



DATE: October 8, 2012

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF REGULAR COASTAL PERMIT (RC12-00014) TO REMODEL/CONVERT A SINGLE STORY DUPLEX RESIDENTIAL STRUCTURE AT 1910-1912 SOUTH PACIFIC STREET TO A TWO-STORY SINGLE-FAMILY DWELLING – BROWN RESIDENCE REMODEL – APPLICANT: MR. GARRY A. BROWN**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

Approve Regular Coastal Permit (RC12-00014) by adopting Planning Commission Resolution No. 2012-P48

PROJECT DESCRIPTION AND BACKGROUND

Background: The 6,040-square foot site, measuring approximately 60 feet in width and 100 feet (min) in depth and located between S. Pacific Street and Pacific Terrace, is currently improved with two structures that contain three residential units and a four-car garage. A single-story duplex structure occupies the westerly portion of the property along the South Pacific street frontage. On the easterly portion of the site along Pacific Terrace a two-story structure accommodates parking for four vehicles on the first floor and an additional residential unit on the upper level. The remodeling proposal under consideration involves conversion of the existing duplex to a single-family dwelling and 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 South Oceanside Neighborhood Planning Area. It occupies a portion of the coastal bluff that rises more than 11 feet on the east side of South Pacific Street and commands wide ocean views over the existing beachfront residences that occupy lots on the west side of the street. The site's current Single-Family Residential (R-1) zoning designation is consistent with its Local Coastal Program land use designation of Low Density Residential. Prior rezoning action involving the property changed its designation from multiple-family to single-family residential and established the existing improvements' status as legal non-conforming.

Project Description: The applicant proposes a series of building and site modifications to convert the existing single story duplex structure to a two-story single-family dwelling.

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 784 feet south of the Cassidy Street right-of-way, the existing single story duplex building displays minimal street façade articulation and a standard, low profile hip roof design. The proposed two-story remodel features a contemporary design with streamlined details, extensive glazing and stucco wall finish. Portions of the second story are setback 10 feet from the lower floor accommodating terraces and providing significant building mass offsets. Set among the eclectic architectural context of the coastal South Oceanside neighborhood, the project design, as proposed will complement and will further enhance the visual image and values in the immediate area.

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.

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

The project’s location on the bluff top along the east side of South Pacific Street and adjacent to an elevated public sidewalk area currently affords views of the Pacific Ocean to pedestrians from the public right-of-way. Proposed on-site improvements would maintain existing public view corridors along the subject sidewalk area.

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

Although the proposed remodel includes a second story addition to the existing single story structure, its flat roofline design and massing offsets retain a scale that would be compatible with that of older as well as recently constructed structures within the immediate neighborhood area. The new building will be in compliance with height limits established for development within the R-1 zoning district. The off-white/grey building color palette would positively contribute to the existing street scene and compliment adjoining buildings.

2. Zoning Compliance

The proposed project is subject to compliance with the 1986 Zoning Ordinance which identifies single-family homes as land uses permitted by right within the R-1 (Single-Family Residential) Zone. With respect to development standards, the proposed project complies with applicable R-1 parameters, inclusive of height and front yard setbacks pursuant to Section 1716 of the Zoning Ordinance. Existing legal non-conforming lotcoverage standards will be reduced as a result of the proposed improvements from 51 percent to 46 percent.

Table 1: Development Standards

	REQUIRED	PROPOSED
FRONT YARD (S. Pacific Street)	10'-0"	14'-0"
SIDE YARD	5'-0"	5'-0"
REAR YARD (Pacific Terrace)	5'-0"	5'-0"
MAXIMUM HEIGHT	35'-0" feet or 2-stories whichever is less	29'-10" 2-stories
LOT COVERAGE	40%	46% (reduced from 51%)

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 300-foot radius of the subject property, individuals and or organizations requesting notification, the applicant, and other interested parties.

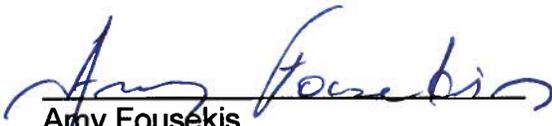
SUMMARY

Regular Coastal Permit (RC12-00014), 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 RC12-00014 and adopt Planning Commission Resolution No. 2012-P48 as attached.

PREPARED BY:



Amy Fousekis
Principal Planner

SUBMITTED BY:

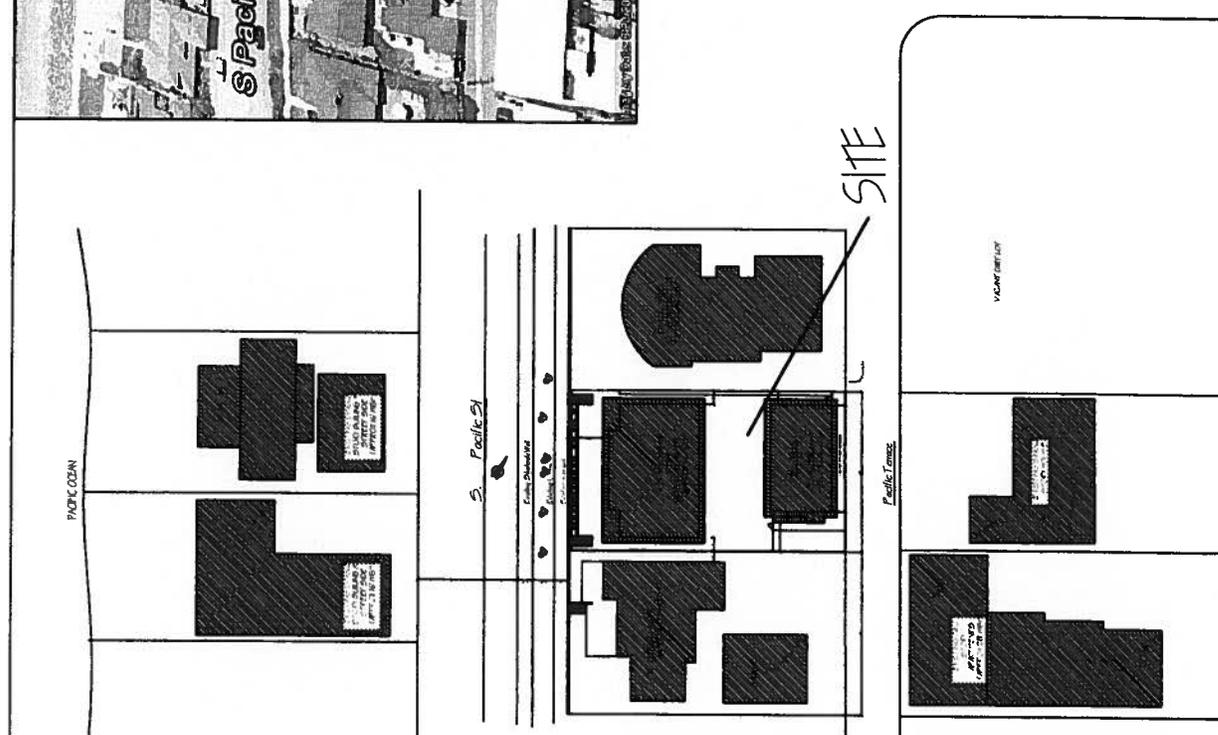


John Helmer
Interim City Planner

JH/AF/fil

Attachments:

1. Plans
2. Planning Commission Resolution No. 2012-P48



The Terrace
 1910 - 1912 South Pacific St
 Oceanside, CA 92054

Revisions

T.2.0

Date: 26-SEPT-12

Site over-view

NEIGHBORHOOD VIEW

No Scale

The Terrace
1910 - 1912 South Pacific St
Oceanside, CA 92054

Revisions

T.3.0

Date: 26-SEPT-12

Site Enlarged

SITE PLAN NOTES

1. SIDE YARD SET BACK
2. 14' FRONT YARD SET BACK
3. EXISTING LANDSCAPE TO REMAIN
4. EXISTING CONCRETE STAIRS TO REMAIN
5. EXISTING 16" BLOCK WALL TO REMAIN
6. PROPERTY LINE
7. EXISTING WOOD FENCE TO REMAIN
8. GRAVEL PARKING
9. EXISTING BLOCK WALL ON PROPERTY LINE TO REMAIN
10. EXISTING HARDSCAPE TO REMAIN
11. EXISTING GATE AND WOOD FENCE TO REMAIN
12. AREA OF ADDITION
13. 5' REAR YARD SET BACK
14. ALL EXISTING ROOF OVERHANGS TO BE REMOVED
15. REMOVE GATE & BLOCK STAIRS
16. RESTUCCO WALL TO MATCH HOUSE LANDSCAPE WALL
17. PROPOSED 36" RAIL ABOVE EXISTING BLOCK
18. NEW PLANTER AREA
19. CONCRETE SIDEWALKS TO REMAIN

NOTES:

THERE IS TO BE NO GRADING ON SITE
WATER DRAINAGE ROUTES TO REMAIN AS IS.

