AGENDA NO. 5

PLANNING COMMISSION *STAFF REPORT*

DATE: December 18, 2006

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC-10-06) FOR INTERIOR AND EXTERIOR ALTERATIONS TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 1617 SOUTH PACIFIC STREET – BRANDOM REMODEL - APPLICANT: NEIL BRANDOM**

RECOMMENDATION

Staff recommends that the Planning Commission approve Regular Coastal Permit (RC-10-06) and adopt Planning Commission Resolution No. 2006-P74 as attached.

PROJECT DESCRIPTION AND BACKGROUND

Background: The subject site consists of an existing approximately 0.11-acre lot. The site is developed with a 2,240-square foot single-family residence with a two-car garage. The subject site is located in the 1600 block of South Pacific Street, which is characterized with condominium units, single-family residences and apartments.

The property is zoned RT (Residential Tourist District) and the land use designation is Urban High Density (UHD-R). The property is situated within the South Oceanside Neighborhood. As a shoreline property within 300 feet of a coastal bluff, the property is also situated within the Original Jurisdiction of the Local Coastal Program. Any final action by the City of Oceanside on this proposed coastal development permit may be appealed to the California Coastal Commission. Through the Coastal Commission appeal processes, the City's decision may be upheld, reversed or modified.

The property is similar to surrounding properties that comprise the shoreline area south of Morse Street. This lot is 27-feet wide, which allows by ordinance a combined required side yard of 6-feet. A historic analysis has been prepared and found that no significant historic value to the existing structure or past occupants.

Project Description: The application proposes aesthetic enhancements and interior renovations to an existing single-family home. The applicant proposes to alter the exterior structure to a Cape Cod like appearance. The alterations include:

- altering the existing ground floor deck to be 136 square-feet larger and replacing the balustrade around the new deck's perimeter;
- partially enclosing an existing second floor balcony to accommodate the new master

bedroom location and adding a new balustrade to the new, smaller balcony;
- replacing the western facing windows;
- changing the existing roof slope on the western and eastern elevations to a mansard roofline;
- adding clapboard and stone veneer on the western and eastern elevations;
- cladding the north and south building elevations with stucco;
- replacing the garage doors and adding carriage lights;
- replacing the windows with multi-light fenestration;
- significant alterations to the interior floor plan and the addition of an elevator;
- creating a 453 square-foot rooftop deck area with perimeter railing; and
- the addition of landscaping, which includes some hardscape material.

The following table summarizes the relationship between the project and the applicable and most restrictive development standards:

	ZONING/LCP REQUIREMENT LIMITATION	PROPOSED
REQUIRED FRONT YARD	15-feet	5.21-feet existing
REQUIRED SIDE YARD	combined 6-feet	combined 6-feet existing
REAR YARD SETBACK	Stringline	12.75 east of the Stringline
LOT COVERAGE	-	no change
BUILDING HEIGHT	27 feet	27-feet

The project is subject to the following Ordinances and City policies:

1. Zoning Ordinance
2. General Plan Land Use Element
3. California Environmental Quality Act (CEQA)
4. Local Coastal Program (LCP)

ANALYSIS

KEY PLANNING AND ZONING ISSUES

1. Is the proposed project consistent with the development standards and land use policies of the Zoning Ordinance and the Local Coastal Program?
2. Is the project compatible with the physical scale of the surrounding property improvements?

DISCUSSION

In reviewing the application, staff's analysis focused on two issues, the compatibility of the project with existing development patterns of the area, in addition to the project's consistency with the underlying zoning regulations and policies of the Local Coastal Program. Based on staff's observation of the neighborhood area, the physical scale of the project is compatible with the physical scale of surrounding property improvements.

The Local Coastal Program contains policies that require development to maintain the character of the existing neighborhood.

The proposed alterations will improve the structure's presentation to the street and appearance from the shore, but the alterations shall not increase the mass or height of the existing structure. The project conforms to the applicable zoning development standards, including application of the most restrictive standards associated with the zoning criteria of the City's Local Coastal Program (LCP). Specifically, the height, structural setbacks and the provision of on-site enclosed parking meet or exceed the most restrictive zoning development standards.

Staff believes the finished product will be compatible with the surrounding properties and will represent an enhancement to the neighborhood area.

ENVIRONMENTAL DETERMINATION

The project is exempt under the provisions of the California Environmental Quality Act (CEQA).

SUMMARY

Staff believes the project is consistent with the objectives and policies of the Local Coastal Plan. The proposed project would not restrict public access, obstruct public views or preclude essential public services nor will it be detrimental to the surrounding neighborhood. Staff recommends that the Planning Commission approve the project. The Planning Commission action should be:

-- Move to approve Regular Coastal Permit (RC-10-06) and adopt Planning Commission Resolution No. 2006-P74 as attached.

PREPARED BY:

Juliana von Hacht
Associate Planner

SUBMITTED BY:

Jerry Hittleman
City Planner

JH/JH/fil

Attachments:

1. Site Plan/Floor Plan and Elevations
2. Planning Commission Resolution No. 2006-P47
3. Historic Report

1. No changes to Historic Setbacks

Previous Permits Issued:

2/11/85 Building Permit# 37808 "Replace old finish with new/ Interior improvements"
4/27/81 Building Permit# 18142 "Change three rental units to one sfd"
1/27/78 Plumbing Permit# 33757 "Add one dishwasher"
5/4/77 Building Permit# 25509 "Install two iron gates 66" high"
10/10/75 Electrical Permit# E24937 "Change fuses to Breaker"
8/29/75 Building Permit# A38636 "Enclose Existing 500 s.f. Deck"
6/25/75 Plumbing Permit# C19511 "Add 5 Gas Outlets"
6/17/75 Electrical Permit# E24483 "Changeover service OH to UC, No change in size"
6/25/68 Building Permit# A18238 "Install Hand Rail"
4/24/68 Building Permit# A17937 "Remodel Stairway, Garage Door"
6/01/61 Plumbing Permit# C4965 "Add one gas outlet"
3/28/61 Building Permit# A6458 "Addition of living room, sundeck and basement storeroom"
3/08/61 Electrical Permit# E9955 "Add 5 outlets, 5 receptacles, 4 wall switches

1617 South Pacific Oceanside, 92054
Brandom Residence Renovation:

Owner: Neil Brandom, 1300 Quail #300, Newport Beach Ca., 92660
Office:949 833 0222 Fax: 949 833 1960

Designer: KJH Designs Inc. Kevin Hedchuk P.O. Box 264 1035 E. Vista Way, Vista Ca. 92084

Legal Description: Lot 18 Blk E, Ocean Front, Addition Map 909 Rec. 6/8/904 except that portion below mean high tide line

Zoning: RT

General Plan Designation: UHD Urban High Density

Neighborhood Planning District: South Oceanside

Existing Land Use: Single Family Residence

APN: 153-091-09

Setbacks: Front: Block Face Average, Sides 6' variable W/ 2' Minimum, Front: 15', Rear 10' or to String Shoreline, Maximum Height - 27'

Existing Residence: Three Bedroom Two Story Structure with attached Garage of 3225 s.f. Conditioned Space, 302 s.f. of Deck Areas and 625 s.f. Garage.

Proposed Residence: Interior Remodel with Exterior Upgrades in Materials without adding to Exterior length or Width of Existing Residence. Proposed Residence would consist of Three Bedroom Two Story Structure of 3541 sf Conditioned Space, 372 s.f of Decks plus 493 s.f. Roof Deck including Exterior Stair Area and 603 S.f. Garage.

Main Floor: Addition of 136 s.f. In Deck Area with loss of 107 s.f. Of Living Space and addition of 21 s.f Interior Space for Elevator.

