

# AGENDA NO. 4B

## City of Oceanside

### Development Services Department

#### Memorandum

DATE: March 4, 2015

TO: Development Advisory Committee

FROM: Development Services Department-Planning Division

SUBJECT: Consideration of a Redevelopment Regular Coastal Permit (RRP14-00005) to allow a 142-square-foot balcony expansion to the west facing elevation of an existing home located at 602 South The Strand in the "D" (Downtown) District Sub district (4A) – Ness Balcony Project

#### **RECOMMENDATION**

Staff recommends that the Development Advisory Committee review and comment on the proposed project and recommend that the Community Development Commission approve the project.

#### **PROJECT DESCRIPTION AND BACKGROUND**

The 0.11-acre project site is located at 602 South The Strand within the appeal jurisdiction of the Coastal Zone. The property is fully developed with a 2,980-square-foot two story residence constructed in 1996. The home exists with a 264-square-foot west facing balcony with stucco and glass railings. The owner wishes to expand the balcony approximately 7-feet westward and 4-feet southward to provide 142-square-feet of additional useable space. The added balcony square footage would balance the overall west facing facade and design, while providing additional shade areas for the driveway below. Expansion of the balcony would not expand further westward than the existing balcony and the required setbacks would be maintained. The existing balcony design and configuration has enabled the support beams and materials to become weathered, due to the direct contact with elements. The existing balcony was designed with a diamond-shaped configuration, and the expansion of the balcony would provide a well balanced quadrilateral design that would be consistent with the architecture of the existing home and many of the neighboring properties.

## **ANALYSIS**

### **1. General Plan Compliance**

#### **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 the visual image of the surrounding neighborhood.

The proposed balcony expansion would not extend westward beyond the existing footprint of the balcony footprint and the materials and colors would be similar to the existing design of the home. The added balcony square footage would balance the west facing facade, while establishing a symmetrical building projection that would enhance the property and the neighborhood.

The proposed addition would not alter public views or any views of adjoining neighbors, because the improvements are within the footprint of the existing balcony and not within proximity of public beach access areas. The proposed project is in conformance with the General Plan, in terms of land use compatibility and architecture; therefore the project is compatible to the surrounding properties and neighborhood character.

### **2. Zoning Compliance**

The proposed project is subject to the provisions of the Downtown Zoning Ordinance Article 12, Downtown District. The existing structure and the proposed addition shall meet all of the development regulations of the underlying Downtown (D4A) district per the Downtown Zoning Ordinance in effect in the Coastal Zone. Such projects are reviewed for compatibility with existing and surrounding development, as well as applicable public beach access regulations. The purpose of the (D4A) district is to provide opportunities for tourist and year-round visitor-serving facilities, including permanent, transient residential, and single family residential within the City's Coastal Zone.

Table 1 compares the existing structure to local property development regulations pursuant to Article 12, Residential Development Regulations.

Table 1 Development Standards

Requirement	Required	Existing	Proposed
Front	10 feet	10 feet	No change
Side	3 feet	3 feet	No change
Minimum Rear Yard	5 feet	15 feet (Existing)	No change
Height	No tall than Pacific Street Elevation *	20 feet (Home) 13 feet (Balcony)	No change

\*Structures and buildings on the Strand are limited to a height no taller than the Pacific Street elevation to the east, per Ordinance 86-P13.

### 3. Local Coastal Program Compliance

The proposed project is within the appeal jurisdiction of the Local Coastal Program (LCP) and complies with all provisions of this program. The proposed balcony addition will not exceed the height limit within the Downtown (D4A) district. The coastal string line is not established within this area of the strand and the proposed balcony addition would not expand further westward than the existing balcony location. Public coastal views would not be impacted by the balcony expansion due to the location of the property situated outside of a public coastal view access area.

### ENVIRONMENTAL DETERMINATION

The project is exempt under the provisions of the California Environmental Quality Act (CEQA) Class 3, Section 15303(b) New Construction or Conversion of Small Structures. In the event the project is ultimately approved, the applicant will be issued a Notice of Exemption (NOE) for posting with the San Diego County Clerk-Recorder.

