

AGENDA NO. 5

PLANNING COMMISSION



CITY OF OCEANSIDE

DATE: September 19, 2011

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF VARIANCE (V11-00004) AND REGULAR COASTAL PERMIT (RC10-00009) TO ALLOW AN ADDITION TO AN EXISTING SINGLE-FAMILY RESIDENCE AT 1823 SOUTH PACIFIC STREET – ALTMAN ADDITION**

APPLICANT: DEENA ALTMAN

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Deny Variance (V11-00004) and Regular Coastal Permit (RC10-00009) by adopting Planning Commission Resolution Number 2011-P30 attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: Situated within the Coastal Zone and the South Oceanside Neighborhood Planning Area, the subject property is a 4,761 square-foot beachfront lot, measuring 30 feet in width and 158 feet in depth. The subject property is developed with a 3,042 square-foot single-family residence, constructed in 1978.

The current proposal is subject to the City's General Plan, Local Coastal Program and 1986 Zoning Ordinance, which was formally reinstated for Coastal Zone properties outside of the Downtown Redevelopment Area in May 2009. In addition to a Regular Coastal Permit, required for the addition of floor area within the Appeal Zone of the Coastal Zone, the project also requires a Variance to allow for a third story where only two stories are permitted under the Zoning Ordinance.

Site Review: Per the 1986 Zoning Ordinance, the subject property bears a zoning designation of Single-Family Residential (R-1) and a land use designation of Single-Family Detached Residential (SFD-R). Established in 1904 as part of the Ocean Front Addition, when nearly a mile of beachfront property extending from Witherby Street to Eaton Street was subdivided into 30-foot wide lots and annexed to the City of Oceanside, the subject site is typical of beachfront lots in the neighborhood, both in its dimensions and its

topography. An interior lot bounded by South Pacific Street to the east and the mean high tide line to the west, the property exhibits a steep (approximately 30 percent) downward slope from the street frontage to the beach immediately inland of the coastal revetment, such that some developable portions of the property lie as much as 16 feet below South Pacific Street.

Directly across South Pacific Street from the subject property is a concrete retaining wall that supports an elevated public walkway. At the point where it coincides with the subject property, this retaining wall is approximately 10 feet in height, affording intermittent ocean views between structures and over those beachfront properties where development does not extend more than a single story above South Pacific Street.

Consisting of 3,042 square feet of enclosed space, the existing residence on the subject property reads as a two-story structure from South Pacific Street but includes two additional levels built against the bluff face below street level. While comprised of four separate levels, the existing residence conforms to the definition of a two-story structure, given that the enclosed space at the beach level qualifies as a basement and at no point do more than two levels above the basement overlap one another.

At the street level, the residence includes a single-car garage, an entry foyer and an expansive common area consisting of a living room, dining room and kitchen. The street level opens to a 192 square-foot deck on its western end. Above the street level is a 540 square-foot master bedroom and bathroom, situated within the eastern third of the developable portion of the lot. Comprised of three bedrooms and two bathrooms, the habitable portions of the first level below South Pacific Street begin where the second-story master bed/bath ends, approximately 22.5 feet westward of the front building line. Like the level immediately above, the first level below street grade opens to a 192 square-foot deck on its western end. At the beach level, the existing residence features 556 square feet of enclosed space that includes a game room, a bathroom and a wet bar.

Aligning at the western extent of the existing residence, the open decks at the second and third levels above the beach project to within 3.5 feet of the coastal stringline. While the three lowest levels of the residence are positioned directly atop one another on the beach-facing elevation, massing impacts on the beach are reduced by the substantial setback of the uppermost level, which is largely concealed by a gently sloping roof element.

Like most beachfront development in the vicinity, the existing residence exhibits less than a three-foot front yard setback from South Pacific Street. While the R-1 zoning designation establishes a minimum front yard setback of 20 feet, beachfront development has long been granted reduced front yard setbacks through various exceptions meant to allow new projects to achieve building footprints comparable to those already in evidence on surrounding properties. Coupled with the 10-foot concrete retaining wall on the east side of the roadway, these reduced front yard setbacks have, over time, contributed to what some residents refer to as the "canyonization" of segments of South Pacific Street. With a largely unarticulated front elevation broken only by one undersized window, the Altman Residence as it currently stands contributes significantly to this canyon effect.

Per the 1986 Zoning Ordinance, a building level constitutes either a basement or a story depending upon its relationship to “the average of the finished ground level at the center of all walls of the building” (commonly referred to as the grade plane). A building level constitutes a basement when a) the span between floor and ceiling is more than 50 percent below the grade plane and b) the finished floor of the level above is less than six feet removed from the grade plane. The beach level of the existing residence (the footprint of which is not proposed to change) meets these two criteria and thus qualifies as a basement as defined in the 1986 Zoning Ordinance.

Per Planning Division policy, buildings can include more than two non-basement levels without exceeding two stories when these non-basement levels are stepped in such a way that no more than two of them overlap one another. Applied in conjunction with building height restrictions, this policy encourages terraced building design, as evidenced by many beachfront residences. The existing residence exemplifies this terraced design, with its uppermost (i.e. fourth) level stepped back from the beach to the extent that it overlaps only with the level immediately below (i.e. the street level).

The existing residence abuts other beachfront single-family homes to the north and south, as well as single-family development sited immediately east of the elevated public walkway on the opposite side of South Pacific Street. Most of the existing beachfront residences in the vicinity maintain two stories above street grade with one or two additional levels of habitable space built into the face of the coastal bluff. With the assistance of the project architect, staff has identified more than a dozen beachfront homes in the vicinity that read as four-level buildings as viewed from the beach. Following field observation and review of approved plans, staff has determined that each of these four-level homes falls into one of four categories:

- Many homes exhibit terraced design, whereby no more than two non-basement levels overlap;
- The two lowest levels of some homes both qualify as basements, per the criteria established above;
- The beach level of some homes does not extend beneath enclosed portions of the levels above, maintaining only a shallow floor area used primarily for storage;
- A few homes – including the residence that abuts the subject property to the south – maintain third stories that appear to have been approved in error;
- More than twenty years ago, two homes were issued variances for a third story.

Upon review of staff reports and other documentation associated with approval of variances for third stories, it is unclear how these projects met the hardship findings required for approval of a variance. The properties on which these three-story projects were developed do not present physical constraints unique from those found on adjacent properties; consequently, staff cannot ascertain why third stories were warranted in these instances. Indeed, the sloping topography of these and other beachfront lots in the vicinity

allows for daylight basements and terraced stories that generally cannot be achieved on flat properties. Relative to flat properties, sloping beachfront lots arguably place *fewer* constraints on the number of habitable levels development can achieve, thereby making it difficult to justify deviation from the story count maximum.

