



DATE: February 13, 2011

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC11-00007) TO ALLOW A 2,594 SQUARE-FOOT ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 2034 LINCOLN STREET-PENNANT-JONES ADDITION – APPLICANT: KRISTIN PENNANT-JONES**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 3 Categorical Exemption for New Construction or Conversion of Small Structures, pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA); and adopt Planning Commission Resolution No. 2012-P05 approving Regular Coastal Permit (RC11-00007) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The subject property is a 12,552 square-foot interior lot situated within an established single-family neighborhood that lies immediately north of Buena Vista Lagoon and the City's southern boundary. Developed in the late 1940's and early 1950's, the surrounding neighborhood is characterized by an eclectic mix of single-family residences on lots that average 75 feet in width and 155 feet in depth. Homes in the immediate area range in size from 1,200 square-foot single-story cottages to 3,000 square-foot two-story dwellings of more contemporary design. Residences abutting the lagoon tend to be larger than those farther removed from this watershed. The streets in the surrounding neighborhood (Stewart, Lincoln, Horne, Nevada) are cul-de-sacs that terminate at Buena Vista Lagoon. Many properties located near the base of these cul-de-sacs fall within 100 feet of a designated wetland and are consequently placed within the Appeal Jurisdiction of the Coastal Zone. Being just one parcel removed from Buena Vista Lagoon, the subject property falls within the Appeal Jurisdiction. As a result, virtually any new development on the site requires issuance of a Regular Coastal Permit.

Site Review: The subject property is presently developed with a 2,788 square-foot residence with a small two-story element that serves as office space. Relative to other interior lots in the vicinity, the subject property has an eccentric shape, widening from 70 feet at the street frontage to over 93 feet at its midsection, then tapering down to 75 feet in width at the rear property line. The existing residence exhibits a somewhat U-shaped design, with wings of enclosed space extending toward the rear of the property along each side yard. Constructed in 1950, the existing home maintains a generous front yard setback (more than 32 feet, where 20 feet is required), much of which is devoted to a semi-circular driveway that runs between two curb cuts. The driveway serves a 600 square-foot two-car garage, which projects forward of the habitable portions of the home and opens at a 45-degree angle to the front property line. No habitable portion of the home is closer than 42 feet from the street frontage.

Featuring a relatively contemporary design, with linear wall planes, flat and shallow-pitched roof elements, deep eaves, and smooth wall surfaces, the home is comprised of two bedrooms, three bathrooms, and substantial common area that includes a 310 square-foot game room and 720 square feet of contiguous kitchen, dining and living room area. The master bedroom and bathroom extend along the northern side yard, with the master bedroom separated from the rest of the home's habitable space by the master bathroom and a walk-in closet. Attached to the residence at its northeast corner is a 50 square-foot storage area, accessible only from the back yard.

In the front yard, the semi-circular driveway is rimmed by planter areas containing grass lawn and assorted trees and shrubbery. The rear yard includes a concrete patio that extends as much as 16 feet beyond the rear building line of the residence, with much of the plantable area of the rear yard dedicated to grass lawn.

Under the Land Use Plan of the Local Coastal Program, the subject property has a land use designation of Low-Density Residential, with a corresponding zoning classification under the 9186 Zoning Ordinance of R-1(Single-Family Residential). As noted earlier, being situated within the Appeal Jurisdiction of the City's Coastal Zone, the proposed project requires a Regular Coastal Permit, pursuant to Section III.D.1 of the Coastal Permit Handbook adopted May 8, 1985.

Project Description: The applicant seeks to add 2,594 square feet of new habitable space to the existing single-family residence. The proposed addition would expand the home's ground-level footprint while augmenting the second-story floor area.

At the ground level, the residence would be extended into what is now an outdoor space separating the two wings of the existing home. The proposed ground level expansion would increase the building footprint by roughly 1,000 square feet. Components of the proposed ground-level expansion would include:

- Increasing the dimensions of the existing bedroom and bathroom within the northern wing of the home, in part by converting what is now unconditioned storage area into habitable space;

- Increasing the dimensions of the existing living room and dining room within the southern wing of the home;
- Adding a new 256 square-foot sitting room where the two wings of the residence converge.
- Reorienting vertical access to the second story.

The primary entrance to the residence would remain in its current location. The existing garage would remain as-is.

Concentrated over the southern wing of the residence, the proposed second-story addition would replace an existing 341 square-foot office space with three new bedrooms – a master bed/bath suite with an expansive walk-in closet and two smaller bedrooms conjoined by a Jack and Jill bathroom. Including circulation and storage areas, the expanded second story would comprise 1,879 square feet. Increased floor-to-ceiling height on the second level would increase the maximum height of the residence from 19 feet to 21feet, six inches.

While adding to its vertical profile, the proposed addition would largely preserve the existing home's simple, "mid-century modern" aesthetic, evidenced by linear wall planes and flat roof elements. The east, west and south-facing elevations would also remain highly articulated, with frequent horizontal plane breaks.

