



DATE: July 11, 2011
TO: Chairperson and Members of the Planning Commission
FROM: Development Services Department/Planning Division
SUBJECT: **CONSIDERATION OF REGULAR COASTAL PERMIT (RC11-00001) FOR THE REMODEL OF A TWO-UNIT BEACHFRONT PROPERTY AT 1303 SOUTH PACIFIC STREET-HENNENHOEFFER REMODEL - APPLICANT: MR. & MRS. JAMES HENNENHOEFER**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

Approve Regular Coastal Permit (RC11-00001) by adopting Planning Commission Resolution No. 2011-P23

PROJECT DESCRIPTION AND BACKGROUND

Background: The 4,875-square foot beachfront site, measuring 37.5 feet in width and 130 feet in depth is currently improved with two vacation/rental units. The remodeling proposal under consideration is subject to the City's General Plan, Local Coastal Program (LCP), 1986 Zoning Ordinance and the California Environmental Quality Act (CEQA).

Site Review: The property is located within the Coastal Zone and the Townsite Neighborhood Planning Area and occupies a portion of the coastal bluff that descends approximately 21 vertical feet from South Pacific Street to the beach (rear yard area) inland of the revetment. The site's Residential-Tourist (R-T) zoning designation is consistent with its land use designation of Mixed High Density/Transient Residential. These designations are intended to accommodate tourist and year-round visitor serving facilities by providing permanent and transient residential uses to serve all income levels.

Existing development on the site consists of two vacation/rental units with a combined habitable area of 3,404 square feet and an attached three-car garage. The westerly portion of the structure sits on a raised foundation over an unimproved basement /crawl space that daylights at the beach level.

Project Description: The applicant proposes a series of building and site modifications including limited interior floor plan and roofline revisions; minor site and landscaping improvements; extensions to upper and lower floor (west elevation) balconies seaward of the stringline setback; relocation of an existing exterior stair; replacement of certain windows and doors; building façade architectural improvements in a “Monterey” influenced theme; and construction of a new decorative entry arch perpendicular to the northerly property line at zero side yard setback.

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

1. General Plan Land Use Element
2. 1986 Zoning Ordinance
3. Local Coastal Program (LCP)
4. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

The proposed project has been analyzed for compliance with the General Plan, LCP and Zoning Ordinance and as conditioned, has been found to be consistent with applicable policies based on the following:

1. General Plan

A. Land Use Element

Goal 1.23: Architecture

Objective: The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

Policy A: Architectural form, treatments, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.

Situated along South Pacific Street, approximately 37.5 feet southerly of the Crowwaithe Street right-of-way beach access, the existing two-story building stands devoid of horizontal massing offsets along its street façade, features a prominent “dutch gable” roof element that exaggerates its height, and is set back only 3’-4” from the front property line. The subject structure not only exceeds in height the single-story building facades to the immediate north and south but lacks “human scale” details and transitioning (one- story to two-story) architectural massing features.

The minimally articulated seaward facing portion of the structure (two-story over unimproved basement), is consistent in terms of height and massing with structures on adjoining properties. Constructed inland of the stringline setbacks, balconies on the second floor (184 sq. ft. – upper level) and first floor (56 sq. ft. – lower level) provide horizontal mass offsets.

As proposed by the applicant, removal of the existing “dutch gable” and replacement with a gable roof will diminish existing building height impacts. Complementary “Monterey” style details (entry and balcony arches etc.) will further contribute toward creating a transition to the lower neighboring structures adding “human scale” architectural elements to the building and enhancing South Pacific’s streetscape.

Contrary to the aforementioned building enhancements along the street frontage, proposed enlargement of the westerly balconies seaward of the stringline setback are expected to result in a negative aesthetic effect. More specifically, the proposed 12’-11” wide disproportionately designed balcony massing and necessary structural supports would not improve the visual image of the neighborhood and would in fact impair views from adjoining properties.

In summary, staff finds that, with the exception of the seaward balcony extensions, the subject remodel will result in an architecturally improved building. The proposed “Monterey” style influenced façade details (Juliet balconies, decorative entry and balcony arch, chimney design, trim-work, light fixtures etc.) and roofline form modifications, would enhance the existing building’s dated and minimally articulated appearance and would yield an aesthetically pleasing, higher quality image. However, in order to address aesthetic concerns related to balcony design/massing and ensure project compliance with architectural quality policies set forth in the General Plan, staff recommends limiting the lower level balcony expansion to the stringline setback (max.) and maintaining the existing setbacks of the 8’-6” (max) wide offset balcony on the upper level.

Goal 1.32: Coastal Zone

Objective: To provide for the conservation of the City's coastal resources and fulfill the requirements of the California Coastal Act of 1976.

Policy A: The City shall utilize the certified Local Coastal Plan for review of all proposed projects within the Coastal Zone. Specifically, the goals and policies of the Local Coastal Program Land Use Plan are the guiding policy review document.

Adequate access to and along the coast shall be provided and maintained.

Proposals that constitute multi-family development or involve at least 70 feet of street frontage are required to dedicate and construct public access to the beach when such access is not already present within 250 feet of the proposed project. The subject

request involves remodeling of a two-unit vacation/rental property on a beachfront lot with a 37.5-foot street frontage. Existing public access to the beach is located within 37.5 feet, at the Crosswaithe Street right-of-way.

The City shall maintain existing view corridors through public rights-of-way.

Located on the second lot south of the Crosswaithe beach access and adjacent to properties improved in compliance with stringline setbacks, the proposed project - as conditioned - will prevent balcony encroachments seaward of the stringline setback yielding a project that would maintain existing view corridors through public rights-of-way.

The City shall ensure that all new development is compatible in height, scale, color and form with the surrounding neighborhood.

The proposed project would maintain its current maximum height (29.5 ft.) and would not exceed the maximum height (35 ft.) permitted within the zoning district. The Pacific Street façade will be enhanced in terms of form, scale and color palette, positively contributing to the existing street scene. The westerly facing elevation, as conditioned by staff, will maintain an overall scale complimentary to adjoining buildings.

New development shall utilize optimum landscaping to accent and enhance desirable site characteristics and architectural features.

Front yard landscaping improvements on the subject property are constrained by the lot width which only affords enough lateral dimension for driveway, pedestrian access and a 3'-0" by 3'-4" accent landscaping planter between garage doors. Staff finds that the proposed landscaping will further enhance the "Monterey" style architecture. A condition has been included in the Resolution of project approval to ensure that permanent landscaping is provided on site in the ground planter area rather than within a freestanding decorative planter.

2. Zoning Compliance

The proposed project is subject to compliance with the 1986 Zoning Ordinance which identifies single-family homes and vacation rentals as land uses permitted by right within the R-T (Residential-Tourist) Zone. With respect to development standards, the proposed project complies with applicable R-T parameters, inclusive of the proposed zero side yard setback which is allowed pursuant to Section 3204 of the Zoning Ordinance. The existing legal nonconforming front yard setback is permitted as an existing condition. Limiting balcony extensions to the stringline setback ensures that views from the public right of way and adjoining properties will not be substantially impaired and future seaward encroachments to maintain existing private viewsheds from properties to the north and south of the project will be prevented.

