AGENDA NO. 4

PLANNING COMMISSION **STAFF REPORT**

DATE: June 23, 2014

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC13-00011) TO REMODEL AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 1735 SOUTH PACIFIC STREET – 1735 S. PACIFIC REMODEL – APPLICANT: EVERGREEN HEBRON LP**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Confirm issuance of a Class 1 Categorical Exemption per Section 15301 (e)2 (Existing Facilities) of the California Environmental Quality Act; and

(2) Approve Regular Coastal Permit (RC13-00011) by adopting Planning Commission Resolution No. 2014-P15 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The subject site is a 5,227-square-foot beachfront lot created in 1904 as part of the Ocean Front Addition subdivision. The property is an interior lot bounded by developed properties to the north and south and extends westward from South Pacific Street to the mean high tide line. A 2,942-square-foot single-family residence that includes a 467-square-foot two-car garage, three bedrooms, four bathrooms, and 444 square feet of open patio/deck areas currently exist on-site. The existing home meets the development standards specified in the 1986 Coastal Zoning Ordinance, with the exemption of the number of building stories and existing 37-foot building height. The existing residence contains three levels of enclosed habitable space and each level is considered a story. The existing 37-foot three-story residence is considered a legal non-conforming structure, given that the site is within a zoning district that allows a maximum of only two stories and building heights of 35 feet.

Situated within the Coastal Zone and the South Oceanside Neighborhood Planning Area, the property bears a land use designation of Low Density Residential and a zoning designation of R-1 (Single-Family Residential). The surrounding land uses include: Multi-

Family Residential (R-3) properties to the East, Residential Single-Family (R1) homes to the south and north, and the Pacific Ocean to the west.

The single-family residence is currently used as vacation rental and is located at 1735 South Pacific Street. The project site is surrounded by similar types of single-family and multi-family developments in all directions.

The subject parcel is located within 300 feet of a coastal bluff and within the appeal jurisdiction of the California Coastal Commission. Any final action by the City of Oceanside on this proposed coastal development permit may be appealed to the California Coastal Commission. Through the Coastal Commission appeal process, the City's decision may be upheld, reversed, or modified.

Project Description: The project application is comprised of a Regular Coastal Permit (RC13-00011) for a remodel to an existing single-family home, as specified below.

Listed below summarizes the proposed additions for each level of the home:

Beach/Basement Level:

- A new internal staircase leading from the beach level to the new basement
- Conversion of the lower level storage room to an open patio area by removing the west wall and extending the building footprint westward 16 inches to the stringline
- Conversion of the existing 148.8-square-foot west elevation basement deck to 252 square feet of habitable space
- A new bedroom, three full bathrooms, and an entertainment room
- Reconfigure the staircase for access to all levels
- A 273-squre-foot enclosed subterranean parking space accessed from the main level through the utilization of a car lift that lowers vehicles into this subject area.

The proposed 988-square-foot addition to the lower level would add square footage under the line of average grade, which would be consistent with the City of Oceanside's definition for basements. The result of the new square footage added to the lower level of the home would establish a two-story structure over a basement and therefore, eliminate the existing non-conforming situation.

The level below the street currently does not meet the basement definition.

Main/First level

- A revised entry foyer
- A revised internal staircase and addition of a bedroom
- A revised living room layout
- A revised kitchen layout
- A revised laundry room
- A revised balcony
- A revised garage configuration for an addition of a third car tandem parking stall and the construction of a vehicle car lift at the existing north parking stall within the garage

The phantom car lift allows vehicles to be parked within the footprint of one stall by allowing a vehicle to be stored and concealed at the basement elevation, while another vehicle is parked on the upper portion of the lift at the main/first level. The proposed tandem parking configuration would reduce the existing habitable space within the main level by 117 square feet, resulting in a new total square footage of 978 square feet of habitable space.

Upper/Second Level

- Reconfiguration of the internal floor area to add five bedrooms and baths
- Construct a 216-square-foot west elevation balcony
- Construction of a roof deck
- Addition of an 80-sqaure-foot balcony on the east elevation and a 206.4-square-foot balcony on the west elevation

The project would maintain the overall craftsman design of the existing residence, while providing enhanced finish materials and colors including vinyl lapse siding, stone veneer wall coverings, and laminated glass windows for sound proofing and UV protection.

The following table summarizes the relationship between existing and proposed floor area and open deck area:

TABLE 1
Existing and Proposed Floor Area and Open Deck Area

	EXISTING HABITABLE FLOOR AREA	PROPOSED ADDED HABITABLE FLOOR AREA	**NEW TOTAL HABITABLE FLOOR AREA**	EXISTING BALCONY AREA	PROPOSED ADDED BALCONY AREA	**NEW TOTAL BALCONY AREA**
Beach Level (Basement)	787 sq. ft.	988 sq. ft.	**1,775 sq. ft.**	148 sq. ft.	None	**None**
Main Level (1st Story)	1,095 sq. ft.	-117 sq. ft. *	**978 sq. ft.**	148.8 sq. ft.	43.2 sq. ft.	**192 sq. ft.**
Second Level (2nd Story)	1,060 sq. ft.	1,575 sq. ft.	**2,635 sq. ft.**	None	216 sq. ft. (West) 76 sq. ft. (East)	**292 sq. ft.**
Upper Level (roof deck)	None	None	**None**	None	1027 sq. ft.	**1027 sq. ft.**
Total	2,942 sq. ft.	2,466 sq. ft.	**5,388 sq. ft.**	296 sq. ft.	1,362.2 sq. ft.	**1,658.2 sq. ft.**

*Note the added tandem parking stall removes 117 square feet of habitable space from the main level of the single-family residence. *

The development proposal under consideration is subject to the City's General Plan, Local Coastal Program (LCP), 1986 Zoning Ordinance, and the California Environmental Quality Act (CEQA). The project is subject to the following Ordinances and City policies:

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

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Compliance

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 proposed additions to the existing home and basement reflects a craftsman architectural style consistent with the existing home's design. Many of the neighboring homes in this area include a wide variety of single-family and multi-family architecture designs that are complementary to the proposed development.

The proposed improvements to the existing single-family residence would be similar in bulk and scale as most of the renovations along South Pacific Street. The additions to each level would provide a revision to the existing habitable space and deck space, as well as, provide a balanced design to the existing single-family home.

The addition would be designed with details such as vinyl cedar trim wall panels, stone veneer wall coverings, intricate gabled roof lines, and balconies that would provide articulation to the building elevations. The proposed second level balcony fronting Pacific Street would provide a human presence to the street frontage, while providing a design that opens the home to the street. The incorporated window and glass treatments would add interest to the home while promoting a sense of openness.

2. Local Coastal Program (LCP) Compliance

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 proposed project has been reviewed by staff for compliance with the policies of the LCP. Staff finds that the application complies with applicable policies of the LCP, as follows:

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

The proposed residential remodel and additions would be consistent with existing single-family developments located immediately to the north, south, and east of the subject property, in terms of architecture and site design. The overall height and scale of the proposed residence would be compatible with the pattern of development throughout the South Oceanside coastal neighborhood. The project proposal would reduce the existing building height by 3.5 feet and propose a new building height of 33.5 feet measured from the line of average grade. The maximum height permitted within the R-1 zoning district is 35 feet and the proposed additions to the home would be under the maximum height standards and consistent with the surrounding developments along Pacific Street. The proposed building height, exterior wall treatments, and other finish materials would draw design elements from several architectural design forms and would be consistent with recent development projects within the neighborhood. In addition, the proposed balcony and additions would not extend over the existing the stringline, nor would the proposed addition alter public views or the views of adjoining neighbors. The project has been reviewed for compliance with the goals, objectives, and policies established within the LCP and has been found to be consistent with the applicable LCP provisions.

3. Zoning Ordinance Compliance

The subject property lies within the Appeal Jurisdiction of the City's Coastal Zone and thus is governed by the City's LCP. The proposed project complies with the land use and development standards established for the R-1 zoning district within the 1986 Oceanside Zoning Ordinance, and as illustrated in Table 1. The proposed remodel and addition would reduce the existing building height by 3.5 feet and bring the property into conformance with an established two-story home over basement measured at an overall height of 33.5 feet from the line of average grade. The proposed front yard setback would not be reduced beyond what is permitted by the front yard stringline setback determination established within Article 17, Section 1716 of the 1986 Zoning Ordinance. The additions to the home would not extend westward or eastward of the existing footprint of the home. Therefore, the proposed project would be compliant with the site's zoning regulations.

Table 1
Conformance to Development Standards

Development Standard	Requirement	Proposed
Minimum Front Yard Setback	Front Yard Stringline	None (No Change)
Minimum Side Yard Setback	3'	3'(No Change)
Minimum Rear Yard Setback	Stringline	16" east from Stringline
Maximum Lot Coverage	40%	35.6%
Maximum Height	35'	33.5'

DISCUSSION

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: The overall building massing and design would be maintained within the original footprint of the existing single-family residence. The proposed second level balcony fronting Pacific Street would provide a balanced building facade and an area for human activity at the westward elevation. The reduction in the building height would enable the home to be in conformance with the development standards and reduce the vertical massing of the building. In addition, the craftsman style architectural forms and enhanced finish materials has been determined by staff to provide superior design that would complement the eclectic character of the surrounding neighborhood.

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

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) 2, Categorical Exemption "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 (RC13-00011) as conditioned, are consistent with the requirements of the Zoning Ordinance, the land use policies of the General Plan and the policies of the LCP. The project will comply with applicable development standards for the district in which it is situated. The project's scale and architecture are compatible with the surrounding neighborhood. Therefore, staff recommends that the Planning Commission:

-- Approve Regular Coastal Permit (RC13-00011) by adopting Planning Commission Resolution No. 2014-P15 with findings and conditions of approval attached herein.

PREPARED BY:

Scott Nightingale
Planner II

SUBMITTED BY:

Marisa Lundstedt
City Planner

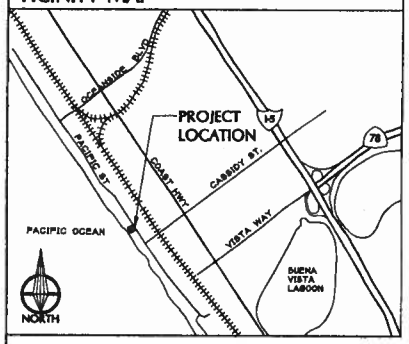
ML/SN/fil

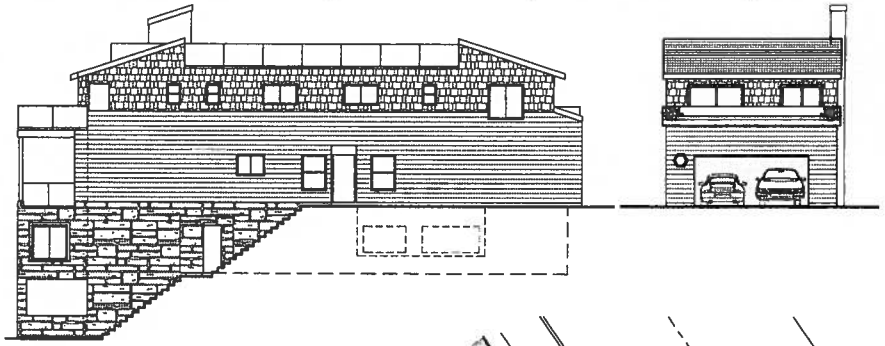
Attachments:

1. Plans
2. Planning Commission Resolution No. 2014-P15
3. Wave Run-Up Study
4. Vehicle Car lift brochure (Phantom Park)
5. Other Attachments (Application page, Description and Justification, Legal Description, Notice of Exemption)

ADDITION AT 1735 S. PACIFIC STREET

VICINITY MAP





BUILDING CODES

2010 TRIENNIAL EDITION OF THE CODE OF REGULATIONS, TITLE 24

THERE ARE 13 PARTS TO TITLE 24 AND THE APPLICABLE PARTS FOR MOST BUILDING DIVISION PERMIT APPLICATIONS ARE LISTED BELOW:

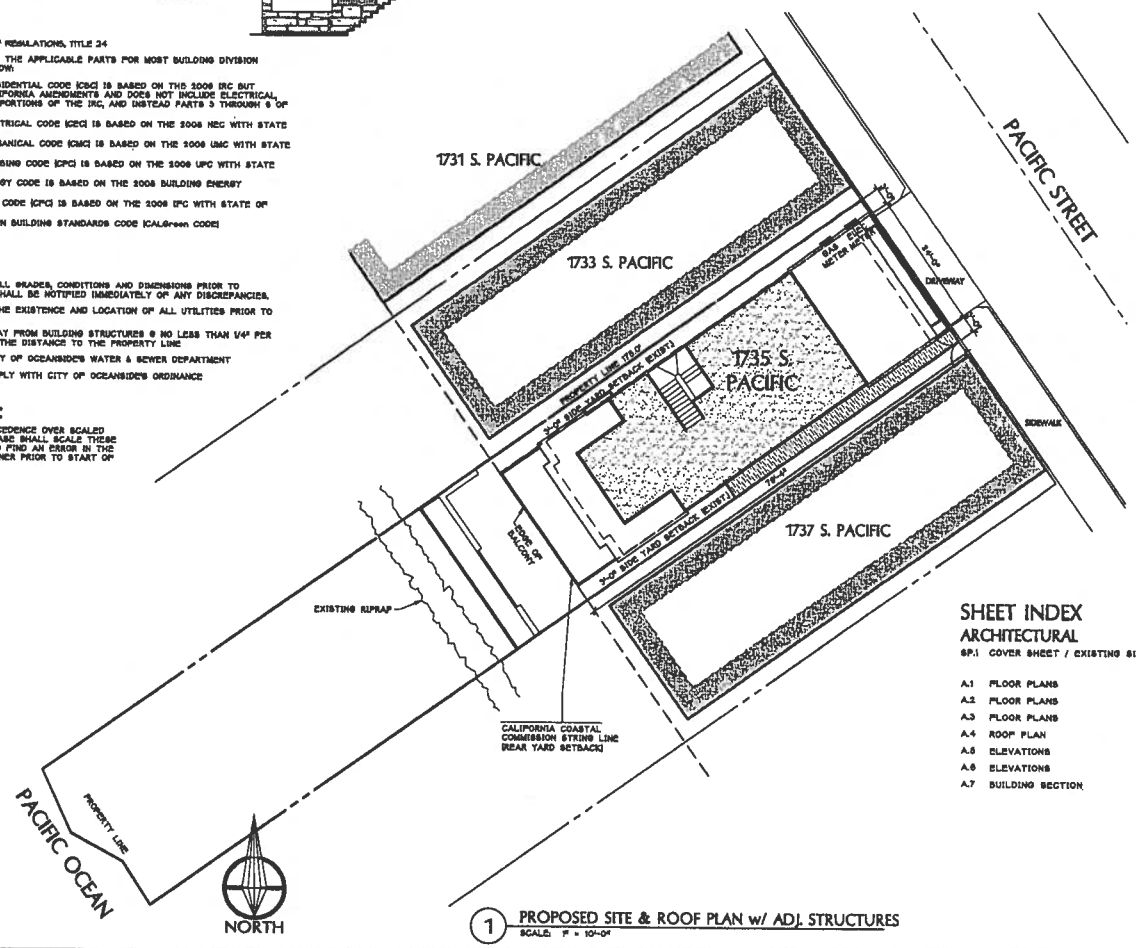
- PART 2.5: THE 2010 CALIFORNIA RESIDENTIAL CODE (CBC) IS BASED ON THE 2009 IRC BUT INCLUDES NUMEROUS STATE OF CALIFORNIA AMENDMENTS AND DOES NOT INCLUDE ELECTRICAL, ENERGY, MECHANICAL OR PLUMBING PORTIONS OF THE IRC, AND INSTEAD PARTS 3 THROUGH 9 OF TITLE 24 AS LISTED BELOW APPLY.
- PART 3: THE 2010 CALIFORNIA ELECTRICAL CODE (CEC) IS BASED ON THE 2008 NEC WITH STATE OF CALIFORNIA AMENDMENTS
- PART 4: THE 2010 CALIFORNIA MECHANICAL CODE (CMC) IS BASED ON THE 2009 UMC WITH STATE OF CALIFORNIA AMENDMENTS
- PART 5: THE 2010 CALIFORNIA PLUMBING CODE (CPC) IS BASED ON THE 2009 UPC WITH STATE OF CALIFORNIA AMENDMENTS
- PART 6: THE 2010 CALIFORNIA ENERGY CODE IS BASED ON THE 2008 BUILDING ENERGY EFFICIENCY STANDARDS
- PART 9: THE 2010 CALIFORNIA FIRE CODE (CFC) IS BASED ON THE 2009 IFC WITH STATE OF CALIFORNIA AMENDMENTS
- PART 11: THE 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen CODE)

SITE NOTES

1. THE CONTRACTORS MUST VERIFY ALL GRADES, CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK. THE OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO COMMENCING WORK.
3. SURFACE WATER SHALL DRAIN AWAY FROM BUILDING STRUCTURES @ NO LESS THAN 1/4" PER FOOT FOR A MIN. OF 5'-0" OR 1/3 THE DISTANCE TO THE PROPERTY LINE
4. WATER & SEWER LATERAL PER CITY OF OCEANSIDE'S WATER & SEWER DEPARTMENT
5. ALL EXTERIOR LIGHTING WILL COMPLY WITH CITY OF OCEANSIDE'S ORDINANCE #091-46

DIMENSION NOTES:

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR IN NO CASE SHALL SCALE THESE DRAWINGS. IF THE CONTRACTOR SHOULD FIND AN ERROR IN THE DIMENSIONS, HE SHALL NOTIFY THE OWNER PRIOR TO START OF CONSTRUCTION.



1 PROPOSED SITE & ROOF PLAN w/ ADJ. STRUCTURES
SCALE: 1" = 10'-0"

DEVELOPMENT INFORMATION

ASSESSOR'S PARCEL NUMBER:	163-271-02-00
ZONING:	R1
LOT SIZE:	5,250 SQ. FT.
EXISTING LAND USE:	SINGLE FAMILY RESIDENCE
PROPOSED LAND USE:	NO CHANGE
EXISTING LOT COVERAGE:	35.5%
PROPOSED LOT COVERAGE:	NO CHANGE
SETBACKS:	
FRONT YARD	0'-0" (EXISTING)
SIDE YARD	3'-0"
OCEAN (WEST) SIDE	PER COASTAL STRINGLINE
HEIGHT MAX.	30'-0" ABOVE AVERAGE EXISTING GRADE
PARKING EXISTING:	2 SPACES
PARKING REQUIRED:	2 SPACES
PARKING PROVIDED:	4 SPACES
DEMOLITION:	NONE
GRADING:	NONE

CONSTRUCTION:

FLOOR LEVEL	EXISTING	PROPOSED	TOTALS WHEN COMPLETE:
BASEMENT LEVEL	787 SQ. FT.	988 SQ. FT.	1775 SQ. FT.
MAIN LEVEL FLOOR PLAN	1095 SQ. FT.	-117 SQ. FT.	978 SQ. FT.
UPPER LEVEL FLOOR PLAN	1060 SQ. FT.	1579 SQ. FT.	2639 SQ. FT.
TOTALS =	2842 SQ. FT.	2446 SQ. FT.	5388 SQ. FT.
GARAGE	467 SQ. FT.	500 SQ. FT.	976 SQ. FT.
DECKS	444 SQ. FT.	-36 SQ. FT.	408 SQ. FT.
ROOF DECK	0	1027 SQ. FT.	1027 SQ. FT.

PROJECT INFORMATION

OWNER:

EVERGREEN HEBRON
1521 S. COAST HWY
OCEANSIDE, CA 92054

PROJECT ADDRESS:

1735 S. PACIFIC ST.
OCEANSIDE, CA 92054

ASSESSOR'S PARCEL #:

163-271-02-00

SCOPE OF PROJECT:

1. RELOCATE STAIR
2. REPLACE LOWER LEVEL WORKROOM w/ BEDROOM
3. ADD BEDROOMS TO LOWER LEVEL
4. RELOCATE KITCHEN AND ADD BEDROOM TO STREET (MAIN) LEVEL
5. RECONFIGURE UPPER LEVEL
6. ADD ROOF DECK
7. BUILDING HEIGHT WILL BECOME LOWER BY 3.5'
8. CONVERT STORAGE AREA TO COVERED PATIO
9. ADD TANDEM PARKING SPOT

LEGAL DESCRIPTION:

LOT 14, BLOCK 30 OF SOUTH OCEANSIDE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 922, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 7, 1890.

SERVICE AGENCIES

WATER	OCEANSIDE WATER & SEWER
SCHOOL	OCEANSIDE UNIFIED SCHOOL DISTRICT
FIRE	OCEANSIDE FIRE DEPARTMENT
GAS/ELEC	SAN DIEGO GAS & ELECTRIC
SEWER	OCEANSIDE WATER & SEWER

STATEMENT OF SPECIAL INSPECTIONS

I, AS THE ENGINEER / ARCHITECT OF RECORD, CERTIFY THAT I HAVE PREPARED THE FOLLOWING STATEMENT OF SPECIAL INSPECTIONS AS REQUIRED BY CBC SECTION 1704 FOR THIS CONSTRUCTION PROJECT. I HAVE INFORMED THE PROJECT OWNER OF THESE REQUIREMENTS.

JOB ADDRESS: 1735 S. PACIFIC ST. PERMIT: _____

SIGNED: _____ DATE: _____ PLAN ID: _____

WORK REQUIRING SPECIAL INSPECTION:

☐ REINFORCED CONCRETE	☐ SMOKE CONTROL
☐ PRE-STRESSED / POST-TENSIONED CONCRETE	☐ WOOD CONSTRUCTION (SPECIFIC BELOW)
☐ STRUCTURAL MASONRY	☐ MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS
☐ STRUCTURAL WELDING	☐ SPRAY APPLIED FIRE-PROOFING
☐ HIGH-STRENGTH BOLTING	☐ EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS)
☐ SOILS	☐ MECHANICAL AND ELECTRICAL COMPONENTS
☐ DRIVEN PILES	☐ DESIGNATED SEISMIC SYSTEMS VERIFICATION
☐ PIER FOUNDATIONS	☐ SEISMIC ISOLATION SYSTEMS
☐ STRUCTURAL OBSERVATIONS (SEE BELOW)	☐ OTHER

☐ SELECTION DEFERRED: "THIS SHEET WILL BE REVISED TO INDICATE THE SPECIAL INSPECTION ENTITIES PRIOR TO THE TIME THE SPECIAL INSPECTOR IS REQUIRED TO CHECK IN WITH THE BUILDING DIVISION FOR THEIR FIRST INSPECTION ON THIS PROJECT."

SIGNED: _____ DATE: _____

PERSON / FIRM CONDUCTION SPECIAL INSPECTIONS:

TESTING LABORATORY:

SPECIFIC ITEM NOT COVERED ABOVE:

STRUCTURAL OBSERVATIONS:

SHEET INDEX

ARCHITECTURAL

SP.1 COVER SHEET / EXISTING SITE PLAN
A.1 FLOOR PLANS
A.2 FLOOR PLANS
A.3 FLOOR PLANS
A.4 ROOF PLAN
A.5 ELEVATIONS
A.6 ELEVATIONS
A.7 BUILDING SECTION

ARCHITECT:
STUDIO 4
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4904 PH
(760) 722-4903 FX
pjlongton@gmail.com
PAUL LONGTON
PRINCIPAL

PROJECT:
1735 S. Pacific St. ADDITION
OCEANSIDE, CA

OWNER:
EVERGREEN HEBRON, LP
1521 S. COAST HWY
OCEANSIDE, CA 92054

OWNER'S REP.:
PAUL LONGTON
STUDIO 4 ARCHITECTS
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4904

RELEASE DATE:
ISSUED: 10/15/13
REVISIONS:
1 11/27/13 PLANNING
2 3/3/14 PLANNING
3 4/23/14 PLANNING

DRAWING STATUS:
(NOT FOR CONSTRUCTION)
☐ INFORMATION DRAWINGS
☐ PRELIMINARY DRAWINGS
☐ DESIGN DEVELOPMENT DRAWINGS
☐ CHECK SET
☐ PROGRESS DRAWINGS
☐ PLAN CHECK DRAWINGS
☐ BID SET DRAWINGS
☐ CONSTRUCTION DOCUMENTS
☐ OTHER

