



DATE: December 15, 2014

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A REGULAR COASTAL PERMIT (RC14-00012) FOR THE CONSTRUCTION OF A 350-SQUARE-FOOT DECK EXPANSION ATTACHED TO AN EXISTING DECK AT THE WESTERN BUILDING ELEVATION LOCATED AT 1949 SOUTH PACIFIC STREET – WERMERS DECK EXPANSION – APPLICANT: MICHELLE WERMERS**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class 1, Categorical Exemption per Section 15301(e) “Existing Facilities” of the California Environmental Quality Act; and
- (2) Approve Regular Coastal Permit (RC14-00012) by adopting Planning Commission Resolution No. 2014-P33 with findings and conditions of approval attached herein.

BACKGROUND AND PROJECT DESCRIPTION

Background: The subject property consists of a single-family home on a 5,156-square-foot beachfront lot on that portion of South Pacific Street between Cassidy Street and Eaton Street, approximately 700 feet north of the St. Malo Estates community. It is one of more than 130 beachfront lots created in 1904 as part of the Oceanside Ocean Front Addition. The subject site is typical of surrounding properties with its substandard 30-foot width, pronounced downward slope from South Pacific Street, and rear boundary determined by the mean high tide line.

On November 7, 2011, the Planning Commission approved Resolution No. 2011-P35. This Resolution approved Regular Coastal Permit RC11-00008 and allowed for the remodel of the existing single-family home including an increase in square footage from 3,168 to 3,227 square feet. The remodel also included replacement of exterior wall finishes; addition and replacement of windows; replacement of exterior railings; redesign of roof elements, including the extension of eaves; expansion of open deck area; and the addition of second-story habitable space.

This proposed Regular Coastal Permit application (RC-14-00012) proposes to expand the existing open deck located along the rear basement level. The deck expansion would add 350 square feet of deck space to an existing open patio.

Site Review: This 5,156-square-foot lot accommodates a two-story 3,227-square-foot single-family residence with basement below. The legal lot is substandard in width and area.

The land use designation is Single-Family Detached Residential (SFD-R) and the corresponding zoning classification is R-1 (Single-Family Residential). Being situated within the coastal zone, the project requires a Regular Coastal Permit pursuant to Section III.D.1 of the Coastal Permit Handbook adopted May 8, 1985. The property is also within the "appeal jurisdiction" of the local coastal zone. Under the certified Local Coastal Program (LCP), any local action by the City on this proposed coastal development permit may be appealed to the California Coastal Commission.

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

Project Description: The project application is comprised of a Regular Coastal Permit (RC14-00012).

Regular Coastal Permit RC14-00012) represents a request to extend the deck at the rear basement level. The deck would extend just beyond the existing outdoor patio; it would project approximately 14'-8¼" and would encroach approximately two feet into the stringline setback. The 1986 Oceanside Zoning Ordinance Section 1703 (e) allows decks, balconies, and other appurtenances to extend seaward of the stringline setback line, providing that they do not substantially impair the views from adjoining properties. The proposed deck extension would not alter public views or any views of adjoining neighbors as it would be in-line with the deck of the neighboring residence to the north and there is a vacant lot to the south. The deck measures 14 feet deep x 25 feet wide for a total of 350 square feet. It would be located between the existing outdoor staircase and side property line. Extension of the existing deck requires a new pier foundation system as it would cantilever over the rear slope. The deck comprised of wood, would remain open except for a safety railing comprised of 6" x 6" wooden guardrail posts predrilled for a cable rail system. The proposed improvements will not alter the building footprint nor increase the height of the existing residence.

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

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

ANALYSIS

KEY PLANNING ISSUES

1. General Plan

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 Local Coastal Program's established stringline exists nearly 12 feet to the west from the existing open patio of the existing home, and the proposed deck would encroach approximately two feet into the established stringline. The proposed deck would not extend westward beyond the neighboring property to the north and it would not affect the neighboring property to the south because it is vacant. The 1986 Oceanside Zoning Ordinance Section 1703 (e) allows decks, balconies, and other appurtenances to extend seaward of the stringline setback line, providing that they do not substantially impair the views from adjoining properties.

The proposed deck would not alter public views or any views of adjoining neighbors. The deck would remain open and would be constructed in line with the deck immediately to the north. The proposed deck would also be in line with the outdoor stairway landing utilized to access the beach by both the existing property and neighboring property to the north. The deck has no bearing on the property to the south as it remains vacant.

Staff finds that the proposed project is in conformance with the General Plan and that it would be architecturally consistent with both the existing residence and neighboring properties. The project, which maintains an open appearance to the skyline and maintains the same rear setback as the adjoining property, is compatible to the surrounding properties and neighborhood character.

2. Zoning Compliance

This project is located in the R-1 (Single-Family Residential) District and complies with the requirements of the City of Oceanside 1986 Zoning Ordinance which has purview within the coastal zone. Although the deck extends two feet beyond the stringline setback, an encroachment into the stringline setback is permitted by Zoning Code Section 1703 providing it does not substantially impair the views from adjoining properties. Since the proposed deck is open and it is located in line with the existing deck belonging to the property directly north, and the property directly south is vacant, views from adjoining properties will not be substantially impaired.

DISCUSSION

Issue: Project Compatibility with the Existing Neighborhood and Surrounding Properties

All improvements to the property would be consistent with, and compatible to, the existing residence and the adjoining homes in the surrounding neighborhood.

Recommendation: Staff finds that the proposed improvement consisting of a 350-square-foot open deck along the rear of the residence would enhance the appearance and usability of the existing residence. Furthermore, it would not impact adjacent sites particularly the property directly north. This neighboring property which already enjoys a similar privilege; it has a deck which projects toward the ocean and beyond the existing home. The deck, similar to the one proposed by the applicant, encroaches approximately two feet into the stringline setback.

ENVIRONMENTAL DETERMINATION

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

PUBLIC NOTIFICATION

Legal notice was published in the newspaper and notices were sent to property owners of record within a 300-foot radius and occupants within a 100-foot radius of the subject property, individuals and or organizations requesting notification, the applicant, and other interested parties. As of November 4, 2014, no other communication related to the proposal has been received.

SUMMARY

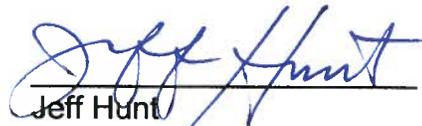
Regular Coastal Permit (RC14-00012) is consistent with the requirements of the Zoning Ordinance, the land use policies of the General Plan, and the policies of the Local Coastal Program. The proposal meets all applicable development standards for the surrounding zoning district. The deck design is compatible with the existing residence and the surrounding neighborhood. The project would not have adverse impacts on existing public view corridors or public access to the coastline. Consequently, staff recommends that the Planning Commission approve the project based on the required findings and subject to the conditions contained in the attached resolution. Staff recommends that the Planning Commission:

- Confirm issuance of Class 1, Categorical Exemption for Existing Facilities of the California Environmental Quality Act.
- Move to approve Regular Coastal Permit RC14-00012 and adopt Planning Commission Resolution No. 2014-P33 as attached.