### PUBLIC NOTIFICATION

Public notification of the Development Advisory Committee meeting has been provided consistent with State law and local requirements through the posting of the meeting agenda.

PREPARED BY:

  
 Scott Nightingale  
 Associate Planner

SUBMITTED BY:

  
 Jeffrey Hunt  
 Interim City Planner

Attachments:

1. Project Description and Justification
2. Site plans and elevations
3. Photos of Residence



**Application for Discretionary Permit**

Development Services Department / Planning Division  
(760) 435-3520  
Oceanside Civic Center 300 North Coast Highway  
Oceanside, California 92054-2885

**STAFF USE ONLY**

ACCEPTED

9/23/14

BY

SN  
:-  
TM.

Please Print or Type All Information

HEARING

**PART I - APPLICANT INFORMATION**

GPA

1. APPLICANT

2. STATUS

JAMES NESS

OWNER

MASTER/SP.PLAN

3. ADDRESS

4. PHONE/FAX/E-mail

22498 Whirlway Ct  
Carver Lake CA

(951) 587-1219

ZONE CH.

TENT. MAP

PAR. MAP

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

JAME

92587

DEV. PL.

C.U.P.

6. ADDRESS

7. PHONE/FAX/E-mail

NAME

VARIANCE

COASTAL

RRP14-00006

**PART II - PROPERTY DESCRIPTION**

O.H.P.A.C.

8. LOCATION

602 South Strand, Oceanside

9. SIZE

45834 (11 acres)

10. GENERAL PLAN

11. ZONING

12. LAND USE

Res

13. ASSESSOR'S PARCEL NUMBER

150-260-31-00

14. LATITUDE

33.18768

15. LONGITUDE

-117.378120

**PART III - PROJECT DESCRIPTION**

16. GENERAL PROJECT DESCRIPTION

Replace Deck / Balcony Addition

17. PROPOSED GENERAL PLAN

18. PROPOSED ZONING

19. PROPOSED LAND USE

20. NO. UNITS

21. DENSITY

22. BUILDING SIZE

23. PARKING SPACES

24. % LANDSCAPE

25. % LOT COVERAGE or FAR

**PART IV - ATTACHMENTS**

26. DESCRIPTION/JUSTIFICATION

27. LEGAL DESCRIPTION

28. TITLE REPORT

29. NOTIFICATION MAP & LABELS

30. ENVIRONMENTAL INFO FORM

31. PLOT PLANS

32. FLOOR PLANS AND ELEVATIONS

33. CERTIFICATION OF POSTING

34. OTHER (See attachment for required reports)

**PART V - SIGNATURES**

SIGNATURES FROM 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).

35. APPLICANT OR REPRESENTATIVE (Print):

36. DATE

37. OWNER (Print)

38. DATE

JAMES NESS

9/3/14

JAMES NESS

9/3/14

Sign:

[Signature]

Sign:

[Signature]

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.

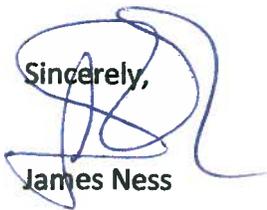
I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

## Description/Justification

The purpose of this letter is to explain the nature and description of the work that needs to be done at my home at 602 South Strand, Oceanside. Although our home is not that old, the main purpose is to remove my existing deck/balcony that has suffered from the constant elements from the ocean climate. The deck wood has become weathered and the bolts and screws have rusted along with the plaster which has begun to bubble and crack. Further, the design of the deck allowed moisture underneath the structure to come in direct contact with the supporting beams of the deck/balcony causing constant maintenance. Finally, we would like to bring the deck to a more appealing look from the Strand to blend into the newer constructed homes along the beach.

I hired an architect to design the replacement balcony and give the house a look that is consistent with the other newer homes along the strand. As you can see on the drawings, he has used the same architectural styling on the deck/balcony that Irving Gill used on our City Hall here in Oceanside. Although we are only replacing our existing deck/balcony, by squaring off the current 80's looking deck, we will pick up an additional 142 Sq. ft. staying well within the property boundary lines. As our home already featured a lot of the same architectural look Gill incorporated into our City Hall, we felt that our replacement deck fits right into our great city. The plans include a rendering on the first page reflecting the architectural styling on the replacement on the deck/balcony.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James Ness', written over the printed name.

