

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
OCEANSIDE APPROVING HISTORIC PERMIT (H25-00005)
TO LOCALLY DESIGNATE THE PROPERTY AND SINGLE-
FAMILY RESIDENCE LOCATED AT 405 SOUTH HORNE
STREET AS A LOCAL HISTORIC RESOURCE WITHIN THE
CITY OF OCEANSIDE
(MARTY AND HEIDI SMITH - APPLICANT)**

WHEREAS, an application has been submitted for a Historic Permit (H25-00005) to locally designate the property and single-family residence located at 405 South Horne Street as a local historic resource within the City of Oceanside on certain real property more particularly described in Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, on February 17th, 2026 the Oceanside Historic Preservation Advisory Commission (OHPAC) adopted Resolution No. 2026-H01 by a 4-0 vote recommending City Council approval of Historic Permit H25-00005; and

WHEREAS, on April 8th, 2026, the City Council held a duly noticed public hearing and heard and considered all evidence and testimony by all interested parties on the above identified Historic Permit H25-00005; and

WHEREAS, based upon such evidence, testimony and staff reports, this City Council makes the findings of fact as set forth in OHPAC Resolution No. 2026-H01 and attached hereto as Exhibit "B", and incorporates them by reference as if fully set forth herein; and

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; the proposed project is covered by the "common sense rule" Article 5; Section 15061 (b) (3), that CEQA applies only to projects which have the potential for causing a significant effect on the environment; and

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

1. That the resource is a good local example of Mission Revival architecture and includes Mission Revival architectural features such as shaped parapet walls, tapered mission tiles, and white stucco exterior.

- 1 2. Modifications have been made to the property, however the subject resource's
2 character-defining features remain intact and the modifications do not adversely
3 impact the significance of the resource. The detached Accessory Dwelling Unit
4 constructed in 2024 stands alone and its view is minimized. While in the same
5 year, a portion of the entry porch was enclosed and a garage and deck were added
6 to the rear of the residence. These modifications are consistent with the existing
7 design and do not detract from the architectural and historical significance of the
8 resource.
- 9 3. That the resource has retained its historic integrity by possessing the following
10 aspects that convey and maintain its significance as a local historic resource:
- 11 a) Location. The resource has remained in its original location.
 - 12 b) Design. The building retains design elements characteristic of the Mission
13 Revival architecture style.
 - 14 c) Setting. The resource is set in a residential neighborhood as it was originally
15 intended.
 - 16 d) Materials. The resource still reflects the physical elements and retains
17 sufficient materials that were used during a particular period of time.
 - 18 e) Workmanship. The quality of workmanship demonstrated in the construction
19 of the resource is above average construction.
 - 20 f) Feeling. The resource still evokes the period of time in which it was built.
 - 21 g) Association. The subject residence is linked to Harold Beck and Ted Holden,
22 significant public figures in Oceanside.
- 23
- 24 5. That application of the Secretary of the Interior's Standards to the resource at 405
25 South Home Street has determined the following:
- 26 a) The use of resource as a residence remains unchanged.
 - 27 b) The historic character of the residence has been retained and preserved.
28 Distinctive materials have not been removed, the character-defining
29 relationships of the building were not altered, and all additions to the
residence and site do not alter the character of the original residence.

1 NOW, THEREFORE, the City Council of the City of Oceanside DOES
2 RESOLVE as follows:

- 3 1. The property located at 405 South Horne Street is hereby designated as a
4 historical site.
5 2. All rules and regulations of Oceanside Municipal Code 14A shall apply.
6

7 PASSED AND ADOPTED by the City Council of the City of Oceanside, California, this
8 _____ of _____, 2026, by the following vote:
9

- 10 AYES:
11 NAYS:
12 ABSENT:
13 ABSTAIN:
14

15 _____
MAYOR OF THE CITY OF OCEANSIDE

17 ATTEST:
18 _____
19 City Clerk

APPROVED AS TO FORM:
20 _____
21 City Attorney