Project Description: The applicant proposes to add 460 square feet of enclosed space at the uppermost level of the existing residence, with new open deck area at both ends. The proposed addition would expand the existing master bedroom and bathroom. The applicant further proposes westward extension of existing open deck area on both the second and third levels above the beach; these open decks would extend an additional 3.5 feet to the coastal stringline.

Under the proposal, the existing master bedroom and bathroom would be extended an additional 29 feet in the direction of the beach, over what is now a sloping roof element. The existing roof element coincides with a vaulted ceiling above the kitchen at the street level of the residence. Rising to 12.5 feet at its highest point, the vaulted ceiling slopes downward over the dining and living areas to a minimum height of 8.5 feet at its western end. The applicant proposes to lower the ceiling height at the eastern end while raising the ceiling height at the western end, so as to create a level ceiling over the entire floor habitable area at the street level. This change in the orientation of the ceiling at the street level would raise the finished floor elevation of the uppermost level by 1.5 feet. Additionally, the ceiling height at the uppermost level would be raised by 3.5 feet (from eight feet to 11.5 feet). Taken together, these changes to ceiling height would increase the overall height of the residence by 2.5 feet. The residence would remain 2.5 feet below the maximum allowable height of 35 feet, as measured from average finished grade.

To create a more articulated front elevation and provide for open deck area overlooking South Pacific Street, the master bedroom and bathroom would be pulled back from the building line at the street level by an average of 6.5 feet. The open deck area would then extend around the southeast corner of the residence for a distance of roughly ten feet. The perimeter of the open deck area would be rimmed with a glass guardrail. The open deck area would be accessed from a glass slider door, with two vertically-oriented windows providing additional fenestration on the front elevation of the uppermost level.

The existing residence features a variety of roof elements, with a shed roof on the front elevation transitioning to a gabled roof on the rear elevation. The existing roof is finished with asphalt composition shingle. The proposed project would replace the existing roof with curved metal barrel roofing. Curved metal barrel would also embellish an indentation at the southwest corner of uppermost level, contributing to a highly-articulated south elevation. Composed of copper, the metal roofing would be expected to develop a verdigris patina within 18 months of construction.

The existing residence is served by a single-car garage. The applicant does not propose to expand the number of on-site parking spaces, seeking instead to maintain

the existing entryway, stairwell and bathroom that occupy the northeast corner at the street level.

Like most beachfront homes on narrow lots, the existing residence has a side-facing main entrance, largely invisible from the street. The applicant proposes to reconfigure this entrance to face the street, inseting the street level of the home at the northeast corner to create a portico covered by a cantilevered portion of the uppermost level.

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

1. General Plan Land Use Element
2. 1986 Zoning Ordinance
3. Local Coastal Program
4. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. General Plan

The General Plan Land Use Map designation for the subject property is Single-Family Detached Residential (SFD-R). The proposed project is consistent with this land use designation as well as the goals and objectives of the City's General Plan, as follows:

A. Land Use Element

Goal 1.23: Architecture

Objective: The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

Policy A: Architectural form, treatments, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.

Relative to existing development on the subject site, the proposed project would constitute a major aesthetic improvement. In contrast to the worn and inelegant appearance of the existing residence, the proposed project embodies an attractive and sensitive design that effectively blends a variety of architectural elements and finish materials. The proposed addition would significantly enhance the curb appeal of the residence as viewed from South Pacific Street and Pacific Terrace, avoid adverse massing impacts on abutting properties to the north and south, and reflect the evolving character of beachfront development (i.e. terraced design generally conforming to the contours of the site).

Although the proposed project would render the existing residence somewhat taller than the abutting homes to the north and south, the additional height would be mitigated by several design elements: recessing of the uppermost level on both the front and rear elevations; wraparound decking at the southeast corner of the uppermost level; high-quality, curvilinear roofing; contrasting wall finishes (with stucco on the lower three levels and eight-inch lap siding on the uppermost level); a conspicuous street-facing entrance; copper-cladded eyebrows; and additional fenestration.

The remodeled home would have a much more transparent and welcoming appearance compared to that of the existing residence, with its street-facing entrance, multiple open deck areas and extensive glass surfaces. Through both its shape and texture, the curved metal barrel roof would provide architectural interest while softening the effect of additional height. The stepping of the uppermost level would provide relief from the canyon effect occasioned by both reduced front yard setbacks and the massive retaining wall on the opposite side of the street.

2. Local Coastal Plan

Guiding land use and development within the City's Coastal Zone, the Local Coastal Plan seeks to preserve and enhance Oceanside's beach environment and associated public amenities through the goals and policies of the California Coastal Act. A variety of LCP findings, policies and guidelines address residential development in the Coastal Zone.

Goal 1.32: Coastal Zone

Objective: To provide for the conservation of the City's coastal resources and fulfill the requirements of the California Coastal Act of 1976.

Policy A: The City shall utilize the certified Local Coastal Plan for review of all proposed projects within the Coastal Zone. Specifically, the goals and policies of the Local Coastal Program Land Use Plan are the guiding policy review document.

The proposed project has been reviewed by staff for compliance with the policies of the Local Coastal Program (LCP). Staff finds that the application conforms to all applicable policies of the LCP, as follows:

Adequate access to and along the coast shall be provided and maintained.

Proposals that constitute multi-family development or involve at least 70 feet of street frontage are required to dedicate and construct public access to the beach when such access is not already present within 250 feet of the proposed project. The subject request does not involve multi-family development, and the subject property comprises less than 70 feet of street frontage. Consequently, the proposed project is not required

to provide additional public beach access. Existing public access to the beach is located roughly 330 feet to the north, at the terminus of the Cassidy Street right-of-way, and roughly 510 feet to the south, between private development at 1915 and 1919 South Pacific Street.

The City shall maintain existing view corridors through public rights-of-way.

The proposed project would not impact any existing view corridors within the public right-of-way. While intermittent ocean and coastline views can be achieved from the elevated sidewalk across the street from the subject property, public viewsheds are largely limited to the setback areas between adjacent beachfront development. These limited public viewsheds will not be reduced in dimension or quality by the proposed project.

The City shall ensure that all new development is compatible in height, scale, color and form with the surrounding neighborhood.

In terms of bulk and scale, the proposed project would be consistent with the surrounding built environment. With its terraced design, curvilinear roofing and variety of finish materials, the proposed project would mitigate the potentially adverse impacts of additional height and achieve overall massing comparable to that of adjacent single-family development. The proposed project would conform to the coastal stringline and the allowable building envelope established by height, setback and lot coverage standards.

The City shall require that all new residential development provides adequate on-site parking.