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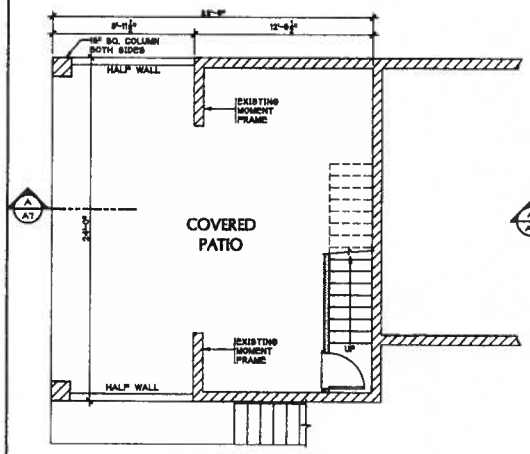
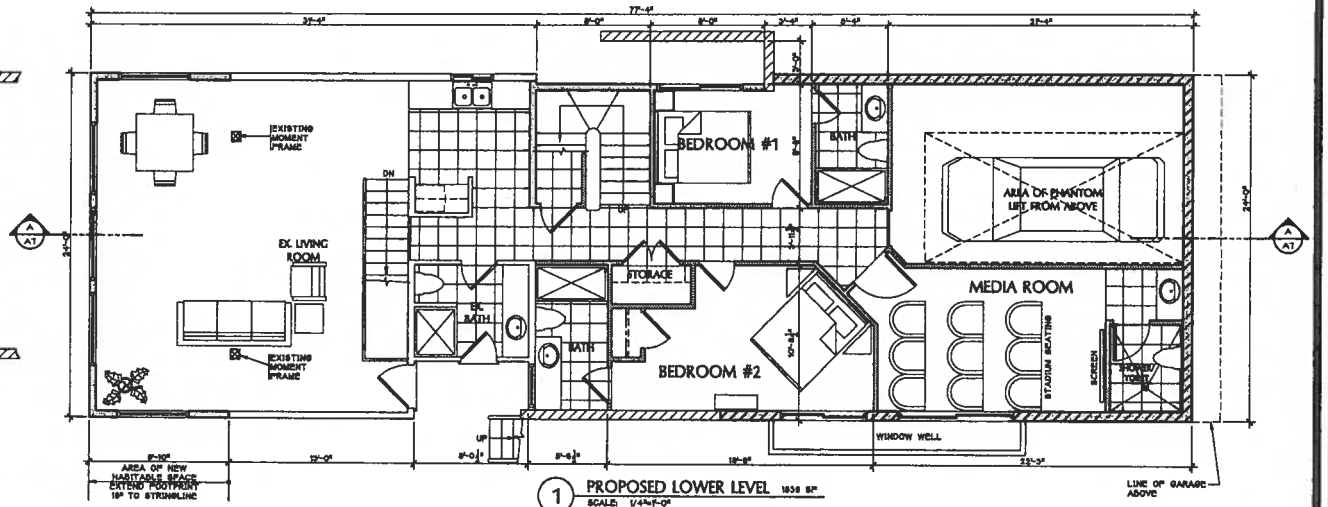
JOB NO:
DRAWN BY: MSR
CHECKED BY: PL

SHEET TITLE:
SITE PLAN & NOTES

SHEET NO:
SP.1



0 PROPOSED PATIO
SCALE: 1/4"=1'-0"



1 PROPOSED LOWER LEVEL 1838 SF
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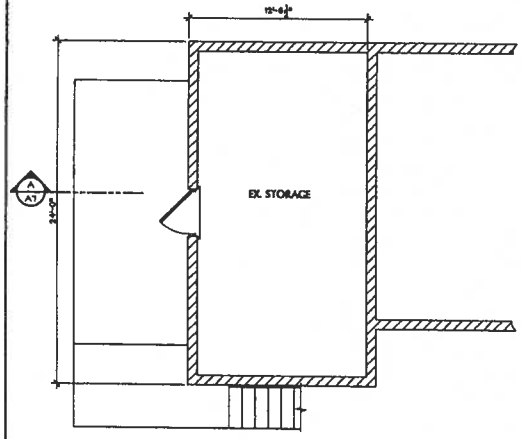

X0 EXISTING STORAGE
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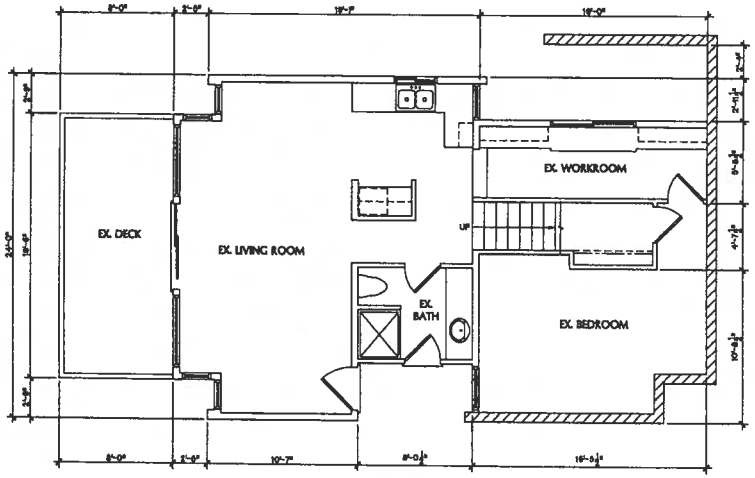

X1 EXISTING LOWER LEVEL 767 SF
SCALE: 1/4"=1'-0"

ARCHITECT:
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(760) 722-4903 FX
pjlongton@gmail.com
PAUL LONGTON
PRINCIPAL

PROJECT:
1735 S. Pacific St.
ADDITION

OCEANSIDE, CA

OWNER:
EVERGREEN
HEBRON, LP

1821 S. COAST HWY
OCEANSIDE, CA 92054

OWNER'S REP:
PAUL LONGTON
STUDIO 4 ARCHITECTS

2909 MESA DRIVE
OCEANSIDE, CA 92054

(760) 722-4904

RELEASE DATE:
ISSUED: 10/15/13
REVISIONS:
1 11/27/13 PLANNING
2 3/1/14 PLANNING
3 4/23/14 PLANNING

DRAWING STATUS:
(NOT FOR CONSTRUCTION)
INFORMATION DRAWINGS
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BID SET DRAWINGS
CONSTRUCTION DOCUMENTS
OTHER

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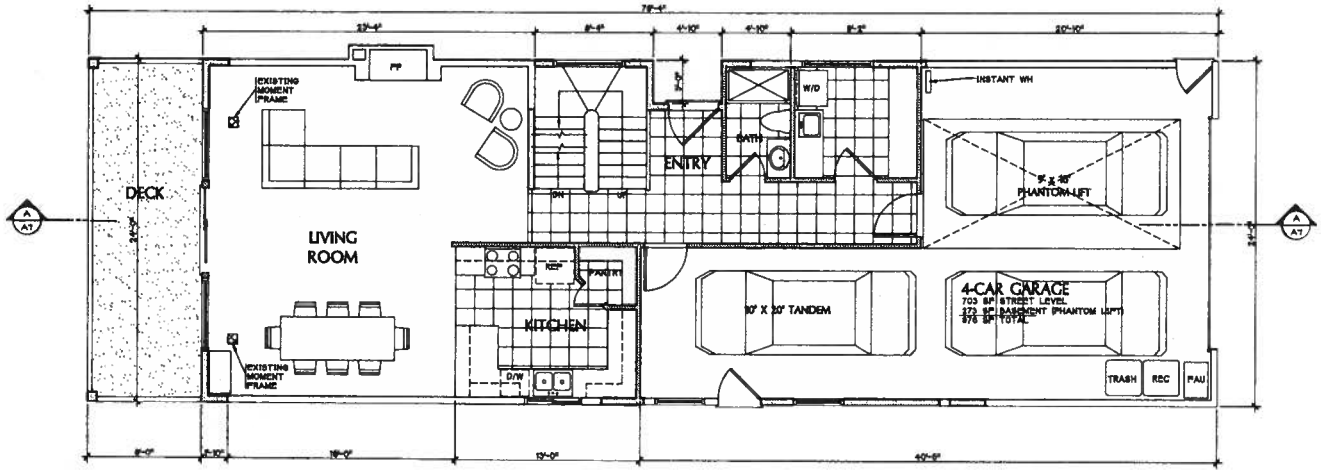
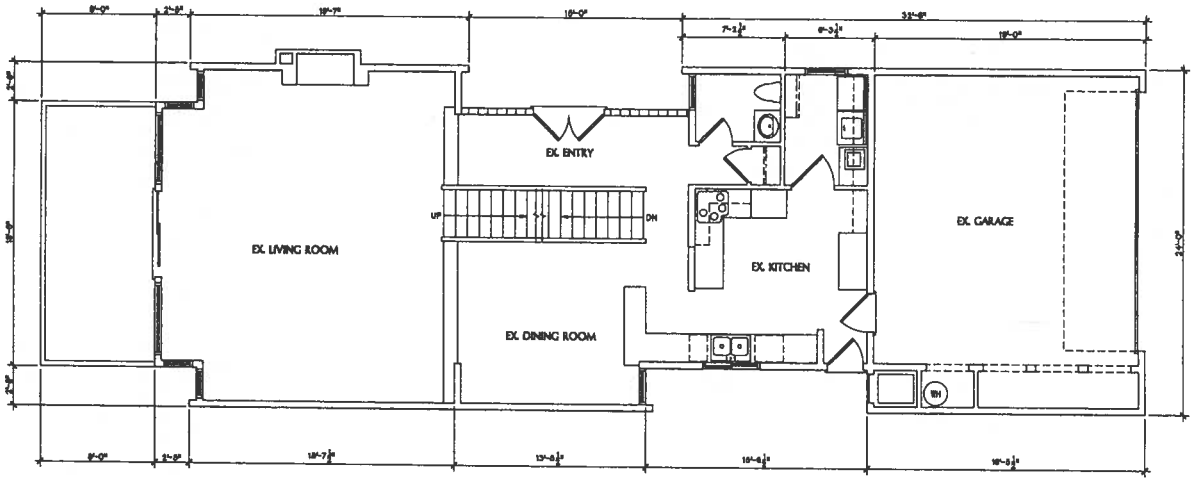
JOB NO:
DRAWN BY: MSR
CHECKED BY: PL

SHEET TITLE:
FLOOR PLANS

SHEET NO:
A-1.0



1 PROPOSED MAIN LEVEL 1988 SF
SCALE: 1/4"=1'-0"



X1 EXISTING MAIN LEVEL 1086 SF
SCALE: 1/4"=1'-0" 487 SF GAR.

ARCHITECT:
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PROJECT:
1735 S. Pacific St.
ADDITION

OCEANSIDE, CA

OWNER:
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HEBRON, LP

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OWNER'S REP:
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STUDIO 4 ARCHITECTS

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☐ CONSTRUCTION DOCUMENTS
☐ OTHER

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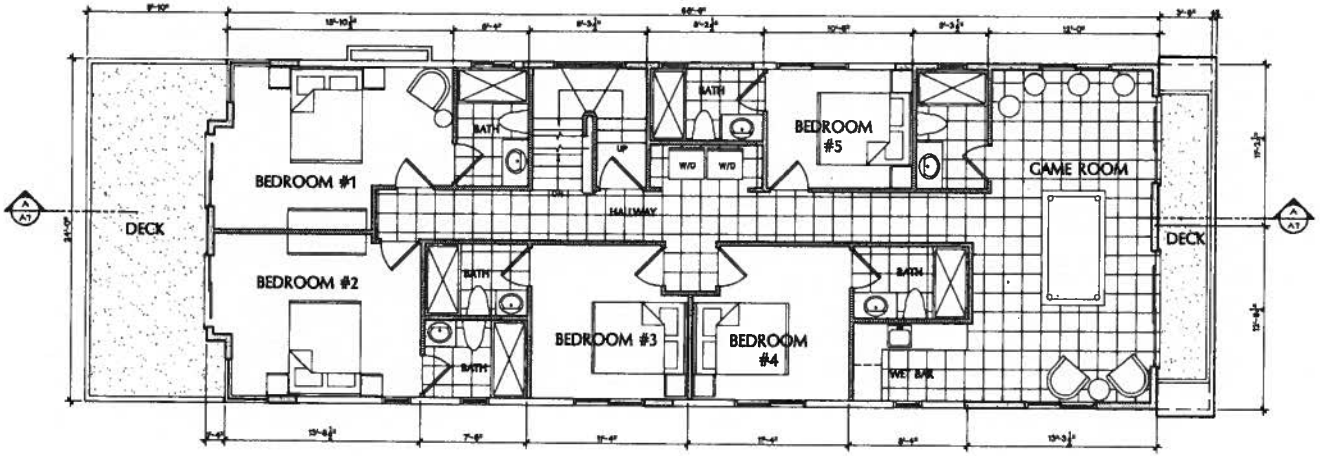
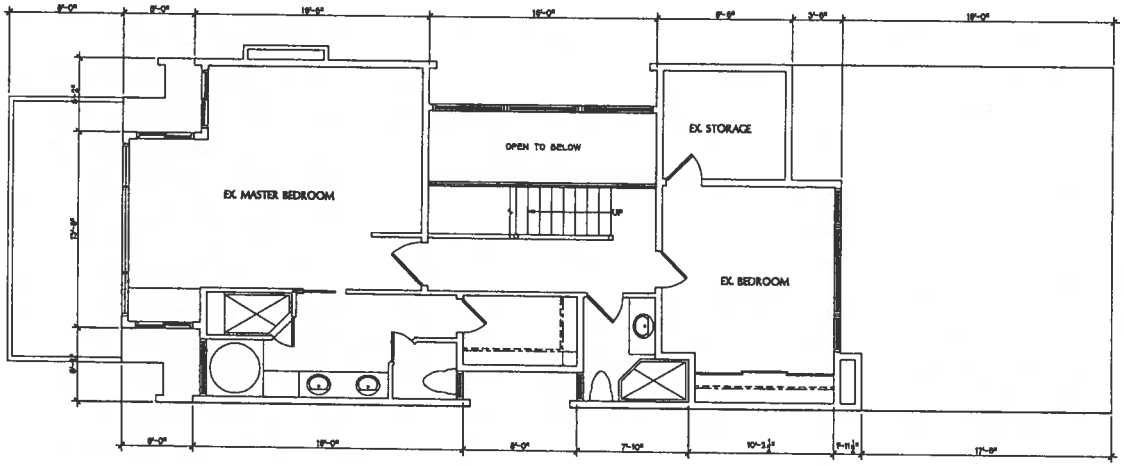
JOB NO:
DRAWN BY: M&R
CHECKED BY: PL

