

AGENDA NO. 4A

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 (RRP15-00001) to allow a public right-of-way and revetment improvements associated with the 700 South The Strand Project in the "D" (Downtown) District Sub district (4A) – Improvements at South the Strand

RECOMMENDATION

Staff recommends that the Development Advisory Committee review and comment on the proposed project and forward the project to the Community Development Commission for final action.

PROJECT DESCRIPTION AND BACKGROUND

This improvement project is located on the public right-of-way within the 700 block of South The Strand, from Wisconsin Street to approximately 400 feet north. The project site also includes the stone rip-rap sea revetment located seaward of this segment of South The Strand.

The application is for public right-of-way and revetment improvements associated with the 700 South Strand project. The applicant is the City of Oceanside working together with the developers of the 700 South The Strand condominium project. The 700 South Strand project consists of a 17-unit residential condominium project that was approved by the Community Development Commission on March 5, 2014. The DAC reviewed and recommended approval of that project at their October 23, 2013 meeting. The project Conditions of Approval required that a separate coastal permit application be submitted for offsite improvements in the South The Strand right-of-way along the 700 South Strand project frontage (267 linear feet) and extending southward to the Wisconsin Avenue right-of-way (135 feet). On the City's behalf, The Taylor Group, civil engineers, has prepared preliminary improvement plans for the road improvements and revetment modifications consistent with the Conditions of Approval. The project proposes to widen and repave South The Strand to a width of 27.5 feet, generally

consistent with the width of the remainder of The Strand to the north. This would effectively restore the street conditions that existed prior to the 1980 storm damage. The attached photo shows the existing damaged portion of The Strand.

Widening of South The Strand would also require some reconfiguration of the stone revetment due to ongoing storm damage and erosion. The existing stone revetment currently encroaches into the existing roadway along 280 feet of the 400 foot length of the project area, and thus reducing the area available to pedestrians and bicyclists.

In general, stone that is now within the existing roadway will be relocated back onto the revetment to fill existing gaps and low points on the landward portion of the revetment. Stone that is currently grouted will be removed and replaced with ungrouted stone. Work on the revetment is intended to be limited to a roughly 10 foot wide strip seaward of the edge of the roadway. This work can be accomplished without a seaward extension of the revetment and without having to place heavy equipment on the beach.

Design of the revetment improvements is intended to minimize the amount of work to be performed on the revetment and to provide a level of protection to the street and adjacent development that is consistent with or better than that provided by the existing revetment. The revetment improvements cannot be performed in a way that is fully consistent with the standard established by Section 19.B.18 of the City's seawall ordinance and City of Oceanside's design standards without extending the toe of the revetment significantly seaward of its current location. This concept of not extending the revetment further seaward has been discussed with and agreed upon by California Coastal Commission staff

ANALYSIS

Staff believes that this project presents a good opportunity and is a win-win for the City and the project developer. This is based on the fact that the improvements required for the 700 South The Strand development can be combined with the City's desire to restore the constrained width of the roadway and to improve the revetment. The costs of the project will be shared on a pro-rata basis between the City and the developer of 700 South The Strand. This project is not "new development" and is essentially a maintenance and repair project. This project will restore the width of The Strand to its pre-damaged condition and improve the safety for motorists, pedestrians and bicyclists.

Staff believes that this project is an appropriate improvement for this area. This project will help contribute to the City's economic development by providing improved infrastructure along The Strand and improving the aesthetics of the area. Staff believes that this project is consistent with all applicable Local Coastal Program provisions

Zoning Compliance

The proposed project is subject to the provisions of the Downtown Zoning Ordinance Article 12, Downtown District. The existing Strand is in compliance with the development

standards and no structures are proposed with the subject revetment and public right-of-way improvements. The development 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.

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 improvements shall meet the provisions within the Downtown (D4A) district and the Local Coastal Program.

ENVIRONMENTAL DETERMINATION

Staff has determined that on the basis of the entire record that this project will not have a significant impact on the environment and has determined that it is categorically exempt from the requirements of the California Environmental Quality Act per section 15061 of the CEQA Guidelines pertaining to maintenance of existing facilities. 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:

SUBMITTED BY:



Scott Nightingale
Associate Planner



Jeffrey Hunt
Interim City Planner

Attachments:

1. Photo of the Strand

Existing Conditions South The Strand and Revetment