The existing residence maintains only one enclosed parking space, where current parking standards require that single-family residences be served by a two-car garage. However, in accordance with Section 2701, the applicant is not required to conform to current parking standards, given that the proposed addition falls under 500 square feet of enclosed floor area. By maintaining a single-car garage, the proposed project preserves an existing curbside parking space in front of the subject property.

3. Zoning Compliance

As noted above, the proposed project is subject to the standards of the 1986 Zoning Ordinance, applicable to properties in all portions of the Coastal Zone located outside of the Downtown Redevelopment Area. The 1986 Zoning Ordinance identifies single-family homes as permitted by right within the R-1 (Single-Family Residential) Zone. Although the proposed addition conforms to the maximum allowable building envelope for the subject property – falling under the 35-foot height limit, observing required minimum front, rear and side setbacks and remaining within the lot coverage maximum of 40 percent – the proposal would result in a three-story single-family home, which is not consistent with the two-story maximum established for R-1 properties. The following table illustrates the proposal's conformance to R-1 development standards:

Table 1: Development Standards

	REQUIRED	PROPOSED
FRONT YARD	Stringline, calculated per Section 1716	2' 3" (No change)
SIDE YARD	3 feet	3 feet
REAR YARD	Coastal stringline	Coastal stringline
MAXIMUM LOT COVERAGE	40%	34%
MAXIMUM HEIGHT	35 feet above average finished grade	33 feet above average finished grade
MAXIMUM # OF STORIES	2	3

The existing residence is served by one enclosed parking space, where current zoning standards require that all single-family homes be served by a two-car garage. It was noted earlier in the staff report that the applicant is not subject to current parking requirements, given that the proposed addition amounts to less than 500 square feet of additional floor area.

DISCUSSION

Issue: Project compatibility with the existing neighborhood and surrounding properties: Is the proposed addition consistent with the existing pattern of beachfront development in the immediate area?

Recommendation: Staff finds that the proposed addition would be compatible in bulk and scale with the surrounding built environment. Furthermore, staff finds that the proposal would constitute an architectural enhancement, lending considerable curb appeal to the residence. While the proposed addition would render the residence slightly taller than adjacent development, it is staff's position that the terraced design and thoughtful balance of architectural elements and finish materials would mitigate massing impacts on the streetscape, the beach, and adjacent structures.

Issue: Project consistency with development standards of the 1986 Zoning Ordinance: Do the proposed residences conform to the applicable development standards of the surrounding zone?

Recommendation: As noted above, the proposed project would constitute a three-story structure, where the applicable zoning standards allow a maximum of two stories. In order to support the variance required to allow the proposed third story, staff must find that the subject property – by virtue of its size, shape, location, topography or other physical features – places constraints on development not encountered on other properties in the vicinity. Staff is unable to make this finding, given that the subject property is no different from neighboring properties in its physical form or orientation. Although other properties in the vicinity accommodate three-story development (in some

cases, through the benefit of a variance), this fact does not constitute grounds for issuance of a variance under local zoning standards or state planning law (Government Code Section 65906). As noted earlier in this staff report, staff has found that existing three-story development in the vicinity was approved either in error or through variances issued more than twenty years ago. For those projects approved through issuance of a variance, it is not clear how the hardship findings noted above were made, given that the properties in question do not present unique constraints upon development.

At present, the applicant already enjoys the fundamental development right afforded under the R-1 zoning designation – i.e., a single-family residence. Comprised of over 3,000 square feet of habitable space and 384 square feet of open deck area, the existing residence is comparable in size to other single-family homes in the vicinity. Expansion of the existing residence is not necessary to relieve a hardship condition, nor is the proposed project the only means by which the applicant could achieve additional square footage. While it may not be economically feasible for the applicant, an expansive master bedroom and bathroom at a fourth level above the beach could be achieved if the existing residence were razed and the subject property were entirely redeveloped.

While it is staff's position that the proposed project would be an enhancement to the surrounding built environment and result in no adverse impacts on adjacent private properties or public spaces, staff cannot support deviation from applicable development standards.

ALTERNATIVES

1. Approve the project. In approving the project, Commissioners must establish for the record how and why they can make the required findings for issuance of the requested Variance. (Staff is prepared to craft language showing how the proposal meets the required findings for the Regular Coastal Permit.)
2. Deny the project, and initiate a zoning text amendment. Section 2001(b) of the 1986 Zoning Ordinance states that the Planning Commission can initiate zoning text amendments through a resolution of intention. Should the Planning Commission find that community concerns mitigated by the two-story maximum for single-family development (e.g. excessive bulk and scale, increased parking demand) are adequately addressed by existing and/or new development standards, the Commission can direct staff to draft the zoning text amendments necessary to excise the two-story maximum. These zoning text amendments would then be brought back to the Commission for its formal recommendation to the City Council. Upon City Council approval of the zoning text amendments, the proposed project could be supported.
3. Deny the project, and encourage the applicant to initiate a zoning text amendment. Zoning text amendments necessary to lift the two-story maximum for single-family development could also be initiated by the applicant. In this case, the applicant would be responsible for the processing fees associated with zoning text

amendments (\$14,844 plus environmental review fees). These fees are intended to recover the cost of staff resources devoted to the zoning text amendment process. Again, upon City Council approval of the zoning text amendment, the proposed project could be supported.

PUBLIC NOTIFICATION

In advance of the Planning Commission public hearing on the proposal, legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius and occupants within a 100-foot radius of the subject property, individuals and or organizations requesting notification, the applicant, and other interested parties.

SUMMARY

While consistent with applicable policies of the City's General Plan and Local Coastal Program, the subject request does not conform to the story-count limits of the R-1 zoning designation. Unable to make hardship findings necessary to support deviation from story-count limits, staff must recommend that the Planning Commission:

- Move to deny Variance (V11-00004) and Regular Coastal Permit (RC10-00009) and adopt Planning Commission Resolution Number 2011-P30 as attached.

