



**DATE:** November 5, 2012

**TO:** Chairperson and Members of the Planning Commission

**FROM:** Development Services Department/Planning Division

**SUBJECT:** **CONSIDERATION OF REGULAR COASTAL PERMIT (RC12-00005) FOR THE REMODEL OF A SINGLE-FAMILY RESIDENCE AT 1841 SOUTH PACIFIC STREET – SCHNEIDER RESIDENCE REMODEL – APPLICANT: MR. PHILLIP MARK SCHNEIDER**

**RECOMMENDATION**

Staff recommends that the Planning Commission by motion:

Approve Regular Coastal Permit (RC12-00005) by adopting Planning Commission Resolution No. 2012-P52 with findings and conditions of approval attached herein.

**PROJECT DESCRIPTION AND BACKGROUND**

**Background:** The subject beachfront site, measuring 30.2 feet in width and extending to the mean high tide in length, is currently improved with a 2,755-square foot two-story single-family dwelling and an attached two-car garage. The westerly portion of the structure sits on a raised foundation over a basement/crawl space that daylights at the beach level.

The property is located within the appealable portion of the Coastal Zone, in the South Oceanside Planning Area and occupies a portion of the coastal bluff that descends approximately 19 vertical feet from South Pacific Street to the private sand beach (rear yard area) landward of the revetment. The site's single-family residential (R-1) zoning designation is consistent with its land use designation of Low Density Residential. These designations are intended to accommodate single-family residential development and preserve low density residential neighborhoods.

**Project Description:** The applicant proposes a series of upgrades to the existing dwelling including extensive interior floor plan as well as exterior building façade and roofline improvements. Primary modifications include the addition of 240.8 square feet of living space above the existing garage to accommodate a bedroom and bathroom;

addition of 173 square feet of space at the basement level; replacement of existing damaged siding; replacement of existing exterior stairs along the north side of the structure, repairs to planter walls and patio along the westerly portion of the site (landward of the stringline); structural improvements to the existing building cantilever system; and roofline modifications. No additions beyond the existing residence's footprint or beyond the stringline setback are proposed. No modifications to the existing revetment are included as part of the project.

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.

The existing two-story structure displays minimal street façade articulation and features a low profile building mass under a roofline that combines shed and gable roof design elements. An equally unadorned westerly façade, punctuated by extensive glazing, exists on the seaward portion of the building.

The proposed roof line and exterior façade modifications to the existing structure will be in compliance with applicable setbacks and building height standard (2-story or 35 ft.), and will enhance the current building appearance through use of human scale design

features and high quality materials (e.g. front façade balcony, clerestory roofline/windows, stone veneer wainscoting). The resulting architectural form and details will yield an improved visual image that will enhance the S. Pacific Street coastal streetscape and adjacent neighborhood areas.

**Goal 1.32: Coastal Zone**

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

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

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

a) Vertical beach access: Proposals that constitute multi-family development or involve at least 70 feet of street frontage are required to dedicate and construct vertical public access to the beach when such access is not already present within 250 feet of the proposed project. The subject request involves a renovation of an existing single-family dwelling on a beachfront lot with a 30.2-foot street frontage. Therefore the project is not subject to the vertical beach access provision.

b) Lateral beach access: Seawall structures are vital in protecting health and safety of beach residents but also tend to impede the public's ability to laterally access the sandy beach and limit opportunities for passive recreational use along the shoreline. Impacts to coastal resources related to the existing revetment and replacement of an existing legal non-conforming exterior stair structure along the northerly property line have been addressed through conditions of project approval to maintain lateral public access and use passive recreational rights along the shoreline in perpetuity through a restrictive covenant. The location and geometrics of the restrictive covenant shall be in accordance with the City's Local Coastal Program (LCP), to the satisfaction of the City Attorney, City Planner and City Engineer. No future seaward extension of shoreline protective devices will be permitted.

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

The proposed project will be in compliance with the maximum 35 ft. height permitted within the zoning district. Additions to the subject structure would not encroach seaward of the stringline setback. The Pacific Street building façade's form, scale, roofline configuration and color palette will positively contribute to the existing street scene. The westerly facing elevation will maintain an overall scale, complementary to adjoining buildings.

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

Front yard landscaping improvements on the subject property are constrained by the lot width which only affords enough lateral dimension for driveway and pedestrian access' however, the project incorporates new landscape and hardscape improvements to accent and enhance site characteristics and architectural features along its side and in the rear yard area.

## 2. Zoning Compliance

The proposed project is subject to compliance with the 1986 Zoning Ordinance which identifies development of single-family homes as a land use permitted by right within the R-1 Zone. With respect to applicable development standards, the proposed project complies with R-1 parameters. The existing legal nonconforming side yard setback is permitted as an existing condition. Limiting building improvements landward of the stringline setback ensures that views will not be substantially impaired and impacts to private view sheds from properties to the north and south of the project will be prevented.

