



DATE: July 28, 2008

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A VARIANCE (V-15-07) FOR A REDUCED SIDE YARD SETBACK FOR A RECREATIONAL VEHICLE GARAGE ADDITION TO A SINGLE-FAMILY RESIDENCE LOCATED AT 796 MUIRWOOD DRIVE WITHIN THE GUAJOME NEIGHBORHOOD – SING VARIANCE – APPLICANT: RICK SING**

RECOMMENDATION

Staff recommends that the Planning Commission, by motion:

- (1) Adopt Planning Commission Resolution No. 2008-P44 denying Variance (V-15-07) with findings attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The site is located at 796 Muirwood Drive and is within the Guajome Neighborhood. The zoning designation for the site is RE-B (Residential Estate – B) and the General Plan Land Use Category is EB-R (Estate B Residential). Surrounding land uses include single-family residential properties to the north, east, south and west.

Project Description: The project application is comprised of one component: a variance.

Variance (V-15-07): represents a request for the following:

- (a) A five-foot (5') side yard setback in lieu of the minimum 7.5 feet (7'6") required by Section 1050 of the OZO.

The applicant is proposing to construct a 2,309-square foot addition to an existing single-family home. The addition would include 1,231 square feet of living space including a mud room, a game room with a wet bar, and a second story gym. The remaining 1,078 square feet (23' x 44') would be a new RV garage to house both an RV and a boat. The RV garage portion of the proposed addition, as designed, encroaches 2.5 feet into the required setback area of 7.5 feet. Therefore, the applicant has requested a Variance.

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

1. General Plan Land Use Element
2. Oceanside Zoning Ordinance

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Compliance

The General Plan Land Use Map designation on the subject property is EB-R (Estate B Residential). The proposed project is not consistent with this designation or the goals and objectives of the City's General Plan as follows:

A. Land Use Element

Goal 1.2: Site Design

Objective: To provide high-quality site design, all proposed land development project shall take advantage of natural or manmade environments to maximize energy conservation, natural air circulation, public safety, visual aesthetics, private and common open space, privacy, and land use compatibility.

Policy G: All developments shall design parking areas to maximize efficiency, safety, convenience, and open space.

The applicant is proposing to encroach into the side yard setback by 2.5 feet. This would place a 45-foot long, 16-foot tall stuccoed garage wall five feet from the southerly property line. This wall will have one door within the first five feet of the building, but no windows. This design of the proposed garage would not provide high-quality visual aesthetics.

The addition of proposed development to the subject property would result in a total lot coverage of 34.9 percent. The maximum allowed lot coverage within an RE-B District is 35 percent. Approval of the proposed addition would not promote high-quality design of private open-space; the development would actually minimize the usable open-space on the property.

The City of Oceanside requirements for recreational vehicle parking do not include a requirement to enclose the vehicles in a garage. The required side yard setback of 7.5 feet can be met by alternative site designs, including, but not limited to, not enclosing the recreational vehicles, reducing the size of the proposed addition and moving the garage 2.5 feet to the north, and/or providing an enclosed garage for only one recreational vehicle rather than both a boat and an RV. The property owner can already utilize the existing yard space for on-site storage of his recreational vehicles and adding the proposed structure to the property does nothing to maximize an efficient, safe, convenient parking area.

2. Zoning Compliance

This project is located in an RE-B (Residential Estate B) zone. The following table depicts the development regulations for the underlying zone and those proposed by the project:

Table 1.

	REGULATION	PROPOSED
LOT SIZE	10,000 square feet	12,305 square feet (existing)
FRONT YARD	25 feet	84 feet
SIDE YARD	7.5 feet	5 feet
REAR YARD	20 feet	20 feet
LOT COVERAGE	35%	34.9%
LOT WIDTH	70 feet	85 feet
BUILDING HEIGHT	Max. 36 feet	Max. 27.5 feet
PARKING	2-car garage	3-car garage (existing) 1,078 sq. ft. garage addition

Section 1050 (EE)

Vehicles shall not be parked in a required front yard area and shall not project beyond the front building line of the principal structure on a site, provided that such vehicles may be parked on an approved driveway. Boats, trailer, and other non-motorized vehicles parked on driveways are subject to the provisions of the Oceanside Traffic Code 13.25. All vehicles parking in side and rear yard areas must meet the following guidelines:

1. Vehicles must be parked behind a six-foot high, view-obstructing fence.
2. Vehicles must be parked on an acceptable surface of gravel, brick, or other paving surface.
3. Vehicles or portions thereof, which are visible from public or adjacent private property, must be maintained in good appearance and condition at all times, i.e. free of rust, dilapidated tarps or coverings, or deteriorated paint.
4. Vehicles must not block exterior windows or doors of habitable space in a dwelling.
5. Vehicles must not block access to utility boxes or meters.
6. At least one 36-inch clear side yard access aisle to the rear yard must be maintained on the property.