PREPARED BY:



Russ Cunningham
Senior Planner

SUBMITTED BY:

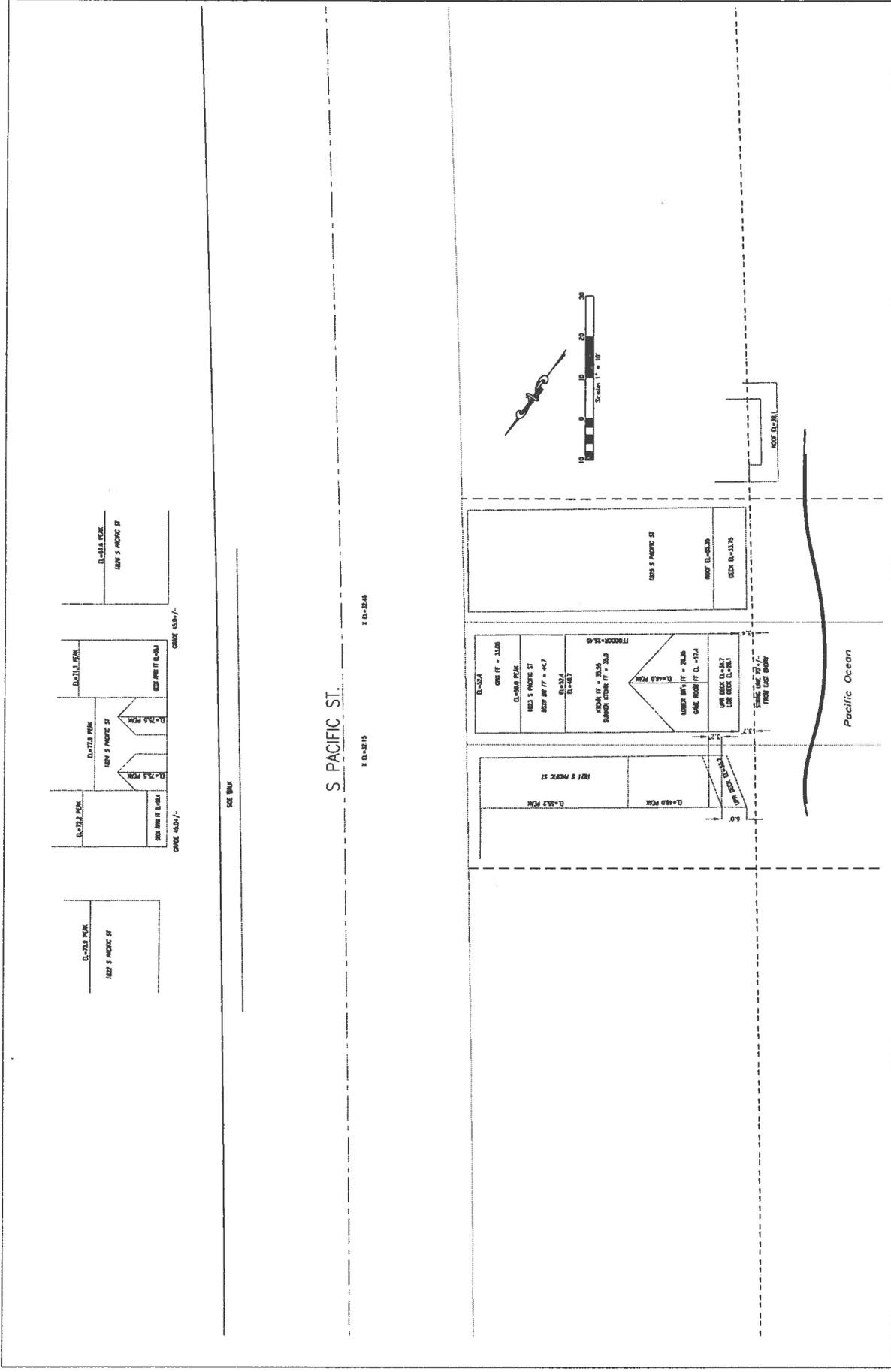


Jerry Hittleman
City Planner

JH/RC/fil

Attachments:

1. Plans
2. Planning Commission Resolution Number 2011-P30
3. Color Renderings



OWNER: J.P. & J. CO., L.L.C.	APPROVED BY: _____	PROJECT: 1823 S. PACIFIC ST., OCEANSIDE, CA.	SHEET NAME: STRUCTURE SURVEY	SHEET NO: 1 of 1
DATE: JAN 28, 2010	PROJECT NO: _____			
DRAWN BY: J.D.S.	DATE: _____			

ARCHITECT:
STUDIO 4
 3008 MELBA DRIVE
 OCEANVIEW, CA 92654
 TEL: 714-444-4444
 FAX: 714-444-4444
 P: ALONGTONG@STUDIO4.COM
 PAUL LONGTONG
 PRINCIPAL

PROJECT:
**ALTMAN
 ADDITION**

OCEANVIEW, CA 92654

OWNER:
 BEN & DEBRA ALTMAN
 180 S. FAIRVIEW ST.
 OCEANVIEW, CA 92654

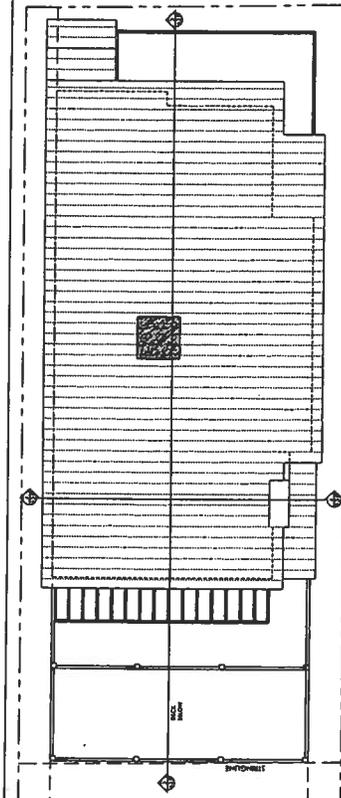
OWNER'S REP:
 PAUL LONGTONG
 STUDIO 4 ARCHITECTS
 3008 MELBA DRIVE
 OCEANVIEW, CA 92654
 (714) 444-4444

