

**<sup>1</sup>AGENDA  
OCEANSIDE DEVELOPER'S CONFERENCE**

**Tuesday, November 17, 2015, 8:30 a.m.  
Guajome Room**

1. 8:30 a.m. – 9:30 a.m. Discussion of a proposed single-family residence at 2027 S. Myers St.

**Zoning: R-1 (Single-Family Residential)  
Land Use: Coastal Residential Low Density  
Neighborhood Area: South Oceanside  
Assessor Parcel Number: 155-011-12-00  
Contact Person: Clark Wardle  
Tel.: (619) 737-6360  
Email: clarkwardle@me.com**

**Attachments:**

1. Maps
2. Project Description Letter
3. Conceptual Site Plans
4. Proposed Elevations

---

<sup>1</sup> *The developer conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*



**Clark Wardle**

615 Red Coral Ave  
Carlsbad, CA 92011  
619.737.6360  
[clarkwardle@me.com](mailto:clarkwardle@me.com)

---

City of Oceanside  
Planning Division  
300 North Coast Highway  
Oceanside, CA 92054

Attn.: Ms. Tiffany Chen

Subject: Developer's Conference  
November 17, 2015  
Wardle Residence  
2027 S. Myers St.  
Oceanside, CA  
APN 155-011-12-00

Dear Ms. Chen:

This letter is written as a Project Description for the construction of a new single-family residence for me and my wife Kathleen. The property location and APN are noted above. Regional and Vicinity maps, a Conceptual Site Plan, floor plans and elevations accompany this letter.

**Location:**

The proposed residence is in the southwest area of Oceanside near the Ocean and the Buena Vista lagoon. It is part of the community known as St. Malo. Although the location is outside of the St. Malo gate, it is within the St. Malo Association. In order to participate in the St. Malo Association, the architecture of the residence must be approved by the Association.

**Site:**

The site is part of a legal subdivision that was recorded in 1895. The property is within the R-1 zone and has a General Plan Designation of Residential Low Density. The site is vacant. No dwelling has ever been built on the property.

The parcel is approximately sixty feet wide and one hundred feet deep (60'x100'), with a total area of 6,041 square feet. The East property line is approximately 23' from the edge of pavement on S. Myers St. The west property line is adjacent to the alley, Pacific Terrace. Maximum Lot Coverage allowed by ordinance is forty percent (2,416 SF). The proposed coverage is 38.06% (2,299 SF).

The topography of the site slopes from Pacific Terrace to S. Myers Street with an elevation change of 12.5 feet from the northwest corner (42.5' ASL) to edge of pavement on the southeast corner (32'ASL). The majority of this elevation changes occurs on the east side of the property. Vehicular access to the site will be from Pacific Terrace.

The site has no structures, trees or shrubs. It is regularly maintained and mowed to control the height of weeds. See the accompanying photo.

**Building:**

The proposed residence is a two-story wood framed structure, with a partial basement and a roof deck. The architectural style is consistent with the St. Malo theme of French Norman architecture. This style includes steep roof pitches, clay tile caps on roof ridges, decorative exterior wood details around windows, eaves doors and gates, and other fenestrations consistent with details used in the St. Malo neighborhood.

St. Malo homes typically have wood shake shingle roofs. Current building code expressly prohibits wood shingles in new residential construction. Asphalt composite or other approved, non-combustible material will be used.

The home consists of 4,253 occupied SF and a 580 SF two-car garage space. Access to the garage is from Pacific Terrace. Alley access preserves street parking on S. Myers St. and preserves visitor parking and access in the coastal zone. A roof deck of 300 SF is proposed. Access to the roof deck is via interior stairs. The west to east slope of the site lends itself to a modest sized basement area on the S. Myers side of the property.

**Front Yard:**

Section 1716 (Modification of Required Front Yards) of the City Zoning Ordinance allows for a modification of the front yard setback if adjacent uses are nonconforming, or in the event of steep grades between the street level and a specified point in the middle of the property. Both of these conditions exist on the Subject Property.

The corner of the adjacent residence to the north is 13.5' from the PL; the corner of the residence on the south is located on the PL. Pictures of the street scene accompany this letter. The proposed setback applies the more restrictive of these two provisions, i.e., the steep grade. Application of the formula found in Section 1716 allows for a front yard of 14.5 feet. The proposed front yard is 14.9 feet. The PL is approximately 23 feet from the edge of pavement. The combined result is an apparent front yard of 37.9 feet from the edge of pavement.