The City of Oceanside requirements for recreational vehicle parking do not include a requirement to enclose the vehicles in a garage. The side yard setback can be addressed by alternative site designs that comply with the zoning ordinance, including, but not limited to, not enclosing the recreational vehicles, reducing the size of the proposed addition and moving the garage 2.5 feet to the north, and/or providing an enclosed garage for only one recreational vehicle rather than both a boat and an RV.

DISCUSSION

Issue: Land Use Consistency with Findings for Granting Variance.

Recommendation: In reviewing the application for a Variance, the Planning Commission must make all of the following findings:

1. That because of special circumstances or conditions applicable to the development site, including size, shape, topography, location or surroundings strict application of the requirements of the Zoning Ordinance deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.
2. That granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare.
3. That granting the application is consistent with the purposes of the Zoning Ordinance and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district.

The size, shape, topography, location, and surroundings of the lot are typical for the surrounding area. At 12,305 square feet, the subject property is larger than the required 10,000-square foot lot size in a Residential Estate District. In addition, the topography of the property is flat and the lot is rectangular in shape, with no unusual physical features. There are opportunities for alternative designs to be proposed that would be consistent with the zoning ordinance purposes for yard setback areas. The City of Oceanside requirements for recreational vehicle parking do not include a requirement to enclose the vehicles in a garage. The side yard setback can be addressed by alternative site designs that comply with the zoning ordinance, including, but not limited to, not enclosing the recreational vehicles, reducing the size of the proposed addition and moving the garage 2.5 feet to the north, and/or providing an enclosed garage for only one recreational vehicle rather than both a boat and an RV.

Approval of a reduced side yard setback has been determined by staff to be inconsistent with the purposes of this ordinance and would constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district. The side yard setback can be addressed by alternative site designs that comply with the zoning ordinance. Furthermore, the granting of this Variance would be precedent setting for future recreational vehicle parking structures throughout the neighborhood and, potentially, in Residential Estate Districts throughout the City.

ENVIRONMENTAL DETERMINATION

Due to the recommendation of denial, the project does not need to be reviewed pursuant to the California Environmental Quality Act. However, in the event that staff's recommendation is overturned and the project is approved, a Class 3 categorical exemption pursuant to Article 19 Categorical Exemptions, Section 15303 New Construction or Conversion of Small Structures, of the California Environmental Quality Act would apply.

PUBLIC NOTIFICATION

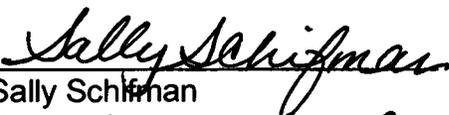
Legal notice was published in the North County Times and notices were sent to property owners and occupants of record within a 300-foot radius of the subject property, individuals and/or organizations requesting notification, the applicant, and other interested parties. A neighborhood petition in support of the project was submitted as part of the project application and is included as an attachment. As of July 18, 2008, no additional communication supporting or opposing the request has been received.

SUMMARY

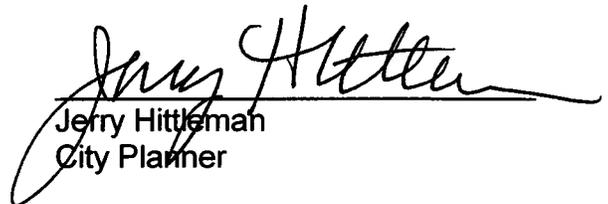
The proposed Variance is not consistent with the requirements of the Oceanside Zoning Ordinance and the land use policies of the General Plan. There are no physical constraints existing on the property that require the project to be designed as proposed. Granting this Variance would be precedent setting in regards to future RV parking structures in residential neighborhoods. Staff does not believe that the project meets the findings for the Variance. Therefore, staff recommends that the Planning Commission:

- Adopt Planning Commission Resolution No. 2008-P44 and deny Variance (V-15-07).

PREPARED BY:


Sally Schiffman
Planner II

SUBMITTED BY:

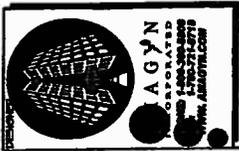

Jerry Hittleman
City Planner

REVIEWED BY: 
Richard Greenbauer, Senior Planner

JH/SS/fil

Attachments:

1. Site/Elevation Plans
2. Planning Commission Resolution No. 2008-P44
3. Neighborhood Petition



PROJECT: PROPOSED GARAGE / GAME ROOM ADDITION FOR MR. SING

785 MARWOOD DRIVE OCEANSIDE, CA 92091

DATE: 05/01/02
 SCALE: AS NOTED
 SHEET: 1 OF 1
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