The following table illustrates the project's consistency with R-T setback and height development standards:

Table 1: Development Standards

	REQUIRED	PROPOSED
FRONT YARD	10'-0" or per approved development plan - OZO Section 3204	3'-4"
SIDE YARD	3'-0" or per approved development plan - OZO Section 3204	4'-7" & 0'
REAR YARD	Coastal stringline	3'-4" encroachment seaward of Coastal stringline
MAXIMUM HEIGHT	35 feet above average finished grade	29.5 feet above average finished grade

ENVIRONMENTAL DETERMINATION

The development proposal has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been found to be exempt as a Class 1 15301 (e) "Existing Facilities" and Class 3 15303 (e), Categorical Exemption "New Construction or Conversion of Small Structures"

PUBLIC NOTIFICATION

A legal notice was published in the North County Times and notices were sent to property owners of record and occupants within 1,500-foot radius of the subject property, individuals and or organizations requesting notification, the applicant, and other interested parties.

SUMMARY

Regular Coastal Permit (RC11-00001), as conditioned, is consistent with the requirements of the Zoning Ordinance, the land use policies of the General Plan and the policies of the Local Coastal Program. The project meets all applicable development standards for the district in which it is situated. The project's scale and architecture are compatible with the surrounding neighborhood. Accordingly, staff recommends that the Planning Commission approve the proposal subject to the conditions contained in the attached resolution.

Staff recommends that the Planning Commission:

- Move to approve Regular Coastal Permit RC11-00001 and adopt Planning Commission Resolution No. 2011-P23 as attached.

PREPARED BY:


Amy Fousekis
Principal Planner

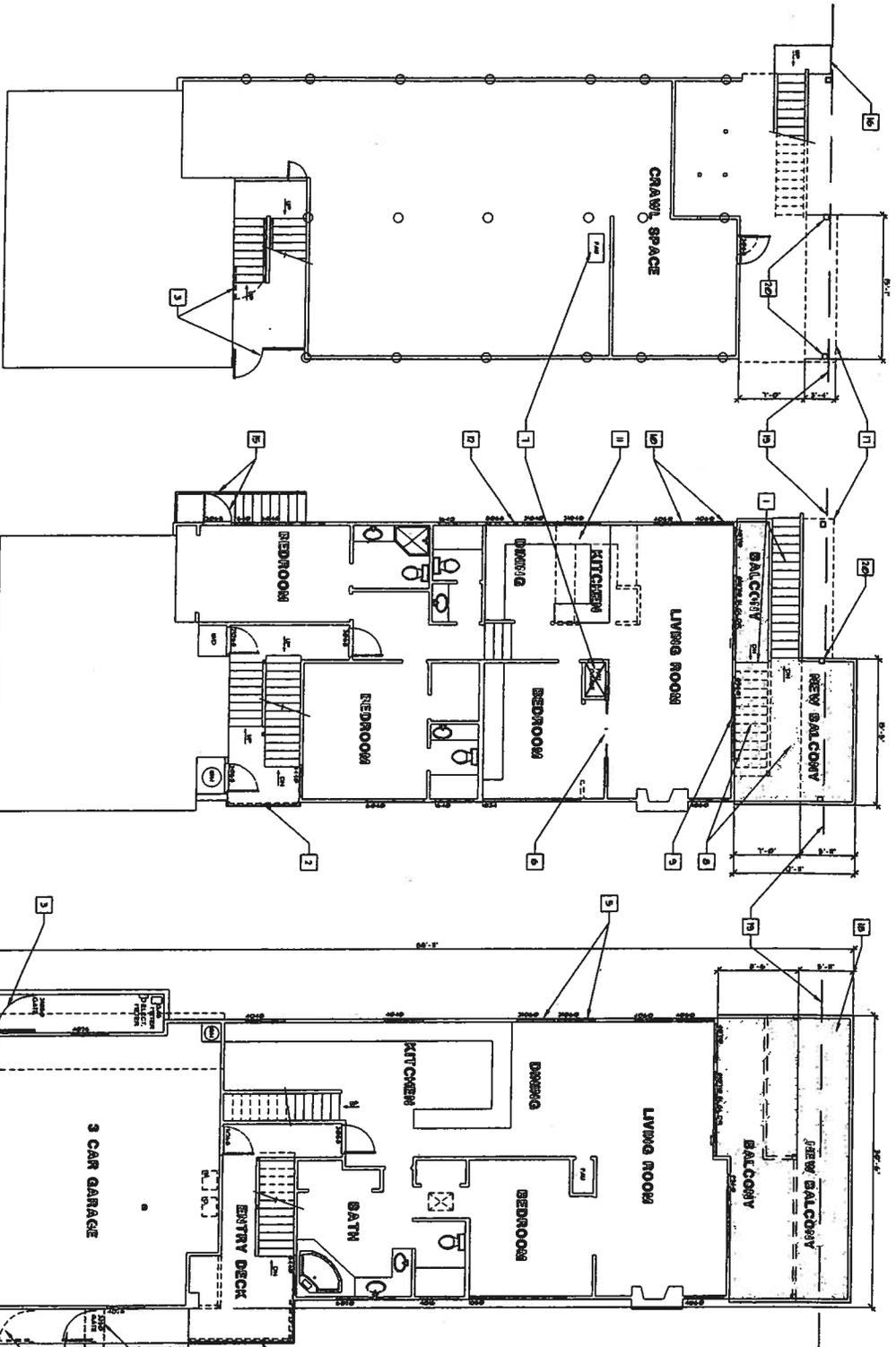
SUBMITTED BY:


Jerry Hittlerman
City Planner

JH/AF/fil

Attachments:

1. Plans
2. Planning Commission Resolution No. 2011-P23



BASEMENT

LOWER FLOOR

FIRST FLOOR

BUILDING FLOOR PLANS
 SCALE: 3/8" = 1'-0"
 3424 SQ. FT. RESIDENCE
 936 SQ. FT. GARAGE



1483 SQ. FT. RESIDENCE
 286 SQ. FT. (0) BALCONY
 234 SQ. FT. TOTAL BALCONY

1093 SQ. FT. RESIDENCE
 616 SQ. FT. GARAGE
 239 SQ. FT. (0) BALCONY
 269 SQ. FT. TOTAL BALCONY

OWNER/APPLICANT:
 THE ANDERSON COMPANY
 100 SOUTH PACIFIC STREET
 OCEANSIDE, CA 92054

BUILDING FLOOR PLANS

COASTAL PERMIT DEVELOPMENT PLAN



architecture + plan
 Kerstin L. Cwis AIA
 1000 North Pacific Street
 Oceanside, CA 92054
A-02

FLOOR PLAN NOTES:

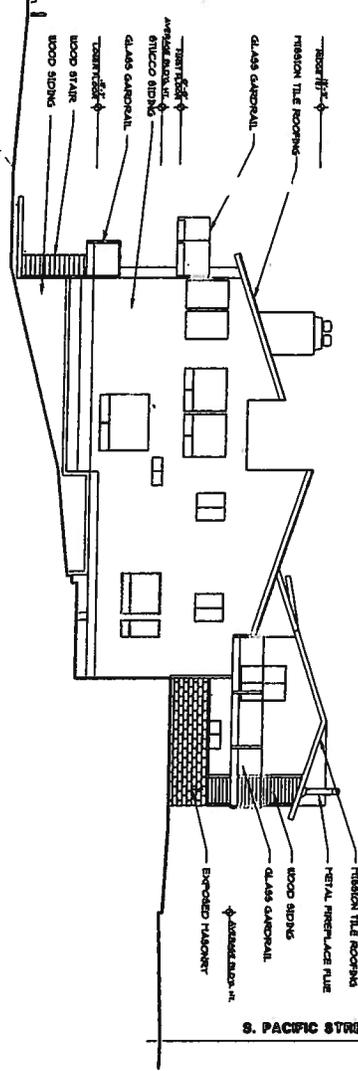
1. CAREFULLY REMOVE THE EXISTING EXTERIOR STAIR AND RECONSTRUCT AT THE NEW LOCATION.
2. REMOVE THE EXISTING TERRACE, GARAGE, AND EXISTING PORCH. RECONSTRUCT GARAGE AND EXISTING PORCH WITH NEW CONCRETE. MATCH EXISTING FINISHES.
3. REMOVE THE EXISTING BOOD GATE. REPLACE WITH A NEW DECORATIVE BOOD GATE.
4. CONSTRUCT A NEW RECREATIVE ENTRY AREA. SEE THE EXTERIOR ELEVATION.
5. REPAIR OR REPLACE THE EXISTING LANDING PORTION OF THIS SEPARATED WOOD DECK.
6. REMOVE THE INTERIOR WALLS THAT ARE SHOWN AS DASHED LINES.
7. RELOCATE THE FORCED AIR UNIT TO THE BASEMENT BELOW.
8. DEMOLISH THE EXISTING DECK AND RELOCATE THE EXISTING STAIR. INSTALL NEW GLASS RAILS.
9. REPLACE THE EXISTING WINDOW IN THE SAME LOCATION WITH LARGER WINDOW. OPENINGS TO MATCH THE WINDOW DIRECTLY ABOVE.
10. INSTALL TWO (2) NEW WINDOWS TO MATCH THE EXISTING WINDOW DIRECTLY ABOVE.
11. REMOVE THE EXISTING KITCHEN SINKS AND INSTALL A NEW SINKED KITCHEN.
12. REPLACE AND RELOCATE THE EXISTING WINDOW AS REQUIRED TO ACCOMMODATE THE NEW KITCHEN.
13. REPLACE THE EXISTING GARAGE DOOR.
14. NEW WOOD FLOOR TO SUPPORT THE NEW DECK ABOVE.
15. NEW DOOR IN EXISTING DOOR OPENING. INSTALL A NEW DECK WITH DECORATIVE GARAGE RAIL.
16. NEW STAIR LANDING AT DECK.
17. NEW DECK EXTENSION ABOVE.
18. NEW DECK EXTENSION.
19. EXISTING COASTAL STRUTLINE.
20. NEW COLUMNS TO DECK ABOVE.

1303 S. PACIFIC STREET
OCEANSIDE, CALIFORNIA

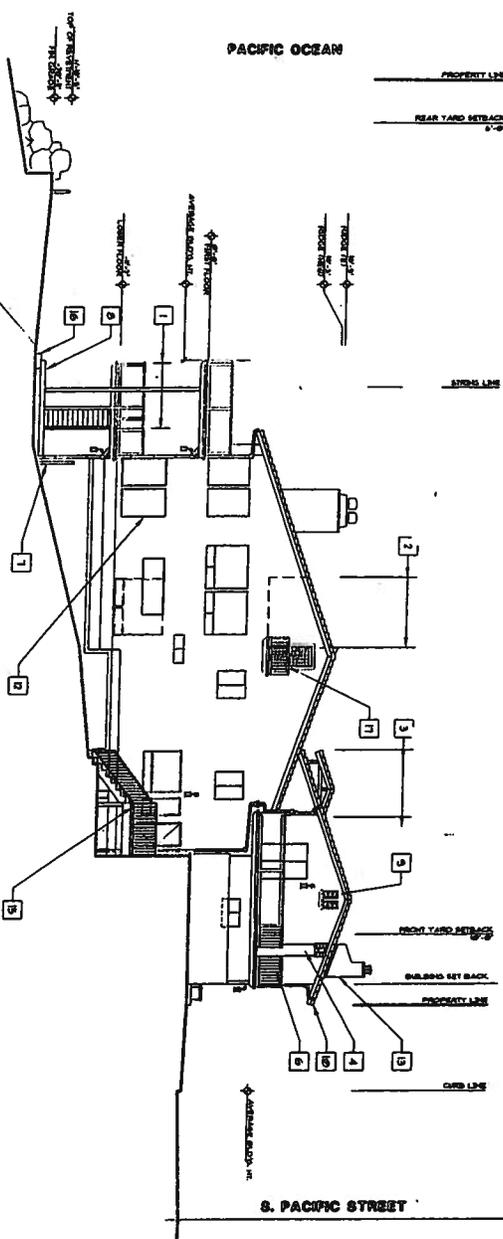
42801



EXISTING ELEVATION - SOUTH



NEW ELEVATION - SOUTH



OWNER/APPLICANT:

THE AND Mrs. JAMES JENSEN-ROSEN
1005 SOUTH PACIFIC STREET
OCEANVIEW, CA 92654

SOUTH EXTERIOR ELEVATIONS

ELEVATION NOTES:

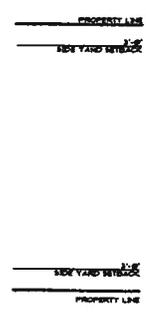
1. SKAPE THE EXISTING DECK
2. RECONSTRUCT THE EXISTING ROOF TO DISPERSE THE EXISTING FLAT ROOF LOAD
3. RECONSTRUCT THE EXISTING ROOF OVER THE EXISTING BALCONY
4. CONSTRUCT A NEW DECORATIVE ARCH
5. CONSTRUCT A NEW WINDOW AND DECORATIVE ALIET BALCONY
6. INSTALL NEW DECORATIVE GUARDRAILS AND TRIM
7. RECONSTRUCT THE EXISTING WOOD DECK
8. INSTALL NEW DECORATIVE ATTIC VENTS
9. EXTEND ROOF OVER WINDOW
10. 3'-0" HEADRIT LIGHT
11. INSTALL TWO (2) NEW HANGING WINDOWS
12. CONSTRUCT A NEW DECORATIVE FIREPLACE CHIMNEY
13. INSTALL A NEW DECORATIVE VENT, RAIN GUTTER STRIP
14. NEW DOOR, LANDING AND DECK WITH DECORATIVE GUARDRAIL AND STRIPS
15. NEW CONTIGUOUS STEP AT GARAGE
16. CONSTRUCT A NEW ATTIC VENT TO APPEAR TO BE ALIET BALCONY

GENERAL NOTES:

1. RETAINING THE EXISTING STUCCO SIDING AND PAINT THE ENTIRE EXTERIOR

COASTAL PERMIT DEVELOPMENT PLAN

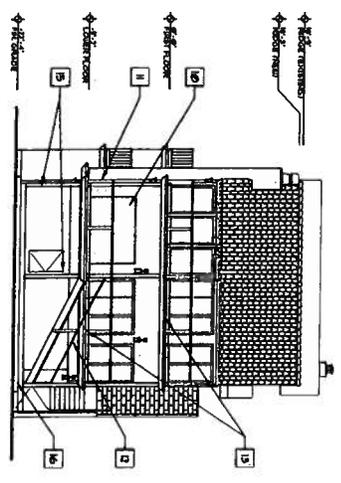
4 DES
Architecture +
Kenneth L. Chi
1111
A-0