**Height:**

The height limitation for a residence within the R-1 Zone is 35 feet above existing grades. The east-west slope of the topography created a challenge in the application of this limitation over a flat slab. The east corner of the roof peak is at a maximum height of 34 feet above the

existing grade. The remainder of the roof area is comfortably below the 35-foot height limitation.

**Landscape and Site Improvements:**

The steep grade on S. Myers St. causes a need for stairs to access the front of the residence. The site drawing shows walls and stairs in a switchback configuration. These stairs and walls are permanent structures that are wholly within the property boundary. Additional steps and a pathway will connect these permanent structures through the City Right of Way to the edge of pavement.

A walled interior courtyard is proposed for the southwest area of the property. This courtyard includes a large planter area in the southwest corner. Paving of the interior patio will be permeable, sand-set concrete pavers, with concrete borders. The permeable surface will allow for percolation and reduce runoff from the property. No turf will be used on the site. Drought tolerant trees and plant material will be used in the courtyard, front yard and ROW to reduce water used for landscape irrigation.

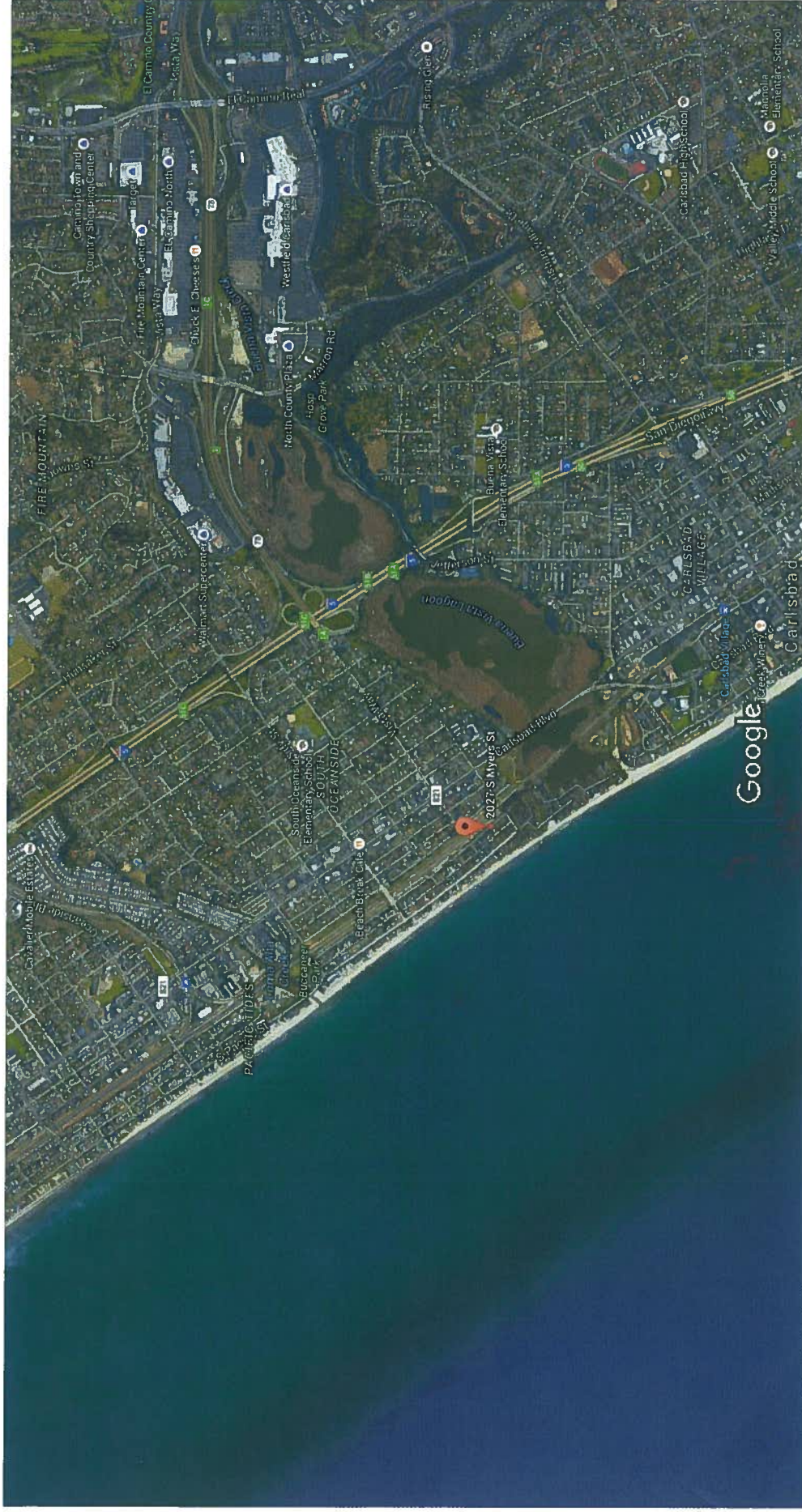
My wife Kathleen and I intend for this home to be our permanent residence. We are eager to become full-time residents in the City of Oceanside and intend to be active participants in the community.