TITLE: SITE PLAN AND PLOT PLAN MAP AND PLOT PLAN

PROJECT # 07-0108
AS-1



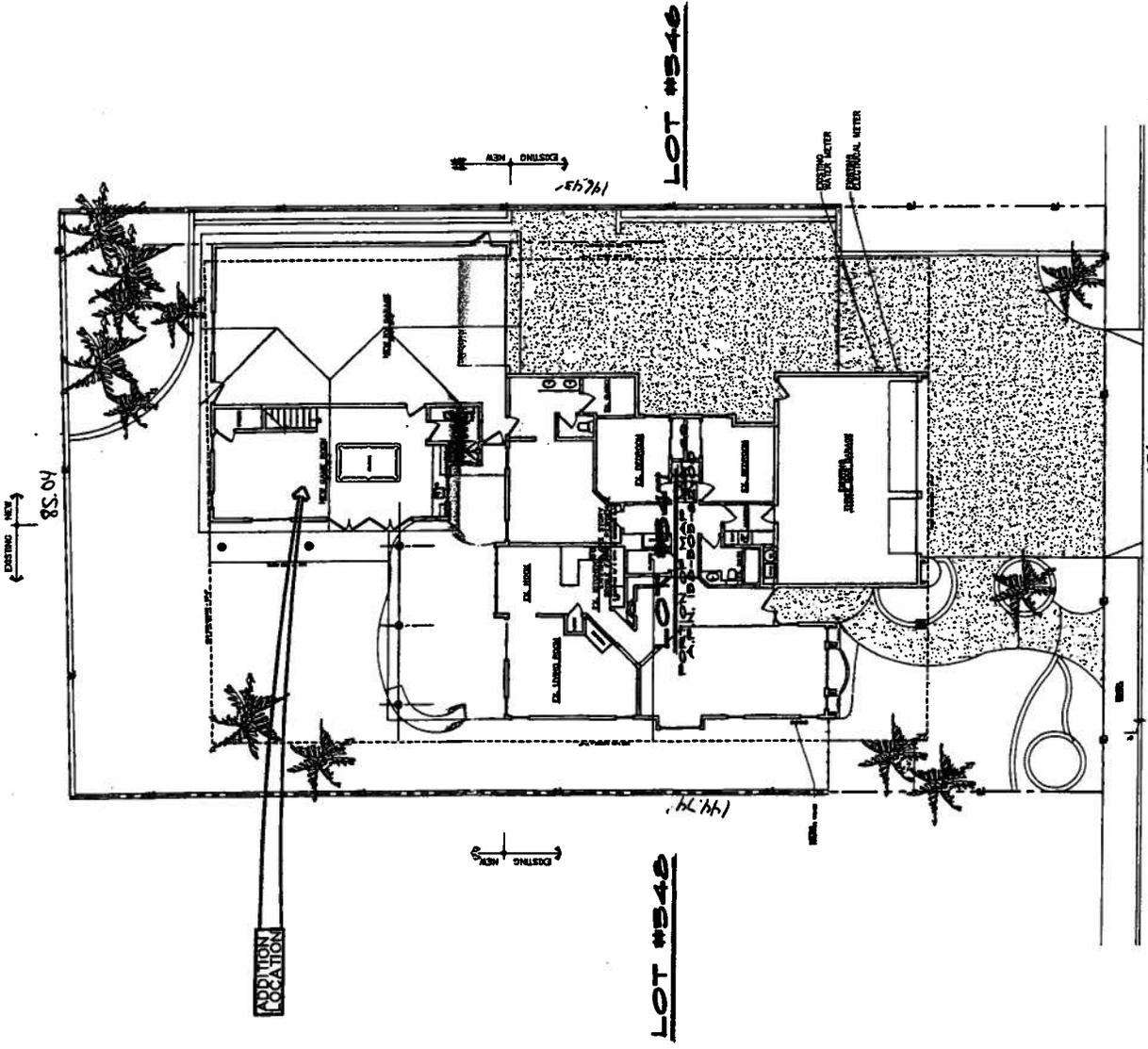
DEVELOPMENT REGULATIONS

Item	Proposed	Permitted
Front Yard	20'	0'
Side Yard	7.5'	0'
Back Yard	5'	0'
Max Coverage	35%	34.80%

EXISTING CONDITIONS

EXISTING LOT SIZE:	12,345 SQ. FT.
ALLOWABLE COVERAGE (.35):	4,320 SQ. FT.
EXISTING RESIDENCE:	1,234 SQ. FT.
EXISTING TOTAL UNDER ROOF:	2,576 SQ. FT.
ALLOWABLE NEW FOOTPRINT:	1,721 SQ. FT.

EXISTING FOOTPRINT:	1,234 SQ. FT.
PROPOSED ADDITION:	1,234 SQ. FT.
CONDITIONED SPACE ADDITION:	2,308 SQ. FT.
TOTAL ADDITION:	4,040 SQ. FT.
TOTAL UNDER ROOF:	4,040 SQ. FT.