PREPARED BY:


Marie Luna
Consultant Senior Planner

SUBMITTED BY:


Jeff Hunt
Interim City Planner

JH/ML/fil

Attachments:

1. Plans
2. Photos
3. Planning Commission Resolution No. 2014-P33
4. Other Attachments (Application Page, Description and Justification, Legal Description, Notice of Exemption)



WERNERS BEACH HOUSE
DECK EXPANSION

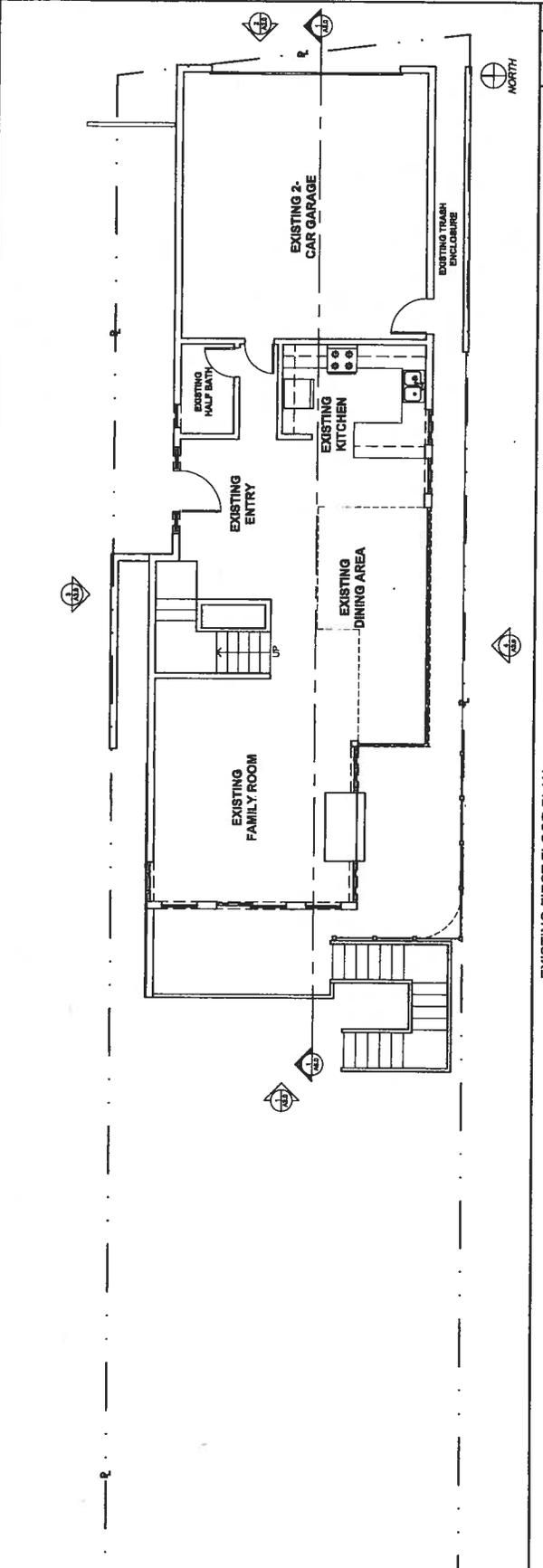
OWNER:
MICHELLE & TOM WERNERS
1500 S. PACIFIC ST.
OCEANSIDE, CA 92081

BASEMENT AND FIRST FLOOR PLANS/ DECK EXTENSION PLAN
PATIO/DECK EXPANSION DESIGN PACKAGE

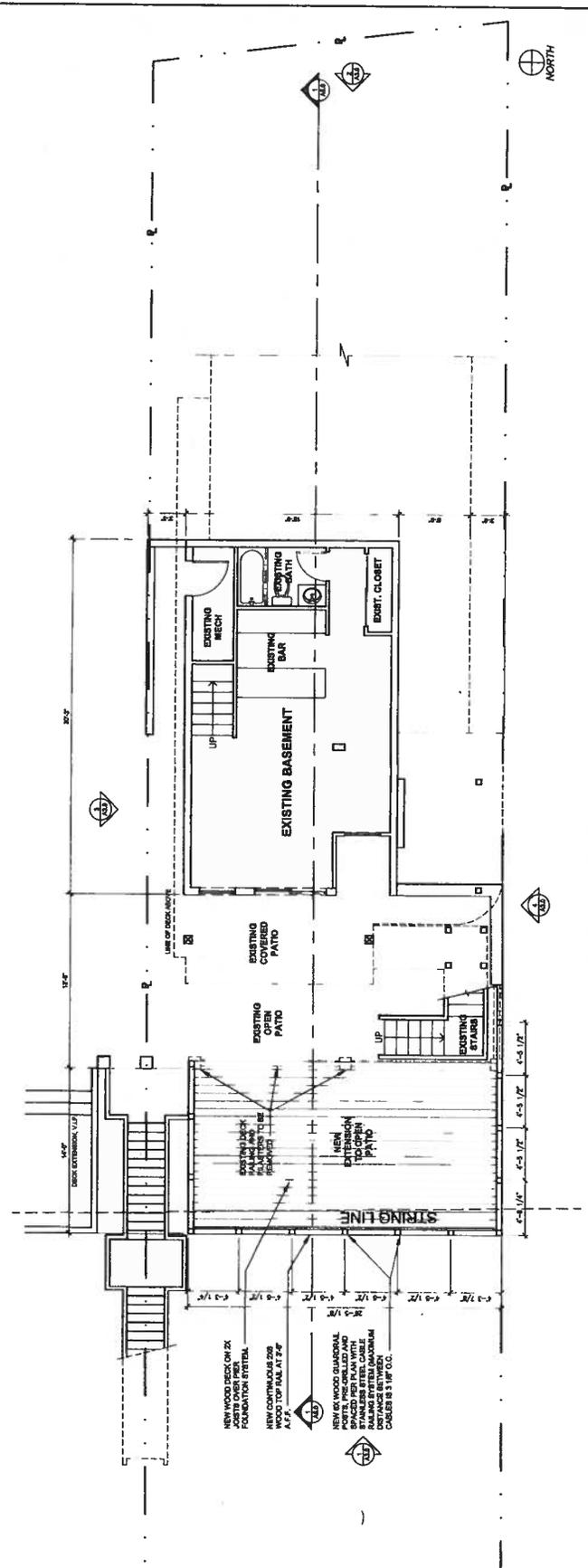
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DATE: _____
 PER: _____
 DATE: _____
 PER: _____
 DATE: _____
 PER: _____