The project is subject to the following policies, regulations and guidelines:

1. Local Coastal Program
2. Zoning Ordinance
3. California Environmental Quality Act

ANALYSIS

KEY PLANNING ISSUES

1. Zoning Ordinance Compliance

The proposed project complies with the land use and development standards of the surrounding R-1 zone, as illustrated in Table 1. The proposed addition would not reduce any of the residence's existing setbacks from property lines, which in most cases substantially exceed the prescribed minimums. While the proposed addition would increase the residence's maximum height by 2 feet, 6 inches, the residence would remain significantly below the 36-foot height limit established for R-1 properties. Front yard landscape areas would not be impacted by the proposed addition.

Table 1
Conformance to Development Standards

Development Standard	Requirement	Proposal
Minimum Front Yard Setback	20'	32'
Minimum Side Yard Setback	5'	5'
Minimum Rear Yard Setback	15'	26'
Maximum Lot Coverage	40%	34%
Maximum Height	35'	21.5'

2. Local Coastal Program Compliance

The subject property lies within the Appeal Jurisdiction of the City's Coastal Zone and is thus governed by the City's Local Coastal Program (LCP). The LCP establishes policies and guidelines for enhancing public access to coastal resources, expanding visitor-serving amenities, enhancing the visual character of the built environment, and preserving environmentally sensitive areas (including Buena Vista Lagoon). LCP policies and guidelines relevant to the proposed project include those pertaining to the supply of public parking, the health of Buena Vista Lagoon, and the visual character of existing neighborhoods. With respect to public parking, the proposed project conforms to on-site parking requirements and thus will not adversely impact on-street parking resources in the vicinity. With respect to the health of Buena Vista Lagoon, the proposed project conforms to storm water mitigation requirements established by the San Diego Regional Water Quality Control Board and thus will not contribute to sedimentation, eutrophication or other harmful effects on this sensitive water body. With respect to the visual character of the surrounding neighborhood, the proposed project maintains appropriate building scale and avoids adverse massing impacts on adjacent properties and the streetscape by not decreasing the residence's existing front, side and rear setbacks.

DISCUSSION

Issue: Visual Compatibility with the Surrounding Built Environment

Will the proposed addition be visually consistent with the existing development pattern in the surrounding neighborhood and compatible in form and scale to nearby homes?

Recommendation: By maintaining existing setbacks and façade articulation, minimizing additional building height and preserving the architectural style of the existing home, the proposed addition is respectful of the quaint and eclectic character of the surrounding neighborhood. The proposed addition would not conspicuously increase the bulk or scale of the existing residence and thus would not create an overwhelming presence as viewed from the street or adjacent private properties.

It is staff's position that the proposed addition would visually enhance the surrounding neighborhood, thereby contributing positively to property values and the neighborhood's long-term viability.

ENVIRONMENTAL DETERMINATION

The project is exempt under the provisions of the California Environmental Quality Act (CEQA) Class 3, Section 15303(a) New Construction or Conversion of Small Structures.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners and residents within a 300-foot radius of the subject property, individuals and/or organizations requesting notification, the applicant and other interested parties.

SUMMARY

The proposed project is consistent with the policies and guidelines of the City's Local Coastal Program, as well as the standards of the City's Zoning Ordinance. Staff thus recommends that the Planning Commission:

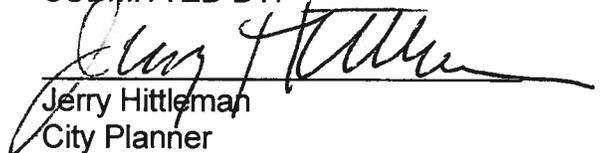
- Move to approve Regular Coastal Permit (RC11-00007) and adopt Planning Commission Resolution No. 2012-P05 as attached.

PREPARED BY:



Russ Cunningham
Senior Planner

SUBMITTED BY:



Jerry Hittleman
City Planner

JH/RC/fil

Attachments:

1. Planning Commission Resolution No. 2012-P05
2. Proposed Plans
3. Site Photos

1 PLANNING COMMISSION
2 RESOLUTION NO. 2012-P05

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: RC11-00007
7 APPLICANT: Kristin Pennant-Jones
8 LOCATION: 2034 Lincoln 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 (RC11-00007) under the
13 provisions of the City of Oceanside Local Coastal Program to permit the following:

14 a 2,594-square foot addition to an existing single-family dwelling;
15 on certain real property located at 2034 Lincoln Street (APN 155-072-17-00);

16 WHEREAS, the Planning Commission, after giving the required notice, did on the 13th day
17 of February, 2012 conduct a duly advertised public hearing as prescribed by law to consider said
application;

18 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
19 Guidelines thereto; this project has been found to be categorically exempt from environmental
20 review per Article 19, Class 3, 15303 (a) "New Construction or Conversion of Small Structures";

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

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

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26 //
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28 //
29 //

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			
26	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.
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 2,594 square-foot addition to the existing single family dwelling, as
23 conditioned, is consistent with the land use policies of the Local Coastal Program as
24 implemented through the Zoning Ordinance. Specifically, the project will not
25 substantially alter or impact existing public views of the coastal zone area or from
26 adjoining properties and the physical aspects of the project are consistent with existing
27 development on neighboring sites.
- 28 2. The proposed remodel will not obstruct any existing, planned, or required public beach
29 access; therefore, the project is in conformance with the policies of Chapter 3 of the
Coastal Act.