The following table illustrates the project's consistency with R-1 setback and height development standards:

**Table 1: Development Standards**

	REQUIRED	PROPOSED
FRONT YARD	20'-0"	5'-0" (@ second floor addition along S. Pacific St)
SIDE YARD	3'-0"	0' (@ northerly exterior stair)
REAR YARD	Coastal stringline	No encroachment seaward of Coastal stringline
MAXIMUM HEIGHT	35 feet above average finished grade or 2 stories whichever is less	34.5 feet above average finished grade to top of ridge, two stories

## 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".

**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 (RC12-00005), 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 proposed development subject to the conditions contained in the attached resolution.

Staff recommends that the Planning Commission:

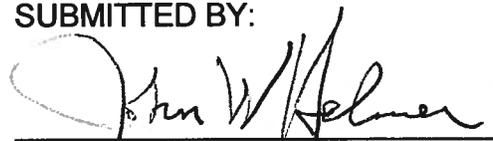
- Approve Regular Coastal Permit (RC12-00005) by adopting Planning Commission Resolution No. 2012-P52 with findings and conditions of approval attached herein.

PREPARED BY:

  
Amy Fousekis  
Principal Planner

JH/AF/fil

SUBMITTED BY:

  
John Helmer  
Interim City Planner

Attachments:

1. Plans
2. Planning Commission Resolution No. 2011-P52



JOURNAL BR. B. JULY, A.B.  
 DATE, OCT. 20, 2011  
 SHEET NO. 11-11A

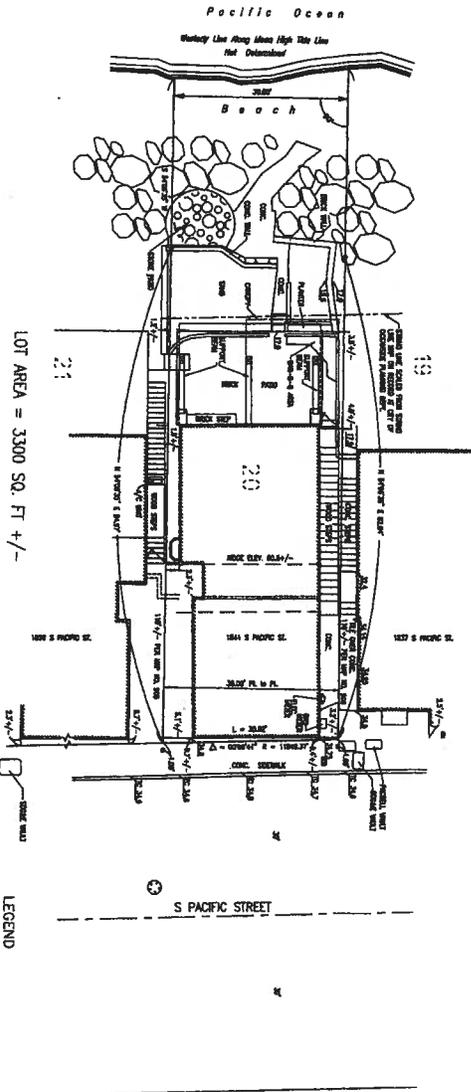
APPROVED BY  
 PHILIP SCHNEIDER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 11111

PHILIP SCHNEIDER  
 1841 S. PACIFIC ST.  
 OCEANSIDE, CA

TOPOGRAPHIC SURVEY  
 PRELIMINARY BOUNDARY

SHEET NO.  
 1 of 1

**SURVEYOR'S NOTE:**  
 A CORNER RECORD WAS SUBMITTED TO THE  
 COUNTY OF SAN DIEGO LAND SURVEYOR'S  
 OFFICE FOR FILING ON NOVEMBER 28, 2011.



LOT AREA = 3300 SQ. FT +/-

- LEGEND**
- ▲ BENCH MARK
  - SPOT ELEVATIONS
  - TO TOP CURB
  - LOT NO. PER MAP 800
  - PROPERTY LINE
  - INDICATES SET LEAD AND DECK MARKED LS 7872 PER CORNER RECORD

**NOTE:**

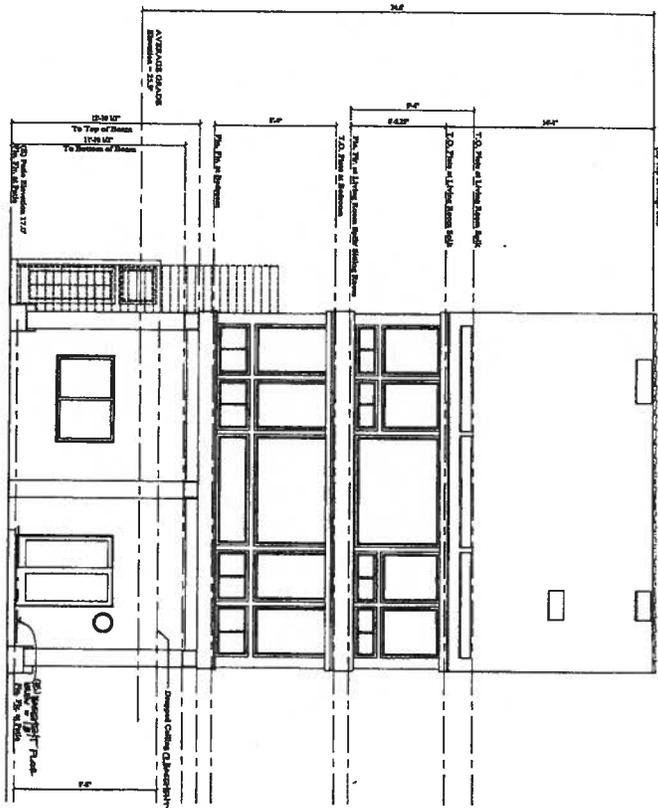
BENCH MARK:  
 CITY OF OCEANSIDE BENCHMARK F-16  
 FOUND USGS BRASS CAP STAMPED "H-181"  
 30 +/- NORTHERLY OF CENTERLINE CASSIDY  
 STREET AND 100' +/- EASTERLY OF THE  
 CENTERLINE OF RAILROAD TRACKS.  
 ELEV.: 38.524



