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STAFF REPORT: RECOMMENDATION ON APPEAL SUBSTANTIAL ISSUE

Local Government:	**City of Oceanside**
Decision:	**Approved with Conditions**
Appeal Number:	**A-6-OCN-14-0065**
Applicant:	**Strands End Limited, LLC and Leeds Properties, LLC**
Location:	817 & 819 South Pacific Street, Oceanside, San Diego County. (APN Nos. 150-356-022, -023)
Project Description:	The partial demolition and remodel of an existing duplex (eastern building), and the complete demolition of two additional existing duplexes (center and western buildings) for a total demolition of 6 units developed as three buildings on two parcels; construction of 6 condominium units consisting of two new triplexes each comprised of 5,823 sq. ft. of habitable space, 308 sq. ft. of area comprised of the stairs, elevator and entry, and a 1,320 sq. ft. attached garage. The buildings will be designed with three stories over a day-lighted basement level.
Appellant:	Citizens for the Preservation of Parks & Beaches
Staff Recommendation:	No Substantial Issue

STAFF NOTES

At the October 2014 Commission hearing, the Commission found substantial issue and approved on de novo, a very similar project to the current project located on the same site (CDP Nos. A-6-OCN-13-017 and A-6-OCN-13-018). The Commission found that for the most part, the previous project was consistent with the certified LCP; however, there was a substantial issue because the City approved the project as two separate legal lots, although the site had never been legally subdivided, and two lots would not have been consistent with the minimum lot size in the LCP and could have set an adverse precedent for future development in the City. Therefore, the Commission required that applicant record a deed restriction acknowledging that that the property could only be sold, leased, or otherwise conveyed or transferred as part of a single unit consisting of the entirety of the property.

In terms of building footprint, height, bulk and scale, and view corridors, the exterior of the two currently proposed structures are very similar to the exterior of the two structures previously approved by the Commission. The primary difference between the currently proposed project and the previous project is that in its approval of the development, the City reviewed the project as only one legal lot instead of two legal lots, six units are now proposed versus the four units previously proposed, and that a tentative map has been approved by the City to convert the six units into a condominium form of ownership. In addition, the basements of each of the structures have been expanded and changes have been made to the interior configuration of the two structures in order to provide additional garage parking spaces.

SUMMARY OF STAFF RECOMMENDATION

The appellant raises a number of LCP consistency issues primarily focusing on concerns that the approved development will be out of character with the surrounding community, and that the cumulative impacts of the multiple vacation rental units on this block will result in impacts to parking and, in turn, to public beach access. Staff has reviewed the appellant's contentions in detail, and based on review of the City's file and information provided by the applicant, concluded that the development, as approved by the City, is consistent with all applicable LCP provisions. The proposed structures will not block any public views, will be in character with the overall surrounding community, and will not result in any adverse impacts on public beach access or public parking. As noted, the proposed units are very similar in appearance to the project approved by the Commission on the subject site in October 2014. The proposed structures have been designed with a large number of bedrooms (20 total), the intent is to allow the units to function as vacation rental units, and the subject properties are located within the Residential-Tourist (R-T) zoning designation and an Urban High-Density land use designation (UHD-R). These designations allow single and multi-family residential structures serving both residential and visitor serving uses. The proposed structures are consistent with the redevelopment of other nearby residential structures often used as vacation rentals, including several that have been reviewed and approved by the Commission on appeal. Therefore, staff recommends that the Commission, after a public hearing, determine that **no substantial issue exists** with respect to the grounds on which the appeal has been filed.

The standard of review: the Certified Oceanside LCP and the public access and public recreation policies of the Coastal Act.

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APPENDICES

EXHIBITS

I. MOTIONS AND RESOLUTIONS

Motion:

*I move that the Commission determine that Appeal No. **A-6-OCN-14-0065** raises NO substantial issue with respect to the grounds on which the appeal has been filed under § 30603 of the Coastal Act.*

Staff recommends a **YES** vote. Passage of this motion will result in a finding of No Substantial Issue and adoption of the following resolution and findings. If the Commission finds No Substantial Issue, the Commission will not hear the application de novo and the local action will become final and effective. The motion passes only by an affirmative vote by a majority of the Commissioners present.

Resolution:

*The Commission hereby finds that Appeal No. **A-6-OCN-14-0065** does not present a substantial issue with respect to the grounds on which the appeal has been filed under § 30603 of the Coastal Act regarding consistency with the Certified Local Coastal Plan and/or the public access and recreation policies of the Coastal Act.*

II. APPELLANT CONTENDS

The appellant contends that the development approved by the City is inconsistent with the certified LCP for the following reasons:

1. Inconsistent with the character of the surrounding community.
2. High number of bedrooms and bathrooms means more cars and adverse impact to existing public parking. Denies low cost visitor serving uses, because the vacation rental units may be prohibitively expensive for some beach users.
3. Policy in the 1992 zoning code requires that a maximum of 6 persons may rent a dwelling unit for occupancy.

III. LOCAL GOVERNMENT ACTION

On September 22, 2014 the Planning Commission adopted Planning Commission Resolution No. 2014-P21 and Regular Coastal Development Permit No. RC14-00006. The Planning Commission action was then reviewed by the Council and on November 5, 2014 the Council adopted Resolution No. 14-R0665-1, affirming the Planning Commission action. The specific conditions required by the Planning Commission, which were incorporated by reference in the Council Resolution, require the applicant to provide 75% open side yard fencing in order to protect existing ocean views, limit all buildings, structures, fences and walls to be located no further seaward than the line of development established by the Stringline Setback Map, and require the applicant to record a covenant waiving any rights of the applicant to liability claims on the part of the City associated with natural hazards. The Council Resolution also states that the project, if implemented, supersedes the previous project approval for the subject site on March 11, 2013 by Resolutions 2013-P09 and 2013-P10.

IV. APPEAL PROCEDURES/SUBSTANTIAL ISSUE ANALYSIS

After certification of a Local Coastal Program (LCP), the Coastal Act provides for limited appeals to the Coastal Commission of certain local government actions on coastal development permits.

Section 30603(a) of the Coastal Act identifies which types of development are appealable. Section 30603(a) states, in part:

> *(a) After certification of its Local Coastal Program, an action taken by a local government on a Coastal Development Permit application may be appealed to the Commission for only the following types of developments:*
>
> *(1) Developments approved by the local government between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.*

> *(2) Developments approved by the local government not included within paragraph (1) that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream, or within 300 feet of the top of the seaward face of any coastal bluff.*

Section 30603(b)(1) of the Coastal Act states:

> *The grounds for an appeal pursuant to subdivision (a) shall be limited to an allegation that the development does not conform to the standards set forth in the certified local coastal program or the public access policies set forth in this division.*

Coastal Act Section 30625(b) states, in relevant part, that the Commission shall hear an appeal unless it determines:

> *(2) With respect to appeals to the commission after certification of a local coastal program, that no substantial issue exists with respect to the grounds on which an appeal has been filed pursuant to Section 30603.*

If the staff recommends "substantial issue" and no Commissioner objects, the Commission will proceed directly to the de novo portion of the hearing on the merits of the project, then, or at a later date. If the staff recommends "no substantial issue" or the Commission decides to hear arguments and vote on the substantial issue question, proponents and opponents will have 3 minutes per side to address whether the appeal raises a substantial issue. It takes a majority of Commissioners present to find that no substantial issue is raised. If substantial issue is found, the Commission will proceed to a full public hearing on the merits of the project then, or at a later date, reviewing the project de novo in accordance with sections 13057-13096 of the Commission's regulations. If the Commission conducts the de novo portion of the hearing on the permit application, the applicable test for the Commission to consider is whether the proposed development is in conformity with the certified Local Coastal Program (LCP).

In addition, for projects located between the sea and the first public road paralleling the sea, Section 30604(c) of the Act requires that a finding must be made by the approving agency, whether the local government or the Coastal Commission on appeal, that the development is in conformity with the public access and public recreation policies of Chapter 3. In other words, in regard to public access questions, the Commission is required to consider not only the certified LCP, but also applicable Chapter 3 policies when reviewing a project at the de novo stage.

The only persons qualified to testify before the Commission at the "substantial issue" stage of the appeal process are the applicant, persons who opposed the application before the local government (or their representatives), and the local government. Testimony from other persons must be submitted in writing. At the time of the de novo portion of the hearing, any person may testify.

The term "substantial issue" is not defined in the Coastal Act or its implementing regulations. The Commission's regulations indicate simply that the Commission will hear an appeal unless it "finds that the appeal raises no significant question as to conformity with the certified local

coastal program" or, if applicable, the public access and public recreation policies of Chapter 3 of the Coastal Act (Cal. Code Regs. titl. 14 section 13155(b)). In previous decisions on appeals, the Commission has been guided by the following factors:

1. The degree of factual and legal support for the local government's decision that the development is consistent or inconsistent with the certified LCP;

2. The extent and scope of the development as approved or denied by the local government;

3. The significance of the coastal resources affected by the decision;

4. The precedential value of the local government's decision for future interpretations of its LCP; and

5. Whether the appeal raises only local issues, or those of regional or statewide significance.

Even when the Commission chooses not to hear an appeal, appellants nevertheless may obtain judicial review of the local government's coastal permit decision by filing petition for a writ of mandate pursuant to the Code of Civil Procedure, section 1094.5.

The City of Oceanside has a certified Local Coastal Program (LCP), and the subject site is located in an area where the Commission retains appeal jurisdiction because it is located between the first public road and the sea. Therefore, before the Commission considers the appeal de novo, the appeal must establish that a substantial issue exists with respect to the grounds on which an appeal has been filed pursuant to Section 30603. In this case, for the reasons discussed further below, the Commission exercises its discretion and determines that the development approved by the City does not raise a substantial issue with regard to the appellant's contentions regarding coastal resources.

V. FINDINGS AND DECLARATIONS

A. PROJECT DESCRIPTION/HISTORY

The subject property is located adjacent to Pacific Street to the east, an abandoned City right-of-way, the beach and Pacific Ocean to the west, and three residential lots and then The Strand to the north, in the City of Oceanside (Exhibits 1-3). The proposed development involves one legal lot that is currently developed with three separate duplexes, for a total of six units. There are also five existing off-street parking spaces to serve these units. As proposed, the central duplex and building pad and western duplex (building pad to remain) would be completely demolished. The easternmost duplex would be partially demolished, but will maintain the façade for the front of the structure, in order to maintain an existing and nonconforming front yard setback of 3.5 feet. Subsequent to the proposed demolition, the parcels would be developed with two separate three-story triplexes subject to a condominium form of ownership. Each triplex will consist of

5,823 sq. ft. of habitable space, 308 sq. ft. of area comprised of the stairs, elevator and entry, and a 1,320 sq. ft. garage. Each garage will provide five parking spaces, configured as four tandem parking spaces, and an additional space will be provided through the use of a car lift. The basements of the two triplex structures will be connected below ground. However, above ground, there will be a new six-foot view corridor at street level created between the two structures (Exhibit 4). The existing development spans the width of the site, and thus there are no views as one walks along Pacific Street across the site and to the ocean. However, as approved by the City, the proposed development would consist of two structures, each only 19 feet in width (above ground). Thus, the proposed development will create a 6-foot wide slot view from Pacific Street to the ocean between the structures that does not currently exist. In summary, the project consists of the demolition of three duplex buildings providing a total of six units, and the subsequent construction of two triplex buildings providing a total of six units.

The majority of lots to the south of the subject site are currently developed with quasi-residential/vacation rental residences including both single and multi-family developments that are generally three stories in height. The two properties directly to the south of the subject site currently consist of approximately 4,500 sq. ft. single family homes (823 and 825 South Pacific Street). The City recently approved additions to these two homes to the south of the subject site and conversion into 2-unit condominiums. The City approvals for the 2 homes south of the subject site have also been appealed to the Commission and raise similar issues to the subject project. The three residential lots to the north of the subject site (811, 813, and 815 South Pacific Street) are currently each developed with identical structures comprised of 9-bedroom, 9-bathroom single family homes. However, each of these structures is currently being converted into three separate triplexes with some additional square footage authorized through three coastal development permits issued by the City of Oceanside. These CDPs were appealed to the Commission, and in March 2013, the Commission found that projects raised no substantial issue (ref. Appeal Nos. A-6-OCN-12-054; -055; -056). The subject project includes a very similar configuration to those projects, including the large number of bedrooms and bathrooms, square footage, number of levels and overall height.

As previously stated, there is an existing City right-of-way on the west side of the properties that extends The Strand right-of-way to the south. However, this section of the right-of-way is unimproved sand which currently provides access to the public west of the existing structures and east of an existing, city-owned, rock revetment. Because the unimproved sandy access way is located directly south of and in alignment with The Strand, and because the sandy beach can be shallow or non-existent during high tides, the protected access way provided by the right-of-way is highly utilized by the public. No modifications to this existing access way or the city-owned revetment are proposed for the subject development.

The subject property is located within the Residential-Tourist (R-T) zoning designation and an Urban High-Density land use designation (UHD-R). These designations allow single and multi-family residential structures serving both residential and visitor serving uses and would allow for a density of up to 40.21 dwelling units per acre (du/a). The proposed development would have a density of 40.21 du/a.

At the October 2014 hearing, the Commission found that a proposed development proposal similar to the project currently before the Commission was consistent with the character of the surrounding community. However, the Commission found substantial issue because the City had approved the project as two separate legal lots, although the site had never been legally subdivided, and two lots would not have been consistent with the minimum lot size in the LCP. Thus, the Commission approved the structure as proposed, but required, as a condition of approval, that the applicant record a deed restriction acknowledging that that the property could only be sold, leased, or otherwise conveyed or transferred as part of a single unit consisting of the entirety of the property. The Commission found that, in that particular case, while the subdivision of the subject property would not have resulted in coastal resource impacts, other, future developments, if interpreted in the same manner, could have been developed with a greater number of structures that would be larger, and more dense than would be permitted on a single lot, would block existing public views, impact public access and adversely affect the character of the surrounding community.

Prior to the Commission's action in October 2014, the applicant submitted a modified development application to the City Planning Commission for the subject property. In the modified development proposal, the applicant acknowledged that the property was only one legal lot. The Planning Commission approved the modified development application in September 2014 and the Planning Commission approval was affirmed by the City Council in November 2014. The City approval did not include any findings to explain how they had previously found that the property consisted of two legal lots and now found the parcel to consist of only one legal lot. Regardless, the City's finding that the property consists of only one legal lot is consistent with the Commission's October 2014 action.

B. COMMUNITY CHARACTER/SCALE OF DEVELOPMENT

The appellant contends that the project, as approved, will permit the construction of two buildings that will not be consistent with the established surrounding community character. The City has a number of LCP policies protecting existing community character and zoning ordinances establishing height restrictions and state in part:

City of Oceanside Visual Resources and Special Communities, Policy 1 states:

> *In areas of significant natural aesthetic value, new developments shall be subordinate to the natural environment.*

City of Oceanside Visual Resources and Special Communities, Policy 3 states:

> *All new development shall be designed in a manner which minimizes disruption of natural land forms and significant vegetation.*

City of Oceanside Visual Resources and Special Communities, Policy 8 states:

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

City of Oceanside Visual Resources and Special Communities, Policy 13 states:

> *New development shall utilize optimum landscaping to achieve the following effects:*
>
> *a. Accent and enhance desirable site characteristics and architectural features.*
>
> *b. Soften, shade and screen parking and other problem areas.*
>
> *c. Frame and accent (but not obscure) coastal views*
>
> *[…]*

City of Oceanside Zoning Ordinance Section 1709 – Height, states in part:

> *No buildings or structures shall be erected or enlarged unless such building or structure complies with the height regulations for the zone in which the building or structure is located. For purposes of determining height, of a building or structure, the average finished grade of the parcel on which the building or structure is located shall be used:*
>
> *The maximum permitted heights of any building or structure shall be as follows:*
>
> *[…]*
>
> *(b) No building or structure in the R-3, O-P, R-T, R-C, PRD, or SP zones shall exceed a height of 35 feet or three stories, whichever is less.*
>
> […]
>
> *Penthouses or roof structures for the housing of elevators, stairways, ventilator fans, air conditioning or similar equipment required to operate and maintain the building, fire or parapet walls, skylights, towers, church steeples, flag poles, chimneys, antennas, and similar structures may be erected above the height limits prescribed hereinabove provided the same may be safely erected and maintained at such height, in view of the surrounding conditions and circumstances, but no penthouse or roof structures or any space above the height limit shall be allowed for the purpose of providing additional floor space.*

The appellant contends that the scale of the approved development is out of character with the surrounding community. The City of Oceanside limits development in this area to three stories or 35 feet in height, whichever is greatest. The City has definitions that serve to determine the number of stories and the measured height of a structure. As proposed, the newly constructed

triplexes will include a total of four levels. As noted, the LCP limits structures in this area to three stories. However, the lowest level of each structure was approved by the City as a basement, not a story. When the first level of the home meets the definition of a basement, it is not included in the calculation of the number of stories. The structures, as proposed, do not block public views, and are consistent with surrounding development. As previously noted, in 2012, the three structures located directly north of the subject site were appealed to the Commission and similar community character concerns were raised (ref. A-6-OCN-12-054,-055, -056). In those cases, the Commission found that the proposed development was not out of character with the surrounding community because while large in size, the development represents the current trend in redevelopment of quasi-residential structures, often used as vacation rentals, located in the Residential-Tourist zone and within the coastal zone.