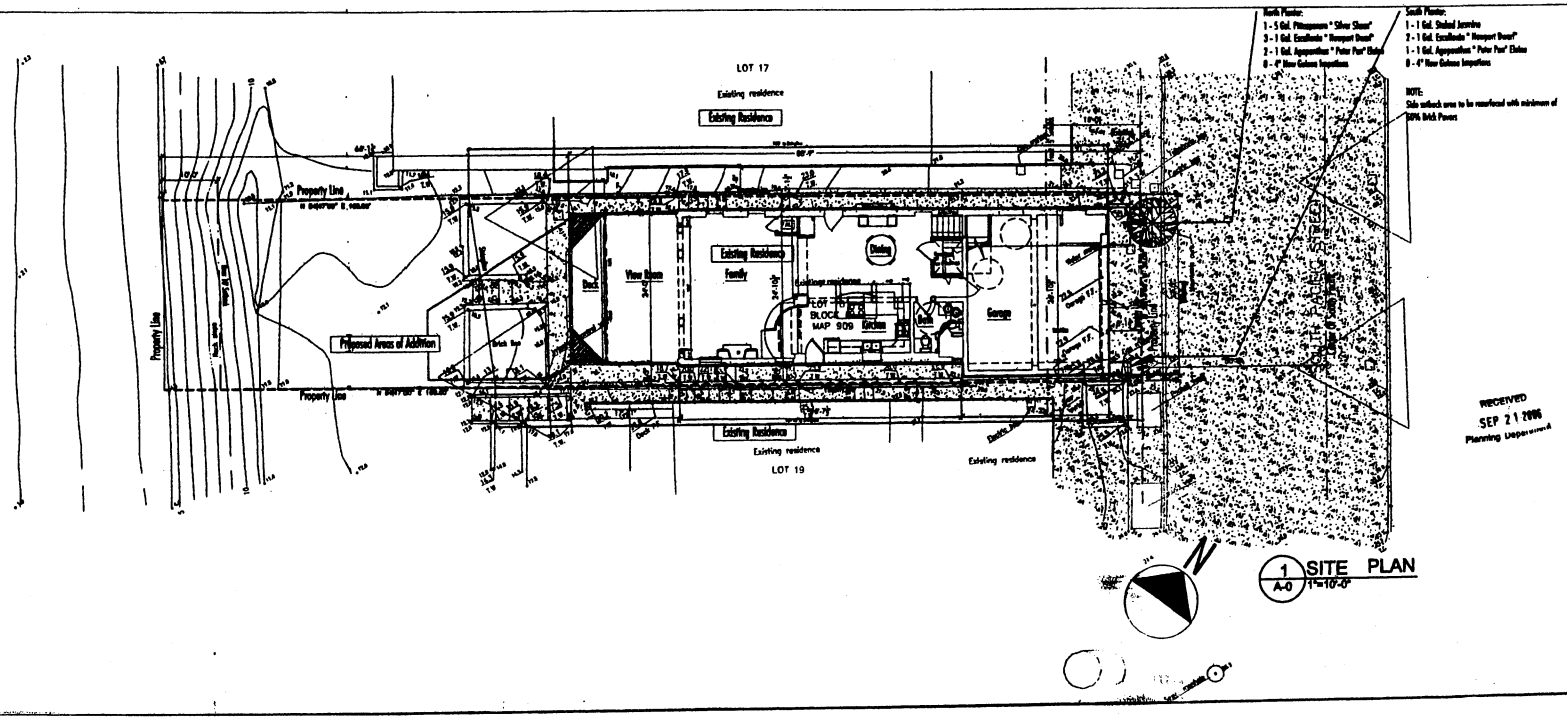
Upper Floor: Addition of 206 s.f. for Master Bedroom taken from Existing Open Deck Area. Existing Deck Area Reduced to 136 s.f.

Roof Deck: Addition of Roof Deck With Total of 493 s.f. Including Stairs, Landing, Walkway and Deck Surface.

Interior Changes: Revision of Floor Plan to enhance Accessibility for a wheelchair with the addition of an Elevator. Addition to Upper Floor Area to allow for Accessibility and access to Roof Deck with Exterior Stair leading to 493 s.f. Deck Area (Includes Landing, Stair and area of Path to Deck)

Exterior Changes: Addition of Sloped Mansard Roof along Front and Rear Of Building along with New Roof Deck all within Height Limit of 27'-0" New Stucco Finish with straw Clapboard Siding along with New Windows and Doors Throughout.

Lot Coverage: Ratio = 28894800 s.f. =.45 Proposed - 22404800 s.f. =.47



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CUSTOM
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2915 HUTCHISON ST.
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760-945-4284

BRANDOM RESIDENCE

Renovation

1617
South Pacific
Oceanside Ca.,
92054

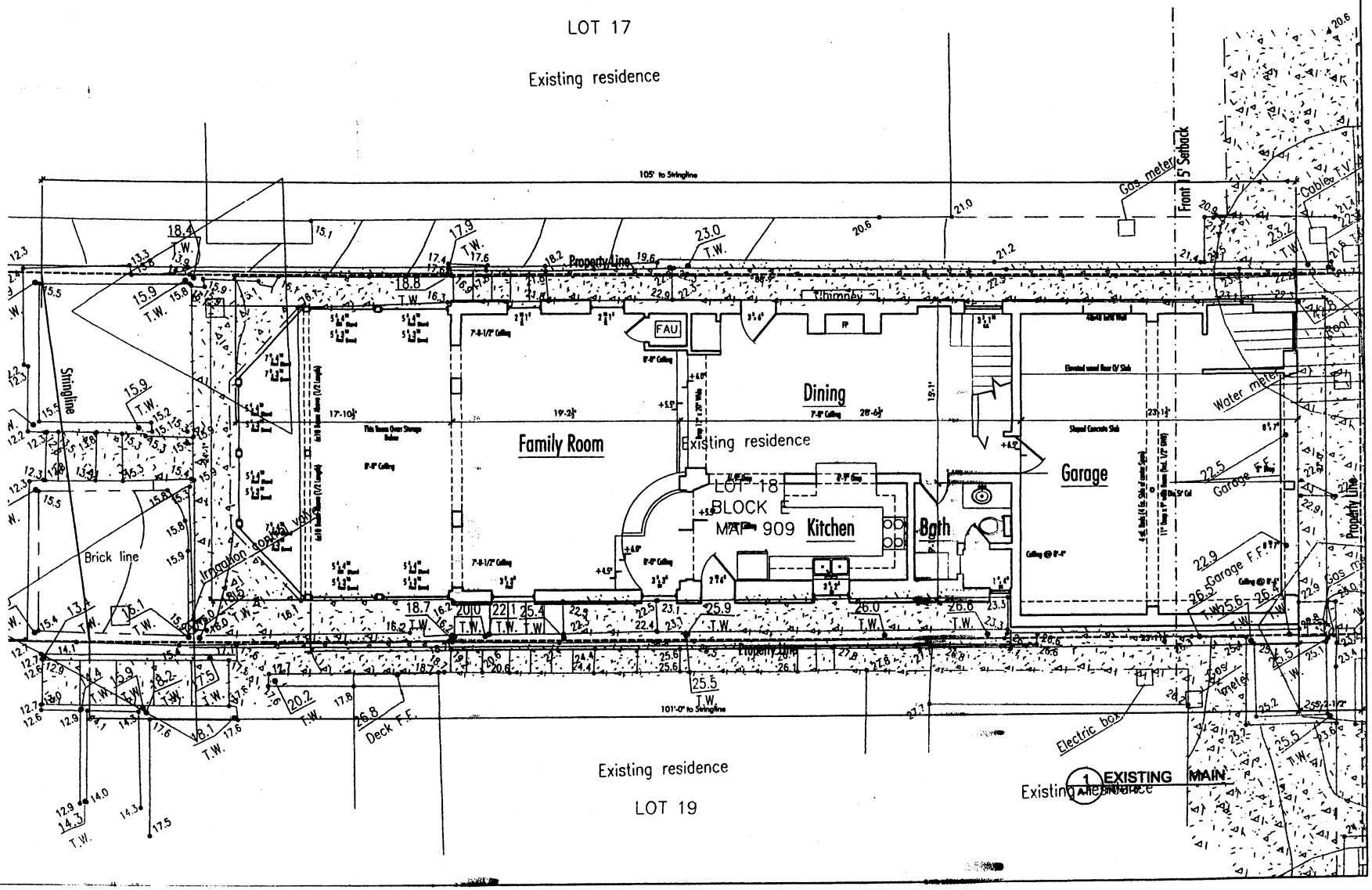
Project #
RC-10-06

DRAWN BY: KJH
PROJECT: 078-05
FILE:

ISSUE DATE
Drawing Issued 8/22/06

Site Plan

A-0



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As-Built MAIN FLOOR PLAN

A-1

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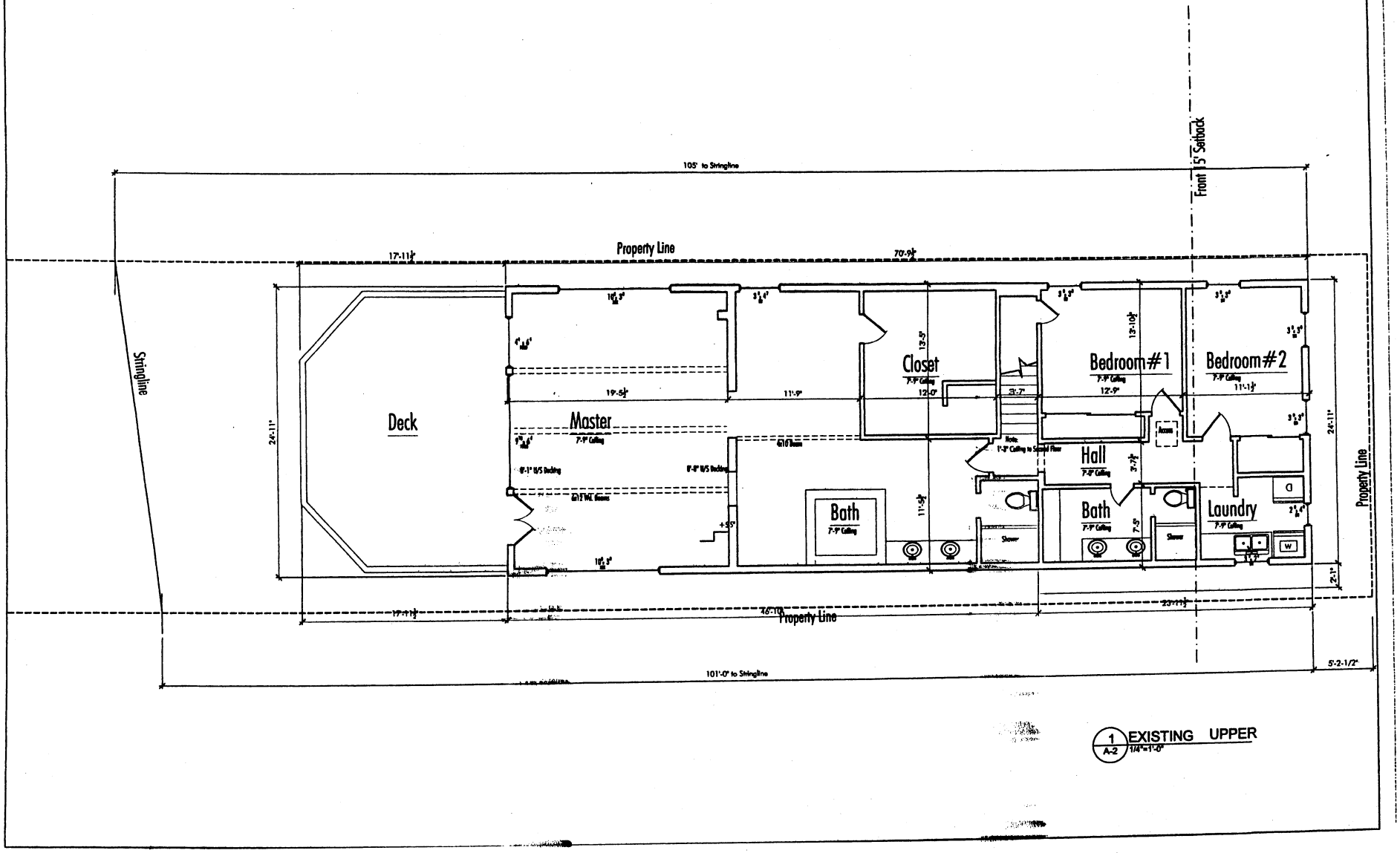

1 A-2 EXISTING UPPER
1/4"=1'-0"

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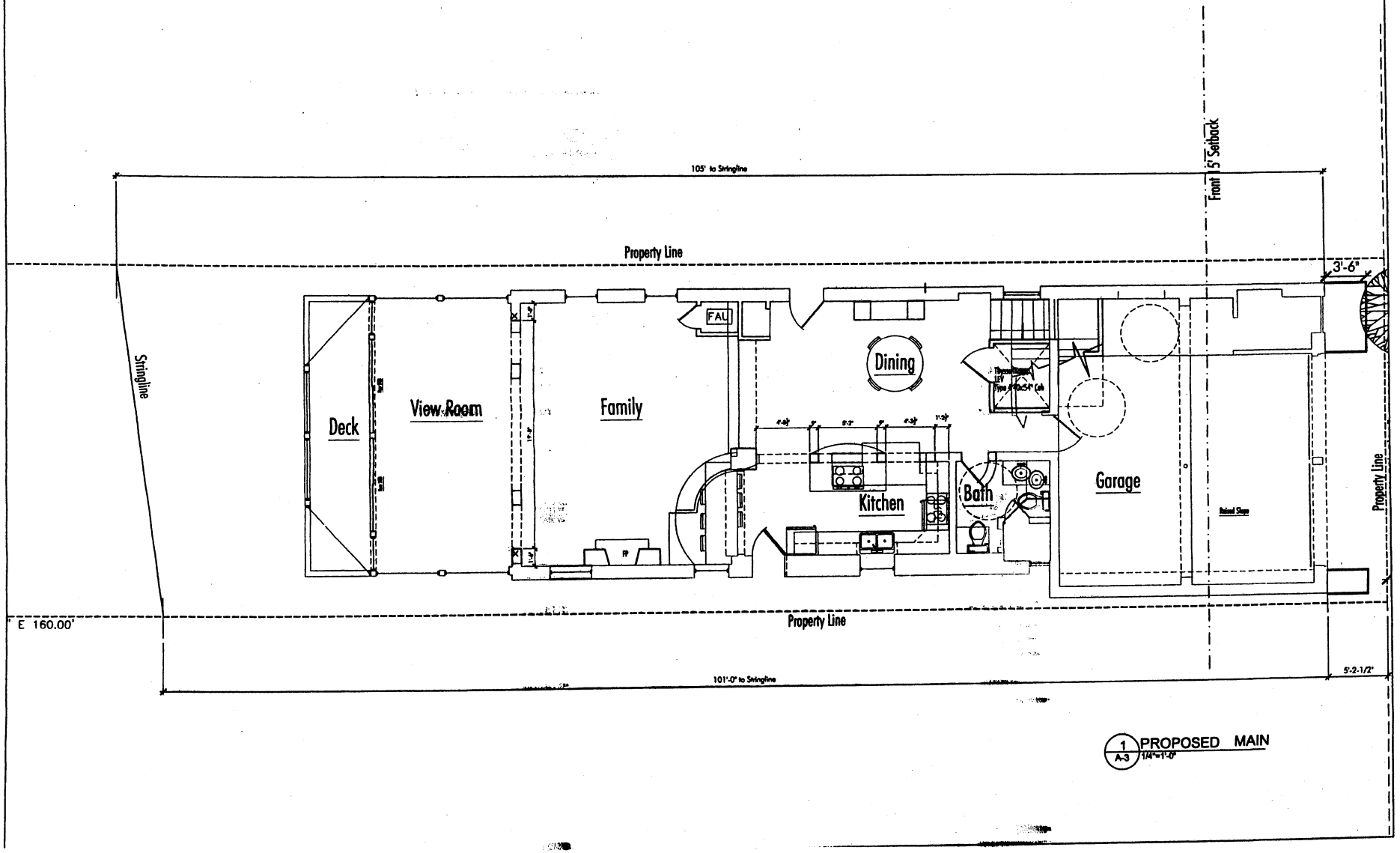
As-Built SECOND FLOOR PLAN

A-2



1 A-3 PROPOSED MAIN 1/4"=1'-0"

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FILE:

ISSUE DATE
Drawing Issued 8/22/06

Proposed
MAIN FLOOR
PLAN

A-3

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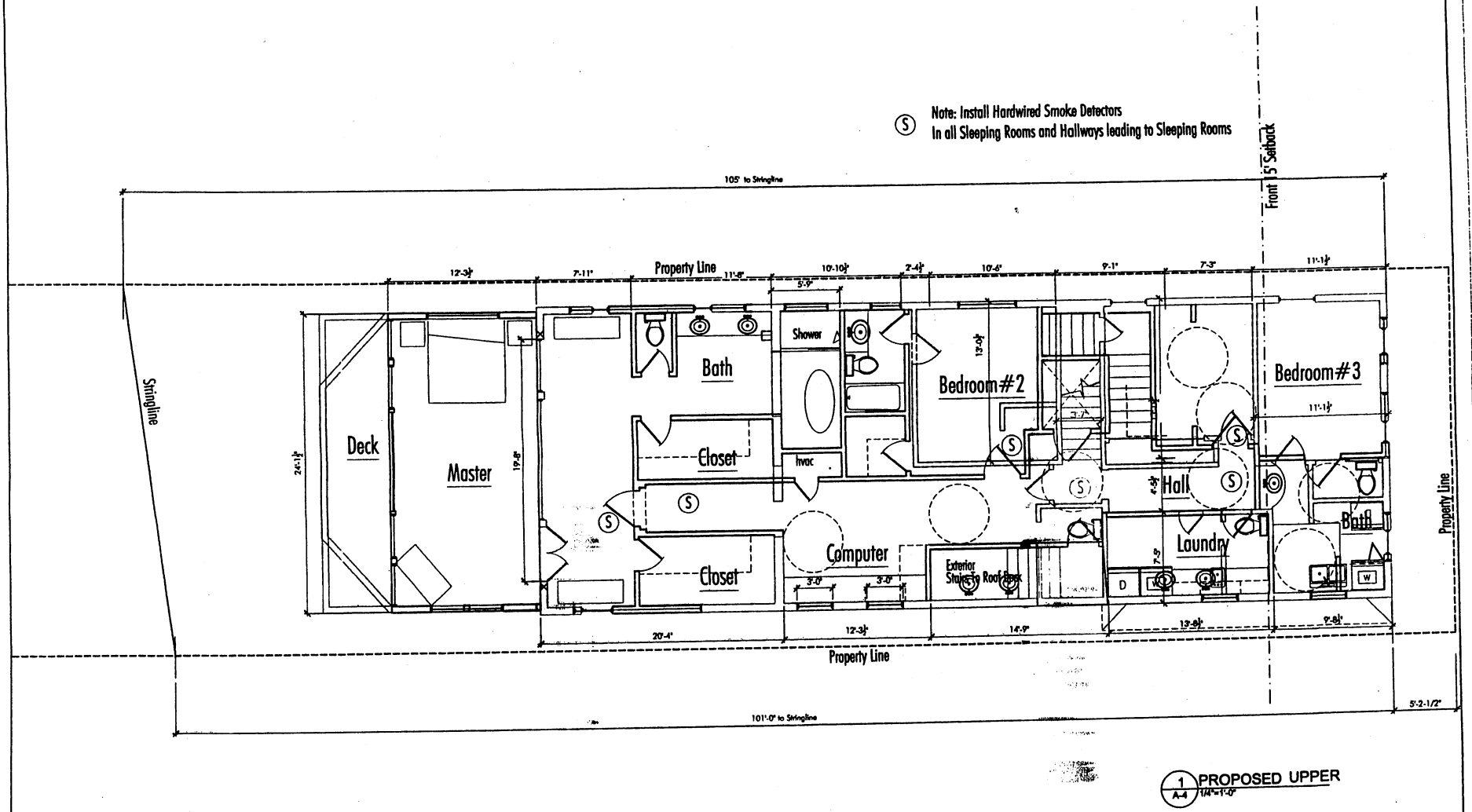
Ⓢ Note: Install Hardwired Smoke Detectors
In all Sleeping Rooms and Hallways leading to Sleeping Rooms



1/A-4 PROPOSED UPPER
1/4"=1'-0"

BRANDOM RESIDENCE

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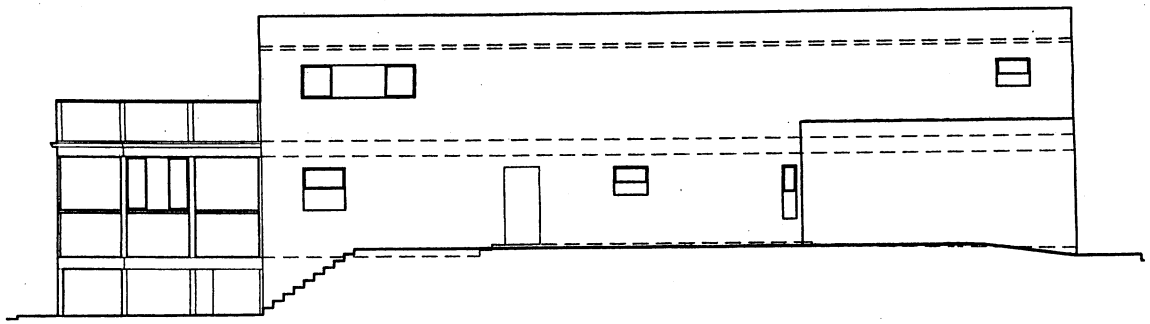
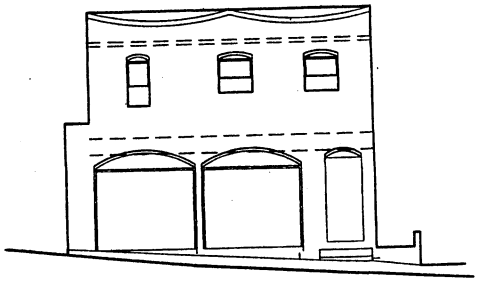
Proposed
SECOND FLOOR
PLAN

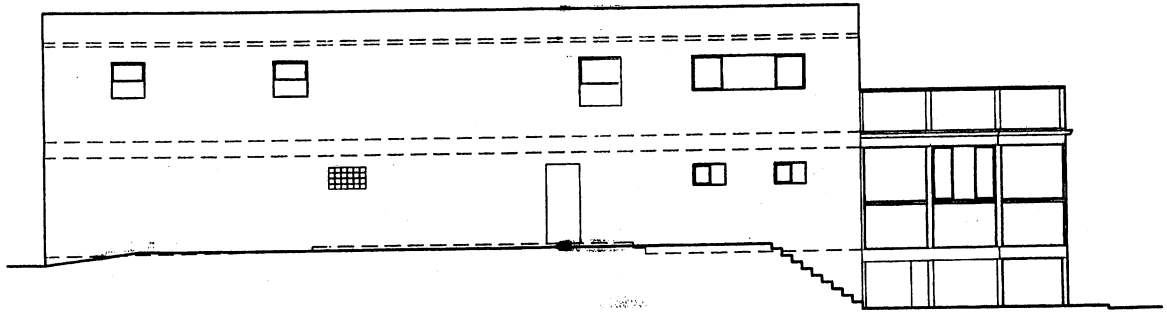
A-4



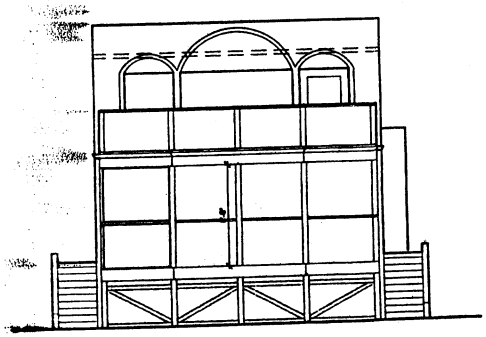
1 A-5 EXISTING SOUTH 3/16"=1'-0"



2 A-5 EXISTING EAST 3/16"=1'-0"



1 A-5 EXISTING NORTH 3/16"=1'-0"



1 A-5 EXISTING WEST 3/16"=1'-0"

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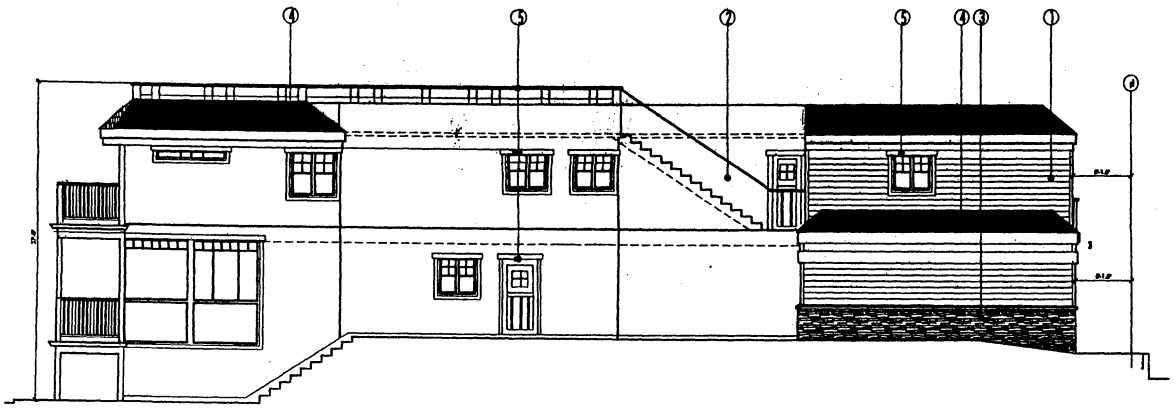
Existing ELEVATIONS

