

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CALIFORNIA 92108-4402
(619) 767-2370 FAX (619) 767-2384
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W13

San Diego Coast District Deputy Director's Report for April 2023

Prepared April 05, 2023 (for the April 12, 2023 Hearing)

To: Commissioners and Interested Parties
From: Karl Schwing, San Diego Coast District Deputy Director

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, emergency CDPs, and local government acceptance of modifications for LCP certification for the San Diego Coast District Office are being reported to the Commission on April 12, 2023. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's San Diego Coast District Office in San Diego. Staff is asking for the Commission's concurrence on the items in the San Diego Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on April 12th.

With respect to the April 12th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on April 12, 2023 (see attached)

Waivers

- 6-22-1046-W, Buchanan Solar (Solana Beach)
- 6-23-0037-W, Clifford Residence and ADU (Solana Beach)
- 6-23-0065-W, Lyon ADU (Solana Beach)
- 6-23-0128-W, Petre New Residence and ADU (Solana Beach)

Immaterial Amendments

- 6-84-578-A13, Mira Costa Community College District Administrative Building (Encinitas)
- 6-16-0450-A1, City of Carlsbad Revetment (Carlsbad)

Immaterial Extensions

- 6-14-1033-E5 & 6-14-1033-E6, City of Solana Beach Affordable Housing (Solana Beach)

Emergency Permits

- G-6-23-0010, City of Encinitas Stonesteps Access Closure (Encinitas)
- G-6-23-0010-W, City of San Diego Del Mar Scenic Parkway Dredging (San Diego)

LCP Certification Review

- LCP-6-OCN-21-0065-1, Tattoo Regulations (Oceanside)

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March 06, 2023

Coastal Development Permit Waiver Improvements to Existing Structures or Repair and Maintenance Coastal Act Section 30610

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-22-1046-W

Applicant: Daniel Buchanan

Location: 521 Pacific Ave, Solana Beach (San Diego County) (APN: 263-041-04-00)

Proposed Development: Installation of approximately 24 rooftop solar photovoltaic panels on an existing roof currently containing 52 photovoltaic panels on an approximately 3,430 sq. ft., 1-story single-family residence on a 10,800 sq. ft. lot.

Rationale: The proposed project requires a permit because a special condition previously imposed by the Commission requires that all future development on this site shall require a permit and the exemptions otherwise provided in Public Resources Code Section 30610(a) shall not apply (CDP #6-04-86). The existing solar panels were previously approved by the Commission via CDP #6-11-081-W. The project is located within an established residential neighborhood consisting of residences similar in size and scale to the proposed development. The proposed development will not block any public views and no adverse impacts to coastal resources are anticipated. The project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan, as well as all applicable Chapter 3 policies of the Coastal Act.

Coastal Development Permit Waiver
6-22-1046-W

This waiver will not become effective until reported to the Commission at its April 2023 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Julia Prieto
Coastal Program Analyst

cc: Commissioners/File

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February 21, 2023

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-23-0037-W

Applicant: Cynthia La Mantin Clifford Revocable Trust

Location: 404 Santa Dominga, Solana Beach (San Diego County) (APN: 263-500-27-00)

Proposed Development: Remodel of an existing, approx. 2,600 sq. ft. two-story single-family residence with attached approx. 580 sq. ft. garage, construction of a new approx. 335 sq. ft. addition, interior remodel, and construction of a new approximately 413 sq. ft. attached ADU on a 11,761 sq. ft. lot.

Rationale: The proposed project is located within an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development, thus the project will not be out of character with the existing community. The proposed accessory unit is consistent with the City of Solana Beach standards for accessory units in an area designated for low/medium density residential uses. The development will not block any public views and adequate parking will be provided. Additionally, the project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its March 2023 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less

Coastal Development Permit De Minimis Waiver
6-23-0037-W

than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Julia Prieto
Coastal Program Analyst

cc: Commissioners/File

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March 17, 2023

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-23-0065-W

Applicant: Mark Lyon

Location: 1221 Via Mil Cumbres Solana Beach (San Diego County) (APN: 263-631-03-00)

Proposed Development: Construction of an approx. 980 sq. ft., one-story detached accessory dwelling unit with an attached 736 sq. ft. deck on a 22,215 sq. ft. lot. An existing 3,548 sq. ft., two-story single-family residence with an attached 795 sq. ft. garage will remain.

Rationale: The proposed project is located in an established residential neighborhood consisting of single-family residences similar in size and scale to the proposed development. The proposed accessory unit is consistent with the City of Solana Beach standards for accessory units in an area designated for estate residential uses. The development will not block any public views and adequate parking will be provided. The project is consistent with the planning and zoning designations for the City and its certified LUP, as well as all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources are anticipated.

This waiver will not become effective until reported to the Commission at its April 2023 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Coastal Development Permit De Minimis Waiver
6-23-0065-W

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Julia Prieto
Coastal Program Analyst

cc: Commissioners/File

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March 06, 2023

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 6-23-0128-W

Applicant: Lynette and Greg Petre

Location: 327 North Acacia Ave, Solana Beach (San Diego County) (APN: 263-303-12-00)

Proposed Development: Demolition of an existing 1,148 sq. ft., one-story, single-family residence with an attached 360 sq. ft garage and construction of a new approximately 1,956 sq. ft., two-story single-family residence with an attached 430 sq. ft. garage, an attached approximately 414 sq. ft. accessory dwelling unit, and hardscaping, new perimeter fencing and a new vehicular gate on a 4,003 sq. ft. lot.

