



## NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:  
Removal:  
(180 days)

1. **APPLICANT:** Shane Garst
2. **ADDRESS:** 1842 S. Pacific Street
3. **REPRESENTATIVE/PHONE NUMBER:** Shane Garst/619-788-4408
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Rob Dmohowski, Principal Planner - (760) 435-3563
6. **PROJECT TITLE:** Garst Residence (RC23-00013 and V24-00001)
7. **DESCRIPTION:** The proposed project is a request for a Regular Coastal Permit to allow an existing 326 square-foot unpermitted balcony accessory to a second story apartment unit and a Variance to exceed the maximum lot coverage of 40 percent in the R-1 District. The project site is located at 1842 S. Pacific Street (APN: 153-251-11-00) within the South Oceanside Neighborhood Planning Area and the appealable jurisdiction of the Local Coastal Program. The site has a Local Coastal Program designation of Low Density Residential (C-RL) and a zoning designation of Single-family Residential (R-1).

**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 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 construction of a balcony accessory to an apartment 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).

Robert Dmohowski

Digitally signed by Robert Dmohowski  
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CN=Robert Dmohowski, OU=Planning,  
OU=Development Services, DC=oceanside-nt,  
DC=ocean, DC=local  
Date: 2025.01.24 08:06:52-08'00'

Date: January 23, 2025

Rob Dmohowski, Principal Planner

cc: ☒ Project file ☒ Counter file

Posting: ☐ County Clerk \$50.00 Admin. Fee