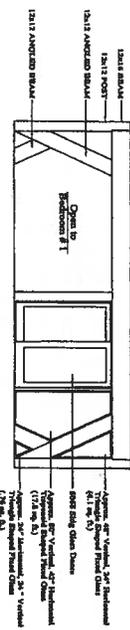
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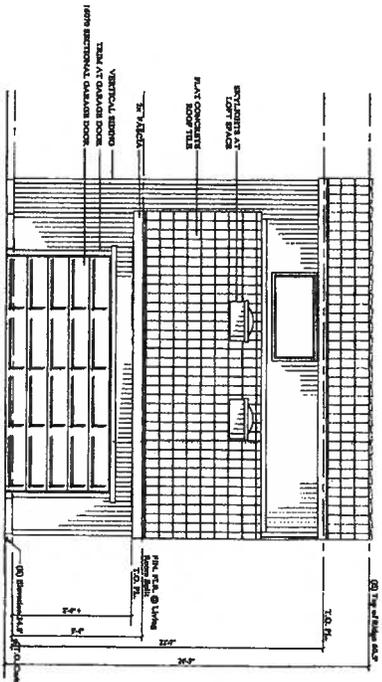




**EXISTING REAR ELEVATION (WEST)**  
 Scale: 1/8" = 1'-0"  
 NOTE: 1. VERIFY ALL DIMENSIONS AND HEIGHTS  
 2. VERIFY ALL OPENINGS, DOORS, WINDOWS  
 AND SKYLIGHTS



**EXISTING INTERIOR ELEV @ BEDROOM 2**  
 Scale: 1/8" = 1'-0"  
 NOTE: 1. VERIFY ALL DIMENSIONS AND HEIGHTS  
 2. VERIFY ALL OPENINGS, DOORS, WINDOWS  
 AND SKYLIGHTS



**EXISTING FRONT ELEVATION (EAST)**  
 Scale: 1/8" = 1'-0"  
 NOTE: 1. VERIFY ALL DIMENSIONS AND HEIGHTS  
 2. VERIFY ALL OPENINGS, DOORS, WINDOWS  
 AND SKYLIGHTS

95-1132

**AB3**  
 ARCHITECTS  
 DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 DATE: 9/23/2018  
 SCALE: AS SHOWN  
 JOB NO. \_\_\_\_\_

Remodel and Addition for:  
**Schneider Be House**  
 1541 E. Pacific Street  
 Oceanside, California 92054

**EXISTING EXTERIOR  
 ELEVATIONS:  
 EAST AND WEST**

**Nasrin A. Barbee  
 Architect, AIA**  
 12463 Rancho Barr  
 San Diego, Calif. 92130  
 #660  
 .3

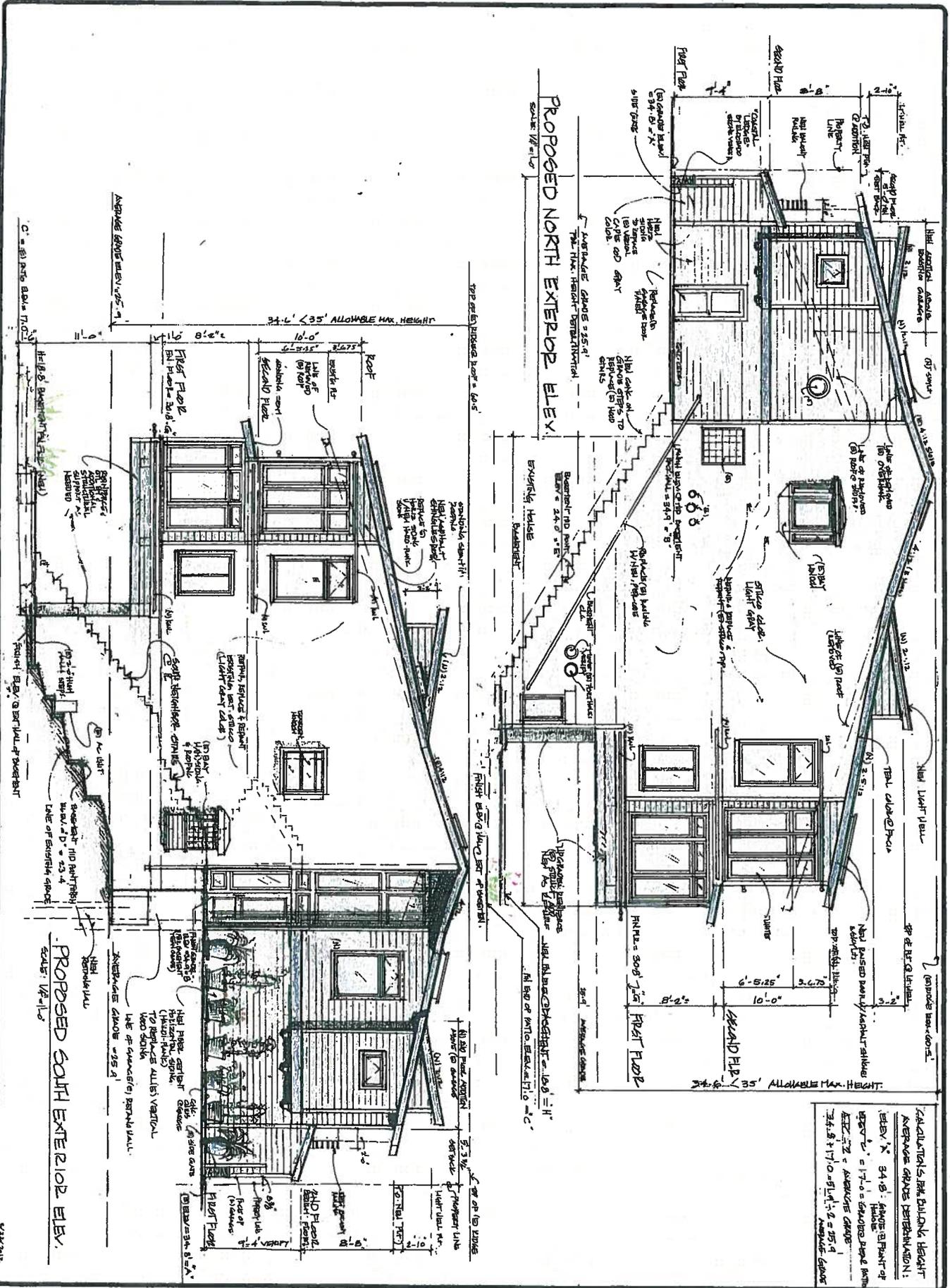
THIS MATERIAL IS UNLESS OTHERWISE SPECIFIED TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE CITY OF SAN DIEGO, CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO.

NO.	REVISIONS









CALCULATION OF PERMITTED HEIGHT  
 AVERAGE GRADE DETERMINATION:  
 ELEV. X 34.8' - AVERAGE ELEV. OF  
 HIGHWAY = 17.0' = GRADE FROM  
 ELEV. X 2 - AVERAGE GRADE  
 34.8' + 17.0' - 2 = 55.6'  
 AVERAGE GRADE

**ADP32**  
 ARCHITECT  
 1111 1/2 AVENUE  
 SAN DIEGO, CA 92101  
 TEL: 760-534-1111  
 FAX: 760-534-1112

Remodel and Addition for:  
**Schneider Beach House**  
 1841 S. Pacific Street  
 Oceanside, California 92054

**PROPOSED EXTERIOR ELEVATIONS**

**Nasrin A. Barbee**  
**Architect, AIA**  
 12463 Rancho Bernardo Rd. #550  
 San Diego, Calif. 92128-2143  
 Ph: 658.673.5674 Fax: 658.673.7069

NO.	REVISION	DATE



1 PLANNING COMMISSION  
2 RESOLUTION NO. 2012-P52

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

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6 APPLICATION NO: RC12-00005  
7 APPLICANT: Mr. Phillip Mark Schneider  
8 LOCATION: 1841 S. Pacific Street

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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 (RC12-00005) under the  
13 provisions of the City of Oceanside Local Coastal Program to permit the following:

14 interior and exterior remodeling of an existing two-story over basement single-family  
15 residence. The proposed improvements include exterior façade upgrades, expansion of an  
16 existing attic/playroom to create a bedroom, bathroom and balcony above the existing  
17 garage, and minor modifications to the basement footprint to accommodate a mechanical  
room, game room and bathroom;

18 on certain real property described in the project description;

19 WHEREAS, the Planning Commission, after giving the required notice, did on the 5th day  
20 of November, 2012 conduct a duly advertised public hearing as prescribed by law to consider said  
21 application;

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

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

26 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the  
27 project is subject to certain fees, dedications, reservations and other exactions as provided below:  
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	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 remodeling of the existing single-family dwelling, as conditioned, is  
23 consistent with the land use policies of the Local Coastal Program as implemented  
24 through the Zoning Ordinance. Specifically, the project, as conditioned, will not impact  
25 existing public views of the coastal zone area or from adjoining properties and the  
26 physical aspects of the project are consistent with existing development on neighboring  
27 sites.
- 28 2. The proposed development, as conditioned, will not obstruct an existing, planned, or  
29 required public beach access and conforms to the public access and recreation 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 or take away  
2 from the existing parking fronting the project site.

3 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby  
4 approve Regular Coastal Permit (RC12-00005) subject to the following conditions:

5 **Building:**

- 6 1. Construction shall comply with the latest edition of the California Codes.  
7 2. Construction hours shall be limited to 7:00 a.m. to 6:00 p.m. Monday through  
8 Saturday.  
9 3. The first floor plan configuration shall be in compliance with current Building Codes  
10 and use of the building as a single-family residential structure. (CBC Chapter 2.  
11 Dwelling Unit. A single unit providing complete, independent living facilities for one  
12 or more persons, including permanent provisions for living, sleeping, eating, cooking  
and sanitation.

13 **Planning:**

- 14 4. Regular Coastal Permit (RC12-00005) shall expire on November 5, 2014, unless  
15 implemented per the Zoning Ordinance or unless the Planning Commission grants a time  
16 extension.  
17 5. This Regular Coastal Permit, as conditioned, approves a series of building and site  
18 improvements for a single-family dwelling, as presented to the Planning Commission for  
19 review and approval. No deviation from these approved plans and exhibits shall occur  
20 without Planning Division approval. Substantial deviations shall require a revision to the  
21 Regular Coastal Permit.  
22 6. The location of the stringline shall be verified by formal survey or stringline references  
23 shall be removed from the plans. Revised plans depicting the confirmed stringline location,  
24 or removed stringline references, shall be submitted to the Planning Division prior to  
25 submittal for building permits.  
26 7. New additions to the structure project shall comply with the 1986 Zoning Ordinance,  
27 Section 1720, Permitted intrusions, into required yards. Any encroachments into the  
28 minimum side yard shall maintain a minimum 30-inch clearance from side yard lot lines.  
29 8. A Declaration of Covenants, Conditions and Restrictions (DCC&Rs) shall be submitted for  
review and approval to the City Attorney prior to issuance of building permits. The

1 DCC&Rs shall specify that approval of project entitlements is limited to development of a  
2 single-family dwelling. The basement level habitable area shall not be utilized, leased or  
3 rented as a separate dwelling unit.

4 9. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold  
5 harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
6 proceeding against the City, its agents, officers, or employees to attack, set aside, void or  
7 annul an approval of the City, concerning Regular Coastal Permit (RC12-00005). The City  
8 will promptly notify the applicant of any such claim, action or proceeding against the  
9 City and will cooperate fully in the defense. If the City fails to promptly notify the  
10 applicant of any such claim action or proceeding or fails to cooperate fully in the  
11 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold  
12 harmless the City.

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

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

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

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

- 1 14. Unless expressly waived, all current zoning standards and City ordinances and policies  
2 in effect at the time building permits are issued are required to be met by this project.  
3 The approval of this project constitutes the applicant's agreement with all statements in  
4 the Description and Justification and other materials and information submitted with this  
5 application, unless specifically waived by an adopted condition of approval.
- 6 15. Elevations, siding materials, colors, roofing materials and floor plans shall be  
7 substantially the same as those approved by the Planning Commission. These shall be  
8 shown on plans submitted to the Building Division and Planning Division.
- 9 16. Outdoor patios, decks, and other similar fixed accessory improvements shall not exist in  
10 a hazardous condition. Repair, replacement or removal construction activities require  
11 that all relevant permits be obtained from the City and all other applicable agencies.
- 12 17. Prior to issuance of building permits, the property owner shall execute and record  
13 against the project property a Declaration of Restrictive Covenants designed to preserve  
14 lateral public access and passive recreational use along the shoreline adjacent to the  
15 property. The document shall provide that the property shall be held, transferred,  
16 conveyed, leased or otherwise disposed of, occupied, and used subject to lawful public  
17 access to and passive recreational use of the entire width of the property line. The  
18 Declaration of Restrictive Covenants shall be recorded free of prior liens and free of any  
19 other encumbrances which may affect said interest, and shall run with the land and be  
20 binding on Declarant's heirs, successors in interest, administrators, assigns, lessees, and  
21 other occupiers and users of the property or any portion of it. The location and  
22 geometrics of the restrictive covenant shall be in accordance with the City's Local  
23 Coastal Program (LCP).
- 24 18. Prior to issuance of a building permit, the applicant and landowner shall execute and record  
25 a covenant, in a form and content acceptable to the City Attorney, providing that the  
26 property is subject to this resolution and all conditions of approval.

27 **Landscaping:**

- 28 19. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines  
29 and Specifications for Landscape Development (latest revision), Water Conservation  
Ordinance No.(s) 91-15 and 10-Ordinance 0412, Engineering criteria, City code and  
ordinances, including the maintenance of such landscaping, and shall be reviewed and

1 approved by the City Engineer prior to the issuance of building permits. Landscaping  
2 shall not be installed until bonds have been posted, fees paid, and plans signed for final  
3 approval. A landscape pre-construction meeting shall be conducted by the landscape  
4 architect of record, Public Works Inspector, developer or owner's representative and  
5 landscape contractor prior to commencement of the landscape and irrigation installation.  
6 The following landscaping requirements shall be required prior to plan approval and  
7 issuance of the occupancy certificate:

- 8 a) Final landscape plans shall accurately show placement of all plant material such  
9 as but not limited to trees, shrubs, and groundcovers.
- 10 b) The potted plants and new planter areas shall be provided as shown on the  
11 approved Site Plan/Landscape Exhibit prior to issuance of the occupancy  
12 certificate.
- 13 c) Landscape Architect shall be aware of all utility, sewer, gas and storm drain lines  
14 and utility easements and shall place planting locations accordingly to meet City  
15 of Oceanside requirements.
- 16 d) All required landscape areas shall be maintained by owner (including public  
17 rights-of-way). The landscape areas shall be maintained per City of Oceanside  
18 requirements.
- 19 e) Proposed landscape species shall be native or naturalized to fit the site and meet  
20 climate changes indicative to their planting location. The selection of plant  
21 material shall also be based on cultural, aesthetic, and maintenance  
22 considerations. In addition proposed landscape species shall be low water users  
23 as well as meet all Fire Department requirements.
- 24 f) All planting areas shall be prepared with appropriate soil amendments, fertilizers,  
25 and appropriate supplements based upon a soils report from an agricultural  
26 suitability soil sample taken from the site.
- 27 g) Ground covers or bark mulch shall fill in between the shrubs to shield the soil  
28 from the sun, evapotranspiration and run-off. All the flower and shrub beds shall  
29 be mulched to a 3" depth to help conserve water, lower the soil temperature and  
reduce weed growth.

- 1 h) The shrubs shall be allowed to grow in their natural forms. All landscape  
2 improvements shall follow the City of Oceanside Guidelines.
- 3 i) Root barriers shall be installed adjacent to all paving surfaces, where a paving  
4 surface is located within 6 feet of a trees trunk on-site (private) and within 10  
5 feet of a trees trunk in the right-of-way (public). Root barriers shall extend 5 feet  
6 in each direction from the centerline of the trunk, for a total distance of 10 feet.  
7 Root barriers shall be 24 inches in depth. Installing a root barrier around the  
8 tree's root ball is unacceptable.
- 9 j) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall  
10 obtain Planning Division approval for these items in the conditions or application  
11 stage prior to 1st submittal of working drawings.
- 12 k) For the planting and placement of trees and their distances from hardscape and  
13 other utilities/structures the landscape plans shall follow the City of Oceanside's  
14 (current) Tree Planting Distances and Spacing Standards.
- 15 l) An automatic irrigation system shall be installed to provide coverage for all  
16 planting areas shown on the plan. Low volume equipment shall provide  
17 sufficient water for plant growth with a minimum water loss due to water run-  
18 off.
- 19 m) Irrigation systems shall use high quality, automatic control valves, controllers  
20 and other necessary irrigation equipment. All components shall be of non-  
21 corrosive material. All drip systems shall be adequately filtered and regulated  
22 per the manufacturer's recommended design parameters.
- 23 n) All irrigation improvements shall follow the City of Oceanside Guidelines and  
24 Water Conservation Ordinance.
- 25 o) The landscape plans shall match all plans affiliated with the project.
- 26 p) Landscape plans shall comply with Biological and/or Geotechnical reports, as  
27 required, shall match the grading and improvement plans, comply with SWMP  
28 Best Management Practices and meet the satisfaction of the City Engineer.
- 29 q) Existing landscaping on and adjacent to the site shall be protected in place and  
supplemented or replaced to the satisfaction of the City Engineer.

1 20. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way  
2 and within any adjoining public parkways shall be permanently maintained by the  
3 owner, his assigns or any successors-in-interest in the property. The maintenance  
4 program shall include:

- 5 a) normal care and irrigation of the landscaping.
- 6 b) repair and replacement of plant materials (including interior trees and street  
7 trees).
- 8 c) irrigation systems as necessary.
- 9 d) general cleanup of the landscaped and open areas.
- 10 e) parking lots and walkways, walls, fences, etc.
- 11 f) pruning standards for street trees shall comply with the International Society of  
12 Arboriculture (ISA) Standard Practices for Tree Care Operations – ANSI A300,  
13 Appendix G: Safety Standards, ANSI Z133; Appendix H; and Tree Pruning  
14 Guidelines, Appendix F (most current edition). Failure to maintain landscaping  
15 shall result in the City taking all appropriate enforcement actions including but  
16 not limited to citations. This maintenance program condition shall be recorded  
with a covenant as required by this resolution.

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1 21. In the event that the conceptual landscape plan (CLP) does not match the conditions of  
2 approval, the resolution of approval shall govern.

3 PASSED AND ADOPTED Resolution No. 2012-P52 on November 5, 2012 by the  
4 following vote, to wit:

5 AYES:

6 NAYS:

7 ABSENT:

8 ABSTAIN:

9 \_\_\_\_\_  
10 Tom Rosales, Chairperson  
Oceanside Planning Commission

11 ATTEST:

12 \_\_\_\_\_  
13 Russ Cunningham, Secretary

14 I, RUSS CUNNINGHAM, Secretary of the Oceanside Planning Commission, hereby certify  
15 that this is a true and correct copy of Resolution No. 2012-P52.