Sincerely,

Clark Wardle  
Kathleen Wardle



2027 S Myers St  
Wardle Residence



Imagery ©2015 Google, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Map data ©2015 Google 1000 ft

2027 S Myers St  
Oceanside, CA 92054















WARDLE  
RESIDENCE  
RESUBMIT

JOE BARBANO  
ARCHITECT  
2936 CAMINO SERA AL, CARLSBAD, CA 92009  
TEL: 760 / 809 / 4587 jbarbano@barbano.com



NEW SAINT MALO RESIDENCE FOR:  
CLARK & KATHLEEN WARDLE  
2027 S. MYERS STREET  
OCEANSIDE, CA 92054

APN: 156-011-12  
DATE: 11/1/2015  
PROJECT: WARDLE  
RESIDENCE

FRONT ELEVATION

**A3.1**



FRONT ELEVATION (EAST)

**A3.2**

RIGHT SIDE ELEVATION

APN: 15601112

DWG: 11/17/2016

WARDLE

#11010112

CLARK & KATHLEEN WARDLE  
2027 S. MYERS STREET  
OCEANSIDE, CA 92054



JOE BARBANO  
ARCHITECT

2936 CAMINO SERBAL, CARLSBAD, CA 92009  
TEL: 760/837-4587 jbarbano@barbano.com

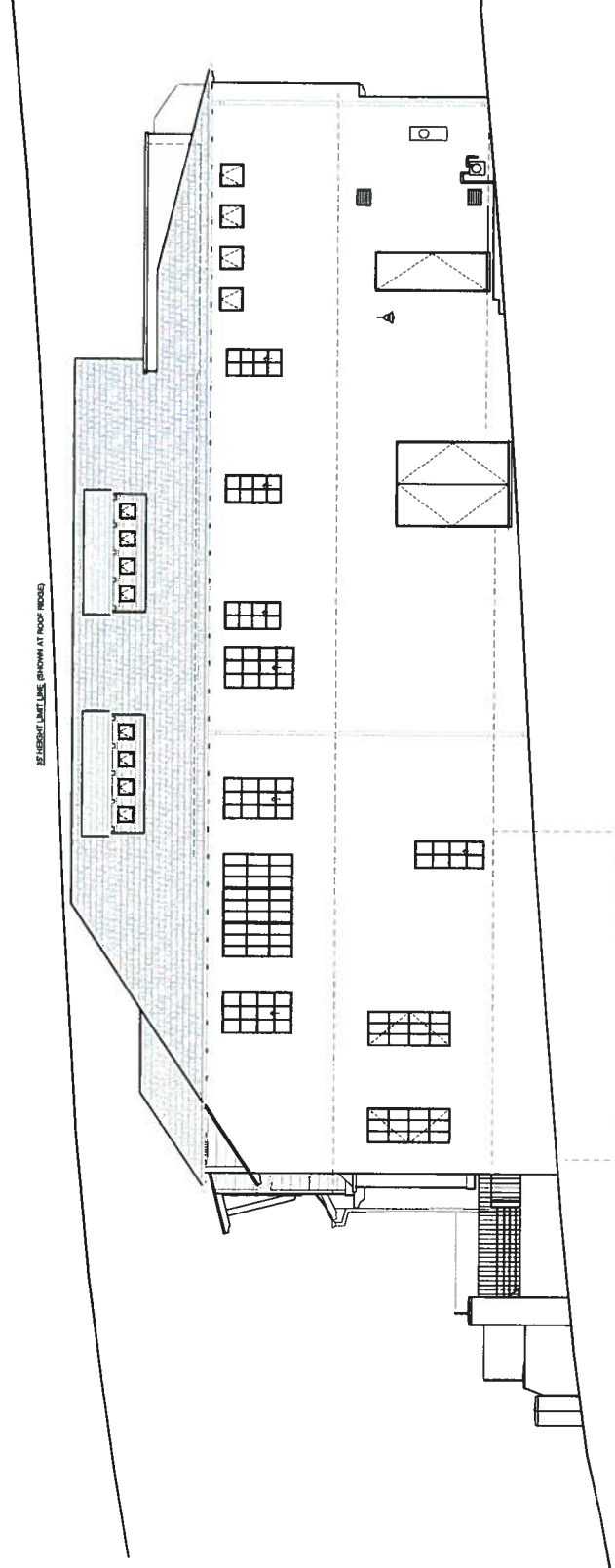
WARDLE  
RESIDENCE  
SHEET LOG



1/8" = 1'-0" 1

RIGHT SIDE ELEVATION (NORTH)