SITE PLAN
 SCALE: 1/8" = 1'-0"

GAGYN CORPORATION
 1000 S. GARDEN ST. SUITE 100
 ANAHEIM, CA 92805
 TEL: 714/933-8888
 FAX: 714/933-8889
 WWW.GAGYN.COM

CONTRACTOR

PROPOSED GARAGE / GAME ROOM
 FOR MR. SING
 LOT# 02
 715 HARWOOD DRIVE OCCAVIDE, CA 92651

PROJECT
 BUILDING SECTIONS
 DEMOLITION PLAN
 SCALE: AS NOTED
 DATE: 05/08/07

TITLE	DATE	SCALE	BY
	05/08/07	AS NOTED	134C

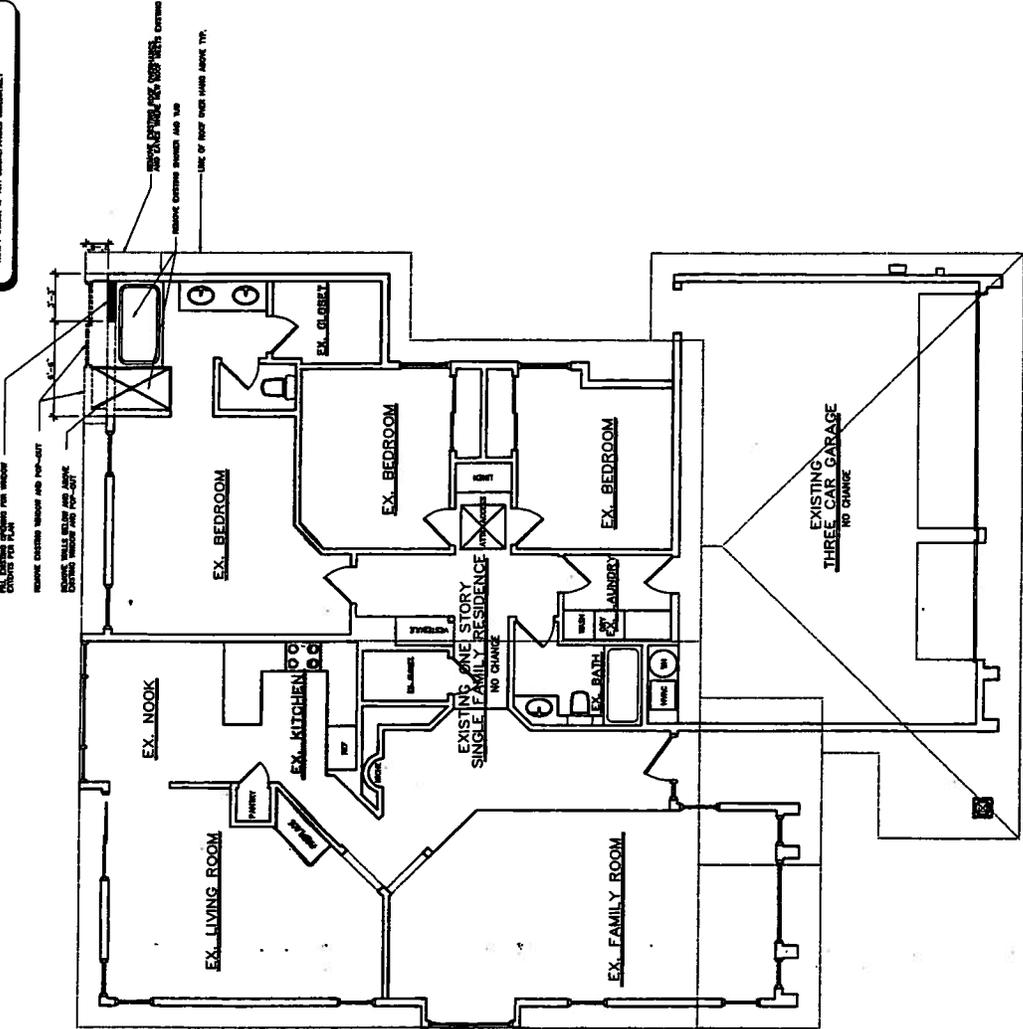
PROJECT # 07-0108
 SHEET A-1

WALL LEGEND

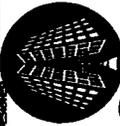
- DOTTED LINE: EXISTING WALL TO REMAIN
- SOLID LINE: EXISTING WALL TO BE DEMOLISHED
- THICK SOLID LINE: EXISTING WALL TO BE RECONSTRUCTED
- THIN SOLID LINE: NEW WALL

CONTRACTOR NOTE:

- CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND TO VERIFY CORNER POINTS FOR ALL RECONSTRUCTED WALLS.
- EXISTING WALLS TO BE RECONSTRUCTED TO MATCH EXISTING WALLS TO REMAIN.
- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS & LOCATIONS. VERIFY POINTS OF ALL RECONSTRUCTED WALLS.



