NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** 217 S Myers, LLC
2. **ADDRESS:** 200 Center St, El Segundo, CA 90245
3. **APPLICANT REP:** Kirk Moeller
4. **PHONE NUMBER:** (760) 814-8128
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT PLANNER:** Dane Thompson, Senior Planner
6. **PROJECT TITLE:** Development Plan (RD24-00008), Tentative Map (RT26-00001), Conditional Use Permit (RCUP24-00004), And Regular Coastal Permit (RRP24-00006) – 217 S Myers Beach Homes

7. DESCRIPTION: Development Plan (RD24-00008), Tentative Map (RT26-00001), Conditional Use Permit (RCUP24-00004), And Regular Coastal Permit (RRP24-00006) to allow for the demolition of an existing cottage and the construction of five condominium units between two three-story structures at 217 South Myers Street. The site is located within the Appealable area of the Coastal Zone and the Townsite Neighborhood Planning Area. The project site has a General Plan Land Use designation of Downtown, a Local Coastal Program Land Use Plan designation of High Density Residential and a Zoning designation of Downtown Subdistrict 5.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA). Based on this review, the City has determined that further environmental evaluation is not required because:

[x] The project qualifies for a Class 32 categorical exemption under Section 15332 (In-Fill Development Projects) as the project site holds no value for sensitive species, is smaller than five acres, is surrounded by urban uses, and is adequately served by existing utilities while the project is consistent with the applicable zoning and land use designations and would not result in impacts to air quality, water quality, noise, or traffic;

[ ] "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. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (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

Digitally signed by Dane Thompson
DN: cn=Dane Thompson, ou=Building, email=DThompson@oceansideca.org
Reason: I agree to the specified portions of this document
Date: 2026.08.06 07:56:39 -07'00'

Date: August 6, 2026

Dane Thompson, Senior Planner

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