

TO: Chairperson and Members of the Community Development Commission

FROM: Development Services Department

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RRP22-00003) TO ALLOW THE DEMOLITION OF AN EXISTING 135-SQUARE FOOT BALCONY AND THE CONSTRUCTION OF A NEW 584-SQUARE FOOT PARTIALLY COVERED BALCONY ON THE WEST FACING SIDE OF THE DUPLEX LOCATED AT 512 SOUTH THE STRAND – 512 SOUTH THE STRAND BALCONY EXPANSION – APPLICANT: STEVE LAW**

SYNOPSIS

Staff recommends that the Community Development Commission (CDC) adopt a resolution approving a Regular Coastal Permit (RRP22-00003) to allow the demolition of an existing 135-square foot balcony to be replaced by a new 584-square foot partially covered balcony at 512 South the Strand.

BACKGROUND

The proposed project site consists of a 4,541-square foot lot developed with an existing duplex located at 512 South the Strand, which lies within the California Coastal Commission appeal jurisdiction of the City's Coastal Zone. The property has a zoning designation of Downtown Subdistrict 4A (D-4A) that allows for a mix of transient and permanent residential uses and permits both single-family and multifamily development. Surrounding land uses include a mix of multifamily and single-family properties to the north, south, and east. The beach lies to the west of the site.

PROJECT DESCRIPTION

The application represents a request for a Regular Coastal Permit to demolish an existing 135-square foot (approximately 26 feet wide by five feet deep) west-facing balcony and replace it with a new 584-square foot balcony (approximately 26 feet wide by 23 feet deep) made of glass panels and a tiled floor. The roof would be extended approximately 11 feet over the proposed balcony, covering about half of the proposed depth, yet not exceed its existing elevation. The new balcony would also function as a carport, providing two covered parking spaces on the lot, one of which would be in a tandem configuration with the existing single-car garage. Because the site is located within the appealable jurisdiction of the Coastal Zone, a Regular Coastal Permit must be obtained for the proposed project.

ANALYSIS

Approval of a regular coastal permit is based on the proposed project's compliance with the City's General Plan, Local Coastal Program, and Zoning Ordinance to ensure that the project is consistent with the City's applicable goals, policies, and regulations. A project analysis for each of the above items is included in the attached Downtown Advisory Committee (DAC) report.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303: "New Construction or Conversion of Small Structures" as the proposed project includes replacement of an existing balcony and roof.

PUBLIC NOTIFICATION

The applicant posted a Notice of Project Application sign on the property and a legal notice was published in the newspaper and notices were sent to property owners within a 500-foot radius and to tenants within a 100-foot radius of the subject property. Notices were also sent to individuals and/or organizations requesting notification.

Staff has not received any public correspondence regarding the proposed project at the time of writing this report.

COMMISSION OR COMMITTEE REPORT

On July 26, 2023, the Downtown Advisory Committee (DAC) was presented with the project and after due consideration voted unanimously (6-0 vote, Chair Sweeton recused) to recommend CDC approval of Regular Coastal Permit (RRP22-00003).

FISCAL IMPACT

The applicant has paid all fees required for the consideration of this application.

CITY ATTORNEY'S ANALYSIS

Pursuant to Oceanside Downtown Zoning Ordinance Article 12, the CDC is authorized to hold a public hearing and consider the evidence presented at the public hearing. After conducting the public hearing, the CDC shall approve, conditionally approve, or deny the project. The resolution has been reviewed and approved as to form by the City Attorney.

RECOMMENDATION

Staff recommends that the Community Development Commission (CDC) adopt a resolution approving a Regular Coastal Permit (RRP22-00003) to allow the demolition of an existing 135-square foot balcony to be replaced by a new 584-square foot partially covered balcony at 512 South the Strand.

PREPARED BY:

Dane Thompson
Planner II

SUBMITTED BY:

Jonathan Borrego
City Manager

REVIEWED BY:

Darlene Nicandro, Development Services Director

Sergio Madera, City Planner

FOR

ATTACHMENTS:

1. Community Development Commission Resolution
2. Project Plans
3. Wave Runup Analysis
4. Downtown Advisory Committee Staff Report dated July 26, 2023
5. Other Attachments (Description & Justification, Notice of Exemption)

RESOLUTION NO.

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A REGULAR COASTAL PERMIT (RRP22-00003) FOR THE CONSTRUCTION OF A 584 SQUARE FOOT DECK AT 512 SOUTH THE STRAND

(STEVE LAW – APPLICANT)

WHEREAS, on July 26, 2023, the Downtown Advisory Committee was presented with the project and after due consideration voted unanimously (6-0 vote, Chair Sweeton recused) to recommend Community Development Commission approval of a Regular Coastal Permit (RRP22-00003); and,

WHEREAS, on August 23, 2023, the Community Development Commission held a duly-noticed public hearing to consider an application by Steve Law for a Regular Coastal Permit (RRP22-00003) to allow the construction of a 584 square foot deck at 512 South The Strand; and,

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the proposed project is categorically exempt pursuant to Article 19 Categorical Exemptions, Section 15303 "New Construction or Conversion of Small Structures Projects" of the CEQA Guidelines; and,

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

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

WHEREAS, the project must pay all applicable permit fees; and

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

WHEREAS, the documents or other material which constitute the record of proceedings upon which the decision is based will be maintained by the City of Oceanside Development Services Department Planning Division, 300 North Coast Highway, Oceanside, California 92054; and

WHEREAS, studies and investigations made by the Community Development Commission reveal the following facts:

FINDINGS:

For the Regular Coastal Permit (RRP22-00003):

1. The granting of the Regular Coastal Permit is consistent with the purposes of the California Coastal Act of 1976. The proposed deck demolition and deck addition are consistent with the Mixed High Density and Transient Residential Land Use as depicted in the Local Coastal Program Land Use Map.
2. The proposed project is consistent with the policies of the Local Coastal Program and with the applicable provisions of Article 12 of the City's Zoning Ordinance, in that the project conforms with all applicable land use and development standards for Subdistrict 4A of the Downtown District.
3. The proposed project will not impact or obstruct any existing public views or planned public beach access, consistent with the policies of Chapter 3 of the Coastal Act.

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective upon its adoption.

NOW, THEREFORE, the Community Development Commission of the City of Oceanside does resolve as follows:

SECTION 1. That Regular Coastal Permit (RRP22-00003) is hereby approved subject to the following conditions:

Planning:

1. This Regular Coastal Permit (RRP22-00003) shall expire on August 23, 2026, unless implemented as required by the Zoning Ordinance.
2. This Regular Coastal Permit (RRP22-00003) allows the demolition of an existing 135 square foot deck and the construction of a new 584 square foot deck and associated roof extension at 512 South the Strand as shown on the plans and exhibits presented to the Community Development Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Division approval. Substantial deviations shall require a revision to the Regular Coastal Permit or a new Regular Coastal Permit.
3. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Regular Coastal Permit (RRP22-00003). The City will promptly notify

the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

4. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Planning Division. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.

5. A covenant or other recordable document approved by the City Attorney shall be prepared by the property owner and recorded prior to the issuance of a certificate of occupancy. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

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

7. Failure to meet any conditions of approval shall constitute a violation of the Regular Coastal Permit.

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

9. Elevations, siding materials, colors, and floor plans shall be substantially the same as those approved by the Community Development Commission. These shall be shown on plans submitted to the Building Division and Planning Division.

10. Parking spaces shall be kept available and usable for the parking of tenants' vehicles at all times.

11. At all times, the alley shall be free of obstructions, including private vehicles and other objects. Vehicles or other objects shall not project over the western property line or obstruct the alley.

12. In the event any subsurface archaeological or cultural resources are encountered during grading or construction activities, such activities in the locality of the find shall be halted immediately. An archaeologist, certified by the Society of Professional Archaeologists (SOPA) and a Luiseño Native American Monitor, shall be brought in to determine the significance of the archaeological or cultural resources and implement appropriate mitigations prior to commencement of earthwork.

Building:

13. The granting of approval under this action shall in no way relieve the applicant/project from

14. compliance with all Current State and local building codes.

The 2019 triennial edition of the California Code of Regulations, Title 24 (California Building Standards Code) applies to all occupancies that applied for a building permit on or after January 1, 2017.

Beginning on January 1, 2023, Oceanside Development Services (ODS) is required by State law to enforce the 2022 Edition of California Building Standards Codes (a.k.a., Title 24 of the California Codes of Regulations).

Every three years, the State adopts new model codes (known collectively as the California Building Standards Code) to establish uniform standards for the construction and maintenance of buildings, electrical systems, plumbing systems, mechanical systems, and fire and life safety systems.

There are 12 parts to Title 24 and the applicable parts for most Building Division permit applications are listed below.

- Part 2: The 2022 California Building Code (CBC).
- Part 2.5: The 2022 California Residential Code (CRC).
- Part 3: The 2022 California Electrical Code (CEC).
- Part 4: The 2022 California Mechanical Code (CMC).
- Part 5: The 2022 California Plumbing Code (CPC).

- Part 6: The 2022 California Energy Code
- Part 9: The 2022 California Fire Code (CFC)
- Part 11: The 2022 California Green Building Standards Code (CALGreen Code) This Part is known as the California Green Building Standards Code, and it is intended that it shall also be known as the CALGreen Code.

15. The building plans for this project are required to be prepared by a licensed designer, architect or engineer.
16. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the plans.
17. All electrical, communication, CATV, etc. service lines within the exterior lines of the property shall be underground (City Code Sec. 6.30).
18. A complete set of Structural Calculations, Soils Report, Energy Calculations, & California Title 24 Energy Form(s) shall be required at time of plans submittal to the Building Division for plan check.
19. A form or foundation survey may be required prior to the placement of concrete to show the location of the new structure in respect to the property lines, known easements, and known setback lines. By obtaining a form survey the location of the foundation is checked prior to the placement of concrete, and can save costly corrective measures in case of an encroachment of a property line.
20. Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either CAL Green Section 4.408.2 Waste Management Plan, 4.408.3 Waste Management Company or 4.408.4 Waste Stream Reduction Alternative. A City approved waste management company/hauler shall be used for recycling of construction waste. Documentation of compliance with Section 4.408.1 shall be provided to the Authority Having Jurisdiction prior to project final approval.
21. Electrical installations must meet all code requirements.
22. Glass Guardrails must be submitted with Engineering Calculations a time of Plan Review
23. Construction Hours:

Per City of Oceanside Municipal Code section 6.25:

It shall be unlawful to operate equipment or perform any construction in the erection, demolition, alteration, or repair of any Building or structure or the grading or excavation of land during the following hours:

1. Before 7:00 a.m. and after 7:00 p.m. Monday through Saturday.

2. All day Sunday; and

3. On any federal holiday.

Exceptions.

a. An owner/occupant or resident/tenant of residential property may engage in a home improvement project between the hours of 9:00 a.m. and 5:00 p.m. on Sundays and holidays provided the project is for the benefit of said residential property and is personally carried out said owner/occupant or resident/tenant.

b. The Building official may authorize extended or alternate hours of construction for the following circumstances:

i. Emergency work

ii. Adverse weather conditions

iii. Compatibility with store Business hours.

iv. When the work is less objectionable at night than during daylight hours.

v. Per the direction of the City Manager's office for projects that have been determined that rapid completion is in the best interest of the general public.

Water Utilities:

General Conditions:

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

25. All Water and Wastewater construction shall conform to the most recent edition of the *Water, Sewer, and Recycled Water Design and Construction Manual* or as approved by the Water Utilities Director.

26. The property owner shall maintain private water and wastewater utilities located on private property.

27. Water services and sewer laterals constructed in existing right-of-way locations are to be constructed by an approved and licensed contractor at developer's expense.

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

28. Show location and size of existing 5/8-inch water meter on site plan of building plans. Show waterline from proposed meter to connection point to residence.

29. Show location and size of existing and proposed sewer lateral(s) from property line or connection to sewer main to connection point at residence.

PASSED AND ADOPTED by the Community Development Commission of the City of Oceanside, California, this 23rd day of August, 2023 by the following vote:

AYES:
NAYS:
ABSENT:
ABSTAIN:

_____
CHAIRPERSON

ATTEST:

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

_____
SECRETARY

_____
GENERAL COUNSEL

* THIS IS A PRELIMINARY PLAN AND MANY CODE REQUIREMENTS ARE NOT SHOWN. THE FOLLOWING IS SOME OF THE ITEMS THAT WILL NEED TO BE ADDRESSED WHEN THE PLANS ARE SUBMITTED FOR BUILDING REVIEW.