DEMOLITION PLAN AS-BUILT
 SCALE: 1/4" = 1'-0"



AGYN
CONSULTANTS
1000 S. GARDEN ST.
SUITE 100
ANAHEIM, CA 92810
TEL: 714.771.2278
WWW.AGYN.COM

CONSULTANT

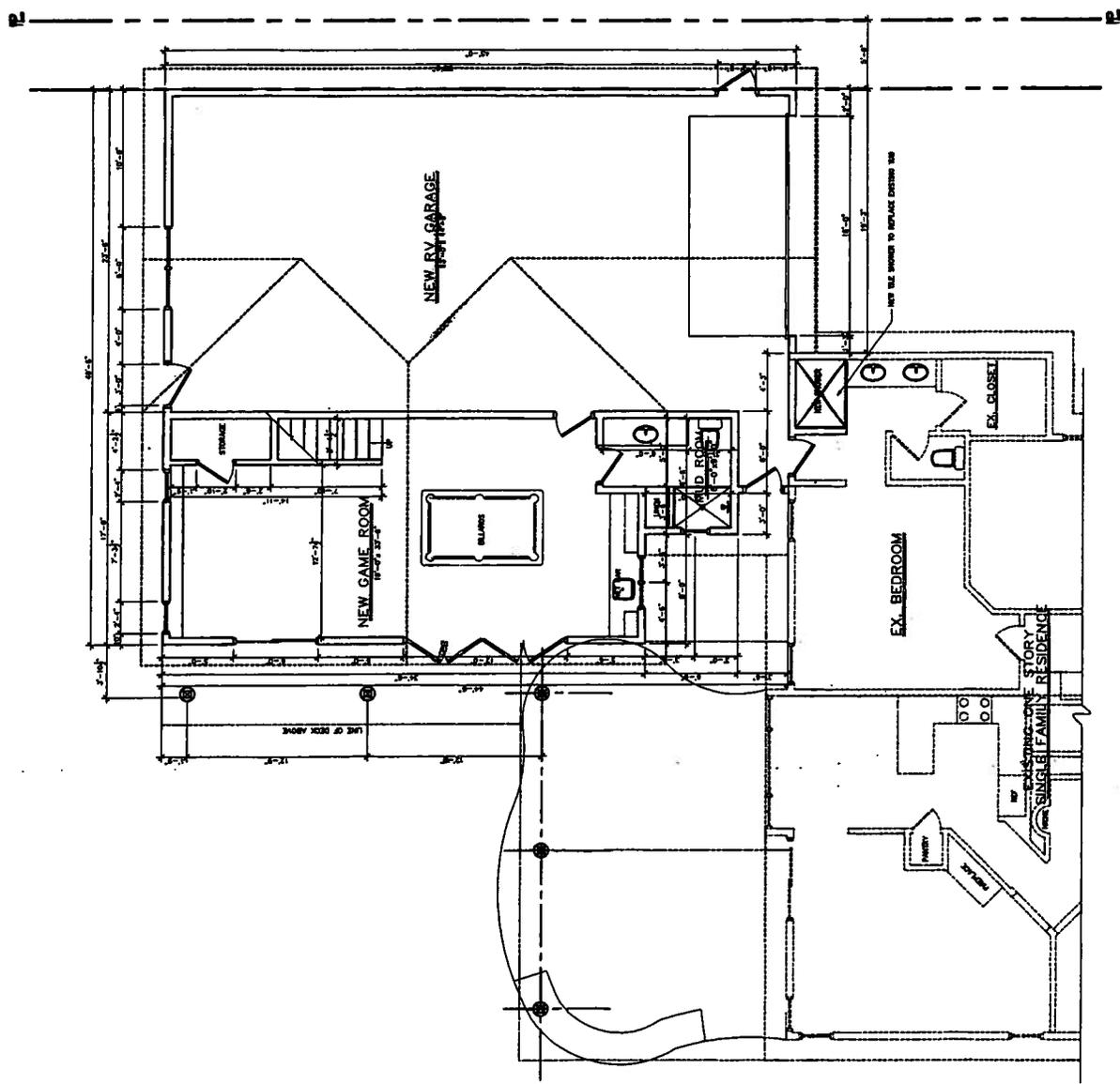
PROJECT
PROPOSED GARAGE / GAME ROOM
FOR MR. SING
LOT # 02
746 HARWOOD DRIVE OCEANSIDE, CA 92081