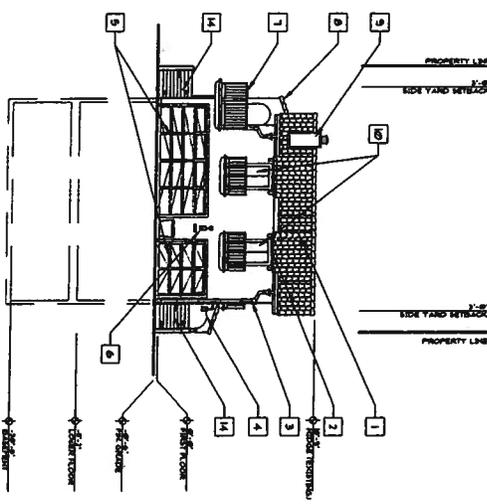
EXISTING ELEVATION - WEST



EXISTING ELEVATION - EAST



NEW EXISTING ELEVATION - WEST



NEW EXISTING ELEVATION - EAST

ELEVATION NOTES:

1. REMOVE THE EXISTING DECORATIVE ROOF GABLE AND INSTALL MATCHING ROOF TILES.
2. EXTEND THE EXISTING ROOF OVER THE NEW ALLEYS EXISTENT.
3. INSTALL A NEW GUTTER SYSTEM.
4. CONSTRUCT A NEW DECORATIVE ARCH ENTRY WITH A NEW GATE.
5. INSTALL NEW GARAGE DOORS.
6. INSTALL A NEW DECORATIVE BALL LIGHT AND TILE ADDRESS NUMBER.
7. REMOVE THE EXISTING GUARDFALL AND INSTALL A NEW FIBERGLASS COATED GALVANIZED GUARDFALL.
8. INSTALL A NEW DECORATIVE ARCH.
9. CONSTRUCT A NEW DECORATIVE FIREPLACE CORNER.
10. INSTALL A NEW AND BALANCED BALCONY DECK WITH GLASS RAILINGS.
11. RELOCATE THE EXISTING STAIR.
12. INSTALL A DECORATIVE TRIM AT THE BALCONY DECK FACE.
13. NEW DECORATIVE WOOD GATE.
14. NEW WOOD ROOF TO SUPPORT THE NEW DECK ABOVE.
15. NEW CONTIGUOUS STEPS TO GARAGE.

GENERAL NOTES:

1. RETAINING THE EXISTING STUCCO SIDING AND PAINT THE ENTIRE STRUCTURE.

EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

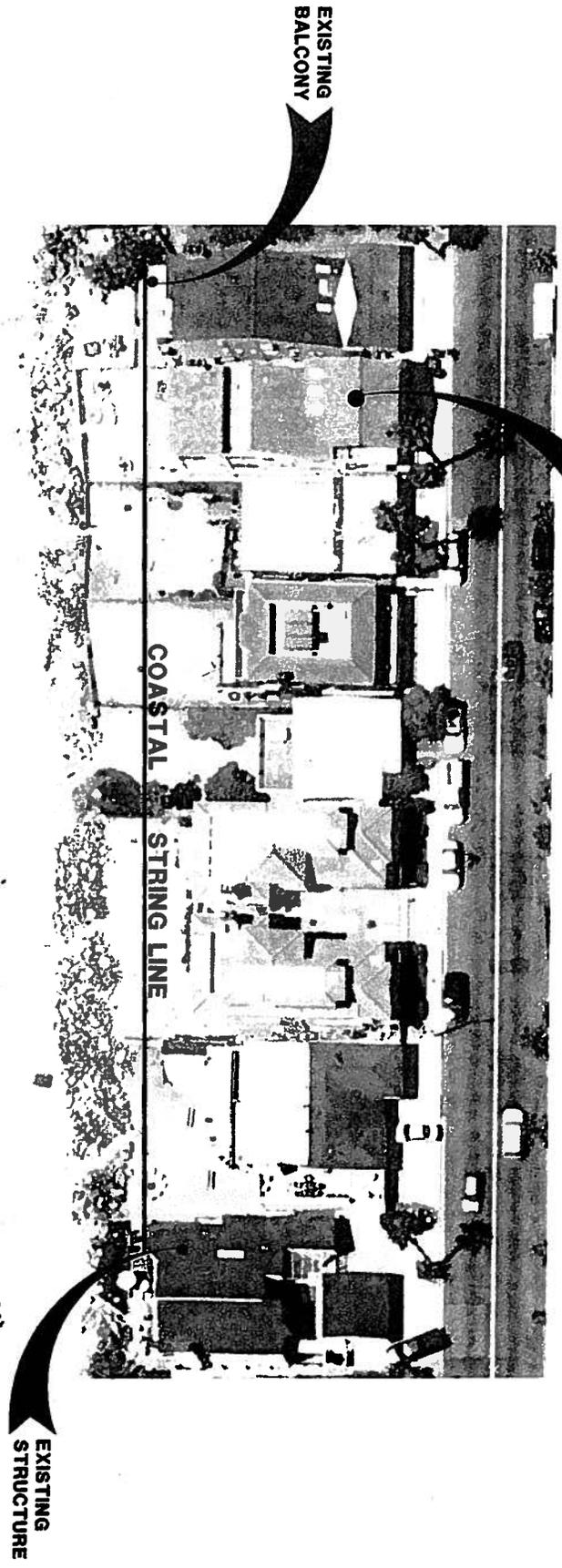
OWNER/APPLICANT:
 TRS. AND TRS. JAMES HENNINGHOFFER
 1067 SOUTH PACIFIC STREET
 OCEANSIDE, CA 92054