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

4 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
5 approve Regular Coastal Permit (RC11-00007) subject to the following conditions:

6 **Building:**

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

9 **Fire:**

- 10 3. Fire Department requirements shall be placed on plans in the notes section of the
11 construction drawings.
12 4. Hardwired, interconnected smoke alarms are required. Smoke alarm locations must
13 be indicated on the plans. Hardwired, interconnected CO alarms required and
14 locations must be indicated on the construction drawings.
15 5. In accordance with the Oceanside Fire Code, approved address numbers for
16 residential occupancies shall be placed on the structure in such a position as to be
17 plainly visible and legible from the street or roadway fronting the property. Numbers
18 shall be contrasting with their background and meet the current City of Oceanside
19 size and design standard.

20 **Planning:**

- 21 6. This Regular Coastal Permit shall expire on February 13, 2014, unless implemented per
22 the Zoning Ordinance or unless the Planning Commission grants a time extension.
23 7. This Regular Coastal Permit, as conditioned, approves a 2,594-square foot residential
24 addition to an existing single-family dwelling, as shown on the development plans dated
25 December 12, 2011. No deviation from these approved plans and exhibits shall occur
26 without Planning Division approval. Substantial deviations shall require a revision to the
27 Regular Coastal Permit or a new Regular Coastal Permit.
28 8. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
29 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 (RC11-00007). The City

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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.

9. 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.
10. 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.
11. 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.
12. Failure to meet any conditions of approval for this development shall constitute a violation of the Regular Coastal Permit.
13. 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.

1 14. Elevations, exterior wall materials, colors, roofing materials and floor plans shall be
2 substantially the same as those approved by the Planning Commission. These shall be
3 shown on plans submitted to the Building Division and Planning Division.

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

7 PASSED AND ADOPTED Resolution No. 2012-P05 on February 13, 2012 by the
8 following vote, to wit:

9 AYES:

10 NAYS:

11 ABSENT:

12 ABSTAIN:

13 _____
Tom Rosales, Chairperson
14 Oceanside Planning Commission

15 ATTEST:

16 _____
17 Jerry Hittleman, Secretary

18 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
19 this is a true and correct copy of Resolution No. 2012-P05.

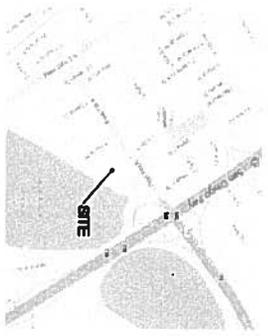
20 Dated: February 13, 2012

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

25 _____
Date

VICINITY MAP



PROJECT INFORMATION

OWNER/PROJECT ADDRESS
 1807-1811
ASSESSOR'S PARCEL # 1807-07-100
LEGAL DESCRIPTION
 PARCEL 17180 DESCRIBED BY TRACT 1

ZONING
 R2-C

LOT AREA: 0287 SQ.FT. OR 0.066 ACRES
LOT COVERAGE ALLOWED: 4287 SQ.FT. - 88%

CONSTRUCTION TYPE: 4274 SQ.FT. - 84.08%

EXISTING FLOOR AREAS:
 FIRST FLOOR: 2447 sq. ft.
 SECOND FLOOR: 541 sq. ft.
TOTAL: 2988 sq. ft.

PROPOSED ADDITION AREAS:
 FIRST FLOOR: 1028 sq. ft.
 SECOND FLOOR: 800 sq. ft.
TOTAL: 1828 sq. ft.

PROPOSED REMODEL AREAS:
 FIRST FLOOR: 1074 sq. ft.

TOTAL FLOOR AREAS:
 FIRST FLOOR: 3521 sq. ft.
 SECOND FLOOR: 1341 sq. ft.
TOTAL: 4862 sq. ft.