1. THE GRANTING OF APPROVAL UNDER THIS ACTION SHALL IN NO WAY RELIEVE THE APPLICANT/PROJECT FROM COMPLIANCE WITH ALL CURRENT STATE AND LOCAL BUILDING CODES. THE 2019 TRIENNIAL EDITION OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 24 (CALIFORNIA BUILDING STANDARDS CODE) APPLIES TO ALL OCCUPANCIES THAT APPLIED FOR A BUILDING PERMIT ON OR AFTER JANUARY 1, 2017. BEGINNING ON JANUARY 1, 2023, OCEANSIDE DEVELOPMENT SERVICES (ODS) IS REQUIRED BY THE STATE LAW TO ENFORCE THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODES (A.K.A., TITLE 24 OF THE CALIFORNIA CODES AND REGULATIONS). EVERY THREE YEARS, THE STATE ADOPTS NEW MODEL CODES (KNOWN COLLECTIVELY AS THE CALIFORNIA BUILDING STANDARDS CODE) TO ESTABLISH UNIFORM STANDARDS FOR THE CONSTRUCTION AND MAINTENANCE OF BUILDINGS, ELECTRICAL SYSTEMS, PLUMBING SYSTEMS, MECHANICAL SYSTEMS, AND FIRE AND LIFE SAFETY SYSTEMS. THERE ARE 12 PARTS TO TITLE 24 AND THE APPLICABLE PARTS FOR MOST BUILDING DEVISION PERMIT APPLICATIONS ARE LISTED BELOW.
   - PART 2: THE 2022 CALIFORNIA BUILDING CODE (CBC)
   - PART 2.5: THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC).
   - PART 3: THE 2022 CALIFORNIA ELECTRICAL CODE (CEC)
   - PART 4: THE 2022 CALIFORNIA MECHANICAL CODE (CMC)
   - PART 5: THE 2022 CALIFORNIA PLUMBING CODE (CPC)
   - PART 6: THE 2022 CALIFORNIA ENERGY CODE
   - PART 9: THE 2022 CALIFORNIA FIRE CODE (CFC)
   - PART 11: THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN CODE) THIS PART IS KNOWN AS THE CALIFORNIA GREEN BUILDING STANDARDS CODE, AND IT IS INTENDED THAT IT SHALL ALSO BE KNOWN AS THE CALGREEN CODE.

2. THE BUILDING PLANS FOR THIS PROJECT ARE REQUIRED TO BE PREPARED BY A LICENSED DESIGNER, ARCHITECT, OR ENGINEER.
3. COMPLIANCE WITH THE FEDERAL CLEAN WATER ACT (BMP'S) SHALL BE DEMONSTRATED ON THE PLANS.
4. ALL ELECTRICAL, COMMUNICATION, CATV, ETC. SERVICE LINES WITHIN THE EXTERIOR LINES OF THE PROPERTY SHALL BE UNDERGROUND (CITY CODE SEC. 6.30).
5. A COMPLETE SET OF STRUCTURAL CALCULATIONS, SOILS REPORT, ENERGY CALCULATION, & CALIFORNIA TITLE 24 ENERGY FORM(S) SHALL BE REQUIRED AT TIME OF PLANS SUBMITTAL TO THE BUILDING DIVISION FOR PLAN CHECK.
6. A FORM OR FOUNDATION SURVEY MAY BE REQUIRED PRIOR TO THE PLACEMENT OF CONCRETE TO SHOW THE LOCATION OF THE NEW STRUCTURE IN RESPECT TO THE PROPERTY LINES, KNOWN EASEMENTS, AND KNOWN SETBACK LINES. BY OBTAINING A FORM SURVEY THE LOCATION OF THE FOUNDATION IS CHECKED PRIOR TO THE PLACEMENT OF CONCRETE, AND CAN SAVE COSTLY CORRECTIVE MEASURES IN CASE OF AN ENCROACHMENT OF A PROPERTY LINE.
7. CONSTRUCTION WASTE MANAGEMENT: RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER CAL GREEN SECTION 4.408.2 WASTE MANAGEMENT PLAN, 4.408.3 WASTE MANAGEMENT COMPANY OR 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE. A CITY APPROVED WASTE MANAGEMENT COMPANY/HAULER SHALL BE USED FOR RECYCLING OF CONSTRUCTION WASTE. DOCUMENTATION OF COMPLIANCE WITH SECTION 4.408.1 SHALL BE PROVIDED TO THE AUTHORITY HAVING JURISDICTION PRIOR TO PROJECT FINAL APPROVAL.
8. CONCRETE SLAB FOUNDATIONS: A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE UNDER A 6-MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED PER CGC 4.505.2 AND CRC R506.2.3.
9. ELECTRICAL INSTALLATIONS MUST MEET ALL CODE REQUIREMENTS.
10. THE DEVELOPER SHALL MONITOR, SUPERVISE AND CONTROL ALL BUILDING CONSTRUCTION AND SUPPORTIVE ACTIVITIES SO AS TO PREVENT THESE ACTIVITIES FROM CAUSING A PUBLIC NUISANCE, INCLUDING, BUT NOT LIMITED TO, STRICT ADHERENCE TO THE FOLLOWING:
A. BUILDING CONSTRUCTION WORK HOURS SHALL BE LIMITED TO BETWEEN 7 A.M. AND 6 P.M. MONDAY THROUGH FRIDAY, AND ON SATURDAY FROM 7 A.M. TO 6 P.M. FOR WORK THAT IS NOT INHERENTLY NOISE-PRODUCING. EXAMPLES OF WORK NOT PERMITTED ON SATURDAY ARE CONCRETE AND GROUT POURS, ROOF NAILING AND ACTIVITIES OF SIMILAR NOISE-PRODUCING NATURE. NO WORK SHALL BE PERMITTED ON SUNDAYS AND FEDERAL HOLIDAYS (NEW YEAR'S DAY, MEMORIAL DAY, JULY 4TH, LABOR DAY, THANKSGIVING DAY

- ALL PROPOSED FENCE/WALL NOT TO EXCEED 6'-0" RETAINING WALL WITH 42" OPEN RAILING ABOVE.
- ALL ROOF RUN-OFF & DECKS TO DRAIN DIRECTLY INTO SETTLING BASIN WHERE POSSIBLE. SEE CIVIL SHEETS.
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- MAX. FENCE HT. 42" IN FRONT SETBACK
- PROVIDE CONDUIT FROM ROOF TO THE ELECTRIC SERVICE PANEL TO ACCOMMODATE FUTURE SOLAR INSTALLATION(S) PER N.B.M.C. SECTION 15.32.140

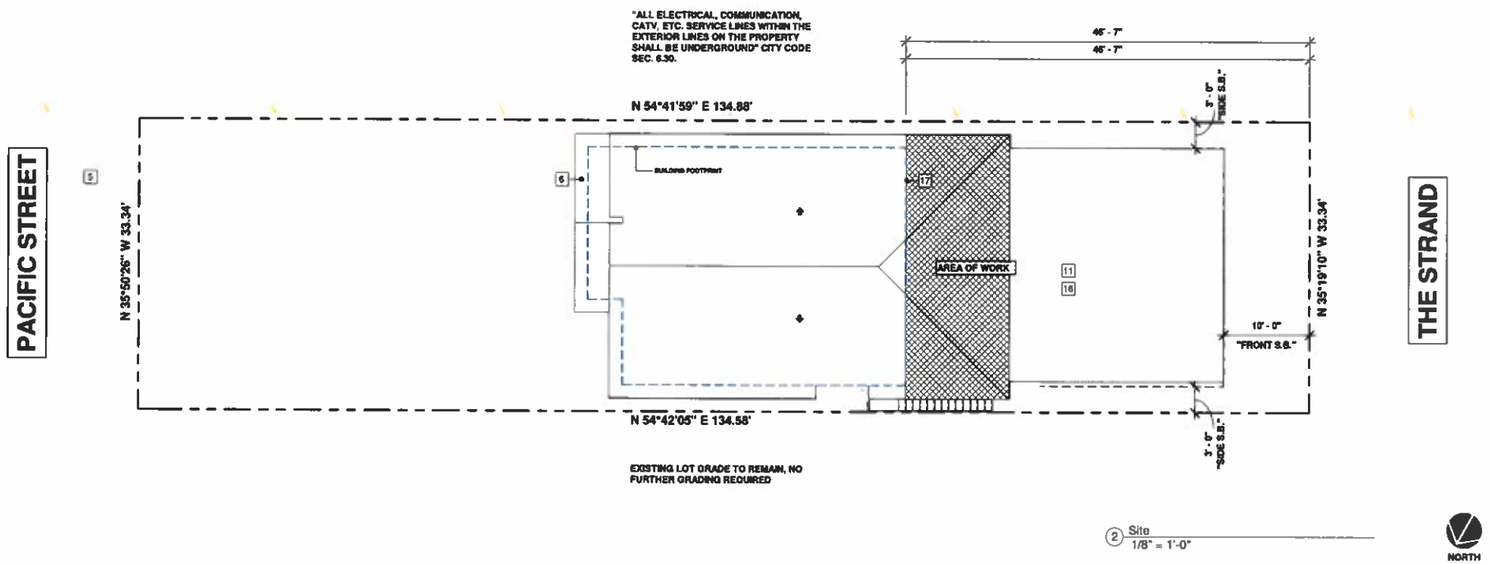
THE COMPLYING CODE SHALL BE :

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE

General Conditions:
1. The developer will be responsible for developing all water and sewer utilities necessary to develop the property. Any relocation of water and/or sewer utilities is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.
2. All Water and Wastewater construction shall conform to the most recent edition of the *Water, Sewer, and Recycled Water Design and Construction Manual* or as approved by the Water Utilities Director.
3. The property owner shall maintain private water and wastewater utilities located on private property.
4. Water services and sewer laterals constructed in existing right-of-way locations are to be constructed by an approved and licensed contractor at developer's expense.

LEGEND :

1. 3- 4'-0" TALL 2' X 2' TRASH CANS W/ ASPHALT OR CONCRETE BASE WITH 6'-0" HIGH FENCES/ GATES SURROUNDING THE SAID AREA OR TRASH MAYBE LOCATED IN THE GARAGE IF REFUSE AREA DOES NOT INTRUDE INTO REQUIRED INTERIOR DIMENSION OF GARAGE. (MBMC 5.24.030).
2. 200 AMP. SERVICE (RECESS)
3. GAS METER (RECESS)
5. WATER METER
6. EAVES
7. 1'-8" OVERHANG TYPICAL
   (TO MAINTAIN 30" EAVE DISTANCE FROM PROPERTY LINE OVERHANG LOCATED W/ IN 3'-0" OF PROPERTY LINE SHALL BE 1 HR. RATED PER UBC SECT. 705 (STUCCO FIN. UNDER EAVES)
8. STANDING SEAM METAL ROOF PITCH 4:12
9. FOR SLOPE LESS THAN 4:12 PITCH ASPHALT SHINGLES SHALL BE SELF-SEALING OR HAND SEALED OVER 2-15# LAID WITH 19" MIN HORIZONTAL OVERLAP. (CBC TABLE 15-B-1).
11. 1/4" PER FT. SLOPE
16. BALCONY
17. SECOND FLOOR LINE
19. 6" DIA. SEWER CLEAN-OUT MUST BE INSTALLED (LOCATION TO BE DETERMINE BY THE CONTRACTOR.)



2 Site
1/8" = 1'-0"

NORTH

Designer
Gary Lane

TABLE OF CONTENTS

GENERAL INFORMATION

OCCUPANCY GROUP	R3-U
TYPE OF CONST.	V-B
NO. OF STORIES	2-STORY
NO. OF UNITS	2-UNIT
ZONING DES.	DOWNTOWN
ENTITLEMENT #	RRP22-00003

SCOPE OF WORK:

BALCONY ADDITION, COVERED PARKING BELOW, NEW SLIDING GLASS DOORS & NEW METAL ROOF

PROJECT WILL NOT DISPLACE PUBLIC PARKING, IMPACT PUBLIC ACCESS TO THE BEACH, OR IMPAIR COASTAL VIEWS

AREA BREAKDOWN

LOT AREA	4541.00 SQ.FT.
LOT COVERAGE	963.00 SQ.FT.
FIRST FLOOR AREA (E)	731.00 SQ.FT.
SECOND FLOOR AREA (E)	963.00 SQ.FT.
TOTAL LIVING AREA	1694.00 SQ.FT.
EXISTING BALCONY	135.00 SQ.FT.
BALCONY ADDED	449.00 SQ.FT.
TOTAL BALCONY AREA	584.00 SQ.FT.
GARAGE AREA (E)	232.00 SQ.FT.

VICINITY MAP

LEGAL DESCRIPTION

LOT 36
BLOCK "B"

MAP NO. 1044

APN: 150 260-09

LANE
DESIGN + BUILD
2212 PACIFIC COAST HWY.
HERMOSA BEACH CA 90254
PHONE: 310-937-0081
FAX: 310-937-0089
LANEDESIGNBUILD.COM

SHT. CONTENT

Site Plan, Project Information

CLIENT

"LAW" DUPLEX
512 S. THE STRAND
OCEANSIDE, CA

Project Number: LAW-1715 | Date: SEP. 1, 2022

REVISIONS

No.	Description	Date	Drawn by	Checked by
			G.T.L.	G.T.L.

