

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, February 22, 2011, 10:00 a.m.
Guajome Room

1. 10:00a.m. - 10:30 a.m.

Discussion for a single family remodel to an existing 2,559 square foot residence located on a 0.29 acre site located at 2034 Lincoln Street.

Zoning: Residential Estate District (RE-B)

Land Use: Estate-B Residential (EB-R)

Neighborhood Area: South Oceanside

Assessor Parcel: 155-072-15

Contact Person: David & Kristin Pennant-Jones

Tel.: (760) 473-0322

Attachments:

APN Maps:
155-072-15

David & Kristin Pennant-Jones

February 15, 2011

To: Richard Greenbauer, Senior Planner City of Oceanside
Scott Nightingale, Planner II City of Oceanside

From : David and Kristin Pennant-Jones
2034 Lincoln Street, Oceanside.

Subject: Pre-application meeting on February 22 at 8:00 A.M.

Reference: Proposed remodel of 2034 Lincoln Street, Oceanside.

Thank you for agreeing to a Pre-application Conference to discuss the requirements for the proposed remodel of 2034 Lincoln Street in Oceanside. This meeting is scheduled for February 22, 2011 at 10 A.M.

In order for those departmental personnel from the City who may be attending to preview the plans, we have prepared six small packages of information that describe the proposed changes. Additional copies are available upon request.

Attending the meeting for the owners will be:

Kristin Pennant-Jones Owner,
760.473.0322 / kritsinpj@mac.com

David Caron Senior Engineer Construction Testing and Engineering
760.7464955 / dcaron@cte-inc.net

Orville Johnson General Contractor
760-802-9992

John Pennant-Jones Consultant
760.433.4920 / johnpennantjones@mac.com

cc. David Caron
 Orville Johnson
 John Pennant-Jones

**2034 Lincoln Street
Oceanside, CA 92054
davidpennantjones@mac.com**

REMODEL OF HOME AT 2034 LINCOLN STREET, OCEANSIDE, CA.

This package is prepared for the Developer's Conference scheduled for Tuesday February 22 at 10:00 AM at the City of Oceanside Planning Department. The attachments are for reference purposes to allow the participants to review the proposed upgrades to 2034 Lincoln Street, Oceanside, in advance of the meeting as necessary.

Project Owners:

David and Kristin Pennant-Jones

Address:

2034 Lincoln Street, Oceanside, CA. 92054

APN #

APN-155-072-15. Parcel 1

Project description

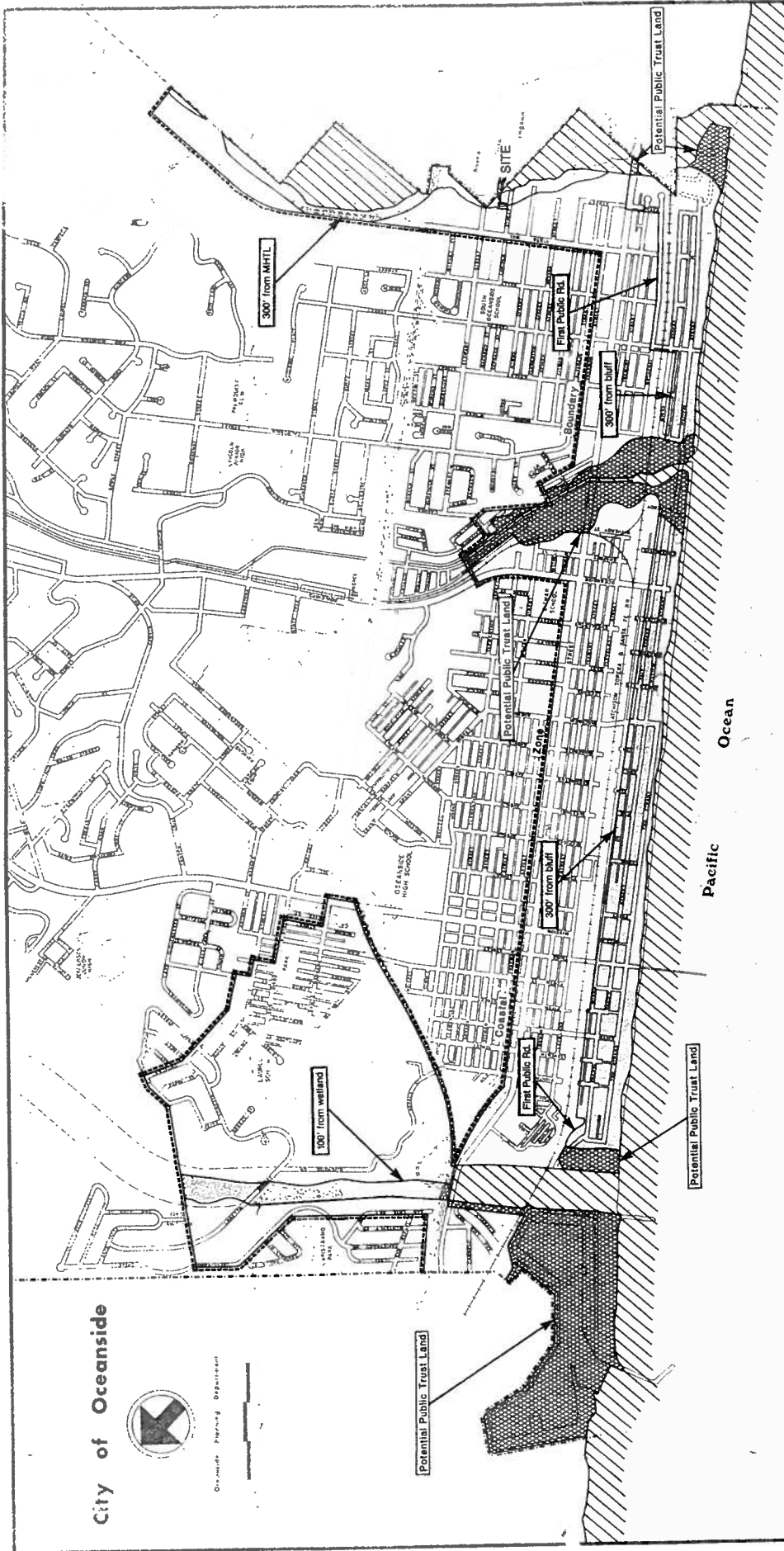
house

It is proposed that this two story single family home be remodeled and repaired to a level consistent with residential norms. At present it is a two-bedroom that is inadequate for the raising of a family, and has been significantly deteriorated in certain areas due to its age. In addition seriously flawed travel paths, such as having to go through a bathroom to get to the master bedroom will be addressed and fixed. On the ground floor an additional 1,000 square feet of living space will be added. The second floor will also be extensively remodeled to add 1,600 of living space, which will include three bedrooms. After the remodel the house will be a four-bedroom home that is energy efficient and laid out for improved traffic flows and liveability.

The final configuration will have a lot coverage of 34.9 percent and a total square footage of approximately 5,430 square feet, up from its current 2,820 square feet.

Attached Exhibits

City of Oceanside Coastal Commission Map
Construction & Test Engineering Lot Layout
100 Foot Radius Map
Photos of Existing house at 2034 Lincoln Street
2034 Existing First and Second Floor Plan
2034 Proposed First Floor Plan
2034 Proposed Second Floor Plan
2034 Proposed Elevations.



City of Oceanside



Oceanside Planning Department



Note

Post LCP Certification
Permit and Appeal Jurisdiction
County of San Diego City of Oceanside

Legend

-  Permit Jurisdiction
-  Appeal Jurisdiction
-  Appeal Jurisdiction (P.C. Section 36635)

NOTE

This map is for informational purposes only and does not constitute a final decision. The applicant is responsible for obtaining all necessary permits and approvals from the appropriate agencies. Any development proposed on this site must comply with all applicable laws, rules, and regulations. The City of Oceanside is not responsible for any errors or omissions on this map. For more information, contact the Planning Department at (760) 434-3300.

City of Oceanside
Planning Department
1000 E. Ocean Blvd.
Oceanside, CA 92054
760-434-3300
www.oceansideca.gov



100' RADIUS

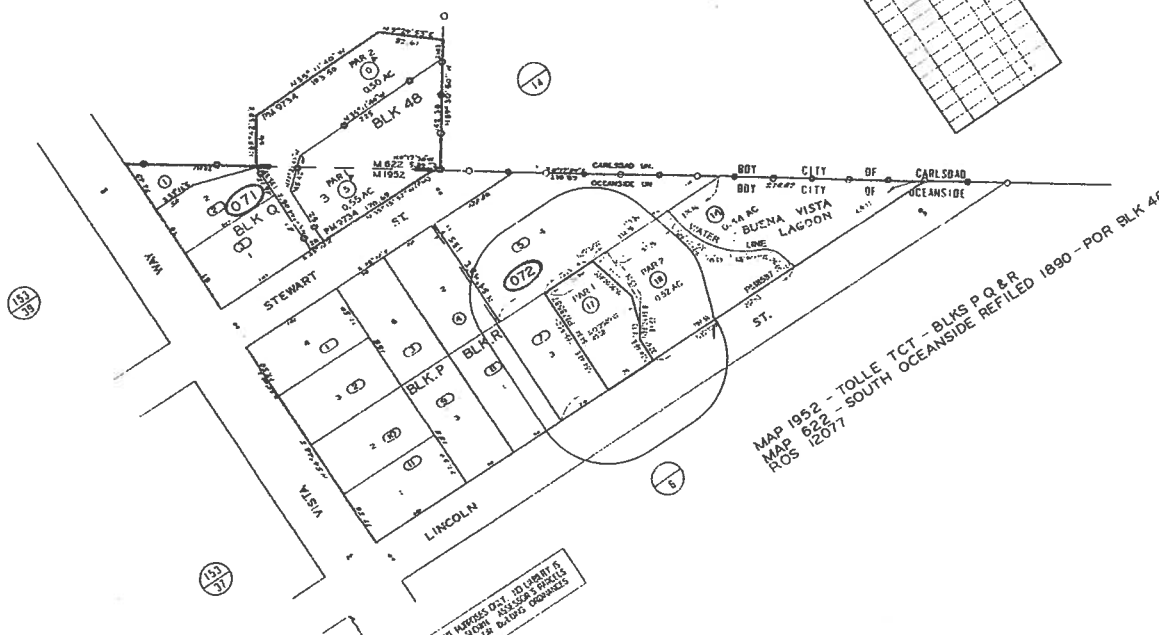
1" = 150'

EASEMENTS ARE SHOWN AT THEIR APPROXIMATE LOCATION. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OR DAMAGE TO THE PROPERTY OR TO THE PERSONS OR PROPERTY OF ANY INDIVIDUAL OR ENTITY. THIS MAP IS FURNISHED HEREON WITH REFERENCE TO STREETS AND OTHER LAND MARKS SHOWN ON THE MAP. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OR DAMAGE TO THE PROPERTY OR TO THE PERSONS OR PROPERTY OF ANY INDIVIDUAL OR ENTITY.

155-07
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MAP 1952 - TOLLE TCT - BLKS P Q & R
MAP 622 - SOUTH OCEANSIDE REFILED 1890 - POR BLK 48
ROS 12677

THIS MAP WAS FORWARDED FOR APPROVAL BY THE CITY OF CARLSBAD AND THE COUNTY OF SAN DIEGO. THE CITY OF CARLSBAD HAS REVIEWED THIS MAP AND HAS APPROVED IT FOR RECORDATION. THE COUNTY OF SAN DIEGO HAS REVIEWED THIS MAP AND HAS APPROVED IT FOR RECORDATION. THE CITY OF CARLSBAD HAS REVIEWED THIS MAP AND HAS APPROVED IT FOR RECORDATION. THE COUNTY OF SAN DIEGO HAS REVIEWED THIS MAP AND HAS APPROVED IT FOR RECORDATION.