SHEET TITLE:
FLOOR PLANS

SHEET NO:
A-2.0



1 PROPOSED UPPER LEVEL 2613 SF
SCALE: 1/4"=1'-0"



X1 EXISTING UPPER LEVEL 1060 SF
SCALE: 1/4"=1'-0"

ARCHITECT:
STUDIO 4
2908 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4804 PH
(760) 722-4803 FX
pjlongton@gmail.com
PAUL LONGTON
PRINCIPAL

PROJECT:
1735 S. Pacific St.
ADDITION

OCEANSIDE, CA

OWNER:
EVERGREEN
HEBRON, LP

1821 S. COAST HWY
OCEANSIDE, CA 92054

OWNER'S REP.:
PAUL LONGTON
STUDIO 4 ARCHITECTS

2908 MESA DRIVE
OCEANSIDE, CA 92054

(760) 722-4804

RELEASE DATES:
ISSUED: 10/15/13
REVISIONS:
1 11/27/13 PLANNING
2 3/1/14 PLANNING
3 4/23/14 PLANNING

DRAWING STATUS:
(NOT FOR CONSTRUCTION)
☐ INFORMATION DRAWINGS
☐ PRELIMINARY DRAWINGS
☐ DESIGN DEVELOPMENT DRAWINGS
☐ CHECK SET
☐ PROGRESS DRAWINGS
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JOB NO.:
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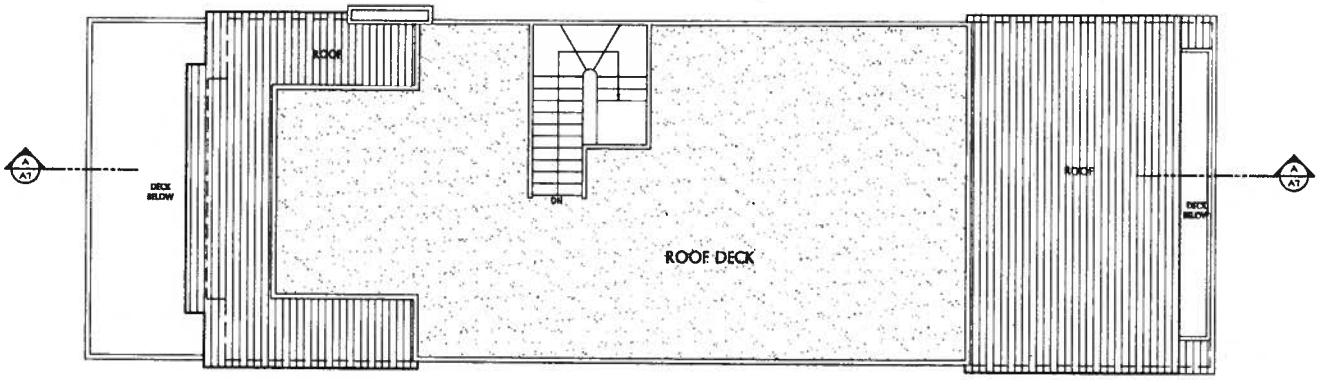
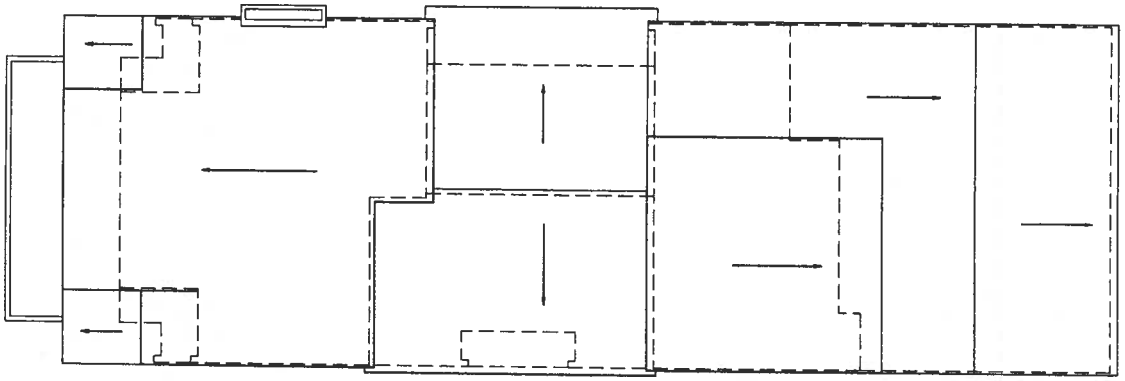
CHECKED BY: PL

SHEET TITLE:
FLOOR PLANS

SHEET NO:
A-3.0



1 PROPOSED ROOF DECK PLAN
SCALE: 1/4"=1'-0"
883 SF ROOF DECK
108 SF STAIRWELL



X1 EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"

ARCHITECT:
STUDIO 4
2909 MESA DRIVE
OCEANSIDE, CA 92054
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pjongton@gmail.com
PAUL LONGTON
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1735 S. Pacific St.
ADDITION

OCEANSIDE, CA

OWNER:
EVERGREEN
HEBRON, LP

1821 S. COAST HWY
OCEANSIDE, CA 92054

OWNER'S REP.:
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STUDIO 4 ARCHITECTS

2909 MESA DRIVE
OCEANSIDE, CA 92054

(760) 722-4904

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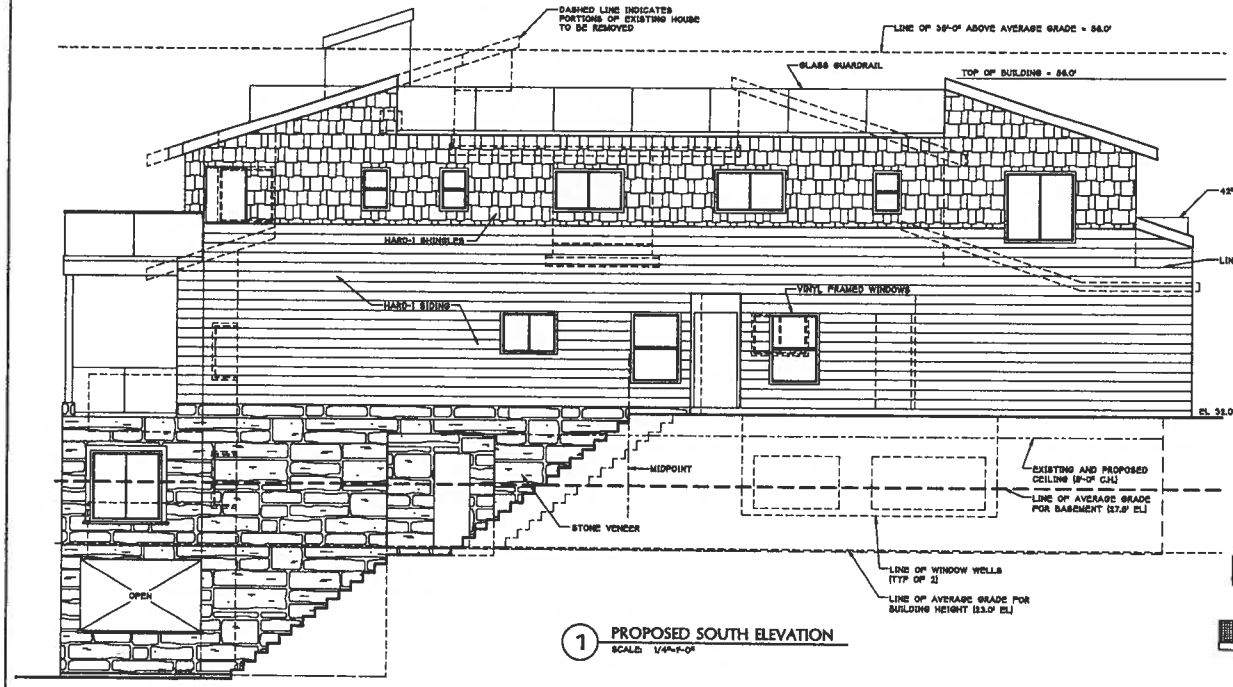
JOB NO.:
DRAWN BY: MSR
CHECKED BY: PL

SHEET TITLE:
ROOF PLANS

SHEET NO:
A-4.0



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

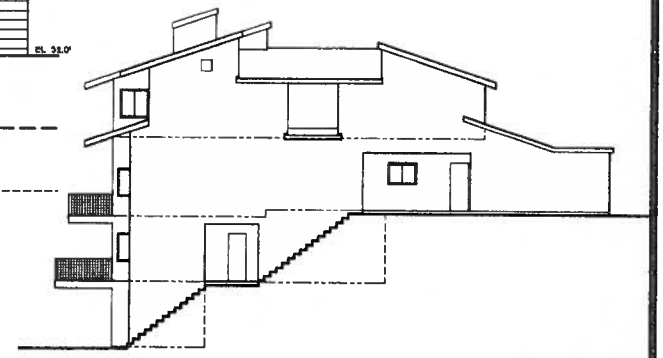
BASEMENT CALCULATIONS

AVERAGE MIDPOINT OF WALLS

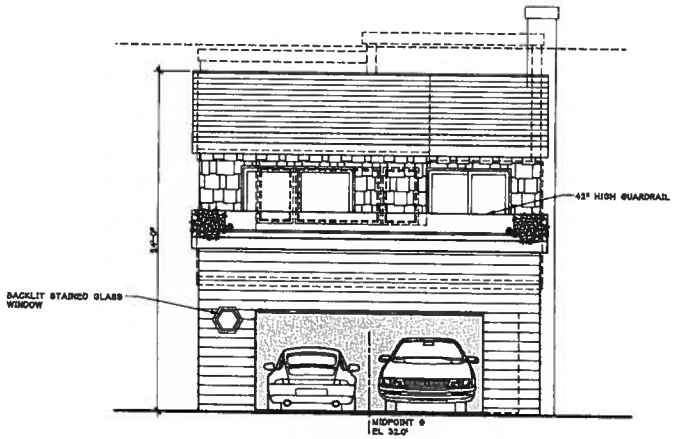
EAST	EL 32.0'
SOUTH	EL 32.0'
WEST	EL 14.0'
NORTH	EL 32.0'
TOTAL	110.0'

110.0' / 4 = EL 27.5'
FLOOR OF BASEMENT = 23.0' EL
CEILING OF BASEMENT = 31.0' EL
AVG. MIDPOINT OF 27.5' SHOWS 4.5' FROM FLOOR TO MIDPOINT (GREATER) AND 3.5' FROM MIDPOINT TO CEILING

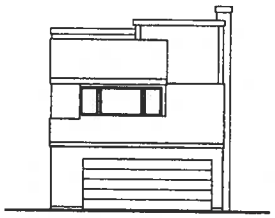
BUILDING HEIGHT CALCULATION
AVERAGE OF LOW (14.0' EL) AND HIGH (32.0' EL) = 46/2 = 23.0' EL



X1 EXISTING SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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



X2 EXISTING EAST ELEVATION
SCALE: 1/8"=1'-0"

ARCHITECT:
STUDIO 4
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4904 PH
(760) 722-4903 FX
pjlongton@gmail.com
PAUL LONGTON
PRINCIPAL