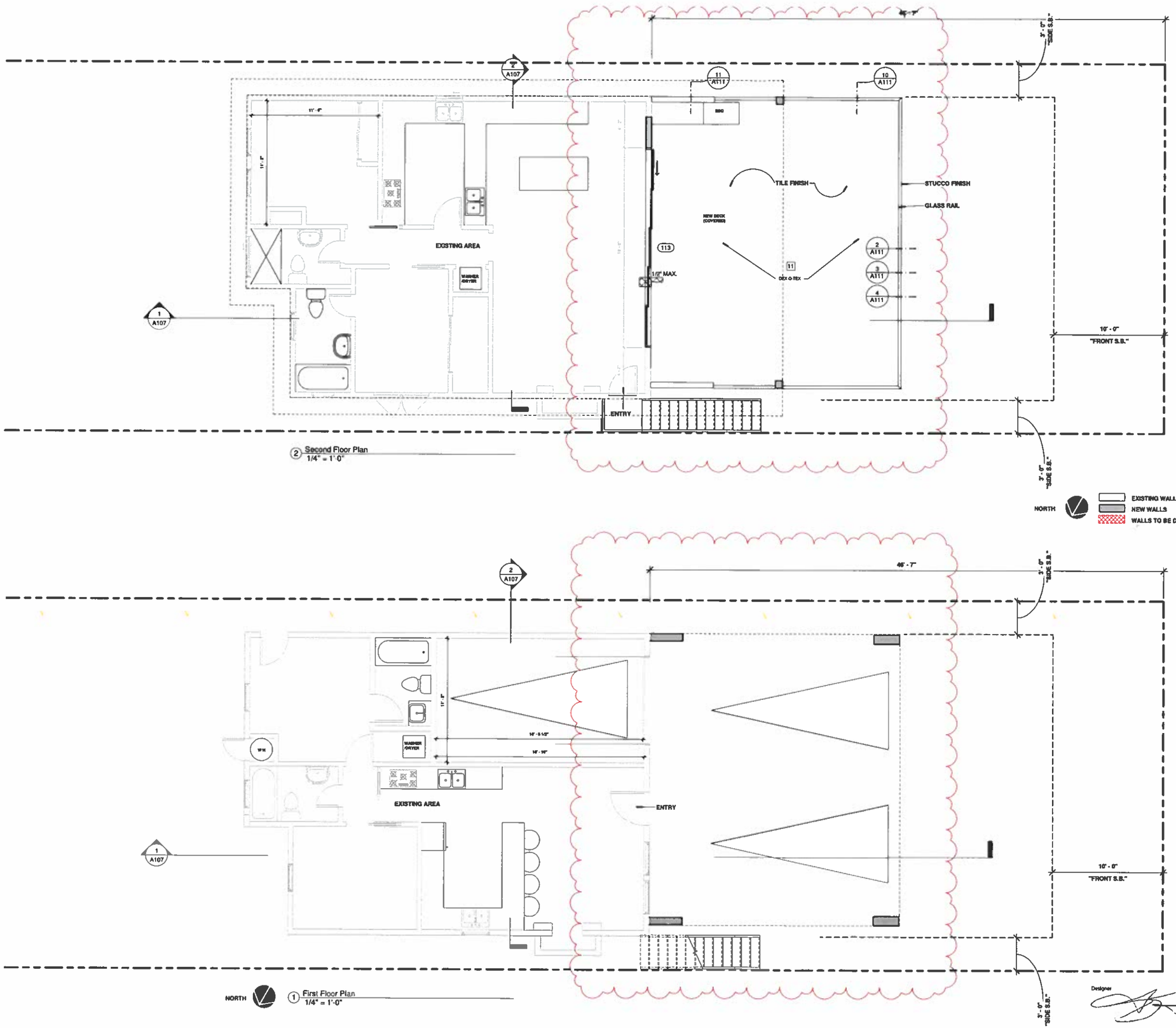
SHT. ID.

A101

3/20/2023 9:37:33 AM

Attachment 2

4.0 ITEM 2 - ATTACHMENT 2



2 Second Floor Plan
1/4" = 1'-0"

NORTH

EXISTING WALLS
NEW WALLS
WALLS TO BE DEMOLISHED

NORTH

1 First Floor Plan
1/4" = 1'-0"

PLAN NOTES

1. EARTHCORE INDUSTRIES (GAS ONLY FIREPLACE) (ICC-ES ESR-2316 [NOTE : FIREPLACE TO BE GASEOUS FUELLED ONLY AND NOT CAPABLE OF SOLID FUEL COMBUSTION.]
2. 70" HIGH TILE FROM DRAIN WALL COVERING SHALL BE BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 70" ABOVE THE DRAIN INLET AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENT IS TO BE MOISTURE RESISTANT CBC 807.1, 3, AND 2512
3. 12" X 12" TUB ACCESS
4. 18" HIGH PLATFORM
5. TANKLESS WATER HEATER
6. LOCATE TOP AND BOTTOM VENTS. WITHIN 12" OF FLOOR AND CEILING (12"X12" VENT 4" DUCT)
7. PROVIDE 5/8" TYPE" X" DRYWALL AT ALL CEILING AND WALLS
8. HOOD VENT
9. CLOTHES DRYER MOISTURE EXHAUST DUCT (4" DIA SMOOTH DUCT) SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14' WITH 2 ELBOWS.THIS SHALL BE REDUCED 2' FOR EVERY ELBOW IN EXCESS OF 2.
10. VENT. 100 IN. SQ. OPENING FOR MAKE UP AIR
11. DEX-O-TEX ESR-1757 (1/4" / FT SLOPE) (PLYWOOD ONLY NO OSB)
12. 1-3/8" THK DOOR : SOLID WOOD, SELF CLOSING TIGHT FITTING (20 MIN. RATED DOOR.) SELF LATCHING.
13. STRAP WATER HEATER (2 STRAPS REQUIRED)
14. FORCE AIR UNIT

A. COMPARTMENT DIMENSION 12" WIDER THAN THE UNIT 3" MIN. CLR. FROM THE COMBUSTION AIR INTAKE.

B. AREA OF COMBUSTION AIR OPENINGS 1 SQ. INCH PER 5,000 BTU. 1 SQ. INCH PER 1,000 BTU(100 MIN.) IN CONFINED SPACES,HALF OF OPENING AREA WITHIN 12" OF CEILING AND HALF 12" FROM FLOOR (UMC 702.707).

C. COMBUSTION AIR FROM ATTIC THROUGH 26-GAUGE GALVANIZE STEEL TO 6" ABOVE CEILING JOIST W/OUT A SCREEN. PROVIDE ADEQUATE OPENINGS TO ATTIC)704 UMC.

D. COMBUSTION AIR DIRECTLY FROM THE OUTSIDE W/ 1/4" SCREEN (707 UMC). ONE SQUARE INCH PER 4,000 BTU AND ONE SQUARE INCH PER 2,000 FOR HORIZONTAL DUCTS.

E. NOT ALLOWED IN ANY BEDROOM, BATHROOM,OR CLOSET THAT OPENS INTO ONE OF THESE.

ATTIC ACCESS MIN. 30"X30" NOT OVER 20' OF THE EQUIPMENT UNOBSTRUCTED PASSAGE 24" WIDE WITH SOLID CONTINUOUS FLOORING FROM ACCESS TO EQUIPMENT PANEL. A LEVEL UNOBSTRUCTED WORK PLATFORM MIN 30" IN FRONT OF THE EQUIPMENT W/ 30" HEADROOM.

LIGHT OVER EQUIPMENT W/ LIGHT SWITCH AND OUTLET

AIR SUPPLY OPENINGS OF 2 SQ.INCH PER 1,000 BTU FOR BLOWER TYPE AND 7 SQ. INCH PER 1,000 BTU FOR GRAVITY FEED TYPE. DOUBLE JOIST TO SUPPORT UNIT.

SEISMIC BRACES OR ANCHOR UNIT TO FLATFORM.

15. 2X6 BALLOON FRAME
16. 30" X 30" ATTIC ACCESS
17. 22" X 30 ATTIC ACCESS

ALL HEATING AND/OR COOLING SYSTEM OTHER THAN WOOD STOVES SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM OR OTHER SETBACK MECHANISM APPROVED BY THE EXECUTIVE DIRECTOR OF THE CALIFORNIA ENERGY COMMISION THAT SHUTS THE SYSTEM OFF DURING PEAK PERIOD OF NONUSE AND THAT ALLOWS THE BUILDING OCCUPANT TO AUTOMATICALLY SETBACK THE THERMOSTAT SET POINTS FRO AT LEAST TWO PERIOD OF 24 HRS. [TITLE -24,PART 6, CHAPTER 7, SECTION 119(d) & 151(f).

MIN LOOSE FILL INSTALLED WRIGHT PER SQUARE FOOT OF ANY LOOSE -FILL INSULATION SHALL CONFORM WITH THE INSULATION MANUFACTURER'S LABELED R-VALUE [TITLE-24,PART 6,CHAPTER 7, SECTION 150(b)].

TANK -TYPE TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.28 GALLON (402.2 CPC).

TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTELLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTION THAT WERE APPROVED AS PART OF THEIR LISTING. THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATERS LISTED INSTALLATION INSTRUCTIONS AND THE 2016 CALIFORNIA PLUMBING CODE.

STRAP THE WATER HEATER AT UPPER AND LOWER 1/3 OF VERT HEIGHT. THE LOWER STRAP SHALL MAINTAIN 4" ABOVE THE CONTROLS. [508.2 CPC.].

INSTANTANEOUS WATER HEATER WITH AN INPUT RATING GREATER THAN 6.8 KBTU/HR SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND THE HOT WATER PIPE LEAVING THE WATER HEATER . PER SECTION 110.3 (c)7.

A: A CERTIFICATE OF INSTALLATION (CF2R-ENV, CF2R-LTG AND CF2R MECH) SHALL BE COMPLETED BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND/OR TESTING, ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED HERS PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.

B: A CERTIFICATE OF VERIFICATION (CF3R) SHALL BE COMPLETED, REGISTERED, AND SIGNED/ CERTIFIED BY HERS RATER. THE REGISTERED CF3R FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT AND BUILDER.

PLUMBING FIXTURES SHALL COMPLY WITH CBC TABLE 4.303.1, 4.303.2 & 4.303.3.

CONTROL VALVE FOR SHOWER OR TUB-SHOWER SHALL BE OF A PRESSURE BALLANCE OR THERMOSTATIC MIXING VALVE TYPE PER UPC 420.0

COOKING EQUIPMENT MUST BE LISTED FOR RESIDENTIAL USE.

PROVIDE WEATHER STRIPS AT THE ATTIC ACCESS PANEL TO PREVENT BACKDRAFT.

SHOWERS AND SHOWER TUBS SHALL PROVIDE WITH INDIVIDUAL CONTROL VALVE OF THE PREASURE BALANCE ,THERMOSTATIC OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE AND PROVIDE SCALD AND THERMAL SHOCK PROTECTION.

ATTIC SPACE WITH CLEAR HEIGHT 30" OR GRATER SHALL BE PROVIDED WITH AN ACCESS OPENING OF NOT LESS THAN 22" X 30" . A 30" MIN .CLR. HEADROOM SHALL BE PROVIDED ABOVE THE ACCESS OPENING. ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION .

NOTE : VERIFY DOORS AND WINDOWS SIZES DURING FRAMING BEFORE ORDERING

Designer
Gary Lane

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SHT. CONTENT

Floor Plan - Proposed

CLIENT

"LAW" DUPLEX
512 S. THE STRAND
OCEANSIDE, CA

Date: SEP. 1, 2022
Project number: LAW-1715
Drawn by: DAN
Check by: G.T.L.

REVISIONS

No.	Description	Date
1	Revision 1	Date 1

SHT. ID.