Commission staff has visited the subject site on numerous occasions in order to assess the current character of the community. Both four-level, as well as 35-foot tall structures are common in this area, including all of the three structures located immediately north of the subject site. Thus, no negative precedent would be established by the approval of these triplexes. Furthermore, the structures, as approved by the City, include stepping back the height from Pacific Street to the ocean. Additionally, the western edge of the triplexes is also stepped back with glass balconies on the third and fourth levels, further reducing massing impacts. As noted, the proposed triplexes would not block any public views of the coast or ocean, but would result in a new view corridor between the structures. Currently, the existing development spans the width of the site, and thus there are no views as one walks along Pacific Street across the site and to the ocean. However, as approved by the City, the proposed development would consist of two structures, each only 19 feet in width (above ground). Thus, the proposed development will create a 6-foot wide slot view from Pacific Street to the ocean between the structures that does not currently exist. The newly provided view corridor will improve public views of the ocean and will result in an improvement to the existing community character.

In conclusion, the proposed triplexes are compatible to the surrounding community. As approved by the City, and reaffirmed through numerous visits to the surrounding community by Commission staff, it is clear that the proposed structures are consistent with the surrounding community and will not result in any adverse impacts to coastal resources. The project, therefore, does not raise a substantial issue on the grounds filed pertaining specifically to community character.

C. PUBLIC ACCESS/PARKING

The project is located between the sea and the first coastal roadway and the appellant is raising contentions regarding impacts to public access due to lack of adequate onsite parking. In addition, the appellant has raised a contention that the intended use of the new units, as vacation rentals, results in decreased lower cost visitor serving uses. The City of Oceanside and the Coastal Act policies pertaining to public access are applicable and state:

Coastal Act Policies:

Section 30210 of the Coastal Act states:

> *In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

In addition Section 30211 of the Act is applicable and states:

> *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

Finally Section 30212 of the Act is applicable and states:

> *(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:*
>
> *(l) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources,*
>
> *(2) adequate access exists nearby....*

The City of Oceanside's Land Use Plan contains findings, objectives and policies providing for the regulation and protection of public access, protection of public views and maintenance of community character. These policies can be found in Sections I (Coastal Access) and II (Recreation and Visitor Serving Facilities) and are listed, in part, below.

City of Oceanside Local Coastal Program Policies:

Section I - Coastal Access - Coastal Act Policies – state in part:

> *The Coastal Act requires that development not interfere with the public right of access to and along the shoreline. New development may be required to provide public access to the shoreline.*

Section I - Coastal Access - Coastal Act Policies - Summary of Major Findings states:

> *1. Virtually the full length of Oceanside beach can be reached by the public, and has, in fact, been used by the public for many years.*
> *2. Seventy-two percent of Oceanside's beach is in public ownership. This is relatively high percentage of public beach, when compared to the State-wide proportion of 47%.*

3. Lateral access along the beach is presently restricted because of the severely eroded condition of the beach from the southerly end of The Strand to the Buena Vista Lagoon. Restoration of the beach will greatly improve lateral access, as well as enlarging the useable beach area…

Section I - Coastal Access - Objectives and Policies states:

The City shall protect, enhance and maximize public enjoyment of Coastal Zone scenic resources.

City of Oceanside Zoning Section 27 – Off-Street Parking

Use	*Parking Spaces Required*
Apartments, Triplexes, and Condominiums	
1 Bedroom	*1 ½ spaces per unit*
2 bedrooms or more	*2 spaces per unit*

Exceptions
(1) The above provisions for R-2, R-3, O-P, R-T, and R-C zones shall not be applicable to any lot legally subdivided prior to January 20, 1958, where the combination of such lots has a total area for each lot of 7,5000 square feet or less. Off-street parking requirements for such a lot or combination thereof shall be the same as required by Ordinance No. 69-39 and shall be as follows:

1 and 2 bedroom units	*1 enclosed or covered space per family unit*
3 bedrooms or more	*1 ½ space for each unit, at least 1 of which is covered or enclosed.*

The project includes the construction of two triplexes, for a total of six units. As noted above, the City's certified LCP requires 1 parking space per unit for residences with 1 and 2 bedrooms and 1 ½ spaces per unit for residences with 3 or more bedrooms. The proposed condominium project includes four 2 bedroom units and two 6 bedroom units. Thus, a total of 7 spaces must be provided. As proposed, each triplex would provide 5 parking spaces, for a total of ten off-street spaces. These spaces would be configured as two parking and two tandem (behind) for each triplex and a 1-car lift in each garage to create an additional parking space. The City of Oceanside's LCP allows the use of tandem parking and tandem parking is utilized in many San Diego County beach communities.

The six units have a total of 20 bedrooms and 20+ bathrooms. Thus, it is possible that the vacation rental units may at times be rented to large groups that drive to the units and have more cars than available off-street parking spaces. As proposed, the 6 units are providing less than 2 parking spaces per unit. The appellant and the applicant have made contradictory claims about the actual use of the garages for guest and service provider parking. The appellant claims that vacation rental garage space is often used as storage and results in renters being required to park

on the street and take up public beach user parking. In addition, the appellant contends that tandem parking and vehicle lift parking is inconvenient and will result in occupants parking on the street to avoid the hassle of moving vehicles. However, the applicant states that the garages will always be available for full parking use by the renters and will therefore alleviate impacts to available street parking, as many homeowners and long-term renters use garage space for storage.

The availability of public parking in this area of the City is a major concern for the Commission, as parking can be highly impacted during the peak beach periods in the summer months. The only available free public parking in the immediate vicinity of the site is located on the street. However, a small public pay lot is located approximately ½ block north of the subject site adjacent to The Strand and Wisconsin Avenue. In addition, the southern edge of a long narrow pay lot adjacent to the railroad tracks is also located approximately ½ block north of the subject site at the corner of Meyers Avenue and Wisconsin Avenue. Numerous other free and pay parking lots are located between ¼ and ½ mile north of the subject site near the Oceanside Pier and the Oceanside Transit Center. Thus, there are a variety of public parking opportunities in the vicinity of the site.

The parking requirements in the LCP for this area of the City are less stringent than many North San Diego County LCPs that require the provision of at least two off-street parking spaces per two or more bedroom condominium unit and the provision of additional guest parking based on the total number of units (e.g., Encinitas LCP section 30.54.030, Solana Beach LUP Policy 2.38, Carlsbad LCP section 21.44.020, and Del Mar LCP section 30.80.030). It is possible that the occupants of the proposed vacation rental units will, at times, require more parking than is proposed to be provided at the subject site and could utilize available public street parking. However, the appellants have not presented any evidence or information to show that demand for on-street parking will be any higher as a result of these units being used for vacation rentals versus long term rentals or primary homes. Furthermore, the proposed development results in the same number of units as currently exist, but provide two additional onsite parking spaces. As detailed above, the provided parking is greater than what is required by the City's certified LCP and is greater than the parking currently provided at the site. Since the proposed development meets and exceeds the parking LCP parking requirements, it does not raise a substantial issue pertaining specifically to off-street parking.

The appellant also contends that that the proposed use of these units as vacation rentals will result in a decrease to lower cost visitor serving uses in the area. However, while the proposed vacation rentals may be prohibitively expensive for some beach visitors, the units do result in a visitor serving use adjacent to the beach that would not otherwise be provided with the development of private condominium units not used for short term vacation rentals. In addition, because the units all have kitchens and multiple bedrooms, it is feasible that multiple families could rent one unit and do the majority of meal preparation onsite. Thus, the savings from sharing the rental fee and not eating all meals at restaurants has the potential to reduce the cost of visiting the beach, relative to a standard hotel room. Vacation rentals are permitted by the LCP in this location, and do provide overnight visitor-serving accommodations, consistent with the public access and recreation policies of the Coastal Act.

In summary, while public parking is a premium in this beachfront area, as proposed, the provided parking is three spaces greater than what is required by the City's certified LCP, and the addition of vacation rental units will result in increased visitor serving uses in this highly used beach area. Therefore, the proposed project does not raise a substantial issue on the grounds filed pertaining specifically to public access.

D. 1992 City Zoning Code

The appellant contends that policy L-10(c) of the City's 1992 Zoning Code requires that a maximum of 6 persons may rent a dwelling unit for occupancy.

(c) Bedrooms in a dwelling unit may be rented for occupancy by not more than six persons.

The City of Oceanside's LCP was certified by the Commission in 1986 and the City has been issuing coastal development permits for development in the City's Coastal Zone since that time. Through a joint review process between the City of Oceanside staff and Commission staff, it became apparent that, sometime between 1991 and 1992, the City of Oceanside significantly updated/replaced its zoning ordinance without the benefit of review and/or approval by the Coastal Commission. This oversight was around 2007; and, shortly thereafter, the City began using the previously approved, Commission-certified 1986 version of its zoning document to review developments within the coastal zone. Among other things, the two versions contain significantly different provisions regarding height restrictions and parking requirements. Consequently, the City has observed a significant influx in coastal development permit applications along the shoreline to take advantage of the less restrictive provisions. This has further resulted in strong public interest and concern, including a large number of appeals.

Nevertheless, the 1986 zoning code is certified by the Commission and is the standard of review for the subject site. The 1992 Zoning Code Policy cited by the appellant is not included in the 1986 Zoning Code, the standard of review for this appeal. The 1986 zoning code does not restrict the maximum number of persons who may rent a dwelling unit. Therefore, the contention does not raise a substantial issue regarding consistency with the certified LCP.

E. CONCLUSION

In summary, the appellant has raised a number of contentions regarding LCP consistency, none of which raise substantial coastal resource impact concerns. As described in detail above, the proposed development would be of comparable height and scale to the surrounding community. In addition, the proposed project would not result in the blockage of any public views and would, in fact, create new views to the ocean. The project is also found to provide adequate parking and will increase visitor serving uses, such that no impacts to public access are anticipated. Therefore, the Commission finds that the appeal does not raise a substantial issue regarding the proposed development's conformity with the certified LCP or with public access policies of the Coastal Act.

F. SUBSTANTIAL ISSUE FACTORS

As discussed above, there is strong factual and legal support for the City's determination that the proposed development is consistent with the certified LCP. The other factors that the Commission normally considers when evaluating whether a local government's action raises a substantial issue also support a finding of no substantial issue. The project is minor in extent and scope, and coastal resources are not affected. The project will not create an adverse precedent for interpretation of the City's LCP. Finally, the objections to the project suggested by the appellant do not raise any substantial issues of regional or statewide significance.

H. PREVIOUS PERMITS

Based on the determination that the City of Oceanside approval of Regular Coastal Development Permit No. RC14-00006 raises no substantial issue, the Commission finds that implementing this project supersedes Commission approval of CDP Nos. A-6-OCN-13-017 and A-6-OCN-13-018.

APPENDIX A

SUBSTANTIVE FILE DOCUMENTS:

- Certified City of Oceanside Local Coastal Program
- Appeal Form submitted by Citizens for the Preservation of Parks & Beaches
- Building Plans by Studio 4, dated 8/18/2014
- Regular Coastal Development Permit No. RC14-00006, dated 11/5/2014
- Modified City Council Resolution No. 14-R0665-1, dated 11/18/2014
- City Council Resolution No. 14-R0665-1, dated 11/5/2014
- Planning Commission Resolution No. 2014-P21, dated 9/22/2014
- Previous Coastal Commission Appeal item Nos. A-6-OCN-12-054, A-6-OCN-12-055, A-6-OCN-12-056, A-6-OCN-13-017, and A-6-OCN-13-018

(G:\San Diego\Reports\Appeals\2014\A-6-OCN-14-0065 817 and 819 Pacific SI Staff Report.docx)

PROJECT LOCATION

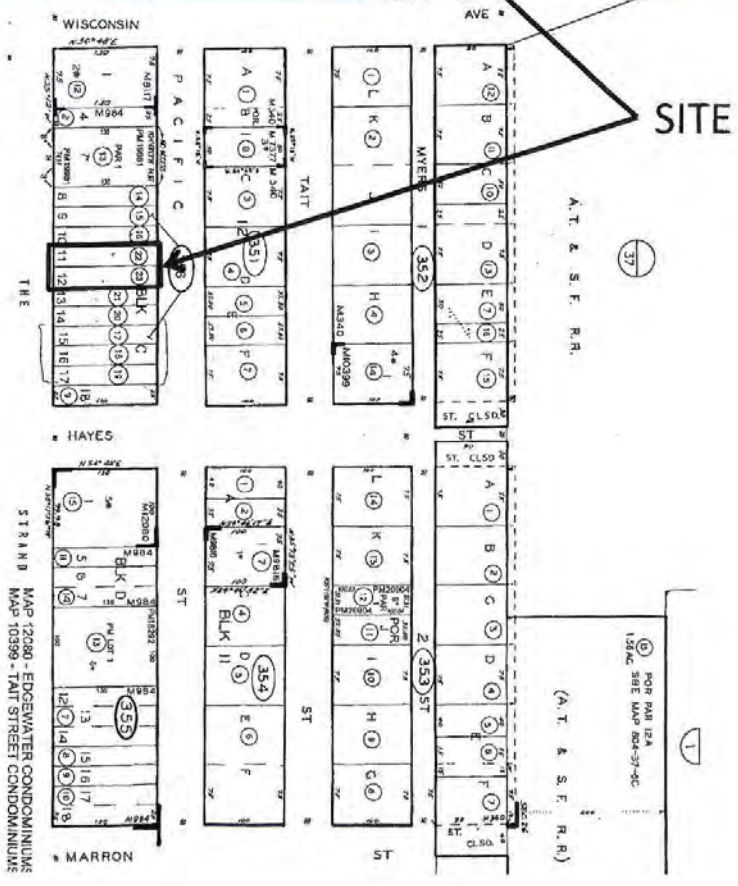


EXHIBIT NO. 1
APPLICATION NO. **A-6-OCN-14-0065**
Project Location
California Coastal Commission

SITE PHOTO

825 Pacific **823 Pacific** **817/819 Pacific**

EXHIBIT NO. 2
APPLICATION NO. **A-6-OCN-14-0065**
Site Photo
California Coastal Commission

AERIAL SITE PHOTO

EXHIBIT NO. 3
APPLICATION NO. **A-6-OCN-14-0065**
Aerial Site Photo
California Coastal Commission