EXTERIOR ELEVATIONS

COASTAL PERMIT DEVELOPMENT PLAN

4 DESIGN
 Architecture + plan
 Kenneth L. Chris AIA
 11111
 A-06

**PROJECT
LOCATION**



STRINGLINE EXHIBIT 1300 BLOCK, SOUTH PACIFIC STREET
OCEANSIDE, CALIFORNIA
NOT TO SCALE

OWNER/APPLICANT,
MR. AND MRS. JAMES HENNINGSEN
1300 SOUTH PACIFIC STREET
OCEANSIDE, CA 92054

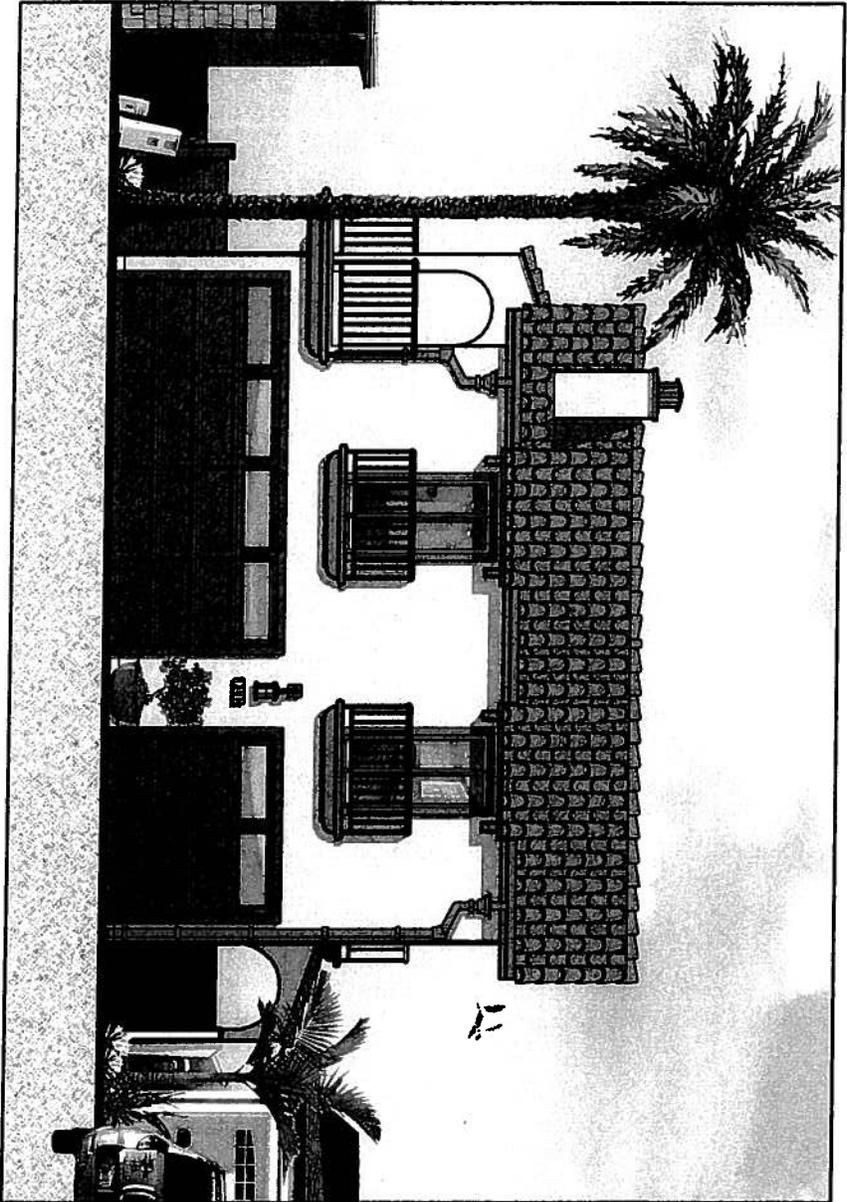
STRINGLINE EXHIBIT

**COASTAL PERMIT
DEVELOPMENT PLAN**

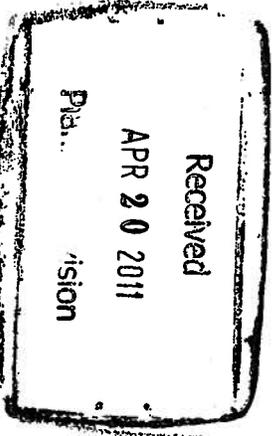
4 DESIG
architecture + plan
Kenneth L. Orlitz AIA
A-07