A102

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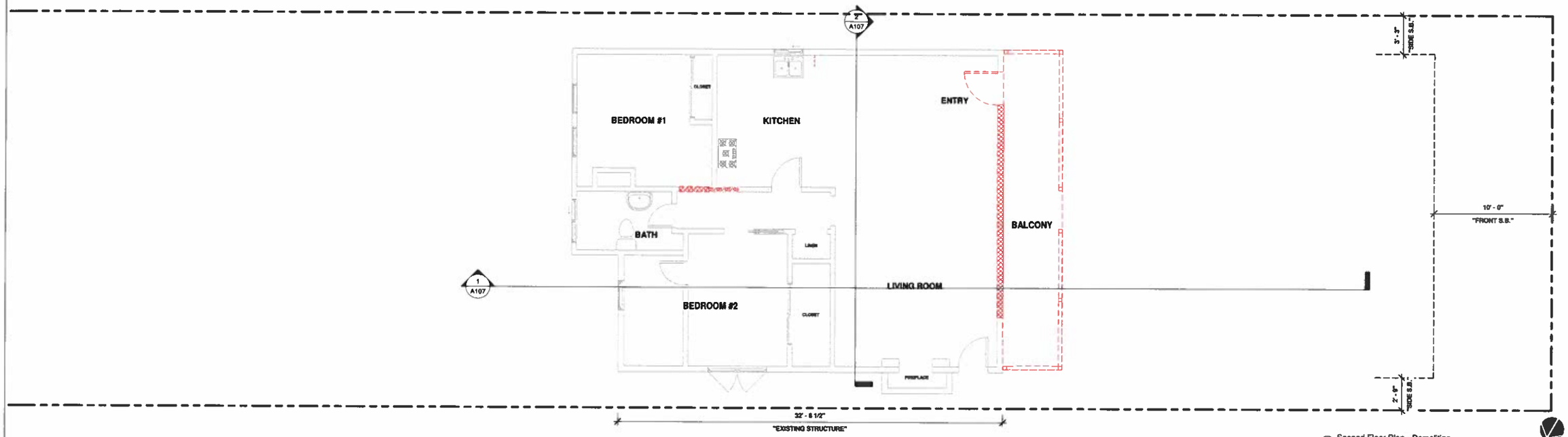
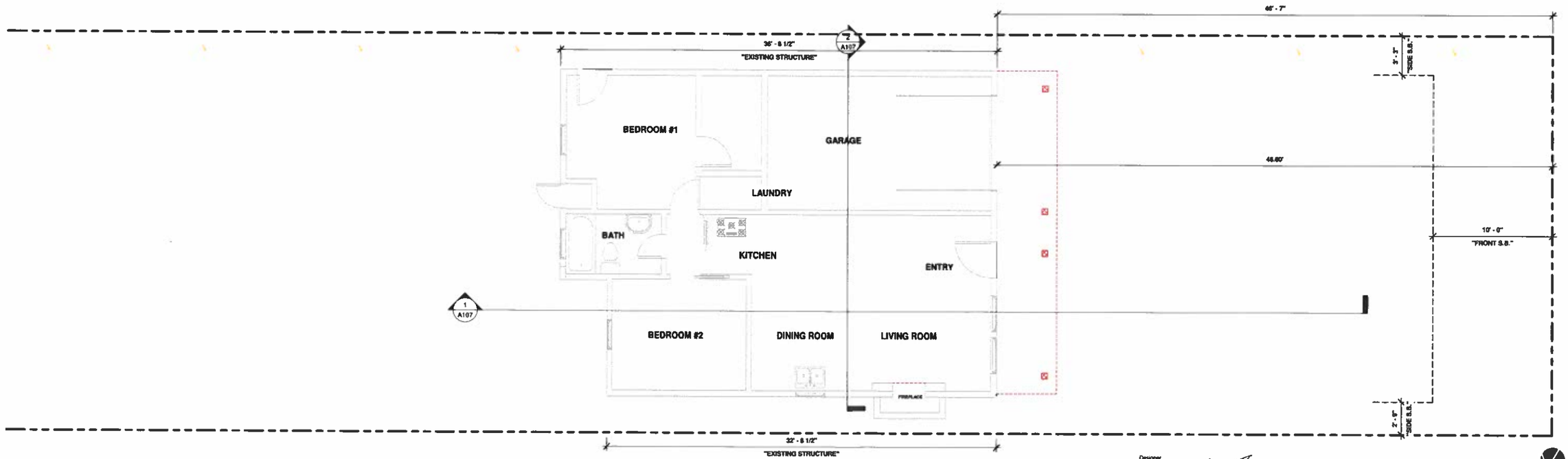


② Second Floor Plan - Demolition
1/4" = 1'-0"

NORTH

EXISTING WALLS
NEW WALLS
WALLS TO BE DEMOLISHED



Designer
Gary Lane

① First Floor Plan - Demolition
1/4" = 1'-0"

NORTH

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SHT. CONTENT

Floor Plan - Demolition

CLIENT

"LAW" DUPLEX
512 S. THE STRAND
OCEANSIDE, CA

Date: SEP. 1, 2022
Project number: LAW-1715
Drawn by: G.T.L.
Checked by: G.T.L.

REVISIONS

No.	Description	Date

SHT. ID.

A103

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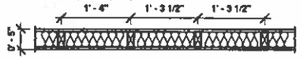
UL DESIGN NO. U314

FIRE RATING: 1 Hour
STC: N/A
SOUND TEST: N/A
SYSTEM THICKNESS: 4 3/4"



ASSEMBLY OPTIONS:

GYPSUM BOARD: ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE SCX™)

WOOD STUDS: 2X4 WOOD STUDS, 24" O.C.

GYPSUM BOARD: ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE SCX™)

NOTES:

STUD AND INSULATION SIZES ARE MINIMUM UNLESS OTHERWISE STATED IN DESIGN.

FOR THE MOST UP-TO-DATE INFORMATION OR ASSEMBLY OPTIONS, REFER TO THE UL FIRE RESISTANCE DIRECTORY.

REFER TO THE UL FIRE RESISTANCE DIRECTORY FOR INFORMATION REGARDING PRODUCT ORIENTATION AND FASTENING REQUIREMENTS.

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5120	GENERIC	1 HOUR FIRE	50 to 54 STC SOUND

WOOD JOISTS, GYPSUM WALLBOARD, RESILIENT CHANNELS, GLASS FIBER INSULATION

One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. with 1" Type S drywall screws 8" o.c. at ends and 12" o.c. at intermediate furring channels. Gypsum board and joints located midway between continuous channels and attached to additional pieces of channel 64" long with screws 8" o.c. Resilient furring channels applied at right angles to 2 x 10 wood joists 16" o.c. with 6d coated nails, 1 7/8" long, 0.085" shank, 1/4" heads, two per joist. Wood joists supporting 5/8" exterior plywood with exterior glue subfloor and 3/8" particle board, 1.5 psf. 3 1/2" glass fiber insulation batts, 0.7 pcf, friction fit in joist cavities supported alternately every 12" by wire rods and resilient furring channels.

Sound tested with carpet and pad and with insulation stapled to joists

Approx. Ceiling Weight: 2 psf
Fire Test: FM FC-161, 8-31-72
Sound Test: G&H OC-3MT, 10-13-71
IIC 5 Test: (73 C & P)
G&H OC-3MT, 10-13-71

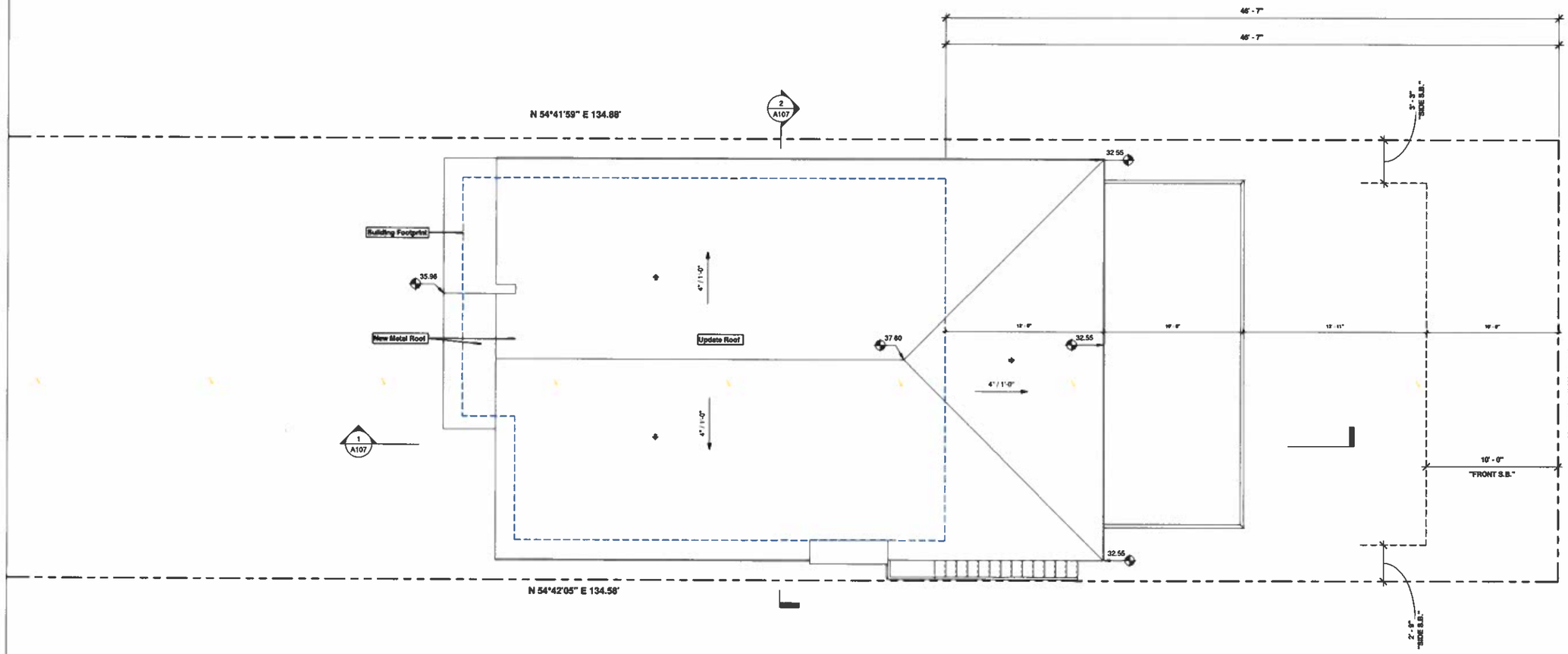
2

ROOF NOTES

1. ASPHALT SHINGLES OVER 15# FELT (CLASS "A") FOR SLOPE LESS THAN 4:12 ASPHALT SHINGLES SHALL BE SELF-SEALING OR HAND SEALED OVER 2-15# FELT LAID WITH 19" MIN. HORIZONTAL OVERLAP. (CBC TABLE 15-B-1) (CLASS "A")
2. ROOF SLOPE: 1.25:12
3. SECOND FLOOR
4. FIRST FLOOR

PROVIDE ROOF GUTTERS AND DOWNSPOUT PER GREEN BUILDING CODE SECTION 4.410.

A CLASS A ROOF IS REQUIRED PER CITY CODE SECTION 1505.8.



THE STRAND

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

Designer
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SHT. CONTENT

Roof Plan

CLIENT

"LAW" DUPLEX
512 S. THE STRAND
OCEANSIDE, CA

Project number: LAW-1715
Date: SEP. 1, 2022

REVISIONS

No.	Description	Date

Drawn by | Checked by | Author | Checker

SHT. ID.

A104

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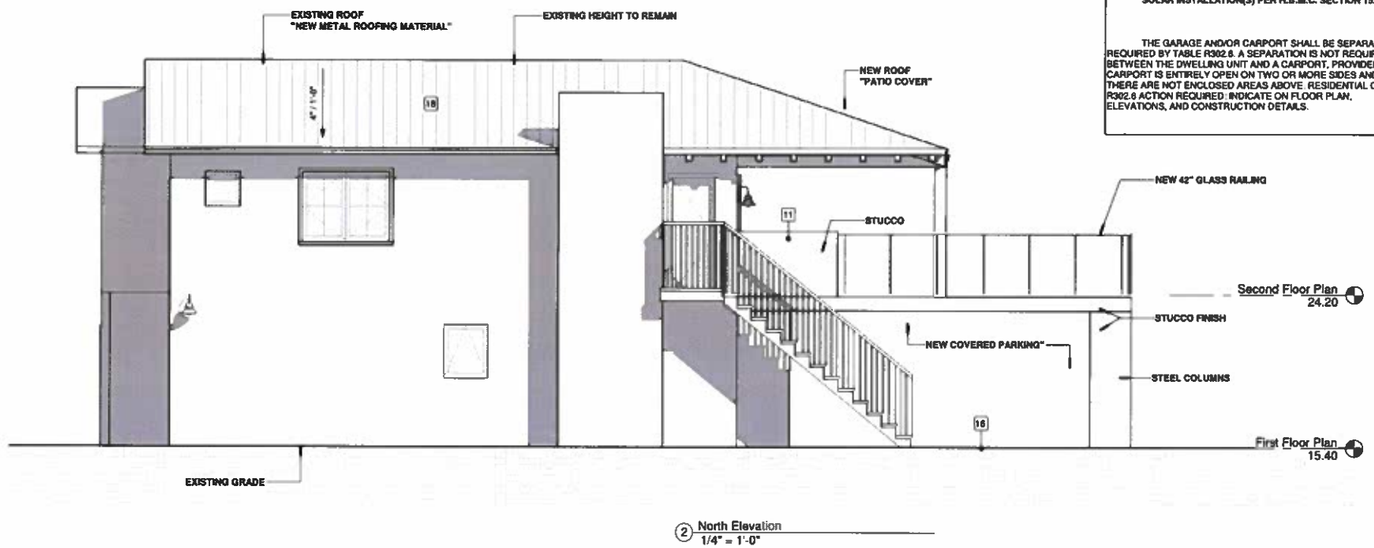


