AGENDA NO. 4

PLANNING COMMISSION *STAFF REPORT*

DATE: October 24, 2011

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC11-00008) TO ALLOW THE REMODEL OF AN EXISTING SINGLE-FAMILY RESIDENCE AT 1949 SOUTH PACIFIC STREET – WERMERS REMODEL – APPLICANT: MICHELLE WERMERS**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Confirm issuance of a Class 1, Categorical Exemption per Section 15301 "Existing Facilities" of the California Environmental Quality Act; and

(2) Approve Regular Coastal Permit (RC11-00008) by adopting Planning Commission Resolution No. 2011-P35 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The subject property is a 5,156-square foot beachfront lot on that portion of South Pacific Street between Cassidy Street and Eaton Street, approximately 700 feet north of the St. Malo Estates community. One of more than 130 beachfront lots created as part of the Ocean Front Addition to Oceanside in 1904, the subject site is typical of surrounding properties with its substandard 30-foot width, pronounced downward slope from South Pacific Street, and rear boundary determined by the mean high tide line. The site now accommodates a 3,168-square- oot single-family residence, constructed in 1981. The existing residence is comprised of two stories above street grade with a daylight basement at the beach level. The street level of the residence is comprised of a two-car garage and contiguous habitable space that includes a kitchen, dining room and family room. The second story features three bedrooms and two bathrooms. The basement level has an open floor plan with a small bathroom.

Site Review: The subject property bears a zoning designation of R-1 (Single-Family Residential) and a land use designation of Single-Family Detached Residential (SFD-R). The property is located within the Coastal Zone and the South Oceanside Neighborhood Planning Area. Like other Coastal Zone properties located outside of the Downtown Redevelopment Area, the site is subject to the land use and development standards of the 1986 Zoning Ordinance.

The subject site exhibits a pronounced downward slope from South Pacific Street to the private beach area immediately east of the coastal revetment. The finished floor at the basement level lies approximately ten feet below street grade, and the private beach area is situated another 10 to 12 feet below the finished floor of the basement level. A split-face block retaining wall (roughly six feet in height) provides for a level outdoor patio area immediately west of the basement. Another exterior staircase – shared by the neighboring property to the north – extends from this outdoor patio area to the private beach below.

Like most development on the beach side of South Pacific Street, the existing residence maintains minimal separation from the front property line, ranging from a 2.5-foot setback at the residence's southeast corner to virtually no setback at its northeast corner. Both the north and south elevations of the residence conform to the required minimum side yard setback of three feet, with additional 1.5 feet of side yard setback at the northeast corner of the property providing for a walkway to the primary entrance on the north elevation.

At its western extent, the residence lies approximately 15 feet inland of the coastal stringline, which is approximately 100 feet westward of the street frontage. The retaining wall supporting the outdoor patio area remains five feet inland of the stringline, while the shared exterior staircase straddling the northern side yard property line extends more than 33 feet beyond the stringline. (Per the City's Local Coastal Program, ancillary features such as staircases can encroach beyond the coastal stringline.)

Blending traditional and contemporary architectural styles, the existing residence embodies a similar aesthetic to that evidenced by the two homes immediately to the north. As viewed from South Pacific Street, the existing residence displays a variety of pitched roof elements, with a prominent shed roof sloping upward from the front building line to a significantly recessed second story. Notched into this shed roof element is a small open deck area, accessed from a street-facing glass slider door. A bathroom window provides additional fenestration on the front elevation. Both the north and south elevations feature large, vertically-oriented windows: on the north elevation, these windows are part of a cantilevered portion of the second story; on the south elevation, they extend from the adjacent grade to a height of over 14 feet, where they intersect with a pitched sunroof. The rear elevation includes cantilevered open deck areas at both the first and second stories. An exterior staircase provides access from the first-story deck area to the basement level and private beach area below.

Exterior walls are clad with lap siding. Roof elements are finished with asphalt composition shingle. A prominent chimney near the southwestern corner features a copper spark arrestor.

Project Description: The applicant seeks to remodel and augment the existing residence by replacing exterior wall finishes, adding and replacing windows, replacing glass railings, extending eaves, expanding an open deck area and adding 69 square feet of habitable space to the second story. The addition of second-story habitable space would be achieved by: 1) creating new floor area over what is now an enclosed vaulted space above the primary entrance; and 2) extending an existing bedroom into portions of the existing shed roof on the front elevation. The proposed improvements would neither alter the footprint nor increase the height of the existing residence.

The proposal includes the replacement of the existing lap siding, composed of wood, with a combination of lap siding and staggered edge shingles, both composed of fiber cement. The lap siding would extend around the street and basement levels of the residence, accented with a 42-inch brick veneer wainscot on the front elevation, while the staggered edge shingles would be featured at the second story. The chimney would be finished with the same brick veneer applied on the front elevation.

The existing asphalt composition roof shingles would be replaced in-kind.

The existing open deck area on the front elevation would be expanded further into the existing shed roof, such that the eastern extent of the expanded deck area would align with the front building line of the first story of the residence (i.e., where the garage door is located).

The existing bedroom on the eastern side of the second story would be extended eastward another four feet, to within five feet of the front building line of the first story. This extension would align the eastern extent of the bedroom with that of the adjacent bathroom. The separate roof elements now situated over the bedroom and bathroom would be replaced with a common roof element spanning both of these interior spaces. This new roof would feature a dormer integrated into a hipped element with a 6/12 pitch, producing a front elevation similar to that seen on the adjacent home to the north.

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

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

ANALYSIS

KEY PLANNING ISSUES

1. General Plan

The General Plan Land Use Map designation for the subject property is Single-Family Detached Residential (SFD-R). The proposed project is consistent with this designation as well as the goals and objectives of the City's General Plan as follows:

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.

Staff finds that the proposed remodel would be architecturally consistent with both the existing residence and the surrounding neighborhood, as it would enhance the appearance of the residence without increasing its existing footprint or height. The renovation of exterior wall surfaces, roofing and fenestration would address the weathering effects of the marine environment, while the remodeling of roof elements, windows and deck areas would produce a more cohesive and balanced architecture.

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 follow the goals and policies of the certified Local Coastal Plan when reviewing proposed development in the Coastal Zone.

The proposed project was reviewed by staff for compliance with the goals and policies of the Local Coastal Program Land Use Plan. Staff finds that the application complies with all applicable components of the Local Coastal Program (LCP), including development regulations and policies that call for compatibility with the existing character of the surrounding area. Given the narrowness of the subject property and the presence of public beach access within 500 feet, the proposal does not trigger a requirement to provide additional public beach access. Given that the existing residence is already served by a two-car garage, the project does not occasion additional on-site parking requirements.