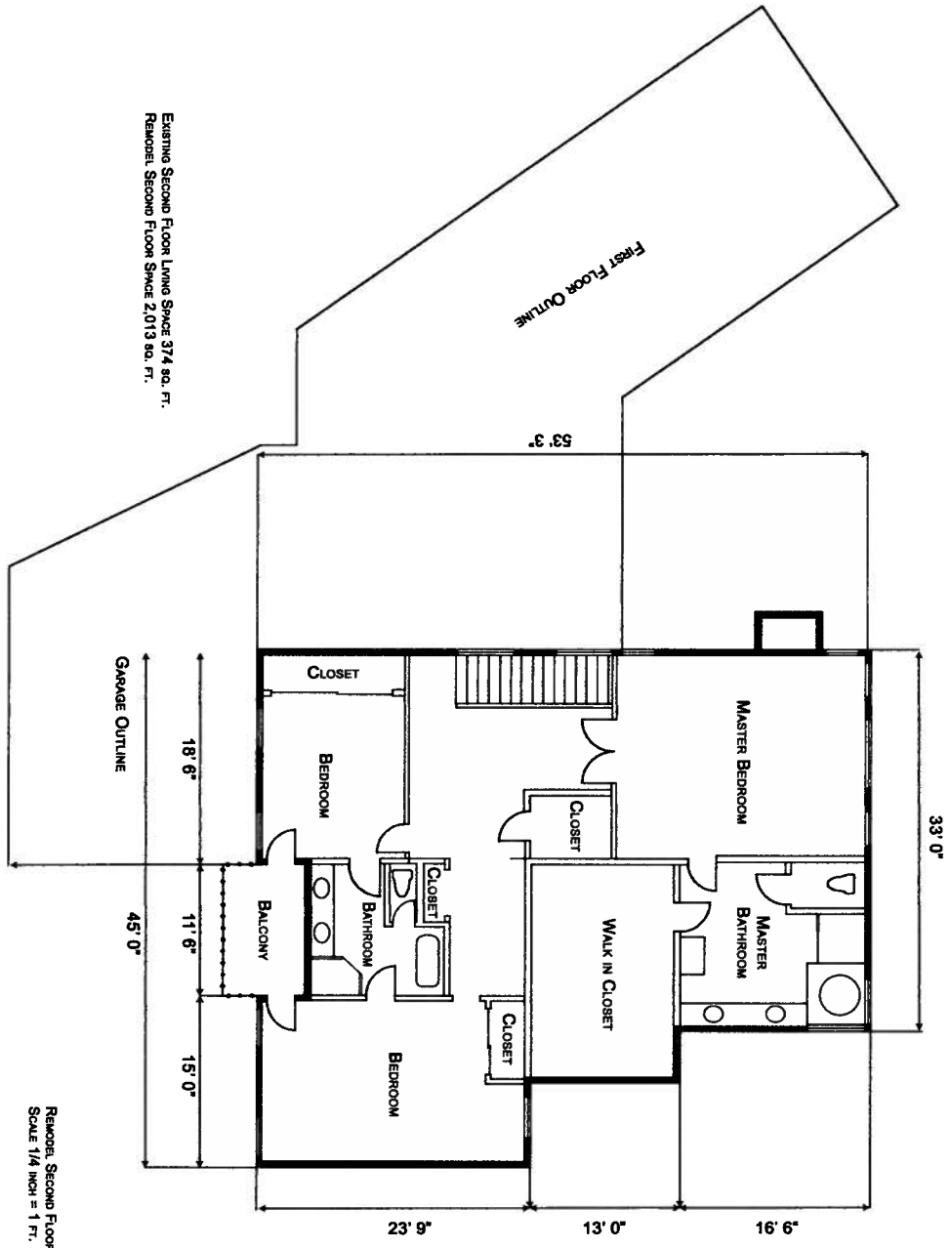
150 01100 10811 1511 1007 5 MAP 24 154 PG 02



2034 Lincoln Street - Front View



2034 Lincoln Street - Rear View



EXISTING SECOND FLOOR LIVING SPACE 374 sq. ft.
 REMODEL SECOND FLOOR SPACE 2,013 sq. ft.

Remodel, Second Floor Plan
 Scale 1/4" INCH = 1 FT.

PENNANT-JONES - ADDITION AND REMODEL
2034 LICOLN STREET, OCEANSIDE, CA

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