SEPERATOR LINES SHOWN AT ROOF INDOOR





**A3.4**

LEFT SIDE ELEVATION

WARDLE

11/17/2015

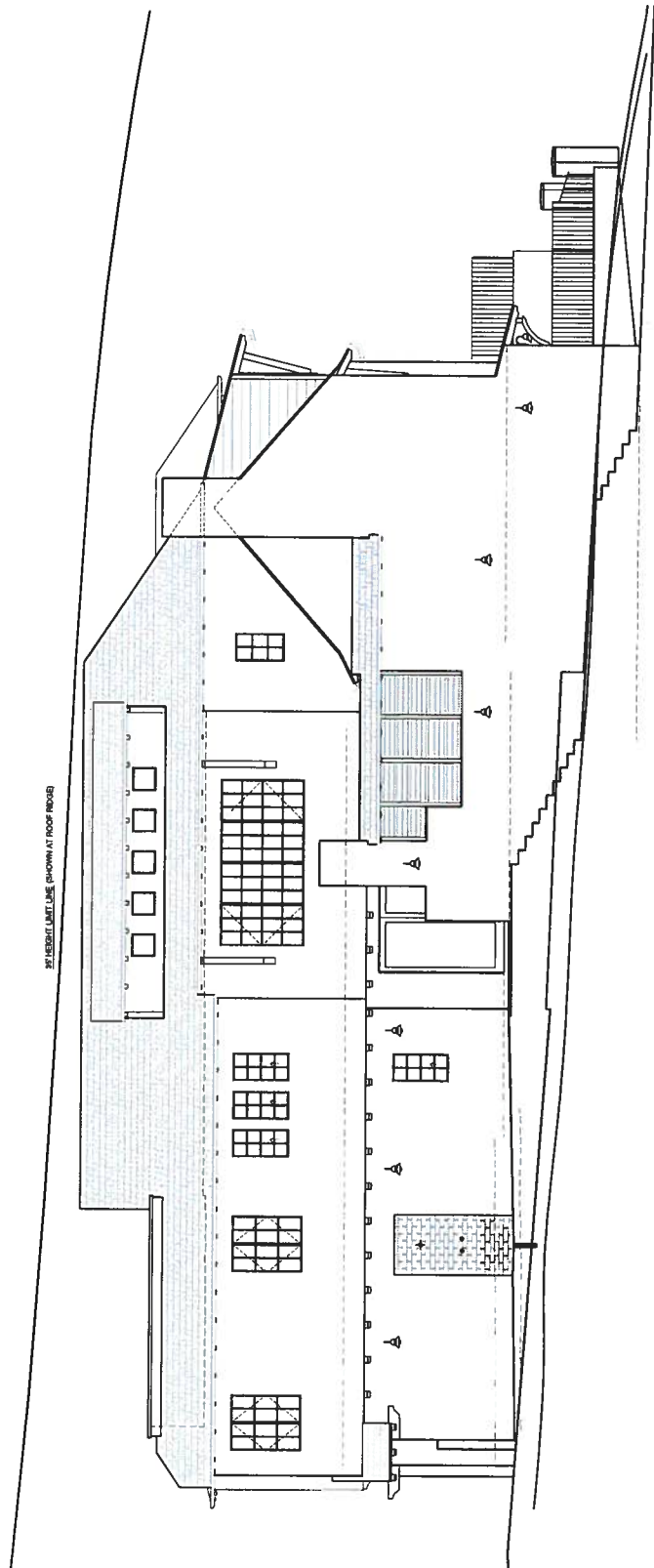
A.P.N. 15601112

NEW SAINT MALO RESIDENCE FOR:  
**CLARK & KATHLEEN WARDLE**  
2027 S. MYERS STREET  
OCEANSIDE, CA 92054



**JOE BARBANO**  
ARCHITECT  
2936 CAMINO SERBAL, CARLSBAD, CA 92009  
TEL: 760 / 807 / 4587 | jbarbano@barbano.com

**WARDLE**  
RESIDENCE  
RENDERING



**LEFT SIDE ELEVATION (SOUTH)**

1/8" = 1'-0" 1

WARDLE  
RESIDENCE  
REVISION LOG

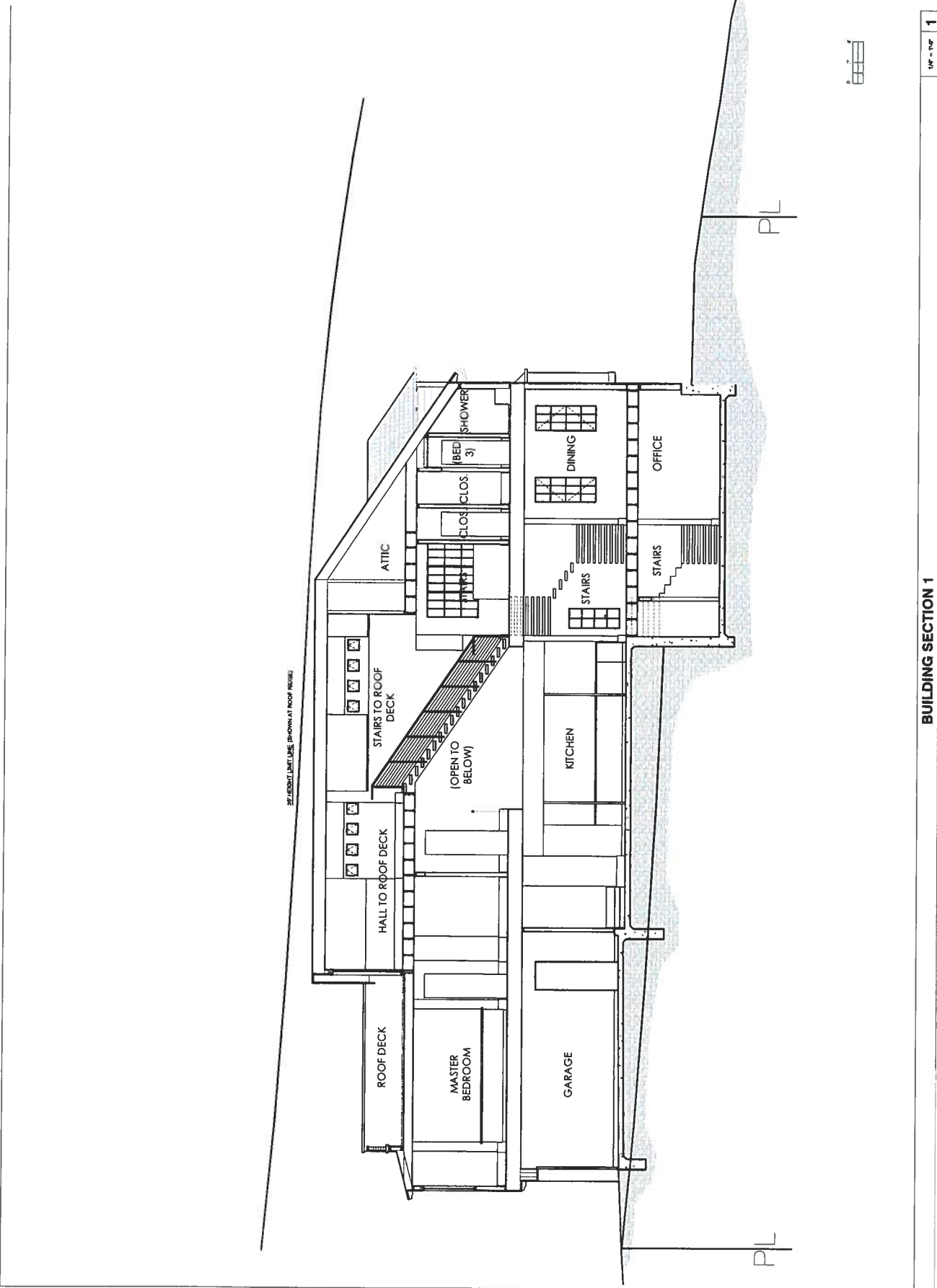
JOE BARBANO  
ARCHITECT  
2936 CAMINO SERBAL, CARLSBAD, CA 92009  
TEL: 760 / 809 / 4587 jbarbano@barbano.com



NEW SAINT MAILO RESIDENCE FOR:  
CLARK & KATHLEEN WARDLE  
2027 S. MYERS STREET  
OCEANSIDE, CA 92054

A.P.N. 1860111-2  
11/27/2015  
WARDLE  
RESIDENCE  
BUILDING SECTION 1

A4.1



STAIRS TO ROOF DECK (SHOWN AT ROOF FLOOR)