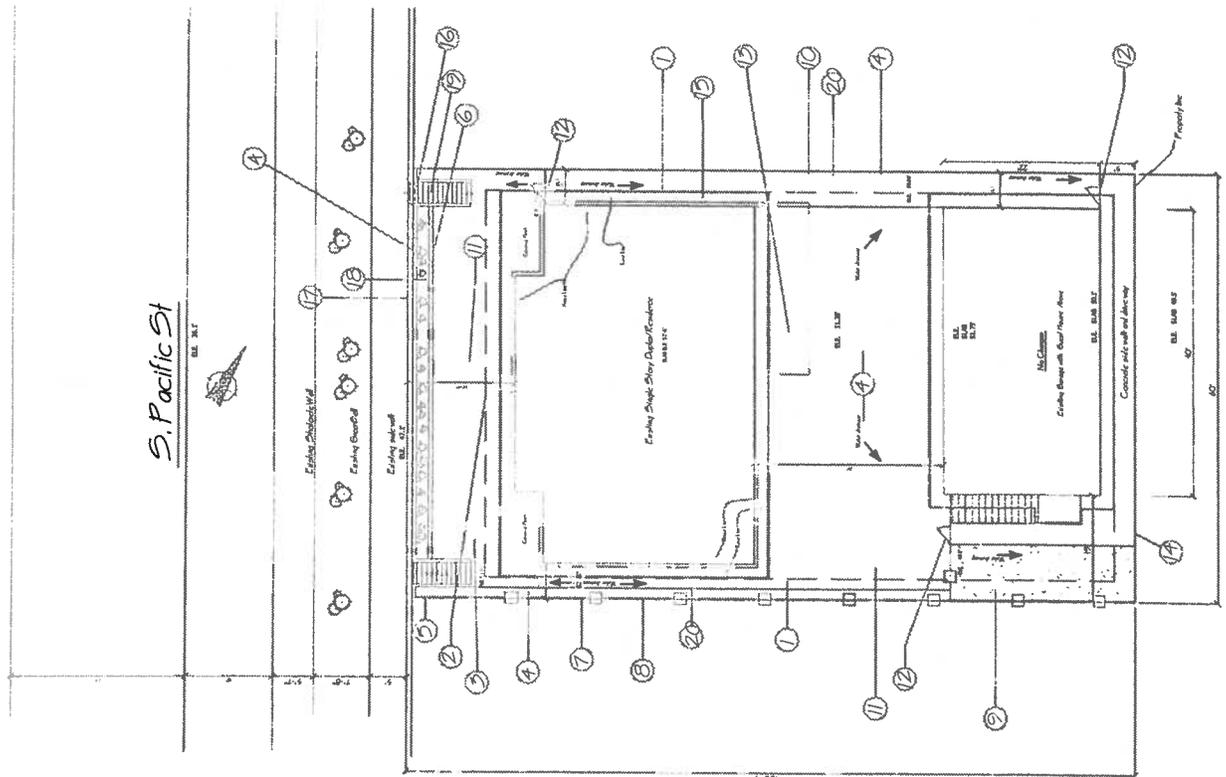
GENERAL NOTES

- A. A GRADING PERMIT IS NOT REQUIRED FOR THIS PROJECT, NO GRADING IS PROPOSED.
- B. ALL PROPERTY LINES, EASEMENTS AND BUILDING AREAS ARE SHOWN ON THE SITE PLAN.
- C. THIS PROJECT IS NOT WITH-IN A NOISE CRITICAL AREA (CONTOUR OF 60 db) AS SHOWN PER THE GENERAL PLAN.
- D. MAINTAIN POSITIVE DRAINAGE ON SITE AT ALL TIMES.
- E. COMPLY WITH THE CITY OF OCEANSIDE BEST MANAGEMENT PRACTICE RECOMMENDATIONS.

Front yard set back established according to the procedure set forth in section 1716.1.C of the 1986 City of Oceanside Zoning Ordinance per approved resolution 2012-P29- Planning Commission Policy No. 1-2012.

OCEANSIDE STORM WATER QUALITY LAND CONSTRUCTION BMP NOTES

- THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT CALIFORNIA REGIONAL WATER POLLUTION CONTROL BOARD (CRWPCB) AND THE CITY OF OCEANSIDE STORM WATER QUALITY LAND CONSTRUCTION BMP MANUAL (AVAILABLE AT THE FOLLOWING URL: <http://www.oceansideca.gov/DocumentCenter/View/10000/Storm-Water-Quality-Land-Construction-BMP-Manual>).
- THE NOTES BELOW REPRESENT THE MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP.
- 1- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING OF ALL SET AND HARD ON ADJACENT STREETS DUE TO STORM WATER RUNOFF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT STREETS THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY. A BREACH IS DEFINED AS A SIGNIFICANT CONSTRUCTION THAT MAY BE REQUIRED TO PREVENT CONSTRUCTION FROM BEING COMPLETED BY THE END OF THE PROJECT.
 - 2- ALL STREETS OF SET AND HARD ON ADJACENT STREETS SHALL BE PROTECTED AGAINST EROSION. THE BIRD OF EACH WORKING DAY WHEN THE FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
 - 3- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
 - 4- THE CONTRACTOR SHALL VENTURE ALL EROSION AND SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH TURN-UP PRODUCE LUMBER OR AFTER ANY MATERIAL SUBJECT IN EFFECTIVENESS.
 - 5- ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION BY THE INSTALLATION OF EROSION CONTROL DEVICES.
 - 6- ALL GRASS SLOPES SHALL BE PLANTED WITH TREES, SHRUBS AND GRASSING COVERS.
 - 7- ALL GRASSING COVERS SHALL BE PLANTED WITHIN PROCESSES THAT ARE CONTRACTUAL WITH ADJACENT PROPERTIES.
 - 8- ALL SLOPES OF 1:1 OR GREATER VERTICAL INCLINATION SHOULD BE PROTECTED WITH EROSION CONTROL DEVICES. THE CITY PLANNING DEPARTMENT SHALL BE NOTIFIED OF ALL SLOPES OF 1:1 OR GREATER VERTICAL INCLINATION.
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Plot Plan

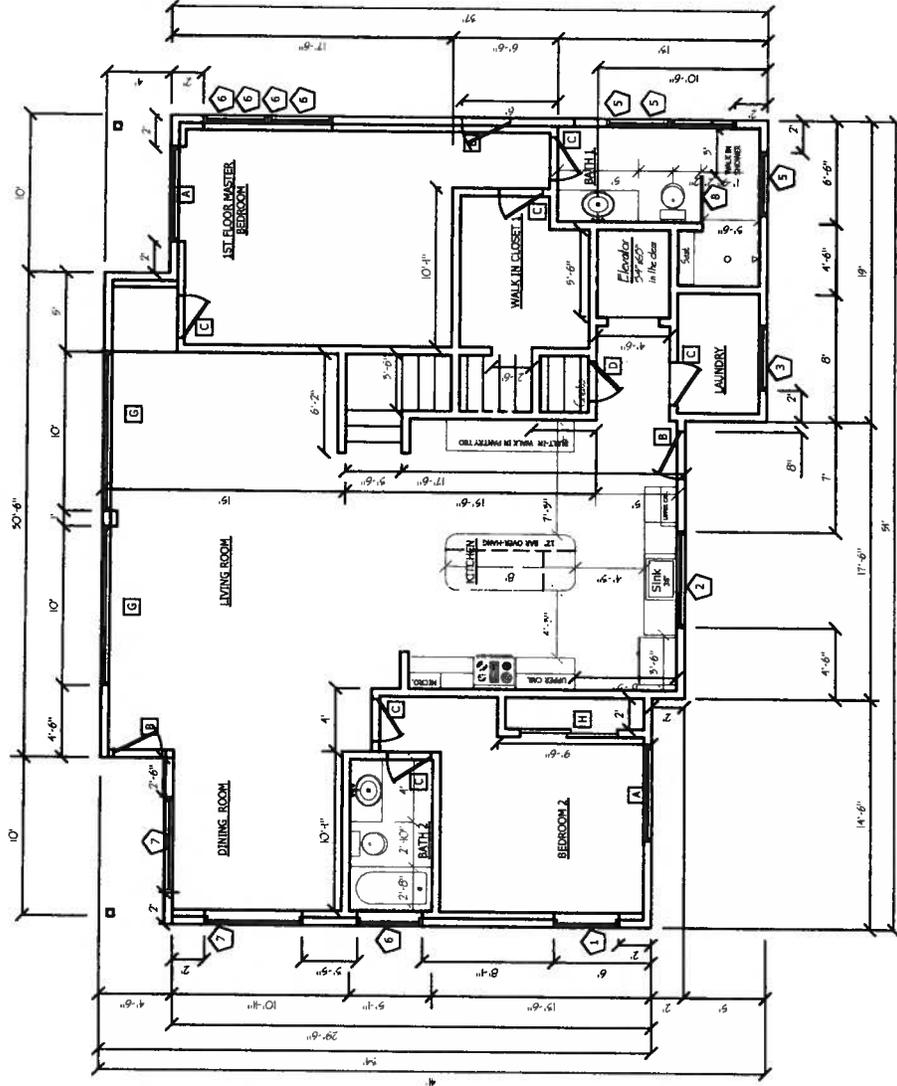
The Terrace
1910 - 1912 South Pacific St
Oceanside, CA 92054

Revisions

A.1.0

Date: 26-SEPT-12

1st Floor



SCALE 1/4" = 1'

PROPOSED FIRST FLOOR

DOORS	
SYMBOL	DESCRIPTION
A	SLIDING TEMPERED GLASS DOOR WITH SCREEN
B	FIBERGLASS SOLID CORE DOUBLE BORED FOR LOCKSET
C	INTERIOR HOLLOW CORE - SINGLE BORE
D	INTERIOR HOLLOW CORE - SINGLE BORE
E	OX. SLIDING TEMPERED GLASS DOOR WITH SCREEN
F	
G	DOOR SLIDING TEMPERED GLASS DOOR WITH SCREEN
H	TYPICAL BY-PASS WARDROBE SLIDING DOORS
J	FIBERGLASS SOLID CORE - TEMPERED OBSCURE GLASS - BORED FOR LOCK SET
K	TEMPERED OBSCURE GLASS SLIDING DOOR
L	

WINDOWS	
SYMBOL	DESCRIPTION
1	X0 BY-PASS SLIDER - WITH SCREEN
2	X0 BY-PASS SLIDER - WITH SCREEN
3	X0 BY-PASS SLIDER - WITH SCREEN
4	
5	AWNING - OBSCURED - WITH SCREEN
6	AWNING - WITH SCREEN
7	X0 BY-PASS SLIDER - WITH SCREEN
8	TEMPERED SHOWER GLASS
9	
10	
11	X0 BY-PASS SLIDER - OBSCURE GLASS - WITH SCREEN
12	
13	X0 BY-PASS SLIDER - WITH SCREEN
14	X0 BY-PASS SLIDER - WITH SCREEN

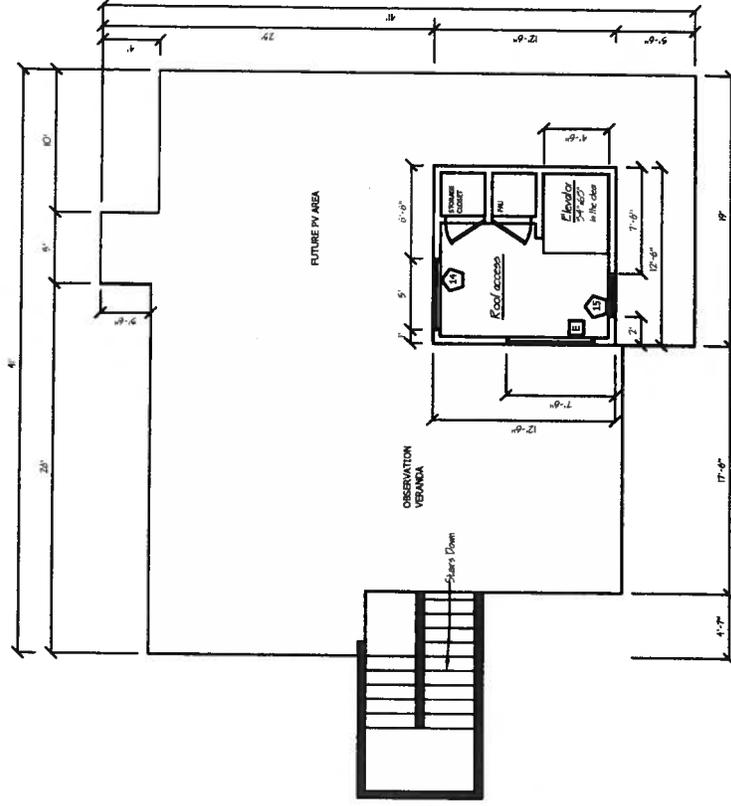
The Terrace
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OCEANSIDE CA 92054

