



City of Oceanside

300 North Coast Highway,
Oceanside, California 92054

Staff Report

File #: 25-920

Agenda Date: 8/6/2025

Agenda #: 25.

DATE: August 6, 2025

TO: Chairperson and Members of the Community Development Commission

FROM: Development Services Department

TITLE: REGULAR COASTAL PERMIT (RRP23-00005) FOR EXTERIOR UPGRADES TO AN EXISTING FIVE-UNIT CONDOMINIUM BUILDING, CONSISTING OF THE EXTENSION OF EXISTING REAR DECKS FOR THE THIRD- AND FOURTH-LEVEL UNITS, CONSTRUCTION OF A NEW 80-SQUARE FOOT COVERED ENTRY ALONG PACIFIC STREET, AND RENOVATION OF THE BUILDING'S EXTERIOR INCLUDING NEW STUCCO ON THE EXTERIOR BUILDING WALLS, INSTALLATION OF ARCHITECTURAL WALL PANELS, AND REPLACEMENT OF THE GARAGE DOORS AT 213 S PACIFIC STREET - 213 S PACIFIC DECK AND EXTERIOR MODIFICATIONS - APPLICANT: BRANDON DENSON, MPA ARCHITECTS

RECOMMENDATION

Staff recommends that the Community Development Commission (CDC) adopt a resolution approving a Regular Coastal Permit (RRP23-00005) for exterior upgrades to an existing five-unit condominium building, consisting of the extension of existing rear decks for the third - and fourth-level units, construction of a new 80-square foot covered entry along Pacific Street, and the renovation of the building's exterior, including new stucco on the exterior building walls, installation of architectural wall panels, and replacement of the garage doors at 213 South Pacific Street.

BACKGROUND AND ANALYSIS

The project site, located at 213 South Pacific Street, is located within the Townsite Neighborhood Planning Area and consists of a 4,173-square foot lot developed with a five-unit condominium building constructed in 1970. The site is situated in the appealable area of the Coastal Zone and has a General Plan land use designation of Downtown (D), a Local Coastal Program land use designation of Mixed High Density and Transient Residential (C-RMHT), and a zoning designation of Downtown Subdistrict 4A (D-4A). Surrounding land uses include multi-family properties to the north, south, and east (across Pacific Street), and The Strand and the Pacific Ocean to the west.

The existing five-unit condominium building has a frontage along both Pacific Street and The Strand. The Pacific Street (east) elevation features a two-car garage and entrance to the top unit. The Strand (west) elevation includes the three lower-level garages and separate rear decks for individual units. The south elevation includes various windows and exterior entrances to the units and the north elevation includes windows and cantilevered balconies. The condominium units and garage spaces are divided among building floors. The lower-level includes a garage with parking for three vehicles and is where Unit A is located. Unit B and an existing deck are located on the second level above the

garages. The third level consists of Units C and D, along with an existing deck measuring 170.5 square feet (6'-3" x 27'-3"). The fourth (top) level also includes a 170.5-square foot (6'-3" x 27'-3") deck and Unit E.

The proposed modifications include expanding the existing decks at the third and fourth levels of the building. Each expanded deck would measure 341 square feet (12'-6" x 27'-3"), doubling the size of the existing 170.5-square foot decks. The guardrails for the new decks would consist of clear tempered glass panels.

The proposed project includes construction of a new 80-square foot covered concrete walkway along Pacific Street. Currently, there is an open walkway leading to Unit E on the south elevation, adjacent to the two-car garage. As shown on the plans (Attachment 2), the area would be enclosed with an exterior vintage wood wall. To integrate this addition, new roof framing would be installed, extending from the existing garage wall to the new proposed wall.