Rationale: The proposed project is located within an established residential neighborhood consisting of residences similar in size and scale to the proposed development. The project is consistent with the Scaled Residential Overlay designation of the City of Solana Beach's certified Land Use Plan and is consistent with the Medium/High Density Residential zoning designation. The proposed development will not block any public views and adequate parking will be provided for the primary residence. The site is located within ½ mile of a transit stop so no parking for the accessory dwelling unit is required. The project is consistent with the zoning and plan designations for the City of Solana Beach and its certified Land Use Plan, as well as all applicable Chapter 3 policies of the Coastal Act, and no adverse impacts to coastal resources are anticipated. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

Coastal Development Permit De Minimis Waiver
6-23-0128-W

This waiver will not become effective until reported to the Commission at its April 2023 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

Julia Prieto
Coastal Program Analyst

cc: Commissioners/File

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March 28, 2023

**NOTICE OF PROPOSED IMMATERIAL PERMIT
AMENDMENT**Coastal Development Permit Amendment No. **6-84-578-A13****To:** All Interested Parties**From:** Dr. Kate Huckelbridge, Executive Director**Subject:** Permit No. **6-84-578-A13** granted to **MiraCosta Community College District** for: Construction of a southern campus for MiraCosta Community College. The 80,000 sq. ft. facility will house classrooms, administrative offices and a library and will be constructed in two phases.**Project Site:** 3333 Manchester Avenue, Cardiff, Encinitas, San Diego County (APNs: 261-150-60; 261-150-68)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Modify the project description to retain the existing Administrative Building (Building 800).

FINDINGS

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.¹ Pursuant to section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed above within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at its next

¹ The Commission's regulations are codified in Title 14 of the California Code of Regulations.

Notice of Proposed Immaterial Permit Amendment 6-84-578-A13

regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

Pursuant to section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting.

The Executive Director has determined this proposed amendment to be "immaterial" for the following reason(s):

CDP No. 6-84-578 caps the total building square footage of the MiraCosta Community College at 80,000 sq. ft. to limit traffic on nearby Manchester Avenue and avoid adverse impacts on public access and environmentally sensitive areas. In 2019, CDP No. 6-84-578-A11 approved the construction of the new approx. 11,472 sq. ft. Student Services and Administration Building provided that the old approx. 4,000 sq. ft. Administrative Building (Building 800) was demolished in order to keep the campus beneath the 80,000 sq. ft. cap. Since the approval of 6-84-578-A11, the College has provided an updated building inventory that demonstrates that even with both the original Administrative Building (Building 800) and the newer Student Services and Administration Building, total campus facilities are 78,823 sq. ft., which is below the 80,000 sq. ft. development cap, and demolition is not necessary. Therefore, retention of the Administrative Building (Building 800) is consistent with prior Commission approvals on this site and the proposed project will not adversely impact coastal resources and can be found in conformance with the Chapter 3 policies of the Coastal Act.

If you wish to register an objection to the processing of this amendment application as an immaterial amendment, please send the objection in writing to SanDiegoCoast@coastal.ca.gov or the address above. If you have any questions about this notice, please contact Stephanie Leach at SanDiegoCoast@coastal.ca.gov or the phone number provided above.

Original on File Signed By:



Stephanie Leach
Coastal Planner
San Diego Coast District

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March 30, 2023

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **6-16-0450-A1**

To: All Interested Parties

From: Dr. Kate Huckelbridge, Executive Director

Subject: Permit No. **6-16-0450-A1** granted to **City of Carlsbad** for: Follow-up approval to retain a 270 linear foot rock revetment authorized by emergency permit for five years, and after-the-fact approval of construction of an additional 250 linear foot revetment on the beach protecting southbound lanes of Carlsbad Boulevard.

Project Site: West side of southbound Carlsbad Boulevard, north of Encinas Creek, Carlsbad, San Diego County

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Amend Special Condition 1 to extend authorization for one additional year.

FINDINGS

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.¹ Pursuant to section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed above within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be

¹ The Commission's regulations are codified in Title 14 of the California Code of Regulations.

Notice of Proposed Immaterial Permit Amendment

6-16-0450-A1

effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

Pursuant to section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting.

The Executive Director has determined this proposed amendment to be "immaterial" for the following reason(s):

This amendment authorizes CDP #6-16-0450 (City of Carlsbad) for one additional year by amending Special Condition 1. In March 2018, the Coastal Commission approved CDP #6-16-0450, which granted follow-up approval to retain a 270 linear foot rock revetment authorized by an emergency permit (G-6-15-0049/City of Carlsbad) as well as after-the-fact approval of an additional 250 linear foot revetment. The revetment is located on the beach, seaward of southbound Carlsbad Boulevard, south of Palomar Airport Road and north of Encinas Creek.

The subject amendment does not undermine the intent of the original condition, which was to ensure that the City actively seek a longer-term solution to erosion at the subject site. Special Condition 1 originally authorized the development for a five-year period ending on March 14, 2023. The five-year period was intended to allow the City to develop a Hazards Management Plan describing strategies to address the vulnerability of Carlsbad Boulevard to coastal hazards in this location. The City has demonstrated significant progress towards this goal. In 2020, the City received funding for the South Carlsbad Boulevard Climate Adaptation Project, which seeks to develop a design for relocating a segment of southbound Carlsbad Blvd, including the subject site, to the east in order to adapt to hazards caused by sea level rise. City staff have released three conceptual designs and are gathering input from the public, various City commissions, and City Council. City staff anticipates finalizing the design and completing the Hazard Management Plan by the time the grant concludes in February 2024. The one additional year will allow the City sufficient time to finalize the required plan, gather public input, and submit for Commission approval and no adverse impacts are anticipated. Thus, the proposed project will not adversely impact coastal resources and can be found in conformance with the Chapter 3 policies of the Coastal Act.

Notice of Proposed Immaterial Permit Amendment 6-16-0450-A1

CDP 6-16-0450-A1 amends the following Special Condition approved by 6-16-0450:

1. Limited Authorization Period and Long-Term Hazard Management Plan.

(a) This coastal development permit authorizes the shoreline protection for ~~five~~ six years from the date of this permit approval (i.e., to March 14, 2023~~4~~) or until the time when the currently existing structures warranting armoring are no longer present or no longer require armoring for such protection, whichever occurs first.

(b) No later than ~~five~~ six years after the approval of this permit (i.e., by March 14, 2023~~4~~), the permittee or successor in interest shall apply for a regular coastal development permit to implement a long-term Hazards Management Plan for Carlsbad Boulevard that addresses current and future coastal hazards present at the site. The Hazards Management Plan shall incorporate measures to adapt to sea level rise over time and provide for the long term protection and provision of public improvements, coastal access, public opportunities for coastal recreation, public views and coastal resources, including beach and shoreline habitat (measures may include, but need not be limited to, phased implementation of beach nourishment, soft protection, managed retreat, focused or small-scale armoring) and a time line or event driven schedule for implementation of the plan. The plan shall evaluate and consider all potential constraints, including geotechnical and engineering constraints; potential phasing options with timelines; project costs for the preferred project and alternatives; and potential funding options. The plan shall be submitted with documentation sufficient to support all analyses, methodologies, and conclusions.