TITLE
DEMOLITION PLAN
BUILDING SECTIONS

DATE: 05/08/17
SCALE: AS NOTED
DRAWN BY: KAC

REVISIONS:	

PROJECT # 07-0103
SHEET
A-2
OF 2



FLOOR PLAN PROPOSED

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

1 PLANNING COMMISSION
2 RESOLUTION NO. 2008-P44

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA DENYING A
5 VARIANCE ON CERTAIN REAL PROPERTY IN THE CITY
OF OCEANSIDE

6 APPLICATION NO: V-15-07
7 APPLICANT: Rick Sing
8 LOCATION: 796 Muirwood Drive

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 Variance under the provisions of Articles 10 and 41 of
13 the Zoning Ordinance of the City of Oceanside to permit the following:

14 a reduced side yard setback for a recreational vehicle garage addition to a single-family
15 residence;

16 on certain real property described in the property description.

17 WHEREAS, the Planning Commission, after giving the required notice, did on the 28th
18 day of July, 2008 conduct a duly advertised public hearing as prescribed by law to consider said
19 application.

20 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes
21 effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

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

24 FINDINGS:

25 For Denying the Variance:

- 26 1. The size, shape, topography, location, and surroundings of the lot are typical for the
27 surrounding area. At 12,305 square feet, the subject property is larger than the required
28 10,000-square foot lot size in a Residential Estate District. In addition, the topography
29 of the property is flat and the lot is rectangular in shape, with no unusual physical
features. There are opportunities for alternative designs that would be consistent with
the purposes of the zoning ordinance for yard setback areas. The City of Oceanside

1 requirements for recreational vehicle parking do not include a requirement to enclose
2 the vehicles in a garage. The side yard setback can be addressed by alternative site
3 designs that comply with the zoning ordinance, including, but not limited to, not
4 enclosing the recreational vehicles, reducing the size of the proposed addition and
5 moving the garage 2.5 feet to the north, and/or providing an enclosed garage for only
6 one recreational vehicle rather than both a boat and an RV.

7 2. The granting of the application would not be detrimental or injurious to property or
8 improvements in the vicinity of the development site, or to the public health, safety or
9 general welfare. Only the neighbor to the south of the project site would be potentially
10 impacted by the granting of the Variance. This neighbor has provided written support
11 of the proposed project.

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1 3. That granting the application is not consistent with the purposes of the zoning
2 ordinance and will constitute a grant of special privilege inconsistent with limitations
3 on other properties in the vicinity and in the same zoning district. The City of
4 Oceanside requirements for recreational vehicle parking do not include a requirement to
5 enclose the vehicles in a garage. The side yard setback can be addressed by alternative
6 site designs that comply with the zoning ordinance. The granting of this Variance
7 would be precedent-setting for future recreational vehicle parking structures throughout
8 the neighborhood and, potentially, in Residential Estate Districts throughout the City.

9 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
10 deny Variance (V-15-07).

11 PASSED AND ADOPTED Resolution No. 2008-P44 on July 28, 2008 by the
12 following vote, to wit:

13 AYES:

14 NAYS:

15 ABSENT:

16 ABSTAIN:

17 _____
18 Claudia Troisi, Chairperson
19 Oceanside Planning Commission

20 ATTEST:

21 _____
22 Jerry Hittleman, Secretary

23 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
24 this is a true and correct copy of Resolution No. 2008-P44.

25 Dated: _____ July 28, 2008
26
27
28
29

LETTER OF ACCEPTANCE
Construction Variance

RECEIVED
DEC 12 2007
Planning Department

To whom it may concern:

I have reviewed the preliminary construction plans to be submitted to the City of Oceanside by Rick & Kristy Sing for the construction of a 2300 square foot addition to their existing residence, located at 796 Muirwood Drive, Oceanside, CA. I understand that to obtain City approval for construction, as designed, a variance to the 7.5 foot setback from the southern property line must be approved.

As their neighbor, I support their request for a 2.5 foot setback variance and find no concerns as it relates to my- interests. We also understand and acknowledge the five foot variance was the approved setback prior to recent changes enacted by the City of Oceanside.

Wanda D. Hardy 8/5/07 5003 Summerhill Dr, Oceanside, CA
Name Date

[Signature] 8/5/07 5003 Summerhill Dr. Oceanside, CA
Name Date

[Signature] 7-30-07 789 Muirwood Drive, Oceanside, CA
Name Date

Monica Alvarado 7/30/07 789 Muirwood Drive, Oceanside, CA
Name Date

[Signature] 7-28-07 793 Muirwood Drive, Oceanside, CA
Name Date

[Signature] 7-30-07 793 Muirwood Drive, Oceanside, CA
Name Date

[Signature] 7-29-07 794 Muirwood Drive, Oceanside, CA
Name Date

[Signature] 7/29/07 794 Muirwood Drive, Oceanside, CA
Name Date

Jane M. Roth 11 Nov 07 797 Muirwood Drive, Oceanside, CA
Name Date

[Signature] 797 Muirwood Drive, Oceanside, CA
Name Date

LETTER OF ACCEPTANCE
Construction Variance

RECEIVED
DEC 12 2007
Planning Department

To whom it may concern:

I have reviewed the preliminary construction plans to be submitted to the City of Oceanside by Rick & Kristy Sing for the construction of a 2300 square foot addition to their existing residence, located at 796 Muirwood Drive, Oceanside, CA. I understand that to obtain City approval for construction, as designed, they must be approved for a 2 1/2 foot variance from the southern property line.

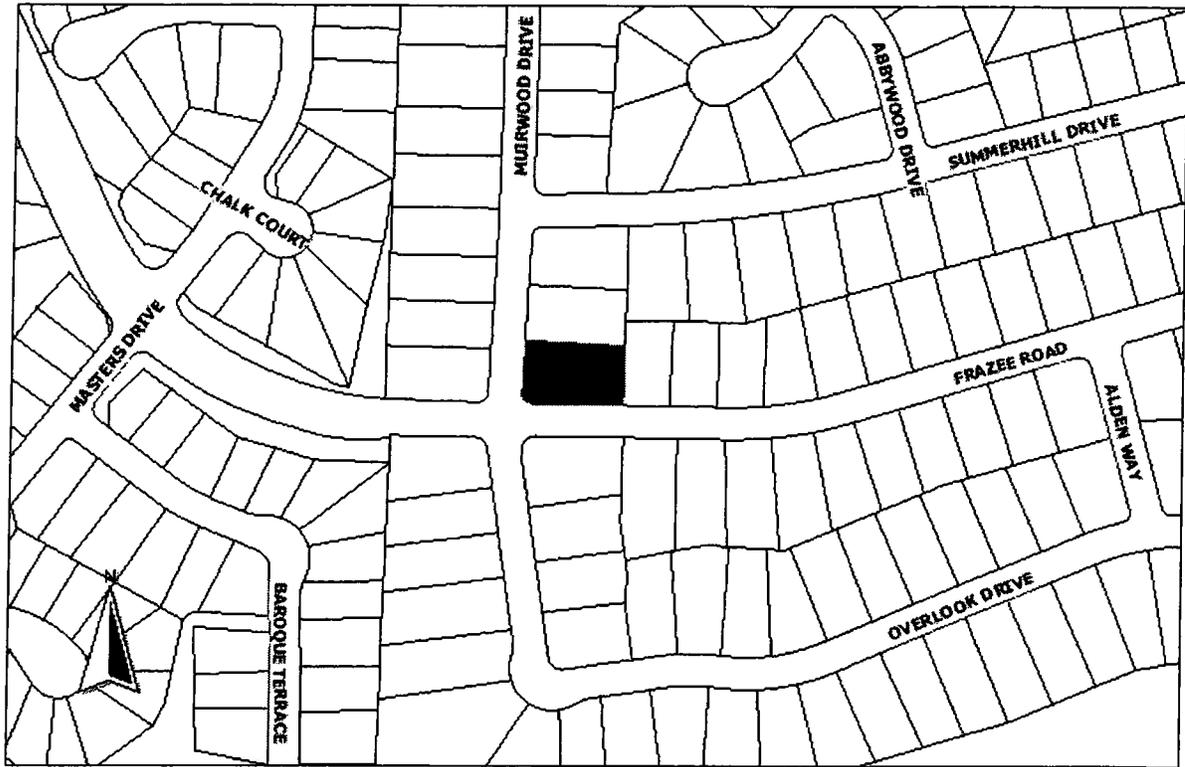
As adjoining neighbors, I support their request for said variance and find no concerns as it relates to our interest as their neighbors. We further understand the five foot variance was the approved setback prior to recent changes enacted by the City of Oceanside.

[Signature] 7/29/07 798 Muirwood Drive, Oceanside, CA
Name Date

[Signature] 7/29/07 798 Muirwood Drive, Oceanside, CA
Name Date

[Signature] 7/30/07 4908 Freeze, Oceanside, CA
Name Date

[Signature] 7/30/07 4908 Freeze, Oceanside, CA
Name Date



File Number: V-15-07

Applicant: Rick A. Sing

Description:

VARIANCE (V-15-07) to allow for a reduced side yard setback for a recreational vehicle garage addition to a single-family residence located at 796 Muirwood Drive. The project site is zoned RE-B (Residential Estate B) and is situated within the Guajome Neighborhood. – **SING VARIANCE**

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

City of Oceanside, Planning Division
300 N. Coast Highway
Oceanside, CA 92054 (760) 435-3520



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

STAFF USE ONLY

ACCEPTED 12/12/07
 RECEIVED
 DEC 12 2007
 Planning Department
 BY SN.