Revisions

A.3.0

Date: 26-SEPT-12

ROOF ACCESS



SCALE 1/4" = 1'

PROPOSED ROOF ACCESS

DOORS		
SYMBOL	SIZE	DESCRIPTION
A	6'0" X 8'0"	SLIDING TEMPERED GLASS DOOR WITH SCREEN
B	3'0" X 7'0"	FIBERGLASS SOLID CORE DOUBLE BORED FOR LOCKSET
C	2'8" X 7'0"	INTERIOR HOLLOW CORE - SINGLE BORE
D	2'8" X 7'0"	INTERIOR HOLLOW CORE - SINGLE BORE
E	6'0" X 6'0"	OX SLIDING TEMPERED GLASS DOOR WITH SCREEN
F		
G	1'0" X 8'0"	DOOR SLIDING TEMPERED GLASS DOOR WITH SCREEN
H	6'0" X 8'0"	TYPICAL BF-PASS WARDROBE SLIDING DOORS
I	2'8" X 7'0"	FIBERGLASS SOLID CORE - TEMPERED OBSCURE GLASS - BORED FOR LOCK SET
K	5'0" X 7'0"	TEMPERED OBSCURE GLASS SLIDING DOOR
L		

WINDOWS		
SYMBOL	SIZE	DESCRIPTION
1	4'0" X 5'0"	XO BF-PASS SLIDER - WITH SCREEN
2	6'0" X 4'0"	XO BF-PASS SLIDER - WITH SCREEN
3	4'0" X 5'0"	XO BF-PASS SLIDER - WITH SCREEN
4		
5	4'0" X 2'0"	AWNING - OBSCURED - WITH SCREEN
6	4'0" X 2'0"	AWNING - WITH SCREEN
7	6'0" X 5'0"	XO BF-PASS SLIDER - WITH SCREEN
8	3'0" X 6'0"	TEMPERED SHOWER GLASS
9		
10		
11		
12	4'0" X 5'0"	XOX BF-PASS SLIDER, OBSCURE GLASS - WITH SCREEN
13		
14	3'0" X 4'0"	XO BF-PASS SLIDER - WITH SCREEN
15	3'0" X 4'0"	XO BF-PASS SLIDER - WITH SCREEN

The Terrace
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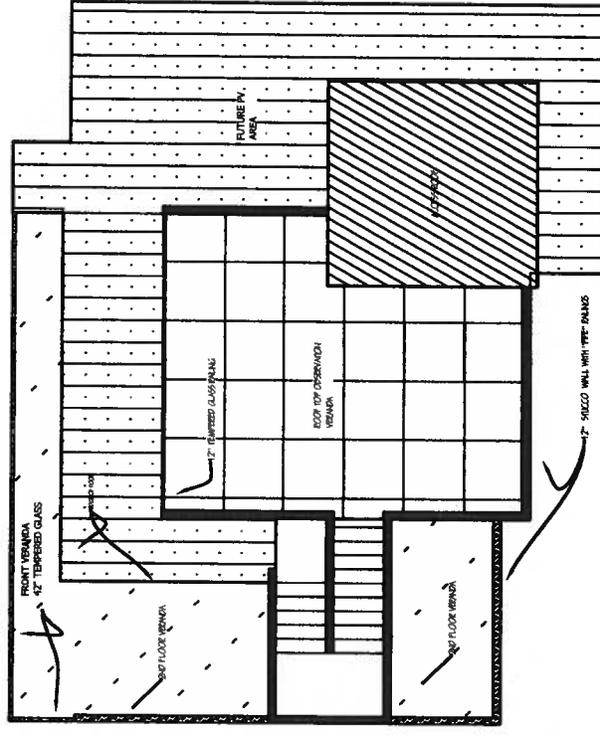
REVISIONS

NO.	DESCRIPTION

A.4.0

Date: 26-SEPT-12

ROOF PLAN



SCALE 1/4" = 1'