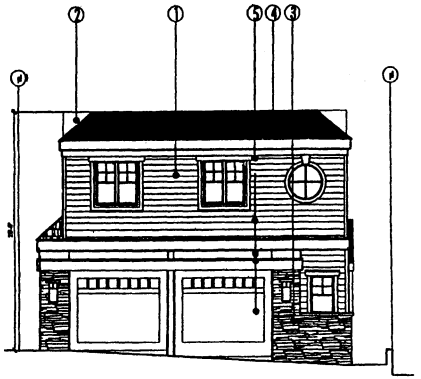
A-5

Elevations Legend

① Siding: Hardiplank Siding - Monterey Taupe JH 40-20
② Stucco: Monterey Taupe JH 40-20
③ Stone: Arizona Flagstone
④ Roofing: Cedar Shingles - Selec Cedarmill 8.25"
⑤ Trim: Swiss Coffee



1 A-6 PROPOSED SOUTH 3/16"=1'-0"



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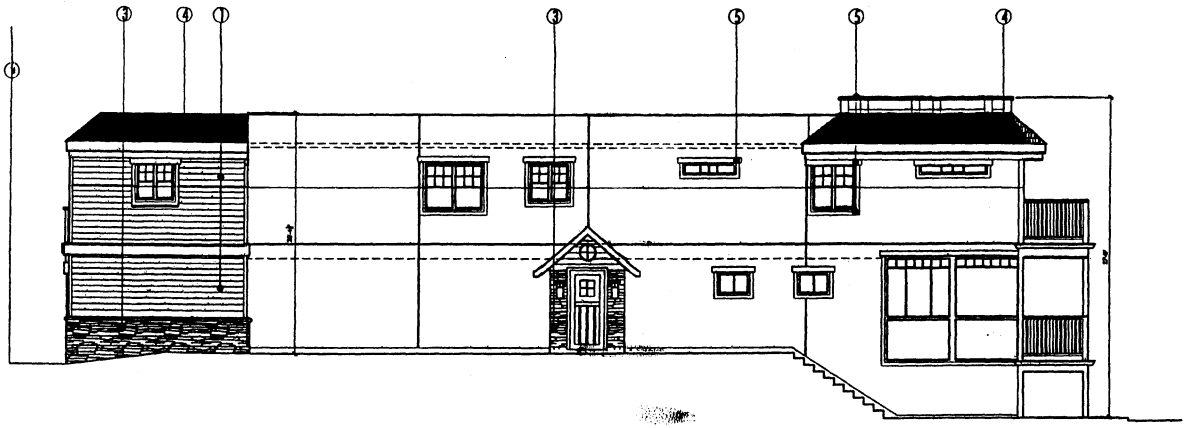
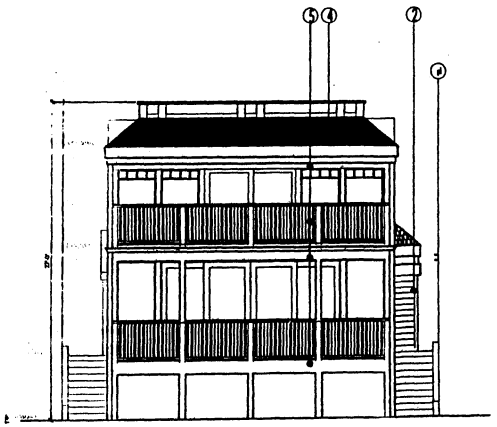


3 A-6 PROPOSED NORTH 3/16"=1'-0"



4 A-6 PROPOSED WEST 3/16"=1'-0"

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BRANDOM RESIDENCE

Renovation

1617 South Pacific Oceanside Ca., 92054

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Proposed Elevations

A-6

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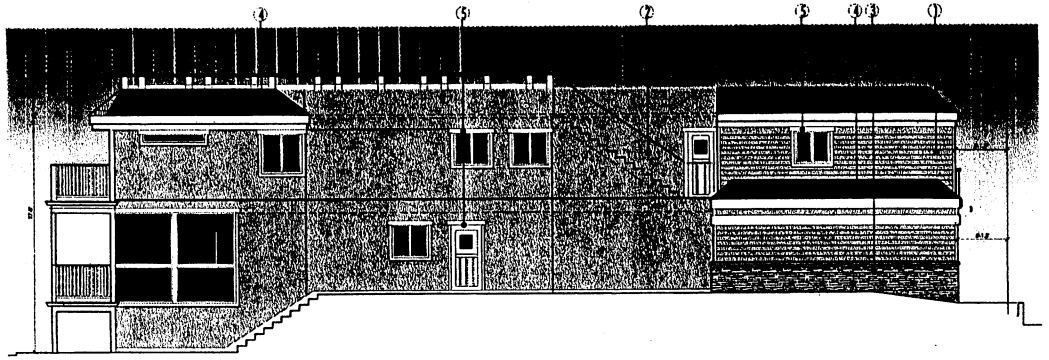
Elevations Legend

① Siding: Hardiplank Siding - Monterey Taupe JH 40-20
② Stucco: Monterey Taupe JH 40-20
③ Stone: Arizona Flagstone
④ Roofing: Cedar Shingles - Selec Cedarmill 8.25"
⑤ Trim: Swiss Coffee



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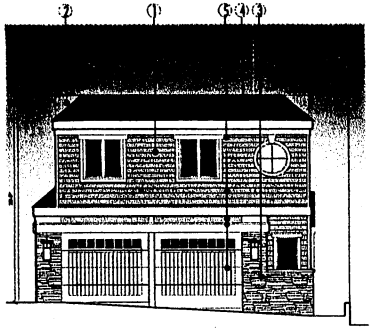

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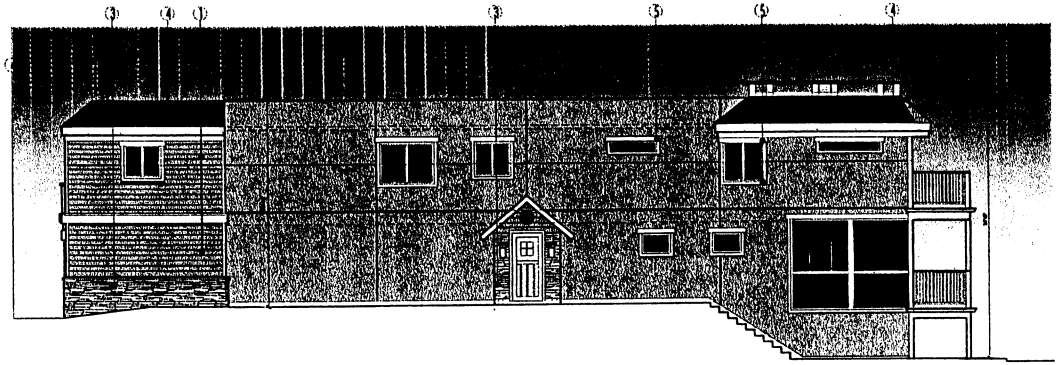
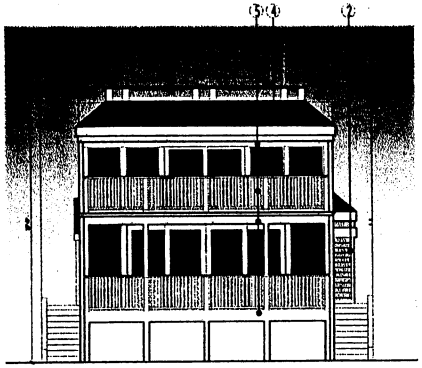


3 A-6 PROPOSED NORTH 3/16"=1'-0"



4 A-6 PROPOSED WEST 3/16"=1'-0"

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Proposed Elevations

A-6

PLANNING COMMISSION
RESOLUTION NO. 2006-P74

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A REGULAR COASTAL PERMIT ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: RC-10-06
APPLICANT: Neil Brandom
LOCATION: 1617 South Pacific Street

THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Regular Coastal Permit under the provisions of Articles 10 and 30 of the Zoning Ordinance, and the policies of the Local Coastal Plan and General Plan of the City of Oceanside to permit the following:

interior and exterior alterations to an existing single-family residence;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the December 18, 2006 conduct a duly advertised public hearing as prescribed by law to consider said application.

