



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Gulzar Hunjang
2. **ADDRESS:** 1628 South Pacific Street
3. **REPRESENTATIVE/PHONE NUMBER:** Alex Faulkner, (760) 809-3772
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Dane Thompson, Planner II - (760) 435-3562
6. **PROJECT TITLE:** 1628 S Pacific St Addition and Remodel (RC22-00003)
7. **DESCRIPTION:** The application represents a request for a Regular Coastal Permit to construct a 760 square foot addition and remodel of an existing 418 square-foot studio. The proposed project would add 380 square feet to each of the two stories as well as a 114 square foot balcony on the western side of the addition. This addition would maintain the flat roof of the existing studio but add a gently sloping (2:12 pitch) shed style, shingle roof to the proposed addition. The project site is a 6,000 square foot lot currently developed with three detached units. The site has a General Plan land use designation of Urban High Density Residential (UHD-R), a Local Coastal Program designation of Coastal Residential High Density (C-RH), and a Zoning designation of Medium Density Residential – Coastal (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, staff has determined that further environmental evaluation is not required because:

- In accordance with Article 19, Section 15301 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the proposed project qualifies for a Class 3 "Existing Facilities" Categorical Exemption pursuant to Section 15301(e), as the proposed scope of work involves an addition less than 1,041.5 square feet (50% of the total existing square footage of structures on the lot).
- "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).

A blue ink signature of Dane Thompson, written in a cursive style.

Dane Thompson, Planner II

Date: January 22, 2024

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