ROOF PLAN

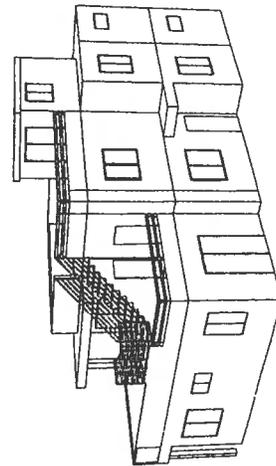
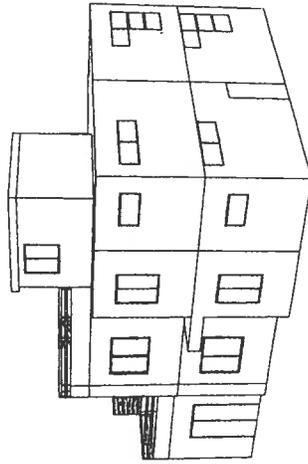
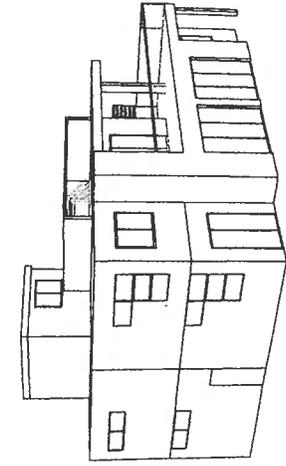
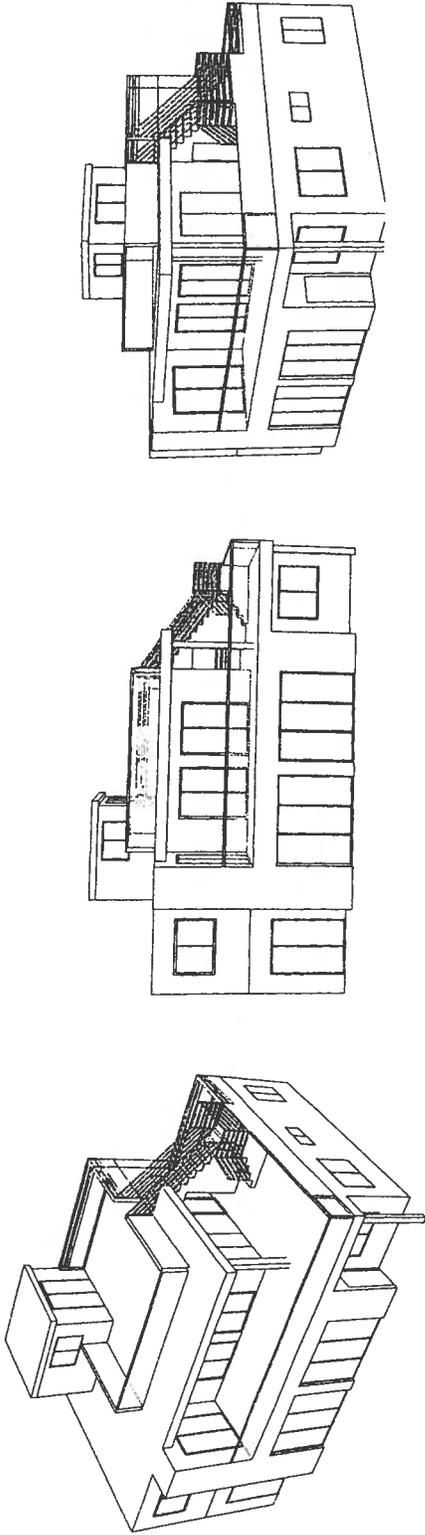
The Terrace
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Oceanside, CA 92054

Revisions

A.7.0

Date: 26-SEPT-12

3-D Perspectives



1 PLANNING COMMISSION
2 RESOLUTION NO. 2012-P48

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

7 APPLICATION NO: RC12-00014
8 APPLICANT: Mr. Garry A. Brown
9 LOCATION: 1910-1912 South Pacific Street

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

12 WHEREAS, there was filed with this Commission a verified petition on the forms
13 prescribed by the Commission requesting a Regular Coastal Permit (RC12-00014) under the
14 provisions of the City of Oceanside Local Coastal Program to permit the following:

15 building and site modifications to convert an existing single-story duplex structure to a two-
16 story single-family dwelling;
17 on certain real property described in the project description;

18 WHEREAS, the Planning Commission, after giving the required notice, did on the 8th day
19 of October, 2012 conduct a duly advertised public hearing as prescribed by law to consider said
20 application;

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

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

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

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

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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 duplex structure, as conditioned, is consistent with
23 the land use policies of the Local Coastal Program as implemented through the Zoning
24 Ordinance. Specifically, the project will not substantially alter or impact existing public
25 views of the coastal zone area and the physical aspects of the project are consistent with
26 existing development on neighboring sites. The project's location on the bluff top along
27 the east side of South Pacific Street and adjacent to an elevated public sidewalk area
28 currently affords views of the Pacific Ocean to pedestrians from the public right-of-way.
29 Proposed on-site improvements would maintain existing public view corridors along the
subject sidewalk area. Furthermore, the remodeled building will be in compliance with
height limits established for development within the R-1 zoning district. The proposed

1 massing and overall design will positively contribute to the existing street scene and
2 compliment adjoining structures.

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

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

9 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
10 approve Regular Coastal Permit (RC12-00014) subject to the following conditions:

11 **Building:**

12 1. Construction shall comply with the current requirements of the California Building
13 Codes.

14 2. Construction hours shall be limited to 7:00 a.m. to 6:00 p.m. Monday through
15 Saturday.

16 3. Each floor/roof elevation shall be certified by a licensed Civil Engineer or Land
17 Surveyor. An Elevation Certificate shall be required at the time of Final Inspection.

18 **Fire:**

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

20 5. Single-family dwellings require 4-inch address numbers. Minimum specifications are
21 set forth in Oceanside Fire Code Section 505.1, and the Fire Marshal may establish
22 other requirements as deemed necessary.

23 6. Plans shall be submitted to the Fire Prevention Bureau for plan check review and
24 approval prior to the issuance of building permits.

25 7. Buildings shall meet Oceanside Fire Department's current codes at the time of
26 building permit application.

27 8. Smoke alarms shall be provided per 2010 California Fire Code, California Building
28 Code and California Residential Code.

29 9. Carbon monoxide alarms shall be provided per 2010 California Fire Code, California
Building Code and California Residential Code.

1 **Planning:**

- 2 10. This Regular Coastal Permit shall expire on October 8, 2014, unless implemented per the
3 Zoning Ordinance or unless the Planning Commission grants a time extension
- 4 11. This Regular Coastal Permit, as conditioned, approves building and site modifications, as
5 presented to the Planning Commission for review and approval. No deviation from these
6 approved plans and exhibits shall occur without Planning Division approval. Substantial
7 deviations shall require a revision to the Regular Coastal Permit or a new Regular Coastal
8 Permit.
- 9 12. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
10 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
11 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
12 annul an approval of the City, concerning Regular Coastal Permit (RC12-00014). The City
13 will promptly notify the applicant of any such claim, action or proceeding against the
14 City and will cooperate fully in the defense. If the City fails to promptly notify the
15 applicant of any such claim action or proceeding or fails to cooperate fully in the
16 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
17 harmless the City.
- 18 13. All mechanical rooftop and ground equipment shall be screened from public view as
19 required by the Zoning Ordinance that is, on all four sides and top. The roof jacks,
20 mechanical equipment, screen and vents shall be painted with non-reflective paint to match
21 the roof. This information shall be shown on the building plans.
- 22 14. Prior to the issuance of building permits, compliance with the applicable provisions of the
23 City's anti-graffiti ordinance (Ordinance No. 93-19/Section 20.25 of the City Code) shall be
24 reviewed and approved by the Planning Division. These requirements, including the
25 obligation to remove or cover with matching paint all graffiti within 24 hours, shall be
26 noted on the Architectural Site Plan and shall be recorded in the form of a covenant
27 affecting the subject property. A covenant or other recordable document approved by the
28 City Attorney shall be prepared by the applicant and recorded prior to the issuance of
29 building permits. The covenant shall provide that the property is subject to this
resolution, and shall generally list the conditions of approval.

- 1 15. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
- 2 written copy of the applications, staff report and resolutions for the project to the new
- 3 owner and or operator. This notification's provision shall run with the life of the project
- 4 and shall be recorded as a covenant on the property.
- 5 16. Failure to meet any conditions of approval for this development shall constitute a violation
- 6 of the Regular Coastal Permit.
- 7 17. Unless expressly waived, all current zoning standards and City ordinances and policies
- 8 in effect at the time building permits are issued are required to be met by this project.
- 9 The approval of this project constitutes the applicant's agreement with all statements in
- 10 the Description and Justification and other materials and information submitted with this
- 11 application, unless specifically waived by an adopted condition of approval.
- 12 18. Elevations, building materials, colors, roofing materials and floor plans shall be
- 13 substantially the same as those approved by the Planning Commission. These shall be
- 14 shown on plans submitted to the Building and Planning Division.
- 15 19. The color palette of all structures on-site shall be coordinated. The exterior wall colors
- 16 of the existing structure along Pacific Terrace shall complement those of the new single-
- 17 family dwelling along South Pacific Street.
- 18 20. Existing landscaping on site shall be protected in place and supplemented or replaced to the
- 19 satisfaction of the City Planner and City Engineer.
- 20 21. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way
- 21 and within any adjoining public parkways shall be permanently maintained by the owner,
- 22 his assigns or any successors-in-interest in the property. The maintenance program shall
- 23 include: a) normal care and irrigation of the landscaping; b) repair and replacement of plant
- 24 materials; c) irrigation systems as necessary; d) general cleanup of the landscaped and open
- 25 areas; e) parking lots and walkways, walls, fences, etc.
- 26 22. Failure to maintain landscaping shall result in the City taking all appropriate enforcement
- 27 actions including but not limited to citations. This maintenance program condition shall be
- 28 recorded with a covenant as required by this resolution.
- 29

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1 23. 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 PASSED AND ADOPTED Resolution No. 2012-P48 on October 8, 2012 by the
5 following vote, to wit:

6 AYES:

7 NAYS:

8 ABSENT:

9 ABSTAIN:

10 _____
11 Tom Rosales, Chairperson
Oceanside Planning Commission

12 ATTEST:

13 _____
14 Amy Fousekis, Secretary

15 I, AMY FOUSEKIS, Secretary of the Oceanside Planning Commission, hereby certify that this
16 is a true and correct copy of Resolution No. 2012-P48.

17
18 Dated: October 8, 2012



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

BY
AF
DW

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT Garry A. Brown	2. STATUS owner
3. ADDRESS 1912 S. Pacific St	4. PHONE/FAX/E-mail 760-801-6348
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Garry A. Brown	
6. ADDRESS 1912 S. Pacific St	7. PHONE/FAX/E-mail 760-801-6348

GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL.
C.U.P.
VARIANCE
COASTAL RC12-00014
O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION 1912 So Pacific St	9. SIZE 6040 sq'		
10. GENERAL PLAN R-1	11. ZONING R-1	12. LAND USE Residential	13. ASSESSOR'S PARCEL NUMBER 153-251-23-00
14. LATITUDE 33.171474	15. LONGITUDE 117.343856		

PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION Remodel of existing duplex into SFR w/ addition of 2nd floor. Project will result in 3 beds / 3 1/2 baths. Elevator will be added for handicap accessibility. Rooftop deck

17. PROPOSED GENERAL PLAN R-1	18. PROPOSED ZONING R-1	19. PROPOSED LAND USE Residential	20. NO. UNITS 1	21. DENSITY
22. BUILDING SIZE 2858	23. PARKING SPACES 5	24. % LANDSCAPE 20	25. % LOT COVERAGE or FAR 46%	

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 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 type="checkbox"/> 33. CERTIFICATION OF POSTING	<input 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): Garry A. Brown	36. DATE	37. OWNER (Print) KGB Family Trust Garry A. Brown trustee	38. DATE 7-16-12
Sign: <i>G.A. Brown</i>		Sign: <i>G.A. Brown</i>	

• 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.

Request for a Regular Coastal Permit

Garry A. Brown
1912 South Pacific Street
Oceanside, CA 92054

Received
SEP 27 2012
Planning Division

History:

Project was built in 1950 as a triplex. It consists of a 2-family unit facing west on South Pacific Street and a third unit over the 4-car garage adjacent to Pacific Terrace, which is the access road for all three units. Project conformed to the required R-3 guidelines in effect at that time, which allowed a 60% lot coverage. However, in 1958, a new Zoning Ordinance rezoned the property to R-1 and deemed it to be legal non-conforming. In the 60 years since the project was built, there have been no changes to the structures other than limited maintenance.

Project:

Applicant occupies 2 of the 3 units and is requesting to convert the front 2-family unit into a single family dwelling and to add a second floor over approximately half of the first floor. Applicant will occupy the newly remodeled home.

Project specifics include:

First Floor Changes:

1. Remove both existing kitchens and replace with one centrally located kitchen.
2. Change the floor plan from 4 small bedrooms to two bedrooms with adjoining baths.
3. Add a laundry room
4. Add a staircase to the second floor
5. Add an elevator for access to the second floor and roof for handicap access.
6. Change out all windows and doors for energy efficiency.

New Second Floor:

1. Addition of a bedroom and adjoining bath
2. Addition of a family/bonus/retreat area with a powder room
3. Addition of west and south facing terrace areas
4. Addition of staircase to the roof

Roof:

1. Rooftop deck area adjacent to the elevator access shaft.
2. Designated area for future solar array

No Changes To:

1. Accessory dwelling – to remain over garages
2. Grade – drainage patterns to remain unchanged
3. Landscaping – to remain unchanged.
4. Parking – 4 garages and one off-street uncovered space to remain unchanged
5. Setbacks – front, back, and side yards conform to or exceed 1986 Zoning Ordinance requirements. There will be no intrusions of decks, cornices, or eaves into setback areas.

Area:

Immediately adjacent to property are single-family residences, but there are several multi-family units remaining in the noticing area. Property is located at top of shotcrete wall with a view to the west. Access is from Pacific Terrace Street, an undersized former alley that serves both Myers Street to the east and the properties on the east side of South Pacific Street. Several properties in the area are in the remodel process.

Description:

The current duplex, which faces west, is atypical for the area with its dated architecture and its relatively poor condition in an area of upscale beach homes. The proposed project will be contemporary in design with large glass windows and an open floor plan. Exterior will be stucco and a portion of the second story will be set back from the lower story by 10 feet providing view terraces. Railings will be glass which will accentuate the second story setback and prevent any illusion of massing. The existing footprint will be used, but a portion of it will be expanded eastward into the backyard to provide space for the elevator and wheelchair accessible bathrooms and laundry room. The small expansion will also allow for articulation to the back wall that would otherwise be monolithic in appearance. Windows on the second story have been placed so as to provide privacy to the residents and adjacent neighbors while providing visual interest and allowing maximum air circulation. A rooftop deck will allow for westerly views and provide access to the future solar panels that are planned. Project will result in a single-family residence of 2858 square feet and will be approximately 30 feet in height, including the rooftop structure.

Project will utilize all energy efficient products including energy efficient windows, Energy Star approved appliances, high efficiency furnaces and tankless water heaters.

Coastal Development Permit

The project conforms to the Local Coastal Plan including the policies of the Plan, and will have no impact on public beach access or the recreation policies of the Plan. It will not alter existing public views of the coastal zone area nor will it impact parking.

Received

SEP 27 2012

Planning Division

ORDER NO. 209096-22

EXHIBIT "A"

LOT "N" 1 BLOCK 6 OF SOUTH OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 622, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 7, 1890.



NOTICE OF EXEMPTION

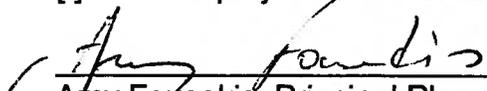
City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Mr. Gary A. Brown
2. **ADDRESS:** 1910-1912 S. Pacific St
3. **PHONE NUMBER:** (760) 801-6348
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Amy Fousekis
6. **PROJECT TITLE:** RC12-00014 (Brown Residence Remodel)
7. **DESCRIPTION:** The project involves remodeling and conversion of an existing single story duplex into a two-story single-family residence on an approximately 6,040-square-foot lot located at 1910-1912 South Pacific Street. Situated within the Coastal Zone and the South Oceanside Neighborhood Planning Area, the subject property has a Local Coastal Program land use designation of Low Density Residential and a zoning designation of Single-Family Residential (R-1). Primary building modifications include: addition of a second floor, interior remodeling of the existing lower level and associated minor site 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: October 1, 2012

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