SHEET
A2.0



EXISTING FIRST FLOOR PLAN 1/8" = 1'-0" 2



EXISTING BASEMENT AND DECK EXPANSION PLAN 1/8" = 1'-0" 1



ARCHITECTS
1400 10th St., Suite 200, San Diego, CA 92161
Tel: 619.594.1100 Fax: 619.594.1101

WERMERS BEACH HOUSE DECK EXPANSION
1949 S. PACIFIC ST.
OCEANSIDE, CA 92054

OWNER:
MICHELLE & TOM WERMERS
1949 S. PACIFIC ST.
OCEANSIDE, CA 92054

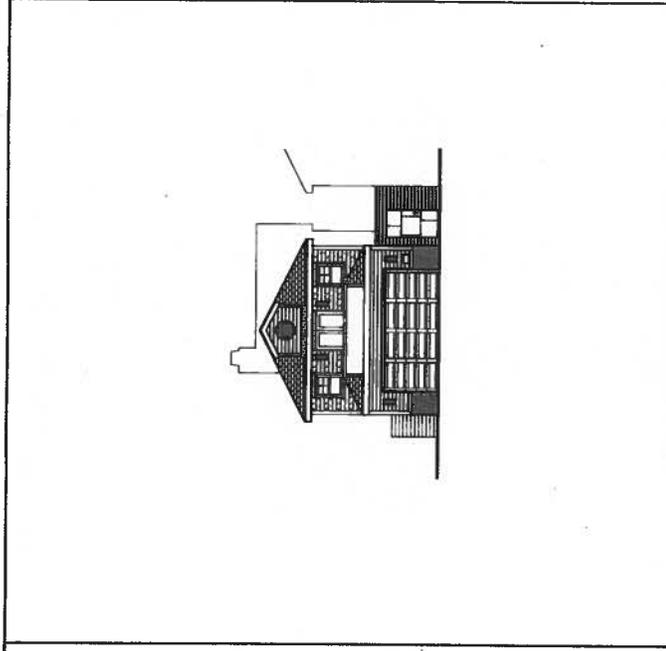
EXTERIOR ELEVATIONS

PATIO/DECK EXPANSION DESIGN PACKAGE

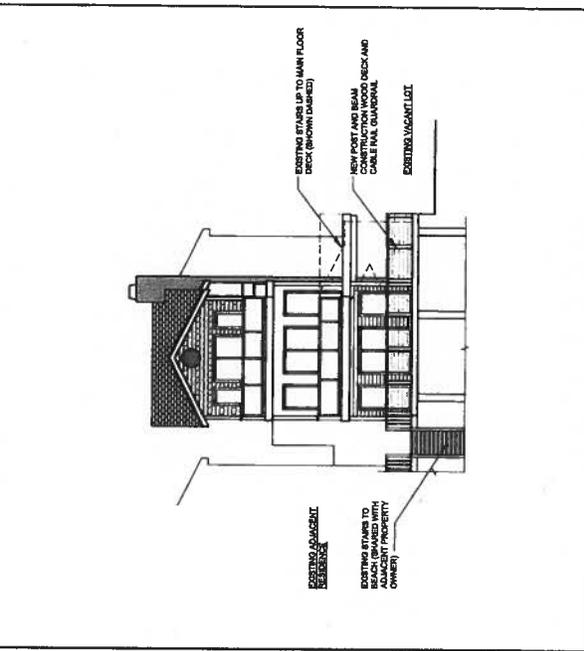
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DATE _____
 PER CHECK _____
 ALL IN _____
 PROJECT NUMBER _____
 DRAWING NUMBER _____
 PLOT DATE _____

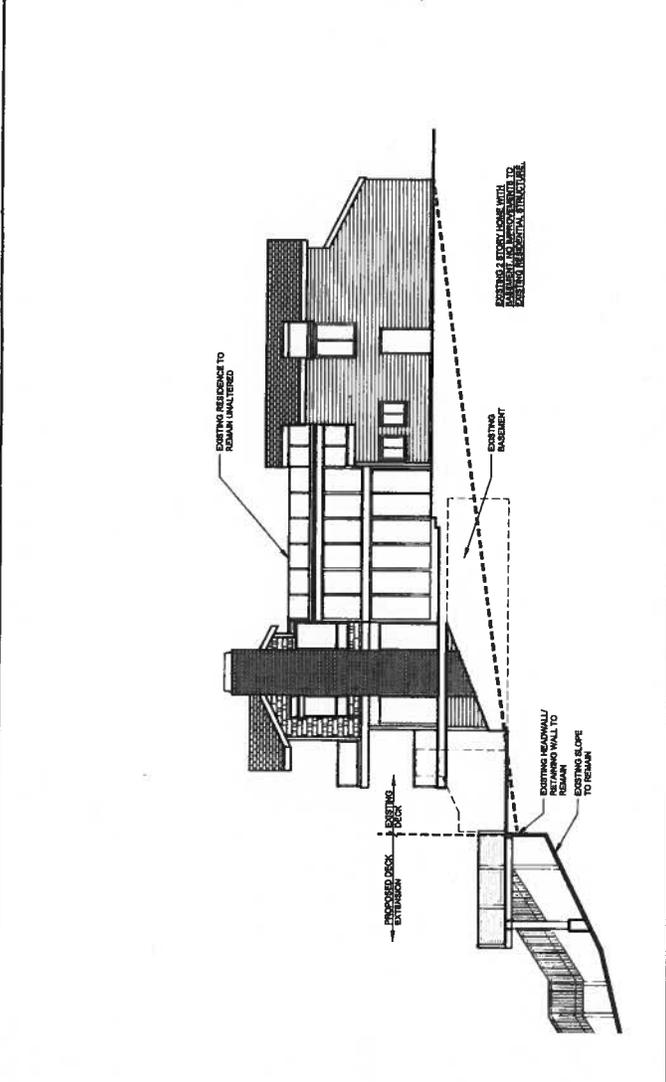
SHEET
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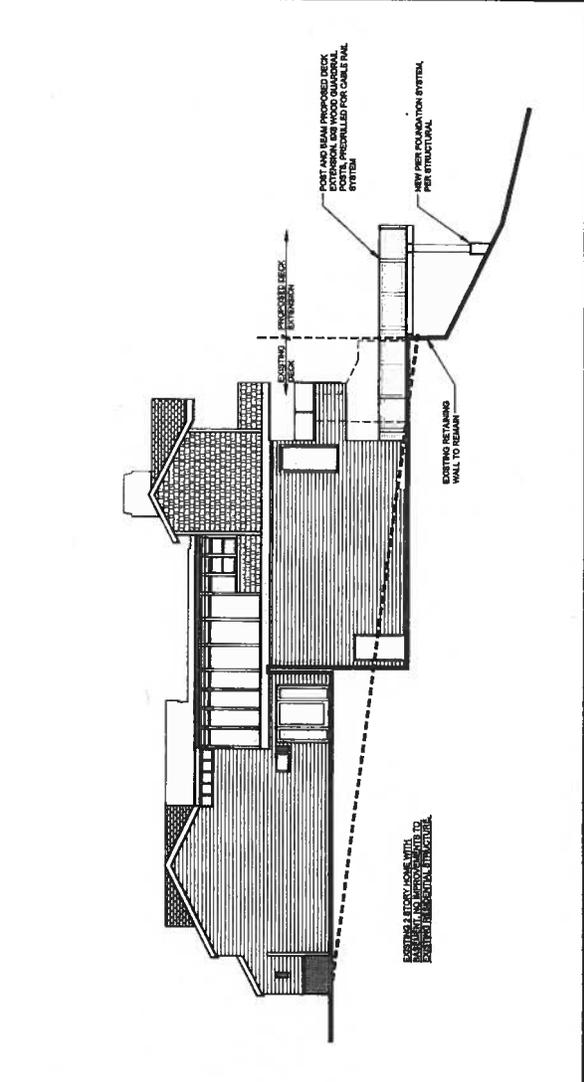
EXISTING EAST ELEVATION 1/8" = 1'-0" 2