PROJECT:
1735 S. Pacific St.
ADDITION

OCEANSIDE, CA

OWNER:
EVERGREEN HEBRON, LP
1821 S. COAST HWY
OCEANSIDE, CA 92054

OWNER'S REP.:
PAUL LONGTON
STUDIO 4 ARCHITECTS
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4904

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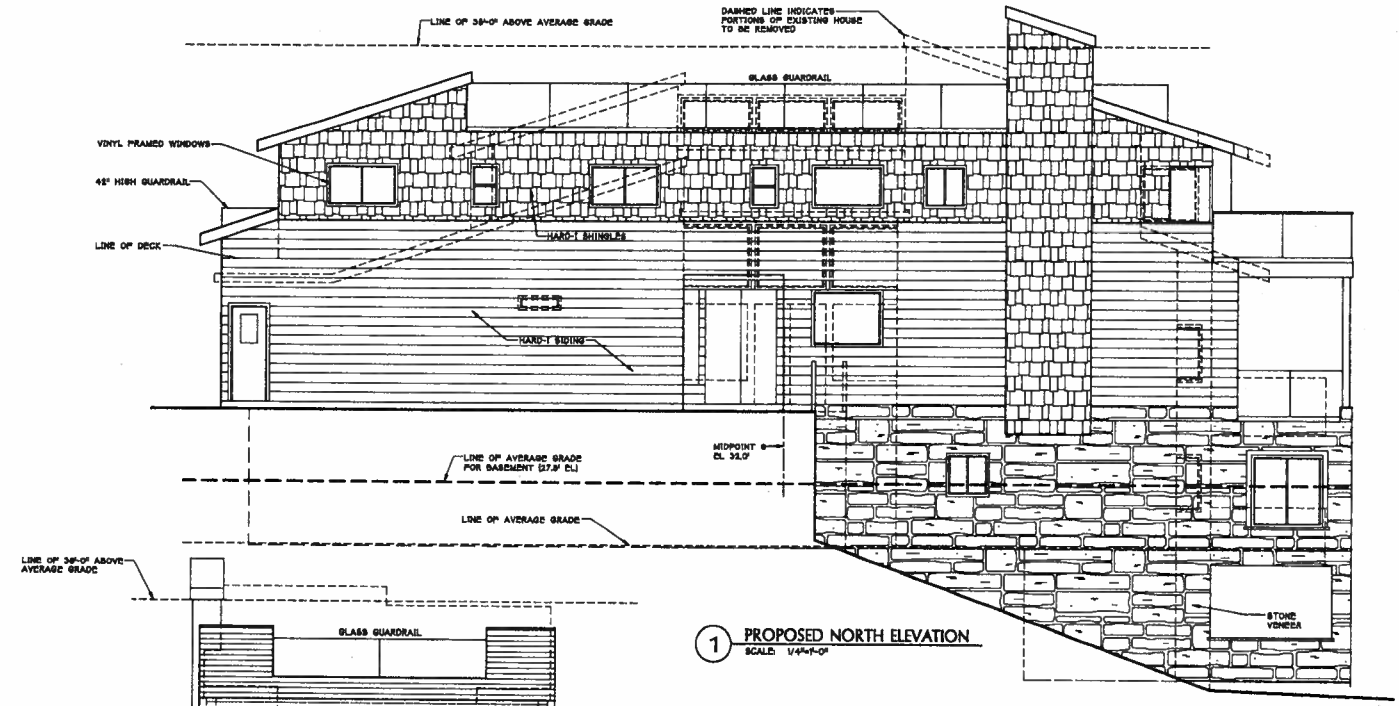
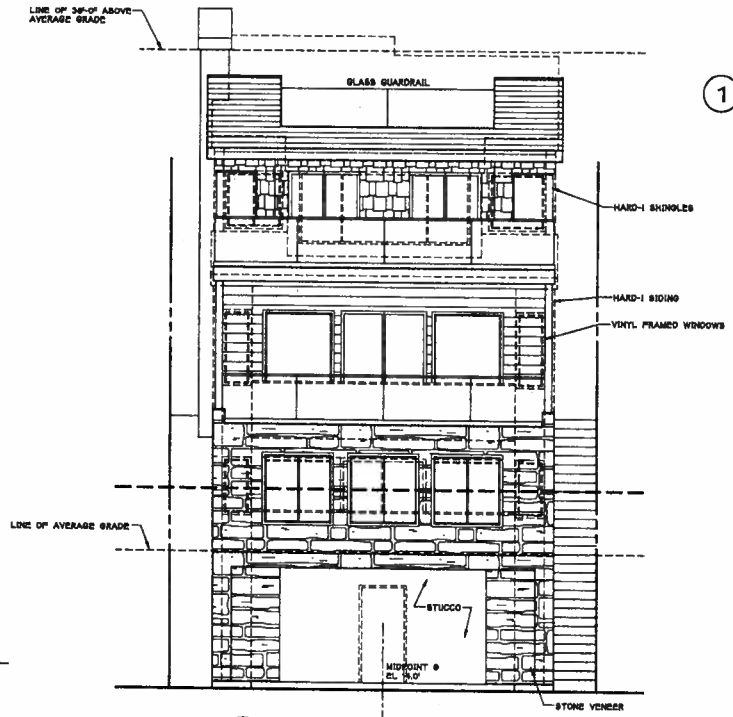
JOB NO:
DRAWN BY: MSR
CHECKED BY: PL

SHEET TITLE:
EXTERIOR ELEVATIONS

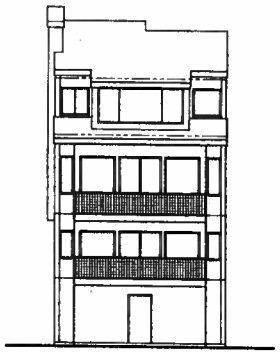
SHEET NO:
A-5.0



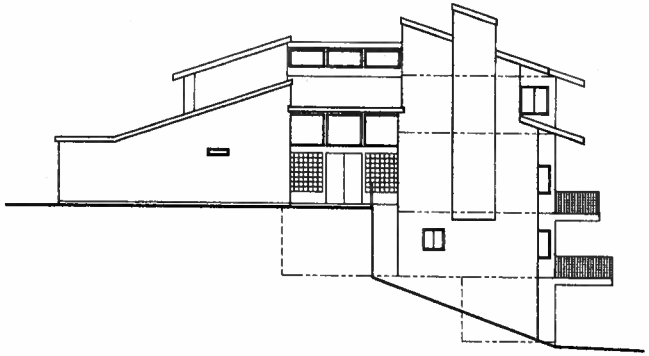
1 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"



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



X2 EXISTING WEST ELEVATION
SCALE: 1/8"=1'-0"



X1 EXISTING NORTH ELEVATION
SCALE: 1/8"=1'-0"

ARCHITECT:
STUDIO 4
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4904 PH
(760) 722-4903 FX
pjlongton@gmail.com
PAUL LONGTON
PRINCIPAL

PROJECT:
1735 S. Pacific St.
ADDITION

OCEANSIDE, CA

OWNER:
EVERGREEN
HEBRON, LP

1921 S. COAST HWY
OCEANSIDE, CA 92054

OWNER'S REP:
PAUL LONGTON
STUDIO 4 ARCHITECTS

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OCEANSIDE, CA 92054

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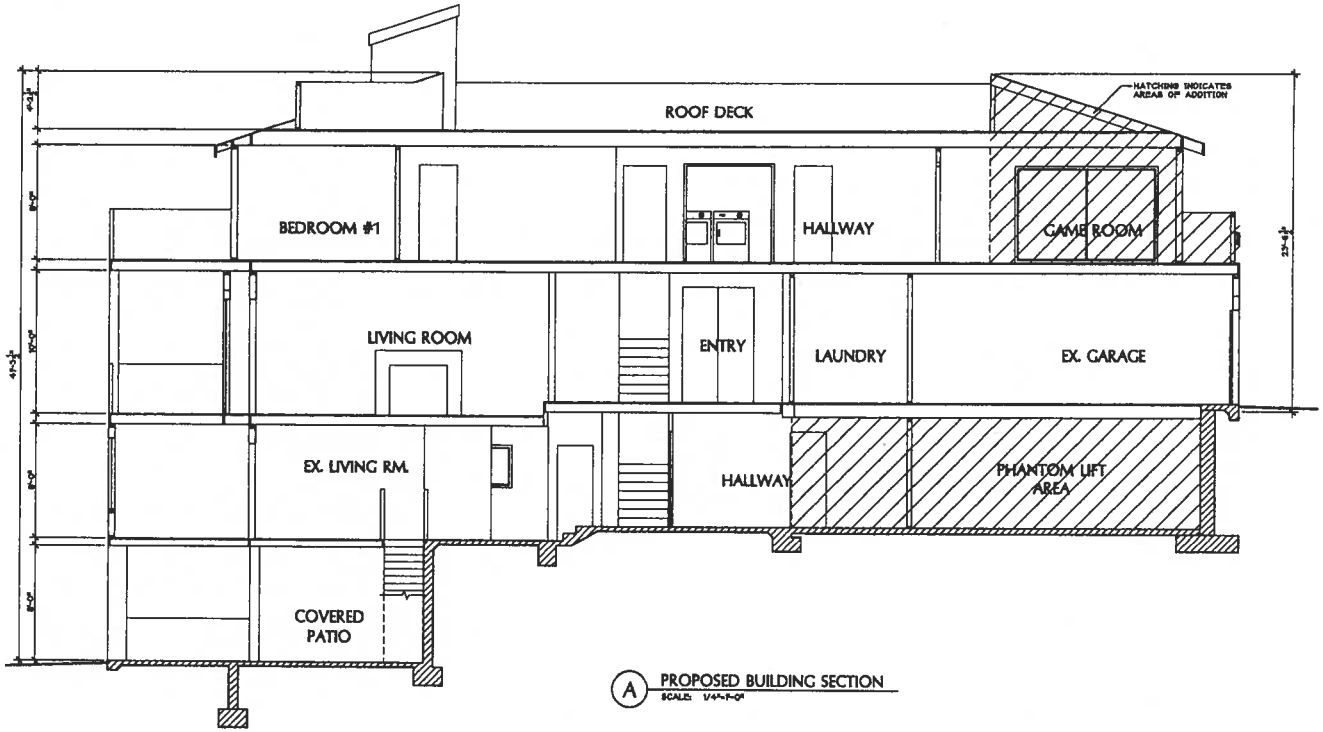
JOB NO:

DRAWN BY: MSR

CHECKED BY: PL

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO:
A-6.0



A PROPOSED BUILDING SECTION
SCALE: 1/4"=1'-0"

ARCHITECT:
STUDIO 4
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 722-4904 PH
(760) 722-4903 FX
pjlongton@gmail.com
PAUL LONGTON
PRINCIPAL

PROJECT:
1735 S. Pacific St.
ADDITION

OCEANSIDE, CA

OWNER:
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1821 S. COAST HWY
OCEANSIDE, CA 92054

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STUDIO 4 ARCHITECTS

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OCEANSIDE, CA 92054

(760) 722-4904

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4 6/3/14 PLANNING

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JOB NO.:
DRAWN BY: MSR
CHECKED BY: PL

SHEET TITLE:
BUILDING SECTIONS

SHEET NO.:
A-7.0

PLANNING COMMISSION
RESOLUTION NO. 2014-P15

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

APPLICATION NO:	RC13-00011
APPLICANT:	Evergreen Hebron LP
LOCATION:	1735 S. Pacific Street

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

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Regular Coastal Permit (RC13-00011) under the provisions of the City of Oceanside Local Coastal Program to permit the following:

to remodel an existing single-family residence, construction of two additional exterior decks, and a roof deck located at 1735 South Pacific Street;

on certain real property described in the project description;

WHEREAS, the Planning Commission, after giving the required notice, did on the 23rd day of June, 2014 conduct a duly advertised public hearing as prescribed by law to consider said application;

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be exempt per Article 19, Class 1 15301 (e) 2, "Existing Facilities" Categorical Exemption from environmental review;

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

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

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

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

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

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

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

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

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

FINDINGS:

For the Regular Coastal Permit:

1. The proposed partial demolition and remodel of an existing single-family residence includes the development of a legal conforming basement, 2,466 square feet of additional square footage, and 1,183.9 square feet of deck and balcony areas that creates a single-family residence that is 5,408 square feet in size as conditioned, is consistent with the land use policies of the Local Coastal Program as implemented through the Zoning Ordinance. Specifically, the project, will not impact existing public views of the coastal zone area and the physical aspects of the project will complement existing development on neighboring sites.

