

City of Oceanside
Development Services Department
Memorandum

DATE: April 23, 2025

TO: Downtown Advisory Committee

FROM: Nathalie Vazquez, Associate Planner

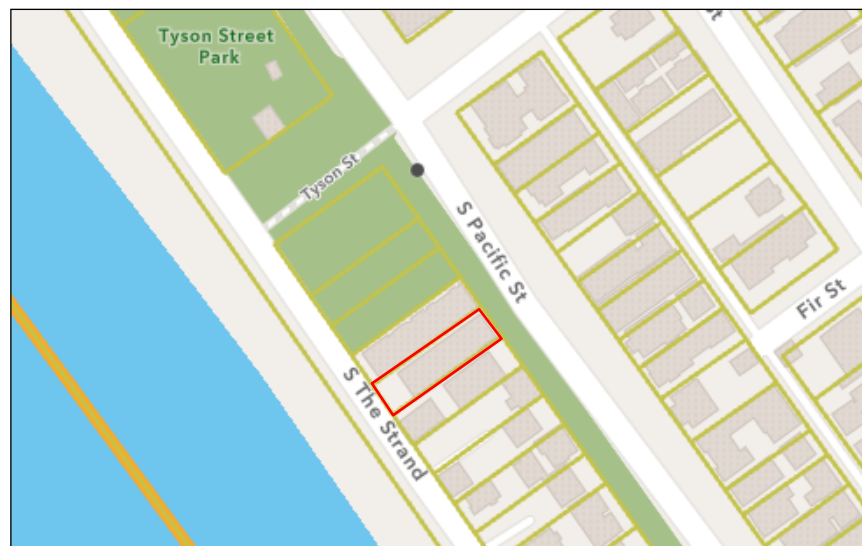
SUBJECT: CONSIDERATION OF A REGULAR COASTAL PERMIT (RRP23-00005) FOR EXTERIOR UPGRADES TO AN EXISTING FIVE-UNIT CONDOMINIUM BUILDING, CONSISTING OF THE EXTENSION OF EXISTING REAR DECKS FOR THE 3RD- AND THE 4TH-LEVEL UNITS, THE CONSTRUCTION OF A NEW 80-SQUARE-FOOT COVERED ENTRY ALONG PACIFIC STREET, AND THE RENOVATING OF THE BUILDING'S EXTERIOR INCLUDING NEW STUCCO TO THE EXTERIOR BUILDING WALLS, INSTALLATION OF MODERN 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

Location

The project site is a 4,173 square-foot lot developed with an existing 5-unit condominium building located at 213 South Pacific Street. 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.

Figure 1 – Project Site



Project Description & Background

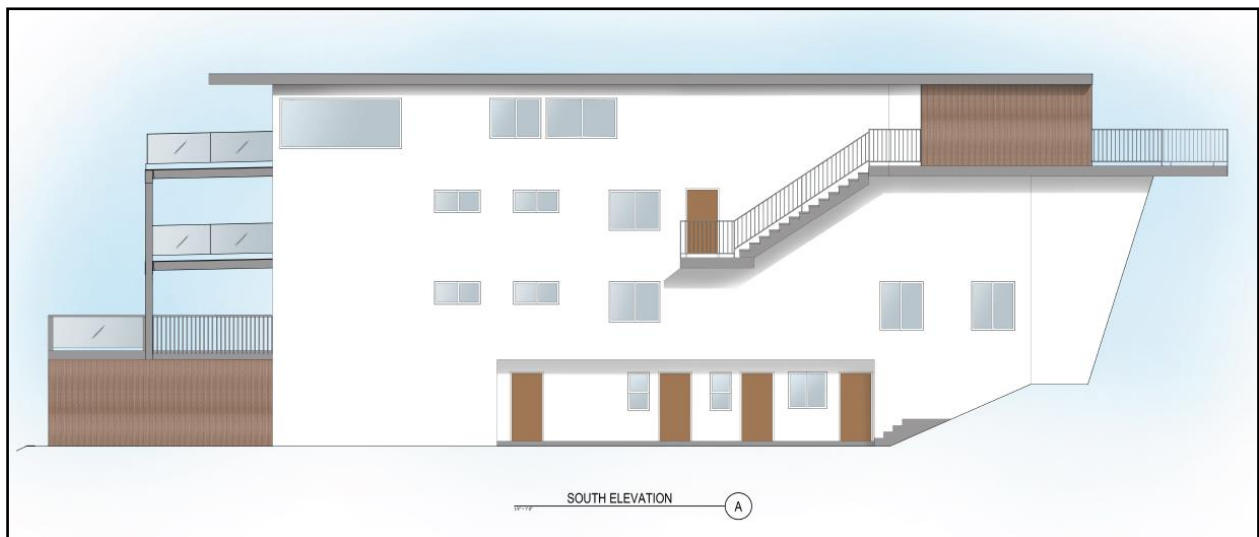
The project is a request for exterior upgrades to the existing structure, which includes extending the existing decks for the 3rd-level unit (Unit C) and the 4th-level unit (Unit E), construction of a new 80-square-foot covered entry along Pacific Street, and renovating the building's exterior including new stucco to the exterior building walls, installation of modern wall panels mainly on the front and rear areas of the structure, and replacement of the garage doors.

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 the 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 elevations 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 Unit A. On the second level above the garages, there is Unit B and an existing deck. 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 current 170.5-sq. ft. decks. The guardrails for the new decks would consist of clear tempered glass panels.

Additionally, there is a request to construct a covered 80-square-foot 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 – Project Plans), this would be enclosed with an exterior wall consisting of vintage wood wall panels and extension of the existing roof.

Figure 2 – Proposed South Elevation



Further exterior modifications are planned, including 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.

Figure 3 – Proposed South Pacific Street and The Strand Elevations



Per the City’s Local Coastal Program Handbook, the construction of all appurtenances and other structures, including decks directly attached to the structure, requires a Regular Coastal Permit if a site is within the appeal area of the Coastal Zone. Coastal permits in the Downtown District are subject to approval by the Community Development Commission (CDC).

Analysis

KEY PLANNING ISSUES

1. Local Coastal Program Conformance

The General Plan Land Use Element (Goal 1.32 - Policy A) specifies that the City shall utilize the certified Local Coastal Plan (LCP) and supporting documentation for review of all proposed projects within the Coastal Zone. Specifically, the goals and policies of the LCP Land Use Plan shall be the guiding policy review document for coastal development.

The project is located in the Appeal Jurisdiction area as indicated on the LCP Certification Permit and Appeal Jurisdiction Map. The proposed Regular Coastal Permit would conform to

the Local Coastal Program, including the policies within the plan. The Local Coastal Program contains policies that require development to maintain the character of the existing neighborhood, preserve public coastal views, and provide adequate public access to the coast.

Staff finds that the application complies with applicable policies of the LCP, as follows:

The City shall maintain existing view corridors through public rights-of-way.

The subject request to allow for the expansion of two existing rear decks and exterior wall and door upgrades would not impact public views as the modifications do not obstruct or alter existing view corridors through public rights-of-way.

The City shall ensure that all new development is compatible in height, scale, color and form with the surrounding neighborhood.

The proposed scope of work would result in minimal changes to the scale of the structure. The request to extend the decks to level three and level four do not exceed the size and length of the lower level deck on level two. The request to enclose the walkway would take place on the south elevation which already has an enclosed appearance. These improvements would be consistent with the multiple properties in this area, specifically along The Strand and South Pacific Street.

Furthermore, the proposed exterior materials and colors, which include smooth stucco, vintage wood wall panels, and warm-toned brown and cool light gray paint, are harmonious with the coastal aesthetic of the surrounding neighborhood. These improvements align with the architectural character commonly found along The Strand and South Pacific Street.

2. Downtown Zoning Ordinance Compliance

The request for a Regular Coastal Permit does not propose to expand or enlarge the building beyond the request to extend the deck on levels three and four, and the enclosure of an existing walkway. 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 5 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 3 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 being within 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 3-foot setback from the side yard and a 10-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.

Should the subject coastal permit be approved by the CDC, the scope of work would require the issuance of a building permit to ensure the structural integrity of the decks and enclosed walkway.

Environmental Determination

Pursuant to the California Environmental Quality Act (CEQA), staff finds that the proposed project is categorically exempt pursuant to Article 19 Categorical Exemptions, Section 15303 “New Construction or Conversion of Small Structures” of the California Environmental Quality Act as the project is requesting to permit the enlargement of an existing accessory deck and walk way to the existing structure.

Recommendation

Staff has determined that the project is consistent with applicable Zoning Ordinance and Local Coastal Program provisions. Staff recommends that the Downtown Advisory Committee (DAC) recommend approval of the 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 3rd- and the 4th-level units, the construction of a new 80-square-foot covered entry along Pacific Street, and the renovating of the building’s exterior including new stucco to the exterior building walls, installation of modern wall panels, and replacement of the garage doors at 213 South Pacific Street to the Community Development Commission (CDC) for final action.

Attachments:

1. Project Description and Justification (Online)
2. Project Plans (Online)