2. Zoning Compliance

This project is located in the R-1 (Single-Family Residential) District and complies with the requirements of the surrounding zone. While not consistent with the minimum 20-foot front yard setback that is standard for R-1 properties elsewhere, the existing zero front yard setback is typical of beachfront development and would not be further reduced. Table 1 relates proposed project parameters to the development standards applicable to the project site:

Table 1: Development Standards

	STANDARD	EXISTING	PROPOSED
MIN. FRONT YARD	Front Stringline[1]	0'	No Change
MIN. SIDE YARD	3'	3"	No Change
MIN. REAR YARD	Coastal Stringline[2]	15' Inland of Coastal Stringline	No Change
MAX. LOT COVERAGE	40%	36%	No Change
MAX. HEIGHT	35'	28.5'	No Change

[1] As established in Section 1716 of the 1986 Zoning Ordinance
[2] As determined by photographic exhibits on file in the Planning Division

The proposed improvements would meet all development standards in terms of height, setbacks, and design as specified in the Oceanside Zoning Ordinance.

DISCUSSION

Issue: Project Compatibility with the Existing Neighborhood and Surrounding Properties
All improvements to the property would be consistent with, and compatible to, the existing residence and the adjoining homes in the surrounding neighborhood.

Recommendation: Staff finds that the improvements to the property would enhance the appearance of the existing residence and complement existing development on adjacent sites. The addition of 69 square feet of new habitable space would occur within the existing footprint and height profile of the residence, thereby precluding any adverse massing impacts on the streetscape, the beach or adjacent private properties.

ENVIRONMENTAL DETERMINATION

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and the project is exempt under the provisions of the California Environmental Quality Act (CEQA) Class 1 15301 (e), Categorical Exemption "Existing Facilities"

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius and occupants within a 100-foot radius of the subject property, individuals and or organizations requesting notification, the applicant, and other interested parties. Staff has received input from one stakeholder, the owner of the adjacent property to the north, who has expressed support for the project. As of October 14, 2011, no other communication related to the proposal had been received.

SUMMARY

Regular Coastal Permit (RC11-00008) 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 proposal meets all applicable development standards for the surrounding zoning district. The project's architecture is compatible with the existing residence and the surrounding neighborhood. The project would not have adverse impacts on existing public view corridors or public access to the coastline. Consequently, staff recommends that the Planning Commission approve the project based on the required findings and subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

-- Confirm issuance of Class 1, Categorical Exemption for Existing Facilities of the California Environmental Quality Act.

-- Move to approve Regular Coastal Permit RC11-00008 and adopt Planning Commission Resolution No. 2011-P35 as attached.

PREPARED BY:

Russ Cunningham
Senior Planner

SUBMITTED BY:

Jerry Hittleman
City Planner

JH/RC/fil

Attachments:
1. Planning Commission Resolution No. 2011-P35
2. Site Map

PLANNING COMMISSION
RESOLUTION NO. 2011-P35

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:	RC11-00008
APPLICANT:	Michelle Wermers
LOCATION:	1949 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 (RC11-00008) under the provisions of the City of Oceanside Local Coastal Program to permit the following:

the remodel of an existing single-family residence to include: replacement of exterior wall finishes; addition and replacement of windows; replacement of exterior railings; redesign of roof elements, including the extension of eaves; expansion of open deck area; and the addition of second-story habitable space;

on certain real property described in the project description;

WHEREAS, the Planning Commission, after giving the required notice, did on the 24th day of October, 2011 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 to be exempt per Article 19, Class 1 15301 (e) "Existing Facilities" categorical exemption from environmental review;

WHEREAS, there is hereby imposed on the subject development 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:

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Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is $2,843-$15,964 per acre)
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
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)
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)
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.
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.
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.

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

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 addition, as conditioned, is consistent with the land use policies of the Local Coastal Program as implemented through the Zoning Ordinance. Specifically, the project will not substantially alter or impact existing public views within the Coastal Zone; and the physical aspects of the project are consistent with existing development on neighboring sites.
2. The proposed remodel will not obstruct any existing, planned or required public beach access, in conformance with the policies of Chapter 3 of the Coastal Act.
3. The project will not result in the loss of any on-street public parking resources, as the addition will not trigger additional parking or take away from existing on-site parking.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Regular Coastal Permit (RC11-00008) subject to the following conditions:

Building:

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

Planning:

3. This permit shall expire two years from the effective date of approval unless implemented as required by the Zoning Ordinance. Absent the timely appeal of this permit, it will expire on October 24, 2013 unless implemented as required by the Zoning Ordinance.
4. This Regular Coastal Permit, as conditioned, approves the remodel of an existing single-family residence. No deviation from the approved plans and exhibits shall occur without Planning Division approval. Substantial deviations shall require a revision to the Regular Coastal Permit or a new Regular Coastal Permit.
5. 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 (RC11-00008). 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.
6. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti ordinance (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Planning Division. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Architectural Site Plan and shall be recorded in the form of a covenant affecting the subject property. 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.

7. 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.

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

9. 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.

10. 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.

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

PASSED AND ADOPTED Resolution No. 2011-P35 on October 24, 2011 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

Tom Rosales, Chairperson
Oceanside Planning Commission

ATTEST:

_____

Jerry Hittleman, Secretary

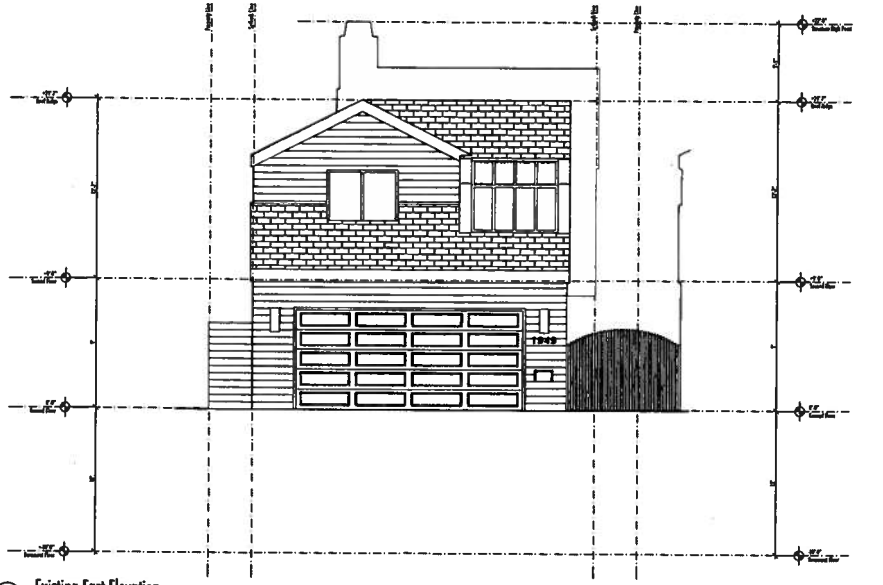
I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2011-P35