2. The proposed development, as conditioned, will not obstruct an existing, planned, or required public beach access and conforms to the public access and recreation policies of Chapter 3 of the Coastal Act.

3. The project will not result in the loss of any on-street public parking spaces or take away from the existing parking fronting the project site. An existing curb cut on Pacific Street exist and no expansion to the curb cut is proposed with this development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Regular Coastal Permit (RC13-00011) subject to the following conditions:

Engineering:

1. A Geotechnical report shall be submitted to the Building Division prior to issuance of any building permit.

Planning:

2. Regular Coastal Permit (RC13-00011) shall expire on June 23, 2016, unless implemented per the Zoning Ordinance or unless the Planning Commission grants a time extension.

3. This Regular Coastal Permit, as conditioned, approves a series of building and site improvements for a single-family dwelling, as presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Division approval. Substantial deviations shall require a revision to the Regular Coastal Permit.

4. 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 DCC&Rs shall specify that approval of project entitlements is limited to development of a single-family dwelling.

5. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul any approval of the City, concerning Regular Coastal Permit (RC13-00011). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the

defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

6. 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.

7. 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.

8. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report, this resolution and any other resolutions for the project to the new owner and or operator. The provisions on this resolution shall run with the life of the project and shall be recorded as a covenant on the property, and shall be binding on the applicant, the owner of the real property, and their heirs, successors and assigns.

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

10. 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.

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

12. Outdoor patios, decks, and other similar fixed accessory improvements shall not exist in a hazardous condition. Repair, replacement or removal construction activities require that all relevant permits be obtained from the City of Oceanside.

13. The applicant shall post signage no more than 1.5 square feet in area that indicates that parking is not permitted in the driveway in front of the garages and provides contact information for both property management and the City of Oceanside Parking Enforcement Division. The applicant shall work with Planning Division staff to determine the most appropriate size, design and material for said signage.

14. Use of the residence as a vacation or short-term rental (i.e., rental for a period of 30 consecutive days or less) is subject to the following requirements:

    a) The property owner shall obtain a business license if the residence is rented on such short-term basis three or more times per year.

    b) All short-term rentals are subject to the Uniform Transient Occupancy Tax Ordinance set forth at Article III of Chapter 34 of the Oceanside City Code.

    c) Maximum occupancy shall be in accordance with all applicable codes, regulations, and ordinances.

    d) A Residential High Occupancy Permit approved by the City Planner is required for occupancy of the residence by more than six adults at the same time. The City Planner shall not issue a Residential High Occupancy Permit unless evidence is presented that all vehicles associated with the occupancy will be stored on the site.

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

PASSED AND ADOPTED Resolution No. 2014-P15 on June 23, 2014 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Robert Neal, Chairperson
Oceanside Planning Commission

ATTEST:

_____
Marisa Lundstedt, Secretary

I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2014-P15.

Dated: June 23, 2014

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

_____ _____
Applicant/Representative Date

GeoSoils Inc.

July 9, 2013

Evergreen Hebron
1821 S. Coast Highway 101
Oceanside, CA 92054

SUBJECT: Wave Runup and Coastal Hazard Study, 1735 South Pacific Street, Oceanside, CA.

Dear Sirs:

At your request and authorization GeoSoils Inc, (GSI) is pleased to present the following report describing the wave runup and coastal hazards for the property located at 1735 South Pacific Street, Oceanside, CA. The analysis is based upon our site inspection, existing published reports concerning the local coastal processes, site elevations, and knowledge of local coastal conditions. The analysis also utilizes the criteria guidelines of the current FEMA Guidelines and Specifications for Flood Hazard Mapping Partners. This report constitutes an investigation of the wave and water level conditions expected at the site in consequence of extreme storm and wave action. The purpose of this report is to provide the necessary coastal engineering permit information to support the construction of a residential building. It also provides conclusions and recommendations regarding the stability of the existing shore protection, the susceptibility of the property to wave attack, and methods for controlling wave overtopping and flooding on the property.

INTRODUCTION

The subject site, located at 1735 South Pacific Street is a rectangular lot that lies on the face of a wave cut sea cliff between Oceanside Harbor and Buena Vista Lagoon. The site is currently occupied by a residential structure fronted by a quarry stone revetment. The proposed development is a remodel with no new foundations. Figure 1 is an aerial photograph of the site, taken in fall 2010, downloaded (with permission) from the California Coastal Records Project web site (http://www.californiacoastline.org/). The beach in front of the revetment currently consists of sand overlying cobbles and sandstone. The elevations on the property vary from +4 feet National Geodetic Vertical Datum 1929 (NGVD29) at seaward line of the property to about +33 feet NGVD29 at the sidewalk bordering South Pacific Street. The property and neighboring Oceanside beaches are situated along a moderately high wave energy portion of the Southern California coast.

Figure 1. Subject site and adjacent properties in September 2010.

EXISTING SHORE PROTECTION EVALUATION

A visual inspection of the existing shore protection in front of the site and the adjacent shore protection was performed on July 2, 2013. The existing shore protection is a quarry stone revetment backed by a perched beach about 20 feet wide. The perched beach and revetment are on private property and well landward of the mean high tide line. The properties to the north and south of the subject site are fronted by the same revetment.

The visible stones in the revetment are both rounded and angular in shape and range in size from 500 lbs to about 6 tons. The average visible armor stone size is about 4.0 tons. During the site visit the approximate location of the toe of the revetment fronting the site was located by the undersigned. The toe is located ~162 feet west of the South Pacific Street centerline. A review of an aerial photograph of the revetment at the City of Oceanside, dated December 5, 1983, visually confirms this approximate location of the toe. There was no filter fabric visible behind the rocks. However, there was no evidence that sands from the perched beach have piped seaward through the rocks in the past. The crest elevation of the revetment fronting the site is at about +15.5 feet NGVD29. The elevation of the perched beach is about +13.5 feet NGVD29. The slope of the revetement varies from 2/1 to 1.5/1 (h/v). The shore protection system has been in place for over 40 years and has protected the existing site improvements (residence) behind it from the extreme storms during that time, including the "400 year" wave event in January 1988.

DATUM & DATA

The datum used in this report is National Geodetic Vertical Datum 1929 (NGVD29). In the open ocean of the San Diego County coast, Mean High Water (MHW) is 2.3 feet above NGVD29. The units of measurement in this report are feet (ft), pounds force (lbs), and second (sec). Site elevations were taken from a June 27, 2013 topographic map provided by Paul Longton, the project architect.

WAVE RUNUP AND OVERTOPPING ANALYSIS

As waves encounter the beach in front of this section of shoreline, the water rushes up the beach and the revetment, and sometimes over the revetment across the perched beach and possibly to the structure. Often, wave runup strongly influences the design and the cost of coastal projects. Wave runup is defined as the vertical height above the still water level to which a wave will rise on a structure of infinite height. Overtopping is the flow rate of water over the top of a finite height structure as a result of wave runup.

Wave runup and overtopping at the proposed structure is calculated using the US Army Corps of Engineers Automated Coastal Engineering System, ACES. The methods to calculate runup and overtopping implemented within this ACES application are discussed in greater detail in the Coastal Engineering Manual (2004). The overtopping estimates calculated herein are corrected for the effect of onshore winds. Figure 2 from the ACES manual shows some of the variables involved in the runup and overtopping analysis.

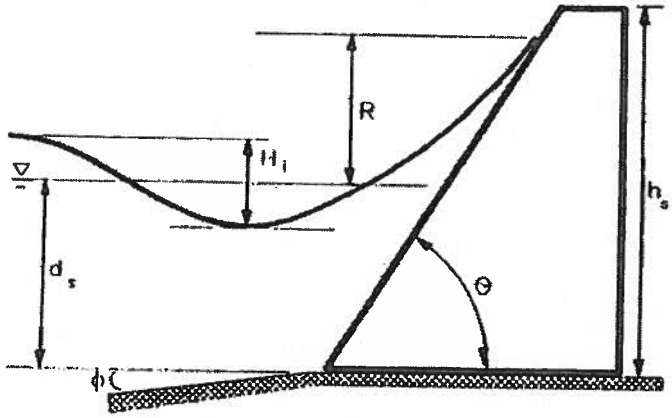

Figure 2. Wave runup terms from ACES analysis.

Oceanographic Design Parameters

The wave, wind and water level data used as input to the ACES runup and overtopping application was taken from the historical data reported in USACOE CCSTWS report #88-6 and updated as necessary. The North County shoreline has experienced a series of storms over the years. These events have impacted coastal property and beaches depending upon the severity of the storm, the direction of wave approach and the local shoreline orientation. The ACES analysis was performed on oceanographic conditions that represent a typical 75-100 year recurrence storm. Sea level rise over the life of the development was chosen from the Cayan, et. al., 2008 scientific paper entitled "Climate change projections of sea level extremes along the California coast." This paper provides a range in sea level rise from 11 cm (4.3 in) to 72 cm (28 in) over then next 100 years. The extreme water elevation used in this analysis is +6.9 feet NGVD29 (max still water of 4.9 feet NGVD29 + 2 feet sea level rise). The predicted lifetime of the proposed remodel is about 50 years. The onshore wind speed was chosen to be 40 knots.

The wave that has the greatest runup is the wave that has not yet broken when it reaches the toe of the structure (revetment). It is not the largest wave to come into the area. The larger waves break offshore of the revetment and lose much of their energy before reaching the shoreline. If the total water depth is 7.9 feet, based upon a maximum scour depth of -1.0 feet NGVD29 at the toe of the revetment and a water elevation of +6.9 feet NGVD29, then the design wave height would be about 6 feet. This analysis is consistent with the guidelines in FEMA 2003. These conditions may never occur at the site over the life time of the structure, but are considered herein to insure a conservative analysis. The average height of the revetment is about +15.5 feet NGVD29. The slope of the revetment varies from 2/1 to 1.5/1 and the nearshore slope was chosen to be 1/60. Because our analysis uses conservative oceanographic design conditions (largest wave, highest still

water elevation, and scoured beach), the longshore transport rate and the seasonal beach profile changes are not relevant. **Table I** is the ACES output for these design conditions.

Table I

```
AUTOMATED COASTAL ENGINEERING SYSTEM ... Version 1.02      7/ 8/2013    14:20
Project:      1735 South Pacific Wave Runup and Overtopping
```

WAVE RUNUP AND OVERTOPPING ON IMPERMEABLE STRUCTURES

Item		Unit	Value	
Wave Height at Toe	Hi:	ft	6.500	Rough Slope
Wave Period	T:	sec	18.000	Runup and
COTAN of Nearshore Slope			60.000	Overtopping
Water Depth at Toe	ds:	ft	7.500	
COTAN of Structure Slope			2.000	
Structure Height Above Toe	hs:	ft	16.500	
Rough Slope Coefficient	a:		0.956	
Rough Slope Coefficient	b:		0.398	
Deepwater Wave Height	H0:	ft	3.747	
Relative Height	(ds/H0):		2.002	
Wave Steepness	(H0/gT^2):		0.360E-03	
Wave Runup	R:	ft	11.877	
Onshore Wind Velocity	U:	ft/sec	50.634	
Overtopping Coefficient	Alpha:		0.500E-01	
Overtopping Coefficient	Qstar0:		0.140	
Overtopping Rate	Q:	ft^3/s-ft	0.262	

Under the extreme, worst case (100 year recurrence interval), oceanographic conditions, the analysis shows the revetment can be overtopped at a rate of about 0.3 ft^3/s-ft. Using the following empirical formulas provided by the USACOE the height of the water height at the top of the revetment, h_1, and the velocity, v_c, of the water can be calculated.

$$q = 0.8927\sqrt{g}, h_1^{3/2}$$

$$v_c = (1.64)\sqrt{\frac{2}{3}gh_1}$$

The height of water overtopping the revetment is about 0.2 foot and the velocity is 3.4 feet per second. If this velocity is assumed to be directed horizontally it can be used to determine if the water will reach the residence/patio structure.

COASTAL HAZARDS

GSI has reviewed the FEMA Guidelines and Specifications for Flood Hazard Mapping Partners (FEMA 2003) to determine the necessary information for flood hazard determination at the subject site. Based upon the types of information required in the FEMA reference for flood hazard analysis, we would like to offer the following discussion on coastal hazards at the site.

There are three different potential oceanographic hazards identified at this site; shoreline erosion, flooding, and waves. For ease of review each of these hazards will be analyzed and discussed separately followed by a summary of the analysis including conclusions and recommendations as necessary.

Erosion Hazard

The back shore area of the beach fronting the subject site has been stabilized by a quarry stone revetment and perched beach. This shore protection structure and perched beach prevents significant erosion of the site from waves. The beach fronting the revetment is subject to seasonal erosion and occasionally subject to artificial sand nourishment. This section of shoreline was subject to an extensive study by the US Army Corps of Engineers as part of the Coast of California Storm and Tidal Wave Study (CCSTWS). Historically, the shoreline is supplied sand by the San Luis Rey and Santa Margarita Rivers, and some bluff erosion. The construction of Oceanside Harbor and development within the watershed has reduced the amount of sand reaching the shoreline and fronting the site. The local history of erosion for this particular area is rather complex due to the impacts of dams, coastal structures, severe El Nino conditions, creek flow, and beach nourishment projects. The CCSTWS Main Report dated September 1999 provides a very comprehensive history of erosion at and near the site.

Analysis of historical aerial photographs contained in the California Coastal Records Project web site (http://www.californiacoastline.org/) shows visible shore protection fronting the site for at least the last 42 years The revetment has been in place for over four decades and appears to be functioning as intended. No maintenance history of the structure is available. There are no signs of significant shoreline movement or significant damage to structures landward of revetment over the last 40 years. Because the shoreline is stabilized by the revetment and as long as the revetment is maintained, the site is reasonably safe from erosion hazards.

Flooding Hazard

The lowest habitable finished floor improvement on site is above elevation +13.5 feet NGVD29 (the elevation of the patio behind the perched beach). This is above any potential flood elevation from storm surge or extreme tides (maximum still water elevation of ~+7 feet NGVD29). The potential flooding associated with wave runup is discussed further in the next section. Site drainage due to waters other than from the ocean are mitigated through the site drainage plan designed by the project civil engineer. Due to its elevation above the ocean, the height of revetment, the distance of the improvements from the top of the revetment, and the development of a site drainage plan the habitable portions of the proposed development should be reasonably safe from sustained flooding.

Wave Attack & Wave Runup

The site is safe from direct wave attack due to the presence of the revetment and perched beach. Under the extreme, worst case (~100 year), oceanographic conditions the revetment, at elevation + 15.5 feet NGVD29, can be overtopped at a rate of about 0.3 ft^3/s-ft. This is about 0.2 feet of water coming over the top of the revetment for each wave (18 second period) and onto perched beach. Any overtopping that occurs may flow across perched beach to the patio and possibly to residence. The US Army Corps of Engineers Coastal Engineering Manual states that for every 25 feet that wave overtopping travels across the beach, the height of the runup bore is reduced by 1 foot. The patio is about 20 feet behind the revetment and the residence is about 35 feet from the top of the residence. By the time any wave runup reaches the patio the height of the water and the velocity will be reduced such that the impact will be minimized. It should also be noted that wave runup waters will only come on the site for a few hours during the peak of the high tide.

Tsunami Flooding

Tsunami are waves generated by submarine earthquakes, landslides, or volcanic action. Lander et. al. (1993) discusses the frequency and magnitude of recorded or observed tsunami in the southern California area. James Houston (1980) predicts a tsunami of less than 5 feet for a 500 year recurrence interval for this area. Legg et. al. (2002) examined the potential tsunami wave runup in southern California. While this study is not specific to the Oceanside site it provides a first order analysis for the area. Figure 3 shows the tsunami runup in the southern California bight. The maximum tsunami runup in the Oceanside area is less than 2 meters in height. The Legg et. al. (2002) report determined a maximum open ocean tsunami height of less than 2 meters. The wave runup analysis performed herein can be used to calculated the expected runup due to a tsunami about 2 meters in height. The wave runup and overtopping analysis herein considers the maximum possible unbroken wave at the revetment. This wave is about 6.5 feet high. The runup

and overtopping analysis serves to estimate the amount of wave overtopping as a result of a tsunami occurring at the peak high tide. A 6 foot high tsunami, during a very high tide, will impact the site much like the 100-year recurrence interval wave height overtopping. The tsunami, much like the design extreme wave, will break on or before the structure, losing much of its energy. Due to the infrequent nature and the relatively low 500 year recurrence interval tsunami wave height, the site is reasonably safe from tsunami hazards.

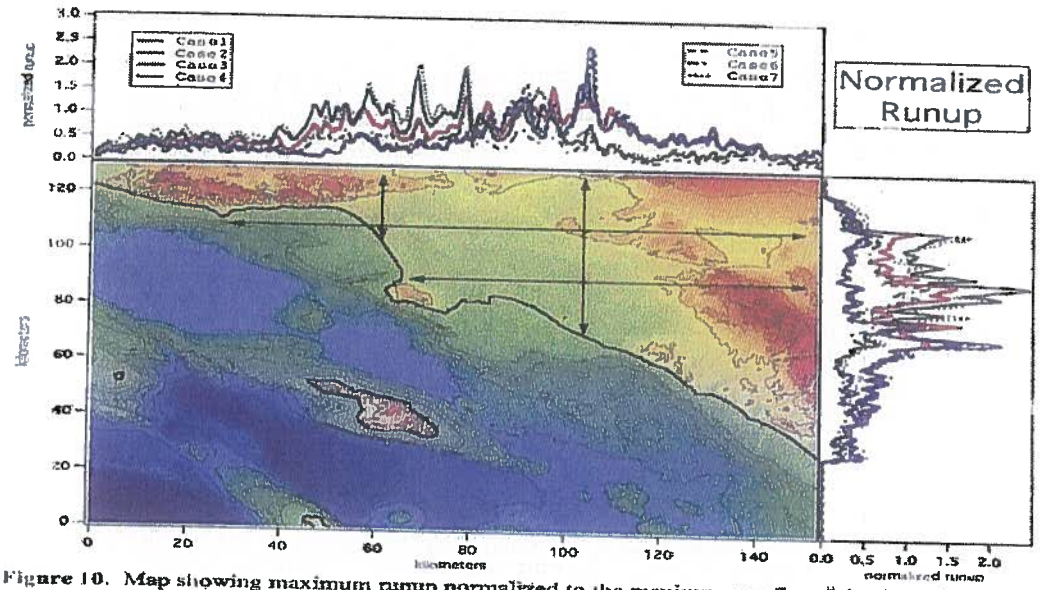

Figure 10. Map showing maximum runup normalized to the maximum seafloor/island uplift for each of the seven Catalina Fault tsunamigenic earthquake scenarios modeled in this study (fault parameters in Table 4).

Figure 3. Taken from Legg et. al. (2002). Note the maximum wave runup in the Oceanside area is less than 2 meters.

CONCLUSIONS

A. The existing revetment and perched beach fronting the site may on occasion be subject to wave overtopping during extreme storms.

B. A worst case wave event, similar to the January of 1988 or the winter of 1982-83, and corrected for a future sea level rise of 2 feet, will produce wave overtopping of the revetment at elevation ~+15.5 feet NGVD29. This overtopping will amount to about 0.3 ft^3/s-ft (~0.2 feet in height). This amount of overtopping will occur on each wave cycle but only during about a 60 minute window when sea level is the highest during spring tides.

C. During extreme wave events coinciding with an extreme high tide, wave runup may flow across perched beach and ultimately to the patio. The water depth will be less than 1/2 foot , with possible instantaneous water elevations of about 1 foot. By the time any wave runup reaches the patio and structure the height of the water and the velocity will be reduced such that the impact will be minimized.

E. The presence of the quarry stone revetment and the perched beach, will protect the property from direct wave attack.

F. The existing revetment varies in height at about elevation +15.5 feet NGVD29 and is above the FEMA AE Zone elevation of + 13 NAVD88 (10.88 feet NGVD29). The finished first floor elevation is above the FEMA 100-year still water elevation.

RECOMMENDATIONS

A. Long term stability of the site will depend on the proper maintenance of the revetment. Maintenance is the responsibility of the property owner. Maintenance includes replacement of the stones lost due to the combined effects of settlement, scour, and wave action dislodging the stones.

B. The use of flood shields such as plywood, and roll down metal doors, will significantly reduce nuisance wave spray and splash at the site. The use of water proof construction material for the splash prone portions of the structures will reduce/eliminate nuisance water damage.

In conclusion, provided the recommendations herein are incorporated into the project design, coastal hazards, which include shoreline erosion, wave and wave runup attack, and flooding, will not significantly impact this property over the life of the proposed structure. There are no additional recommendations necessary for wave runup protection and it is likely that no additional shore protection will be needed in the future over the life of the structure.

LIMITATIONS

Coastal engineering is characterized by uncertainty. Professional judgements presented herein are based partly on our evaluation of the technical information gathered, partly on our understanding of the proposed construction, and partly on our general experience. Our engineering work and judgements have been prepared in accordance with current accepted standards of engineering practice; we do not guarantee the performance of the project in any respect. This warranty is in lieu of all other warranties express or implied.

Sincerely,

REGISTERED PROFESSIONAL ENGINEER
DAVID W. SKELLY
No. RCE 47857
Exp. 12/31/13
CIVIL
STATE OF CALIFORNIA

GeoSoils Inc.
David W. Skelly MS, PE
Coastal Engineer
RCE# 47857

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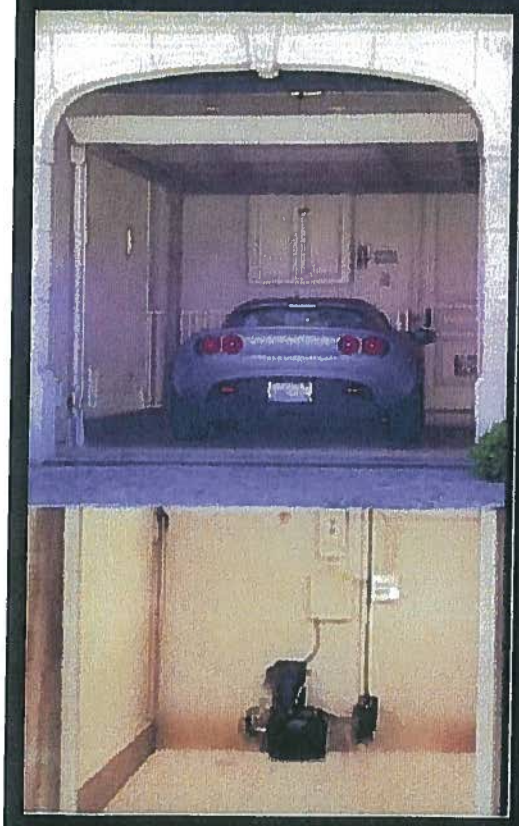
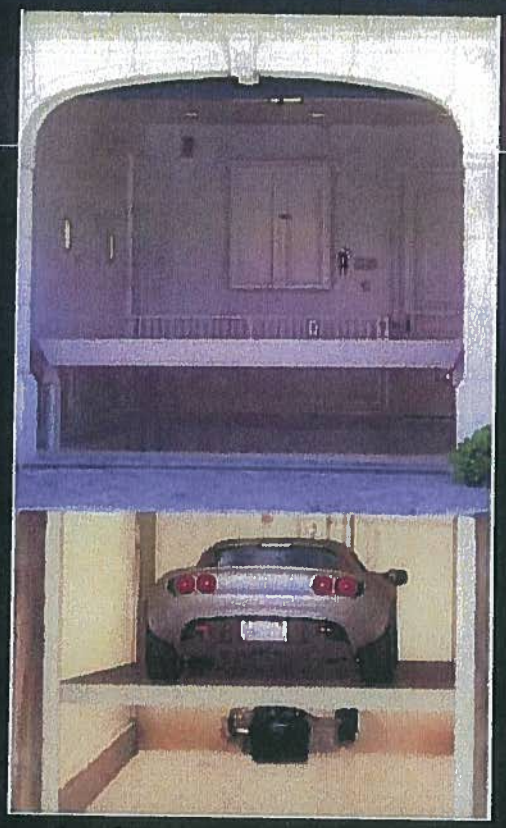
USACOE 1991, CCSTWS "State of the Coast Report San Diego Region."

USACOE 2004 Coastal Engineering Manual.