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto this project has been found categorically exempt per Article 19 from environmental review under Section 15303(e)(1), as the project proposes exterior and interior alterations to an existing single-family dwelling unit and the remodel will not result in an increase of more than 50 percent of the floor area of the structures before the addition;

WHEREAS, there is hereby imposed on the subject project certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is $2,843-$15,964 per acre)
School Facilities Mitigation Fee	Ordinance No. 91-34	$2.63 per square foot residential

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020;

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

WHEREAS, studies and investigations made by this Commission and in its behalf reveal the following facts:

FINDINGS:

For the Regular Coastal Permit:

1. The proposed project is consistent with the policies of the Local Coastal Program and its effective zoning code. Specifically, the project is situated east of the

Stringline and compatible with the physical scale, height, and form of some of the neighboring and similarly situated property projects.

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Regular Coastal Permit (RC-10-06) subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Division plan check. (Currently the 2001 California Building Code, and 2004 California Electrical Code)
2. The granting of approval under this action shall in no way relieve the applicant from compliance with all State and Local building codes.
3. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.
4. All electrical, communication, CATV, etc. service lines within the exterior lines of the property shall be underground (City Code Sec. 6.30).
5. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the plans.
6. The developer shall monitor, supervise and control all building construction and supporting activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:
   a) Building construction work hours shall be limited to between 7 a.m. and 6 p.m. Monday through Friday, and on Saturday from 7 a.m. to 6 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for

emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).

b) The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste containers shall be considered compliance with this requirement. Small amounts of construction debris may be stored on site in a neat, safe manner for short periods of time pending disposal.

Fire:

7. Fire Department requirements shall be placed on plans in the notes section.

8. Smoke detectors are required, and detector locations shall be indicated on the plans.

Planning:

9. Regular Coastal Permit RC-10-06 shall expire on December 18, 2008, unless the Planning Commission grants a time extension.

10. Failure to meet any conditions of approval for this development shall constitute a violation of the Regular Coastal Permit.

11. Regular Coastal Permit RC-10-06 approves architectural enhancements to an existing single-family residence, located at 1617 South Pacific Street, as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Community Development Department/Planning Division approval. Substantial deviations shall require a revision to the Regular Coastal Permit or a new Coastal Permit.

a) The architectural enhancements are limited to the following materials: Monterey Taupe (JH 40-20) hardiplank siding, Arizona flagstone, and Swiss Coffee trim paint, Monterey Taupe (JH 4020) colored stucco, cedar shingles (slec cedarmill 8.25-inch), and four carriage lights.

b) The street front facade alterations shall include two garage doors, multi-light windows, new roofing material, stone veneer wainscot, and a change in the roof's pitch. These street-facing materials will also be applied to the side elevations and the front entry (which is situated on the north side of the building). The principal south and north elevation material will be

Monterey Taupe colored stucco; the side elevation windows shall be multi-light and sash in design. The west facing building facade alteration will similarly change the roof's pitch and add balustrades on the first and second floors. The west-facing facade will principally consist of windows. A 493 SF roof top deck is proposed on the western side of the roof area.

12. The project's first floor shall include a kitchen. The first floor plan shall include an exterior deck and interior view room, family room dining room, bathroom, garage, and kitchen. The second floor plan shall include an exterior deck and three bedrooms with closets, three bathrooms, one laundry room, a computer area and additional storage area (closets). An elevator services both the first and second floors. From the second floor, there are exterior stairs that provide access to the south side of the roof.

13. Side and rear elevations and window treatments shall be trimmed to substantially match the front elevations. A set of building plans shall be reviewed and approved by the Community Development Department/Planning Division prior to the issuance of building permits.

14. Elevations, siding materials, colors, roofing materials and floor plans shall be substantially the same as those approved by the Planning Commission (Monterey Taupe (JH 40-20) hardiplank siding, Arizona flagstone, Swiss Coffee trim paint, Monterey Taupe (JH 4020) colored stucco, cedar shingles (slec cedarmill 8.25-inch), and four carriage lights.). These shall be shown on plans submitted to the Community Development Department.

15. The project is not approved to have an accessory dwelling unit or a second dwelling unit.

16. Side yard gates shall be constructed so that at least 50% of the gate is transparent.

17. All mechanical rooftop and ground equipment shall be screened from public view as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks, mechanical equipment, screen and vents shall be painted with non-reflective paint to match the roof. This information shall be shown on the building plans.

18. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by

this project. The approval of this project constitutes the applicant's agreement with all statements in the Description and Justification and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

19. All single-family projects shall dispose of or recycle solid waste in a manner provided in City Ordinance 13.3 which include the following:

a) designating adequate space for the storage of solid waste and recycling containers on private property to include appropriate bin enclosures to adequately provide for trash, green waste an other recycling containers;

b) separating all recyclable material from solid waste for separate collection;

c) the separation of all green waste from solid waste using the approved city collection service; and

d) the collection of the material in compliance with standards as identified in the city code.

20. A letter of clearance from the affected school district in which the property is located shall be provided as required by City policy at the time building permits are issued.

21. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Regular Coastal Permit (RC-10-06). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

22. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant and recorded prior to the issuance of building permits. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

23. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Community Development Department/Planning Division. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.

24. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification's provision shall run with the life of the project and shall be recorded as a covenant on the property.

25. Prior to the approval of a building permit, the applicant and landowner, shall execute and record a covenant, in a form and content acceptable to the City Attorney, which shall provide:

a) That the applicant understands that the site may be subject to extraordinary hazard from waves during storms and from erosion, and the applicants assumes the liability from those hazards.

b) That the applicant unconditionally waives any claim of liability on the part of the City and agrees defend and indemnify and hold harmless the City and its advisors relative to the City's approval of the project for any damage due to natural hazards.

///

///

///

26. This project does not propose any modifications to the existing sea wall.

PASSED AND ADOPTED Resolution No. 2006-P74 on December 18, 2006 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Dennis Martinek, Chairman
Oceanside Planning Commission

ATTEST:

Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2006-P74.

Dated: December 18, 2006

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 of 4 *Resource Name or #: 1617 S. Pacific St.

P1. Other Identifier: Lot 18, Block E, Ocean Front Addition
*P2. Location: ☐ Not for Publication ☒ Unrestricted • a. County: San Diego
and (132b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5'Quad: Oceanside Date: 1975 T 11s R 5w , 1/4 Of 1/4of Sec ; M.D. B.M. SB
c. Address: 1617 S. Pacific St. City: Oceanside, CA Zip: 92054
d. UTM: Zone: 10 . nnE/ mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
APN# 153-091-07-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The resource consists of a two-story building with a 2-car garage located under a portion of the house. It also has a small basement storage area under the deck. The house is still in its original location on a steeply sloped lot with the front yard located on the sandy beach. The house has no setback on South Pacific Street and 3' side yard setbacks.

As originally constructed, the house was a duplex. The main unit was 1296 sq. ft. on two floors. An additional 648 sq. ft. apartment was located over the garage with access from the front of the building via a stairway going through a portion of the garage. The door is still visible under a coat of stucco. The original building was part adobe and part frame construction with a stucco overlay on the exterior. The roof was a combination of flat and gable. The interior of the house had knotty pine walls and carpeted floors with beamed ceilings upstairs. The fireplace had vaguely art deco details and is still in existence. The weathered exterior wooden doors with iron straps and hardware may be original to the house.

*133b. Resource Attributes: (List attributes and codes) HP2 residence
*P4. Resources Present: ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) 7/13/06
Eastern facade

*P6. Date Constructed/Age and Sources: ☒Historic
☐Prehistoric ☐Both
1946 per County Assessor

*P7. Owner and Address:
Neil D. Brandom
1415 High Bluff Drive
Newport Beach, CA 92660

*P8. Recorded by: (Name, affiliation, and address)
Mary Taschner
128 S. Pacific St.
Oceanside, CA 92054

*P9. Date Recorded: 7/19/06

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") none

*Attachments: ☐NONE ☐Location Map ☒Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☒Photograph Record ☐Other (List):

DPR 523A (1/95) *Required information

Type in here!

The exterior front of the house is decorated with low relief scallops which are art deco in style.

The house has been extensively remodeled many times over the years with the first remodel taking place in 1961. At that time, a living room, sun deck and basement storeroom were added. Throughout the 60s, 70s and 80s, more remodels took place, completely changing the look and size of the building.

The house as it currently exists is a conglomeration of several styles. The knotty pine walls, beamed ceiling in the upstairs bedroom and some carpeted floors are still in existence. In 1975, the sundeck added in 1961 was enclosed to add another room. In 1981, the house was remodeled again to convert it to a single family house. Tecate tile floors were added to some of the floors. Other Spanish details were added also, such as arched doorways and decorative Spanish tiles on the stairway risers and in the kitchen and bathrooms. The apartment over the garages was opened to the second story of the main house. The stairway providing access from the outside was removed. The small apartment kitchen was converted to a laundry room. The other two rooms became bedrooms. A large bathroom with a tiled spa tub was added to the master bedroom.

As the house currently stands, it is in good condition on the exterior. The interior is in fair condition. Because of the many drastic remodels, it is difficult to determine the actual original architectural style of the house. From the few original details that remain, it appears to have been a very basic beach house with no particular style characteristics.

The first owner of the subject property was Emily M. Hayes, a member of one of the founding families of Oceanside. J. Chauncey Hayes is considered to be one of the first actual settlers of the town. He was credited with wielding greater influence both financially and politically than any other person. The Hayes Land Company, established in 1883, was responsible for selling most of the original lots in Oceanside. In the March 10, 1906 Oceanside Blade, E.(Emily) M. Hayes is identified as one of the Directors of the company. Ocean front lots, 33 ½' x 120', are listed at $1000 each with easy terms. In 1905, Emily M. Hayes was involved in a lawsuit against the City of Oceanside concerning the rights to the sand on the water front. The subject property may not have been involved in the lawsuit, as it was sold to William K. and Mary E. Raphael of Los Angeles in 1904. Mr. Raphael was a railroad conductor. The Raphael's held the property for two years, selling to F.A. Carlson in 1906. Carlson kept the investment property until 1910 when he sold it to Thomas M. Clark. Clark sold to M.D. Russell in 1913 and less than 2 weeks later, Russell sold it back to F.A. Carlson.

The County Tax Collector took possession of the property for non-payment of taxes. In 1924, John A. Stever, a steel manufacturer from

Type in here!

Pasadena bought the property. He held it for 22 years until 1946, when the lot was sold to a member of the Hayes family, Berry M. Hayes. Berry Hayes was the grandson of J. Chauncey Hayes. According to his 1970 obituary, he lived a life removed from public affairs. Apparently, he still had some interest in real estate, however, as he took title on February 19, 1946 and sold a week later to Orvella R.(Bud) and Edna Coleman. The Coleman's were the builders of the house which exists today. They also did the first remodel, adding the living room and sundeck in 1961. Bud Coleman operated the 4 C's Laundromat on Freeman Street in 1964 and 1965. In 1966, he became the owner of the Capri Bar at 207 N. Tremont and the Beefry, a restaurant at 2607 Oceanside Blvd. Edna Coleman died in 1959 and Bud Coleman married Katherine Coleman, adding her to the grant deed in 1965.

The Coleman's continued to live in the house until 1968, when they sold it to Walter and Bibiana Schell. The Schell's lived in Los Angeles where Mr. Schell was an attorney. They never made the house their primary residence, probably using it as their beach getaway. Alfred and Mary Ellen Riedel bought the house in 1972. They had tenants living in one of the units. John A. Harrison Jr. and Mary E. Harrison were the next buyers in 1975. They lived at 3264 Meadowlark Lane in Carlsbad and also had tenants renting the house.

Nicholas Whitlatch and Charles and Becky Trayers owned the house briefly in 1975 until it was sold to Rex L. and Betty L. Shuffler. Mr. Shuffler was a retired attorney from Garden Grove, CA. In addition to buying the house, the Shufflers purchased 7 parcels of land, comprising about 88 percent of a block in downtown Oceanside. The block made front page news in Oceanside, after they sold it to Office Buildings, Inc. in 1981 and most of the buildings were razed. When OBI went bankrupt, the city began eminent domain proceedings and paid the Shufflers $590,500. When the Shufflers filed suit for more money, the city gave the property back to them. Unfortunately, the Shufflers had already spent the money. The dispute remained in the Courts for 10 years until it was finally settled in 1992.

Meanwhile, because of these financial problems, the house at 1617 S. Pacific Street was deeded back and forth between the Shufflers, Contractors Mortgage Co., Inc. and Coastal Comm Enterprise. Ultimately, First Coast Financial Services foreclosed and deeded the property to Governor Financial in 1993. It was sold to Kenneth and Mary Voertman in 1995. The present owner, Neil Brandom, acquired the property in 2005.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page of 4

*NRHP Status Code

• Resource Name or # (Assigned by recorder) 1617 S. Pacific St.

B1. Historic Name: none
B2. Common Name: none
B3. Original Use: Duplex
B4. Present Use: Single family residence
*B5. Architectural Style: Nondescript with elements of art deco & Spanish revival
*B6. Construction History: (Construction date, alterations, and date of alterations) Construction date: 1946
Add living room, deck & basement storeroom: 1961; Convert to single unit: 1985
Enclose sun deck: 1975
Add deck: 1981
*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:
*B8. Related Features: none

B9a. Architect: none
b. Builder: unknown
*B10. Significance: Theme: residential architecture
Area: Oceanside, CA
Period of Significance: 1904-present
Property Type: residential
Applicable Criteria: n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

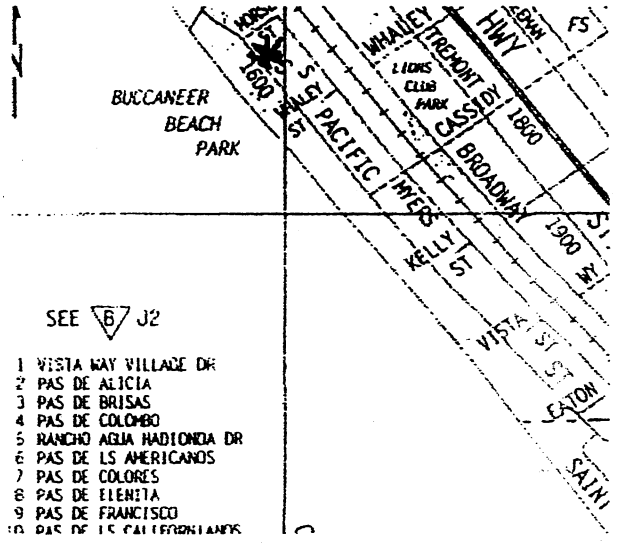
The resource is located in the Ocean Front Addition, filed with the County Recorder in 1904. Because of its close proximity to the Pacific Ocean, the area was initially bought in large blocks by land speculators. Actual development of the land was slow. The neighborhood today consists of a variety of single family homes and condos. Because of the long, narrow nature of the lots, all of the buildings are similar in shape with individual varieties in style. The subject resource is typical of the area in style and shape. It was built of average materials, typical of its post-war construction. It does not represent the work of a master architect. It was not constructed of rare or unique materials and has been extensively remodeled. The building is not directly associated with any known historic events or persons. The building is unlikely to offer any information which would be of local, state or national importance. This study has effectively exhausted all research potential which may have existed for this building. The building is not eligible for nomination to national, California or local historic registers.

B11. Additional Resource Attributes: (List attributes and codes) HP2-residence

*12112. References: County Assessor's records; Oceanside telephone directories; Oceanside Blade 1906,1905,1934,1970,1992; US Census Records 1900-1930; Social Security Death Index; City & County Directories; Whiffen, Marcus, American Architecture since 1780, Cambridge,MA MIT Press, 1969.

B13. Remarks:

(Sketch Map with north arrow required.)



*1314. Evaluator: Mary Taschner

*Date of Evaluation: 7/19/06

(This space reserved for official comments.)

DPR 623B (1/95)

• Required information

File Number: **RC-10-06**

Applicant: **Neil Brandom**

Description:

REGULAR COASTAL PERMIT (RC-10-06) for the construction of 136 square feet addition and a new 453 square foot desk to an existing single-family residence located at 1617 South Pacific Street. The project site is zoned RT (Residential Tourist) and is situated within the South Oceanside Neighborhood and the Coastal Zone. **BRANDOM RESIDENCE**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

City of Oceanside, Planning Department
300 N. Coast Highway
Oceanside, CA 92054 (760) 435-3520

Date: December 7, 2006

Public Hearing Coastal Permit
Identification No. RC-10-06

NOTICE OF PUBLIC HEARING
COASTAL DEVELOPMENT PERMIT

This is a notice to you as an interested party that the City of Oceanside Planning Commission will hold a public hearing on the Coastal Permit application of Neil Brandom. This application was received on May 31, 2006. The application is described as follows:

> For the construction of 136 square feet addition and a new 453-square foot deck to an existing single-family residence located at 1617 South Pacific Street.

The project site is zoned RT (Residential Tourist) and is situated within the South Oceanside Neighborhood and the Coastal zone.

Said hearing will be held on December 18, 2006, at 7:00 p.m. in the Council Chamber of City Hall, 300 North Coast Hwy., Oceanside, California at which time and place any and all interested persons may appear and be heard. Interested persons may contact the Planning Division at (760) 435-3520 after December 13, 2006, to be informed of the place on the agenda and the approximate time of hearing.

If you have any questions or comments regarding this matter, or want to be notified of the decision, contact the City of Oceanside, Planning Division at (760) 435-3520. Written comments may be submitted prior to the hearing and will be made part of the public record and provided to the Planning Commission.

If you disagree with the decision of the Planning Commission concerning this project's conformance to the Local Coastal Plan, you may appeal the decision to the City Council. The appeal, accompanied by the appropriate fee must be filed in the City Clerk's Office, 300 North Coast Hwy., Oceanside, no later than 5:00 p.m. on December 28, 2006 (10 days from the adoption of the Planning Commission Resolution).

The project is "appealable" to the California Coastal Commission under Section 30603(a) of the California Public Resources Code. An aggrieved person may appeal the decision to the Coastal Commission within ten (10) working days following the Commission receipt of the Notice of Final Action on this project. The Notice of Final Action is mailed after the City's last action, such as Planning Commission resolution, Community Development Commission resolution (for projects in the Redevelopment Area), or City Council resolution (for projects involving a zone change or which resulted in a local appeal). Please contact the Planning Division at (760) 435-3520 for this information.

Appeals must be in writing. The Coastal Commission, San Diego District Office is at 7575 Metropolitan Drive, Suite 103, San Diego, California 92108-4402. The phone number is (619) 767-2370.

Application For Planning Commission Hearing

Planning Department (760) 435-3520
Oceanside Civic Center
300 North Coast Highway
Oceanside, California 92054-2885

RECEIVED
MAY 31 2006
Planning Department

Please Print or Type All Information

STAFF USE ONLY		
ACCEPTED	Juliana	BY May 31-06
HEARING		
GPA		
MASTER/SP.PLAN		
ZONE CH.		
TENT. MAP		
PAR. MAP		
DEV. PL.		
C.U.P.		
VARIANCE		
COASTAL		RC-10-06
O.H.P.A.C.		

PART I – APPLICANT INFORMATION

1. APPLICANT	2. STATUS
NEIL BRANDOM	Plannus
3. ADDRESS 1415 HIGH BLUFF NEWPORT BEACH ~~1617 S. PACIFIC~~ CA 92660	4. PHONE/FAX 949/3750924 F 949/8330222
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) As above.	
6. ADDRESS	7. PHONE/FAX

PART II – PROPERTY DESCRIPTION

8. LOCATION	9. SIZE
1617 S. PACIFIC	4800 s.f. lot

10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER
VHD	RT.	Sugle family residence	153 091-07

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION ~~AESTHETIC ENHANCEMENT AND RENOVATION.~~ Interior remodel with exterior upgrades in materials and roof projections. No increase in existing building footprint. 136 s.f increase to main floor deck / reduction of second floor deck / new roof deck 453 s.f.

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
No change	no change	no change	1	

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE
2240	2 covered	53% (incl. flatwork)	47%.

PART IV – ATTACHMENTS Rev - 9/21/06

ALL APPLICATIONS			DEV. PLANS, C.U.P.s & TENT. MAPS
✓ 24. DESCRIPTION/JUSTIFICATION	✓ 25. LEGAL DESCRIPTION	✓ 30. FLOOR PLANS AND ELEVATIONS	
✓ 26. 300-FT. RADIUS MAP	✓ 27. PROPERTY OWNERS' LIST	31. CONSTRUCTION SCHEDULE	
✓ 28. ENVIRONMENTAL ASSESSMENT	✓ 29. PLOT PLANS	✓ 32. OTHER	

PART V – SIGNATURES

THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.

SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

33. APPLICANT OR REPRESENTATIVE (Print):	34. DATE	37. OWNER (Print)	38. DATE
NEIL BRANDOM	5/31/06	NEIL BRANDOM.	5/31/06
Sign:		Sign:	
I DECLARE UNDER PENALTYOF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.			
35. APPLICANT (Print):	36. DATE	39. OWNER Print):	40. DATE
NEIL BRANDOM	5/31/06		5/31/06
Sign:		Sign:	

Juliana

~~Jessica~~

1617 South Pacific, Oceanside, 92054
Renovation

RECEIVED
MAY 31 2006
Planning Department

Owner: Neil Brandom,
1100 Quail #102, Newport Beach Ca. 92660
Office: (949) 833 0222 Fax: (949) 833 1960

Designer: **KJH Designs Inc.**
Kevin Halchuk
P.O. Box 264 1035 E. Vista Way, Vista Ca. 92084

Legal Description: Lot 18 Blk E, Ocean Front, Addition Map 909 Rec. 6/8/1904 except that portion below mean high tide line

Zoning: RT

General Plan Designation: UHD Urban High Density

Neighborhood Planning District: South Oceanside

Existing Land Use: Single Family Residence

APN: 153-091-07

Setbacks: Front: Block Face Average, Sides 6' variable W/ 2' Minimum, Rear: 15'/String Shoreline Survey Map, Height = 27'

Existing Residence: Three Bedroom Two Story Structure with attached Garage of 3225 s.f. Conditioned Space, 502 s.f. of Deck Areas and 625 s.f. Garage.

Proposed Renovation: Interior Remodel with Exterior Upgrades in Materials and Roof Projections without adding to Exterior length or Width of Exiting Residence. Proposed Residence would consist of Three Bedroom Two Story Structure of 3541 s.f Conditioned Space, 272 s.f of Decks plus 453 s.f. Roof Deck including Exterior Stair Area and 602 S.f. Garage.

Main Floor: Addition **of** 136 s.f. in Deck Area with loss of 107 s.f. Of Living Space and addition of 23 s.f. Interior Space for Elevator.

Upper Floor: Addition of 296 s.f. for Master Bedroom taken from Existing Open Deck Area. Existing Deck Area Reduced to 136 s.f..

Roof Deck: Addition of Roof Deck With Total of 453 s.f. Including Stairs, Landing, Walkway and Deck Surface.

Interior Changes: Revision of Floor Plan to enhance Accessibility for a wheelchair with the addition of an Elevator. Addition to Upper Floor Area to allow for Accessibility and access to Roof Deck with Exterior Stair leading to 453 s.f. Deck Area (Includes Landing, Stair and area of Path to Deck)

Exterior Changes: Addition of Sloped Mansard Roof along Front and Rear Of Building along with New Roof Deck all within Height Limit of 27'-0". New Stucco Finish with some Clapboard Siding along with New Windows and Doors Throughout.

Lot Coverage: **Exist** = 2187/4800 s.f. =.45 **Proposed** = 2240/4800 s.f. =.47

LEGAL DESCRIPTION

LOT 18, BLOCK "E", OCEAN FRONT ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 909, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 8, 1904.

EXCEPTING THEREFROM ANY PORTION THEREOF NOW OR HERETOFORE LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.

END OF LEGAL DESCRIPTION

RECEIVED
MAY 31 2006
Planning Department

CITY OF OCEANSIDE
COMMUNITY DEVELOPMENT DEPARTMENT/PLANNING DIVISION

NOTICE OF EXEMPTION

TO: X RECORDER/COUNTY CLERK
COUNTY OF SAN DIEGO
P.O. BOX 1750
SAN DIEGO, CA 92112-4147

PROJECT TITLE AND FILE NUMBER:
BRANDOM REMODEL RC-10-06

PROJECT LOCATION - SPECIFIC:
1617 S Pacific St
APN 153-091-07

PROJECT LOCATION - GENERAL:
City of Oceanside

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
Interior and exterior alterations to an existing single-family dwelling.

NAME OF PUBLIC AGENCY APPROVING PROJECT:
City of Oceanside

NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:
Neil Brandom
1415 High Bluff
Newport Beach, CA 92660
(949) 375-0924

Exempt Status per the Guidelines to Implement the California Environmental Quality Act (CEQA)
(Public Resources Code Section 21000 et. al.):

__NOT SUBJECT TO CEQA PER THE GENERAL RULE, SECTION 15061(B)(3)

__STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

_x_CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION(S) 15301(e)(1)

REASONS WHY PROJECT IS EXEMPT:
The remodel will not result in an increase of more than 50 percent of the floor area of the structures before the addition.

Contact Person: Juliana von Hacht, Associate Planner

November 15, 2006
SIGNATURE DATE
For: Jerry Hittleman, Acting City Planner