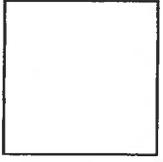
EXISTING WEST ELEVATION WITH DECK EXTENSION 1/8" = 1'-0" 1



EXISTING SOUTH ELEVATION WITH DECK EXTENSION 1/8" = 1'-0" 4



EXISTING NORTH ELEVATION WITH DECK EXTENSION 1/8" = 1'-0" 3



WERMERS BEACH HOUSE DECK EXPANSION
 1040 S. PACIFIC ST.
 OCEANSIDE, CA 92064

OWNER:
 MICHELLE & TOM WERMERS
 1040 S. PACIFIC ST.
 OCEANSIDE, CA 92064

ENLARGED PARTIAL ELEVATIONS

PATIO/DECK EXPANSION DESIGN PACKAGE

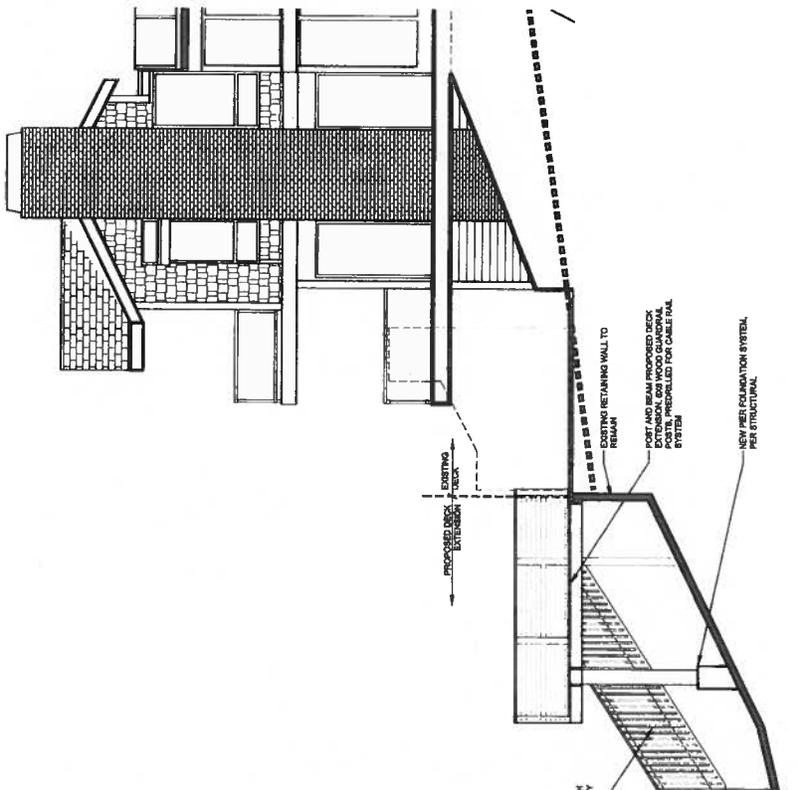
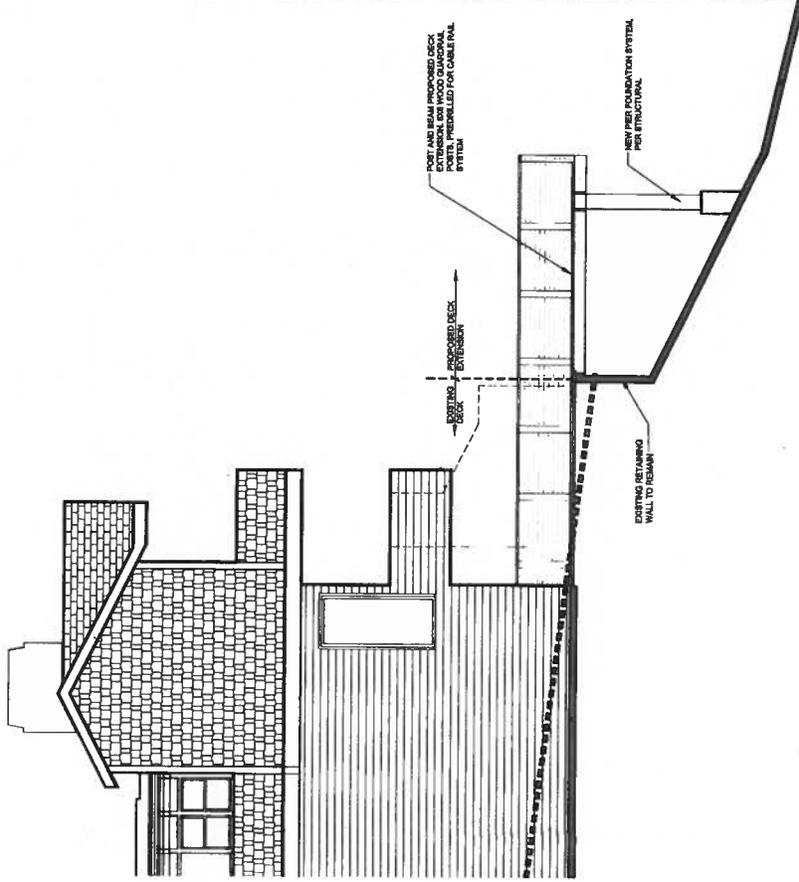
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DATE
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 XXXX / XXXX / XXXX
 XXXX / XXXX / XXXX

Proj. Check
 Rev. No.
 Permit
 Project Number
 Drawing Name
 Plot Date

S H E E T

A4.0



PARTIAL ENLARGED NORTH ELEVATION

PARTIAL ENLARGED SOUTH ELEVATION

1/4" = 1'-0"

1/4" = 1'-0"

2

1



WERMERS BEACH HOUSE DECK EXPANSION

1600 S. PACIFIC ST.
OCEANSIDE, CA 92054

OWNER:
MICHELLE & TOM WERMERS
1600 S. PACIFIC ST.
OCEANSIDE, CA 92054

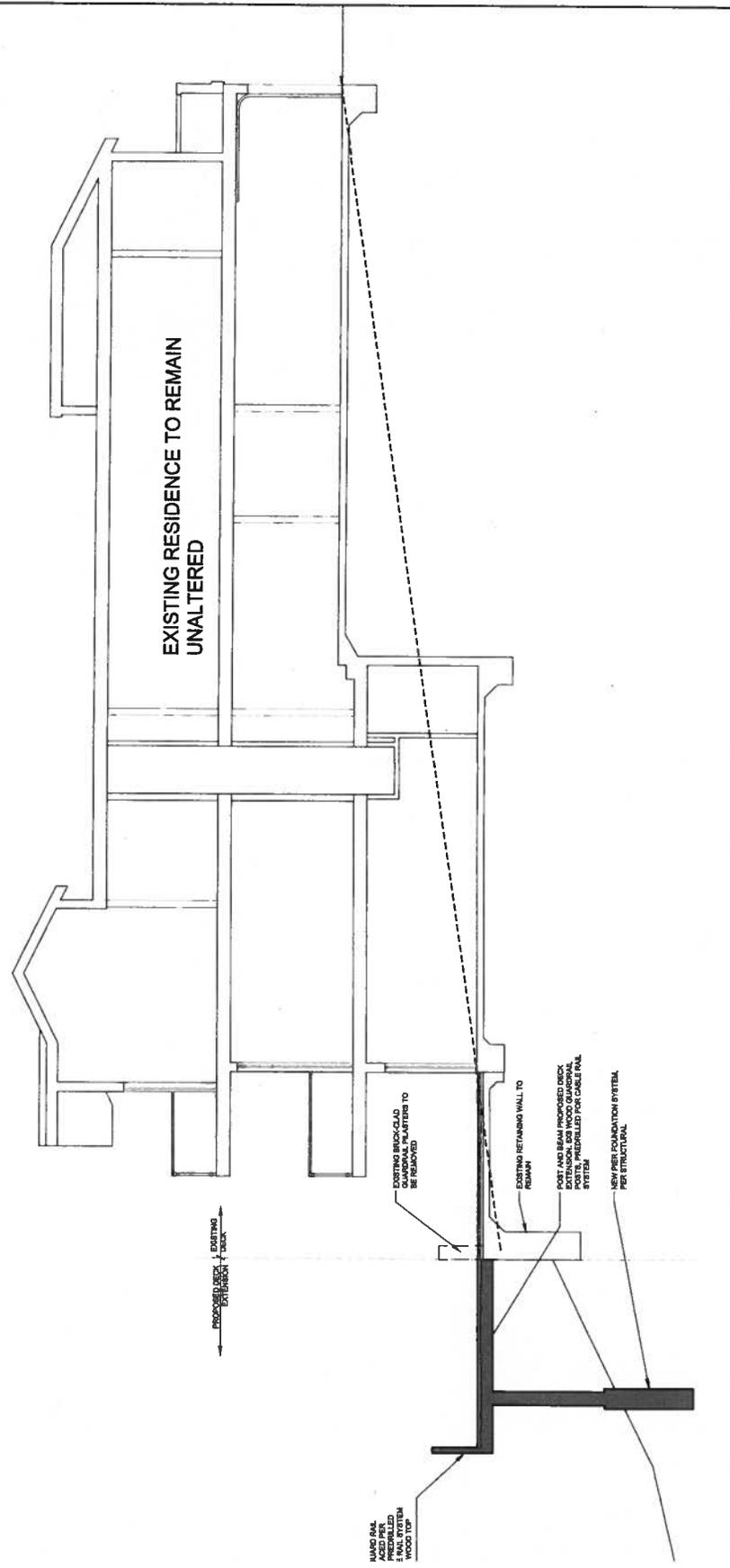
EXISTING BLDG SECTION WITH NEW DECK SECTION

PATIO/DECK EXPANSION DESIGN PACKAGE

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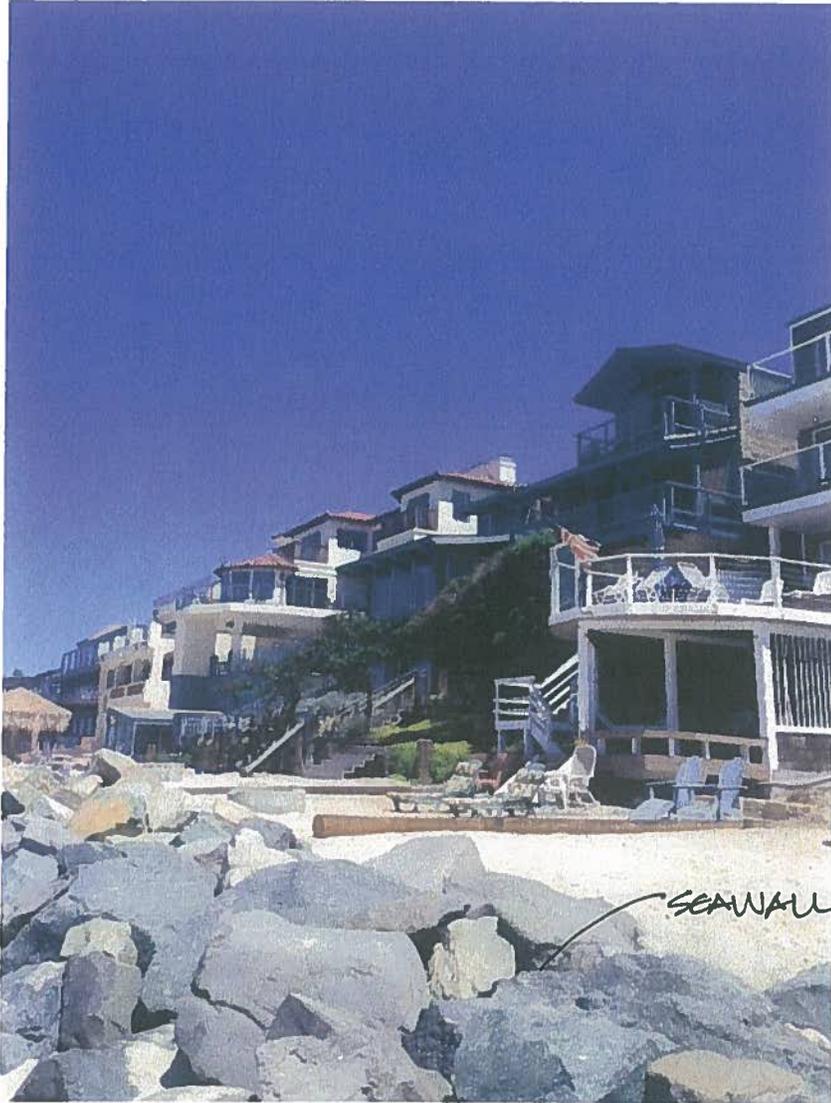
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SHEET
A5.0