Additional exterior modifications include refacing the building's walls with smooth stucco, primarily on the north and south elevations. The same vintage wood wall panels proposed for the walkway would also be installed on the west elevation, facing The Strand, and the east elevation, facing Pacific Street. New aluminum-framed garage doors with stained etched glass are proposed for all garages along both The Strand and Pacific Street. Finally, the existing wood doors and framing throughout the structure would be painted using a warm tone brown and a cool light gray to balance out the exterior improvements.

Because the property lies within the California Coastal Commission appeal jurisdiction of the City's Coastal Zone, a Regular Coastal Permit is required for any improvements to the property. Due to the project site being located within the Downtown District, all discretionary actions within the Downtown District shall require CDC consideration. Approval of a Regular Coastal Permit is based on the proposed project's compliance with the City's General Plan, Local Coastal Program, and Zoning Ordinance to ensure that the project is consistent with the City's applicable goals, policies, and regulations. A project analysis for each of the above items is included in the April 23, 2025 Downtown Advisory Committee (DAC) staff report (Attachment 5).

Decks are permitted to project beyond the structure, provided they comply with setback requirements outlined in the Zoning Ordinance. Under Article 12 - Downtown zoning regulations, a rear yard setback of five feet from the property line is required and per Article 30, Section 3018, decks are allowed to occupy a required rear yard setback as long as they maintain a minimum distance of three feet from the side or rear property line. The proposed expanded decks would be set back 14 feet, 6 inches from the rear property line, thereby complying with the minimum rear yard setback requirement, and do not project beyond the required side yard setback.

The proposed 80-square foot covered concrete walkway along Pacific Street is also required to meet side yard and front yard setback regulations. The walkway would adhere to these requirements, maintaining a three-foot setback from the side yard and a ten-foot setback from the front yard. The structure would be set back 16 feet from the front property line and would not project beyond the existing garage.

Staff finds the proposed project consistent with the City's Local Coastal Program and the General Plan as the request would not impact public views or impair coastal access. The request would also maintain the structure's compatibility with the surrounding neighborhood regarding height, scale, color, and form.

Staff acknowledges that decks, even when compliant with the Zoning Ordinance and consistent with the Local Coastal Program, have the potential to impact surrounding properties. However, in this case, the proposed deck expansions do not introduce new privacy concerns, as the decks are already existing and are actively used. The extensions, which would add no more than 6 feet and 3 inches to the current deck, do not create new viewing angles that could affect adjacent properties.

Additionally, noise impacts from the expanded decks are not anticipated, given that the decks are already in use. The expansion does not introduce new sources of noise beyond what currently exists. Regardless, the City's Noise Ordinance applies to all properties within the City, ensuring that any excessive noise disturbances are subject to enforcement action.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303: "New Construction or Conversion of Small Structures" as the project is requesting to permit the enlargement of an existing accessory deck and walkway to the existing structure.

PUBLIC NOTIFICATION

The applicant posted a Notice of Project Application sign on the property and a legal notice was published in the newspaper and notices were sent to property owners within a 500-foot radius and to tenants within a 100-foot radius of the subject property. Notices were also sent to individuals and/or organizations requesting notification.

Staff has not received any public correspondence regarding the proposed project at the time of writing this report.

FISCAL IMPACT

Does not apply.

COMMISSION OR COMMITTEE REPORT

On April 23, 2025, the DAC was presented with the project and after due consideration voted unanimously (7-0 vote) to recommend CDC approval of Regular Coastal Permit (RRP23-00005).

CITY ATTORNEY'S ANALYSIS

The CDC is authorized to hold a public hearing and consider the evidence and testimony presented at the public hearing. After conducting the public hearing, the CDC shall approve, conditionally approve, or deny the project. The resolution has been reviewed and approved as to form by the City Attorney.

Prepared by: Nathalie Vazquez, Associate Planner

Reviewed by: Darlene Nicandro, Development Services Director

Submitted by: Jonathan Borrego, City Manager

ATTACHMENTS

1. Staff Report
2. CDC Resolution
3. Location Map
4. Project Plans
5. DAC Staff Report
6. Application-related materials