Dated: October 24, 2011

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

_____ _____

Applicant/Representative Date



2 Existing East Elevation

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

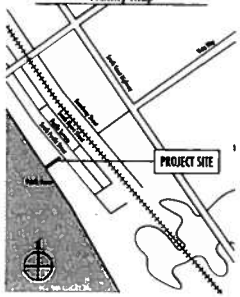
Zoning Data

Zoning Ordinance:	Oceanside 1992
Base Zone:	R5 - Single family Residential
Minimum Lot Width:	65 feet
Actual Lot Width:	29'-10" (previously-conforming substandard lot)
Minimum Lot Area:	6,000 square feet
Actual Lot Area:	5,156 square feet (previously-conforming substandard lot)
Setbacks:	Front: 20 feet Regulation "G": Cornices, Eaves, ... may project into required yards 2 feet (Section 3015) Regulation "H": ...the required front yard shall be the average of the front yard depth ... (Section 3014) Existing: 6 feet Proposed: 6 feet
	Side: 3.5 feet Regulation "G": Cornices, Eaves ... may project into required yards 2 feet (Section 3015) Regulation "I": Lots less than 60 feet wide - no increase in side-yard required Regulation "H": Substandard lot: minimum combined side-yards shall have a total width of 6 feet Existing: 2 feet each (6 feet total) Proposed: 3 feet each (6 feet total)
	Rear: 15 feet Regulation "G": Cornices, Eaves ... may project into required yards 2 feet (Section 3015) Regulation "I": Plus 5 feet = 20 feet Existing: 22'-6" Proposed: 22'-6"
Maximum Coverage:	45% (2,320 square feet)
Existing Coverage:	34% (1,755 square feet)
Actual Coverage:	36% (1,870 square feet)
Maximum Height:	26 feet Regulation "I": Lots less than 60 feet wide - no increase in side-yard required Regulation "H": Exceptions - Chimneys (Section 3018) Requirement "F": In the Coastal Zone, structures shall not intercept a 45-degree daylight plane inclined inward from a height 27 feet above the front and street-side setback lines.
Existing Height:	22'-7"
Proposed Height:	22'-7"
Maximum FAR:	N/A

Project Data

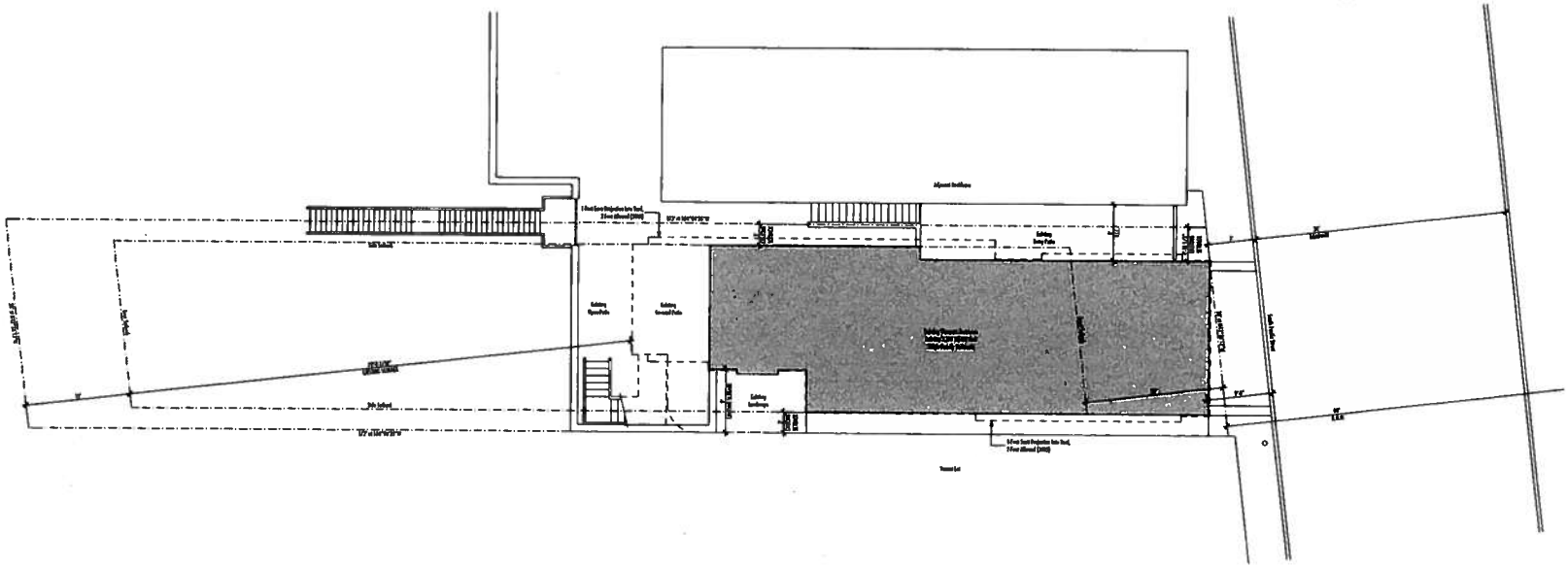
Project Owner:	Michelle and Tom Wermers 1949 South Pacific Street Oceanside California 92054 (858) 922 1412
Project Scope:	Replace Existing Exterior Finishes, Replace Existing Doors and Windows
Assessor's Parcel Number:	153-258-47-00
Map Number:	909 Block Number: "I" Lot Number: 46
Legal Description:	Lot 46 in Block "I" of Ocean Front Addition to Oceanside, according to Map thereof Number 909, filed in the Office of the County Recorder of San Diego County, June 8, 1904.
Existing Building Area:	3,168 square feet
Proposed Building Area:	3,227 square feet
Existing Use:	Single Family Residential
Proposed Use:	Single Family Residential
Year Built:	1981

Vicinity Map



Drawing Index

1.	A1.00	Project Notes and Site Plan
2.	A2.00	Ground and Basement Floor Plans
3.	A2.01	Second Floor and Roof Plans
4.	A3.00	East and West Exterior Elevations
5.	A3.01	North and South Exterior Elevations