16  
17 Dated: November 5, 2012  
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### 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

# RECEIVED

# AF

MAR 06 2012

CITY OF OCEANSIDE  
DEVELOPMENT SERVICES

#### Please Print or Type All Information

HEARING

#### PART I - APPLICANT INFORMATION

GPA

1. APPLICANT <b>PHILLIP MARK SCHNEIDER</b>	2. STATUS <b>OWNER</b>
3. ADDRESS <b>1841 S. PACIFIC ST. OCEANSIDE CA. 92054</b>	4. PHONE/FAX/E-mail <b>858.482.1481</b>
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) <b>NASRIN A. BARBEE, ARCHITECT, AIA</b>	
6. ADDRESS <b>12463 RANCHO BERNARDO RD. # 550 SAN DIEGO CA - 92128 - 2143</b>	7. PHONE/FAX/E-mail <b>858-673-5674</b>

MASTER/SP.PLAN

ZONE CH.

TENT. MAP

PAR. MAP

DEV. PL.

C.U.P.

VARIANCE

COASTAL **RC12-00005**

O.H.P.A.C.

#### PART II - PROPERTY DESCRIPTION

8. LOCATION <b>1841 S. PACIFIC ST. OCEANSIDE, CA-92054</b>		9. SIZE <b>33.02' x 110 &amp; 3,300 SQ. FT.</b>
10. GENERAL PLAN <b>SINGLE FAMILY RESIDENTIAL</b>	11. ZONING <b>R1</b>	12. LAND USE <b>SINGLE FAMILY / RESIDENTIAL</b>
14. LATITUDE <b>N33°-10'-18"</b>		15. LONGITUDE <b>W 117°-21'-52"</b>
13. ASSESSOR'S PARCEL NUMBER <b>153 - 250 - 14 - 00</b>		

#### PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION <b>ADD A NEW BEDRM &amp; BATHROOM OVER EXISTING GARAGE (242 SQ.FT.) ADD A MEZZANINE OVER (E) KITCHEN &amp; LIV ROOM (85 SQ.FT.) UPGRADE &amp; REMODEL (E) KITCHEN &amp; OTHER AREAS &amp; RAISE ROOF @ REAR, WEST SIDE.</b>				
17. PROPOSED GENERAL PLAN <b>SINGLE FAMILY RESIDENCE</b>	18. PROPOSED ZONING <b>R1 (SAME AS EXISTING)</b>	19. PROPOSED LAND USE <b>SINGLE FAMILY RESIDENCE</b>	20. NO. UNITS <b>1</b>	21. DENSITY <b>1</b>
22. BUILDING SIZE <b>(E) = 2755 SF (N) = 3,168.8 SF</b>	23. PARKING SPACES <b>2 CAR GARAGE (535.24) 100%</b>	24. % LANDSCAPE <b>~ 0.04%</b>	25. % LOT COVERAGE or FAR <b>~ 38.7% NMS</b>	

#### 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 type="checkbox"/> 33. CERTIFICATION OF POSTING	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): <b>NASRIN A BARBEE ARCHITECT, AIA</b>	36. DATE <b>2/28/12</b>	37. OWNER (Print) <b>Phillip Schneider</b>	38. DATE <b>2/28/12</b>
Sign: <i>Nasrin Barbée</i>	Sign: <i>Phillip Schneider</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.

## Schneider Remodel Addition Project Description: 1841 S. Pacific Street, Oceanside, CA

### **Description of the Existing Single Family Home:**

1. This existing property is only 30 feet wide and is a two story home with a Basement. Typical of many homes built in this area it has split levels due to the existing topography. This home was built around 1972.
2. The existing house has concrete roof tiles and wood vertical siding. The existing wood siding is water damaged and needs replacement, and it also aesthetically makes the house appear taller. There are also Stucco finished walls at sides and rear of the building.
3. Like most of the homes built in this area, this existing home is not "Street friendly" and has no charm. So one of the goals of this project is to make it more street friendly.
4. The existing house has an attached 2-car Garage at street frontage, with a long roof sloping up to the wall of the house further back. Then the roof slopes from the ridge to the west, to cover the house at the rear cantilevered spaces.
5. The top of Ridge elevation of the existing roof is at Elevation point 60.5' (please refer to sheet AP3.2 for average grade calculations). This height is within the maximum allowable building height of 35' from average grade, and is to remain at this height.
6. On the south side, past the existing side gate, there is a retaining wall below at the Entry door area which supports the walkway area at the side. There is a narrow strip of existing grade between the house and neighbors stairs which is stepped /retained towards west, and varies in slope from 10 to less than 20%.
7. On the North side, there is utility meters such as gas and electrical. Past the existing side gate, there are rotted wood steps which are in need of replacement.
8. On the West side, the back yard, facing Ocean, the structure cantilevers beyond the wall of the existing Basement/patio access level. Under the house cantilever at the back patio, there are existing block planter low walls (which need repair or replacement), brick patio, BBQ, and a wind screened area. All these are under the existing house overhang line and they do not encroach into the string line.
9. **There are No improvements proposed beyond the existing string line.** Sea walls and riprap are all existing.
10. The interior of the house is much like a typical seventies house. The Entry foyer is at the Garage and street level. There is an existing Powder room at this level. The stairs take you up to the living room (split level) and down to the Bedroom and Bathroom level.
11. The living room (Second floor) has very high ceiling, but drops low at the view/ocean side. This blocks a lot of the view from various existing spaces.
12. From the Bedroom level (first floor) below, there are stairs to the Basement. From the Basement level the rear yard patio and beach is accessed. The existing Basement space is used for some storage of water sports equipment and has a utility bath. The Mechanical equipment is not easy to access.