PLANS

NEW 6 FT. WIDE VIEW CORRIDOR

Site Plan

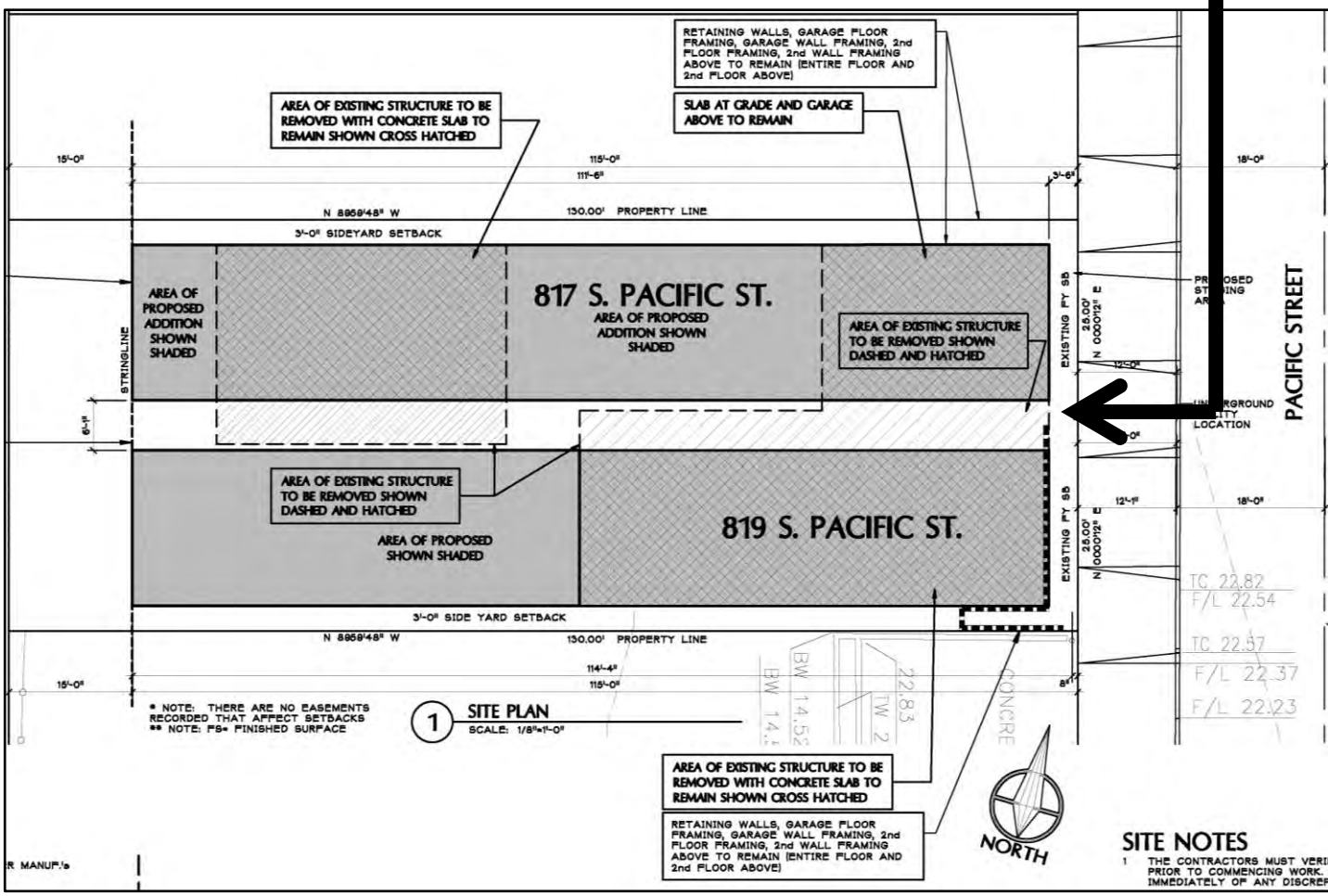


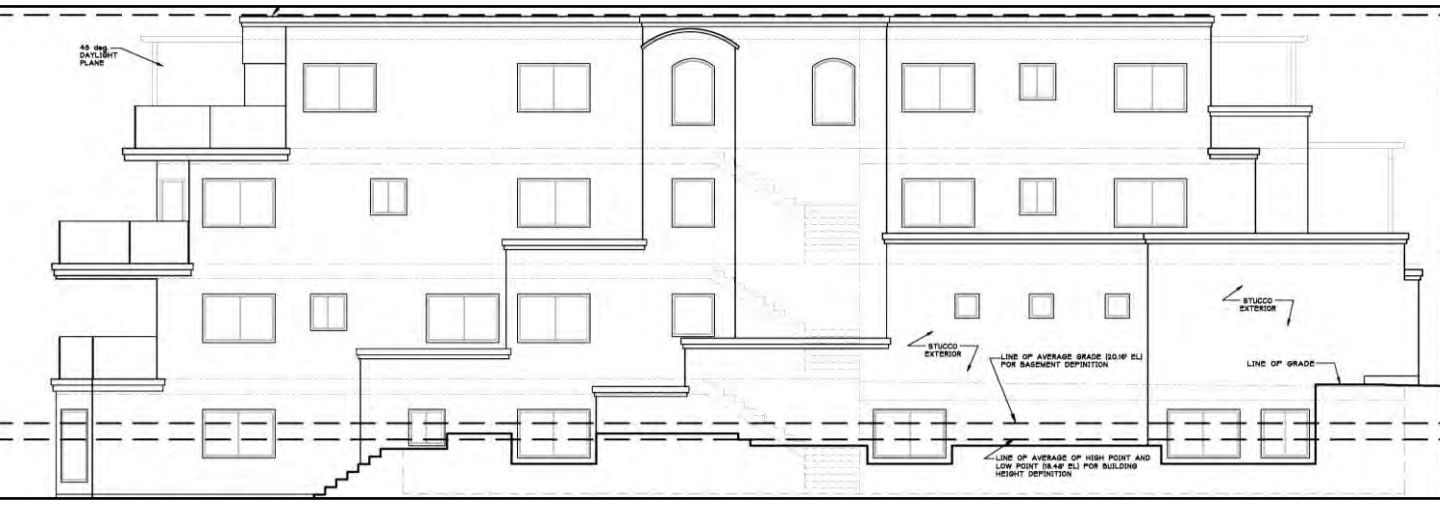
EXHIBIT NO. 4
APPLICATION NO. **A-6-OCN-14-0065**
Plans
California Coastal Commission

Ocean

PLANS CONT.

South Elevation Plan (northern triplex)

South Elevation Plan (southern triplex)

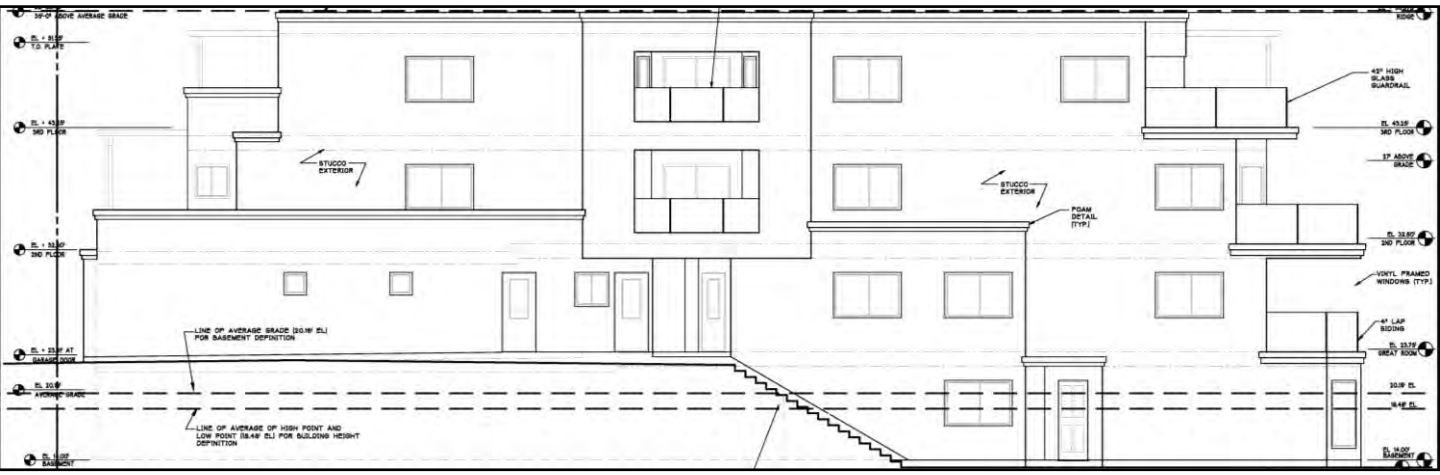


← Ocean

PLANS CONT.

North Elevation Plan (northern triplex)

North Elevation Plan (southern triplex)



Ocean →

PLANS CONT.

East Elevation Plan

NEW 6 FT. WIDE VIEW CORRIDOR

PLANS CONT.

West Elevation Plan

CITY OF OCEANSIDE

DEPARTMENT OF THE CITY CLERK
ZACK BECK

November 18, 2014

NOV 19 2014

RECEIVED

NOV 21 2014

CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

Strands End Limited, LLC
Leeds Properties, LLC
1821 South Coast Highway
Oceanside, CA 92054

Subject: Modified version of resolution adopted by the Oceanside City Council on November 5, 2014 regarding Planning Commission Resolution No. 2014-P21 for the remodel and condominium conversion of a six-unit multi-family residential structure located at 817 and 819 South Pacific Street

To Whom It May Concern:

Enclosed please find Revised Resolution No. 14-R0665-1. This resolution replaces the original resolution, which was sent to you on November 7, 2014. Please see Page 2, Section 2 of this resolution for the modification, which supersedes the previous project, as noted by the City Attorney at the City Council Meeting on November 5, 2014.

If you have any questions, please do not hesitate to contact the Planning Department.

Sincerely,

Holly Trobaugh
Assistant City Clerk

EXHIBIT NO. 5
APPLICATION NO. A-6-OCN-14-0065
City Resolution
California Coastal Commission

Enclosure: Modified Version of City Council Resolution No. 14-R0665-1

CITY HALL NORTH • 300 NORTH COAST HIGHWAY • OCEANSIDE, CA 92054-2885 • (760) 435-3000 • FAX (760) 967-3922
E-MAIL: zbeck@ci.oceanside.ca.us

RESOLUTION NO. 14-R0665-1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OCEANSIDE UPHOLDING PLANNING COMMISSION RESOLUTION NO. 2014-P21 AND APPROVING TENTATIVE TRACT MAP (T14-00003) DEVELOPMENT PLAN (D14-00006) CONDITIONAL USE PERMIT (CUP14-00011) AND REGULAR COASTAL PERMIT (RC14--00006) FOR THE REMODEL AND CONDOMINIUM CONVERSION OF A SIX-UNIT MULTI-FAMILY RESIDENTIAL STRUCTURE LOCATED AT 817 AND 819 SOUTH PACIFIC STREET

(Strands End Limited, LLC. And Leeds Properties LLC - Applicant)

WHEREAS, a call for review was filed of the Planning Commission approval of Tentative Tract Map (T14-00003), Development Plan (D14-00006), Conditional Use Permit (CUP14-00011) and Regular Coastal Permit (RC14-00006) for the remodel and conversion of a six-unit multi-family residential structure located at 817 and 819 South Pacific Street, to which such real property is more particularly described in Exhibit "A", attached hereto and incorporated herein by reference;

WHEREAS, on September 22, 2014 the Planning Commission of the City of Oceanside, after holding a duly advertised public hearing, adopted Resolution No. 2014-P21, approving said Tentative Tract Map (T14-00003), Development Plan (D14-00006), Conditional Use Permit (CUP14-00011) and Regular Coastal Permit (RC14-00006);

WHEREAS, on November 5, 2014, the City Council of the City of Oceanside held a duly noticed public hearing and heard and considered evidence and testimony by all interested parties concerning the Planning Commission approval on the above identified Tentative Tract Map, Development Plan, Conditional Use Permit and Regular Coastal Permit; and

WHEREAS, based on such evidence, testimony and staff reports, this Council finds that the findings of fact articulated by the Planning Commission adequately address all zoning and planning issues with regard to this project and the Council accepts the findings of fact as set forth

in Planning Commission Resolution No. 2014-P21 as attached hereto as Exhibit "B", and incorporates them by reference as if fully set forth herein;

WHEREAS, a Notice of Exemption was prepared by the Resource Officer of the City of Oceanside for this project pursuant to the California Environmental Quality Act of 1970 and the State Guidelines thereto as amended to date, and approved by the Planning Commission in conjunction with its actions on the applications;

NOW, THEREFORE, the City Council of the City of Oceanside does resolve as follows:

1. The Council affirms the Planning Commission action of September 22, 2014 and upholds the approval of the application for Tentative Tract Map (T14-00003), Development Plan (D14-00006), Conditional Use Permit (CUP14-00011) and Regular Coastal Permit (RC14-00006) and confirmation of the Notice of Exemption. Planning Commission Resolution No. 2014-P21 is attached hereto as Exhibit "B" and incorporated herein by this reference;

2. The Council affirms that if this project is implemented, its approval supersedes the project at this location previously approved by the Planning Commission on March 11, 2013 by Resolutions 2013-P09 and 2013-P-10;

3. Notice is hereby given that the time within which judicial review must be sought on this decision is governed by CCP Section 1094.6(b) as set forth in Oceanside City Code Section 1.10, and Public Resources Code §21167(d).

PASSED and ADOPTED by the City Council of the City of Oceanside, California this 5th day of November, 2014, by the following vote:

AYES: FELIEN, FELLER, KERN

NAYS: WOOD, SANCHEZ

ABSENT: None

ABSTAIN: None

Mayor of the City of Oceanside

(Signatures continued on next page
Page 1 of 2)

ATTEST:

Jolly Grobaugh, ASST.
City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

John Mell
City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

LOT 2 IN BLOCK 36 OF OCEANSIDE TOWNSITE, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 344, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 1, 1885.

APN: 143-227-02

First American Title

EXHIBIT "B"

PLANNING COMMISSION
RESOLUTION NO. 2014-P21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A TENTATIVE TRACT MAP, CONDITIONAL USE PERMIT, DEVELOPMENT PLAN, AND REGULAR COASTAL PERMIT ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO: T14-00003, CUP14-00011, D14-00006, RC14-00006
APPLICANT: Strands End Limited, LLC.
LOCATION: 817 and 819 South Pacific Street

WHEREAS, there was filed with this Commission a verified petition on the forms prescribed by the Commission requesting a Tentative Tract Map, Conditional Use Permit, Development Plan and Regular Coastal Permit under the provisions of the City of Oceanside Local Coastal Program and 1986 Zoning Ordinance to permit the following:

the partial demolition, remodel, addition and condominium conversion of an existing six-unit multi-family residential development located on one legal 6,500-square-foot lot, into a six-unit residential condominium development resulting in a three-story multi-unit building attached at the basement and adding 7,288 square feet of new habitable space to an existing 4,358 square feet for a total combined square footage of 11,646 square feet and a cumulative total of 20 bedrooms and 22 baths,

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 22nd day of September, 2014 conduct a duly advertised public hearing as prescribed by law to consider said application;

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto (Section 15303(b)); this project qualifies for a Class 1 categorical exemption (Existing Facilities), as it involves new construction resulting in no more than six residential units;

WHEREAS, there is hereby imposed on the subject development project certain fees, dedications, reservations and other exactions pursuant to state law and city ordinance;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

EXHIBIT A

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Parkland Dedication/Fee	Ordinance No. 91-10 Resolution No. 06-R0334-1	$3,503 per unit
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is $2,843-$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	$2,072 per unit for residential
School Facilities Mitigation Fee	Ordinance No. 91-34	$2.63 per square foot residential
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip
Thoroughfare Fee	Ordinance No. 83-01	$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	OceansideCity Code §37.56.1 Resolution No. 87-96 Ordinance No. 05-OR 0611-1	Fee based on water meter size. Residential is typically $4,597 per unit.
Wastewater System Buy-in fees	OceansideCity Code § 29.11.1 Resolution No. 87-97 Ordinance No. 05-OR 0610-1	Based on capacity or water meter size. Residential is typically $6,313 per unit.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Residential is typically $4,326 per unit.
Inclusionary housing in lieu fees—Residential only.	Chapter 14-C of the City Code	$1,000 per development project, $100 per unit, plus $1.15 per square foot.

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and

resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020;

WHEREAS, pursuant to Oceanside Zoning Ordinance §2114, this resolution becomes effective 20 days from its adoption in the absence of the filing of an appeal or call for review;

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

FINDINGS:

For the Tentative Map (T14-00003) to convert six existing apartment units into six condominiums:

1. That the proposed Tentative Map is consistent with the General Plan of the City by meeting and exceeding lot size requirements and other applicable provisions of the Zoning Ordinance and the Subdivision Ordinance.