2 North Elevation
1/4" = 1'-0"

- ALL PROPOSED FENCE/WALL NOT TO EXCEED 6'-0" RETAINING WALL WITH 42" OPEN RAILING ABOVE.
- ALL ROOF RUN-OFF & DECKS TO DRAIN DIRECTLY INTO SETTLING BASIN WHERE POSSIBLE. SEE CIVIL SHEETS.
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- MAX. FENCE HT. 42" IN FRONT SETBACK
- PROVIDE CONDUIT FROM ROOF TO THE ELECTRIC SERVICE PANEL TO ACCOMMODATE FUTURE SOLAR INSTALLATION(S) PER H.B.M.C. SECTION 15.32.140

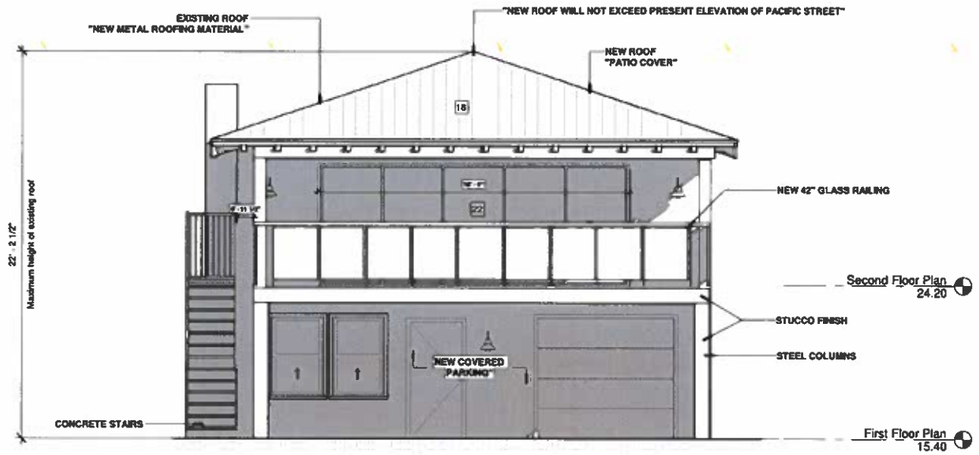
THE GARAGE AND/OR CARPORT SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. A SEPARATION IS NOT REQUIRED BETWEEN THE DWELLING UNIT AND A CARPORT, PROVIDED THE CARPORT IS ENTIRELY OPEN ON TWO OR MORE SIDES AND THERE ARE NOT ENCLOSED AREAS ABOVE. RESIDENTIAL CODE R302.6 ACTION REQUIRED: INDICATE ON FLOOR PLAN, ELEVATIONS, AND CONSTRUCTION DETAILS.

LEGEND :

1. CONCRETE DRIVEWAY, 15% MAX. SLOPE (SEE OWNER FOR FINISH)
2. SPARK ARRESTER (UL LISTED) CHIMNEY CAP MUST BE PART OF THE LISTED ASSEMBLY.
3. FIREPLACE FLUE
4. ROOF FINISH ASPHALT SHINGLES SHALL BE SELF SEALING OR HAND SEALED OVER 2 15# FELT LAID WITH 19" MIN HORIZONTAL OVERLAP
5. 6'-0" FENCE MEASURED FROM THE TOP OF WALL TO FINISH GRADE NEIGHBOR OR PROPERTY GRADE W/C EVER IS LOWER.
6. STUCCO FIN. WITH 15# FELT
7. WINDOW (SEE WINDOW SCHEDULE)
8. SECTIONAL GARAGE DOOR
9. FACIA BOARD
10. GUTTER
11. 42 " HIGH IRON/ STUCCO RAILING 4" DIA. SHALL NOT PASS THRU INTERMEDIATE RAIL.
12. WOOD SIDING WITH 15# FELT
13. PLANTER
14. BUILDING BEYOND
15. WOOD CORBEL
16. FINISH GRADE
17. NEIGHBORS GRADE
18. SLOPE 4: 12
19. EXISTING CONCRETE SIDEWALK
20. FISH SHINGLES OVER 15# FELT
21. CORONADO STONE
22. GLASS DOOR

ELEVATION - LEGEND

1 LEGEND_A ELEVATION LEGEND1
1/4" = 1'-0"



3 West Elevation
1/4" = 1'-0"

Designer

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SHT. CONTENT

Exterior Elevations

CLIENT

"LAW" DUPLEX
512 S. THE STRAND
OCEANSIDE, CA

Project number LAW-1715 | Date SEP. 1, 2022

REVISIONS

No.	Description	Date

Drawn by G.T.L. | Checked by G.T.L.

SHT. ID.

A105

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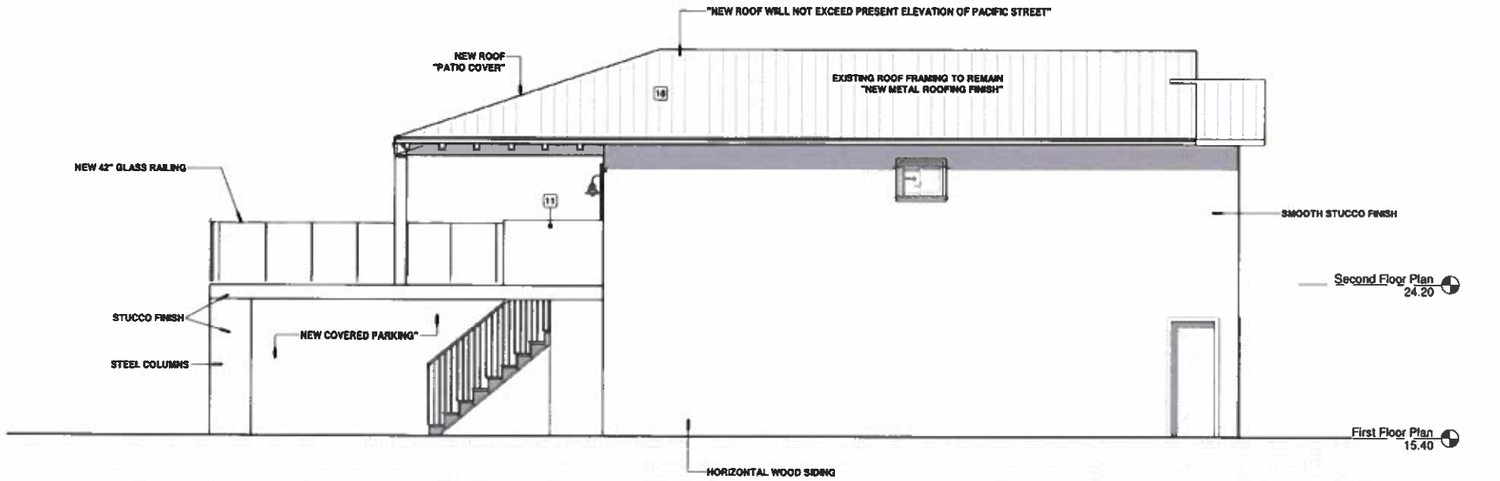


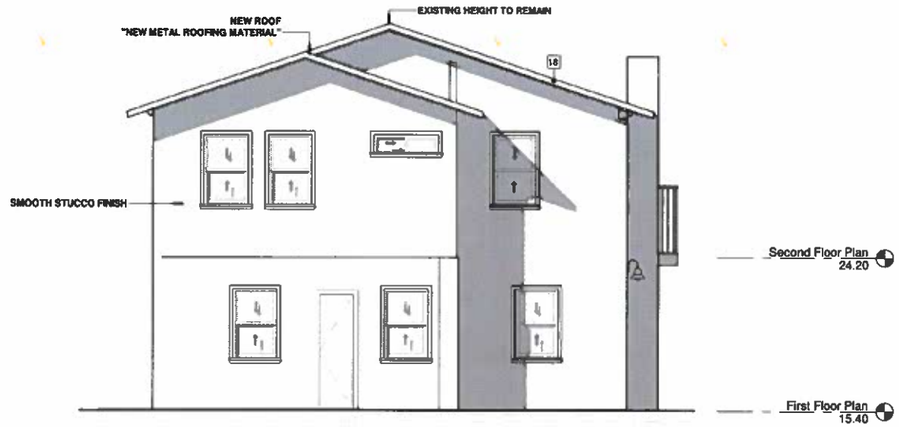
2 South Elevation
1/4" = 1'-0"

LEGEND :

1. CONCRETE DRIVEWAY, 15% MAX. SLOPE (SEE OWNER FOR FINISH)
2. SPARK ARRESTER (UL LISTED) CHIMNEY CAP MUST BE PART OF THE LISTED ASSEMBLY.
3. FIREPLACE FLUE
4. ROOF FINISH ASPHALT SHINGLES SHALL BE SELF SEALING OR HAND SEALED OVER 2 15# FELT LAID WITH 19" MIN HORIZONTAL OVERLAP
5. 6'-0" FENCE MEASURED FROM THE TOP OF WALLTO FINISH GRADE NEIGHBOR OR PROPERTY GRADE W/C EVER IS LOWER.
6. STUCCO FIN. WITH 15# FELT
7. WINDOW (SEE WINDOW SCHEDULE)
8. SECTIONAL GARAGE DOOR
9. FACIA BOARD
10. GUTTER
11. 42 " HIGH IRON/ STUCCO RAILING 4" DIA. SHALL NOT PASS THRU INTERMEDIATE RAIL.
12. WOOD SIDING WITH 15# FELT
13. PLANTER
14. BUILDING BEYOND
15. WOOD CORBEL
16. FINISH GRADE
17. NEIGHBORS GRADE
18. SLOPE 4: 12
19. EXISTING CONCRETE SIDEWALK
20. FISH SHINGLES OVER 15# FELT
21. CORONADO STONE
22. GLASS DOOR

ELEVATION - LEGEND

3 LEGEND_A ELEVATION LEGEND2
1/4" = 1'-0"



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

Designer
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SHT. CONTENT

Exterior Elevations

CLIENT

"LAW" DUPLEX
512 S. THE STRAND
OCEANSIDE, CA

Project Number	Date
LAW-1715	SEP. 1, 2022

REVISIONS

No.	Description	Date

Drawn By	Checked By	Author	Checker

SHT. ID.

A106

3/20/2023 9:37:35 AM

GeoSoils, Inc.

Geotechnical • Geologic • Coastal • Environmental

5741 Palmer Way • Carlsbad, California 92010 • (760) 438-3155 • FAX (760) 931-0915 • www.geosoilsinc.com

February 24, 2023 WO S8557

Mr. & Mrs. Law
904 Silver Spar Road, Unit 305
Rolling Hills Estates, CA 90274

SUBJECT: Wave Runup and Coastal Hazard Analysis, 512 South The Strand, Oceanside, California

Dear Mr. & Mrs. Law:

Geosoils Inc. (GSI) is pleased to provide this wave runup, coastal hazard, and shore protection study for the property located at 512 South The Strand, Oceanside, CA. The purpose of this report is to provided the typical coastal engineering information requested by the City of Oceanside and the California Coastal Commission (CCC) for coastal development permits. The analysis is based upon the CCC Sea Level Rise (SLR) Guidance (CCCSLRG) document, the more recent National Oceanographic and Atmospheric Administration (NOAA) SLR data, our site inspection, and knowledge of local coastal conditions. This report is intended to support the proposed second story deck/balcony addition and other minor improvements at the subject site.

INTRODUCTION

The property, located at 512 South The Strand ("site"), Oceanside, California, is near the southern end of South The Strand in Oceanside. This section of shoreline is fronted by a sand beach, a rock revetement, South The Strand, and the existing development. Figure 1 is a 2022 bird's eye photograph, downloaded from the internet, showing the site and adjacent properties. The site is currently developed with single family structure that is setback about 47 feet from The Strand. The proposed project is the addition of a second story deck (about 550 sqft) with a carport below. The proposed deck will require new foundations to support the development. The lowest habitable FF of the existing development is at about elevation +15.4 feet NAVD88. The building is fronted by the long driveway (~47 feet), South The Strand, and a quarry stone revetment which, based on our observations and area knowledge, has been overtopped by waves in the past. The properties on either side of the subject site are fronted by the same type revetment. In the past, under extreme winter storm erosion conditions, the beach is composed of cobbles, which currently lie below the sand, at about elevation +3.25 feet NAVD88 (approximately the City of Oceanside Standard Drawing M-19 Design Scour).

Figure 1. Subject site and adjacent properties in 2022.