(c) If the permittee proposes to retain any portion the shoreline protection beyond the ~~five~~ six year authorization period in the permit application required by subsection (b) of this Special Condition or in a separate amendment to this permit, the permittee is required to include in the permit application an evaluation of alternatives to the shoreline protection and related elements that are capable of protecting the development while eliminating or reducing impacts to public access, public views, shoreline processes including sand supply, marine resources, and other coastal resources at the site. The information concerning these alternatives must be sufficiently detailed to enable the Coastal Commission to evaluate the feasibility of each alternative for addressing site issues under the Coastal Act and the LCP. The permittee must also include mitigation for the effects of any remaining portion of the shoreline protection on public access and recreation and other coastal resources during the expected life of the remaining shoreline protection beyond, but not including, the initial ~~five~~ six year period of authorization.

All other Standard and Special Conditions for CDP No. 6-16-0450 remain unchanged and in effect.

Notice of Proposed Immaterial Permit Amendment
6-16-0450-A1

If you wish to register an objection to the processing of this amendment application as an immaterial amendment, please send the objection in writing to SanDiegoCoast@coastal.ca.gov or the address above.

If you have any questions about this notice, please contact Carrie Boyle at SanDiegoCoast@coastal.ca.gov or the phone number provided above.

Original on File signed by:

Carrie Boyle
Coastal Program Analyst

cc: Commissioners/File

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March 13, 2023

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that the City of Solana Beach has applied for two, one-year extensions of 6-14-1033 granted by the California Coastal Commission on December 11, 2019. Two extensions are being processed concurrently, because the applicant previously applied for an extension of the approval through April 7, 2023 (#6-14-1033-E5), which has not yet been acted upon by the Commission, and thus, the applicant has applied for an additional 1-year extension (#6-14-1033-E6), which would extend the approval date to April 7, 2024.

for: Construction of a 17,089 sq. ft., 3-story, 35-ft, tall mixed-use building including 759 sq. ft. of commercial office space, 10 low-income housing residential units, 53 subterranean and ground level public/private parking spaces, landscaping, sidewalk improvements, and 5,1000 CY of grading on an existing 14,721 sq. ft. paved public parking lot with 31 parking spaces.

at: 500 South Sierra Ave, Solana Beach (San Diego County) (APN: 298-211-81-00)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at SanDiegoCoast@coastal.ca.gov, or the above address or phone number.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Julia Prieto
Julia Prieto
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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**EMERGENCY COASTAL DEVELOPMENT PERMIT**

Emergency CDP G-6-23-0010 (Stonesteps Closure)

Issue Date: April 4, 2023

Permittee: City of Encinitas, attn: David Norgard**Emergency Location:** Stonesteps beach access staircase at 250 S. El Portal, Encinitas, San Diego County.**Emergency Description:** Following a series of storm events, on January 11, 2023, City staff performed a visual inspection of the wooden staircase and determined that the main timber beam supporting both the platform and the timber staircase leading to the beach exhibited severe wood rot and the main timber beam had lost its structural integrity. Due to the corrosion of the main timber beam at the support column closest to the bluff, the structural engineer recommended closing the beach access until repairs could be completed.**Emergency Development:** Immediate and temporary closure of the Stonesteps staircase accessway through installation of fencing at the top and bottom of the staircase and signage. Closure of the staircase occurred on January 11, 2023.**Executive Director's Determination**

The Executive Director of the California Coastal Commission hereby finds that: (a) a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services exists (i.e., an "emergency" (see Title 14 California Code of Regulations Section 13009 and California Coastal Act (Public Resources Code) Section 30624); (b) the emergency requires action more quickly than allowed by the procedures for regular CDPs; (c) the emergency development can and will be completed within 30 days unless otherwise specified by the terms of this ECDP; (d) the emergency development carried out under this ECDP is considered temporary work done in an emergency situation to abate an emergency and is undertaken at Permittee risk; (e) a regular CDP must be obtained for the emergency development to become more than temporary emergency abatement and/or if the Permittee wishes to expand the scope of work beyond that authorized by this ECDP; (f) absent obtaining a regular CDP, the emergency development shall be removed and the affected area restored; and (g) Commission staff will review public comment on the proposed emergency development as time allows.

The emergency development is hereby approved, subject to the conditions listed below.

Handwritten signature of Diana Lilly in blue ink.

4/4/2023

Diana Lilly, San Diego Coast District Manager, for Dr. Kate Huckelbridge, Executive Director

Enclosure: ECDP Acceptance Form

cc: (via email): Anna Colamussi (City of Encinitas); Darren Smith (California State Parks)

Emergency CDP G-6-23-0010 (Stonesteps Closure)

