

**Description and Justification – 213 Pacific St Unit A-E.**

The existing Condo project is 4 levels with 5 condos. It was built in 1970.

This project will extend the existing decks of Unit E and Unit C. The extension will add 170 sf to each deck. The deck expansion includes new footings and structural elements. A new 80 sf covered entry from S Pacific. Renovation of the exterior of the building to include new stucco, wall panels, paint and new garage doors

The project does not extend beyond the existing building footprint.

The existing building looks old and faded. To maintain the property value and increase rental rates the owners would like to do an overall exterior renovation.

**Regular Coastal**

The proposed project is consistent with the policies of the Local Coastal Program as implemented through the Zoning Ordinances. Specifically the physical aspects of the project are consistent with the adjoining properties and those in the neighborhood. The project will not impact existing public views of the coastal zone area.

The proposed project will not obstruct any existing or planned public beach access including any beach areas fronting the existing property; therefore the proposed project is in conformance with the policies of Chapter 3 of the Coastal Act.





## NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:  
Removal:  
(180 days)

1. **APPLICANT:** Brandon Denson, MPA architects
2. **ADDRESS:** 213 South Pacific Street
3. **REPRESENTATIVE/PHONE NUMBER:** Brandon Denson – (760) 753-1221
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Nathalie Vazquez, Associate Planner - (760) 435-3558
6. **PROJECT TITLE:** 213 S Pacific Deck and Exterior Modifications (RRP23-00005)
7. **DESCRIPTION:** The proposed project is a request to allow for exterior upgrades to an existing five-unit condominium building, consisting of the extension of existing rear decks for the 3rd- and the 4th-level units, the construction of a new 80-square-foot covered entry along Pacific Street, and the renovating of the building's exterior including new stucco to the exterior building walls, installation of modern wall panels, and replacement of the garage doors at 213 South Pacific Street, within the Townsite Neighborhood Planning Area and the appealable jurisdiction of the Local Coastal Program. of Downtown (D), a Local Coastal Program land use designation of Mixed High Density and Transient Residential (C-RMHT), and a zoning designation of 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:

- ☒ 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(b), as the project would permit appurtenance structures to an existing structure.
- ☐ "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).

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Nathalie Vazquez, Associate Planner

Date: June 18, 2025

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