PERVIOUS SURFACE ADDITION:
 3704 SQ.FT. - 2.0% OF TOTAL 170,000 SQ.FT. COVERAGE CAPACITY
 NO IMPROVED AREAS

SHEET INDEX

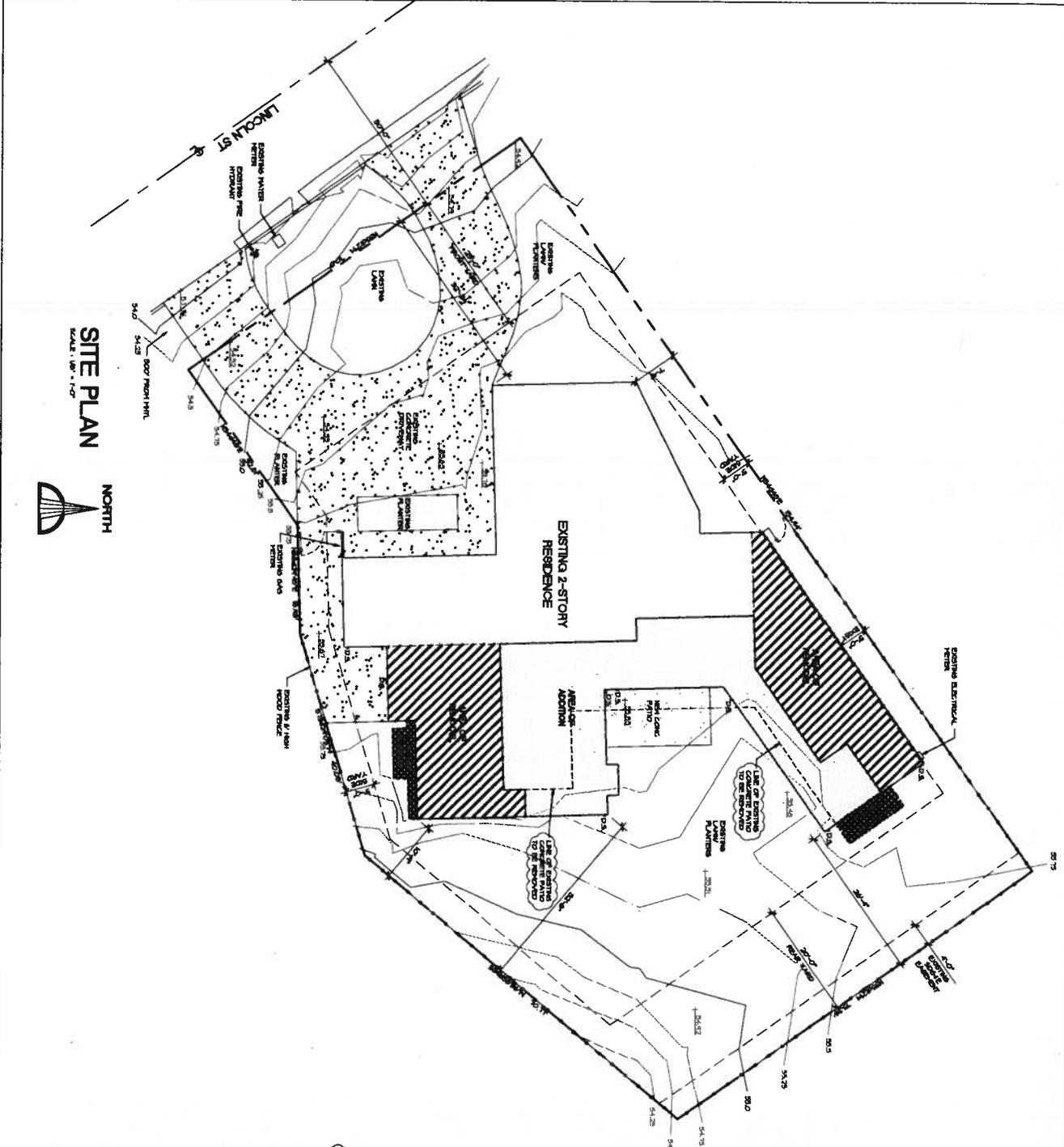
- 1. SITE PLAN / PROJECT INFO
- 2. PROPOSED REMODEL FLOOR PLAN
- 3. PROPOSED ADDITION FLOOR PLAN
- 4. EXISTING 2-STORY RESIDENCE
- 5. EXISTING 1-STORY RESIDENCE
- 6. PROPOSED REMODEL AREAS
- 7. PROPOSED ADDITION AREAS
- 8. PROPOSED REMODEL AREAS
- 9. TOTAL FLOOR AREAS
- 10. PERVIOUS SURFACE ADDITION
- 11. FIRE DEPARTMENT REQUIREMENTS

FIRE DEPARTMENT REQUIREMENTS

1. NUMBERED INTERSECTIONS ARE INDICATED ON THE PLAN. LOCATIONS NOT BEING INDICATED ON THE PLAN ARE LOCATIONS NOT BEING INDICATED ON THE PLAN.
 2. IN ACCORDANCE WITH THE OCCUPANCY FIRE CODE, APPROVED ACCESS TO THE STREET FROM THE PROPERTY SHALL BE MAINTAINED AND SHALL BE OPEN TO THE STREET AT ALL TIMES. APPROVED ACCESS SHALL BE MAINTAINED AND SHALL BE OPEN TO THE STREET AT ALL TIMES. APPROVED ACCESS SHALL BE MAINTAINED AND SHALL BE OPEN TO THE STREET AT ALL TIMES.