James Ness

Homeowner



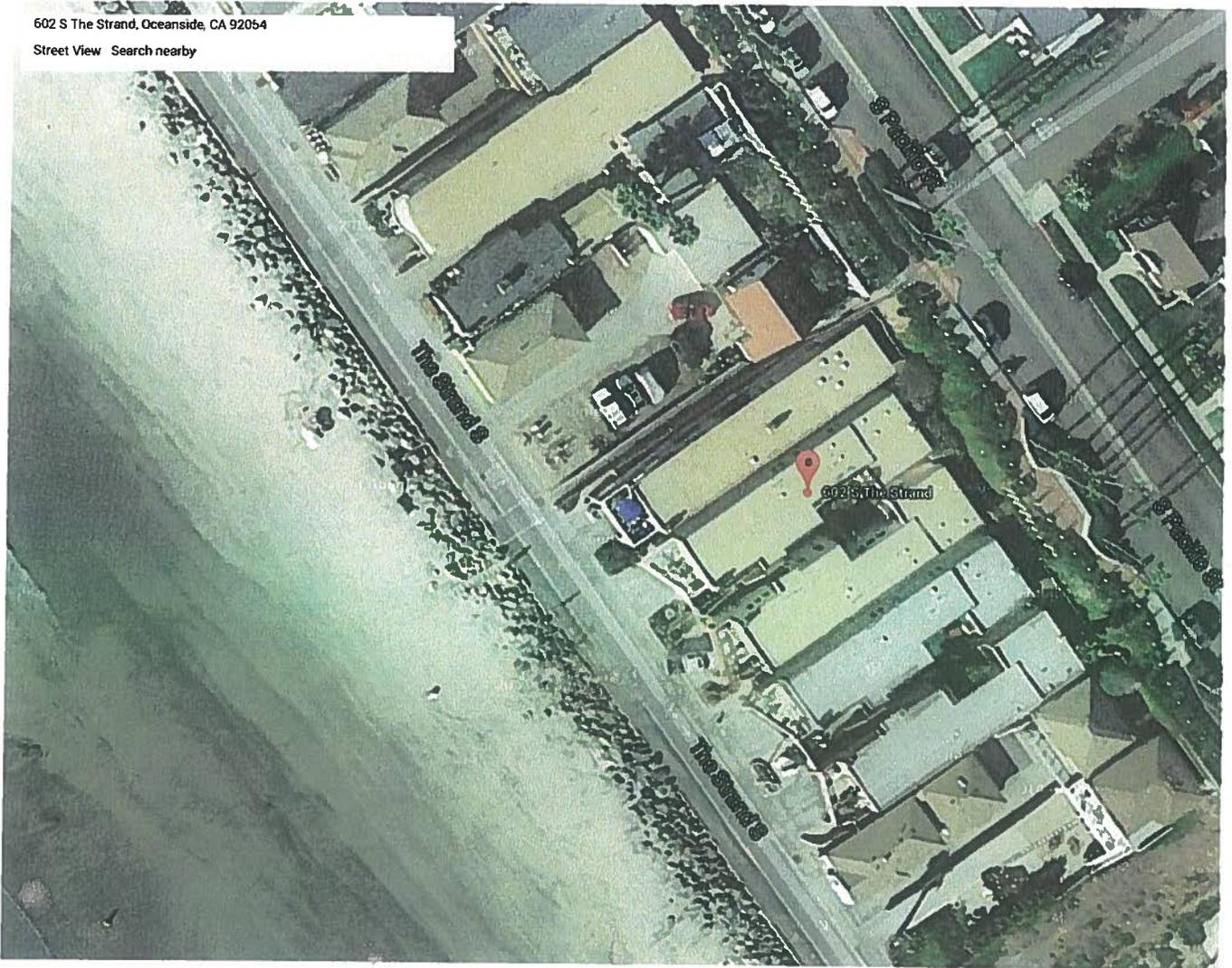






602 S The Strand, Oceanside, CA 92054

Street View Search nearby





602 S. The  
STRAND  
(Deck/Balcony)



602 S, The Strand  
(Deck/Balcony)