PHANTOM PARK





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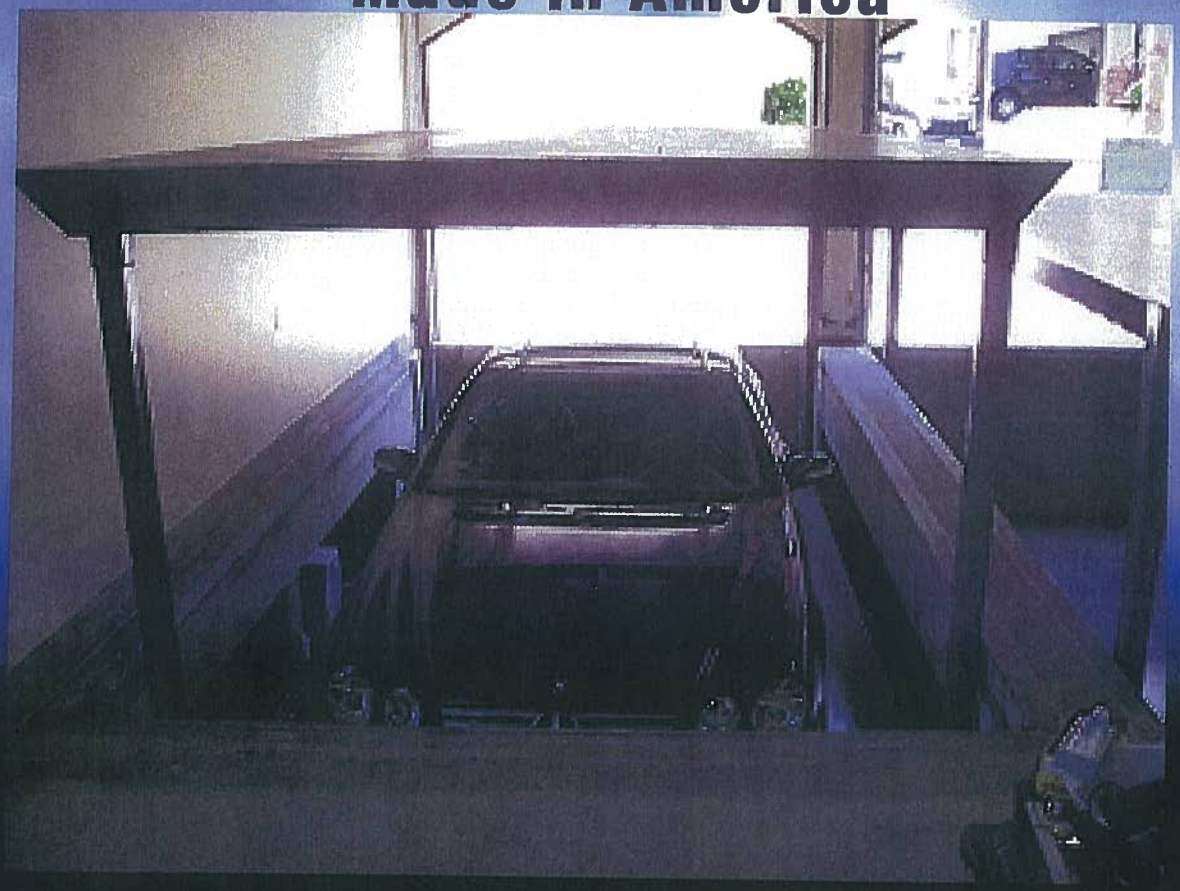


Commercial and Residential Application

The PhantomPark™ is a auto aficionado's dream, if you like to maintain a hands on relationship with your machines. For uncompromising property owners who need safe and affordable parking space, this 2 deck drive on lift is a smart solution for both commercial and residential applications.

Custom and Standard Solutions

While most lift manufactures recommend a 10-foot garage ceiling for adequate clearance, it is possible to use a garage with a lower ceiling height. PhantomPark™ utilizes a basement area below the garage, or a pit constructed in the garage floor. You drive the car onto the lift, which is then lowered into the subterranean space, and then you drive the second car into the garage floor level parking space. If you have a high enough garage ceiling, it is possible to retrieve the lower vehicle without having to remove the upper vehicle.

American Made

* Double your space by parking two vehicles in the footprint of one parking stall
* Unobtrusive and secure the lift and lower vehicle are completely concealed
* Aesthetically pleasing canopy surface can be tiled or covered with other materials to match surroundings
* Multiple units can be installed side-by-side for use in condo's, offices etc.
  - Ideal for low ceiling applications use as 'vertical tandem parking' to save space
  - Increase property value
* Safe, easy to operate
* Made in America

Available Options:

a. Adjustable ultrasonic vehicle sensor to aid parking

b. Emergency Stop "Panic" Button Station

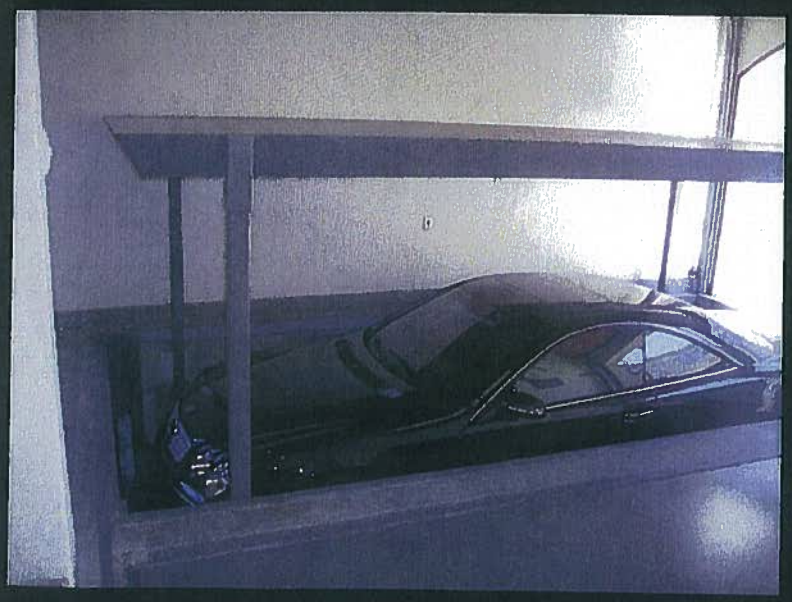
c. Solenoid-Operated Door Interlock Kit

d. Vehicle-Present Sensor at upper level to prevent lift movement if vehicle is parked on the canopy deck

e. Each Gate or Door status sensors to shut off the lift if opened during lift operation

f. Photo-eye sensors to shut off the lift if motion is detected during lift operation.

g. 10 HP 230V 1 Phase Power Unit, draws approx 44 amps. Raising time approximately 150 seconds



Standard Features

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230V-1ph Motor Control Panel
"UP/DOWN" Operator P/B Station
Solenoid Operated Down Valve

Safety
Key Switch Security Lock Out
Beveled Toe Guard Protection
Hydraulic, Free Fall Arrest Devices on each Ram in Event of Line

Rupture
Minimum 3:1 Structural Safety Factor
Maintenance Device
Over Pressure Relief System

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Fax (760) 745-6200
sales@aclifts.com

Application for Public Hearing

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

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ACCEPTED	BY
6/20/13	SN. TM.

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TENT. MAP	
PAR. MAP	
DEV. PL.	
C.U.P.	
VARIANCE	
COASTAL RC13-00011	
O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT: Evergreen Hebron LP	2. STATUS: Owner
3. ADDRESS: 1821 S. Coast Hwy Oceanside 92054	4. PHONE/FAX/E-mail: 760 580.1986
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): Paul Longton	
6. ADDRESS: 2909 Mesa Dr. Oceanside 92054	7. PHONE/FAX/E-mail: 760 722-4904

PART II – PROPERTY DESCRIPTION

8. LOCATION: 1735 S. Pacific St	9. SIZE: 5250 SF

10. GENERAL PLAN	11. ZONING	12. LAND USE	13. ASSESSOR'S PARCEL NUMBER
Single Fam	R1	Single Family	153.091.33.00

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION: Add 499 SF and remodel interior

15. PROPOSED GENERAL PLAN	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
No Change	No Change	Single Fam	1	8 DU/AC

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE or FAR
3,442	SF	50	30 %

PART IV – ATTACHMENTS

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

PART V – SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print):	34. DATE	SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY A BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNE CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATT PAGES AS NECESSARY).
Paul Longton	6.19.13	
Sign:		35. OWNER (Print): Evergreen Hebron LP — 36. DATE
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Sign: Adele Fischbach

Description & Justification
For An Addition and Remodel
At
1735 S Pacific St, Oceanside, 92054

June 19, 2013
Revised August 23, 2013
Revised November 21, 2013
Revised March 3, 2014
Revised May 7, 2014
Owner: Evergreen Hebron, LP

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DEVELOPMENT SERVICES

Statistics at a glance

Address –	1735 S Pacific St
APN –	153-091-33-00
Zoning –	R-1
Proposed zoning –	No Change
Lot Size –	5,250 SF, .12 acres
Existing Land Use –	Single Family
Existing du/acre	8 du/acre
Proposed Land Use –	Single Family
Number of units –	1
Proposed Density/acre –	8 du/acre
Existing lot coverage -	35%
Proposed Lot Coverage	36%

Existing and Proposed Construction

Living Space (Habitable)

	Existing	Proposed
Basement Level	787 SF	988 SF
Street Level	1095 SF	<117> SF
Upper Level	1060 SF	1575 SF
Totals	2942 SF	2446 SF

Totals when complete 5388 SF

Existing Garage	467 SF
Additional garage space	500 SF
Total Garage	967 SF
New Roof Deck	1027 SF

Parking required –	2 spaces
Parking provided –	4 spaces

The Architecture is by Paul Longton, Architect

The proposed project will maintain its existing appearance and footprint

Existing Lot and Structure

The property is located on the west side of Pacific St and between Cassidy and Whaley. The footprint of the existing house will not change. The proposed internal circulation (stairway) will be revised for a more effective circulation. At the Beach Level, an existing work room will be replaced with a bedroom. At the Street Level the floor plan will be reconfigured to move the kitchen closer to the west (and Great Room), an interior hallway will be added so that circulation from the garage no longer goes through the kitchen. At the upper level the bulk of the floor plan will be revised. There is a proposed roof deck. However there will not be a stair tower. There will be an outside entrance at the second story.

In summation, the footprint stays the same, the actual height of the structure is reduced by approximately 3.5', the general appearance of the building stays the same, which is to say, the roof pitches stay the same and the exterior of the building (shingles) will stay the same, although with a cementitous product.

Demolition

Remove the 2nd story and portions of the garage to shore and build the basement level and rebuild.

2nd Story Deck

There will be a deck added to the second story at the east end over the garage. The intent is to provide a street friendly structure and negate possible "canyonization" of the street.

Basement

The level below the street currently does not meet basement definition. The project proposes to extend the level eastward so the entire level meets the definition of basement

Compatibility with Neighborhood

The style and mass of buildings of this existing structure is compatible with other, nearby structures – both old and new.

Parking

No public parking spots will be taken up with this proposed building. There is an existing 2-car garage. A 3rd parking spot will be added with a "Phantom Lift", which is a lift that allows a car to be parked below the street level as well as a vehicle to be parked above at the street level. The Phantom Lift (rather than a lift that moves a car up) will allow the 2nd story at the street to still have it's deck that provides a step back massing. A 4th parking spot will be added with a tandem parking space.

Proposed Materials

Some of the features of the home are: a 50 year roof, copper flashings, laminated glass for sound proofing and UV protection, non-corrosive materials for prolonged life and low.

The interior materials will be superior for ease of living, low maintenance and energy efficiency. The furnaces will be high efficiency. The appliances are all Energy Star approved. The water heaters are of the "Instant" variety that are much more energy efficient than the "tank" type. Bathroom floors are heated. Lights and fans in the bathrooms are occupant initiated for convenience and, ultimately, for energy efficiency.

Extra care is taken to use materials that isolate sound from floor to floor and from inside to outside, or the reverse.

Variance

None requested, none required.

Administrative Coastal

The proposed project is consistent with the policies of the Local Coastal Program as implemented through the Zoning Ordinances. Specifically the physical aspects of the project are consistent with the adjoining properties and those in the neighborhood.

LEGAL DESCRIPTION

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

LOT 48 IN BLOCK "E" OF OCEAN FRONT ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 909, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 8, 1904.

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

APN: 153-091-32-00

NOTICE OF EXEMPTION
City of Oceanside, California

Post Date:
Removal:
(180 days)

1. **APPLICANT:** Evergreen Hebron LP
2. **ADDRESS:** 1821 S. Coast Highway, Oceanside CA. 92054
3. **PHONE NUMBER:** (760) 580-1986
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale
6. **PROJECT TITLE:** RC13-00011 (1735 S. Pacific Street Remodel)
7. **DESCRIPTION:** The project involves several additions to each level of a two-story over basement single family residence located at 1735 South Pacific Street. Situated within the Coastal Zone's appealable area 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 Tourist (R1).

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA). This proposal involves an addition to an existing single family residence. Therefore, staff has determined that further environmental evaluation is not required because:

[x] The project is categorically exempt as a Class 1, 15301 (e) 2 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: June 24, 2014

Scott Nightingale, Planner II

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