

AGENDA NO. 3

PLANNING COMMISSION
RESOLUTION NO. 2015-P09

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

APPLICATION NO: RC14-00008 and V14-00009

APPLICANT: Gregory and Dawn Swajian

LOCATION: 1825 South Pacific Street
APN 153-250-09-00

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

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

a remodel and addition to an existing 3,566 square-foot single-family residence. The overall project request would essentially create a stepped third story and addition of 388 square feet of enclosed habitable space on the second and third floors, along with the creation of open deck areas totaling 612 square feet for the second floor, third floor, and roof top areas;

on certain real property described in the project description.

WHEREAS, the subject request involves proposed improvements to the property located at 1825 South Pacific Street;

WHEREAS, the Planning Commission, after giving the required notice, did on the 23rd day of March, 2015, conduct a duly advertised public hearing as prescribed by law to consider said application;

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

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

3 FINDINGS:

4 For the Regular Coastal Permit (RC14-00008) to allow an addition and creation of a stepped
5 third story on an existing non-conforming single-family residence:

- 6 1. The proposed single-family residence does not conform to the policies of the Local Coastal
7 Program (LCP), as implemented by the City's 1986 Zoning Ordinance, in that it currently
8 exceeds the story limitation established within Zoning Ordinance Section 1709 and
9 creates a modified development that is not compatible in height, scale, and form with the
10 surrounding neighborhood and that conflicts with the City's LCP Coastal Development
Design Standards for Preserving the Past.

11 For the proposed Variance (V14-00009) to allow three stories of development within an R-1
12 zone, pursuant to Sections 1709(a) of the 1986 Zoning Ordinance:

- 13 1. Relative to other properties in the vicinity, there are no special circumstances extant at
14 1825 South Pacific Street, in terms of the property's size, shape, location or topography,
15 that warrant deviation from the two-story limitation applicable to detached single-family
16 development in R-1 zones. The fact that two properties under the same zoning
17 designation accommodate three-story development does not, in and of itself, constitute a
18 special circumstance.

19 ////////////////

20 ////////////////

21 ////////////////

22 ////////////////

23 ////////////////

24 ////////////////

25 ////////////////

26 ////////////////

27 ////////////////

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

1 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby deny
2 without prejudice Regular Coastal Permit (RC14-00008) and Variance (V14-00009).

3 PASSED on March 23, 2015 by the following vote, to wit:

4 AYES: Balma, Troisi, Martinek, Rosales and Morrissey

5 NAYS: Neal

6 ABSENT: Ross

7 ABSTAIN: None

8 ADOPTED Resolution No. 2015-P09 on April 7, 2015.

9
10 _____
11 Robert Neal, Chairperson
12 Oceanside Planning Commission

13 ATTEST:

14
15 _____
16 Jeff Hunt, Secretary

17 I, JEFF HUNT, Secretary of the Oceanside Planning Commission, hereby certify that this is a
18 true and correct copy of Resolution No. 2015-P09.

19
20 Dated: April 7, 2015

Developer Deposit Account



FORM NO. 1341.87

ORDER NO. 1201601-9

(6/7/87)

ALTA PLAIN LANGUAGE POLICY

EXHIBIT "1"

LOT 13, BLOCK "F", OCEAN FRONT ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 909, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 8, 1904. EXCEPTING THEREFROM THAT PORTION, IF ANY, NOW OR HERETOFORE LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.

RECEIVED

JUL 01 2014

CITY OF OCEANSIDE
DEVELOPMENT SERVICES