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT: Rick A. Sing
 2. STATUS: MARRIED
 3. ADDRESS: 796 MUIRWOOD DRIVE
 4. PHONE/FAX/E-mail: 760 726-7930
 5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): S/A
 6. ADDRESS: S/A
 7. PHONE/FAX/E-mail: S/A

GPA
 MASTER/SP.PLAN
 ZONE CH.
 TENT. MAP
 PAR. MAP
 DEV. PL.
 C.U.P.
 VARIANCE V-15-07
 COASTAL
 O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION: 796 MUIRWOOD DRIVE
 9. SIZE: 12,305 Sq.ft.
 10. GENERAL PLAN: I
 11. ZONING: RE-B
 12. LAND USE: III RESIDENTIAL
 13. ASSESSOR'S PARCEL NUMBER: 158 505 62 00

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION: REQUEST FOR A 2.5' SETBACK VARIANCE FOR SOUTH PROPERTY LINE TO CONSTRUCT AN ADDITION TO THE EXISTING SING RESIDENCE. ADDITION TO INCLUDE AN RV GARAGE TO ENHANCE NEIGHBORHOOD (SEE ATTACHED)
 15. PROPOSED GENERAL PLAN:
 16. PROPOSED ZONING: RE-B
 17. PROPOSED LAND USE: III RES.
 18. NO. UNITS: 1
 19. DENSITY:
 20. BUILDING SIZE: 4040
 21. PARKING SPACES: 5
 22. % LANDSCAPE: 62
 23. % LOT COVERAGE or FAR: 33

PART IV - ATTACHMENTS

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

PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print): Rick A. Sing
 34. DATE: 10/25/07
 SIGNATURES OF 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).
 Sign: [Signature] 35. OWNER (Print): Rick A. Sing 36. DATE: 10/25/07
 Sign: [Signature]

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Application for Public Hearing

RECEIVED
DEC 12 2007
Planning Department

Description / Justification: This request seeks approval of a 2.5' property line setback variance to construct a residential RV Garage/Family Game Room as an addition to the Sing Family Residence.

The residence located at 796 Muirwood Drive was constructed in 1990 by Freedman Homes and has been owned and occupied by the Sing's since that time. The residence purchased in part for its large lot and access to the side yard, was landscaped in 1991 with a driveway and gate for eventual recreational vehicle storage. It has always been the Sings' intent to construct a garage to store and secure their recreational vehicles off-street and out of sight for neighborhood beautification and preservation. The proposed building would be an attached addition to the existing structure that would incorporate a 23' X 45' RV Garage and a two story game room and personal gym.

A property line setback change implemented in the past several years extended setbacks from 5 feet to 7.5 feet. The change created a hardship in constructing an RV Garage that would provide adequate door access ~~for~~ to park a boat and a motorhome. The current 7.5 foot setback eliminates the space necessary between the existing structure and the property line to meet required structural shear loads for a 16' wide RV garage door. This request respectfully seeks to restore the original 5 foot setback to construct this building with a 16' wide garage door.

The following three items provide justification for this variance:

- 1.) It will reduce RV Parking from the public roadway – Elimination of public street RV parking is a community enhancement priority for the City, approval of this variance will accomplish this important City goal. The structure as proposed will be setback 65' from the street and situated between existing residents as to have minimal visual impact to the surrounding neighborhood.
- 2.) It will reduce Private Property RV Parking – Parking large RV's on private property visible from the street and surrounding neighbors can be unsightly and as such a significant community concern. Unsightly RV parking reduces property values and diminishes community appeal. It is a significant problem within the Sing's neighborhood as depicted in the attached photos taken within three blocks of their residence. Approval of this variance will secure their vehicles out of sight within the proposed structure.
- 3.) The Sings' purchased this property in 1991 as a planned development with the 5' setback rule and plans for this construction. Granting this variance will restore that 5' setback and with it the opportunity to fulfill a long awaited goal. The attached "letter of acceptance" signed by every property owner who shares borders with the Sing's has endorsed their acceptance of this variance request.

Attachments: Figures 1- 6 are pictures of existing RV's parked within 4 blocks of the Sing Residence which illustrates what this variance will avoid; RV's parked on the street or visible to neighbors.

Figures A – C are pictures of the RV access to the proposed construction site.

EXHIBIT 'A'

Date: December 06, 2007

File No.: 2953015 (09)

**LOT 347 OF MISSION SANTA FE LOTS 6, 7, 8, 9 AND 10, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11952, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 13, 1987, AS CORRECTED BY CERTIFICATE OF CORRECTION RECORDED MAY 22, 1989 AS DOCUMENT NO. 89-268903 OF OFFICIAL RECORDS.
A.P.N. 158-505-62-00**