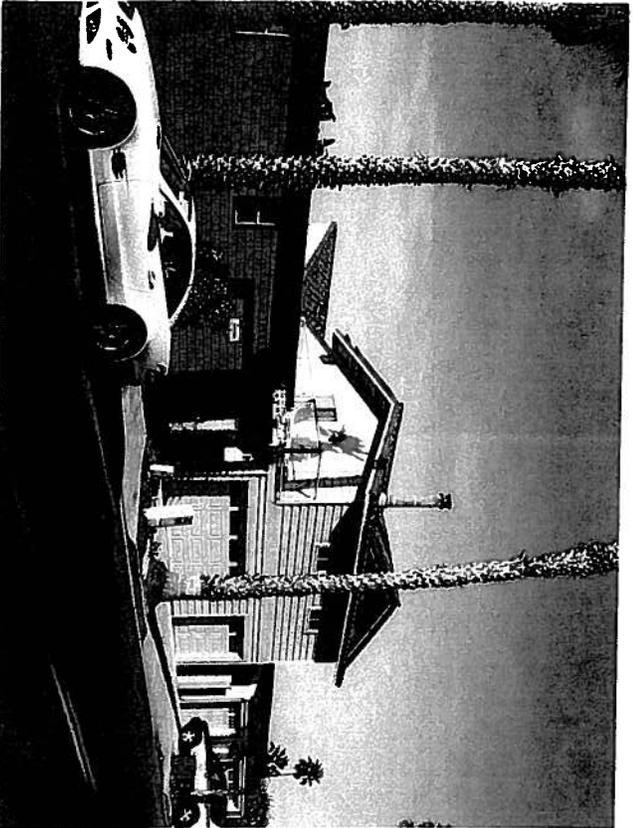
**1303 S. PACIFIC STREET
OCEANSIDE, CALIFORNIA**

7420

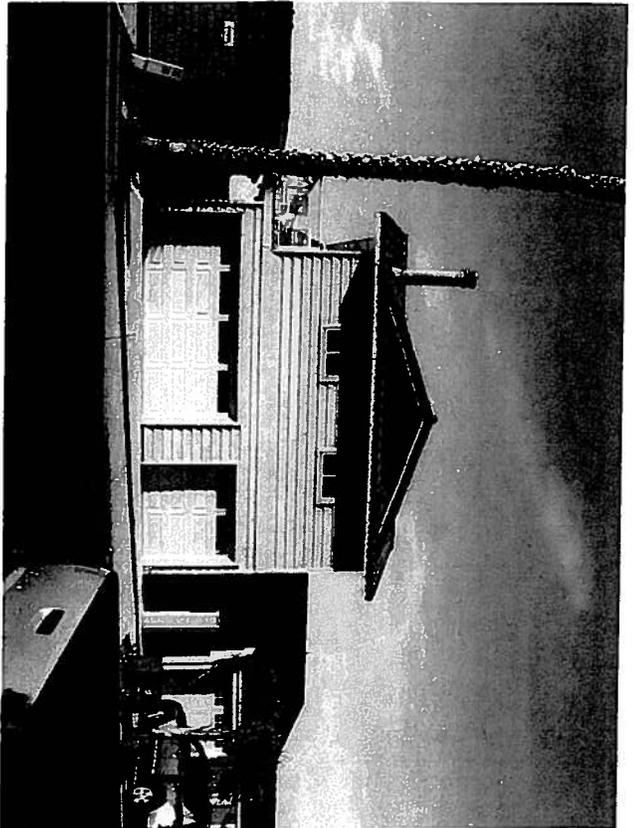


1303 S. Pacific Street
OCEANSIDE, CALIFORNIA

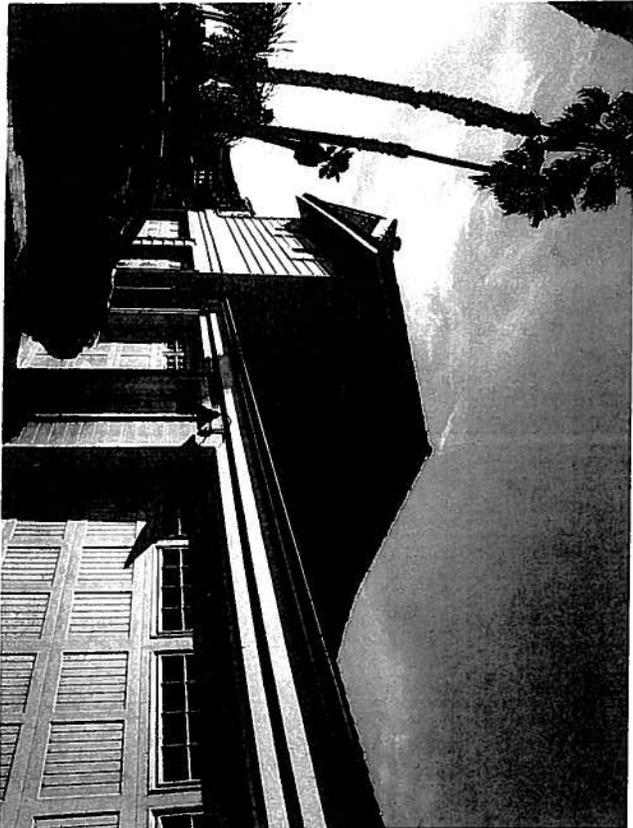




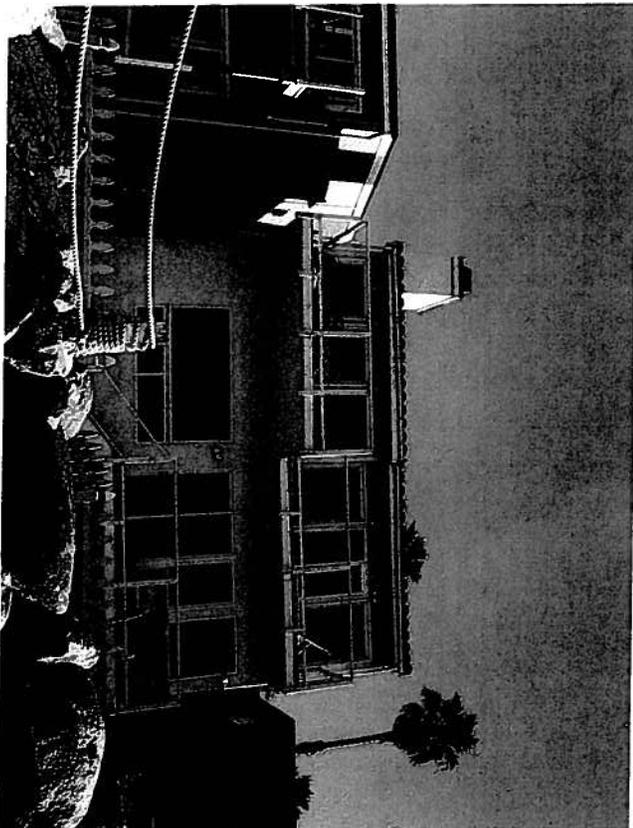
SOUTH ELEVATION



EAST ELEVATION



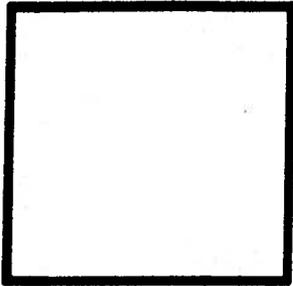
NORTH ELEVATION



WEST ELEVATION

1303 Pacific Street

COLOR AND MATERIAL BOARD



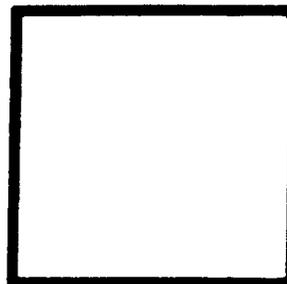
STUCCO
VISTA PAINT
MASTER MANUEL
8762



EXPOSED METAL
VISTA PAINT
FLAT BLACK



FASHIA / BALCONY
ACCENT TRIM
VISTA PAINT
SUNBAKED EARTH
8005



WINDOWS / GLASS DOORS
WHITE TRIM



MISSION TILE ROOF

4 DESIGN



architecture • planning

1 PLANNING COMMISSION
2 RESOLUTION NO. 2011-P23

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

6 APPLICATION NO: RC11-00001
7 APPLICANT: Mr. & Mrs. James Hennenhofer
8 LOCATION: 1303 South Pacific Street

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

11 WHEREAS, there was filed with this Commission a verified petition on the forms
12 prescribed by the Commission requesting a Regular Coastal Permit (RC11-00001) under the
13 provisions of the City of Oceanside Local Coastal Program to permit the following:

14 a series of building and site modifications including limited interior floor plan and roofline
15 revisions; minor site and landscaping improvements; extensions to upper and lower floor
16 (west elevation) balconies seaward of the stringline setback; relocation of an existing
17 exterior stair; replacement of certain windows and doors; building façade architectural
18 improvements in a "Monterey" influenced theme; and construction of a new decorative
entry arch perpendicular to the northerly property line at zero side yard setback;

19 on certain real property described in the project description;

20 WHEREAS, the Planning Commission, after giving the required notice, did on the 11th day
21 of July, 2011 conduct a duly advertised public hearing as prescribed by law to consider said
22 application;

23 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
24 Guidelines thereto; this project has been found to be exempt per Article 19, Class 1 15301 (e)
25 "Existing Facilities" and Class 3 15303 (e), "New Construction or Conversion of Small
Structures" Categorical Exemption from environmental review;

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

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

1	Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
2			
3	Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	\$3,503 per unit
4			
5	Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is \$2,843-\$15,964 per acre)
6			
7	Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	\$.713 per square foot or \$713 per thousand square feet for non-residential uses and \$2,072 per unit for residential
8			
9			
10	School Facilities Mitigation Fee	Ordinance No. 91-34	\$.47 per square foot non-residential for Oceanside (\$.42 for Vista and Fallbrook) \$2.97 per square foot residential (\$2.63 for Vista; \$2.63 for Fallbrook)
11			
12			
13			
14			
15	Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	\$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
16			
17			
18	Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 09-OR 0093-1	Fee based on water meter size. Residential is typically \$4,597 per unit; Non-residential is \$36,775 for a 2" meter.
19			
20			
21			
22	Wastewater System Buy-in fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 09-OR 0092-1	Based on capacity or water meter size. Residential is typically \$6,313 per unit; Non-residential is \$50,501 for a 2" meter.
23			
24			
25	San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically \$4,326 per unit; Non-residential is \$22,495 for a 2" meter.
26			
27			
28			
29			

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

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

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

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

15 WHEREAS, action on this resolution becomes final 10 days after its adoption, unless
16 appealed to the City Council, and shall become effective after the 10 working-day appeal period to
17 the Coastal Commission has expired; and

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

20 FINDINGS:

21 For the Regular Coastal Permit:

- 22 1. The proposed remodel of an existing vacation/rental property, as conditioned, is
23 consistent with the land use policies of the Local Coastal Program as implemented
24 through the Zoning Ordinance. Specifically, the project will not substantially alter or
25 impact existing public views of the coastal zone area or from adjoining properties and
26 the physical aspects of the project are consistent with existing development on
27 neighboring sites. The project has been conditioned to limit the seaward extension of
28 the west elevation lower level balcony to the stringline setback and maintain the existing
29 limits of the upper (first floor).

1 2. The proposed remodel will not obstruct any existing, planned, or required public beach
2 access; therefore, the project is in conformance with the policies of Chapter 3 of the
3 Coastal Act.

4 3. The project will not result in the loss of any on-street public parking spaces, as the
5 remodel modifications will not trigger additional parking or take away from the existing
6 parking fronting the project site.

7 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
8 approve Regular Coastal Permit (RC11-00001) subject to the following conditions:

9 **Building:**

- 10 1. Construction shall comply with the latest edition of the California Codes.
11 2. Construction hours shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday.

12 **Planning:**

- 13 3. This Regular Coastal Permit shall expire on July 11, 2013, unless implemented per the
14 Zoning Ordinance or unless the Planning Commission grants a time extension
15 4. This Regular Coastal Permit, as conditioned, approves a series of building and site
16 modifications including: limited interior floor plan and roofline revisions; minor site and
17 landscaping improvements; extensions to upper and lower floor (west elevation) balconies
18 seaward of the stringline setback; relocation of an existing exterior stair; replacement of
19 certain windows and doors; building façade architectural improvements in a “Monterey”
20 influenced theme; and construction of a new decorative entry arch perpendicular to the
21 northerly property line at zero side yard setback as presented to the Planning Commission
22 for review and approval. No deviation from these approved plans and exhibits shall occur
23 without Planning Division approval. Substantial deviations shall require a revision to the
24 Regular Coastal Permit or a new Regular Coastal Permit.
25 5. The seaward extension of the west elevation lower level balcony shall be limited to the
26 stringline setback. The upper (first floor) balcony shall be limited to its existing footprint.
27 6. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
28 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
29 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 (RC11-00001). The City
will promptly notify the applicant of any such claim, action or proceeding against the

1 City and will cooperate fully in the defense. If the City fails to promptly notify the
2 applicant of any such claim action or proceeding or fails to cooperate fully in the
3 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
4 harmless the City.

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

9 8. Prior to the issuance of building permits, compliance with the applicable provisions of the
10 City's anti-graffiti ordinance (Ordinance No. 93-19/Section 20.25 of the City Code) shall be
11 reviewed and approved by the Planning Division. These requirements, including the
12 obligation to remove or cover with matching paint all graffiti within 24 hours, shall be
13 noted on the Architectural Site Plan and shall be recorded in the form of a covenant
14 affecting the subject property. A covenant or other recordable document approved by the
15 City Attorney shall be prepared by the applicant and recorded prior to the issuance of
16 building permits. The covenant shall provide that the property is subject to this
17 resolution, and shall generally list the conditions of approval.

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

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

24 11. Unless expressly waived, all current zoning standards and City ordinances and policies
25 in effect at the time building permits are issued are required to be met by this project.
26 The approval of this project constitutes the applicant's agreement with all statements in
27 the Description and Justification and other materials and information submitted with this
28 application, unless specifically waived by an adopted condition of approval.

29 12. Elevations, siding materials, colors, roofing materials and floor plans shall be
substantially the same as those approved by the Planning Commission. These shall be
shown on plans submitted to the Building Division and Planning Division.

1 13. Prior to issuance of a building permit, the applicant and landowner shall execute and
2 record a covenant, in a form and content acceptable to the City Attorney, providing that
3 the property is subject to this resolution and all conditions of approval.

4 **Landscaping:**

5 14. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines
6 and Specifications for Landscape Development (latest revision), Water Conservation
7 Ordinance No. 91-15, Engineering criteria, City code and ordinances, including the
8 maintenance of such landscaping, shall be reviewed and approved by the City Engineer
9 prior to the issuance of building permits. Landscaping shall not be installed until bonds
10 have been posted, fees paid, plans signed for final approval and a pre-construction
11 meeting conducted prior to the commencement of the installation of the landscape
12 improvements. The following landscaping requirements shall be required prior to plan
13 approval and certificate of occupancy issuance:

- 14 a) Final landscape plans shall accurately show placement of all plant material such
15 as but not limited to trees, shrubs, and groundcovers.
- 16 b) Landscape Architect shall be aware of all utility, sewer, and storm drain
17 easement and shall place planting locations accordingly to meet City of
18 Oceanside requirements.
- 19 c) All required landscape areas (including public rights-of-way) shall be maintained
20 by owner. The landscape areas shall be maintained per City of Oceanside
21 requirements.
- 22 d) Additional plants shall be provided within the two existing planters. Botanical
23 and common names shall be placed on the landscape construction drawings.
24 Plants shall be utilized that are adaptable to ocean air and salinity influence and
25 meet climate changes indicative to their planting location. The selection of plant
26 material shall also be based on cultural, aesthetic, and maintenance
27 considerations. In addition proposed landscape species shall be low water users
28 as well as meet all fire department requirements.

27 //////////////

28 //////////////

29 //////////////

- 1 e) Existing landscaping on and adjacent to the site shall be protected in place and
2 supplemented or replaced to meet the satisfaction of the City Engineer.
- 3 f) All planting areas shall be prepared with appropriate soil amendments, fertilizers,
4 and appropriate supplements based upon a soils report and recommendations
5 from an agricultural suitability soil sample taken from the site.
- 6 g) Ground covers or bark mulch shall fill in between the shrubs to shield the soil
7 from the sun, evapotranspiration and run-off. All the flower and shrub beds
8 shall be mulched to a 3" depth to help conserve water, lower the soil temperature
9 and reduce weed growth.
- 10 h) The shrubs shall be allowed to grow in their natural forms. All landscape
11 improvements shall follow the City of Oceanside Guidelines.
- 12 i) Root barriers shall be installed adjacent to all paving surfaces, where a paving
13 surface is located within 6 feet of a trees trunk on site (private) and within 10 feet
14 of a trees trunk in the right-of-way (public). Root barriers shall extend 5 feet in
15 each direction from the centerline of the trunk, for a total distance of 10 feet.
16 Root barriers shall be 24 inches in depth. Installing a root barrier around the
17 tree's root ball is unacceptable.
- 18 j) For the planting and placement of trees and their distances from hardscape and
19 other utilities/ structures the landscape plans shall follow the City of Oceanside's
20 (current) Tree Planting Distances and Spacing Standards.
- 21 k) An automatic irrigation system shall be installed to provide coverage for all
22 planting areas shown on the plan. Low volume equipment shall provide
23 sufficient water for plant growth with a minimum water loss due to water run-
24 off.
- 25 l) Irrigation systems shall use high quality, automatic control valves, controllers
26 and other necessary irrigation equipment. All components shall be of non-
27 corrosive material. All drip systems shall be adequately filtered and regulated
28 per the manufacturer's recommended design parameters.
- 29 m) All irrigation improvements shall follow the City of Oceanside Guidelines and
Water Conservation Ordinance.

1 16. Failure to maintain landscaping shall result in the City taking all appropriate
2 enforcement actions including but not limited to citations. This maintenance program
3 condition shall be recorded with a covenant as required by this resolution.

4 PASSED AND ADOPTED Resolution No. 2011-P23 on July 11, 2011 by the following

5 vote, to wit:

6 AYES:

7 NAYS:

8 ABSENT:

9 ABSTAIN:

10
11 _____
12 Robert Neal, Chairperson
Oceanside Planning Commission

13 ATTEST:

14
15 _____
16 Jerry Hittleman, Secretary

17 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
18 this is a true and correct copy of Resolution No. 2011-P23.

19 Dated: July 11, 2011
20 _____

21 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may
22 be required as stated herein:
23

24 _____
Applicant/Representative

_____ Date



Application for Public Hearing

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

STAFF USE ONLY

ACCEPTED

2/28/11

BY

Ski,

Please Print or Type All Information

HEARING

PART I – APPLICANT INFORMATION

GPA

1. APPLICANT

Mr. and Mrs. James Hennenhoefer

2. STATUS

Owners

MASTER/SP PLAN

ZONE CH.

3. ADDRESS:

1303 S. Pacific St.
 Oceanside, CA 92054

4. PHONE/FAX/e-mail

760-941-2260

TENT.MAP

PAR. MAP

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)

4 Design Architecture & Planning, Kenneth L. Chriss, Architect

DEV. PL.

C.U.P.

6. ADDRESS

1561 Cormorant Dr.
 Carlsbad, CA 92011

7. PHONE/FAX/E-mail

760-433-1785
 kchriss@4designarch.com

VARIANCE

COASTAL

RCR-

00001

O.H.P.A.C.

PART II – PROPERTY DESCRIPTION

8. LOCATION

1303 S. Pacific Street, Oceanside, CA 92054

9. SIZE

10. GENERAL PLAN

Residential
 Tourist

11. ZONING

RT

12. LAND USE

Residential

13. ASSESSOR'S PARCEL NUMBER

152-142-02

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION

Extend & enclose portions of the west balcony; remove & replace balcony doors; reconfigure kitchen and living areas; remove & replace all windows with new windows; install new garage doors & entry gate.

15. PROPOSED GENERAL PLAN

N/A

16. PROPOSED ZONING

N/A

17. PROPOSED LAND USE

N/A

18. NO. UNITS

2

19. DENSITY

19 D.U./Acre

20. BUILDING SIZE

3,457 SQ.FT.

21. PARKING SPACES

3

22. % LANDSCAPE

57%

23. % LOT COVERAGE or FAR

43%

PART IV – ATTACHMENTS

X

24. DESCRIPTION/JUSTIFICATION

X

25. LEGAL DESCRIPTION

X

26. TITLE REPORT

X

27. NOTIFICATION MAP & LABELS

X

28. ENVIRONMENTAL INFO FORM

X

29. PLOT PLANS

X

30. FLOOR PLANS AND ELEVATIONS

31. CERTIFICATE OF POSTING

X

32. OTHER (see attachment for required reports)

PART V – SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print):

4 Design Architecture & Planning
 Kenneth L. Chriss, A.I.A.

34. DATE

2.15.11

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).

Sign:

[Signature]

35. OWNER (Print):

[Signature]
 LEA HENENHOEFER

36. DATE

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DESCRIPTION AND JUSTIFICATION

Regular Coastal Permit

1303 S. PACIFIC ST.

April 2011



The owners of this two-unit beachfront vacation rental property located at 1303 S. Pacific Street are proposing a remodel, which will include several changes to the both the building's exterior appearance and the interior configurations.

Exterior changes involving this Coastal Permit are:

- Extending two existing balconies seaward.
- Removing and replacing some windows and some doors.
- Restructuring a portion of the roof.
- Converting the existing exterior eclectic theme to a Monterey theme.

Additional internal changes are being made including the re-configuration of one of the kitchens and living room layouts.

The project is located in the Residential Tourist (RT) Zone. It is regulated by the requirements of the 1986 Zoning Ordinance, the Local Coastal Program, and by the Stringline Setback Ordinance of the California Coastal Commission.

The building was constructed in 1973.

DEVELOPMENT STANDARDS CHART

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
Front Setback	10'-0"	3'-4" (see section 3106 blockface averaging)	N/A
Side Setback	3'-0"	3'-0"	3'-0" & 0'-0"
Rear Setback (String line)	6'-0"	6'-0"	N/A
Height	35'-0" max.	35'-0"	35'-0"

The proposed extension of the balcony seaward to the string line and beyond is within the requirements of the zoning ordinance.

Section 1703

- (e) Notwithstanding any other provisions of this section, buildings or structures located on lots contiguous to the shoreline shall be compatible in scale with existing development and shall not extend further seaward than the line established on the "Stringline Setback Map," which is kept on file in the Planning Division. Appurtenances such as open decks; patios and balconies may be allowed to extend seaward of the Stringline Setback line, providing that they do not substantially impair the views from adjoining properties.

The building setback to the north for the extent and width of the decorative entry arch may be allowed to extend to the adjoining property line per the zoning ordinance.

Section 3204: BUILDING SETBACKS. The minimum front yard, side yard, and rear yard setbacks shall be 10 feet for front, 3 feet for side yards, and 6 feet for rear yards unless alternate setbacks are approved through the development plan process.

- (1) Proposals for alternate front yard, side yard or rear yard setbacks will be judged on the merits of each individual proposal and the architectural compatibility of all proposed structures with existing or proposed structures on adjoining parcels. Functional site layout with special attention to design of recreational, parking and landscaped areas may produce an acceptable proposal with minimum or no setbacks. Abutting property owners shall be advised of proposals for no setback on side and rear yards prior to approval of same.

The adjacent owner to the north has been contacted, has reviewed the proposed modification and has no objection to the proposed improvements to the existing project.

The proposed change that restructures the roof is taking place toward the center of the structure and will improve the appearance and weather protection of the building from the side view without increasing its height or changing the roof's current predominant pitch of 4:12.

Below are the findings for the Regular Coastal Permit.

1. That the project conforms to the Local Coastal Plan, including the policies of that plan.

The project is in the RT zone that has its purpose: *"To provide opportunities for tourist and year-round visitor-serving facilities including permanent and transient residential and related uses within the City's Coastal Zone."* (Article 10 of the

Zoning Ordinance.) This project enhances that purpose as it provides vacation opportunities. The addition to the outside of the structure is within the envelope of the stringline method, which was deferred to the California Coastal Commission's standards due to the lack of a LCP stringline map for the area of the project. The building is compatible with surrounding structures.

2. That all development within the appealable area as identified in the Local Coastal Plan conforms to the public access and recreation policies of Chapter 3 of the Coastal Act.

No additional public access requirements have been identified for this project.

LEGAL DESCRIPTION

1303 S. PACIFIC ST.

**LOT 2 IN BLOCK H OF TERRACE ANNEX, IN THE CITY OF OCEANSIDE,
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP
THEREOF NO. 1044, FILED IN THE OFFICE OF THE COUNTY RECORDER
OF SAID SAN DIEGO COUNTY, APRIL 29, 1907. EXCEPTING THEREFROM
ANY PORTION THEREOF NOW OR HERETOFORE LYING BELOW THE
MEAN HIGH LINE OF THE PACIFIC OCEAN.**



NOTICE OF EXEMPTION

City of Oceanside, California

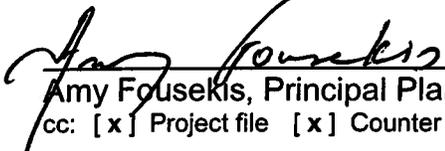
Post Date:
Removal:
(180 days)

1. **APPLICANT:** Mr. and Mrs. James Hennenhoefer
2. **ADDRESS:** 1303 S. Pacific St
3. **PHONE NUMBER:** (760) 941-2260
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Amy Fousekis
6. **PROJECT TITLE:** RC11-00001 (Hennenhoefer Remodel)

7. **DESCRIPTION:** The project involves remodel of a two-unit beachfront property located at 1303 S. Pacific St. Situated within the Townsite Neighborhood Planning Area and the Coastal Zone, the subject property bears a land use designation of Mixed High Density/Transient Residential and a zoning designation of Residential Tourist (RT). Primary building modifications include: extending seaward existing upper and lower floor balconies on the west building elevation; removing and replacing certain windows and doors; restructuring a portion of the roof; converting the existing Pacific Street building façade to a "Monterey" influenced theme; constructing a new decorative entry arch perpendicular to the northerly property line at zero side yard setback; limited interior floor plan revisions; and minor site and landscaping improvements.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on this review, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- The project is categorically exempt as a Class 3, for New Construction, and Section 15303 (e) and Class 1, 15301 (e) for Existing Facilities;
- "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).



Amy Fousekis, Principal Planner

Date: July 11, 2011

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