

AGENDA NO. 3

1 PLANNING COMMISSION
2 RESOLUTION NO. 2011-P15

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA DENYING WITHOUT
5 PREJUDICE A VARIANCE AND REGULAR COASTAL
6 PERMIT ON CERTAIN REAL PROPERTY IN THE CITY OF
7 OCEANSIDE

8 APPLICATION NO: V11-00001, RC10-00002

9 APPLICANT: Strands End, LLC

10 LOCATION: 817 South Pacific Street
11 APN 150-356-22-00

12 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES
13 RESOLVE AS FOLLOWS:

14 WHEREAS, there was filed with this Commission a verified petition on the forms
15 prescribed by the Commission requesting a Variance and Regular Coastal Permit under the
16 provisions of the City of Oceanside Local Coastal Program and 1986 Zoning Ordinance to permit
17 the following:

18 conversion of an existing six-unit multi-family complex to two detached single-family
19 residences;

20 on certain real property described in the project description.

21 WHEREAS, the subject request constitutes one of the two aforementioned detached single-
22 family residences, located at 817 South Pacific Street;

23 WHEREAS, the Planning Commission, after giving the required notice, did on the 25th day
24 of April 2011 conduct a duly advertised public hearing as prescribed by law to consider said
25 application;

26 WHEREAS, the documents or other material which constitute the record of proceedings
27 upon which the decision is based will be maintained by the City of Oceanside Planning Division,
28 300 North Coast Highway, Oceanside, California 92054.

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

1 FINDINGS:

2 For the Variance (V11-00001) to allow lot coverage in excess of the maximum allowed for
3 single-family residences pursuant to Sections 1707 and 3202 of the 1986 Zoning Ordinance:

- 4 1. Relative to other properties in the vicinity, there are no special circumstances extant at
5 817 South Pacific Street, in terms of the property's size, shape, location or topography,
6 that warrant variance from the lot coverage maximum applicable to single-family
7 development in the R-T Zone. The fact that development on the project site is subject to
8 a more restrictive lot coverage maximum than that applied to adjacent single-family
9 development does not, in and of itself, constitute a special circumstance.

10 For the Regular Coastal Permit (RC10-00002) to allow construction of a new single-family
11 residence:

- 12 1. The proposed single-family residence does not conform to the policies of the Local Coastal
13 Program (LCP), as implemented by the City's 1986 Zoning Ordinance, in that it exceeds
14 the lot coverage maximum established for single-family development in Zoning
15 Ordinance Section 1707.

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1 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby deny
2 Variance (V11-00001) and Regular Coastal Permit (RC10-00002), without prejudice to the
3 applicant's right to modify the project and return for reconsideration by the Planning Commission.

4 PASSED on April 25, 2011 by the following vote, to wit:

5 AYES: Martinek, Troisi and Scrivener

6 NAYS: Neal, Rosales

7 ABSENT: Balma, Bertheaud

8 ABSTAIN: None

9 ADOPTED Resolution No. 2011-P15 on May 9, 2011.

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12 _____
13 Robert Neal, Chairperson
14 Oceanside Planning Commission

15 ATTEST:

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17 _____
18 Jerry Hittleman, Secretary

19 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
20 this is a true and correct copy of Resolution No. 2011-P15.

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22 Dated: May 9, 2011
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AGENDA NO.

3

1 PLANNING COMMISSION
2 RESOLUTION NO. 2011-P16

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA DENYING WITHOUT
5 PREJUDICE A VARIANCE AND REGULAR COASTAL
6 PERMIT ON CERTAIN REAL PROPERTY IN THE CITY OF
OCEANSIDE

7 APPLICATION NO: V11-00002, RC10-00010
8 APPLICANT: Strands End, LLC
9 LOCATION: 819 South Pacific Street
APN 150-356-23-00

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

12 WHEREAS, there was filed with this Commission a verified petition on the forms
13 prescribed by the Commission requesting a Variance and Regular Coastal Permit under the
14 provisions of the City of Oceanside Local Coastal Program and 1986 Zoning Ordinance to permit
the following:

15 conversion of an existing six-unit multi-family complex to two detached single-family
16 residences;
17 on certain real property described in the project description.

18 WHEREAS, the subject request constitutes one of the two aforementioned detached single-
19 family residences, located at 819 South Pacific Street;

20 WHEREAS, the Planning Commission, after giving the required notice, did on the 25th day
21 of April 2011 conduct a duly advertised public hearing as prescribed by law to consider said
22 application;

23 WHEREAS, the documents or other material which constitute the record of proceedings
24 upon which the decision is based will be maintained by the City of Oceanside Planning Division,
300 North Coast Highway, Oceanside, California 92054.

25 WHEREAS, studies and investigations made by this Commission and in its behalf reveal
26 the following facts:
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1 FINDINGS:

2 For the Variance (V11-00002) to allow lot coverage in excess of the maximum allowed for
3 single-family residences pursuant to Sections 1707 and 3202 of the 1986 Zoning Ordinance:

- 4 1. Relative to other properties in the vicinity, there are no special circumstances extant at
5 819 South Pacific Street, in terms of the property's size, shape, location or topography,
6 that warrant variance from the lot coverage maximum applicable to single-family
7 development in the R-T Zone. The fact that development on the project site is subject to
8 a more restrictive lot coverage maximum than that applied to adjacent single-family
9 development does not, in and of itself, constitute a special circumstance.

10 For the Regular Coastal Permit (RC10-00010) to allow construction of a new single-family
11 residence:

- 12 1. The proposed single-family residence does not conform to the policies of the Local Coastal
13 Program (LCP), as implemented by the City's 1986 Zoning Ordinance, in that it exceeds
14 the lot coverage maximum established for single-family development in Zoning
15 Ordinance Section 1707.

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1 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby deny
2 Variance (V11-00002) and Regular Coastal Permit (RC10-00010), without prejudice to the
3 applicant's right to modify the project and return for reconsideration by the Planning Commission.

4 PASSED on April 25, 2011 by the following vote, to wit:

5 AYES: Martinek, Troisi and Scrivener

6 NAYS: Neal, Rosales

7 ABSENT: Balma, Bertheaud

8 ABSTAIN: None

9 ADOPTED Resolution No. 2011-P16 on May 9, 2011.

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12 Robert Neal, Chairperson
13 Oceanside Planning Commission

14 ATTEST:

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17 Jerry Hittleman, Secretary

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19 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
20 this is a true and correct copy of Resolution No. 2011-P16.

21 Dated: May 9, 2011