1 Site Plan

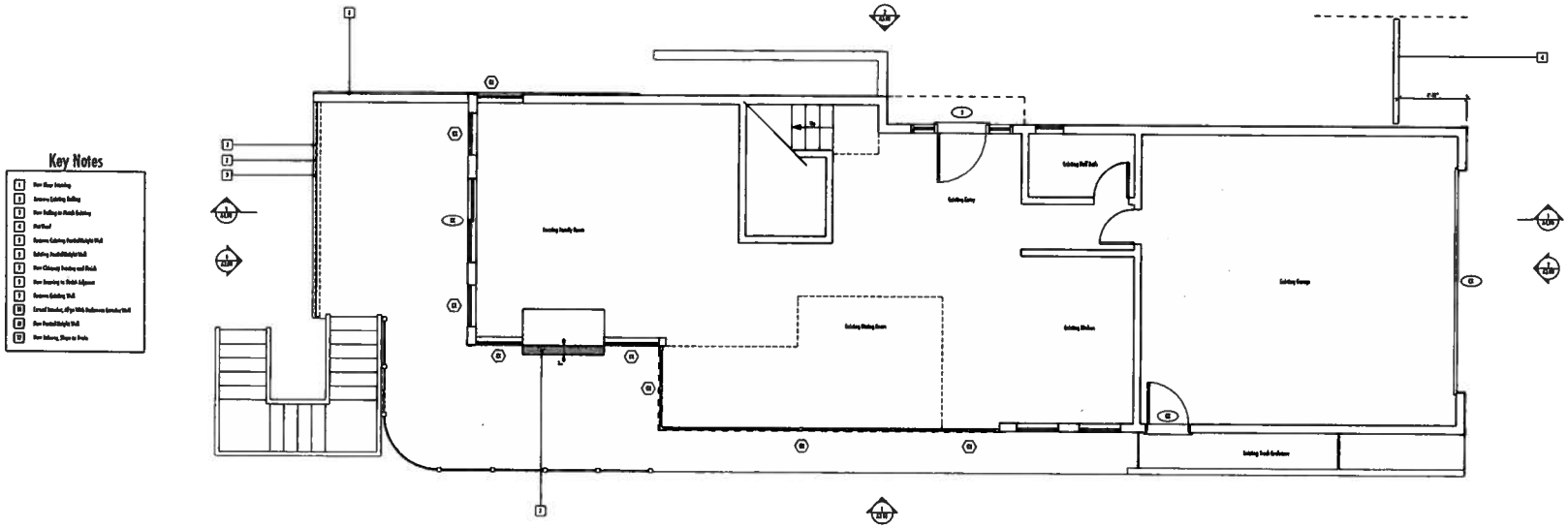
Scale: 1/8" = 1'-0"

Wermers Beach House Remodel

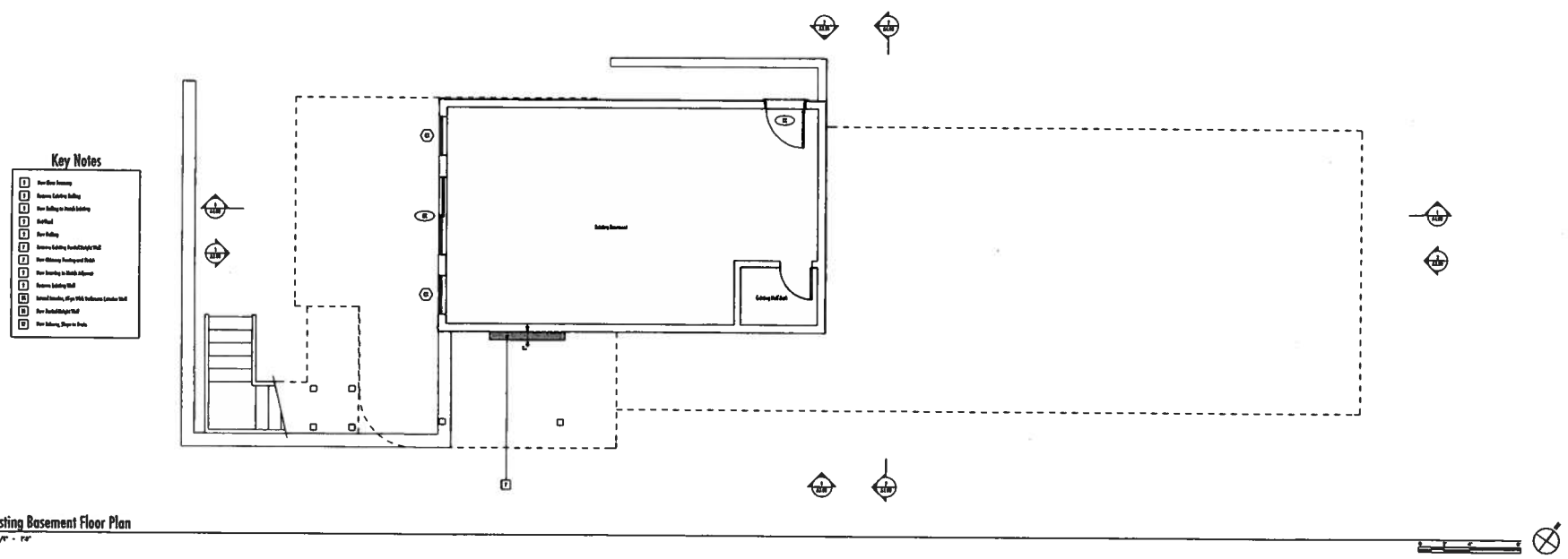
Michelle and Tom Wermers
1949 South Pacific Street
Oceanside California 92054
(858) 922 1412