EXISTING BUILDING SECTION WITH NEW DECK SECTION AT BASEMENT PATIO

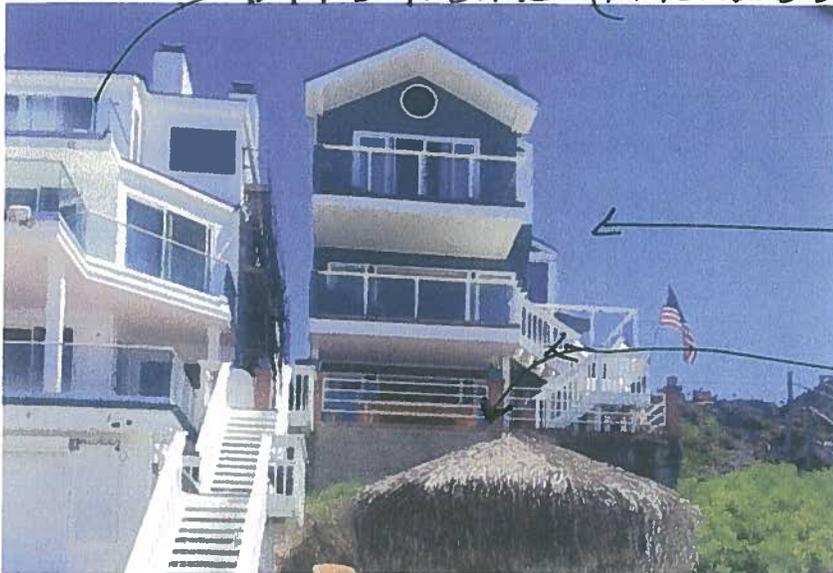
1949 S. PACIFIC DECK EXTENTION



1945 S. PACIFIC
(EXTENDED DECK)

SEAWALL

1947 S. PACIFIC (EXTENDED DECK)

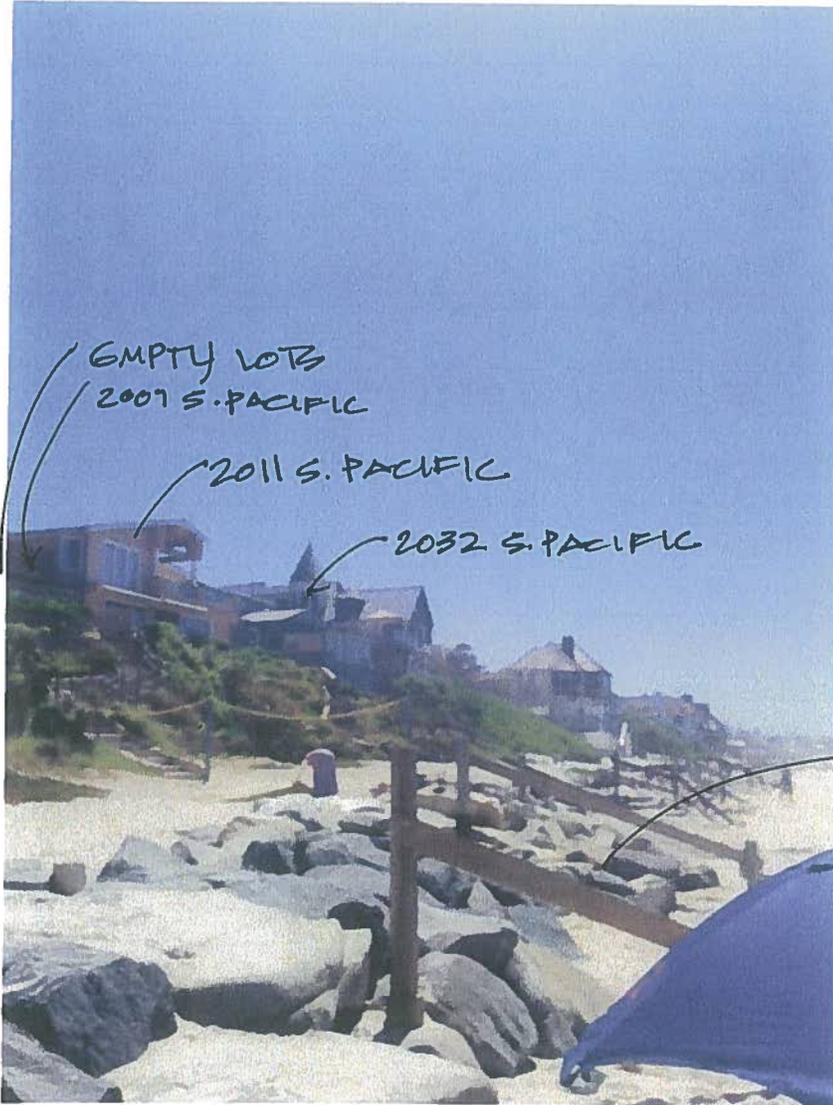


SITE
1949 S. PACIFIC

PROPOSED DECK EXTENTION
@ LOWER LEVEL
TO ALIGN W/ 1949 S. PACIFIC
(NO VIEWS TO BE BLOCKED)

1949 S. PACIFIC DECK EXTENTION

From: Tom Wermers <TomW@wermerscompanies.com>
Subject:
Date: August 17, 2014 11:48:58 AM PDT
To: Michelle Wermers <michellewermers@gmail.com>
▶ 4 Attachments, 522 KB

