

217 South Myers Homes

DESCRIPTION AND JUSTIFICATION

TENTATIVE MAP, DEVELOPMENT PLAN,
COASTAL DEVELOPMENT PERMIT,
CONDITIONAL USE PERMIT

(RD24-00008, RP25-00002, RCU24-00004, RRP24-00006)

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OVERVIEW

This application is for a Tentative Map, Development Plan, CUP and Coastal Development Permit to create separate airspace ownerships for 2 separate duplex and triplex attached townhomes on a single lot. The total number of units on the lot is 5. The subject property totals 0.11 acres (5,000 SF approximately) and is located on the West side of South Myers between Tyson and Fir Street (APN 150-074-05). The property has a General Plan land use designation of Downtown with the corresponding zoning designation of D-5. The Lot currently contains a market rate single family residence. The site is bound by South Myers Street, a multi-family building to the South, a vacant lot to the North, and an alley to the East. The project is subject to the Downtown Zoning Ordinance. The project site is also located with ½ mile of a major transit center allowing the project to utilize AB2097 regulations.

The surrounding land uses include the following:

LOCATION	ZONING	LAND USE
Subject Property	D-5	Multi-Family Residential
West of Property (across alley)	D-5A	Multi-Family Residential
South of Property	D-5	Single Family Residential
North of Property	D-5	Multi-Family Residential
East of Property (across S. Myers St)	D-5	Multi-Family Residential

The development standards are as follows for this zone:

DEVELOPMENT STANDARDS	REQUIRED (Code Section)	PROPOSED
Front Yard Setback	10' (1232)	10'
Interior Side Yard Setback	3' (1232)	3'
Corner Side Yard	N/A	N/A
Rear Yard	5' (1232)	5'
Maximum Height	35 feet above average finished grade or 3 stories whichever is less (1232)	31'2"
Lot Coverage	N/A	65%
Private Open Space	Min. 48 SF w/ min. 6' dimension	499 SF roof deck area units 1&2. 539 SF roof deck area units 3&4.
Landscaping	25% (1232)	27%
Parking	2 spaces per unit for two-bedroom units or more 1 space for one-bedroom units	1 space per unit for two-bedroom units or more. AB2097 shall be utilized to eliminate additional parking stall requirements. 1space for one bedroom unit.

South Myers Street & Eastern Alley

The project proposes completing frontage improvements along South Myers Street in accordance with the development requirements and per the City Engineer. Electrical, gas, cable, and telephone service is to be provided to each unit. Electric and gas meters will be attached to the wall of determined Units and shall meet all necessary vertical and horizontal clearance requirements per the Utility companies.

Water service will be provided from one (1) Master Water Meter off the existing 8" main in South Myers Street. A private water line from the Master Water Meter shall be installed, along with individual water laterals to provide service to each of the five (5) units. Private sub-meters will be installed and maintained by the future Homeowners Association. A new dedicated Fire Service will be installed from South Myers Street to provide fire service to the units. A landscape irrigation service and meter will be installed. This will provide irrigation service to all landscape areas throughout the project, which will be maintained by the future HOA.

Sewer service shall be off the existing 6" sewer main in the Eastern alley. A new 6" PVC private sewer main shall be installed along with new clean-outs and private sewer laterals for each of the Units.

The site is designed to drain storm water (including roof drainage) from the front two units to South Myers Street and the back two units to the Alley.

DEVELOPMENT PLAN

The South Myers Homes are designed as multi-family units consisting of one duplex building and one triplex building for a total of five (5) Units. The buildings are designed to not exceed the maximum thirty-five (35) foot height limit within the D-5 zone. Four of the townhomes are three stories, one of the units is one story. The four three story units have a private one car garage. The single-story unit has a single open parking space. Each of the four three story units will have private open space in the form of rooftop decks, patios, decks, and/or balconies. The single-story unit will have private open space in the form of a ground level patio. The theme proposed for the project is California Beach Modern. Due to the highly visible location of the project, we have proposed a product with architectural features to insure an interesting street scene along the project frontages. Relating the project to the existing streetscape and existing landscaped parkways played an integral part in designing the architecture. The articulation in each unit through the use of offsets, the configuration and types of windows, the selection of architectural features, the types and varying use of color and materials on the buildings were all key aspects in the architecture and provides a distinct look on all four sides of the building.