RELEASE DATE:
 08/05/11

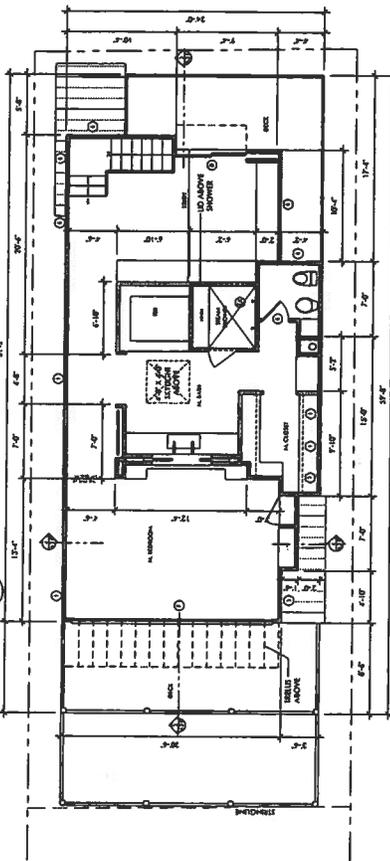
DATE:
 07/11/11

NO. OF SHEETS:
 10

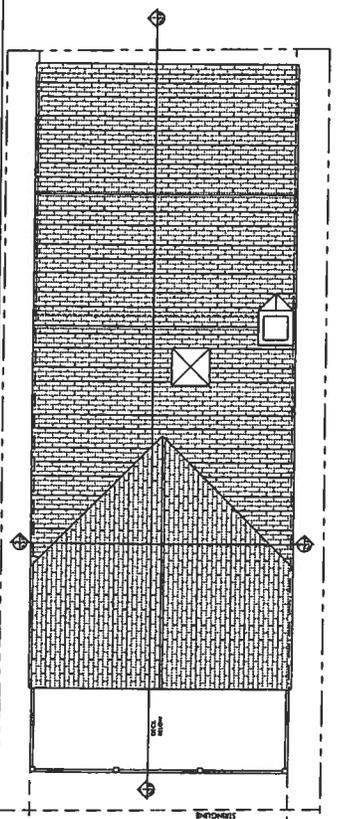
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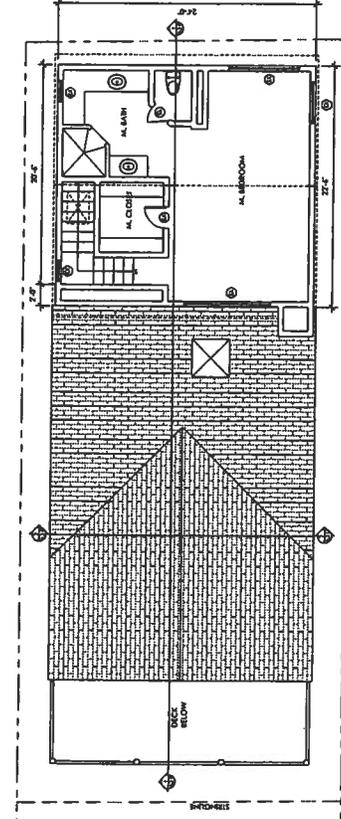
6 PROPOSED ROOF PLAN
 SCALE: 3/16" = 1'-0"



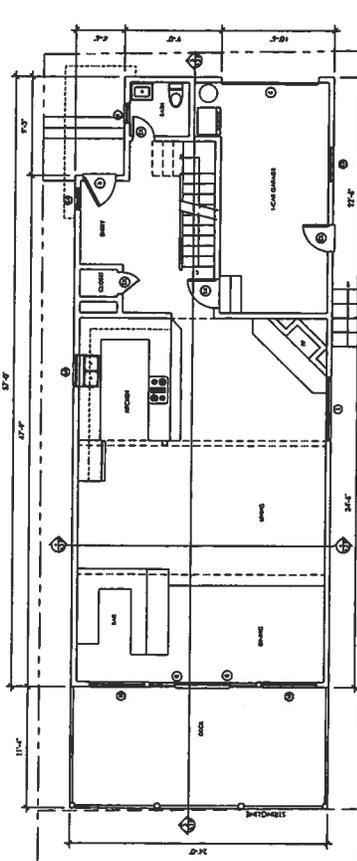
4 PROPOSED UPPER LEVEL FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 TOTAL AREA: 1075 SF
 DECK: 425 SF FROM EXISTING



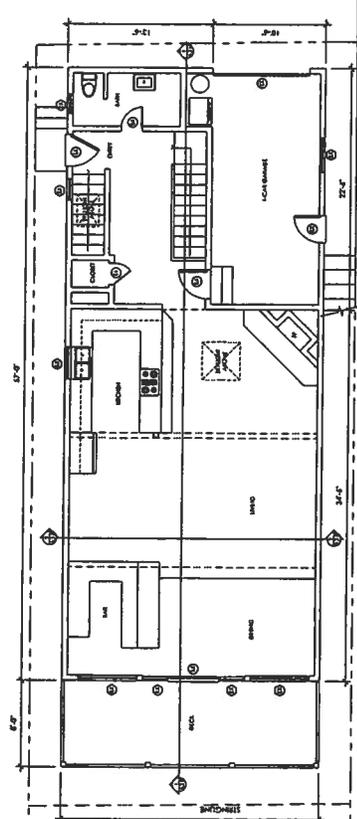
5 EXISTING ROOF PLAN
 SCALE: 3/16" = 1'-0"



3 EXISTING UPPER LEVEL FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 840 SF EXISTING



2 PROPOSED STREET LEVEL FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 1075 SF + 425 SF FROM EXISTING



1 EXISTING STREET LEVEL FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 813 SF EXISTING

WALL LEGEND
 EXISTING WALL
 PROPOSED WALL
 6'-0" TALL WALL



SHEET NO.:
A1.0

ARCHITECT:
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 FAX: (760) 733-4493 PK
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 PAUL LONGTON
 PRINCIPAL

PROJECT:
**ALTMAN
 ADDITION**

OCEANSIDE, CA 92084

OWNER:

SEN & DEBRA ALTMAN

180 S. PACIFIC ST
 OCEANSIDE, CA
 92084

OWNER'S REP:

PAUL LONGTON
 STUDIO 4 ARCHITECTS

2000 UESA DRIVE
 OCEANSIDE, CA 92084
 (760) 772-1100

RELEASE DATES:

ISSUED: 3/7/11

EXPIRES:

DRAWING STATUS:

- PRELIMINARY DRAWING
- CONTRACT DOCUMENTS
- PERMITTED DRAWING
- FOR CONSTRUCTION
- AS BUILT DRAWING
- ARCHITECT'S RECORDS

STUDIO 4 EXPRESSLY DISCLAIMS ANY LIABILITY FOR THE PRELIMINARY NATURE OF THIS DRAWING. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS.

JOB NO.:

DRAWN BY: D.J.E.

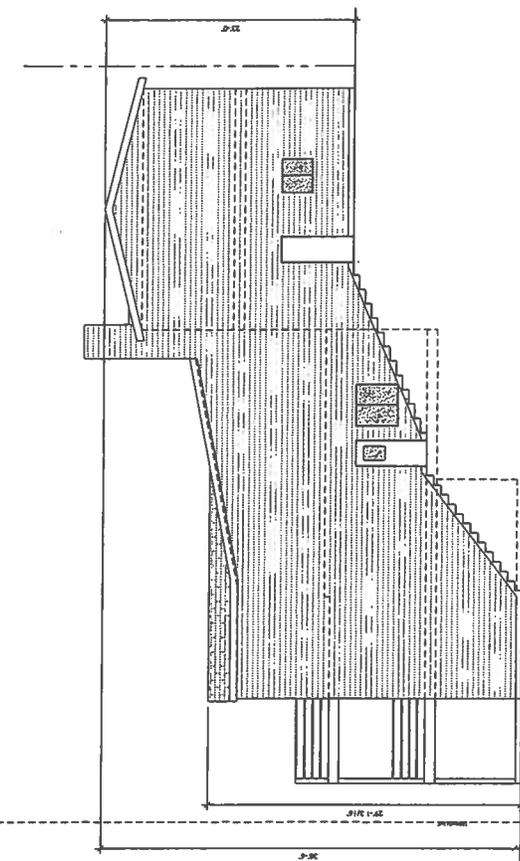
CHECKED BY: PL

SHEET TITLE:

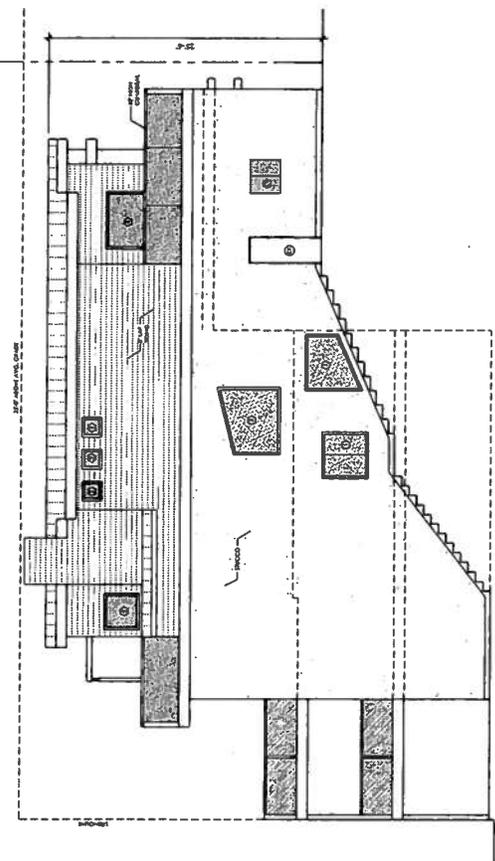
EX. & PROP. ELEVATIONS

SHEET NO.:

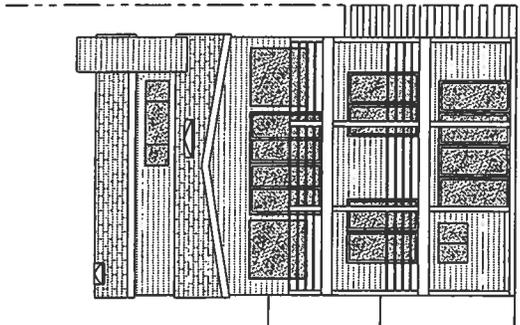
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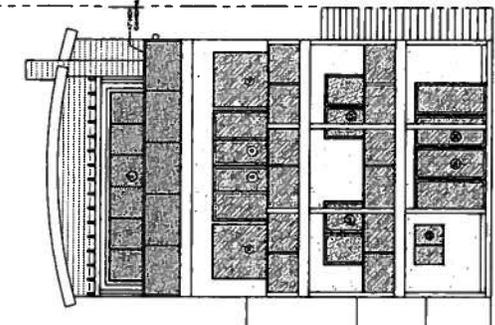
2 EXISTING SOUTH ELEVATION
 SCALE: 3/16"=1'-0"



4 PROPOSED SOUTH ELEVATION
 SCALE: 3/16"=1'-0"



1 EXISTING WEST ELEVATION
 SCALE: 3/16"=1'-0"



3 PROPOSED WEST ELEVATION
 SCALE: 3/16"=1'-0"

1 PLANNING COMMISSION
2 RESOLUTION NO. 2011-P30

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

6 APPLICATION NO: V11-00004, RC10-00009
7 APPLICANT: Deena Altman
8 LOCATION: 1823 South Pacific Street
9 APN 153-250-08-00

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 and Regular Coastal Permit under the
13 provisions of the City of Oceanside Local Coastal Program and 1986 Zoning Ordinance to permit
14 the following:

15 the addition of enclosed habitable space and open deck area to an existing single-family
16 detached residence;
17 on certain real property described in the project description.

18 WHEREAS, the subject request involves proposed improvements to the property located at
19 1823 South Pacific Street;

20 WHEREAS, the Planning Commission, after giving the required notice, did on the 19th day
21 of September 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,
25 300 North Coast Highway, Oceanside, California 92054.

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

28 ////////////////

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1 FINDINGS:

2 For the proposed Variance (V11-00004) to allow three stories of development within an R-1
3 zone, pursuant to Sections 1709(a) of the 1986 Zoning Ordinance:

4 1. Relative to other properties in the vicinity, there are no special circumstances extant at
5 1823 South Pacific Street, in terms of the property's size, shape, location or topography,
6 that warrant deviation from the two-story limitation applicable to detached single-family
7 development in R-1 zones. The fact that nearby properties under the same zoning
8 designation accommodate three-story development does not, in and of itself, constitute a
9 special circumstance.

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1 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby deny
2 Variance (V11-00004) and Regular Coastal Permit (RC10-00009), without prejudice to the
3 applicant's right to modify the project and return for reconsideration by the Planning Commission.

4 PASSED on September 19, 2011 by the following vote, to wit:

5 AYES:

6 NAYS:

7 ABSENT:

8 ABSTAIN:

9 ADOPTED Resolution No. 2011-P30 on September 19, 2011.

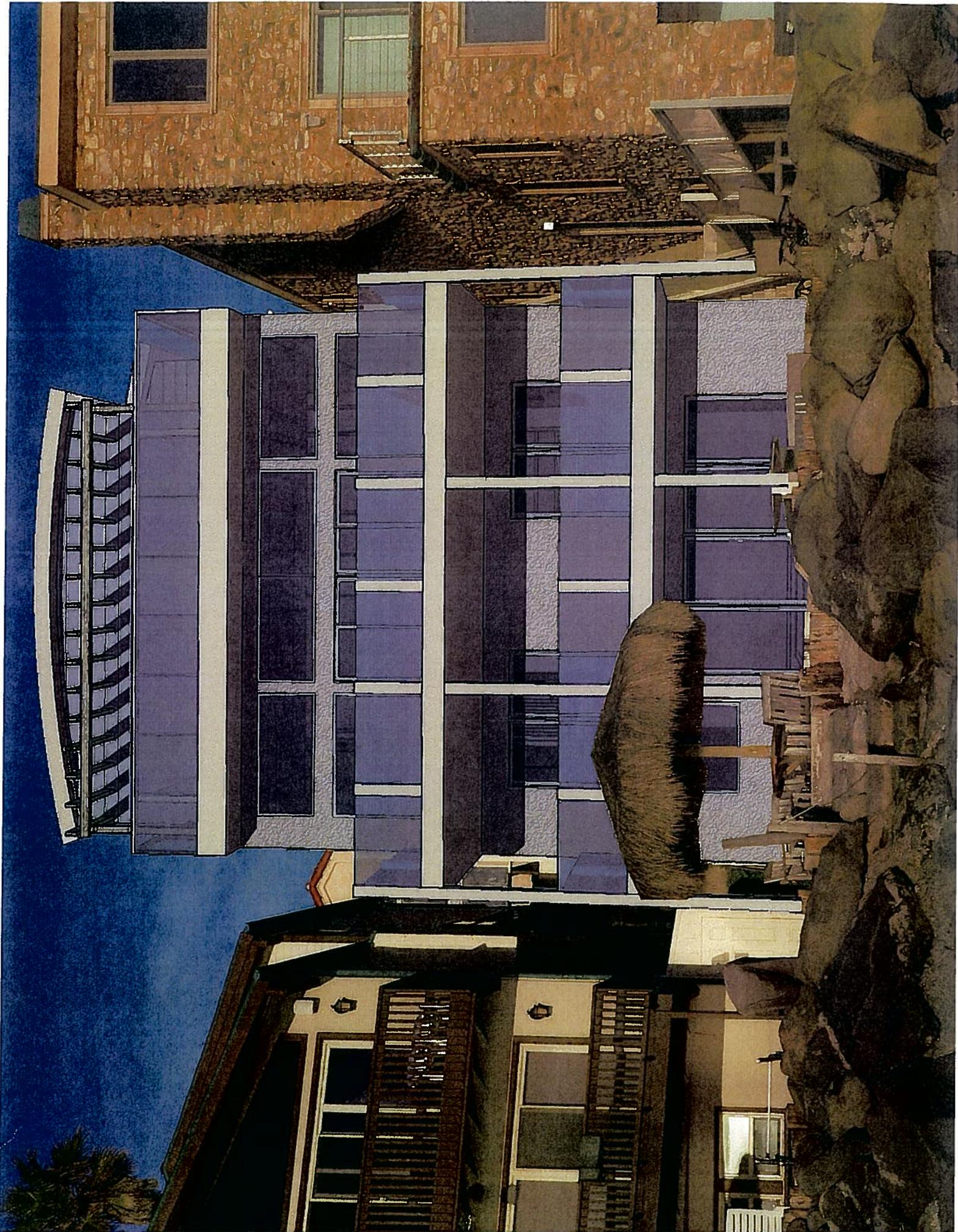
10
11
12 _____
Tom Rosales, Chairperson
Oceanside Planning Commission

13
14
15 ATTEST:

16
17 _____
Jerry Hittleman, Secretary

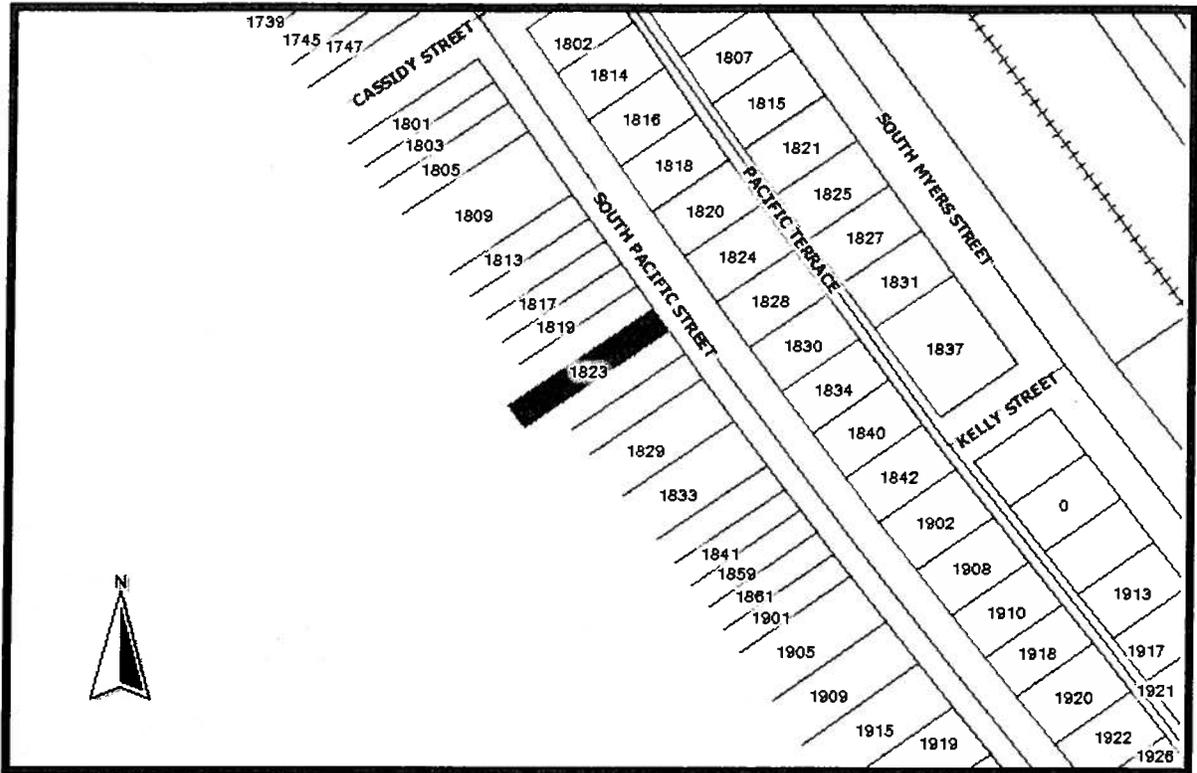
18
19 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
20 this is a true and correct copy of Resolution No. 2011-P30.

21
22 Dated: September 19, 2011









File Numbers: RC10-00009/V11-00004

Applicant: Deena Altman

Description:

Regular Coastal Permit (RC10-00009) and Variance (V11-0004) for an addition to an existing single-family residence constituting a third story over a basement at 1823 S. Pacific Street. Situated within the South Oceanside Neighborhood Planning Area and the Coastal Zone, the subject property bears a land use designation of Single-Family Detached Residential (SDF-R) and a zoning designation of Single-Family Residential (R-1).

– **ALTMAN ADDITION**

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

6/21/10

BY

SN
DW.

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

GPA

1. APPLICANT

Deena Altman

2. STATUS

Owner

MASTER/SP.PLAN

ZONE CH.

3. ADDRESS 1823 S. Pacific St.
Oceanside 92054

4. PHONE/FAX/E-mail 760
535.0509

TENT. MAP

PAR. MAP

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)

Paul Longton

DEV. PL.

C.U.P.

6. ADDRESS 2909 Mesa Drive
Oceanside

7. PHONE/FAX/E-mail 760
722.4904

VARIANCE VII-00004

COASTAL RC10-00009

O.H.P.A.C.

PART II - PROPERTY DESCRIPTION

8. LOCATION

1823 S. Pacific St.

9. SIZE

4,761 SF.