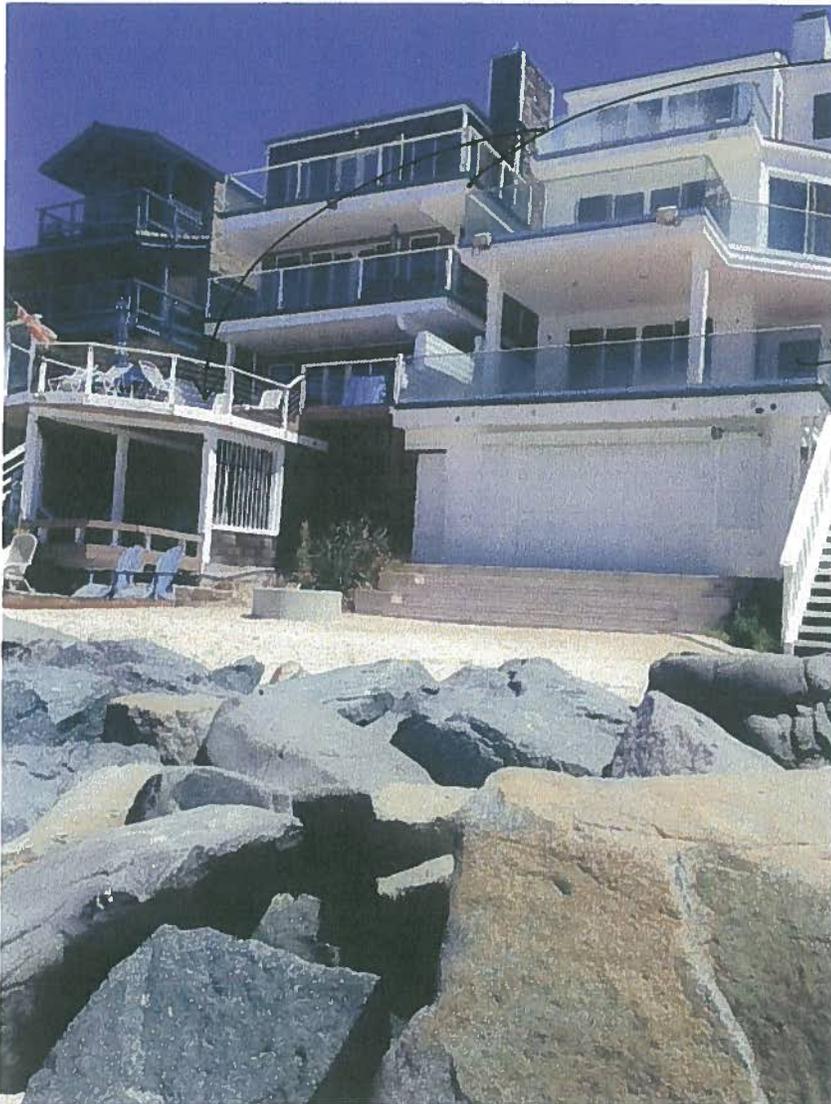


SEA WALL

1949 S. PACIFIC DECK EXTENSION



EXISTG. SEAWALL



NEIGHBOR
1949 S. PACIFIC

NEIGHBOR
1947 S. PACIFIC
(DECK EXTENDED)

RECEIVED

AUG 26 2014

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

1 PLANNING COMMISSION
2 RESOLUTION NO. 2014-P33

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

6 APPLICATION NO: RC14-00012
7 APPLICANT: Michelle Wermers
8 LOCATION: 1949 South Pacific Street

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

11 WHEREAS, there was filed with this Commission a verified petition on the forms
12 prescribed by the Commission requesting a Regular Coastal Permit (RC14-00012) under the
13 provisions of Article 32 of the Zoning Ordinance of the City of Oceanside to permit the following:

14 construction of a 350-square-foot (14' x 25') deck expansion attached to the first level
15 (basement) of the western elevation to an existing single-family residence located at
16 1949 South Pacific Street;

on certain real property described in the project description.

17 WHEREAS, the Planning Commission, after giving the required notice, did on the 15th day
18 of December, 2014 conduct a duly advertised public hearing as prescribed by law to consider said
19 application.

20 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
21 Guidelines thereto; this project has been found to be exempt per Article 19, Section 15301 (e) from
22 environmental review;

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

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

27 /////

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	\$.42 per square foot non-residential for Oceanside (\$2.63 for Vista and Fallbrook) \$.42 for Vista and Fallbrook) \$2.63 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. 05-OR 0611-1	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. 05-OR 0610-1	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, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes
16 effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

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

19 FINDINGS:

20 For the Regular Coastal Permit:

- 21 1. The proposed deck expansion to an existing permitted single-family residence is
22 consistent with the land use policies of the Local Coastal Program as implemented
23 through the Zoning Ordinance. Specifically, the project will not substantially alter or
24 impact existing public views of the coastal zone area and the physical aspects of the
25 project are consistent with existing development on neighboring sites.
- 26 2. The proposed deck expansion will not obstruct any existing, planned, or required public
27 beach access; therefore, the project is in conformance with the policies of Chapter 3 of
28 the Coastal Act.
- 29 3. The project will not result in the loss of any on street public parking spaces, as the 350-
square foot deck addition will not trigger the need for additional parking or take away
from the existing parking fronting the project site.

1 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
2 approve Regular Coastal Permit (RC14-00012) subject to the following conditions:

3 **Building:**

- 4 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
5 Building Division plan check. (As of January 1, 2014 the 2013 California Building
6 Code, and 2013 California Electrical Code)
- 7 2. The granting of approval under this action shall in no way relieve the
8 applicant/project from compliance with all State and Local building codes.
- 9 3. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the
10 plans.
- 11 4. The developer shall monitor, supervise and control all building construction and
12 supporting activities so as to prevent these activities from causing a public nuisance,
13 including, but not limited to, strict adherence to the following:
 - 14 a) Building construction work hours shall be limited to between 7:00 a.m. and
15 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00
16 p.m. for work that is not inherently noise-producing. Examples of work not
17 permitted on Saturday are concrete and grout pours, roof nailing and activities
18 of similar noise-producing nature. No work shall be permitted on Sundays and
19 Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day,
20 Thanksgiving Day, Christmas Day) except as allowed for emergency work
21 under the provisions of the Oceanside City Code Chapter 38 (Noise
22 Ordinance).
 - 23 b) The construction site shall be kept reasonably free of construction debris as
24 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
25 approved solid waste containers shall be considered compliance with this
26 requirement. Small amounts of construction debris may be stored on-site in a
27 neat, safe manner for short periods of time pending disposal.
- 28 5. For all new construction, setbacks and Type of Construction must comply with the
29 2013 California Building Code. New Exterior openings less than five feet from the
property line must be protected per table 704.8 of the CBC. New Exterior walls less
than five feet to the property line must be one hour rated per Table 602 of the CBC.

1 **Fire:**

2 6. Fire Department requirements shall be placed on plans in the notes section.

3 **Planning:**

4 7. This Regular Coastal Permit shall expire on December 15, 2017, unless implemented per
5 the Zoning Ordinance or unless the Planning Commission grants a time extension.

6 8. This Regular Coastal Permit approves only a 350-square-foot deck expansion to an existing
7 open patio area located along the western elevation of the existing home and as presented
8 to the Planning Commission for review and approval. No deviation from these approved
9 plans and exhibits shall occur without Planning Division approval. Substantial deviations
10 shall require a revision to the Regular Coastal Permit or a new Regular Coastal Permit.