DATUM

The datum used in this report is North American Vertical Datum 1988 (NAVD88). In the open ocean of the San Diego County coast, Mean High Water (MHW) is 4.41 feet above NAVD88. The units of measurement in this report are feet (ft), pounds force (lbs), and second (sec). Some elevations were taken from topographic surveys of South The Strand. The proposed deck addition plans and site elevations were provided by Lane Design Build, dated September 2022. The current FEMA flood insurance rate map effective date is 12/20/2019 and is provided as Figure 2 below. The proposed project is entirely within FEMA Zone X. The CCCSLRG requires the use of the "best available science" for analysis of SLR impacts on the proposed project. The analysis will discuss more current SLR estimates based upon more recent best available science (NOAA, 2022). The typical project life for a deck (an accessary structure) at a beach front site is about 50 years. For the purpose of this study the life of the project is about 52 years or the year 2075.

Figure 2. FEMA panel and flood zones for the site.

EXISTING SHORE PROTECTION EVALUATION

A visual inspection of the existing shore protection at the site and along South The Strand was performed on February 16, 2023. The existing shore protection consists of a quarry stone revetment backed by a ~30 foot wide public street, South The Strand. The revetment runs the entire length of the property, and is part of a continuous revetment that protects properties to the north and south of the subject site. The visible stones in the revetment are both rounded and angular in shape, and range in size from 200 lbs to about 6 tons. The average visible armor stone size is about 3 tons. The crest elevation of the revetment is about +14.5 feet NAVD88. The visible slope of the revetement varies from 2/1 to 1.5/1 (horizontal/vertical). The revetment is backed by South The Strand to the property line. The revetement is in good condition, and considering the role of the 30 foot wide public street (makes the revetment broad crested), it is in close conformance with the City of Oceanside standard seawall detail M-19.

WAVE RUNUP AND OVERTOPPING ANALYSIS

As waves encounter the beach in front of this section of shoreline, the water rushes up the beach as well as the shore protection, and sometimes over the revetment across the road and to the site. Often, wave runup strongly influences the design and the cost of coastal projects. Wave runup is defined as the vertical height above the still water level to which a wave will rise on a structure of infinite height. Overtopping is the flow rate of water over the top of a finite height structure as a result of wave runup.

Wave runup and overtopping at the existing revetment is calculated using the US Army Corps of Engineers (USACOE) Automated Coastal Engineering System, ACES. The methods to calculate runup and overtopping implemented within this ACES application are discussed in greater detail in the Coastal

Engineering Manual (2004). The overtopping estimates calculated herein are corrected for the effect of onshore winds. Figure 3 from the ACES manual shows some of the variables involved in the runup and overtopping analysis.

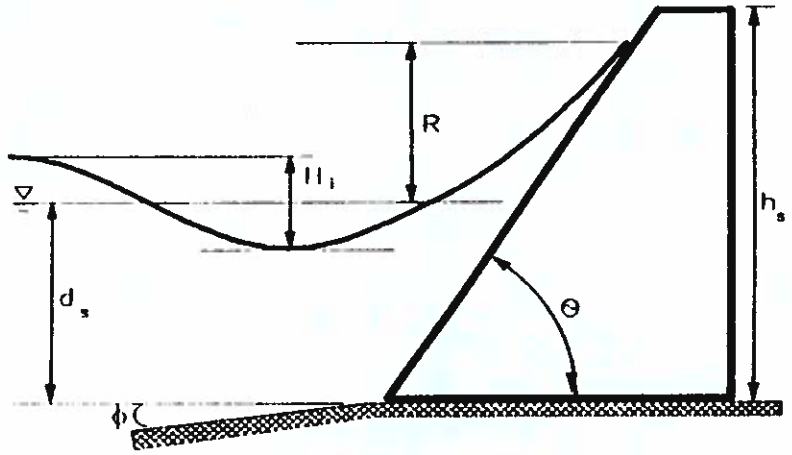


Figure 3. Wave runup terms from ACES analysis.

Oceanographic Design Parameters

The wave, wind, and water level data used as input to the ACES runup and overtopping analysis was taken from the historical data reported in USACOE CCSTWS report #88-6, and updated, as necessary. The San Diego North County shoreline has experienced a series of storms over the years. These events have impacted coastal property and beaches depending upon the severity of the storm, the direction of wave approach and the local shoreline orientation. The ACES analysis was performed on oceanographic conditions that represent a typical 75- to 100-year recurrence storm. The ACES analysis uses the FEMA Coastal Construction Manual depth limited design wave approach.

Sea Level Rise

The 2018 CCCSLRG requires the use of the "best available science" with regards to sea level rise (SLR) projections. The CCCSLRG is based upon the California Ocean Protection Council (COPC) update to the State's Sea-Level Rise Guidance in March 2018. These COPC estimates are based upon a 2014 report entitled "Probabilistic 21st and 22nd century sea-level projections at a global network of tide-gauge sites" by Kopp, et al., 2014. The Kopp et al. paper used 2009 to 2012 SLR modeling by climate scientists for the probability analysis, which means the "best available science" used by the CCC is over 10 years old. There is more current "best available science" (measurements, models and projections) provided by NOAA (NOAA, 2022).

NOAA has been measuring SLR globally, and specifically in La Jolla. The NOAA La Jolla SLR rate is 2.04 mm/yr as shown in Figure 4. The rate can be used to calculate a sea level rise of 46.9mm (0.154ft) over the last 23 years (2000 through December 2022). If the La Jolla rates do not change significantly in the next 7 years (which is likely), the amount of La Jolla SLR to the year 2030 will be about 0.20 feet.

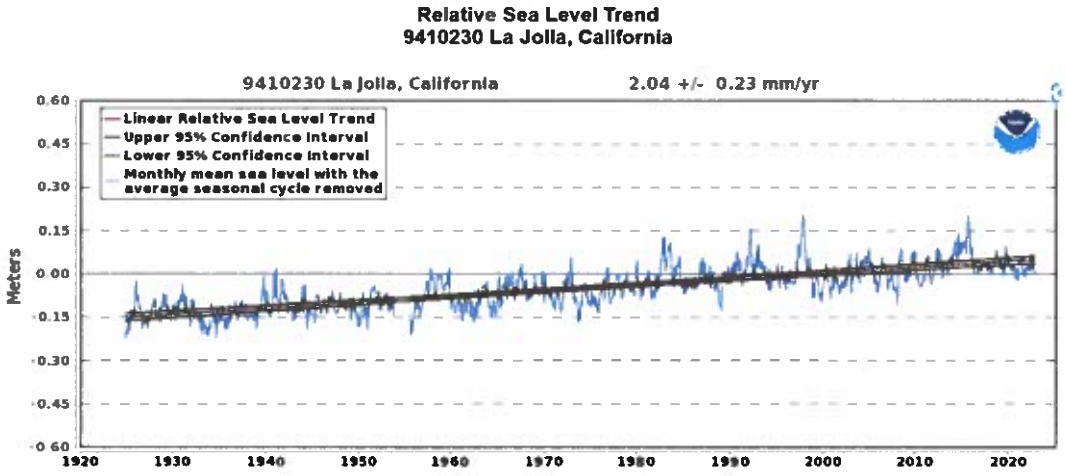
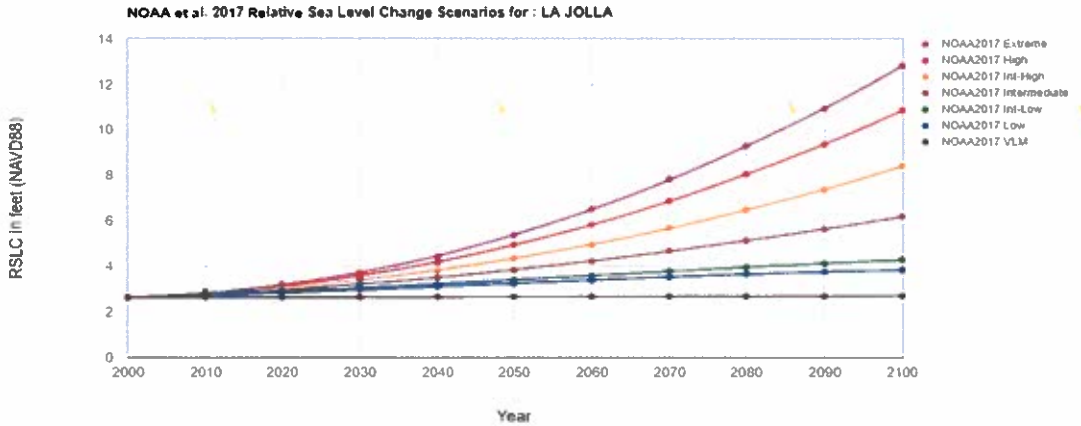


Figure 4. Latest measure SLR at La Jolla from NOAA.

NOAA also provides plots of the most current SLR model projections (best available science) over time starting in the year 2000. Figure 5, is the model projections taken from NOAA, which is more current SLR science and better SLR science than the 2018 COPC Guidance. To determine which model is accurately predicting SLR, the data for La Jolla can be either plotted onto the curves or estimated from the table below the curves. The model that is most accurate now should be considered the "best available science" SLR model for the project, at this time.



La Jolla SLR
Scenarios for LA JOLLA
NOAA2017 VLM: 0.00072 feet/yr
All values are expressed in feet

Year	NOAA2017 VLM	NOAA2017 Low	NOAA2017 Int-Low	NOAA2017 Intermediate	NOAA2017 Int-High	NOAA2017 High	NOAA2017 Extreme
2000	2.61	2.61	2.61	2.61	2.61	2.61	2.61
2010	2.62	2.71	2.71	2.78	2.84	2.87	2.87
2020	2.63	2.81	2.87	2.97	3.07	3.14	3.20
2030	2.63	2.97	3.07	3.29	3.40	3.56	3.70
2040	2.64	3.10	3.20	3.50	3.79	4.15	4.42
2050	2.65	3.24	3.40	3.83	4.35	4.94	5.37
2060	2.66	3.37	3.56	4.22	4.94	5.83	6.52
2070	2.66	3.53	3.79	4.68	5.70	6.88	7.83
2080	2.67	3.66	3.96	5.14	6.48	8.06	9.31
2090	2.68	3.76	4.12	5.63	7.37	9.37	10.95
2100	2.68	3.83	4.29	6.19	8.42	10.88	12.85

Figure 5. NOAA 2022 SLR projections for La Jolla.

Recognizing that in the year 2000 the SLR zero line is 2.61 feet, and using the current La Jolla SLR data (trends), La Jolla SLR should be (2.61 + 0.20 feet) 2.81 feet in the year 2030. Looking at the table in Figure 5 for the year 2030 (~7 years from now) reveals that La Jolla SLR is tracking below the NOAA 2017 Low SLR model curve. The Low SLR model predicts a SLR rise total in the year 2100 of about 1.22 feet.

The California Ocean Protection Council (COPC) included SLR estimates and probabilities for La Jolla, the closest SLR estimates. Table I provides the March 2018 COPC data (from the Kopp, et al., 2014 report) with the SLR adopted estimates (in feet), and the probabilities of those estimate to meet or exceed the 1991-2009 mean, based upon the outdated best available science. The 2022 NOAA SLR information provided above is more current than the CCCSLRG (2018 COPC). The 2022 NOAA SLR science/data is the "best available science" for SLR prediction and is required to be used by the CCC.

Table I

		Probabilistic Projections (in feet) (based on Kopp et al. 2014)					H++ scenario (Sweet et al. 2017) *Single scenario
		MEDIAN	LIKELY RANGE		1-IN-20 CHANCE	1-IN-200 CHANCE	
		50% probability sea-level rise meets or exceeds...	66% probability sea-level rise is between...		5% probability sea-level rise meets or exceeds...	0.5% probability sea-level rise meets or exceeds...	
				Low Risk Aversion		Medium - High Risk Aversion	Extreme Risk Aversion
High emissions	2030	0.5	0.4 -	0.6	0.7	0.9	1.1
	2040	0.7	0.5 -	0.9	1.0	1.3	1.8
	2050	0.9	0.7 -	1.2	1.4	2.0	2.8
Low emissions	2060	1.0	0.7 -	1.3	1.7	2.5	
High emissions	2060	1.2	0.9 -	1.6	1.9	2.7	3.9
Low emissions	2070	1.2	0.9 -	1.6	2.0	3.1	
High emissions	2070	1.5	1.1 -	2.0	2.5	3.6	5.2
Low emissions	2080	1.4	1.0 -	1.9	2.4	4.0	
High emissions	2080	1.9	1.3 -	2.5	3.1	4.6	6.7
Low emissions	2090	1.6	1.0 -	2.2	2.9	4.8	
High emissions	2090	2.2	1.6 -	3.0	3.8	5.7	8.3
Low emissions	2100	1.7	1.1 -	2.5	3.3	5.8	
High emissions	2100	2.6	1.8 -	3.6	4.6	7.1	10.2

In contrast to the measured SLR at La Jolla, the model the CCC is recommending to be analyzed (2018 COPC) is the high emissions scenario and the 0.5% probability shown in Table I. For the year 2030 the CCC recommended SLR is 0.9 feet, which is over 4 times greater than the 0.20 feet that is being measured. Over the 52-year life of the development this results in a very significant difference between what the SLR the CCC suggests based upon older science and what SLR is currently occurring. The current best available science using measured SLR data shows that the La Jolla SLR trend is tracking more closely to the likely range than the low probability 0.5% range. There is no current SLR science/measurements that supports the CCCSLRG (2018 COPC) 0.5% probability use. There is current/best science that supports the use of a much lower SLR estimate over the life of the development.