Issue Date: April 4, 2023

Conditions of Approval

1. The enclosed ECDP acceptance form must be signed by the Permittee and returned to the California Coastal Commission's San Diego Coast District Office within 15 days of the date of this ECDP (i.e., by April 19, 2023). This ECDP is not valid unless and until the acceptance form has been received in the San Diego Coast District Office.
2. All emergency development shall be limited in scale and scope to that specifically identified in the Emergency Permit Application Form dated received in the Commission's San Diego Coast District Office on January 13, 2023. Only that emergency development specifically described in this ECDP and for the specific location listed above is authorized. Any other development requires separate authorization from the Executive Director or the Commission, as applicable.
3. This ECDP does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g., City of Encinitas, California State Parks, California State Lands Commission, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, etc.). The Permittee shall submit to the Executive Director copies of all such authorizations and/or permits upon their issuance.
4. By exercising this ECDP, Permittee acknowledges and agrees that: (a) the emergency development is temporary, is designed to temporarily abate the emergency, and shall be removed unless and until a regular CDP authorizing the work is approved, and provided the Permittee adheres to such regular CDP's terms and conditions; and (b) a regular CDP is subject to all of the provisions of the California Coastal Act (as codified in Sections 30000 to 30900 of the Public Resources Code) and any applicable Local Coastal Program (LCP) policies and may be conditioned accordingly to avoid and/or to offset coastal resource impacts consistent with the Coastal Act (and LCP as applicable) (including but not limited to requirements for public access provisions (such as offers to dedicate, easements, in-lieu fees, etc.), assumption/disclosure of risks (including deed restrictions), triggers for relocation/removal, offsetting mitigations, etc.). The Permittee acknowledges that review of the CDP application to determine consistency with the Coastal Act (and LCP as applicable) will be based on the conditions the property was legally in prior to initiation of the temporary emergency development that is the subject of this ECDP.
5. By exercising this ECDP, the Permittee acknowledges and agrees in relation to this ECDP and the emergency development that it authorizes: (a) to assume all risks (including all coastal hazard risks, that include but are not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, tidal scour, storms, tsunami, coastal flooding, landslide, earth movement, and the interaction of all of these, many of which will worsen with future sea level rise); (b) to unconditionally waive any claim of damage and/or liability against the Commission and/or its officers, employees, agents, successors and/or assigns; (c) to indemnify and hold harmless the Commission and its officers, employees, agents, successors and/or assigns against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement, including as it relates to any damages to public and/or private properties and/or personal injury; (d) that any adverse effects to property or people caused by the emergency development shall be

Emergency CDP G-6-23-0010 (Stonesteps Closure)

Issue Date: April 4, 2023

fully the responsibility of the Permittee.

6. The Permittee shall reimburse the Commission in full for all Commission costs and attorneys' fees (including but not limited to such costs/fees that are: (a) charged by the Office of the Attorney General; and/or (b) required by a court) that the Commission incurs in connection with the defense of any action brought by a party other than the Permittee against the Commission, its officers, employees, agents, successors and/or assigns challenging the approval or issuance of this ECDP, the interpretation and/or enforcement of ECDP terms and conditions, or any other matter related to this ECDP. The Permittee shall reimburse the Commission within 60 days of being informed by the Executive Director of the amount of such costs/fees. The Commission retains complete authority to conduct and direct the defense of any such action against the Coastal Commission, its officers, employees, agents, successors and/or assigns.
7. Within 180 days of ECDP issuance (i.e., by October 1, 2023), the Permittee shall either: (a) remove all of the materials placed or installed in connection with the emergency development, and restore all affected areas to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP); or (b) submit a complete application to the City of Encinitas for a regular CDP to authorize the emergency development (or for a different project designed to address the emergency development). If such regular follow-up CDP application is withdrawn by the Permittee, or is denied by the City, or if remains incomplete for a period of 90 days, then all of the materials placed and/or installed in connection with the emergency development shall be removed, and all affected areas shall be restored to their prior condition or better, all subject to Executive Director review and approval (and, in some cases, if directed by the Executive Director, subject to a regular CDP).
8. Failure to meet any of the applicable requirements of Condition 8 above shall constitute a knowing and intentional violation of the Coastal Act and may result in formal enforcement action by the Executive Director and/or the Commission. Such formal action may include: recordation of a Notice of Violation on the Permittee's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties of up to \$11,250 per day per violation; a civil lawsuit (that may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day); and/or other applicable penalties and relief pursuant to Coastal Act Chapter 9. In addition, failure to follow and meet all terms and conditions of this ECDP shall also constitute a knowing and intentional Coastal Act violation to which the same actions above may be applied.
9. All emergency development shall be limited to the least amount necessary to temporarily abate the emergency, and shall be undertaken in a time and manner that avoids any and all coastal resource impacts as much as possible, including avoiding impacts to public access. The Permittee shall keep the Executive Director informed regarding emergency development progress, including in terms of any issues encountered that may require adjustment.
10. Minor adjustments to the requirements above, including deadline adjustments, may be allowed by the Executive Director if the Executive Director determines that such

Emergency CDP G-6-23-0010 (Stonesteps Closure)

Issue Date: April 4, 2023

adjustments: (a) are deemed reasonable and necessary to help to temporarily abate the identified emergency, including as emergency conditions may change; (b) are designed to avoid coastal resource impacts (and limit those that are unavoidable) as much as possible; and (c) in the case of deadline extension adjustments, are appropriate in light of circumstances, including that the Permittee has shown diligence in pursuing the emergency development and meeting all ECDP terms and conditions.

11. By exercising this ECDP, Permittee acknowledges and agrees that this ECDP shall not constitute evidence against and/or a waiver of any public rights which may exist on the property.
12. The Permittee shall disclose this ECDP, including all of its terms and conditions, to any prospective buyer of the affected property during the period of time that any development that is the subject of this ECDP remains on such property.
13. Failure to comply with the terms and conditions of this ECDP may result in enforcement action under the provisions of Coastal Act Chapter 9. The issuance of this ECDP does not constitute admission as to the legality of any development undertaken on the property without a CDP and shall be without prejudice to the California Coastal Commission's ability to pursue any remedy under Coastal Act Chapter 9.
14. If you have any questions about the provisions of this ECDP, please contact the Commission's San Diego Coast District Office at SanDiegoCoast@coastal.ca.gov or (619) 767-2370.

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
VOICE (619) 767-2370
FAX (619) 767-2384



EMERGENCY PERMIT ACCEPTANCE FORM

TO: CALIFORNIA COASTAL COMMISSION
SAN DIEGO COAST AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370

RE: **Emergency Permit No. G-6-23-0010**

INSTRUCTIONS: After reading the attached Emergency Permit, please sign this form and return to the San Diego Coast Area Office within 15 working days from the permit's date.

I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them.

I also understand that a regular Coastal Permit is necessary to permanently authorize the emergency work. I agree to apply for a regular Coastal Permit within 180 days of the date of the emergency permit (i.e., by October 1, 2023).