ARCHITECTURE

The buildings include 3 floor plans. Access to units 1-3 is directly from South Myers Street. Units 4 - 5 are located behind units 1-3 and are also accessible from South Myers. All units have walkway access to the rear alley. All units are designed with 9-foot-high ceilings on all floors. The living area is located on all floors of all plans. Each unit has a rooftop deck accessed from the 3rd floor of each unit.

Building Mix:

UNIT #	UNIT SIZE	BED/BATH	GARAGE
1	1626 SF	3/3	1 Car
2	1805 SF	3/3.5	1 Car
3 - 4	1921 SF	3/3.5	1 Car
5	660 SF	1/1	1 Car open sp.

FLOOR	UNIT 1	UNIT 2	UNITS 3-4	UNIT 5
1	Patio, Entry Door, storage room	Patio, Entry Door, Bedroom 1, bathroom 1, storage room.	1 Car Garage, Patio, Entry Door, bedroom 1 and bathroom 1.	Patio, Entry Door, Living, Dining, Kitchen, bathroom, storage room
2	Living, Dining, Kitchen, bedroom 1, bathroom 1 Deck	Living, Dining, Kitchen, Powder, Deck	Living, Dining, Kitchen, Powder, Deck	
3	Bedroom 2, Bath 2, Primary Bedroom, Primary Bath, Washer & Dryer	Bedroom 2, Bath 2, Primary Bedroom, Primary Bath, Washer & Dryer	Bedroom 2, Bath 2, Primary Bedroom, Primary Bath, Washer & Dryer	
4	Rooftop Deck & HVAC Units	Rooftop Deck & HVAC Units	Rooftop Deck & HVAC Units	

The South Myers townhomes are designed with California Beach Modern architecture. There are detailed architectural features on each of the four (4) building elevations. The architecture is designed with flat roofs with roof top decks on each of the units, architectural pop-outs (1st floor to 3rd floor), and varied windows. The elevations are detailed with numerous pop-outs, such as decks, balconies, patios, decorative railing, fiber cement board, stucco details, as well as recessed openings and windows. Each unit shall contain rooftop solar equipment.

In addition, the architect has used differing color schemes and textures on elevations to create a unique design complimentary to the California Beach Modern style of architecture on all four (4) sides of the building. Building materials include stucco, decorative composite siding, stone veneer, stucco trim, decorative decking and railing, decorative fascia, and step up entry porches. The varied use of colors on all townhomes creates an attractive and varying street scene from all four (4) sides of the building. Decorative alcoves have been designed adjacent to the garage doors of each unit to provide an enhanced design feature for the private driveway area.

PARKING

The four three story units propose a one (1) car garage for each unit with a minimum inside area of 220 SF and a minimum inside dimension of 9'-9" x 22'-6". Garages shall be accessed from the proposed private alley as shown on the plans. Units 1 & 2 contain detached garages while units 3-4 contain

attached garages. Unit 5 will be provided with one open parking space accessible to the alley. The project is within ½ mile of a major transit center and qualifies for parking reductions under AB2097 regulations. Project proposes utilizing AB2097 reductions to provide one parking stall per unit.

LANDSCAPE CONCEPT PLAN

The project is proposing landscaping in the required front, side, and rear yard setbacks. All areas within the setbacks other than pedestrian walkways and vehicle access/parking are to be landscaped as required. The total proposed landscape area (within current property boundary) is approximately 27% of the 0.11-acre lot or 1,364 SF. A combination of ground cover, shrubs, hedges, and trees are proposed and a permanent irrigation system is proposed and will be tied to the common irrigation meter to be installed and maintained by the HOA for the project. Planting shall comply with the City of Oceanside Landscape Design Manual and the street trees along South Myers Street shall consist of approved species as indicated on the Landscape Concept Plan. The proposed landscaping was selected to complement the project and blend with the proposed architectural style of the buildings.

The project proposes to provide a landscape parkway along South Myers Street and has taken great care in the selection of the ground cover and shrubs given the highly visible nature of this portion of the site. This area shall be maintained by the HOA as required by the City. Roof top decks, patios and balconies have been used extensively to provide homeowners with their own personal outdoor space. Perimeter fencing is proposed along the project property lines.

WASTE MANAGEMENT

The project proposes the use of an individual bin service for each of the units to be placed within the private garages or storage areas of each unit, outside of the required garage clear space. The location of the bins within the private garages is shown on the Architectural plans for the project. Garbage service for surrounding properties is located off of the unnamed alley. Residents would place their individual bins within the required five (5) foot alley setback area on trash pickup day so that Waste Management could service the project from the alley. The project CC&R's would contain specific time requirements for owners regarding the removal of the bins from the alley after trash pickup.

COASTAL DEVELOPMENT PERMIT

The project is located in the Coastal Zone and is required to obtain a Coastal Development Permit per the Local Coastal Program approved by the Oceanside City Council on May 8, 1985 as Ordinance No. 85-11. A public hearing will be required due to the discretionary approvals needed. (i.e. Tentative Map, Site Development Plan, and CUP). Per PRC Article 6 Development Section 30250, the project is located within, contiguous with, and near existing residential developed areas with similar residential homes. Public access will be maintained by the proposed sidewalk along South Myers Street. Adequate public services can be provided to the property. Per PRC Section 30251, no scenic or visual qualities of coastal areas shall be impacted because of the development and the project is designed according to the desires of PRC Section 30251. Access to transit services (i.e. Sprinter, Amtrak, bus) shall be provided via the public sidewalks.

PROJECT HIGHLIGHTS

- The proposed project will remove the existing low income single-family home and replace it with a thoughtfully designed multifamily project that meets the density and design goals of the City of Oceanside. The unit being removed will be replaced with a low-income unit to satisfy state replacement unit requirements. The design is compatible with recently designed similar projects in the area, including the development located at 311 S. Myers.
- The proposed project incorporates architectural design features, textures and colors to create an interesting street scene for residents and neighbors.
- The landscaping proposed will enhance and add to the existing street scene along South Myers Street.
- In-fill residential development on under-utilized properties in proximity to Coast Highway and mass transit.

REQUIRED FINDINGS

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1. *The proposed map is consistent with the General Plan or any applicable specific plan, or with other applicable provisions of this Ordinance;*

The proposed map is consistent with the General Plan or any applicable specific plan, or with other applicable provisions of this Ordinance. The proposed map is consistent with other similar projects in the general vicinity.

2. *The site is physically suitable for the type of development;*

The proposed site is physically suitable for the proposed type of development. The site is flat and situated in an area with similar developments directly adjacent to the site as well as within the general vicinity.

3. *That the site is physically suitable for the proposed density of development*

The proposed site is physically suitable for the proposed density of development. The proposed density is in compliance with the current zoning ordinance. The site is located in an area containing multiple developments with equal or greater densities.

4. *That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat. (Notwithstanding the foregoing, the Planning Commission may approve such a tentative map if an environmental impact report was prepared and approved and findings of overriding considerations are made in accordance with the CEQA).*

The proposed design of the subdivision or the proposed improvements do not cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat. The site is located in an area that surrounded with development and has no direct or indirect contact with fish or wildlife.

5. *That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. (In this connection the Planning Commission may approve a map if it finds that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public). This subsection shall apply only to easements of record or to easements established by judgement of a court of competent jurisdiction, and no authority is hereby granted to the Planning Commission to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.*

The proposed design of the subdivision or the type of improvements does not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. The existing development does not contain access easements. The proposed project does not conflict with public access to any location.

6. *Complies with all other applicable ordinances, regulations and guidelines of the City of Oceanside, including but not limited to the Local Coastal Plan, Hillside regulations, and the Local Floodplain Ordinance.*

The proposed project complies with all applicable ordinances, regulations and guidelines of the City of Oceanside, including but not limited to the Local Coastal Plan, Hillside regulations, and the Local Floodplain Ordinance.

Development Plan

The City of Oceanside stipulates that three specific findings must be made before a Development Plan can be adopted. This proposal meets those conditions as follows:

1. *That the Development Plan as proposed conforms to the General Plan of the City.*

The Site Plan and physical design of the proposed project is consistent with the purposes of the Zoning Ordinance because it meets all development regulations and design standards. It meets the goal of the City and General Plan to bring development under the D5 zone and that the proposed residential product type and density are consistent with the Land Use Element requirements established in the General Plan. Project density is consistent with 1232 (D) (4 and 5). The project as proposed is compatible with the existing and potential development on adjoining properties or in the surrounding neighborhood.

2. *The project is consistent with all applicable policies of the certified Land Use Plan*

The Site Plan and physical design of the proposed project is consistent with the land-use and development regulations of the D5 district and it was designed based on the fact that there are no sensitive resources, environmental habitat, or hillsides located on the site and no significant impacts to

any of these resource types is proposed nor are there any overlay districts that apply to this property. No historical significance exists with the existing vacant lot.

