

AGENDA NO. 8

DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

MEMORANDUM

DATE: August 24, 2009
TO: Chairperson and members of the Planning Commission
FROM: Jerry Hittleman, City Planner 
By: Russ Cunningham, Senior Planner
SUBJECT: Item #8, Prohibition of Rowhome Development in the RH District of the Seaside Neighborhood (ZA-4-09)

Comprised of the 300 Block of S. Horne St., S. Clementine St., S. Nevada St., S. Ditmar and S. Freeman St., the RH District of the Seaside neighborhood serves as a transition between single-family development to the south and more compact and vertical development to the north. Currently, the Zoning Ordinance allows for detached single-family homes on 2,500 square-foot lots in this and all other RH districts in the City, by means of a Conditional Use Permit. Commonly referred to as "rowhomes", these dwellings are concentrated along N. Cleveland and N. Tremont Streets and scattered across other portions of coastal Oceanside. Few rowhomes are now found in the Seaside neighborhood.

Last year, as part of the public input provided during the preparation of the Coast Highway Vision and Strategic Plan (CHVSP), many Seaside residents expressed a desire to prohibit rowhome development in their neighborhood, viewing its more urban appearance as incompatible with the neighborhood's predominant bungalow character. Torti Gallas, the City's planning consultant, concurred with this argument and thus recommended the prohibition of rowhomes in Seaside as a component of the CHVSP implementation strategy.

To reaffirm the community's acceptance of this strategy prior to processing the requisite zoning text amendment, Planning Division staff conducted a public workshop with Seaside residents on July 19, 2009. While not unanimous in their opinion, most workshop attendees expressed support for the proposed prohibition, reiterating that the design and massing of rowhomes are inconsistent with the neighborhood's defining architecture and site design.

Staff has scheduled the requisite zoning text amendment for Planning Commission review on September 28, 2009, at which time the Planning Commission will be asked to make a formal recommendation to the City Council. In advance of the September 28th hearing,, staff is encouraging Commissioners to share any questions, concerns or recommendations they may have regarding the prohibition of rowhome development in the Seaside neighborhood.

cc: City Council
Seaside Rowhome Workshop attendees
George Buell, Director of Development Services
Amy Volzke, Principal Planner