11 9. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
12 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
13 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
14 annul an approval of the City, concerning Regular Coastal Permit (RC14-00012). The City
15 will promptly notify the applicant of any such claim, action or proceeding against the
16 City and will cooperate fully in the defense. If the City fails to promptly notify the
17 applicant of any such claim action or proceeding or fails to cooperate fully in the
18 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
19 harmless the City.

20 10. No permanent ground-mounted equipment or enclosure of the area between the deck
21 pylons and the residence shall be permitted. This information shall be added as a note on
22 the building plans.

23 13. Prior to the issuance of building permits, compliance with the applicable provisions of the
24 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed
25 and approved by the Planning Division. These requirements, including the obligation to
26 remove or cover with matching paint all graffiti within 24 hours, shall be noted on the
27 Architectural Site Plan and shall be recorded in the form of a covenant affecting the subject
28 property. A covenant or other recordable document approved by the City Attorney shall
29 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.

1 18. Prior to issuance of a building permit, the applicant and landowner, shall execute and
2 record a covenant, in a form and content acceptable to the City Attorney.

3 PASSED AND ADOPTED Resolution No. 2014-P33 on December 15, 2014 by the
4 following vote, to wit:

5 AYES:

6 NAYS:

7 ABSENT:

8 ABSTAIN:

9
10 _____
11 Robert Neal, Chairperson
12 Oceanside Planning Commission

13 ATTEST:

14 _____
15 Marisa Lundstedt, Secretary

16 I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify
17 that this is a true and correct copy of Resolution No. 2014-P33.

18 Dated: December 15, 2014
19

20 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may
21 be required as stated herein:
22

23 _____
24 Applicant/Representative

_____ Date



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

STAFF USE ONLY
 ACCEPTED
RECEIVED
 AUG 26 2014
 CITY OF OCEANSIDE
 DEVELOPMENT SERVICES

BY
 RC
 TM

Please Print or Type All Information

PART I - APPLICANT INFORMATION

1. APPLICANT <i>WPC BEACH LLC Tom & Michelle Wermers</i>	2. STATUS <i>Married</i>
3. ADDRESS <i>1949 S. Pacific Oside CA 92054</i>	4. PHONE/FAX/E-mail <i>858-756-1412</i>
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) <i>Michelle Wermers OWNER - SELF</i>	
6. ADDRESS	7. PHONE/FAX/E-mail

HEARING

GPA
MASTER/SP.PLAN
ZONE CH.
TENT. MAP
PAR. MAP
DEV. PL.
C.U.P.
VARIANCE
COASTAL <i>RC14-00012</i>
O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION <i>1949 S. Pacific OCEANSIDE CA</i>		
10. GENERAL PLAN <i>BEACH</i>	11. ZONING <i>R-1</i>	12. LAND USE <i>SF</i>
14. LATITUDE		15. LONGITUDE

9. SIZE <i>5,156 sq. ft.</i>
13. ASSESSOR'S PARCEL NUMBER <i>153 250 42 00</i>

PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION
Patio Deck expansion

17. PROPOSED GENERAL PLAN <i>No change</i>	18. PROPOSED ZONING <i>No change</i>	19. PROPOSED LAND USE <i>No change</i>	20. NO. UNITS <i>1</i>	21. DENSITY
22. BUILDING SIZE <i>3,264 sq. ft.</i>	23. PARKING SPACES <i>2</i>	24. % LANDSCAPE	25. % LOT COVERAGE or FAR <i>34%</i>	

PART IV - ATTACHMENTS

26. DESCRIPTION/JUSTIFICATION	27. LEGAL DESCRIPTION	28. TITLE REPORT
29. NOTIFICATION MAP & LABELS	30. ENVIRONMENTAL INFO FORM	31. PLOT PLANS
32. FLOOR PLANS AND ELEVATIONS	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): <i>Tom Wermers (Manager)</i>	36. DATE <i>8/26/14</i>	37. OWNER (Print): <i>Michelle Wermers</i>	38. DATE <i>8.26.14</i>
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• 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.

WFIC Beach LLC
5120 Shoreham Place #150
San Diego, CA 92122

August 25, 2014

City of Oceanside
Planning Department

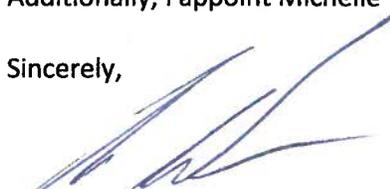
Re: 1949 S. Pacific Street, Oceanside CA
APN #153-250-42-00

To Whom It May Concern:

It is our intention to add a deck at the lower floor of beach house to extend deck per plans, to allow it to be more in line with neighbor's deck to the north.

Additionally, I appoint Michelle Wermers as our agent for the purposes of this remodel.

Sincerely,



Thomas Wermers
Manager

RECEIVED

AUG 26 2014

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

23912

EXHIBIT A

Description of Real Property

All that certain real property in the City of Oceanside, County of San Diego, State of California, described as follows:

LOT 46 IN BLOCK "F" OF OCEAN FRONT ADDITION TO OCEANSIDE, 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.

APN: 153-250-42-00



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date:
Removal:
(180 days)

- 1. **APPLICANT:** Tom and Michelle Wermers
- 2. **ADDRESS:** 1949 S. Pacific Street, Oceanside, CA. 92054
- 3. **PHONE NUMBER:** 858/756-1412
- 4. **LEAD AGENCY:** City of Oceanside
- 5. **PROJECT PLANNER:** Marie Luna, Senior Planner (Consultant)
- 6. **PROJECT TITLE:** P14-000012, Open Patio Deck Expansion

7. DESCRIPTION: REGULAR COASTAL PERMIT (RC14-00012) for an open patio deck expansion along the rear basement level of an existing single-family residence. The open patio deck expansion will project toward the ocean fourteen feet beyond the basement level of the existing single family residence. The open patio deck measures 14' x 25', for a total of 350 square feet. The project site is located at 1949 S. Pacific St. Situated within the South Oceanside Neighborhood Planning Area and the Coastal Zone, the subject property bears a land use designation of Single-Family Detached Residential (SFD) and a zoning designation of Single-Family Residential (R-1) - **1949 S. PACIFIC STREET DECK EXPANSION**

Environmental Determination:

In accordance with the California Environmental Quality Act (CEQA), staff has reviewed the project and finds that the proposed project is exempt pursuant to Article 19, Section 15301(e), "Existing Facilities."

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on this review, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- The project qualifies for a Class 1 categorical exemption under Section 15301 (e) "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).

Marie Luna

 Marie Luna, Senior Planner (Consultant)

Date: November 20, 2014

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