**Schneider Remodel Addition Project Description: 1841 S. Pacific Street, Oceanside, CA**

**Description of the Proposed Remodel, Addition, and Improvements:**

1. One of the many goals of this home improvement project is to transform it into a more a street friendly beach house. This is achieved by adding the new Bedroom and Bathroom above the existing Garage, facing the street. The second floor addition (240.8 SF) is set back minimum 5' from the property line at the closest point. The bedroom is cantilevered by 18" on the south side. The new Balcony, varied roof overhangs and Architectural projections create a dynamic tiered effect, charming, and an aesthetically pleasing transition to the street.
2. Another goal of this project is to use Passive Solar Energy by bringing in more Natural light and ventilation to all areas of the house. This is achieved by the following items 3 and 4:
3. Raise the roof at west side by about 3'-6" to take better advantage of the view and bring in more natural light and ventilation.
4. Provide new roof top light wells at center area of the house (facing west), and in the front addition area (facing East), to let in more natural light and ventilation. The light well roof peaks are below the existing house ridge height. The existing house ridge height is within the allowable maximum height requirement of 35'.
5. The next goal for this project is to improve the quality of existing spaces by implementing the following items 6, 7, and 8:
6. Remodel existing Kitchen, and upgrade existing finishes and appliances with more energy efficient ones.
7. Remodel and re-design Existing Bedroom and Bathrooms and upgrade existing finishes. The re-design provides better access and better use of the spaces.
8. Because of the narrowness of this property, there is not much space for expansion. Therefore the Basement square footage is increased by 173 by excavating and converting crawl space into living space. This will turn the basement into a more useable Game room.
9. An important goal of this project is to upgrade the existing structure and roof: since addition and remodel will require some structural revisions, it is an opportunity to provide structural strengthening of the existing framing and connections, and additional roof and floor framing and foundation as required to make sure this home will last for at least another 40 plus years.
10. Existing exterior side stairs which have become a hazard will be replaced with new concrete stairs.
11. Energy Efficiency and Environment is very important to the owner of this home, therefore several improvements and upgrades are proposed in order to make this home a more green home: Such as removing, replacing, and upgrading finishes at Interior and Exterior with more environmentally friendly and green products. The new horizontal siding is a "Hardi" fiber cement product which is more durable. The horizontal siding will also make the house look aesthetically more pleasing. Coastal ledge veneer stone is used as an accent material at some areas.
12. Additionally, existing leaking doors and windows will be replaced with energy efficient ones.
13. Existing Plumbing lines and fixtures, Sewer Sump Pump, electrical, and mechanical equipment will be upgraded with energy efficient ones.
14. Interior and exterior will be painted with environmentally friendly paints.
15. More planting will be added by increasing the number of potted plants and vines at Entry walk, and a new Planter at rear yard area.

16. **No improvement is proposed beyond the existing String line.** Any repair or replacement of existing broken low block planter walls and pavers and steps is behind the string line at or below the existing house.
17. This project is to conform to the local Coastal plan, including the policies of that plan, and that all development within the appeal area to conform to the public access and recreation policies of chapter 3 of Coastal Act.
18. Once completed, this home will be a more street friendly and aesthetically pleasing Beach house. It will improve the quality of space and materials for the owner, as well as bringing value to the community. By use of environmentally friendly products and materials, energy efficient appliances, plumbing fixtures and equipment, it will benefit the owner, the community and the environment.

Thank You

PRELIMINARY REPORT  
YOUR REFERENCE:

Ticor Title Company of California  
ORDER NO.: 00052396-995-CC1

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**LOT 20 IN BLOCK "F" OF OCEAN FRONT ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THEREOF NO. 909, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JUNE 3, 1904.**

**EXCEPTING THEREFROM THAT PORTION, IF ANY, HERETOFORE OR NOW LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN, OR ANY ARM THEREOF.**

APN: 153-250-14-00

4



**NOTICE OF EXEMPTION**  
City of Oceanside, California

Post Date:  
Removal:  
(180 days)

1. **APPLICANT:** Mr. Phillip Mark Schneider
2. **ADDRESS:** 1841 S. Pacific St
3. **PHONE NUMBER:** (858) 482-1481
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Amy Fousekis
6. **PROJECT TITLE:** RC12-00005 (Schneider Residence Remodel)
7. **DESCRIPTION:** The project involves remodeling of an existing single family, two-story residence, located at 1841 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). The applicant proposes a series of upgrades to the existing dwelling including extensive interior floor plan as well as exterior building façade and roofline improvements. Primary modifications include the addition of 240.8 square feet of living space above the existing garage to accommodate a bedroom and bathroom; addition of 173 square feet of space at the basement level; replacement of existing damaged siding; replacement of existing exterior stairs along the north side of the structure, repairs to planter walls and patio along the westerly portion of the site (landward of the stringline); structural improvements to the existing building cantilever system; and roofline modifications. No additions beyond the existing residence's footprint or beyond the stringline setback are proposed.

**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 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).

Date: November 5, 2012

Amy Fousekis, Principal Planner

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