10. GENERAL PLAN

11. ZONING

R-1

12. LAND USE

SFR

13. ASSESSOR'S PARCEL NUMBER

153.250.08

PART III - PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION

Remodel and add to the existing master bedroom - top floor.
Add interior stair to basement

15. PROPOSED GENERAL PLAN

No change

16. PROPOSED ZONING

No change

17. PROPOSED LAND USE

No change

18. NO. UNITS

1

19. DENSITY

9.14 du/ac

20. BUILDING SIZE

3644 SF

21. PARKING SPACES

1

22. % LANDSCAPE

25%

23. % LOT COVERAGE or FAR

33%

PART IV - ATTACHMENTS

24. DESCRIPTION/JUSTIFICATION

25. LEGAL DESCRIPTION

26. TITLE REPORT

27. NOTIFICATION MAP & LABELS

28. ENVIRONMENTAL INFO FORM

29. PLOT PLANS

30. FLOOR PLANS AND ELEVATIONS

31. CERTIFICATION OF POSTING

32. OTHER (See attachment for required reports)

PART V - SIGNATURES

33. APPLICANT OR REPRESENTATIVE (Print):

Paul Longton

34. DATE

6/19/10

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:

35. OWNER (Print)

Deena Altman

36. DATE

6/19/10

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

Sign:

SEE ATTACHED

78 Postage

**Description & Justification
For A Remodel and Addition to a
Single Family Residence
At
1823 S Pacific St, Oceanside, 92054**

May 5, 2011
Ken and Deena Altman

Received
MAY 10 2011
Planning Division

Statistics at a glance

Address –	1823 S Pacific St
APN –	153-250-08
Zoning –	R1
Proposed zoning –	No Change
Lot Size –	4,761 SF (.109 Acres)
Existing Land Use –	Single Family Residence
Proposed Land Use –	Single Family Residence
Number of units –	1
Density/acre –	9.14 units/acre
Existing lot coverage -	33%
Proposed Lot Coverage	34%
Proposed Landscaping –	25%

Existing Construction

Beach/Basement Level	556 SF
Lower Level	831 SF
Pacific St Level	1115 SF
Second Floor	540 SF
Decks (2 @ 192 SF ea)	384 SF
<u>Existing Garage</u> (1 Space)	260 SF

New Construction

Beach/Basement Level	64 SF
Lower Level	-0- SF
Pacific St Level	<42 SF>
Second Floor	463 SF
Decks (2 @ 80 SF)	160 SF
New Roof Deck	401 SF

Total Construction including Existing and New

Beach/Basement Level	620 SF
Lower Level	831 SF
Pacific St Level	1115 SF
<u>Second Floor</u>	<u>1003 SF</u>
Total Habitable	3569 SF

Decks	544 SF
<u>Roof Deck</u>	<u>401 SF</u>
Total Decks	945 SF

Garage	260 SF
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Existing Building

The property is located on the west side of Pacific St. between Cassidy and Easton. The property is in the Ocean Front Addition and was created in 1904. The present structure was built in the 70's.

Presently there is a 4-level single family home with one covered parking space. When completed there will be a 4-level single family home with one covered parking space. There is always plenty of parking on the east side of the street. There is a tall (13') embankment that is covered in gunite on the east side. The occupants on the east side, for the most part, park their cars to the rear of the houses. The existing exterior covering is a vinyl siding that needs replaced.

Proposed Addition

The existing master bedroom is at the east end of the structure with a limited view of the ocean. The intent of the addition is to place the bedroom at the west end of the structure with a terrific view of the ocean. The existing bedroom will be replaced with a study. The proposed entrance is a welcome change from the side entrance with the skinny walk and stairs leading to it. The proposed entrance will face the street with a much more generous opening that is both welcoming and easier to use. The proposed barrel vaulted roof will be a vast improvement to the east elevation and to the existing roof.

The total addition is less than 500 SF. The 2nd floor is set back from the street level both at the east side and the west side – thus eliminating the “canyonization” effect on the street and giving an interesting articulation on the west side. The total number of bedrooms goes from the existing four bedrooms down to a proposed three bedrooms – thus de-intensifying the use.

Variance Request

The 1986 Zoning Ordinance states (Section 1709 ((a)) that a single family home in the R-1 Zone shall not exceed a height of 35' (above average grade) or 2-stories, whichever is less.

We are requesting that the house be allowed to be built 3-stories over basement. The request does not change the allowable building height or envelope that is stated in the Zoning Ordinance.

The existing home has only two stories at any given point. However, had the original designer and builder created the house differently and had built the Lower Level to the eastern setback that existing Lower Level would be defined as basement. That would have allowed the Second Story to be built to the west edge (or String Line).

In Section 1901 (a) The special circumstances that apply to the property are the underdeveloped nature of the lower floors that prohibit the second story from being built further westward.

1901 (b) – The granting of the variance will modify the proposed residence such that its appearance and building envelope will be similar to that of neighboring houses (from the Cassidy Street beach access to the north to St Malo to the south)

1901 (c) – There would be no change to any Specific Plan, Precise Plan or General Plan with the granting of this variance.

1901 (d) – The granting of this variance would not be materially detrimental or injurious to surround property nor to the general development pattern of the neighborhood. The granting would allow the subject property to be developed to the standards of the neighborhood.

There have been two variances in the immediate neighborhood for height and numbers of stories. One variance (V-10-89) was at 1813 S Pacific St and the other (V-56-89) was at 1635 S Pacific St.

* Resolutions containing the variances are attached to this Description and Justification.

Compatibility with Neighborhood

The new, proposed addition will be approximately 27'-6" tall at the east side (Pacific Street). Currently the east side measures 23'-0" tall. The proposed construction matches the neighboring buildings in height, bulk and mass. To the

east there is a gunited slope of approximately 13' in height. The houses to the east start at the top of that slope

Parking

No public parking spots will be taken up with this proposed building. There is an existing curb cut for the existing garage.

Proposed Materials

The features of the home will include; a 50 year roof, copper flashings, laminated glass for sound proofing and UV protection, non-corrosive materials for prolonged life and low maintenance beachfront living. The interior materials will be superior for ease of living, low maintenance and energy efficiency. The furnace will be high efficiency. Lights and fans in the bathrooms are occupant initiated for convenience and, ultimately, for energy efficiency.

Regular Coastal

The proposed project is consistent with the policies of the Local Coastal Program as implemented through the Zoning Ordinances. Specifically the physical aspects of the project are consistent with the adjoining properties and those in the neighborhood. The project will not substantially alter or impact existing public views of the coastal zone area.

The proposed project will not obstruct any existing planned public beach access including any beach areas fronting the existing property; therefore the proposed project is in conformance with the policies of Chapter 3 of the Coastal Act.

LEGAL DESCRIPTION

Lot 12 Block F of Ocean Front Addition in the City of Oceanside and County of San Diego