   - The Tentative Map is for the purpose of converting six existing apartment units into six residential condominium units on an existing 6,500-square-foot lot created on April 13, 1906 and located in the Townsite Neighborhood. The site is zoned Residential-Tourist (RT) and has a land use designation of Urban High-Density Residential (UHD-R). As such, the proposed tentative map is consistent with the General Plan, Zoning and Subdivision Ordinances. The condominium conversion does not affect the size, zoning or land use designation of this existing lot and because the existing lot was created prior to January 20, 1958 and it does not exceed 7,500 square feet, sufficient parking in accordance with the parking

"exceptions" specified Article 27 of the 1986 Zoning Ordinance is provided; in total, eight parking spaces are provided, one in excess of Code requirements. These are provided within two four-car garages each of which includes two tandem parking spaces and one car lift.

2. That the site is physically suitable for the type and proposed density of development by providing lot areas consistent with the South Oceanside Neighborhood Planning Area.

- The proposed subdivision would create six residential condominium units in place of six existing apartment units. The residential conversion from apartments to condominiums does not change the multiple family residential condition thereby making the proposal consistent with the character and pattern of development in this area zoned and designated Urban High-Density Residential (UHD-R) and zoned Residential Tourist (RT). The six condominium units would create a cumulative total of 20 bedrooms and 22 bathrooms and would provide eight parking spaces, one in excess of Code requirements, in two, four-car garages, each with two tandem parking spaces and a car lift. This condominium conversion would be consistent with existing, multi-family development located immediately to the north and south of the subject properties, in terms of both architecture and site design. The 35-foot height and overall scale of the proposed development would be consistent with the pattern of redevelopment on adjacent lots, as well as some of the redevelopment on both sides of South Pacific Street wherein numerous developments are utilized as vacation rentals. Exterior wall treatments, fenestration and other finish materials would complement other recently approved and developed projects in the vicinity.

3. That the design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

- The proposed subdivision involves the conversion of six existing apartment units into six condominiums as well as the addition of under 10,000 square feet; specifically 7,288 square feet, to an existing structure. As such, the project has been deemed to be a Class 1 categorically exempt project under Section 15303 (b) "New Construction or Conversion of Small Structures" therefore the design

of the subdivision or proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

4. That the design of the subdivision or the type of improvements meets City standards and will not conflict with easements, acquired by the public at large, for access through or the use of property within the proposed subdivision.

- The proposed subdivision involves the conversion of six existing apartment units into six residential condominiums and addition of habitable square footage. Proposals that constitute multi-family development or involve at least 70 feet of street frontage are required to dedicate and construct public access to the beach when such access is not already present within 250 feet of the proposed project. The subject request does involve multi-family development, but comprises less than 70 feet of street frontage as the lot is 50 feet wide. Moreover, the existing public access to the beach is located within 200 feet, at the Hayes Street right-of-way; therefore, there is no easement acquired by the public at large for access through or the use of property within the proposed subdivision.

5. That the subdivision complies with all other applicable ordinances, regulations and guidelines of the City of Oceanside.

- The proposed subdivision would not involve any variances from the regulations established at the time of this approval, however, there is an existing legal non-conforming front yard setback which would be maintained at three feet six inches. This setback aligns the proposed development building represented as two triplex structures attached at the basement with the three multi-family buildings immediately to the north (811, 813 and 815 South Pacific Street). The proposed triplex-like structures would be situated roughly six feet forward of the property immediately to the south (823 South Pacific Street). Staff finds that this variation from the front yard setback would benefit the streetscape by relieving the monotony occasioned by previous projects that have implemented the block-face averaging provision of the superseded 1992 Zoning Ordinance.

For the Conditional Use Permit – For condominium conversions:

1. That all the provisions of the State Subdivision Map Act, Article 32 and other applicable provisions of the Zoning Ordinance and the City Code are met.

   - The proposed subdivision constitutes a condominium conversion from six residential apartment units into six residential condominium units. Map approval is subject to City Engineering and City Council approval and is subject to compliance with the State Subdivision Map Act, Article 32 and other applicable provisions of the Zoning Ordinance and City Code as indicated in the conditions of approval which are listed in this Resolution.

2. That the proposed conversion is consistent with the General Plan and the adopted Housing Element and any applicable specific plan.

   - The site is zoned Residential-Tourist (RT) and has a land use designation of Urban High-Density Residential (UHD-R). As such, the proposed tentative map which converts six existing residential apartments into six residential condominiums is consistent with the General Plan, Zoning and Subdivision Ordinances.

3. That the proposed conversion will conform to the provisions of the Zoning Ordinance and the City Code in effect at the time of the project approval.

   - The Tentative Map is for the purpose of converting six existing apartment units on an existing 6,500-square-foot lot created on April 13, 1906 and located in the South Oceanside Neighborhood, into six condominium units.

     As such, the conversion which results in six residential condominiums within three stories and a day lighted basement as well as a cumulative total of 20 bedrooms and 22 baths is subject to the parking provisions contained in the parking exceptions section of Article 27 of the 1986 Zoning Ordinance. Said parking provisions require seven parking spaces although the project will provide eight within two four-car garages, each with two tandem parking spaces and a car lift. Additionally, the project will maintain the legal non-conforming front yard setback of three feet, six inches.

4. That the overall design and physical condition of the condominium conversion achieves a high standard of appearance, quality and safety.

- The proposed project, a condo conversion, remodel and addition to an existing multi-unit residential development, would be compatible in bulk and scale with the surrounding built environment. Furthermore, the proposed project would constitute an architectural enhancement of the subject property and an aesthetic complement to both the streetscape and adjacent structures. The height and overall scale of the proposed development would be consistent with the pattern of redevelopment on adjacent lots, as well as some of the redevelopment on both sides of South Pacific Street. Exterior wall treatments, fenestration and other finish materials would complement other recently approved and developed projects in the vicinity.

5. That the proposed conversion will not displace a significant percentage of low or moderate income, permanently or totally disabled or senior citizen tenants or delete a significant number of low and moderate income rental units from the City's housing stock at the time when no equivalent housing is readily available in the Oceanside area.

- The existing six-unit apartment building is used as a vacation rental; therefore its conversion to condominiums will have no bearing on the City's rental housing stock.

6. That the dwelling units to be converted have been constructed and used as rental units for at least three years prior to the application for conversion.

- The dwelling units to be converted were constructed and used as rental units and vacation rentals for at least three years prior to the application for conversion.

<u>For the Development Plan (D14-00006) to allow conversion of an existing six-unit multi-family residential development into a six-unit residential condominium with the addition of 7,288 square feet of new habitable space including a new third story</u>:

1. The approval of the proposed multi-family residential conversion and associated addition will be subject to conditions that, in view of the size and shape of the parcel and the present zoning and use of the subject property, provide the same degree of protection to adjoining properties, including protection from unreasonable interference with the use and enjoyment of said properties, depreciation of property values, and any potentially adverse impacts on the public peace, health, safety and welfare.

2. The application for Development Plan approval has been processed in a manner consistent with Article 21 of the 1986 Zoning Ordinance (Procedures, Hearings, Notices and Fees).

For the Regular Coastal Permit (RC14-00006) to allow conversion of an existing six-unit multi-family residential development with the addition of 7,288 square feet of new habitable space including a new third story:

1. The proposed conversion conforms to the policies of the Local Costal Program (LCP), including those pertinent to coastal access (Article 2), recreation (Article 3), land resources (Article 5) and development (Article 6), in that it:
   - Does not interfere with the public's right to access to the coastline and ocean, given that dedicated public access ways exist within 250 feet of the subject site;
   - Provides for recreational use of private oceanfront land;
   - Does not impact environmentally sensitive habitat area or prime agricultural land;
   - Occurs in an already-developed area with adequate public services;
   - Protects views to and along the ocean;
   - Is visually compatible with the character of surrounding areas.
2. The project site, at 817 and 819 South Pacific Street, is situated within the Appeal Area of the Coastal Zone and conforms to the public access and recreation policies of Chapter 3 of the Coastal Act. The entire 800 Block of South Pacific Street measures 450 feet in length, with public beach access located at both ends (where South Pacific Street intersects with Wisconsin Avenue and Hayes Street). Thus, all properties in the 800 Block of South Pacific Street are situated within 250 feet of existing public beach access.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby confirm issuance of a Categorical Exemption pursuant to Section 15303(b) of the California Environmental Quality Act and approves Tentative Tract Map (T14-00003, Conditional Use Permit (CUP-00011), Development Plan (D14-00006) and Regular Coastal Permit (RC14-00006) subject to the following conditions:

Building:

1. Construction shall comply with the 2013 edition of the California Codes including the California Green Building Standards. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.
2. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.
3. Exterior lighting must comply with Chapter 39 of the Oceanside Code of Ordinances and Section 5.106.8 of the 2013 California Green Building Code.
4. The developer shall monitor, supervise and control all building construction and supporting activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:
   a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).
   b) The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste containers shall be considered compliance with this requirement. Small amounts of construction debris may be stored on-site in a neat, safe manner for short periods of time pending disposal.
5. Separate/unique addresses will be required to facilitate utility releases. Verification that the addresses have been properly assigned by the City's Planning Division must accompany the Building Permit application.

6. Site development, common use areas, access and adaptability of apartments and condominiums shall comply with California Code of Regulations (CCR) Part 2, Title 24 (Disabled Access & Adaptability - HCD).

7. All electrical, communication, CATV, etc. service lines, within the exterior lines of the property shall be underground (City Code Sec. 6.30).

Fire:

8. Fire Department requirements shall be placed on plans in the notes section.

Water Utilities:

9. The developer will be responsible for developing all water and sewer utilities necessary to develop the property. Any relocation of water and/or sewer utilities is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.

10. The property owner shall maintain private water and wastewater utilities located on private property.

11. Water services and sewer laterals constructed in existing right-of-way locations are to be constructed by approved and licensed contractors at developer's expense.

12. All Water and Wastewater construction shall conform to the most recent edition of the Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by the Water Utilities Director.

13. Residential units shall be metered individually. Private utility systems for residential developments are not allowed.

14. Per the 2013 California Fire Code, all new residential units shall be fire sprinklered. The minimum allowable water meter for a fire sprinklered home is 3/4-inch.

15. All public water and/or sewer facilities not located within the public right-of-way shall be provided with easements sized according to the Water, Sewer, and Reclaimed Water Design and Construction Manual. Easements shall be constructed for all weather access.

16. No trees, structures or building overhang shall be located within any water or wastewater utility easement.

17. All lots with a finish pad elevation located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing

and maintaining an approved type backwater valve, per the Uniform Plumbing Code (U.P.C.).

18. Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are to be paid to the City and collected by the Water Utilities Department at the time of Building Permit issuance.

19. All Water Utilities Fees are due at the time of building permit issuance per City Code Section 32B.7, unless the developer/applicant applies and is approved for a deferral of all fees per City of Oceanside Ordinance No. 09-OR0676-1.

20. All new development of single-family and multi-family residential units shall include hot water pipe insulation and installation of a hot water recirculation device or design to provide hot water to the tap within 15 seconds in accordance with City of Oceanside Ordinance No. 02-OR126-1.

Engineering:

21. This project involves demolition of an existing structure or surface improvements; an erosion control plan shall be submitted and approved by the City Engineer before issuance of any demolition permit. No grading operation shall be allowed in conjunction with the demolition operation without an approved grading plan. No demolition shall be permitted without an approved erosion control plan.

22. Design and construction of all improvements shall be in accordance with standard plans, specifications of the City of Oceanside and subject to approval by the City Engineer.

23. The owner/developer shall obtain a precise grading permit per the City Grading Regulations Manual. This project may qualify to prepare a minor grading plan instead of a precise grading plan, if the project meets the minor grading permit requirements. The grading permit requires a comprehensive soils and geologic investigation of the soils, slopes, and formations in the project. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. No grading shall occur until a detailed grading plan, to be prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by the City Engineer.

24. Prior to the issuance of a grading permit, the owner/developer shall notify and host a neighborhood meeting with all of the area residents located within 300 feet of the project site, to inform them of the grading and construction schedule, and to answer questions.

25. The owner/developer shall monitor, supervise and control all construction and construction-supportive activities, so as to prevent these activities from causing a public nuisance, including but not limited to, insuring strict adherence to the following:

a) Dirt, debris and other construction material shall not be deposited on any public street or within the City's stormwater conveyance system.

b) All grading and related site preparation and construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No engineering related construction activities shall be conducted on Saturdays, Sundays or legal holidays unless written permission is granted by the City Engineer with specific limitations to the working hours and types of permitted operations. All on-site construction staging areas shall be as far as possible (minimum 100 feet) from any existing residential development. Because construction noise may still be intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance also prohibits "any disturbing excessive or offensive noise which causes discomfort or annoyance to reasonable persons of normal sensitivity."

c) The construction site shall accommodate the parking of all motor vehicles used by persons working at or providing deliveries to the site. An alternate parking site can be considered by the City Engineer in the event that the lot size is too small and cannot accommodate parking of all motor vehicles.

d) The owner/developer shall complete a haul route permit application (if required for import/export of dirt) and submit to the City of Oceanside Engineering Division 48 hours in advance of beginning of work. Hauling operations (if required) shall be 8:00 a.m. to 3:30 p.m. unless approved otherwise by the City.

26. Grading and drainage facilities shall be designed and installed to adequately accommodate the local stormwater runoff and shall be in accordance with the City's Grading Ordinance and current San Diego County Hydrology Manual.

27. It is the responsibility of the owner/developer to evaluate and determine that all soil imported as part of this development is free of hazardous and/or contaminated material as defined by the City and the County of San Diego Department of Environmental

Health. Exported or imported soils shall be properly screened, tested, and documented regarding hazardous contamination.

28. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and disposed of in accordance with all state and federal requirements, prior to stormwater discharge either off-site or into the City drainage system.

29. A traffic control plan shall be prepared according to the City traffic control guidelines and approved to the satisfaction of the City Engineer prior to the start of any work within the public right-of-way. Traffic control during construction of streets that have been opened to public traffic shall be in accordance with construction signing, marking and other protection as required by the Caltrans Traffic Manual and City Traffic Control Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise by the City.

30. The developer/owner shall construct private driveway to serve this project in accordance with the City of Oceanside Engineers Design and Processing Manual.

31. The developer/owner shall construct curb and gutter and sidewalk on South Pacific Street along the property frontage in accordance with the City of Oceanside Engineers Design and Processing Manual. Sidewalk improvements shall comply with ADA requirements.

32. Sight distance requirements at the project driveway shall conform to the corner sight distance criteria as provided by SDRSD.

33. Pavement sections Pacific Street and project driveway shall be based upon approved soil tests. The pavement design is to be prepared by the owner's/developer's soil engineer and must be approved by the City Engineer, prior to paving.

34. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during construction of the project, shall be repaired or replaced as directed by the City Engineer.

35. The owner/developer shall comply with all the provisions of the City's cable television ordinances including those relating to notification as required by the City Engineer.

36. The owner/developer shall obtain any necessary permits and clearances from all public agencies having jurisdiction over the project due to its type, size, or location, including but not limited to the U. S. Army Corps of Engineers, California Department of Fish &Wildlife, U. S. Fish and Wildlife Service, San Diego Regional Water Quality Control

Board (including NPDES), and/or San Diego County Health Department, prior to the issuance of a grading permit.

37. The approval of the development shall not mean that proposed grading or improvements on adjacent properties (including any City properties/Right-of-Way or easements) is granted or guaranteed to the owner/developer. The owner/developer is responsible for obtaining permission to grade to construct on adjacent properties. Should such permission be denied, the development shall be subject to going back to the public hearing or subject to a substantial conformity review.

38. A comprehensive geotechnical report is required prior to approval of any grading plan and permit. If shoring is required for the construction of this development, the shoring design and structural calculations shall be included in the geotechnical report. The Geotechnical Engineer shall be responsible to prepare the report, and seal/stamp, and sign the report, and is fully responsible for all the proposed mitigations and recommendations.