3. Can be adequately, reasonably and conveniently served by the public services, utilities, and public facilities.

The area covered by the Development Plan can be adequately reasonably and conveniently served by existing and planned public services, utilities and public facilities because said provisions have been successfully incorporated into the proposed design and are readily available. The project is designed to allow individual waste and recycle bins to be placed within the private garages of each unit, outside of the required clear space. The location of the bins within the private garages is shown on the Architectural plans for the project. Garbage service for surrounding properties is located off the unnamed alley. The project CC&R's would contain specific time requirements for owners regarding the removal of the bins from the alley after trash pickup.

CUP

1. That the proposed location of the use is in accord with the objectives of this ordinance and the purposes of the district in which the site is located.

The location of the proposed project is consistent with the purposes of the Zoning Ordinance because it meets all development regulations and design standards. It meets the goal of the City and General Plan to bring a high-density development under the D5 zone.

2. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.

The operation of the proposed project is consistent with the General Plan and surrounding multi-family and single-family properties. The design of the project shall follow all General Plan and Zoning Code regulations and will not be detrimental to public health, safety and welfare to those working in or adjacent to the neighborhood.

3. That the proposed conditional use will comply with the provisions of this ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.

The proposed conditional use will comply with all provisions of this ordinance as outlined. The project shall comply with all General Plan and Zoning Code ordinances.

Downtown Residential Design Guidelines Compliance

The project is located within the Residential South Coastal District Land Use Character area along Myers Street. The project has incorporated the following design criteria and guidelines.

A. Basic Site Design: Placement of House, Garage and Access

- Building placements have been configured to support the neighborhood's existing site patterns, including building location, setbacks, yard areas and in relation to the street. The development to the South of the proposed project contains a similar site configuration including building placement, setbacks, garage location, etc.
- The driveway and the garages are secondary to the livable portions of the house, landscaping and pedestrian entry as seen from the street. All proposed garages are secondary to the living areas of the proposed buildings and are located on the alley.
- The use of hard, impervious surfaces has been minimized. All proposed hardscape areas are necessary for unit access only.
- Open space has been provided on-site in a manner that preserves the surrounding area's existing open space network. The proposed majority of open space areas are located within private roof decks which preserve the existing area open space network.

B. Building Envelope: Height, Mass, Size and Scale

- The scale, mass and height of the new buildings complement the existing historic neighborhood development pattern. Care has been exercised, to assess the long-term viability and potential longevity of the adjacent smaller homes. The proposed project contains similar characteristics to many adjacent multifamily developments in the area including scale, mass and height.
- The building's scale is in proportion to the area of the site. The proposed building scale is similar to the building directly to the South of the proposed project site as well as other development along S. Myers Street.
- Roof profiles define the form, scale and proportion of the home and reduce bulk. Roof parapet heights have been varied to define form, scale and proportion of the project.
- The dwelling structure's building envelope is the most visually dominant element on a site.

C. Architectural Style and Form

- The architectural style of the buildings enhances the character of the neighborhood. The proposed coastal contemporary style enhances the neighborhood while complimenting other nearby existing coastal contemporary developments.

- The forms of the buildings are carefully designed to articulate the architecture style of the structure. The proposed building forms conform with current traditional coastal contemporary design elements.
- Façades facing the street are designed to include architectural elements that relate to the human scale and add visual interest. The proposed building facades include the use of stone, composite wood, stucco and contrasting colors that create visual interest while relating to general human comfort and scale.

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D. Materials, Finishes and Colors

- Consistent patterns and application of exterior materials are used on new buildings to enhance the appearance and character of the existing neighborhood. The proposed project utilizes stone, composite wood, stucco and contrasting colors that enhance the appearance and character of the existing neighborhood.
- Materials are applied in a manner that is consistent with the complexity of the building's design. Decorative materials including stone, composite wood and contrasting color have been used strategically to enhance the coastal contemporary design of the buildings.
- Materials are of a substantial and long-lasting quality to prevent weatherization and deterioration, including corrosion from the salt air. Proposed materials include stucco, natural stone and composite wood are materials that have been proven to withstand coastal weather elements.
- High quality finish materials are applied to all surfaces of a building visible from the street, including the roof and trim pieces. The building facades facing S. Myers incorporate high quality natural stone, composite wood and contrasting colors.