Project Notes and Site Plan

A1.00



2 Existing Ground Floor Plan



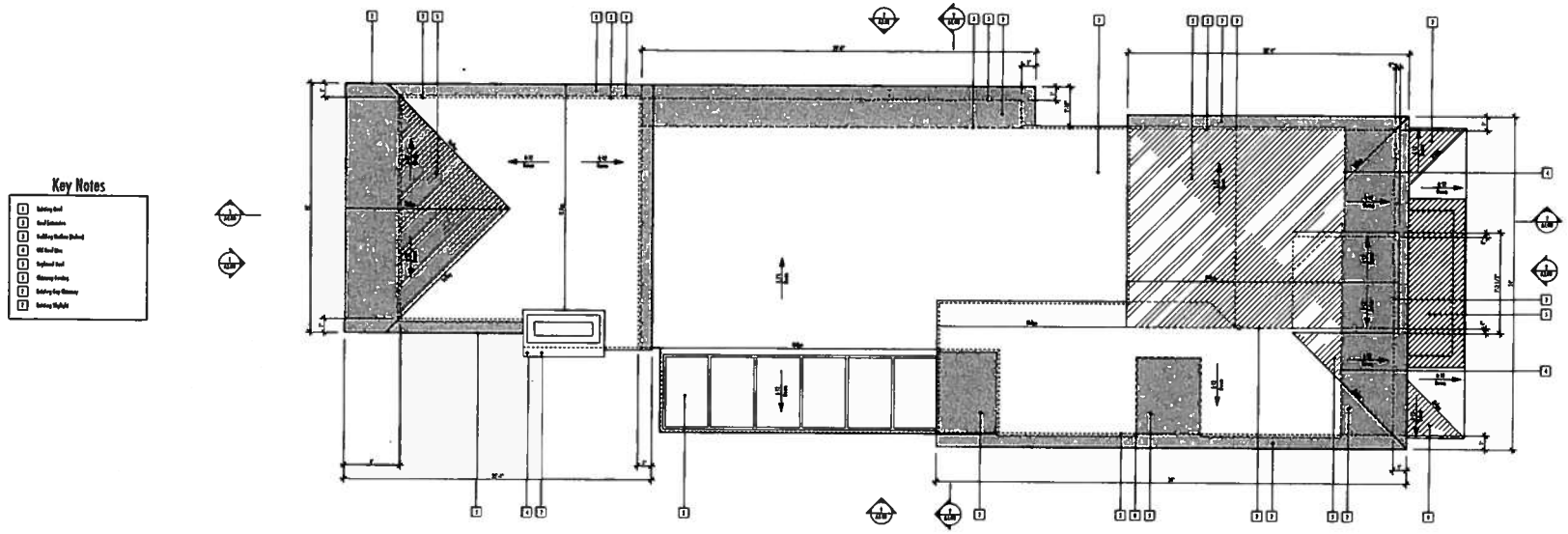
1 Existing Basement Floor Plan

Wermers Beach House Remodel

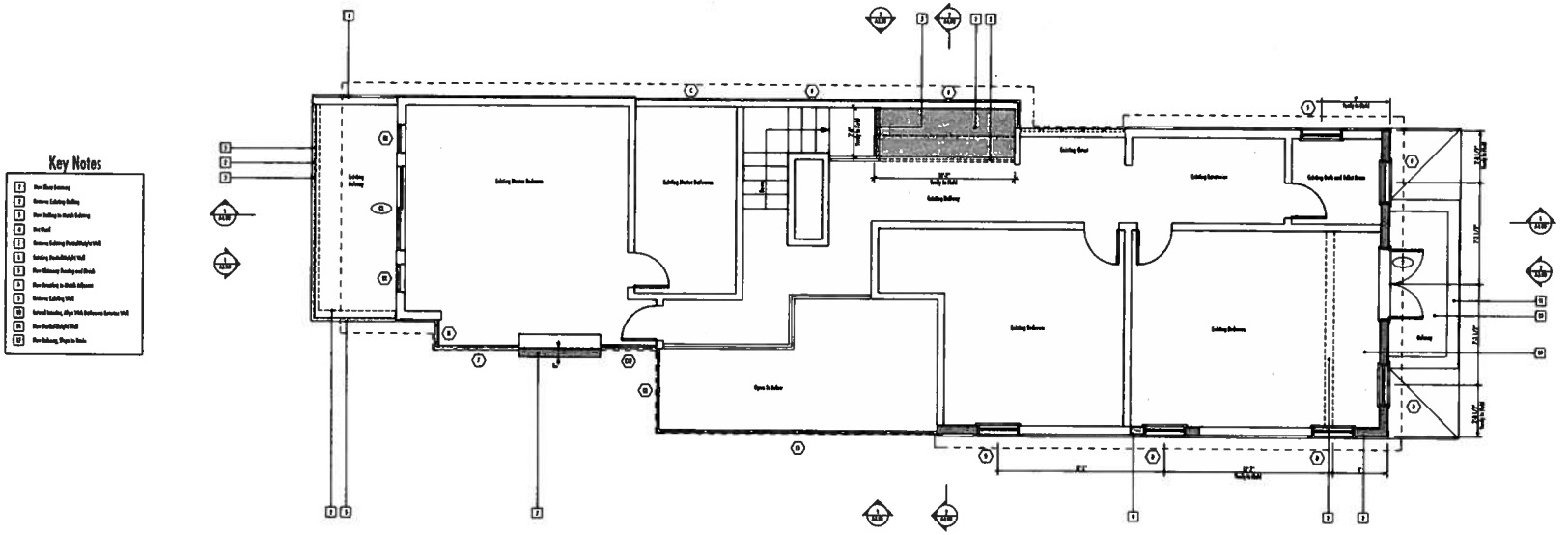
Michelle and Tom Wermers
1949 South Pacific Street
Oceanside California 92054
(858) 922 1472

Ground and Basement Floor Plan

A2.00



2 Roof Plan
Scale:1/8" = 1'-0"



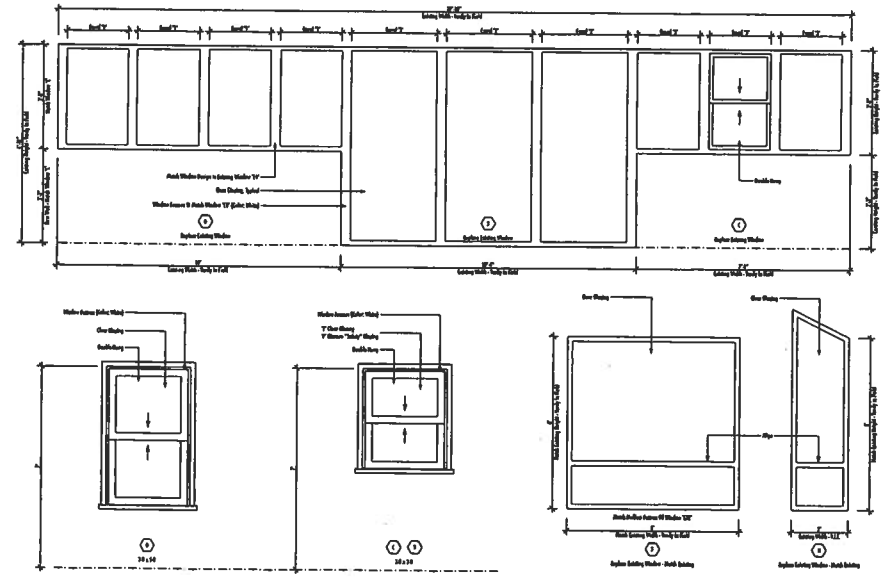
1 Second Floor Plan
Scale:1/8" = 1'-0"

Wermers Beach House Remodel

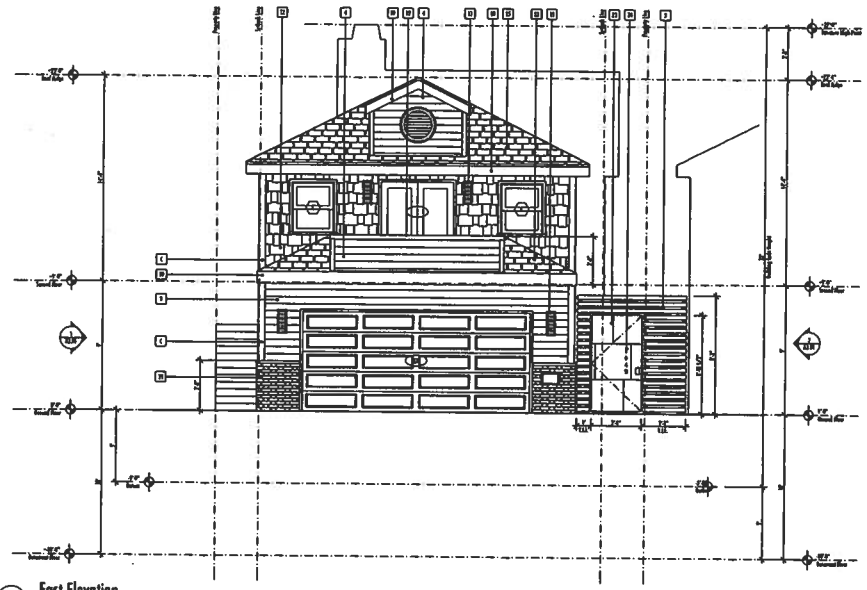
Michelle and Tom Wermers
1949 South Pacific Street
Oceanside California 92054
(858) 922 1432

Second Floor and Roof Plan

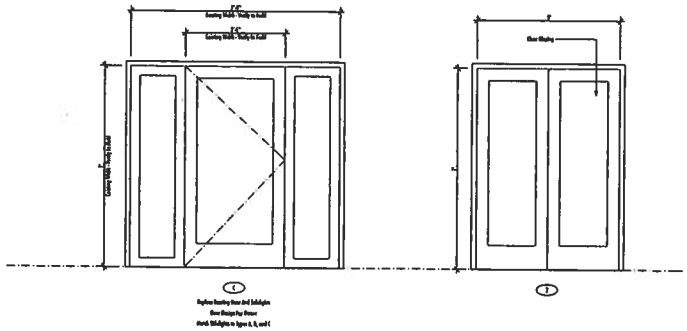
A2.01



5 Window Schedule
Scale:1/2" = 1'-0"



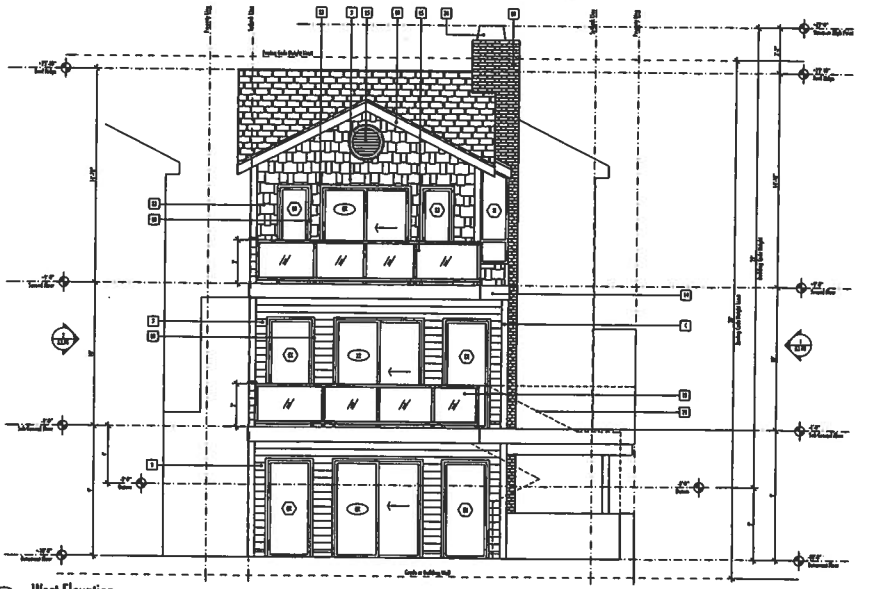
2 East Elevation
Scale:1/4" = 1'-0"



4 Door Schedule
Scale:1/2" = 1'-0"

Elevation Key Notes

1	Roof Extension (Color: Match Existing)
2	Roof Horizontal Wood Fascia, Soffit Trim (Color: White)
3	Wood Siding
4	2 1/2" Flat Trim Boards, All Trim (Color: White)
5	5 1/2" Flat Trim Board, Soffit Trim (Color: White)
6	Existing Roof Structure
7	Existing Gray Chimney, Repaired
8	Metal Roof, Smooth 16" Exposure (Color: Light Gray)
9	Existing Roof, Repaired
10	Fascia w/ Trim Board (Color: White)
11	Enhanced Rear Gutter (Color: Black)
12	Double Single Tongued Edge (Color: Weathered Cedar)
13	Gable Pediment (Per Plans)
14	Trim Board (Color: White)
15	Glass Railing & Match Existing Background
16	Planter Box
17	Planter Ground
18	Shutters
19	2 1/2" x 2 1/2" Post (Color: White)
20	Trim Pedestal Board (Color: Dark And Pale Brown)
21	Trim (Per Plans)
22	Roof (Color: Match Existing)
23	Custom Matching Iron, w/ Heavy-Duty Hardware
24	Customizing 3-1/2" High Metal Address Numbers
25	30" Round Attic Louver
26	Existing Chimney Cap
27	2" Flat Trim Around Window, Typical (Color: White)
28	Lateral Wall Remodel



1 West Elevation
Scale:1/4" = 1'-0"

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(858) 922 1412

Michelle and Tom Wermers
(858) 922 1412

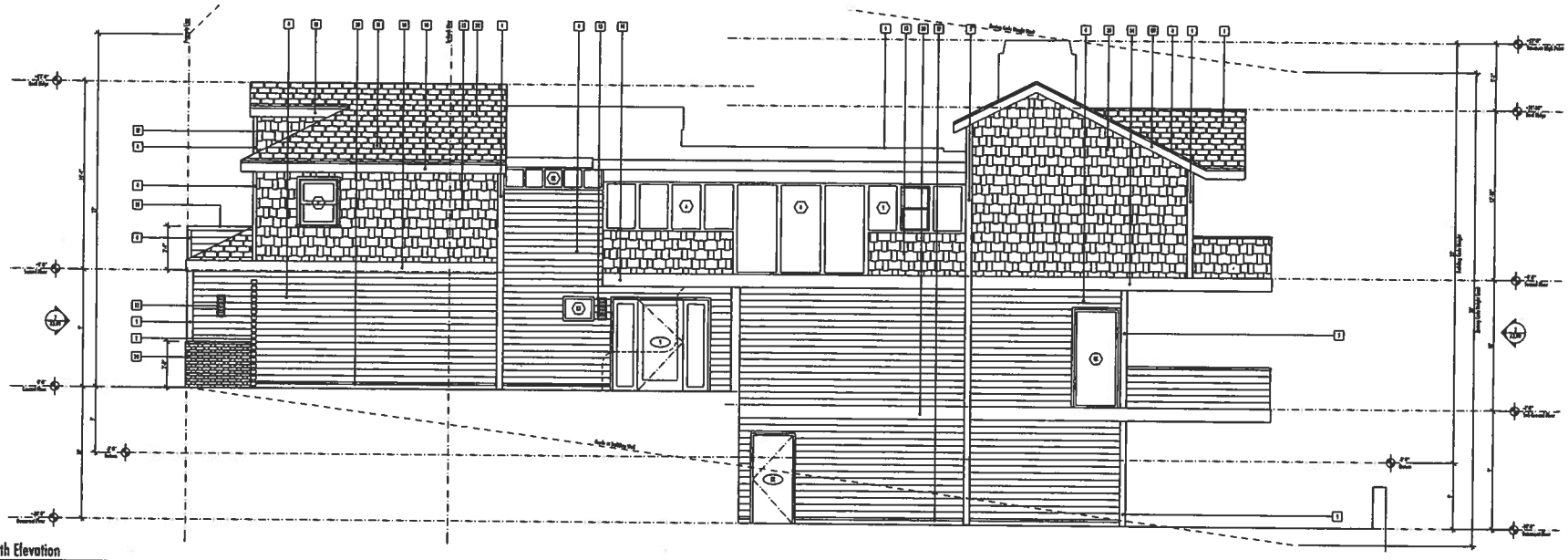
Project Number: 1004
Phase: P
Initial Council Permit Application
Date: May 10 2010
Architect

Brent Eichelberger
Name: Brent Eichelberger
Signature: Brent Eichelberger

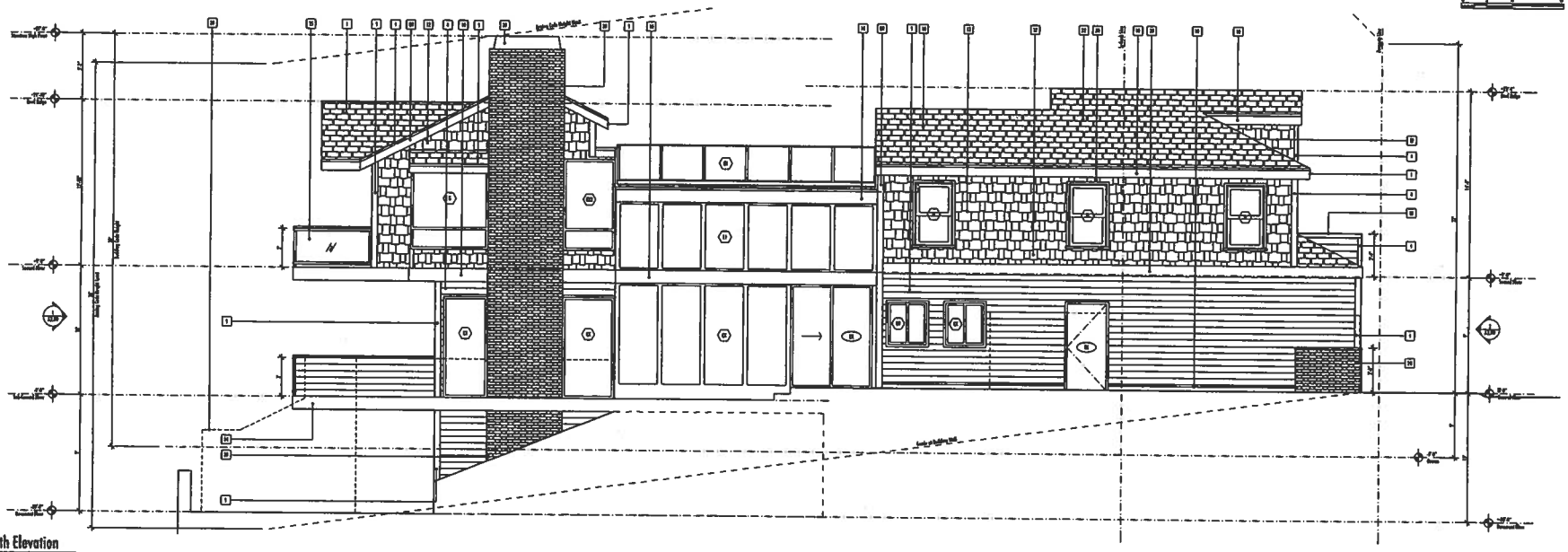
East & West Exterior Elevation

A3.00

Scale: Per Drawing
Sheet Size: 24" x 36"



2 North Elevation
Scale:1/4" = 1'-0"



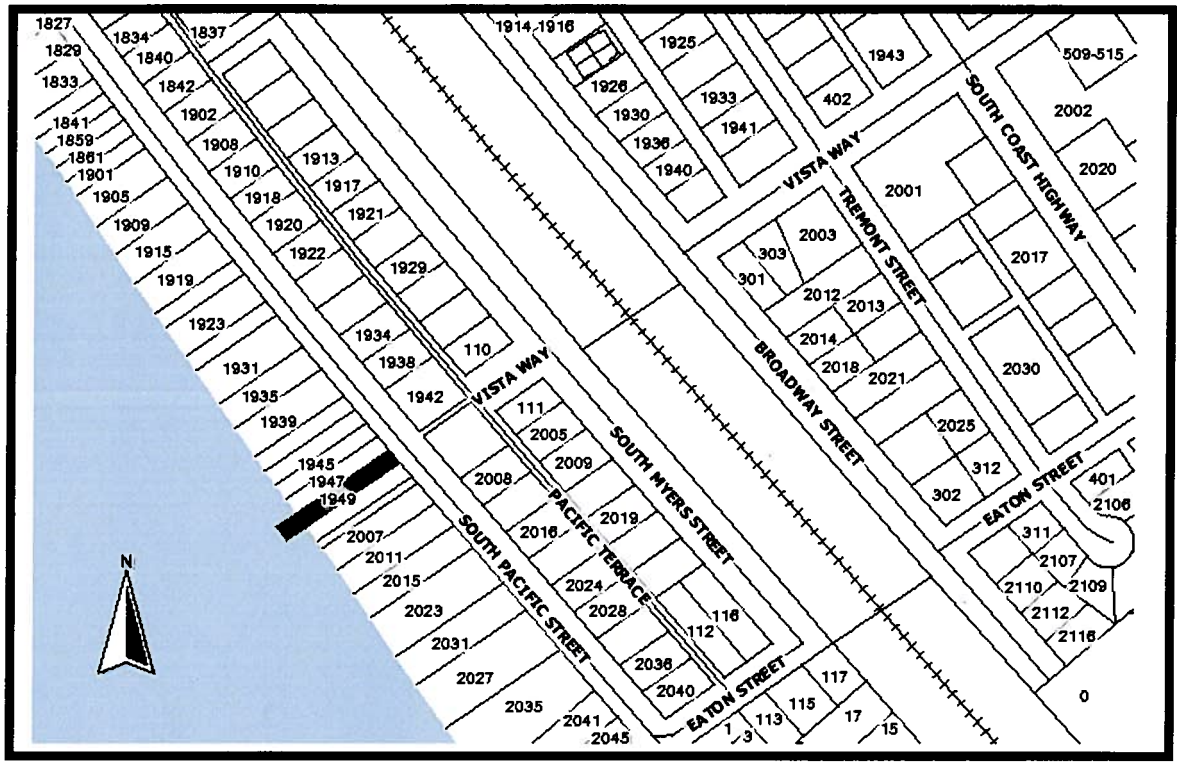
1 South Elevation
Scale:1/4" = 1'-0"

Wermers Beach House Remodel

Michelle and Sam Wermers
1947 South Pacific Street
Oceanside, California 92054
(858) 922 1472

North & South Exterior Elevation

A3.01



File Number: RC11-00008

Applicant: Michelle Rene Wermers

Description:

REGULAR COASTAL PERMIT (RC11-00008) for the remodel of an existing single-family residence located at 1949 S. Pacific St. Situated within the South Oceanside Neighborhood Planning Area and the Coastal Zone, the subject property bears a land use designation of Single-Family Detached Residential (SFD) and a zoning designation of Single-Family Residential (R-1). Primary building modifications include: conversion of enclosed vaulted space to second-story floor area; expansion of open deck area on the front elevation; replacement of exterior finishes; replacement of windows and doors. – **WERMERS REMODEL**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

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

Application for Public Hearing / Discretionary Permit

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

STAFF USE ONLY

ACCEPTED	BY
8/16/11	SN / TH

Please Print or Type All Information

PART I – APPLICANT INFORMATION

1. APPLICANT	2. STATUS
Michelle Rene Wermers	owner
3. ADDRESS	**4. PHONE/FAX/E-mail**
1949 S.Pacific Oside 92054	858.922.1412

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

6. ADDRESS	7. PHONE/FAX/E-mail
Ø	Ø

HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	
C.U.P.	
VARIANCE	
COASTAL	RCil-00008
O.H.P.A.C.	

PART II – PROPERTY DESCRIPTION

8. LOCATION	9. SIZE
1949 S.Pacific Oceanside CA 92054	5156 SF

10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER
SF	Single Family	Private Residence	153-250-42-00

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION

Reside, Replace windows, Front & Back ~~Facial Change~~ upgrade
Add 24SF to hall.

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE or FAR

PART IV – ATTACHMENTS

	24. DESCRIPTION/JUSTIFICATION		25. LEGAL DESCRIPTION		26. TITLE REPORT
	27. NOTIFICATION MAP & LABELS		28. ENVIRONMENTAL INFO FORM		29. PLOT PLANS
	30. FLOOR PLANS AND ELEVATIONS		31. CERTIFICATION OF POSTING		32. OTHER (See attachment for required reports)

PART V – SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print):	34. DATE	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).
Michelle Wermers	8/5/11	

Sign:	35. OWNER (Print)	36. DATE
Michelle Wermers	Michelle Wermers	8/5/11

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

Sign: Michelle Wermers

Thomas Wermers

D & J.

July 22, 2011

REQUESTING: **Coastal Development Permit**

- Project conforms to local Coastal Plan including the policies of that plan, and;
- All development within the appeal area conforms to the public access and recreation policies of Chapter 3 of the Coastal Act, and
- Addition of a single family home not subject to bonding public access

HOMEOWNERS: Wermers Single Family Home at
1949 S. Pacific, Oceanside, CA 92054

PROJECT DESCRIPTION:

- Replace existing wood siding with upgraded
- Replace windows and doors
- Upgrade front elevation
- Upgrade rear elevation
- Add 24sq. ft. floor space to hall

Legal Description
1949 South Pacific Street

Lot 46 in Block F of Ocean Front Addition to Oceanside, according to Map 909, filed in the Office of the County Recorder of San Diego County, June 8, 1904

NOTICE OF EXEMPTION
City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Michelle Wermers
2. **ADDRESS:** 1949 South Pacific Street, Oceanside CA. 92054
3. **PHONE NUMBER:** (858) 922-1412
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Russ Cunningham
6. **PROJECT TITLE:** RC11-00008 (Wermers Remodel)
7. **DESCRIPTION:** A Regular Coastal Permit to allow the remodel of an existing single-family residence, located at 1949 South Pacific Street. The proposal involves the following improvements: replacement of exterior wall finishes; addition and replacement of windows; replacement of exterior railings; redesign of roof elements, including the extension of eaves; expansion of open deck area; and the addition of 69 square feet of second-story habitable space. The project site is zoned R-1 (Single Family Residential) and is situated within the South Oceanside Neighborhood Planning Area and the Coastal Zone.

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). Based on this review, the Environmental Coordinator finds that further environmental evaluation is not required because:

[x] The project is categorically exempt, Class _1_, for Existing Facilities, Section 15301 (e); or,

[ ] "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 , <name> (Sections 15260-15277); or,

[ ] The project does not constitute a "project" as defined by CEQA (Section 15378).

Date: October 14, 2011

Russ Cunningham, Senior Planner

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