PROJECT NUMBER : RCH-00007

SITE PLAN
 SCALE: 1/8" = 1'-0"
 NORTH



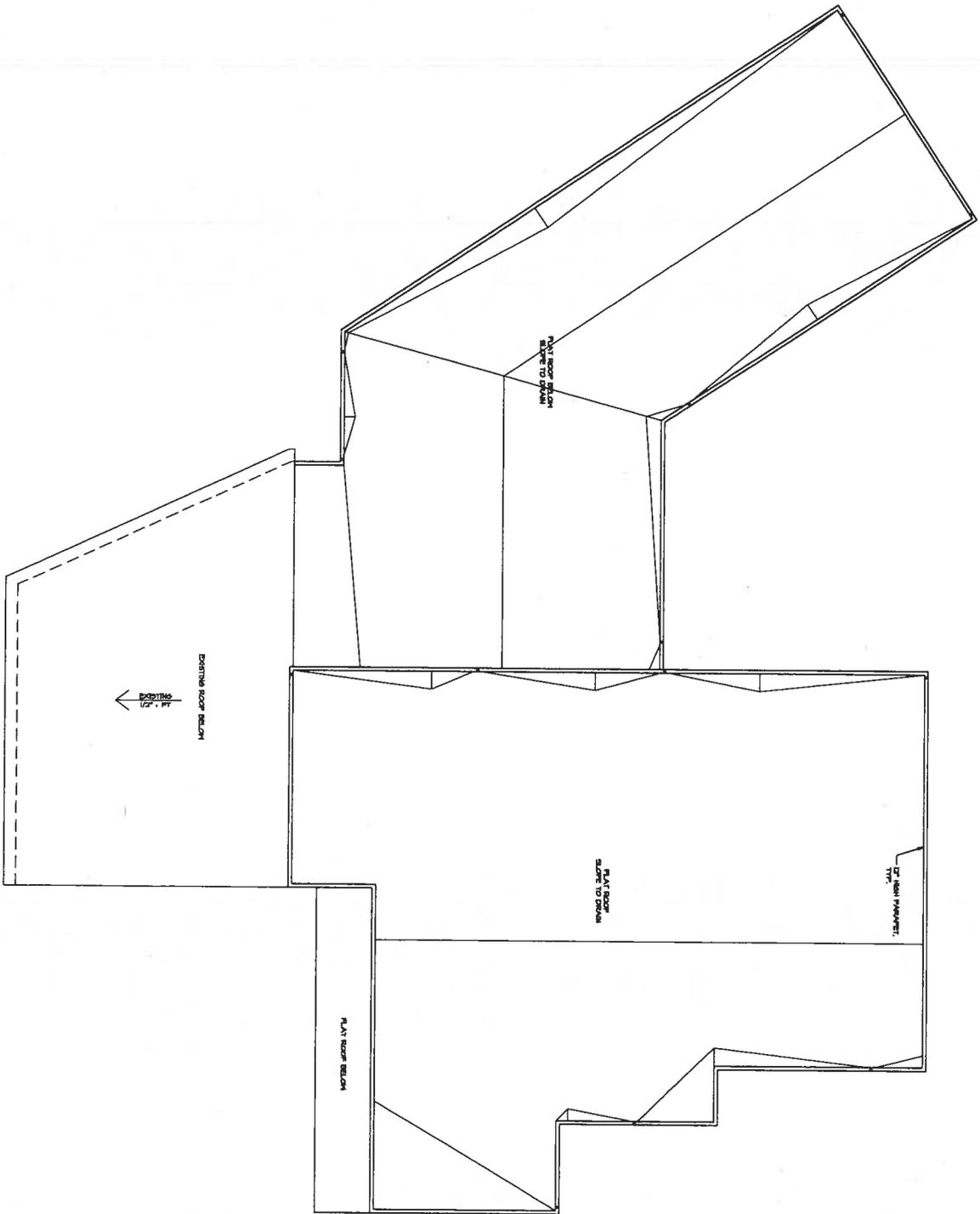
DATE	REVISIONS
01/11	ISSUE FOR PERMITS

PLANS PREPARED BY:
 Stephanie Lupton
 P.O. BOX 276
 San Marcos, CA 92076
 ph (760) 234-8194
 fax (760) 785-8195