Signature of property owner

Name

Address

Date of Signing

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
VOICE (619) 767-2370
FAX (619) 767-2384



March 6, 2023

Dirk Smith
Senior Planner
City of San Diego
Public Utilities Department
Sent via email: DDSmith@sandiego.gov

Re: Request for Emergency Action at Los Peñasquitos Lagoon No. G-6-23-0010-W

Dear Mr. Smith:

On January 6, 2023, the Executive Director received your report that an emergency had occurred in the form of a water main break located at the northern terminus of Del Mar Scenic Parkway in the Torrey Pines area of the City of San Diego. Water from the break along with silt went down the hill and the silt was deposited in the Los Peñasquitos Lagoon. The removal of silt is necessary to prevent it from further dispersing into the lagoon and potential impact sensitive habitat and preventing storm water from future storms from backing up into the storm drain below the roadway and potentially causing flooding in the neighborhood east of Carmel Valley Road.

The water main break was located within a developed roadway in the City of San Diego's Coastal Development Permit jurisdiction, and the damaged section of the main was replaced and the area backfilled and asphalt road surface restored. Removal of approximately 1,530 cubic yards of accumulated sediment and debris will occur at two outfalls located in Los Peñasquitos Lagoon west and south of the intersection of Carmel Valley Road and Del Mar Scenic Parkway. A biological monitor will be on site during the work. The sediment/silt deposition impacted approximately 0.07 acres of wetlands, and approximately 0.02 acres of upland habitat (Diegan coastal sage scrub vegetation) could be impacted to allow mechanized equipment to enter the channel to perform the sediment removal. Impacts associated with the removal are anticipated to be temporary; 25 months of monitoring and maintenance will be performed, and on-site revegetation is proposed to restore the habitat to its original condition if necessary.

Commission staff has determined that this project qualifies for a Coastal Act Section 30611 Emergency Permit Waiver for the following reasons:

1. Immediate action by a public agency, the City of San Diego, is necessary to protect life and public property and maintain public utilities, and the proposed work is the minimum necessary to alleviate the emergency condition.
2. There will be no permanent erection of any structure valued at more than \$25,000.

April 5, 2023
Page 2

3. The project is the minimum amount of work necessary to clear the emergency access road and no impacts to public access will occur.

Because the development qualifies for an Emergency Permit Waiver under Section 30611 of the Coastal Act, a follow-up coastal development permit is not required to authorize the work. The work will be reported to the Coastal Commission at the next Commission meeting on April 12-14, 2023.

Sincerely,

A handwritten signature in cursive script that reads "Toni Ross".

Toni Ross
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

SAN DIEGO DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
VOICE (619) 767-2370
FAX (619) 767-2384



W13

Prepared March 23, 2023 (for April 12, 2023 Hearing)

To: Commissioners and Interested Persons

From: Kate Huckelbridge, Executive Director
Diana Lilly, San Diego Coast District Manager
Toni Ross, Coastal Planner

Subject: Certification Review for Oceanside LCP Amendment Number LCP-6-OCN-21-0065-1 (Tattoo Regulations)

On September 7, 2022, the California Coastal Commission considered a proposed City of Oceanside LCP amendment (LCP-6-OCN-21-0065-1) designed to revise Article 36 (Separation of Regulated Uses) of the City's certified Implementation Plan (IP) to modify the locational restrictions for tattoo establishments. At that time, and after a public hearing, the Commission conditionally certified the amendment provided it was modified as suggested by the Commission.

The City of Oceanside considered the Commission's conditional certification on December 7, 2022 and approved a modified version of the LCP amendment that day in response to the Commission's conditional certification, including the suggested modifications.

The Executive Director has reviewed the City's December 7, 2022 action, and has determined that it is legally adequate to meet all of the Commission's conditional certification requirements. The Executive Director will report that determination to the Coastal Commission at the Commission's meeting on April 12, 2023 as part of the San Diego Coast District Director's Report. The Commission meeting starts at 9am on April 12, and the District Director's Report is item number 13 on the agenda for that day. Interested persons are welcome to submit comments and/or to sign-up to testify to the Commission regarding this matter under that agenda item (see the Commission's website at www.coastal.ca.gov for further information and instructions to participate in these ways).

Please note that this certification review is not a time to revisit any substantive issues associated with the approval of the subject LCP amendment, as certification review is limited to the question of whether the City adopted the suggested modifications to the LCP amendment approved by the Commission. Please further note that the Executive Director's determination is not subject to any required concurrence or approval by the Commission, but rather is simply being reported to the Commission as is required by the Commission's regulations in order to allow for the amended LCP to be certified in that form (see Title 14, Division 5.5, Sections 13544 and 13544.5). Upon reporting this item to the Commission in the San Diego Coast District Director's Report, the amended LCP will be certified as of that date and time.

LCP-6-OCN-21-0065-1 (Tattoo Regulations)
Certification Review
Page 2

If you have any questions about this LCP amendment certification review process, including questions about how to submit written comments and/or to testify to the Commission, please contact the San Diego Coast office at (619) 767-2370 or SanDiegoCoast@coastal.ca.gov.

1 **RESOLUTION NO. 22-R0761-1**

2 **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF**
3 **OCEANSIDE APPROVING LCPA19-00001 WITH CALIFORNIA**
4 **COASTAL COMMISSION'S SUGGESTED MODIFICATIONS AND**
5 **REQUESTING CERTIFICATION AS AMENDED**

6 **(City of Oceanside –Applicant)**

7 **(LCPA19-00001)**

8 WHEREAS, the California Coastal Act (Public Resources Code §30000, et seq.) (The
9 "Coastal Act") requires that the City adopt a Local Coastal Program (LCP) which meets the
10 requirements of the Coastal Act at the local level and implements its provisions and policies; and

11 WHEREAS, the City's adopted and certified LCP is comprised of a Land Use Plan (LUP)
12 and an Implementation Plan (IP) inclusive of zoning ordinances applicable to areas within the
13 coastal zone; and

14 WHEREAS, the Comprehensive Zoning Ordinance sets forth the purpose, intent, and
15 zoning regulations for properties within the City of Oceanside; and

16 WHEREAS, certain Articles of said ordinance containing zoning regulations applicable
17 citywide or limited to coastal zone areas have been certified by the California Coastal
18 Commission (CCC) and included in the IP; and

19 WHEREAS, subsequent modifications to certified Articles require processing of a Local
20 Coastal Program Amendment (LCPA) and recertification by the CCC, prior to inclusion of the
21 amended text in the LCP; and

22 WHEREAS, the City Council conducted a duly-noticed public hearing on February 26,
23 2020, to adopt changes to the City's Downtown Zoning Districts, Articles 4A and 12, to introduce
24 new commercial uses, streamline review of uses, and specifically list regulated uses as either
25 permitted with a conditional use permit or not permitted at all; and

26
27 /////

28 /////

1 WHEREAS, the City Council conducted a duly-noticed public hearing on August 18, 2021,
2 to adopt changes to Article 36 of the City Zoning Ordinance, to remove separation requirements for
3 tattoo establishments from a residential district, if an intervening freeway or State highway is located
4 between the proposed establishment and the residential district; and

5 WHEREAS, on September 7, 2022, the California Coastal Commission approved the
6 certification of text amendments to Article 36 with modifications to Article 12 of the City Zoning
7 Ordinance to be consistent with the City's previous action.

8 WHEREAS, on November 16, 2022, at a duly noticed public hearing, the City Council finds
9 the modification to the Local Coastal Program, as suggested by the Commission, to be adequate to
10 carry out the land use plan of the Local Coastal Program

11 NOW, THEREFORE, the Oceanside City Council and Community Development
12 Commission of the City of Oceanside DOES RESOLVE as follows:

- 14 1. Pursuant to Public Resources Code §30510(a), the Oceanside City Council hereby
15 certifies that the Local Coastal Program Amendment (LCPA21-00004) is intended to be
16 carried out in a manner fully in conformity with the Coastal Act, and is hereby adopted.
- 17 2. Pursuant to the California Environmental Quality Act of 1970, and the State Guidelines
18 thereto amended to date, a Notice of Exemption has been issued for the project by the
19 Planning Division of the City of Oceanside.
- 20 3. Pursuant to Coastal Commission Local Coastal Program Regulations §13551(b), this
21 Local Coastal Plan Amendment shall take effect upon Commission concurrence.
- 22 4. Notice is hereby given that the time within which judicial review must be sought on the
23 decision is governed by Public Resources Code §30801.

24 /////

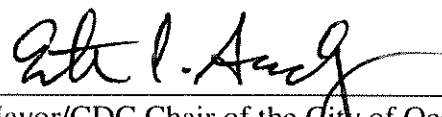
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27 /////


1 PASSED AND ADOPTED by the Oceanside City Council/Community Development
2 Commission this 16th day of November, 2022 by the following vote:

- 3
- 4 AYES: Sanchez, Keim, Jensen, Rodriguez
- 5 NAYS: None
- 6 ABSENT: Weiss
- 7 ABSTAIN: None

8 
9 _____
Mayor/CDC Chair of the City of Oceanside


10

11 ATTEST:

12 
13 _____
14 City Clerk/ CDC Secretary

15

16 APPROVED AS TO FORM:

17 
18 _____
19 City Attorney/ CDC General Counsel

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**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE
APPROVING LCPA19-00001 WITH CALIFORNIA COASTAL COMMISSION'S
SUGGESTED MODIFICATIONS AND REQUESTING CERTIFICATION AS
AMENDED**

1 NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF OCEANSIDE DOES
2 ORDAIN AS FOLLOWS:

3 SECTION 1: The City Council finds that all the facts, findings, and conclusions set forth
4 above in this Ordinance are true and correct.

5 SECTION 2: Zone Amendment (RZA19-00001) amending Article 12 of the Zoning
6 Ordinance, as specified in Exhibit A, is hereby adopted.

7 SECTION 3. The City Clerk of the City of Oceanside is hereby directed to publish this
8 Ordinance, or the title hereof as a summary, pursuant to state statute, once within fifteen (15)
9 days after its passage in a newspaper of general circulation published in the City of Oceanside.

10 SECTION 4. If any section, sentence, clause or phrase of this Ordinance is for any reason
11 held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such
12 decision shall not affect the validity of the remaining portions of this Ordinance. The City Council
13 hereby declares that it would have passed this Ordinance and adopted this Ordinance and each
14 section, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections,
15 subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

16 SECTION 5. This ordinance shall be effective 30 days after its adoption except it shall
17 be effective in the Coast Zone upon approval by the California Coastal Commission.

18 /////

19 /////

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21 /////

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1 INTRODUCED at a regular meeting of the City Council of the City of Oceanside,
2 California, held on the 16th day of November 2022, and, thereafter,

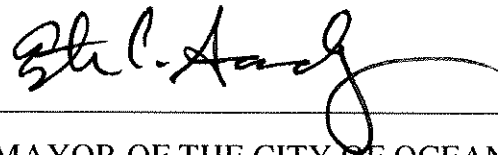
3 PASSED AND ADOPTED at a regular meeting of the City Council of the City of
4 Oceanside, California, held on the 7th day of December 2022 by the following vote:

5
6 AYES: Sanchez, Keim, Weiss

7 NAYS: None

8 ABSENT: Jensen, Rodriguez

9 ABSTAIN: None

10 

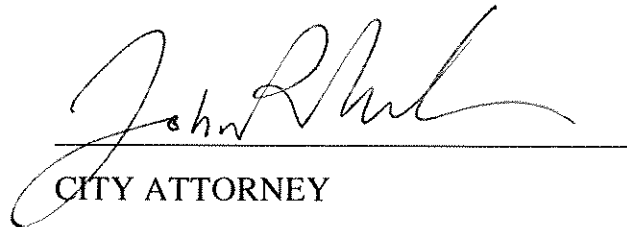
11 MAYOR OF THE CITY OF OCEANSIDE

12
13
14 ATTEST:

APPROVED AS TO FORM:

15
16
17 

18
19 CITY CLERK

20 

21
22 CITY ATTORNEY

23 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
24 OCEANSIDE, CALIFORNIA AMENDING ARTICLE 12 OF THE
25 ZONING ORDINANCE WITH MODIFICATIONS SUGGESTED BY THE
26 CALIFORNIA COASTAL COMMISSION
27
28

Exhibit "A"
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

1220 Land Use Regulations by Subdistrict

In the following schedule, the letter "P" designates use classifications permitted in the D Downtown District. The letter "L" designates use classifications subject to certain limitations prescribed by the "Additional Use Regulations" that follow. The letter "U" designates use classifications permitted on approval of a Conditional Use Permit upon approval by the Community Development Commission. The letter "A" designates use classifications permitted upon approval of an Administrative Use Permit upon recommendation of the Downtown Advisory Committee. The Letter "AR" designates Regulated Use classifications permitted upon approval of an Administrative Regulated Use Permit issued by the City Planner, pursuant to Article 36 Section 3606. The letter "V" designates uses that are considered visitor-severing uses. The "*" designates use classifications that are not permitted.

**1, 1A, 2, 3, 4A, 4B, 5, 5A, 6A, 6B, 6C, 7A, 7B, 8A, 8B, 9, 10, 11, 12, 13, 14, & 15 DISTRICTS
LAND USE REGULATIONS:**

- P Permitted
- U Use Permit
- L Limited, (See Additional Use Regulations)
- Not Permitted
- A Administrative Conditional Use Permit
- AR Administrative Regulated Use Permit

Land Use	1	1A	2	3	4A	4B	5	5A	6A	6B	6C	7A	7B	8A	8B	9	10	11	12	13	14	15
Residential																						
Day Care-Ltd	U	U	U	U	-	U	-	-	A	A	U	-	U	U	U	U	-	A	A	A	-	A
Group Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	U	-	-	-	-	-	-	-	-
Live/work	U	U	U	U	-	U	-	-	A	A	U	-	U	-	-	U	-	U	-	U	-	-
Multi - Family	-	-	-	U	P	U	P	P	-	-	-	P	-	P	U	U	-	U	-	U	-	-
Residential Care	-	-	-	U	-	-	-	-	-	-	-	U	-	U	U	U	-	-	-	-	-	-
Single Family	-	-	-	-	P	-	P	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-

Exhibit "A"
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

Public/Semi - Public

	1	1A	2	3	4A	4B	5	5A	6A	6B	6C	7A	7B	8A	8B	9	10	11	12	13	14	15	
Club / Lodge	A	A	C	C	-	-	-	-	A	-	A	-	A	-	-	A	-	-	-	-	-	-	V
Cultural Institution	P	P	P	P	-	-	-	-	P	-	-	-	A	A	A	A	-	-	P	A	-	-	V
Day Care General	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	-	-	P	P	P	P	P
Emergency Health Care	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	U	-	-	-	-	-	-	-
Government Offices	P	P	P	P	-	-	-	-	P	-	P	-	-	-	-	P	-	-	U	U	P	P	P
Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Parks & Recreation Facility	U	U	-	U	U	-	U	U	P	P	P	U	U	U	U	U	U	-	U	U	P	P	V
Public Safety Facility	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	P	P	P
Religious Assembly	-	-	U	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Care - General	-	-	-	-	-	-	-	-	-	-	-	-	-	U	U	-	-	-	-	-	-	-	-
Utilities Major	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wireless Communications Facilities - per Article 39																							

Commercial

	1	1A	2	3	4A	4B	5	5A	6A	6B	6C	7A	7B	8A	8B	9	10	11	12	13	14	15	
Land Use	1	1A	2	3	4A	4B	5	5A	6A	6B	6C	7A	7B	8A	8B	9	10	11	12	13	14	15	
Adult Businesses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ambulance Service	-	-	-	-	-	-	-	-	-	-	-	-	-	U	U	-	-	-	-	-	-	-	-

Exhibit "A"
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

Land Use	1	1A	2	3	4A	4B	5	5A	6A	6B	6C	7A	7B	8A	8B	9	10	11	12	13	14	15
Animal Boarding	A	A	A	A	-	-	-	-	A	A	A	A	A	A	A	A	-	A	A	A	-	-
Animal Grooming	P	P	P	P	-	-	-	-	P	P	P	-	P	P	P	P	-	P	P	P	-	-
Animal Hospitals	P	P	P	P	-	-	-	-	P	P	P	-	-	-	-	P	-	-	-	A	-	-
Animal Product sales	P	P	-	P	-	-	P	-	P	P	P	-	P	P	P	P	-	P	P	P	-	-
Artist Studio	P	P	P	P	-	P	-	-	P	P	P	-	P	-	-	P	-	P	P	P	P	-
Bank / Savings & Loan	P	P	P	P	-	-	-	-	P	P	P	-	P	-	-	P	-	P	P	P	P	-
Drive-through/drive up	A	A	A	A	-	-	-	-	A	A	-	-	A	-	-	A	-	-	-	A	-	-
Self-service ATM	P	P	P	P	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-	-
Bars and Cocktail Lounges	U	-	U	-	-	-	-	-	U	U	U	-	U	-	-	-	-	U	-	-	-	-
Cannabis Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Catering Service	A	A	A	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	-	-	-	-
Commercial Recreation & Entertainment	A	-	A	A	-	-	-	-	P	P	A	-	P	-	-	A	A	A	A	A	P	-
Craft Breweries																						
Tier 1	A	A	A	A	-	-	-	-	A	A	A	-	A	-	-	A	-	A	A	A	A	-
Tier 2	U	U	U	U	-	-	-	-	U	U	-	-	U	-	-	U	-	U	U	U	U	-
Craft Wineries																						
Tier 1	A	A	A	A	-	-	-	-	A	A	-	-	A	-	-	A	-	A	A	A	A	-

Exhibit "A"
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

Land Use	1	1A	2	3	4A	4B	5	5A	6A	6B	6C	7A	7B	8A	8B	9	10	11	12	13	14	15		
Tier 2	U	U	U	U	-	-	-	-	U	U	-	-	U	-	-	U	-	U	U	U	U	-	V	
Liquor Stores	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Research and Development	P	P	P	P	-	-	-	-	P	P	P	-	P	P	P	P	-	P	P	P	P	P	-	-
Restaurants Full Service	P	P	P	P	P	U	-	-	P	P	P	-	P	P	P	P	-	P	P	P	P	P	P	V
Restaurant Full Service with Full Alcohol	P	P	P	P	P	U	-	-	P	P	A	-	P	A	A	P	-	P	P	P	P	P	P	V
Restaurants Full Service with Live Entertainment	P	P	P	P	P	U	-	-	P	P	P	-	P	P	-	P	-	P	P	P	P	P	P	V
Restaurants Fast food	P	P	P	P	P	U	-	-	P	P	A	-	P	P	P	P	-	P	P	P	P	P	P	V
Restaurants Fast Food with Drive-thru or Drive-up	-	-	-	-	-	-	-	-	U	U	U	-	U	-	-	-	-	-	-	-	U	-	-	-
Food and Beverage Kiosk	-	-	-	-	-	-	-	-	P	P	A	-	P	-	-	-	-	-	-	A	P	P	P	-
Food & Beverage Sales	P	P	P	P	P	-	-	-	P	P	A	-	P	A	A	P	-	P	P	P	P	P	-	-
Convenience Market	U	U	U	-	U	-	U	-	U	U	U	-	U	-	-	-	-	U	U	U	U	U	-	-

Exhibit "A"
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

Land Use	1	1A	2	3	4A	4B	5	5A	6A	6B	6C	7A	7B	8A	8B	9	10	11	12	13	14	15	
Grocery/Neighborhood Market store greater than 8,000 sq. ft.	A	A	A	A	A	-	A	-	A	A	A	-	A	-	-	-	-	C	A	A	A	-	V
Grocery/Neighborhood Market store less than 8,000 sq. ft.	P	P	P	-	-	-	P	-	P	P	P	-	P	-	-	-	-	P	P	P	P	-	V
Specialty Market	P	P	P	P	P	-	P	-	P	P	P	-	P	-	-	-	-	P	P	P	P	-	V
Home Occupation	P	P	-	P	P	P	P	P	P	P	P	P	P	-	-	P	-	P	-	P	-	-	P
Massage Establishments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maintenance & Repair	-	-	-	-	-	-	-	-	P	P	A	-	A	-	-	-	-	-	-	-	-	-	-
Marine Sales, Rentals, and Services	-	-	-	-	-	-	-	-	P	P	A	-	A	-	-	-	-	-	-	-	-	-	-
Mixed Uses	U	U	U	U	-	-	-	-	U	U	U	-	U	-	-	U	-	U	U	U	U	-	-
Pawn Shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payday Loans/Paycheck Advance Establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Offices	P	P	P	P	-	P	-	-	P	P	P	-	P	A	A	P	-	P	P	P	P	-	-
Personal Improvement Services	L1	L1	L1	L1	-	L1	-	-	L1	L1	L1	-	L1	L1	L1	L1	-	L1	L1	L1	L1	-	-

Exhibit "A"
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

Land Use	1	1A	2	3	4A	4B	5	5A	6A	6B	6C	7A	7B	8A	8B	9	10	11	12	13	14	15
Health/Club/ Studio/Spa	P	P	P	P	-	P	-	-	P	P	P	-	P	P	P	P	-	P	P	P	P	A
Day Spa	P	P	P	P	-	P	-	-	P	P	P	-	P	P	P	P	-	P	P	P	P	A
Accessory Massage	P	P	P	P	-	-	-	-	P	P	P	-	P	-	-	-	-	P	P	P	P	-
Personal Services	P L2	P L2	P L2	P L2	-	P L2	-	-	P L2	P L2	P L2	-	P L2	P L2	P L2	P L2	-	P L2	P L2	P L2	-	-
General Repair	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-
Tattooing Establishment s	AR	-	AR	-	-	-	-	-	AR	AR	AR	-	AR	-	-	-	-	AR	-	AR	-	-
Tobacco and Drug Paraphernalia Establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Retail Sales	P	P	P	P	-	P	-	-	P	P	P	-	P	P	P	P	-	P	P	P	P	A
Antiques, Antique Shop	P	P	P	-	P	-	-	-	P	C	P	-	P	C	C	P	-	P	C	C	P	-
Custom Retail	P	P	P	P	P	P	-	-	P	P	P	-	P	-	-	P	-	P	P	P	P	-
Secondhand Collectibles and Clothing Sales	P	P	P	P	P	P	-	-	P	P	P	-	P	P	P	P	-	P	P	P	P	-
Wine and Beer Tasting	A	A	A	A	A	-	-	-	P	A	A	-	A	-	-	A	A	A	A	A	A	-
Travel Services	P	P	P	P	-	P	-	-	P	P	P	-	P	-	A	P	-	A	P	P	P	P
Automotive Rental (small scale)	-	-	-	-	-	-	-	-	A	A	-	-	A	-	-	A	-	A	A	A	A	A

Exhibit "A"
CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

Visitor Accommodations		1	1A	2	3	4A	4B	5	5A	6A	6B	6C	7A	7B	8A	8B	9	10	11	12	13	14	15
Land Use		1	1A	2	3	4A	4B	5	5A	6A	6B	6C	7A	7B	8A	8B	9	10	11	12	13	14	15
Bed & Breakfast		-	-	-	-	U	A	A	A	A	A	A	-	-	-	-	-	-	-	A	A	-	-
Hotel / Motel / Timeshare		U	U	U	U	U	U	U	-	U	U	U	-	U	-	-	U	-	U	U	U	U	-
Resort		U	U	U	U	U	U	U	-	U	U	U	-	U	-	-	U	-	U	U	U	U	-
Fractional Ownership		U	U	U	U	U	U	-	-	U	U	U	-	U	-	-	U	-	U	U	U	U	-
Hotel																							
Condominium Hotel		U	U	U	U	U	U	-	-	U	U	U	-	U	-	-	U	-	U	U	U	U	-
Limited Use Overnight Visitor Accommodation		U	U	U	U	U	U	-	-	U	U	U	-	U	-	-	U	-	U	U	U	U	-

L1 - "Small-scale" facilities occupying no more than 5,000 square feet are allowed. All others require an Administrative Conditional Use Permit and Regulated uses are subject to compliance with Article 36.

L2 - "Small-scale" Establishments occupying no more than 2,500 square feet allowed by right, all others require the approval of an Administrative Conditional Use Permit.