Using the justifiable SLR estimates over the project design life, the SLR range in the year ~2075 is between 1.25 feet and 4.0 feet. These SLR estimates are the sea level rise range for the proposed deck addition project. The maximum historical water elevation in the Oceanside area is elevation ~+7.5 feet NAVD88 on January 11, 2005. This actual high water record period includes the 1982-83 severe El Niño and the 1997 El Niño events and is therefore consistent with the methodology outlined in the CCC Sea-Level Rise Policy Guidance document. Per the Guidance, this elevation includes all short-term oceanographic effects on sea level, but not the long-term sea level rise prediction. If 1.25 and 4.0 feet are added to this 7.5 feet NAVD88 elevation, then future design maximum water levels of 8.75 feet NAVD88, and 11.5 feet NAVD88 are determined.

Wave Runup and Overtopping Analysis

The wave that has the greatest runup is the wave that has not yet broken when it reaches the toe of the structure (revetment). It is not the largest wave to come into the area. The larger waves break offshore of the revetment and lose much of their energy before reaching the shoreline. The maximum scour at the beach is about the elevation of the cobble or conservatively about elevation 3 feet NAVD88. If the total water depth for the two SLR cases is the water elevation minus the scour depth, then water depths for the two cases are 5.75 feet and 8.5 feet. The maximum wave runup is from the wave that breaks just at the toe of the revetment. This is a depth limited case where the breaker height is 78% of the water depth. Therefore, the design wave heights are ~4.5 feet and 6.6 feet with a chosen period of 15 seconds (a peak period for storm waves at the site). This design wave determination is consistent with the guidelines in the current FEMA specifications. Because our analysis uses conservative oceanographic design conditions (largest wave, highest still water elevation, and scoured beach), the longshore transport rate and the seasonal beach profile changes are not relevant. **Table I** and **Table II** are the ACES output for these design conditions.

Table I

ACES | Mode: Single Case | Functional Area: Wave - Structure Interaction

Application: Wave Runup and Overtopping on Impermeable Structures

Item		Unit	Value
Incident Wave Height	Hi:	ft	4.500
Wave Period	T:	sec	15.000
COTAN of Nearshore Slope	COT(ø):		70.000
Water Depth at Structure Toe	ds:	ft	5.750
COTAN of Structure Slope	COT(θ):		1.750
Structure Height Above Toe	hs:	ft	11.500
Rough Slope Coefficient	a:		0.956
Rough Slope Coefficient	b:		0.398
Wave Runup	R:	ft	8.479
Onshore Wind Velocity	U:	ft/sec	16.878
Deepwater Wave Height	H0:	ft	2.657
Relative Height	ds/H0:		2.164
Wave Steepness	H0/(gT^2):		0.000367
Overtopping Coefficient	α:		0.050000
Overtopping Coefficient	Qstar0:		0.140000
Overtopping Rate	Q:	ft^3/s-ft	0.263

Rough Slope Runup and Overtopping

512 South
The Strand

1.25 FT SLR

Table II

ACES | Mode: Single Case | Functional Area: Wave - Structure Interaction

Application: Wave Runup and Overtopping on Impermeable Structures

Item		Unit	Value
Incident Wave Height	Hi:	ft	6.600
Wave Period	T:	sec	15.000
COTAN of Nearshore Slope	COT(ø):		70.000
Water Depth at Structure Toe	ds:	ft	8.500
COTAN of Structure Slope	COT(θ):		1.750
Structure Height Above Toe	hs:	ft	11.500
Rough Slope Coefficient	a:		0.956
Rough Slope Coefficient	b:		0.398
Wave Runup	R:	ft	11.895
Onshore Wind Velocity	U:	ft/sec	16.878
Deepwater Wave Height	H0:	ft	4.281
Relative Height	ds/H0:		1.986
Wave Steepness	H0/(gT^2):		0.000591
Overtopping Coefficient	α:		0.050000
Overtopping Coefficient	Qstar0:		0.140000
Overtopping Rate	Q:	ft^3/s-ft	6.220

Rough Slope Runup and Overtopping

512 South The Strand

4.0 FT SLR

Under the highest SLR case and extreme oceanographic conditions, the analysis shows that the shore protection can be overtopped at a rate of about 6.2 ft^3/s-ft. Using the following empirical formulas provided by the USACOE the height of the water at the top of the revetment, h_1, and the velocity, v_c, of the water can be calculated.

$$q = 0.5443\sqrt{g}\,h_1^{3/2} \qquad v_c = \sqrt{\frac{2}{3}gh_1}$$

The height of water overtopping the revetment is about 1.5 feet and the velocity is about 5.8 feet per second. The USACOE Coastal Engineering Manual (2002) states that overtopping waters are reduced about 1 foot in elevation for every ~25 feet of horizontal travel across the beach. The distance from the top of the revetment crest across The Strand to the deck support structure is about 70 feet. Any water that may possibly reach the deck support column will be accounted for in the support column design.

OVERTOPPING BORE SURGE FORCE

For SLR of 4.0 feet with an overtopping rate of 6.2 ft^3/s-ft, the water height h_1= 1.5 feet. The force of the overtopping water on the deck support column per horizontal liner foot is calculated using CEM equation VI-5-184.

$$F_{surge} \approx 4.5\rho g H^2 = (4.5)(64)(1.5)(1.5) = \sim 650 \text{ lbs/ft}$$

The project structural engineer should design the column to resist a lateral load at the base of the column at about 0.75 feet above the grade level of 650 lbs/ft. This load can also be resisted by raising the foundation at the column.

COASTAL HAZARDS

There are three different potential oceanographic hazards identified at this site: shoreline erosion, flooding, and waves. For ease of review, each of these hazards will be analyzed and discussed separately followed by a summary of the analysis including conclusions and recommendations as necessary.

Erosion Hazard

The back shore area of the subject site has been stabilized by an offsite quarry stone revetment. This revetment prevents erosion of the site from waves. The beach fronting the site is subject to seasonal erosion and occasionally subject to artificial sand nourishment. The Oceanside shoreline was subject to an extensive study by the USACOE as part of the Coast of California Storm and Tidal Wave Study (USACOE, 1991) and an erosion study by the US Geological Survey (USGS, 2006). Historically, the shoreline is supplied sand by the San Luis Rey and Santa Margarita Rivers, and some bluff erosion. The construction of Oceanside Harbor and development within the watershed has reduced the amount of sand reaching the shoreline and fronting the site. The local history of erosion for this particular area is rather complex due to the impacts of dams, coastal structures, severe El Niño conditions, creek flow, and beach nourishment projects. The CCSTWS Main Report, dated September 1999, provides a very comprehensive history of erosion at and near the site. The USGS report provides a graphic presentation of both the short-term and long-term erosion trends. The USGS report reveals that the site is subject to some short-term erosion with no long-term erosion trend. However, short-term erosion (erosion occurring over time scales of days can impact the site as a result of wave overtopping.

Analysis of historical aerial photographs contained in the California Coastal Records Project web site (http://www.californiacoastline.org/) and Google Earth shows visible shore protection fronting the site for at least the last 50 years. The revetment has been in place for about five decades and appears to be functioning as intended. No maintenance history of the shore protection is available. There are no signs of significant shoreline movement or significant damage to structures landward of revetment over the last 50 years. However, The Strand has been damaged and existing structures have had minor flooding in the past. Sea level rise will not result in erosion of the revetment. It will increase overtopping, and as demonstrated herein, this overtopping may flow across South The Strand. Because the shoreline is stabilized by the revetment, and as long as the revetment is maintained, the site is reasonably safe from erosion hazards.

Flooding Hazard

The existing site finished floor elevation is at about +15.4 feet NAVD88 and is above the future ocean level with 4 feet of SLR (+11.5 feet NAVD88). The potential flooding associated with wave runup is discussed in the next section. Site drainage due to waters other than from the ocean are mitigated through the site drainage plan. Due to its elevation above the ocean, the height of revetment, the distance of the improvements from the top of the revetment, and the design of the deck column to accommodate wave forces, the proposed deck development should remain reasonably safe from flooding.

Wave Attack & Wave Runup

The site is safe from direct wave attack due to the presence of the shore protection, including the perched beach. Under the maximum future SLR and extreme oceanographic conditions, the revetment can be overtopped at a rate of about 6.2 ft^3/s-ft. This is about 1.5 feet of water coming over the top of the revetment for each wave (15-second period), onto The Strand. Any overtopping that occurs will flow across South The Strand and loose energy. The USACOE Coastal Engineering Manual states that for every 25 feet that wave overtopping travels across the beach, the height of the runup bore is reduced by 1 foot. By the time any wave runup reaches the deck columns, the height of the water and the velocity will be reduced. We have provided a horizontal wave force for the project structural engineer to use for the deck column design. It should also be noted that wave runup waters will only come on the site in discrete pulses for a few hours during the peak of the high tide.

Tsunami Flooding

Tsunami are waves generated by submarine earthquakes, landslides, or volcanic action. Lander, et al. (1993) discusses the frequency and magnitude of recorded or observed tsunami in the southern California area. James Houston (1980) predicts a tsunami of less than 5 feet for a 500-year recurrence interval for this area. Legg, et al. (2002) examined the potential tsunami wave runup in southern California. While this study is not specific to the Oceanside site it provides a first order analysis for the area. Figure 6 shows the tsunami runup in the southern California bight. The maximum tsunami runup in the Oceanside area is less than 2 meters in height. The Legg, et al. (2002) report determined a maximum open ocean tsunami height of less than 2 meters. The tsunami, much like the design extreme wave, will break on or before the structure, losing much of its energy. Due to the infrequent nature and the relatively low 500-year recurrence interval tsunami wave height, the site is reasonably safe from tsunami hazards.

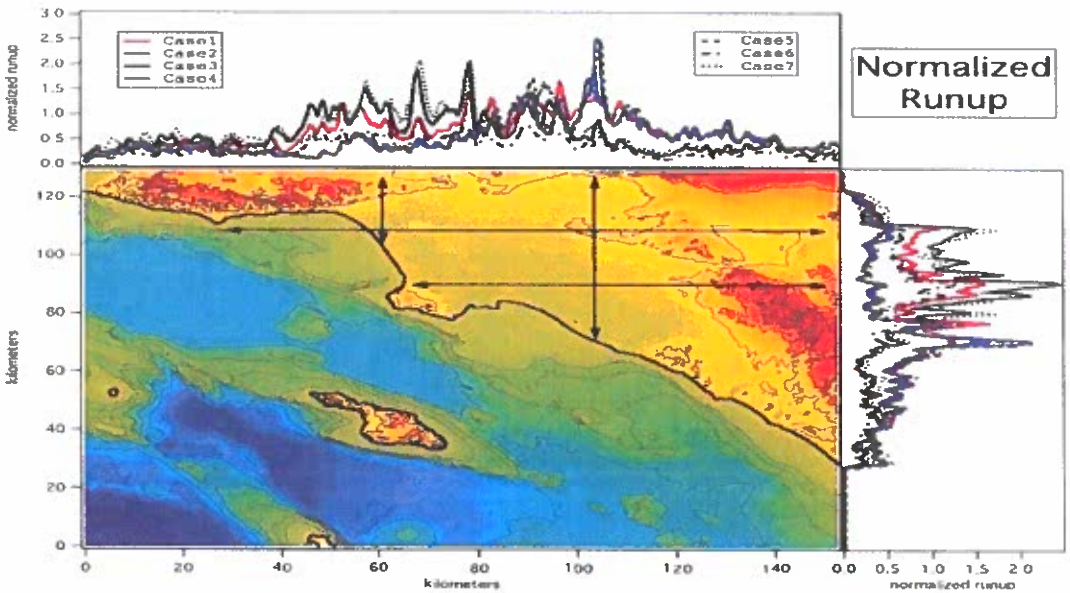


Figure 10. Map showing maximum runup normalized to the maximum seafloor/island uplift for each of the seven Catalina Fault tsunamigenic earthquake scenarios modeled in this study (fault parameters in Table 4).

Figure 6. Taken from Legg, et al. (2002). Note the maximum wave runup in the Oceanside area is less than 2 meters.