Pennant-Jones
Addition and Remodel
 Lincoln Street
 Oceanside, CA 92054

SITE PLAN / PROJECT INFO

A-1

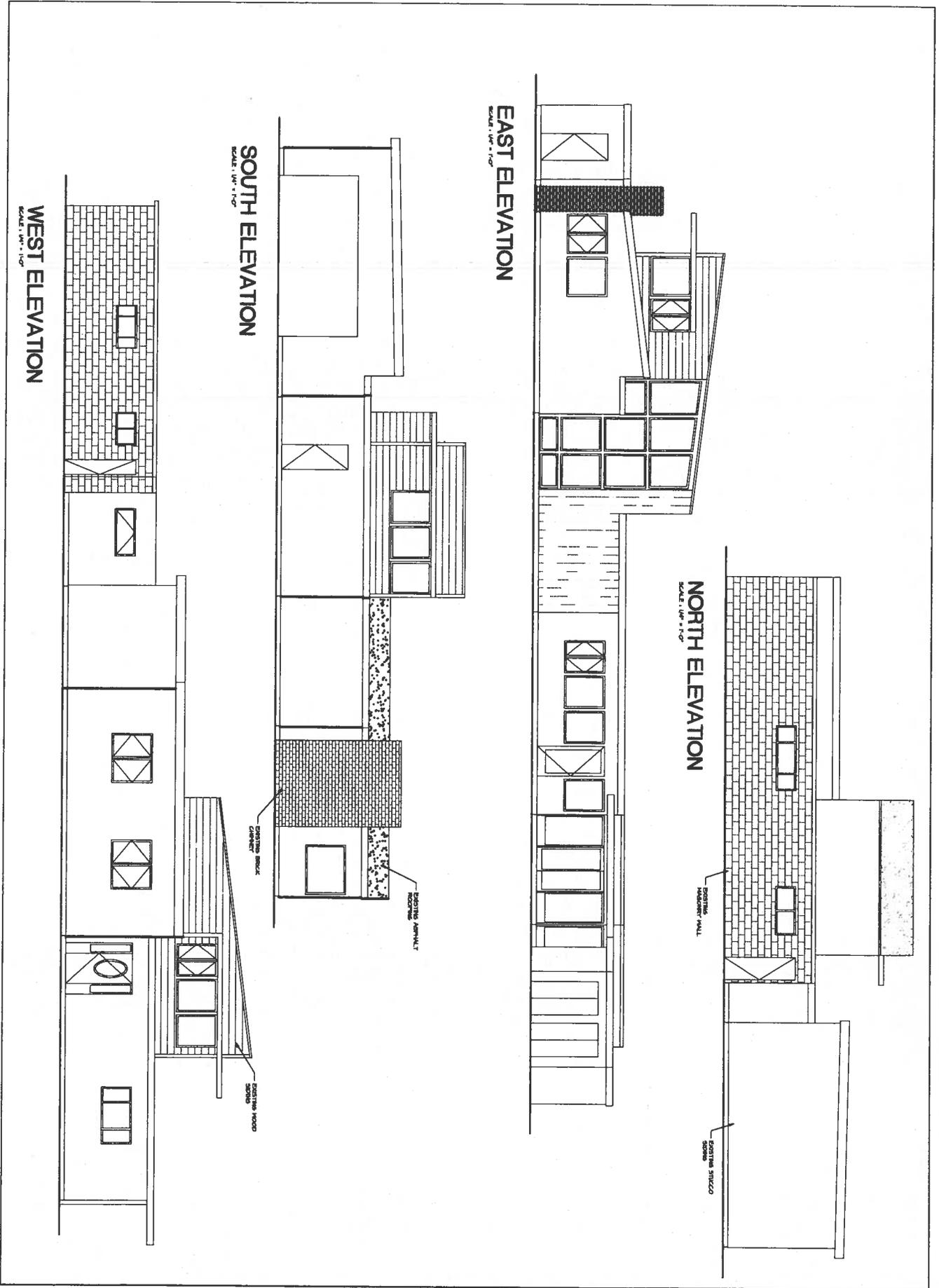


PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

EXISTING ROOF BELOW
← EXISTING ROOF



A-5 OF 11	DRAWN BY: STEPHANIE LUYTON DATE: 1/24/11	PROPOSED ROOF PLAN	Pennant-Jones Addition and Remodel Lincoln Street Oceanside, CA 92054	PLANS PREPARED BY: Stephanie Luyton P.O. BOX 3216 San Marcos, CA 92078 ph: (760) 334-9184 fax: (760) 738-1818	DATE	REVISIONS
					01/24/11	1.000