39. This project shall provide year-round erosion control including measures for the site required for the phasing of grading. Prior to the issuance of grading permit, an erosion control plan, designed for all proposed stages of construction, shall be reviewed, secured by the owner/developer with cash securities and approved by the City Engineer.

40. The drainage design on the development plan is conceptual only. The final design shall be based upon a hydrologic/hydraulic study to be approved by the City Engineer during final engineering. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the City Engineer. The owner/developer shall be responsible for obtaining any off-site easements for storm drainage facilities.

41. The owner/developer shall comply with applicable FEMA regulations. The owner/developer shall record a covenant against the property indemnifying and holding the City harmless from any claims regarding drainage and flooding prior to issuance of any grading permit. During final engineering design, the Engineer of Record shall evaluate potential impact to flood hazard areas. Elevation and flood proofing shall be in accordance with the City of Oceanside Ordinance 94-03 and Federal Emergency Management Agency (FEMA) requirements.

42. Following approval of the Storm Water Mitigation Plan (SWMP) by the City Engineer and prior to issuance of grading permits, the owner/developer shall submit and obtain approval of an Operation & Maintenance (O&M) Plan, prepared to the satisfaction of the City Engineer. The O&M Plan shall include an approved and executed Maintenance Mechanism pursuant to Section 5 of the Standard Urban Storm Water Mitigation Plan (SUSMP). The O&M shall satisfy the minimum Maintenance Requirements pursuant to Section 5 of the SUSMP. At a minimum the O&M Plan shall include the designated responsible party to manage the stormwater BMP(s), employee training program and duties, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of resource agency permits, cost estimate for implementation of the O&M Plan, a non-refundable cash (or certificate of deposit payable to the City), or an irrevocable, City-Standard Letter of Credit security to provide maintenance funding in the event of noncompliance to the O&M Plan, and any other necessary elements. The owner/developer shall provide the City with access to site for the purpose of BMP inspection and maintenance by entering into an Access Rights Agreement with the City. The owner/developer shall complete and maintain O&M forms to document all operation, inspection, and maintenance activities. The owner/developer shall retain records for a minimum of 5 years. The records shall be made available to the City upon request.

43. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance Agreement with the City obliging the owner/developer to maintain, repair and replace the Storm Water Best Management Practices (BMPs) identified in the project's approved SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be approved by the City Attorney prior to issuance of any precise grading permit and shall be recorded at the County Recorder's Office prior to issuance of any building permit. Security in the form of cash (or certificate of deposit payable to the City) or an irrevocable, City-Standard Letter of Credit shall be required prior to issuance of a precise grading permit. The amount of the security shall be equal to 10 years of maintenance costs, as identified by the O&M Plan, but not to exceed a total of $25,000. The owner/developer's Civil Engineer shall prepare the O&M cost estimate.

44. At a minimum, maintenance agreements shall require the staff training, inspection and maintenance of all BMPs on an annual basis. The owner/developer shall complete and maintain O&M forms to document all maintenance activities. Parties responsible for the O&M plan shall retain records at the subject property for at least 5 years. These documents shall be made available to the City for inspection upon request at any time.

45. The Agreement shall include a copy of executed on-site and off-site access rights necessary for the operation and maintenance of BMPs that shall be binding on the land throughout the life of the project to the benefit of the party responsible for the O&M of BMPs, satisfactory to the City Engineer.. The agreement shall also include a copy of the O&M Plan approved by the City Engineer.

46. The BMPs described in the project's approved SWMP shall not be altered in any way, unless reviewed and approved to the satisfaction of the City Engineer. The determination of whatever action is required for changes to a project's approved SWMP shall be made by the City Engineer.

47. The owner/developer shall provide a copy of the cover page of approved SWMP with the first engineering submittal package. All Stormwater documents shall be in compliance with the latest edition of submission requirements.

48. Approval of this development is conditioned upon payment of all applicable impact fees and connection fees in the manner provided in chapter 32B of the Oceanside City Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to the issuance of any building permits, in accordance with City Ordinances and policies.

49. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire project will be subject to prevailing wage requirements as specified by Labor Code section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging the prevailing wage requirements prior to the granting of any fee reductions or waivers.

50. Design and construction of all improvements shall be in accordance with the City of Oceanside Engineers Design and Processing Manual, City Ordinances, and standard engineering and specifications of the City of Oceanside and subject to approval by the City Engineer.

51. All right-of-way alignments, street dedications, exact geometrics and width shall be dedicated and constructed or replaced, if required by the City Engineer.

52. This tentative parcel map shall be recorded as one. The City Engineer may require the dedication and construction of necessary utilities, streets and other improvements outside the area of this particular parcel map, if such is needed for circulation, parking, access or for the welfare or safety of future occupants of the development.

53. Provide the City of Oceanside with a certification from each public utility and each public entity owning easements within the proposed project stating that: (a) they have received from the owner/developer a copy of the proposed parcel map; (b) they object or do not object to the filing of the parcel map without their signature; (c) in case of a street dedication affected by their existing easement, they will sign a "subordination certificate" or "joint-use certificate" on the parcel map when required by the governing body. In addition, the owner/developer shall furnish proof to the satisfaction of the City Engineer that no new encumbrances have been created that would subordinate the City's interest over areas to be dedicated for public road purposes since submittal of the project.

54. Pursuant to the State Map Act, a covenant will be reviewed and approved by the City Attorney, and shall be recorded attesting to these conditions and a certificate setting forth the recordation shall be placed on the map.

55. Any existing public or private pavement, concrete curb, gutter, driveways, pedestrian ramps and sidewalk within the project, or adjacent to the project boundary that are already damaged, shall be repaired or replaced as directed by the City Engineer.

56. The owner/developer shall place a covenant on the non-title sheet of the parcel map agreeing to the following: "The present or future owner/developer shall indemnify and save the City of Oceanside, its officers, agents, and employees harmless from any and all liabilities, damages or claims arising from any landslide on this site".

57. The owner/developer shall place a covenant on the non-title sheet of the parcel map agreeing to the following: "The present or future owner/developer shall indemnify and save the City of Oceanside, its officers, agents, and employees harmless from any and all liabilities, damages or claims arising from any flooding that occurs on this site, and any flooding that is caused by this site impacting adjacent properties".

58. Open space areas and down-sloped areas visible from a collector-level or above roadway and not readily maintained by the property owner, private driveways and common areas, shall be maintained by the owner(s), or a homeowners' association that will insure installation and maintenance of landscaping in perpetuity. These areas shall be indicated on the parcel map and reserved for an association. Future buyers shall be made aware of any estimated monthly costs. The disclosure, together with the CC&R's, shall be submitted to the City Engineer for review prior to the recordation of parcel map.

59. Approval of this development project is conditioned upon payment of all applicable impact fees and connection fees in the manner provided in chapter 32B of the Oceanside City Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to recordation of the map or the issuance of any building permits, in accordance with City Ordinances and policies. The owner/developer shall also be required to join into, contribute, or participate in any improvement, lighting, or other special district affecting or affected by this project. Approval of the tentative map (project) shall constitute the owner/developer's approval of such payments, and his agreement to pay for any other similar assessments or charges in effect when any increment is submitted for final map or building permit approval, and to join, contribute, and/or participate in such districts.

60. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire project may be subject to prevailing wage requirements as specified by Labor Code section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging the prevailing wage requirements prior to the granting of any fee reductions or waivers.

61. In the event that the conceptual plan does not match the conditions of approval, the resolution of approval shall govern.

Planning:

62. Development Plan (D14-00006) and Regular Coastal Permit (RC14-00006) shall expire two years from the effective date unless implemented as required by the Zoning Ordinance. Absent the timely appeal of this approval, it will expire on September 22, 2016 unless implemented as required by the Zoning Ordinance.

63. Development Plan (D14-0006) and Regular Coastal Permit (RC14-00006) is granted for the following purposes only:

a) Partial demolition and conversion of an existing six-unit multi-family development to a freestanding six-unit residential condominium represented as two triplexes attached at the basement level and including four, two bedroom units and two six bedroom units for a total of 20 bedrooms and 22 baths;

b) Addition of 7,288 square feet of new habitable space for a total of 11,646 square feet, 2,630 square feet of garage area that can accommodate eight vehicles within two four-car garages, each in a tandem configuration including one car lift;

64. No deviation from these approved plans and exhibits shall occur without Planning Commission approval. Substantial deviations shall require a revision to the Development Plan and Regular Coastal Permit or a new Development Plan and Regular Coastal Permit.

65. Development Plan (D14-00006) and Regular Coastal Permit (RC14-00006) shall be subject to review by the Planning Commission if complaints are filed and verified as valid by the City Planner or the Code Enforcement Officer concerning the violation of any of the approved conditions or the project assumptions demonstrated under the application approval.

66. The validity of Development Plan (D14-00006) and Regular Coastal Permit (RC14-00006) shall not be affected by changes in ownership or tenants.

67. A request for changes in conditions of approval or a change to the approved plans that would affect conditions of approval shall be treated as a new application. The City Planner may waive the requirements for a new application if the changes requested are minor, do not involve substantial alterations or addition to the plan or the conditions of approval, and consistent with the intent of the project's approval or otherwise found to be in substantial conformance.

68. Development Plan (D14-00006) and Regular Coastal Permit (RC14-00006) may be revised or renewed in accordance with the provisions of the Zoning Ordinance. Any application for Development Plan (D14-00006) and Regular Coastal Permit (RC14-00006) revision or renewal shall also be evaluated against existing land use and development policies as well as any intervening changes to the site area and/or neighborhood.

69. 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 against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City concerning Development Plan (D14-00006) and Regular Coastal Permit (RC14-00006). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

70. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant and recorded prior to the issuance of building permits. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

71. Prior to issuance of a building permit, the applicant and landowner shall execute and record a covenant, in a form and content acceptable to the City Attorney, which shall provide:

a) That the applicant understands that the site may be subject to extraordinary hazard from waves during storms and from erosion and the applicants assumes the liability from those hazards.

b) That the applicant unconditionally waives any claim of liability on the part of the City and agrees to defend, indemnify and hold harmless the City and its advisors relative to the City's approval of the project for any damage due to natural hazards.

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

73. Failure to meet any conditions of approval for this project shall constitute a violation of Development Plan (D14-00006) and Regular Coastal Permit (RC14-00006).

74. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in

the Description and Justification and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

75. Elevations, siding materials, colors, roofing materials and floor plans shall be substantially the same as those approved by the Planning Commission. These shall be shown on plans submitted to the Building Division for building permits.

76. All mechanical rooftop and ground equipment shall be screened from public view as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks, mechanical equipment, screening and vents shall be painted with non-reflective paint to match the roof. All roof top surfaces shall have a non-reflective surface and mechanical appurtenances shall be painted to match the roof color. This information shall be shown on the building plans.

77. HVAC casings shall be fully enclosed and shall not project into a required yard or project above the district's height requirement.

78. Prior to issuance of any building permit, the applicant shall submit a detailed plan that delineates public access laterally across the front of the 50-foot wide lot (e.g. different color/texture for sidewalk than driveway) and that provides additional landscape that functions as parkway. Subject to review and final approval by the City Engineer and City Planner.

79. Any metallic material (i.e. copper) shall be treated at the time that it is installed, or earlier, so that its surface does not reflect light. Non-metallic roofing material is preferred and non-reflective roofing material is required. The copper roofing shall be treated to have a non-reflective surface (patina) at the time it is installed.

80. Buildings, structures, fences or walls located on lots contiguous to the shoreline, shall be compatible in scale with the existing development and shall not extend further seaward than the line established on the String-line Setback Map.

81. Fence height limitations and opacity requirements are subject to Section 1050(U) of the Zoning Ordinance and required front yards. Fence materials shall be 75 percent transparent.

82. All wood fences adjacent to public right-of-way, visible from the public right-of-way, or facing the shore will be stained or otherwise finished with a waterproof material.

83. The developer's construction of all fencing and walls associated with the project shall be in conformance with the approved Development Plan and Regular Coastal Permit. Any substantial change in any aspect of fencing or wall design from the approved Development Plan and Regular Coastal Permit shall require a revision to the Development Plan and Regular Coastal Permit or a new Development Plan and Regular Coastal Permit.

84. If any aspect of the project fencing and walls is not covered by the approved Development Plan and Regular Coastal Permit, the construction of fencing and walls shall conform to the development standards of the City Zoning Ordinance. In no case shall the construction of fences and walls (or combinations thereof) exceed the limitations of the Zoning Ordinance, unless expressly granted by a Variance or other development approval.

85. The project shall dispose of or recycle solid waste in a manner provided in City Ordinance 13.3.

86. A letter of clearance from the affected school district in which the property is located shall be provided as required by City policy at the time building permits are issued.

87. Prior to the issuance of building permits the developer or owner shall make an irrevocable offer of dedication to the City of Oceanside an easement for lateral public access and passive recreational use along the shoreline adjacent to this property. The document shall provide that the offer of dedication shall not be used or construed to allow anyone, prior to acceptance of the offer, to interfere with any rights of public access acquired through a use which may exist on the property. The easement shall be located along the entire width of the property line to the toe of the bluff (toe of the seawall, a line 25 feet inland of the daily high water line, which is understood to be ambulatory from day to day). The easement shall be recorded free of prior liens and free of any other encumbrances which may affect said interest. The easement shall run with the land in favor of the City of Oceanside, and is binding to all successors and assignees.

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88. The applicant shall post signage no more than 1.5 square feet in area that indicates that parking is not permitted in the driveway in front of the garages and provides contact information for both property management and the City of Oceanside Parking Enforcement Division. The applicant shall work with Planning Division staff to determine the most appropriate size, design and material for said signage.

89. Prior to the issuance of the Final Map, the applicant shall enter into an agreement with the City as described in Subsection (a)(1) or (a)(2) of Section 3110 of the 1986 Zoning Ordinance.

PASSED AND ADOPTED Resolution No. 2014-P21 on September 22, 2014 by the following vote, to wit:

AYES: Neal, Balma, Rosales and Ross

NAYS: None

ABSENT: Martinek, Troisi, Morrissey

ABSTAIN: None

Robert Neal, Chairperson
Oceanside Planning Commission

ATTEST:

Marisa Lundstedt, Secretary

I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2014-P21.

Dated: September 22, 2014

Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may be required as stated herein:

Applicant/Representative Date

A-6-OCN-14-0065

STATE OF CALIFORNIA -- THE RESOURCES AGENCY

EDMUND G. BROWN JR., *Governor*

CALIFORNIA COASTAL COMMISSION
SAN DIEGO COAST DISTRICT OFFICE
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
VOICE (619) 767-2370 FAX (619) 767-2384

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: Citizens for the Preservation of Parks & Beaches

Mailing Address: 904 Leonard Avenue

City: Oceanside, California Zip Code: 92054 Phone: 760-439-0863

RECEIVED
DEC 03 2014
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

SECTION II. Decision Being Appealed

1. Name of local/port government:

City of Oceanside

2. Brief description of development being appealed:

P14-00007/D14-00004/RC14-00004 - 825 S. Pacific Street
P14-00008/D14-00008/RC14-00005 - 823 S. Pacific Street
~~P14-00003/CUP 14-00011/D14-00006/RC14-00008 - 817 & 819 S. Pacific Street~~

3. Development's location (street address, assessor's parcel no., cross street, etc.):

817, 819, 823, 825 S. PACIFIC STREET, OCEANSIDE, CA. 92054
150-356-22-00, 150-356-23-00, 150-356-21-00, 150-356-20-00

4. Description of decision being appealed (check one.):

☒ Approval; no special conditions

☐ Approval with special conditions:

☐ Denial

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: A-6-OCN-14-0065

DATE FILED: 12/3/14

DISTRICT: San Diego Coast

EXHIBIT NO. 6
APPLICATION NO.
A-6-OCN-14-0065
Appeal
California Coastal Commission

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)

5. Decision being appealed was made by (check one):

☐ Planning Director/Zoning Administrator

☒ City Council/Board of Supervisors

☒ Planning Commission

☐ Other

6. Date of local government's decision: 3 NOFA's filed 11/13/14

7. Local government's file number (if any): Listed on 3 NOFA actions attached

SECTION III. Identification of Other Interested Persons

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

City of Oceanside, 300 North Coast Highway, Oceanside, CA. 92054
825 South Pacific LLC, 823 South Pacific LLC, Strands End Limited, LLC and Leeds Properties, LLC, 1821 South Coast Highway, Oceanside, CA. 92054

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) Carolyn Krammer & Shari Mackin of Citizens for the Preservation of Parks & Beaches, 904 Leonard Avenue, Oceanside, CA. 92054

(2) Erik L. Schraner, Esq., Seltzer, Caplan, McMahon and Vitek
750 B Street, Suite 2100, San Diego, CA. 92101-8177

(3)

(4)

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

SECTION IV. Reasons Supporting This Appeal

PLEASE NOTE:

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly **your reasons for this appeal**. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

The approval of these projects is a violation of the Coastal Act. The cumulative impacts of these projects have denied access to low cost visitor serving uses. While vacation rentals are an accepted use it should not at the same time deny access to the public who cannot afford to pay thousands and thousands of dollars to access the beach. The Commission has already approved 811, 813, 815 S. Pacific in March 2013. Now this same owner is asking for more and more. The impacts to this one block area has basically eliminated coastal access to anyone except those that can pay to stay at these luxurious pricey developments. The many bedrooms and baths affiliated with these projects has brought many, many cars and taken what little public parking there is in this area away from the public if you can't afford to pay. These projects are inconsistent with the character of the surrounding community and seeks to establish higher densities resulting in excessive and cumulative environmental impacts to public access and basically privatizing our beaches for those that can afford to pay to play.