The site is adjacent to the Pacific Ocean, which would allow for both near field (Channel Island faults), and far field (Alaska and Japan faults) generated tsunami to approach the site. The State of California (2009) shows that the site is in a tsunami inundation zone (Oceanside/San Luis Rey Quadrangle). The tsunami inundation map use is for evacuation planning only. The County of San Diego has developed a tsunami alert and evacuation plan. This plan recommends that coastal communities within the potential areas of inundation upgrade their tsunami education programs. The City of Oceanside has posted signs throughout the community showing tsunami evacuation routes, tsunami evacuation center locations, and the limits of the tsunami hazard zones. The landward limit of the tsunami inundation zone at the site is landward of the structure.

HAZARD ANALYSIS VERIFICATION

An online tool for site hazard determination (used by the California Coastal Commission) is the USGS model called the Coastal Storm Modeling System (CoSMoS) for assessment of the vulnerability of coastal areas to SLR and the 100-year storm (https://ourcoastourfuture.org). Using the most current refined modeling program, the vulnerability of the site to different SLR scenarios and the 100-year storm can be assessed. Figure 7 is the output for the CoSMoS for the 512 South The Strand site. The output shows that the area behind the revetement is not subject to wave runup. It should be noted that under 5.7 feet of SLR, the residence is not in the flooding or inundation zone. This actually is contrary to currently observed wave runup flooding at the site. The elevation, and set back of the proposed deck addition mitigates the potential for wave runup flooding to impact the project over its economic life. The design of the deck column and foundation to account for wave runup loading also mitigates the impact of wave runup hazards.

Figure 7. CoSMoS flooding output for the subject site.

CALIFORNIA COASTAL COMMISSION SLR POLICY GUIDANCE INFORMATION

Step 1. Establish the projected sea level rise range for the proposed project's planning horizon using the best available science.

Using the CCC SLR estimate, over the project design life that range in the year ~2075 is between 1.25 feet and 4.0 feet. This is the sea level rise range for the proposed project.

Step 2. Determine how physical impacts from sea level rise may constrain the project site, including erosion, structural and geologic stability, flooding, and inundation.

This report demonstrates that the project is reasonably safe from SLR related coastal hazards provided the deck columns and foundation are designed to resist the wave bore loading.

Step 3. Determine how the project may impact coastal resources, considering the influence of future sea level rise upon the landscape as well as potential impacts of sea level rise adaptation strategies that may be used over the lifetime of the project.

As sea level rises, the beach may get narrower, but in time will re-establish itself at a higher elevation. Rather than being inundated by sea level rise, the beach and the nearshore will readjust to the new ocean level over time, such that waves and tides will see the same profile that exists today, albeit with the berm at a higher elevation. This is the principle of beach equilibrium and is the reason why we have beaches today, even though sea level has risen over 200 feet in the last 10,000 years. If SLR occurs at a rate that is faster than anticipated, the elevation of the revetment can be increased to reduce/eliminate overtopping. This can be accomplished without further seward encroachment of the structure.

Step 4. Identify alternatives to avoid resource impacts and minimize risks throughout the expected life of the development.

The impact of SLR on the narrowing beach and lateral beach access cannot be mitigated at this site alone. With this in mind, it is reasonable that the applicant agrees to participate in whatever City-wide plan is developed and approved.

Step 5. Finalize project design and submit CDP application.

GSI is the coastal engineer for the project and not the project designer nor the applicant.

CONCLUSIONS

A. The existing shore protection, including South The Strand, will on occasion, in the future, be subject to wave overtopping during extreme storms and water levels. The revetment is lower in elevation than the City of Oceanside Standard elevation of +16 feet NGVD29 (+18.5 feet NAVD88).

B. An extreme case wave event, similar to the January of 1988 or the winter of 1982-83, and corrected for a future sea level rise of 4.0 feet, will produce wave overtopping of the revetment. This overtopping will amount to about 6.2 ft^3/s-ft (~1.5 feet of water in height). This amount of overtopping will occur on each wave cycle, but only during about a 60 minute window when sea level is the highest during spring tides.

C. During extreme wave events coinciding with an extreme high tide and future SLR, wave runup may flow across South The Strand. The water depth will be about 1.5 feet. By the time any wave runup reaches the building, the height of the water and the velocity may be reduced such that the impact will be minimal.

D. The presence of the revetment and The Strand, provides protection to the residence and proposed deck addition from direct wave attack.

E. The proposed deck is at about elevation +24.2 feet NAVD88 and well above South The Strand elevation. Because of its elevation above the ocean, the proposed deck addition is above any potential impact from present and future coastal hazards including significant future sea level rise.

RECOMMENDATIONS

A. Long-term stability of the site will depend on the proper maintenance of the revetment. Maintenance includes replacement of the stones lost due to the combined effects of settlement, scour, and wave action dislodging the stones.

In conclusion, provided the recommendations herein are incorporated into the project design, coastal hazards, which include shoreline erosion, wave and wave runup attack, and flooding, will not significantly impact this property over the life of the proposed addition development. There are no additional recommendations necessary for wave runup protection and it is likely that no additional shore protection will be needed in the future over the life of the structure.

Sincerely,

Sincerely,

GeoSoils Inc.
David W. Skelly MS, PE

REFERENCES

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AGENDA NO. 4 - ITEM 2

City of Oceanside

Development Services Department

Memorandum

DATE: July 26, 2023

TO: Downtown Advisory Committee

FROM: Dane Thompson, Planner II

SUBJECT: CONSIDERATION OF A REGULAR COASTAL PERMIT (RRP22-00003) TO ALLOW THE DEMOLITION AN EXISTING 135 SQUARE FOOT BALCONY AND THE CONSTRUCTION OF A NEW 584 SQUARE FOOT PARTIALLY COVERED BALCONY ON THE WEST FACING SIDE OF THE DUPLEX LOCATED AT 512 SOUTH THE STRAND – 512 SOUTH THE STRAND BALCONY EXPANSION – APPLICANT: STEVE LAW

Location & Background

The project site is a 4,541 square foot lot located at 512 S. the Strand within the Townsite Neighborhood Planning Area and situated in the appealable area of the Local Coastal Program. The site bears a General Plan land use designation of Downtown (D) and a Local Coastal Program land use designation of Mixed High Density & Transient Residential (C-RMHT). The zoning designation of the site is Downtown Subdistrict 4A (D-4A) which permits single-family and multifamily residential development along the Strand south of Tyson Street. Surrounding land uses include a mix of multifamily and single-family properties to the north, south, and east. The beach lies to the west of the site.

Project Description

The project application is comprised of one component:

Regular Coastal Permit (RRP22-00003) represents a request for the following:

To allow the demolition of an existing west-facing 135 square foot balcony to be replaced with a new 584 square foot balcony (approximately 26 feet wide by 23 feet deep) at the existing duplex located at 512 South the Strand. The roof would be extended approximately 11 feet over the proposed balcony, covering about half of the proposed length. The new balcony would also function as a carport, providing two covered parking spaces on the lot, one of which would be in a tandem configuration with the existing single-car garage. Because the site is located within the appealable jurisdiction of the coastal zone, a regular coastal permit must be obtained for any improvements to the property.

Analysis

KEY PLANNING ISSUES

1. General Plan Conformance

The proposed project is consistent with the Downtown (D) land use designation and the policies of the City's General Plan as follows:

Land Use Element 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 LCP Land Use Plan is the guiding policy review document.

The proposed project has been reviewed by staff for compliance with the policies of the LCP. Staff's analysis regarding this project's LCP conformance can be found below.

2. Local Costal Program Conformance

The project is located in the Appeal Jurisdiction area as indicated on the LCP Certification Permit and Appeal Jurisdiction Map. The proposed Regular Coastal Permit would conform to the Local Coastal Program, including the policies within the plan. The Local Coastal Program contains policies that require development to maintain the character of the existing neighborhood, preserve public coastal views, and provide adequate public access to the coast.

Staff finds that the application complies with applicable policies of the LCP, as follows:

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

The subject request to demolish and replace the existing balcony with a larger, partially covered, balcony would not impact any public views. There would be no increase in the height of the existing structure, 22 feet, and the roof extension to the west would consist of a hip-style roof with a 4":12" pitch. As proposed, the balcony would be bounded by glass railings and would sit at about nine feet tall. The existing duplex is currently set back deep into the lot, about 41 feet from the edge of the Strand. The furthest edge of the proposed balcony would extend to about 23 feet from the edge of the Strand, which would not impair one's view of the beach from Pacific Street. Because the site is located between the termini of Ash and Pine Streets, the proposed expansion would not impede public views from those corridors.

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

The proposed scope of work would not significantly change the scale of the structure, and would be consistent with the multiple properties on the Strand that have large west-facing balconies to capitalize on the coastal views.

Public pedestrian accessways from Pacific Street to The Strand will be developed an average of every 500 feet between Tyson and Wisconsin Streets.

There are public access stairwells from Pacific Street to the Strand about 150 feet south of the project site and about 550 feet north of the project site. The subject request is not proposing to modify any existing or proposed accessways to the coast.

3. Downtown Zoning Ordinance Compliance

The project site is located in the Downtown Subdistrict 4A area and complies with the requirements of that zone. Table 1 summarizes the proposed and applicable development standards for the project site.

Table 1: Residential Development Standards Article 12 of the Downtown Ordinance

Development Standard	Required	Proposed
Minimum Front Yard	10 Feet	23 Feet
Minimum Side Yard	3 Feet	No Change
Minimum Rear Yard	5 Feet	No Change
Maximum Height	Height of Pacific Street	No Change

Staff has confirmed that the proposed balcony expansion meets all development standards of the D-4A subdistrict. By adding two covered parking spaces, the project would bring the site closer to compliance with the City's current minimum parking requirements.

Environmental Determination

Pursuant to the California Environmental Quality Act (CEQA), staff finds that the proposed project is categorically exempt pursuant to Article 19 Categorical Exemptions, Section 15303 "New Construction or Conversion of Small Structures" of the California Environmental Quality Act as the project is requesting to expand an appurtenance of an existing duplex.

Recommendation

Staff has determined that the project is consistent with all General Plan, applicable Zoning, and Local Coastal Program provisions. Staff recommends that the Downtown Advisory Committee (DAC) recommend approval of the Regular Coastal Permit to construct a 584 square foot, partially covered balcony to the Community Development Commission (CDC) for final action.

Attachments:

1. Project Description and Justification (Online)
2. Project Plans (Online)
3. Wave Runup Analysis (Online)

4.0 ITEM 2 - ATTACHMENT 1

Project description: Demolish the existing balcony. The newly proposed balcony will extend out and have a glass railing. The door to the balcony will be replaced with new sliding glass doors. The existing roof will be replaced with a metal roof and extended over a portion of the balcony. The columns will have a stucco finish and the floor will have a tile finish. The new balcony structure will be a moment frame. The project will not displace public parking, impact the public's access to the beach, or impair views of the coast. The height of the building will not be changed.

Narrative: 512 South The Strand is located along the coast of Oceanside California. We are pulling the 2nd level balcony out towards the water to capitalize on the ocean view. Glass railings will keep the ocean experience unobstructed. The balcony cover will provide shading from the sun and provide more comfort in the balcony space. The metal roof is designed to stand up to the harsh ocean air and the conditions of the beach. The remodel and addition approach will minimize the disruptive nature of construction and is more respectful of the neighborhood. The tile finishes are inspired by the colors and textures of the beach leading out to the view of the ocean. The steel beams creating the moment framed balcony will be coated in a stucco finish to provide protection to the structure of the balcony. The simplicity of the box shaped structural elements will ensure a straight-forward means of construction. There will be new bolts that tie the balcony to the house and prevents a large cantilever below. New glass doors will open to create a continuous inside outside space and will allow light to travel into the condo and transform the interior spaces. Similar architectural styles can be seen throughout the area. Our balcony expansion conforms and fits to the beach, while at the same time improves the quality of living and is updated to a more modern space.

NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Steve Law
2. **ADDRESS:** 512 S The Strand
3. **REPRESENTATIVE/PHONE NUMBER:** Daniel Shweiri, (310) 937-8081
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Dane Thompson, Planner II - (760) 435-3562
6. **PROJECT TITLE:** 512 S Strand Deck Expansion (RRP22-00003)
7. **DESCRIPTION:** The project is a request to demolish the existing 135 square foot west-facing balcony and replace it with a new 584 square foot balcony (approximately 26 feet wide by 23 feet deep). The roof would be extended approximately 11 feet over the proposed balcony, covering about half of the proposed length. The site bears a General Plan land use designation of Downtown (D) and a Local Coastal Program land use designation of Mixed High Density & Transient Residential (C-RMHT). The zoning designation of the site is Downtown Subdistrict 4A (D-4A).

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, staff has determined that further environmental evaluation is not required because:

[x] In accordance with Article 19, Section 15303 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the proposed project qualifies for a Class 3 "New Construction or Conversion of Small Structures" Categorical Exemption pursuant to Section 15303(e), as the proposed scope of work involves the demolition and construction of a garage and accessory dwelling unit.

[ ] "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. (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).

Dane Thompson, Planner II

Date: July 18, 2023

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