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

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

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

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

EXISTING BRICK CLADDING

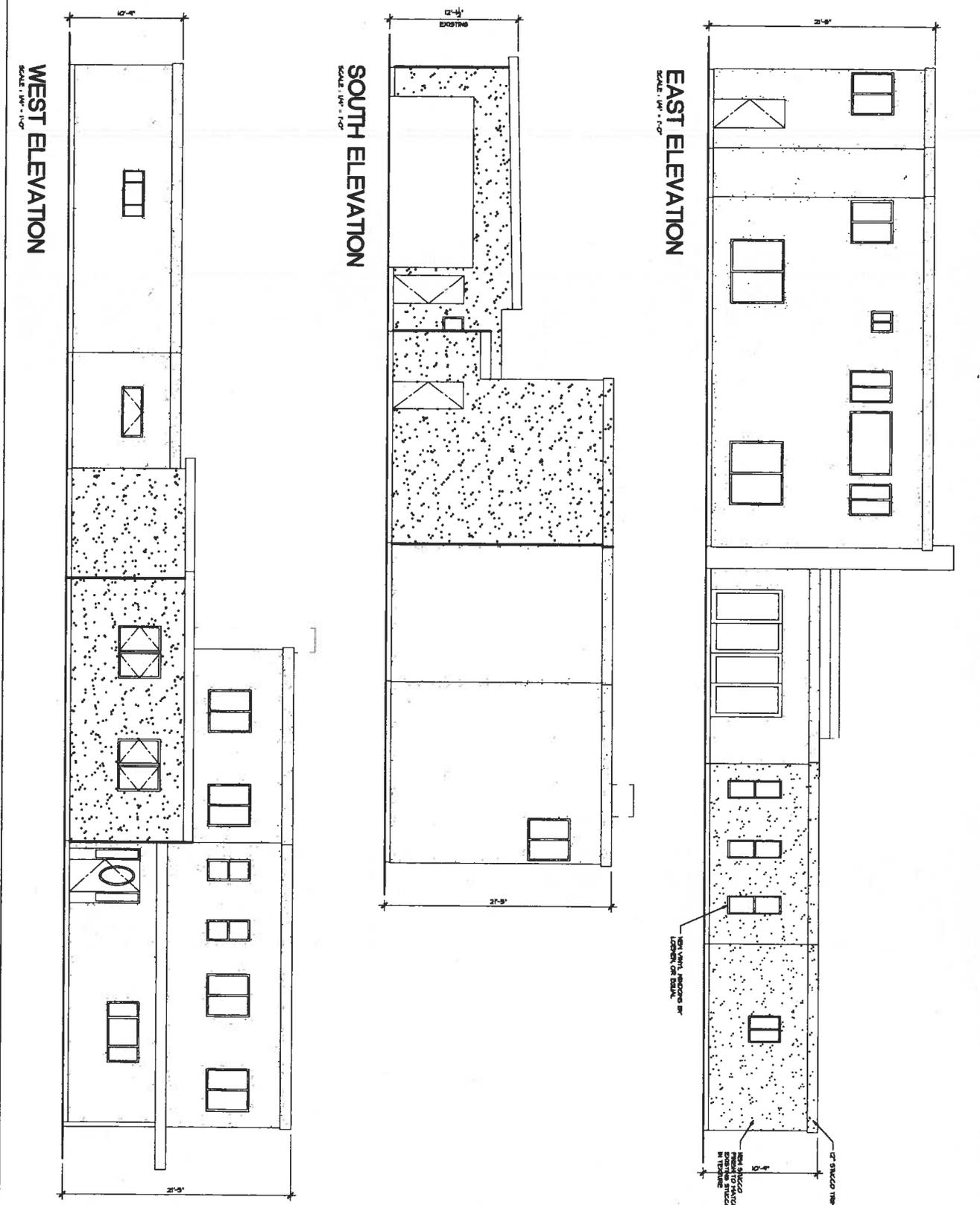
EXISTING ASPHALT ROOFING

EXISTING WOOD SIDING

EXISTING BRICK CLADDING

EXISTING STUCCO SIDING

A-6	EXISTING ELEVATIONS	Pennant-Jones Addition and Remodel Lincoln Street Occochee, CA 92084	PLANS PREPARED BY Stephanie Lupton P.O. BOX 270 San Marcos, CA 92078 ph (760) 234-1384 fax (760) 788-189	DATE	REVISIONS
	DRAWN BY CHECKED BY DESIGNED BY APPROVED BY DATE			04/11 04/11 04/11 04/11 04/11	04/11 04/11 04/11 04/11 04/11



WEST ELEVATION
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EAST ELEVATION
SCALE: 1/4" = 1'-0"

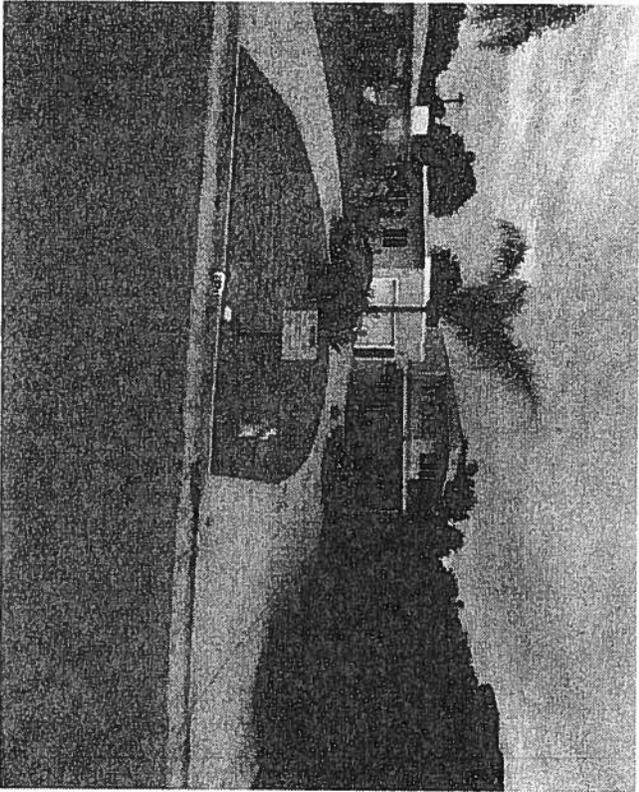
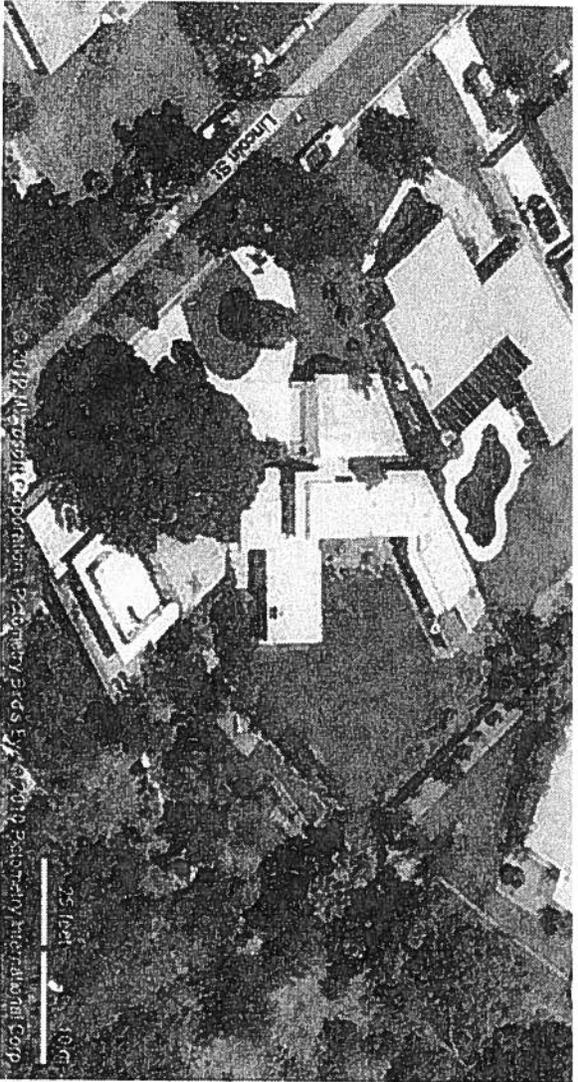
A-7

PROPOSED ELEVATIONS
 DRAWN BY: STEPHANIE LUPTON
 DATE: 12/11/11

Pennant-Jones Addition and Remodel
 Lincoln Street
 Oceanide, CA 92054

PLANS PREPARED BY:
 Stephanie Lupton
 P.O. BOX 226
 San Marcos, CA 92076
 ph: 760-234-9184
 fax: 760-758-096

DATE	REVISIONS



Pennant-Jones Residence
2034 Lincoln Street



Application for Discretionary Permit

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

STAFF USE ONLY

ACCEPTED

RECEIVED

AUG 11 2011

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

BY

SN
+
JLF

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

GPA

1. APPLICANT

KRISTIN PENNANT-JONES

2. STATUS

OWNER

MASTER/SP.PLAN

ZONE CH.

3. ADDRESS

2034 LINCOLN ST
OCEANSIDE CA 92054

4. PHONE/FAX/E-mail

760-231-1898

TENT. MAP

PAR. MAP

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

STEPHANIE LUPTON

DEV. PL.

C.U.P.

6. ADDRESS

P.O. BOX 2216
SAN MARCOS, CA 92079

7. PHONE/FAX/E-mail

760-224-9704

VARIANCE

COASTAL RC11-00007

PART II - PROPERTY DESCRIPTION

O.H.P.A.C.

8. LOCATION

2034 LINCOLN ST

9. SIZE

12,552 Sq.Ft. / 0.288 ACRES

10. GENERAL PLAN

11. ZONING

RE-B

12. LAND USE

SFR

13. ASSESSOR'S PARCEL NUMBER

155-072-17-00

14. LATITUDE

33.174185

15. LONGITUDE

-117.353462

PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION

REMODEL AND ADDITION TO CONVERT EXISTING 2 BEDROOM, 3 BATH HOME INTO A MORE EFFICIENT AND FUNCTIONAL 4 BEDROOM, 4.5 BATH HOME.

17. PROPOSED GENERAL PLAN

EB-R

18. PROPOSED ZONING

RE-B

19. PROPOSED LAND USE

SFR

20. NO. UNITS

1

21. DENSITY

22. BUILDING SIZE

4,667

23. PARKING SPACES

2

24. % LANDSCAPE

43.8%

25. % LOT COVERAGE or FAR

34.05% LOT COVERAGE

PART IV - ATTACHMENTS

<input checked="" type="checkbox"/>	26. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/>	27. LEGAL DESCRIPTION	<input checked="" type="checkbox"/>	28. TITLE REPORT
<input checked="" type="checkbox"/>	29. NOTIFICATION MAP & LABELS	<input checked="" type="checkbox"/>	30. ENVIRONMENTAL INFO FORM	<input checked="" type="checkbox"/>	31. PLOT PLANS
<input checked="" type="checkbox"/>	32. FLOOR PLANS AND ELEVATIONS	<input checked="" type="checkbox"/>	33. CERTIFICATION OF POSTING	<input checked="" type="checkbox"/>	34. OTHER (See attachment for required reports)

PART V - SIGNATURES

SIGNATURES FROM 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).

35. APPLICANT OR REPRESENTATIVE (Print):

Stephanie Lupton

36. DATE

8/11/11

37. OWNER (Print)

Kristin Pennant Jones

38. DATE

8-11-11

Sign:

Sign:

- I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.
- I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

Residential Remodel at 2034 Lincoln Street

Description and Justification

It is proposed that this two story single family home be remodeled and repaired to a level consistent with residential norms. At present, it is a 2 bedroom home that is inadequate for the raising of a family, and has been significantly deteriorated in certain areas due to its age. In addition, seriously flawed travel paths, such as having to go through a bathroom to get into the master bedroom will be addressed and fixed. Energy efficiency and structural integrity will also be improved by the new design.

On the first floor, an additional 1,056 square feet of living space will be added. 1,074 square feet of the first floor that is remaining will be remodeled.

The existing second floor will also be significantly remodeled to add 1,538 square feet of living space, which will include three bedrooms and two bathrooms.

After the remodel is complete, the house will be a four-bedroom home that is energy efficient and has an improved livability layout.

Residential Remodel at 2034 Lincoln Street

Legal Description

Parcel 1 of Parcel Map No. 8587 in the City of Oceanside, CA, according to file no. 79-133083 dated March 30, 1979



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Kristin Pennant-Jones
2. **ADDRESS:** 2034 Lincoln Street
3. **PHONE NUMBER:** (760) 231-1898
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT PLANNER:** Russ Cunningham
6. **PROJECT TITLE:** RC11-00007 (Pennant-Jones Addition)
7. **DESCRIPTION:** The proposed project involves a 2,594 square-foot addition to an existing single-family residence located at 2034 Lincoln Street. Situated within the South Oceanside Neighborhood Planning Area and the Coastal Zone, the subject property bears a zoning designation of Single Family Residential (R-1).

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 qualifies for a Class 3 categorical exemption under Section 15303(a) "New Construction or Conversion of Small Structures;"
- "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).

Date: February 6, 2012

Russ Cunningham, Senior Planner

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