Additional information is attached.

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)

SECTION V. Certification

The information and facts stated above are correct to the best of my/our knowledge.

Shari Mackin
Carolyn Krammer, CPPB

Signature of Appellant(s) or Authorized Agent

Date: 12/2/14

Note: If signed by agent, appellant(s) must also sign below.

Section VI. Agent Authorization

I/We hereby authorize Shari Mackin, Carolyn Krammer & CPPB to act as my/our representative and to bind me/us in all matters concerning this appeal.

Shari Mackin
Carolyn Krammer

Signature of Appellant(s)

Date: 12/2/14

December 2, 2014

TO: California Coastal Commission / CCC Staff

RE: NOFA from the City of Oceanside (3 projects)
817 & 819 South Pacific Street
823 South Pacific Street
825 South Pacific Street

The projects listed above were brought before the Oceanside Planning Commission and approved. The Oceanside City Council heard these projects at their November 5, 2014 council meeting because they were called for review by Mayor Jim Wood and Councilmember Esther Sanchez. Councilmember Esther Sanchez is a prior member of the California Coastal Commission and pulled these projects for review.
The background of the Oceanside City Council has been very contentious for many years. The council consists of 5 members and for the past 8 years has been controlled by a very developer friendly majority. City records reveal that these 3 council members have been heavily lobbied by various developers with contributions to their campaigns. Projects have been approved without regard to their impact on the public and the citizens of the City of Oceanside.

These projects were rushed thru the process prior to the November 2014 election knowing full well that the balance of power could shift in the election – **and it did.** The citizens of Oceanside have now elected a council that considers all the impacts to our neighborhoods and the public as well as responsible development.

These 3 projects were put on the agenda for the night after the election and were approved. These projects were rushed thru knowing that the NEW council majority would not approve these projects and their cumulative impacts to the public and beach access.

The entire 800 block of South Pacific Street (minus one condo project on the corner of Wisconsin and S. Pacific) is owned by the same owner/developer, Mr. Fishbock, under various LLC's. He is pushing and maximizing every inch on all these properties. He provides basically no parking and plays a shell game with the number of units available and the parking. We are attaching info to show how he does this.
Mr. Fishbock has ownership in the following South Pacific Street properties thru various LLC's:

809 S. Pacific / 811 S. Pacific / 813 S. Pacific / 815 S. Pacific / 817 S. Pacific

819 S. Pacific / 821 S. Pacific / 823 S. Pacific / 825 S. Pacific / 827 S. Pacific

829 S. Pacific / 831 S. Pacific / 835 S. Pacific

We are attaching documentation to support our Appeal:
Copy of NOFA for the 3 projects
Copy of Agenda Item and Staff Reports for all 3 projects
Copy of Agenda Item 25 and staff report from Nov 19 that failed on a 2-2 vote and which is on the Council Agenda for tonight, December 3, 2014, and will most likely be denied by the New Council majority
Copies of property ownership on this block
Issues and Attachments 1 thru 7

We understand the value of vacation rentals under the Coastal Act but allowing it should not be at the expense of low cost visitor serving needs. These vacation rentals are advertised as luxurious units and used by those that can afford to pay for them. That is an okay use but it should not take away the access to the public that cannot afford to pay to stay at these luxurious units. The public depends on our public streets to park to access our public beaches.

We respectfully request that the Coastal Commission and Staff reject these projects and uphold the Coastal Act and consider the cumulative impacts to low cost visitor serving uses in this area.

Thank you for your consideration.

Carolyn Krammer & Shari Mackin
Citizens for the Preservation of Parks & Beaches
904 Leonard Avenue
Oceanside, CA. 92054

NOTICE OF FINAL ACTION
REGULAR COASTAL PERMIT

Date: November 13, 2014

The following project is located within the City of Oceanside Coastal Zone. A Coastal Permit application for the project has been acted upon.

Applicant: Strands End Limited, LLC and Leeds Properties, LLC
1821 South Coast Highway
Oceanside, CA. 92054
Phone: (760) 722-4904 (Paul Longton)

Project Location: 817 & 819 South Pacific Street

APN Number: 150-356-22-00 and 150-356-23-00

Zoning: Residential Tourist (R-T) **General Plan (UHD-R):** Urban High-Density Residential

Proposed Development: Request for a Tentative Map (T14-00003), Conditional Use Permit (CUP 14-00011), Development Plan (D14-00006), and Regular Coastal Permit (RC14-00006) to allow a one-lot subdivision including the partial demolition, remodel, square-foot expansion and condominium conversion of six existing apartment units into six condominiums with associated parking and landscaping.

Application File Number:	T14-00003/CUP 14-00011/D14-00006/ RC14-00008
Filing Date:	November 13, 2014
Action By:	City Council (November 5, 2013)
Action:	Approved with Conditions
Conditions of Approval:	(See attached City Council Resolution 14-R0665-1 and Planning Commission Resolution 2014-P-21)
Findings:	(See attached City Council Resolution 14-R0665-1 and Planning Commission Resolution 2014-P-21)

_____ Appealable to the Oceanside Planning Commission in writing within 10 days of City Planner's decision.

_____ Appealable to the Oceanside City Council in writing within 10 days of the Planning Commission's decision. The appeal, accompanied by an $820 filing fee, must be filed in the City Clerk's Office at 300 North Coast Highway, Oceanside no later than 4:30 p.m. on the above-noted appeal deadline date.

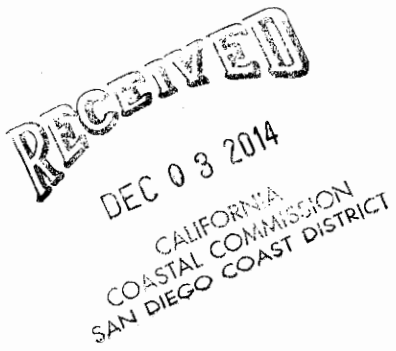
_____ Not appealable to the Coastal Commission.

__XX__ Appealable to the Coastal Commission pursuant to Public Resources Code Section 30603. An aggrieved person may appeal this decision to the Coastal Commission within 10 working days of the Coastal Commission's receipt of the Notice of Final Action.

Address: California Coastal Commission/ San Diego District Office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402
Phone: (619) 767-2370

Issues:

- Attachment 1 and 2: Discrepancies between Staff's records and what is advertised to the public as available for rent (see attached letter dated November 30, 2014 regarding Staff Report inaccuracies – unit "shell game").
- Attachment 1,3, and 4: Cumulative effect : If these projects are approved as proposed, there is potential to place 347 people on the 800 block of S. Pacific Street with only 47 parking spaces for 30 units (using 16 tandem, 3 lifts, and 28 regular parking spaces). Please see attachments – no one is available on site to move cars parked in tandem or manipulate cars in order to use "lifts" such as with valet parking offered at hotels. The rentals have multiple units and parking *is not* regulated at these sites so most vacation renters park on the street to avoid the hassle of trying to find other renters in order to move cars (ingress/egress) which *severely impacts beach parking for the general public.*
- Attachment 5: Please see highlighted city zoning code (L-10, C) for RT Districts.
- Attachments 6 & 7: Low cost visitor serving uses. Please note, the majority of the vacation rentals on the 800 block of South Pacific Street are advertised as "luxury" as the properties continue to redevelop, all low/moderate cost visitor serving rentals will be replaced with "luxury" rentals. The City and Coastal Commission charge is to protect low/moderate cost visitor serving uses.



Attachment 1

800 Block South Pacific Street (p. 1)
South to North

Address	831	833	829	827
Beachfront Only Address/Rental Code	138	338	928	728
Beachfront Only Web Site	Cabins/Bungalows **9 Units** 11 BD/9 BA sleeps 34	N/A	Empty Lots (Permits on File)	
Taken from: TAX Role & City Records	10 BD/6 BA	**2 Units** 9 BD/10.5 BA	For 829 only: incomplete application showing 12 BD/12.5 BA	

Parking according to staff	Parking adjacent to bungalows on Hayes St.	4 (2 reg. & 2 tandem)	5 (2 reg. , 2 tandem, and 1 lift)

800 South Pacific Street (p. 3)

815	**813**	**811**	**809**
518	318	118	908
Triplex **2 Units or one single** 11 BD/11 BA sleeps 29	Triplex **2 Units or one single** 11 BD/11 BA sleeps 29	Triplex **2 Units or one single** 11 BD/11 BA sleeps 29	Condo **6 Units or one single** 22 BD/18 BA sleeps 56
Duplex 9 BD/11 BA	Duplex 9 BD/11 BA	Duplex 9 BD/11 BA	Multi-Family 24 BD/22 BA

4 (2 reg. & 2 tandem)	4 (2 reg. & 2 tandem)	4 (2 reg. & 2 tandem)	12 reg. park

November 30, 2014

Attachment 2

California Coastal Commission

I am sending this letter in an effort for the Coastal Commission to better understand how the 800 block of South Pacific Street is impacted by the "unit" shell game which a particular developer uses in order to maximize profits and skirt parking requirements for several of vacation rental properties on Pacific Street in Oceanside.

Please note, the following communication was sent to Planning Staff and Commissioners regarding another project which came before the Planning Commission in October 2014.

> "I am unable to attend the meeting this evening regarding the above referenced Agenda Item #4; however I would like to put on record, that we oppose the request to allow "the addition of two condominium units on a third floor of an existing four-unit condominium complex located between The Strand and South Pacific Street – Strands End @ 809 S. Pacific Street" for several reasons.
>
> We believe the project description and background information within the Staff Report does not correctly depict the "existing" condominium units with regards to the changes (addition of two-units) the applicant made to the units in an effort to maximize profits and skirt parking requirements which impact beach parking. For these reasons, we believe the project should not be approved as it violates our Local Coastal Plan and Coastal Act.
>
> Please see the following information taken from *Beachfront Only Vacation Rentals* http://beachfrontonly.com/vacation-rentals/oceanside/ captured 10/06/2014 @ 4:30 p.m.
>
> The applicant currently advertises six units for rent at one time at this location – *not four* as stated in the Staff Report. Please note, *Beachfront Only Vacation Rentals* (BOVR) lists all units at 809 S. Pacific for rent under the code "P908", a dash, and then unit number to prospective vacation renters. Further, the "floor plans" on the site attached to the property reveal how many "units" the property can be divided into (please see attached PDF files of floor plans) for maximum occupancy. "
>
> Since this property is "divided up" into 6 units at one time (maximum occupancy), current parking for the 4 unit condominium *does not meet our current parking standards* and therefore is not in compliance with our current Zoning Ordinance *for a 6 unit condominium.*
>
> We believe Staff's Analysis is flawed with regard to meeting General Plan Conformance most specifically, the goals and policies of the LCP Land Use Plan Coastal Permit, as well as Zoning Ordinance compliance. Please note, the table in Section 2 of the analysis does not correctly depict the amount of parking required for the existing 6 unit condominium project nor the proposed addition of 2 units which would equate to an 8 unit project available for occupancy at one time.
>
> Following, I have cut and pasted information located on *Beachfront Only* website which describes the properties at length to potential vacation renters.
>
> In closing, several of the vacation rentals along Pacific Street do not have required parking for the units rented. This compromises beach parking for those who want to visit the beach unless they can afford to pay for a vacation rental. We ask that you send this project back to Staff for a full analysis based on the information we have provided you with.

Thank you,

Shari Mackin

1469 Moreno Street

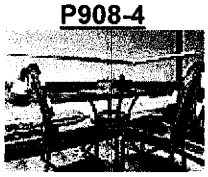
Oceanside, CA 92054

cc: Carolyn Krammer

California Coastal Commission: Toni Ross

files"

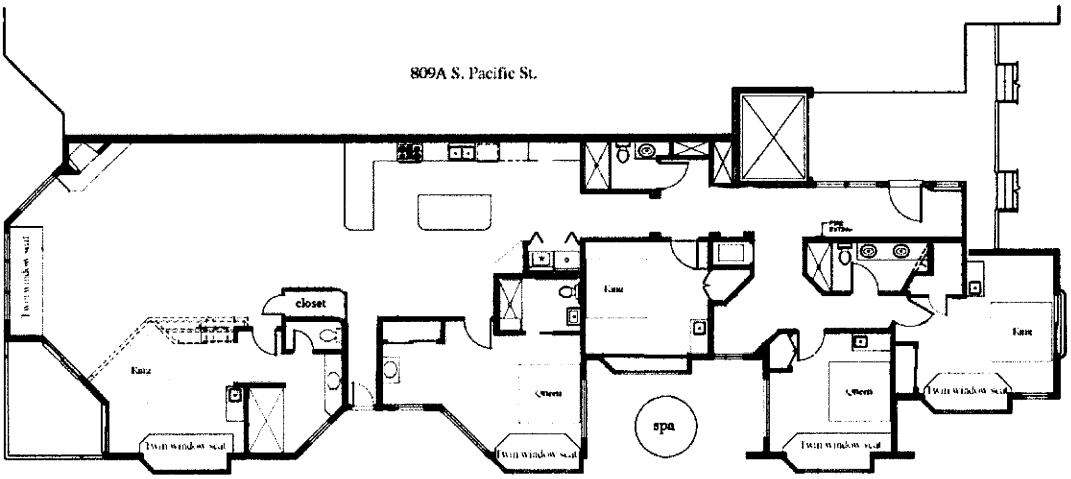
Oceanside Vacation Rentals

P908-1 	**Luxury** oceanfront vacation condo with 5BR/4BA, Sleeps 15. Slate flooring, granite and stainless kitchen, private spa, and more!	Condo	Oceanside	5/4	13
P908-1F 	**Luxury** oceanfront vacation condo with 4BR/4BA, Sleeps 12. Slate flooring, granite and stainless kitchen, private spa, and more!	Condo	Oceanside	4/4	12
P908-2 	**Luxury** oceanfront vacation condo with 5BR/4BA, Sleeps 15. Slate flooring, granite and stainless kitchen, private spa, and more! Newly built.	Condo	Oceanside	5/4	13
P908-2T 	**Luxury** oceanfront vacation condo with 3BR/3BA, Sleeps 9. Slate flooring, granite and stainless kitchen, private spa, and more! ADA compliant!	Condo	Oceanside	3/3	9
P908-3 	**Luxury** oceanfront vacation condo with 6BR/5BA, Sleeps 17. Slate flooring, granite and stainless kitchen, private spa, and more! Newly built.	Condo	Oceanside	6/5	15
P908-4 	**Luxury** oceanfront vacation condo with 6BR/5BA, Sleeps 17. Slate flooring, granite and stainless kitchen, private spa, and more!	Condo	Oceanside	6/5	15
P908-X 	22 Bedroom, 4 unit condo with rooftop deck and sweeping ocean views. Sleeps 64 total, slate flooring, granite and stainless kitchens, underground parking. 100% ADA Compliant.	Condo	Oceanside	22/18	56

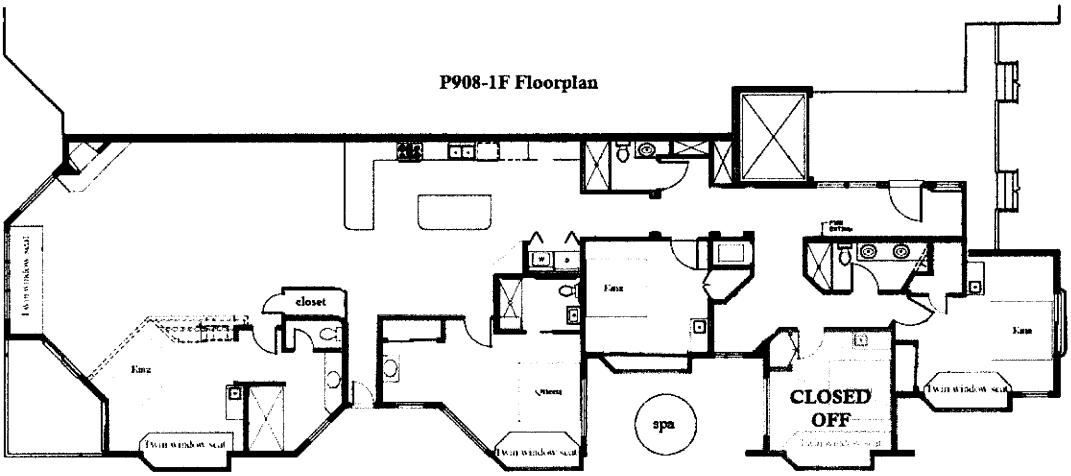
Captured 10/06/2014: http://beachfrontonly.com/vacation-rentals/oceanside/

For reference, the following floor plans are for 809 S. Pacific Street, *not* 809 S. Pacific St. The vacation rental is "sectioned" off at various points to maximize units and in some cases add more units.

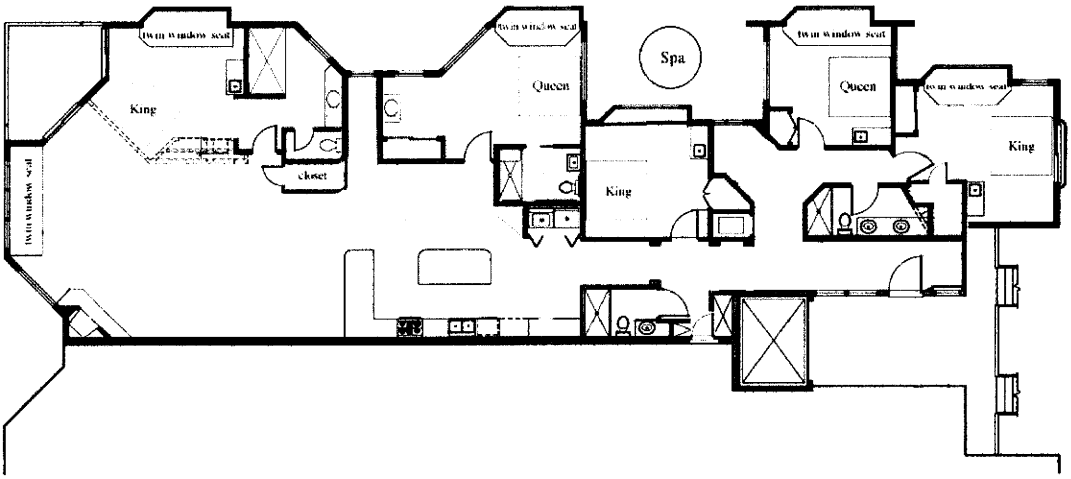
809A S. Pacific St.



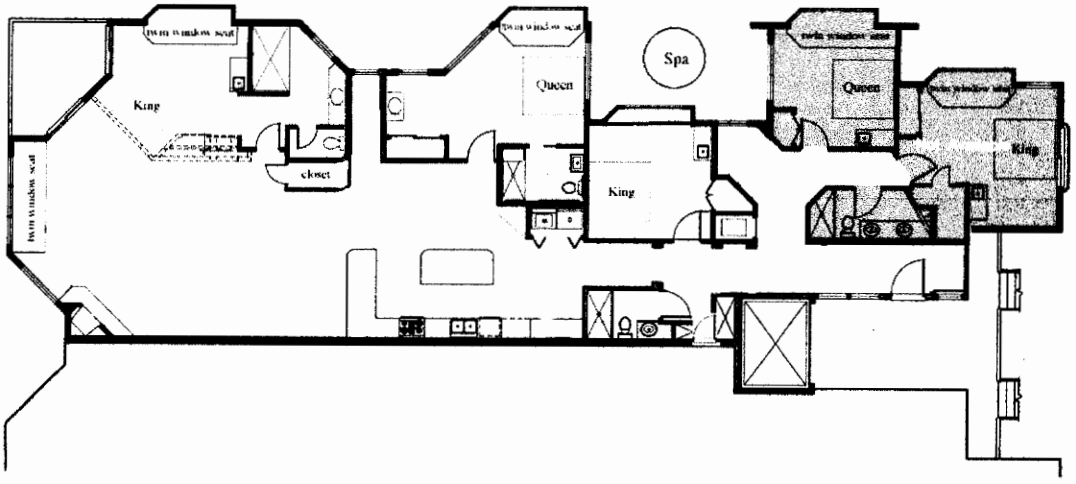
P908-1F Floorplan



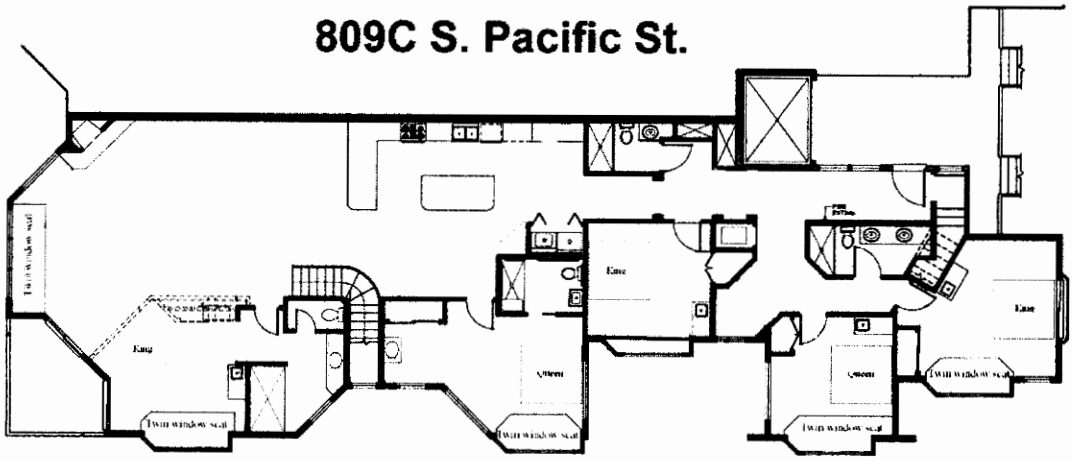
809B S. Pacific St.



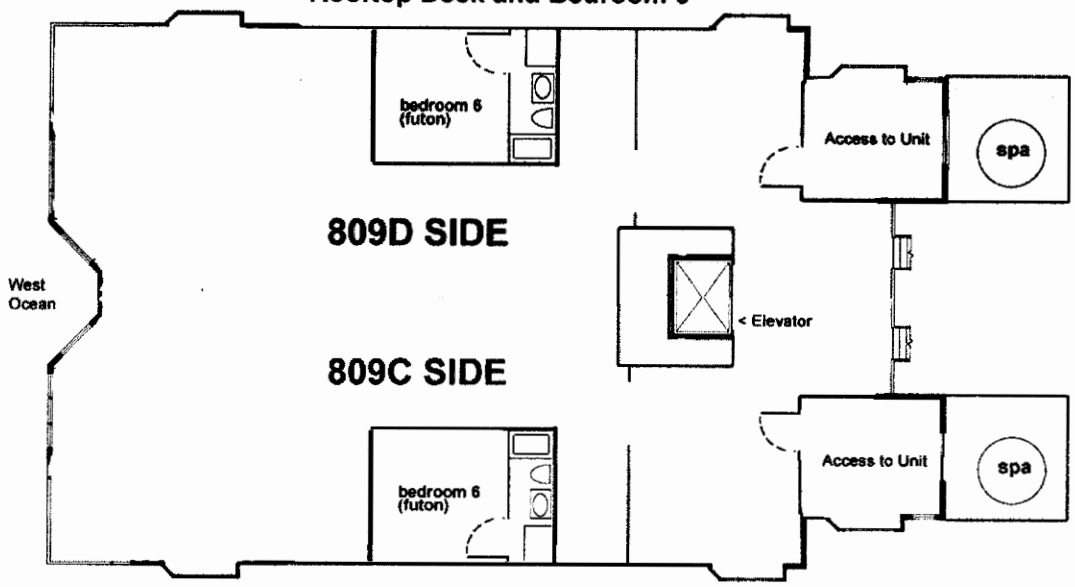
P908-23



809C S. Pacific St.

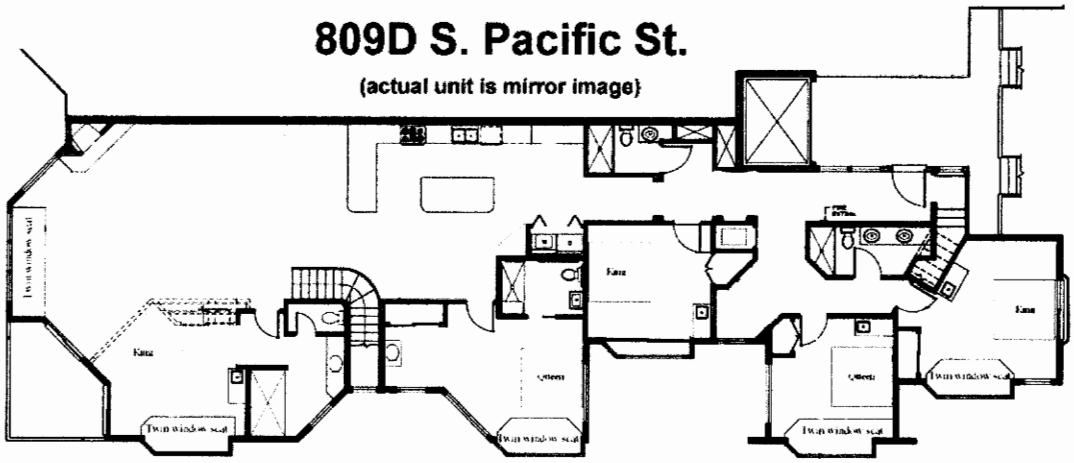


Rooftop Deck and Bedroom 6

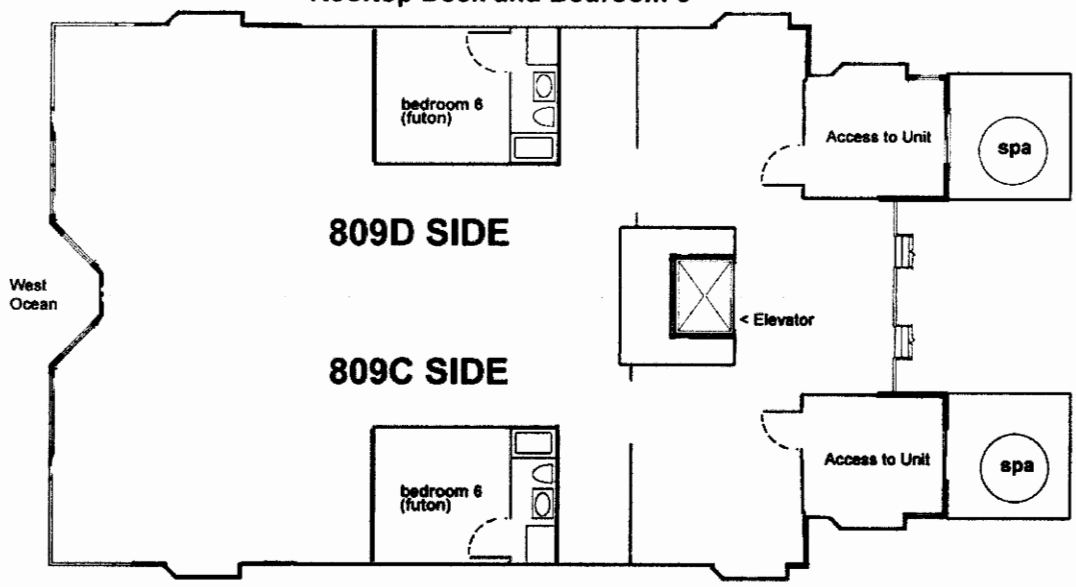


809D S. Pacific St.

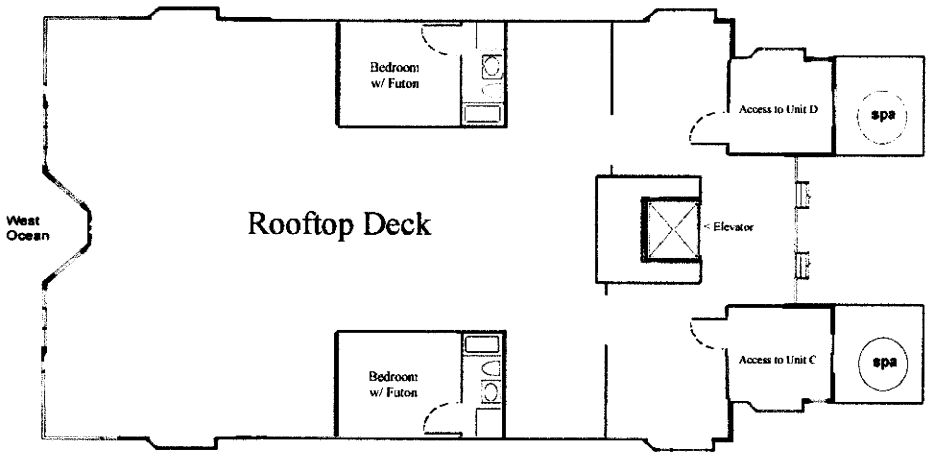
(actual unit is mirror image)



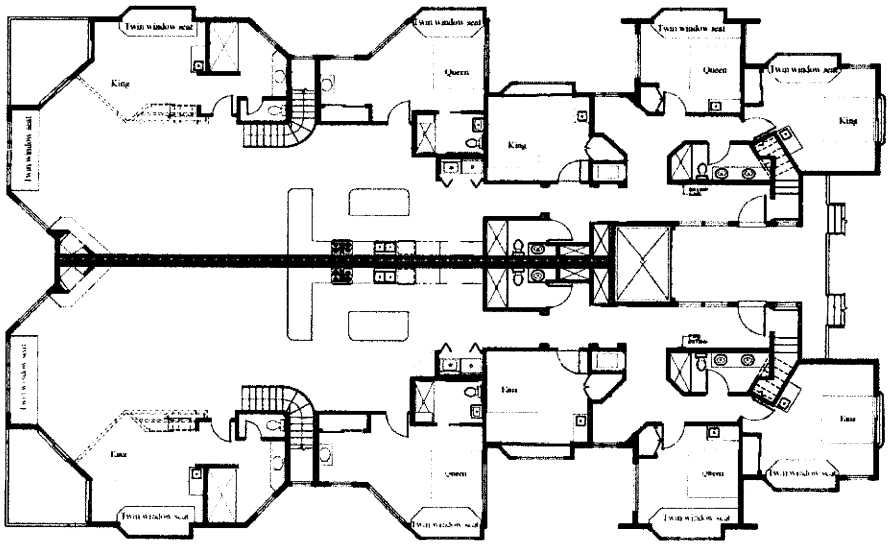
Rooftop Deck and Bedroom 6



P908-X Floorplan

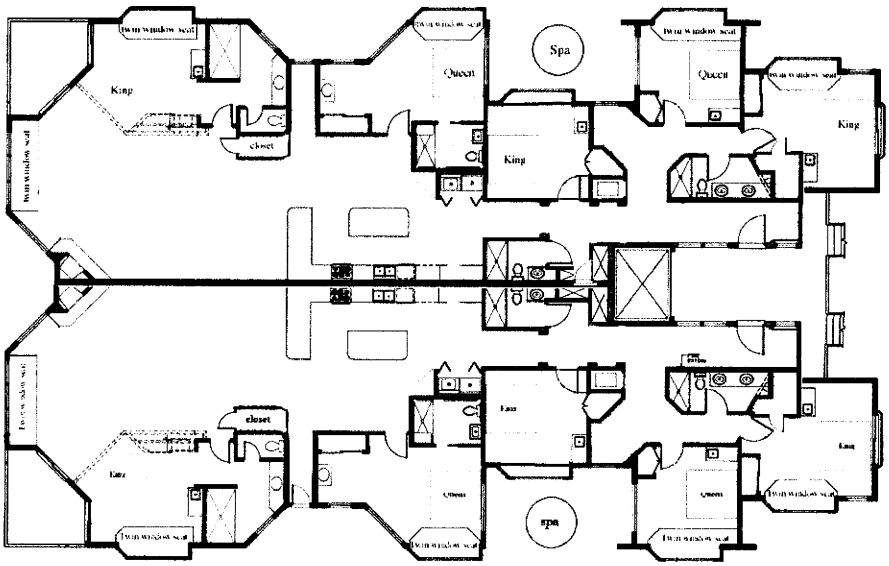


Unit D



Unit C

Unit B



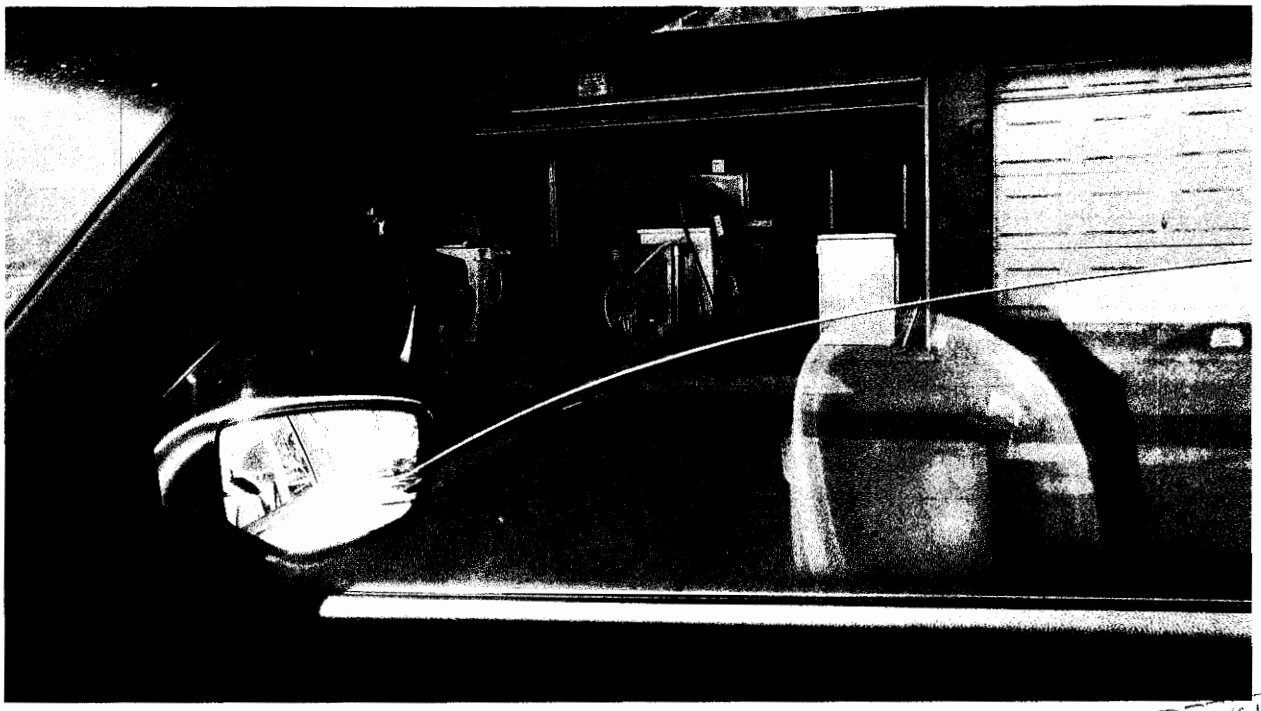
Unit A

11/30/2014

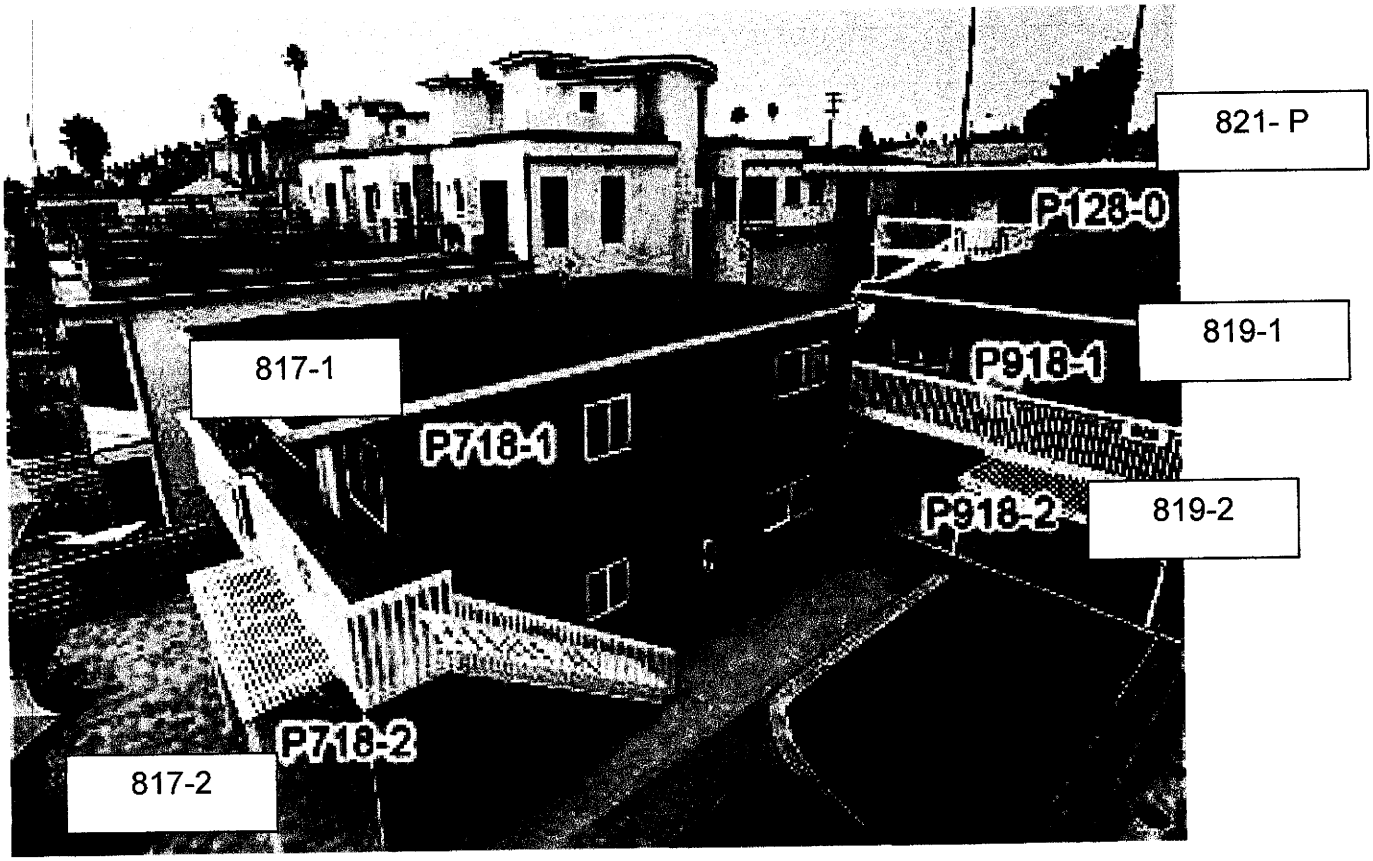
Photo's taken 11/30/14

Although the properties at 817, 819, and 821 continue to be rented out for vacation rentals, rather than using the garages for parking, the garages are used for storage leaving a total of 5 units (11 bedrooms, 10 baths, and the sleeping capacity of 31 people) to park on S. Pacific Street.

Attachment 3




821 819 817


821- P
P128-0
819-1
817-1
P918-1
P718-1
819-2
P918-2
P718-2
817-2

Attachment 4

Please note this is the 800 block of South Pacific Street. These properties are all vacation rentals. Notice where the majority of renters park – outside of the garage in the driveways blocking sidewalks and the street.

June 2014

Taken of Google Maps
12/1/14

Attachment 5

RE, RS, RM, RH, and RT Districts:
Additional Use Regulations (continued)

L-5 Allowed with a use permit only adjacent to streets with a collector classification or greater, as designated in the Master Street Plan.

L-6 Use permit required, and only schools operating in conjunction with religious services are permitted as an accessory use. A general day-care facility may be allowed as a secondary use, subject to a use permit, if the Planning Commission finds that it would be compatible with adjacent areas and not cause significant traffic impacts.

L-7 A use permit is required for generating plants, electrical substations, lone switching buildings, refuse collection, transfer, recycling or disposal facilities, water reservoirs, water or wastewater treatment plants, transportation or communication utilities, and similar facilities of public agencies or public utilities. Aboveground electrical transmission lines are not permitted unless determined to be consistent with a utility corridor plan approved by the Planning Commission. Flood control or drainage facilities are permitted if they are consistent with approved master drainage and/or flood-control plans.

L-8 Permitted as a secondary use to and as part of a General Residential Care facility with approval of a conditional use permit.

L-9 Allowed on sites of more than 2.5 acres with the approval of an Administrative Use Permit issued by the Planning Director.

L-10 Allowed with an Administrative Use Permit.

(A) See Section 3002: Relocated Buildings (use permit required).

(B) See Section 3003: Exterior Materials in R Districts.

(C) Rooms in a dwelling unit may be rented for occupancy by not

Attachment 6

Toll Free (888) 338-0061 | info@beachfrontonly.com

ONLINE CHAT

Vacation Rental Search

Arrival **Departure**

Adults **Children**
2 0

Pets
Any

SEARCH

Refine Your Results

Bedrooms **Bathrooms**
Any Any

Location
Oceanside

Spa
Any

Property Size
Any

Amenities
Any

PRICE

Beachfront Only Vacation Rentals / Vacation Rentals

Need to split the cost?
We now offer PayByGroup.
Learn More.

Vacation Rental List

Sort By: Price Ascending • Descending

Page 1 of 7 ‹‹ ‹ 1 2 3 4 5 › ›› ››

4 Unit, 22br, Luxury Oceanfront Condo Complex P908-X

$1,683-$9,529 per night*

Guest Rating:
22 Bedroom, 4 unit condo with rooftop deck and sweeping ocean views. Sleeps 64 total, slate flooring, granite and stainless kitchens, underground parking, 100% ADA Compliant.

Bedrooms:	22
Bathrooms:	18
Sleeps:	56
Pets:	Dogs

Dramatic and Luxurious Oceanfront Home P528-X

$880-$4,981 per night*

Guest Rating:
Brand new oceanfront villa with 10 bedrooms, 9.5 baths, sleeps 28, travertine flooring, granite and stainless kitchens, oceanfront patio, rooftop decks, private spas, bbqs, wireless internet, and more!

Bedrooms:	10
Bathrooms:	9.5
Sleeps:	23
Pets:	Dogs

Exquisite 11 Bedroom Villa on the Ocean P118-X

$880-$4,981 per night*

Guest Rating:
Luxury vacation villa on the ocean with 11BR/11BA, Sleeps 29! Travertine flooring, granite and stainless kitchens, private spas, bbqs, beachfront patio, rooftop deck, and more!

Bedrooms:	11
Bathrooms:	11
Sleeps:	29
Pets:	Dogs

Stunning 11 Bedroom Oceanfront Villa P318-X

$880-$4,981 per night*

Guest Rating:
Luxury vacation villa on the ocean with 11BR/11BA, Sleeps 29! Travertine flooring, granite and stainless kitchens, private spas, bbqs, beachfront patio, rooftop deck, and more!

Bedrooms:	11
Bathrooms:	11
Sleeps:	29
Pets:	Dogs

Beautiful 11 Bedroom Home on the Ocean P518-X

$880-$4,981 per night*

Guest Rating:
Luxury vacation villa on the ocean with 11BR/11BA, Sleeps 29! Travertine flooring, granite and stainless kitchens, private spas, bbqs, oceanfront patio, rooftop deck, and more!

Bedrooms:	11
Bathrooms:	11
Sleeps:	29
Pets:	Dogs

Beach Rental on the Ocean In Oceanside P528-8

$765-$4,331 per night*

Guest Rating:
Beautifully appointed vacation rental on the ocean, 8br/8ba, sleeps 22! Travertine flooring, granite, stainless kitchens, private spas, bbqs, oceanfront patio, rooftop decks, and more!

Bedrooms:	8
Bathrooms:	8
Sleeps:	22
Pets:	Dogs

Exquisite Ten Bedroom Oceanfront Home P328-X

$765-$4,331 per night*

Guest Rating:
Oceanfront villa with 10 bedrooms, 9.5 baths, sleeps 26, travertine flooring, granite and stainless kitchens, oceanfront patio, rooftop decks, private spas, bbq, wireless internet, and more!.

Bedrooms:	10
Bathrooms:	9.5
Sleeps:	22
Pets:	Dogs

Gorgeous Beachfront Mansion on the Sand P3371-X

$765-$4,764 per night*

Guest Rating:
This 10 bedroom, 8 bath home has remodels and new additions, with rooftop deck and glass balconies, and a semi-private beach

Bedrooms:	10
Bathrooms:	8
Sleeps:	21
Pets:	Dogs

Beach House Directly on the Sand P3371-0

$688-$4,288 per night*

Guest Rating:
Home on the beach with 7 bedrooms, 5 baths, sleeps 18! Oceanfront balcony and large patio with semi-private beach, private spa, bbq, sunroom, and more! Remodels include granite kitchen, travertine flooring throughout, glass railings on balcony.

Bedrooms:	7
Bathrooms:	5
Sleeps:	21
Pets:	Dogs

Beautiful Oceanfront Rental in Oceanside, CA P328-7

$688-$3,898 per night*

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Vacation Rental Search

Arrival **Departure**

Adults **Children**
2 0

Pets
Any

SEARCH

Refine Your Results

Bedrooms **Bathrooms**
Any Any

Location
Oceanside

Spa
Any

Property Size
Any

Amenities
Any

Vacation Rental List

Sort By: Price Ascending • Descending

Spectacular Beachfront Mansion P3201-X — $612-$3,812 per night*

Guest Rating: ☆☆☆☆☆
Spectacular Mansion sitting on the sand! Ideal for large family reunions and get-togethers. 8 bedrooms, 5.5 baths, 5200sf, sleeps 19. Rooftop deck, oceanfront balcony and patio, large living areas, private spas, bbqs, 2 full kitchens, fireplace, and more

Bedrooms: 8
Bathrooms: 5.5
Sleeps: 19
Pets: Dogs

Beachfront Retreat with 2 Kitchens and Living Rooms P118-1 — $472-$3,032 per night*

Guest Rating: ☆☆☆☆☆
Luxury beachfront vacation rental with 7BR/7BA, Sleeps 15. Travertine flooring, granite and stainless kitchen, private spa, bbq, rooftop decks, and more!

Bedrooms: 7
Bathrooms: 7
Sleeps: 17
Pets: Dogs

Oceanfront Retreat with Rooftop Deck P518-1 — $472-$3,032 per night*

Guest Rating: ