

**RESOLUTION NO.**

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE 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 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**

**(BRANDON DENSON, MPA ARCHITECTS – APPLICANT)**

WHEREAS, on April 23, 2025, the Downtown Advisory Committee was presented with the project and after due consideration voted unanimously (7-0 vote) to recommend Community Development Commission approval of a Regular Coastal Permit (RRP23-00005); and,

WHEREAS, on August 6, 2025, the Community Development Commission held a duly-noticed public hearing to consider an application by Brandon Denson, MPA Architects, for 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 South Pacific Street; and,

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the proposed project is categorically exempt pursuant to Article 19 Categorical Exemptions, Section 15303 "New Construction or Conversion of Small Structures Projects" of the CEQA Guidelines as the project is requesting to permit the enlargement of an existing accessory deck and walk way to the existing structure; and,

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 Development Services Department Planning Division, 300 North Coast Highway, Oceanside, California 92054; and

WHEREAS, studies and investigations made by the Community Development Commission reveal the following facts:

1 FINDINGS:

2 For the Regular Coastal Permit (RRP23-00005):

- 3 1. The proposed project conforms to the policies of the Local Coastal Program in that the project would  
4 be compatible with the surrounding community in terms of height, scale, color, and form, while also  
5 conforming to all applicable development standards for Subdistrict 4A of the Downtown District.
- 6 2. The proposed project will not impact or obstruct any existing public views or planned public beach  
7 access, consistent with the policies of Chapter 3 of the Coastal Act. The expansion of two existing  
8 rear decks, construction of a new 80-square-foot covered entry, and exterior upgrades would not  
9 impact public views as the modifications do not obstruct or alter existing view corridors through  
10 public rights-of-way.

11 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective  
12 upon its adoption.

13 NOW, THEREFORE, the Community Development Commission of the City of Oceanside does  
14 resolve as follows:

15 SECTION 1. That Regular Coastal Permit (RRP23-00005) is hereby approved subject to the  
16 following conditions:

17 **Planning:**

- 18 1. This Regular Coastal Permit (RRP23-00005) shall expire on August 6, 2028, unless implemented  
19 as required by the Zoning Ordinance.
- 20 2. This Regular Coastal Permit (RRP23-00005) allows for exterior upgrades to the existing structure,  
21 which includes extending the existing decks for the 3rd-level unit (Unit C) and the 4th-level unit  
22 (Unit E), construction of a new 80-square-foot covered entry along Pacific Street, and renovating  
23 the building's exterior including new stucco to the exterior building walls, installation of modern  
24 wall panels mainly on the front and rear areas of the structure, and replacement of the garage  
25 doors at 213 South Pacific Street as shown on the plans and exhibits presented to the Community  
26 Development Commission for review and approval. No deviation from these approved plans and  
27 exhibits shall occur without Planning Division approval. Substantial deviations shall require a  
28 revision to the Regular Coastal Permit or a new Regular Coastal Permit.
3. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold harmless  
the City of Oceanside, its agents, officers or employees from any claim, action or proceeding

1 against the City, its agents, officers, or employees to attack, set aside, void or annul an approval  
2 of the City, concerning Regular Coastal Permit (RRP23-00005). The City will promptly notify  
3 the applicant of any such claim, action or proceeding against the City and will cooperate fully in  
4 the defense. If the City fails to promptly notify the applicant of any such claim action or  
5 proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be  
6 responsible to defend, indemnify or hold harmless the City.

7 4. A covenant or other recordable document approved by the City Attorney shall be prepared by the  
8 property owner and recorded prior to the issuance of a certificate of occupancy. The covenant  
9 shall provide that the property is subject to this resolution, and shall generally list the conditions  
10 of approval.

11 5. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written  
12 copy of the applications, staff report and resolutions for the project to the new owner and or  
13 operator. This notification's provision shall run with the life of the project and shall be recorded  
14 as a covenant on the property.

15 6. Failure to meet any conditions of approval shall constitute a violation of the Regular Coastal  
16 Permit.

17 7. Unless expressly waived, all current zoning standards and City ordinances and policies in effect  
18 at the time building permits are issued. The approval of this project constitutes the applicant's  
19 agreement with all statements in the Description and Justification and other materials and  
20 information submitted with this application, unless specifically waived by an adopted condition  
21 of approval.

22 8. A building permit must be obtained for this scope of work. Elevations, siding materials, colors,  
23 and floor plans shall be substantially the same as those approved by the Community Development  
24 Commission.

25 **Building**

26 9. When plans are submitted for a Building Permit the plans must also show compliance the 2022  
27 California Residential Code sections R106.1.6 and R317.1.3 for the waterproofing and ventilation  
28 requirements of the new balconies that will be enclosed with stucco underneath.

1 PASSED AND ADOPTED by the Community Development Commission of the City of Oceanside,  
2 California, this 6 day of August, 2025 by the following vote:

3  
4 AYES:

5 NAYS:

6 ABSENT:

7 ABSTAIN:

8 CHAIRPERSON \_\_\_\_\_

9 ATTEST:

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

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13 SECRETARY

  
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GENERAL COUNSEL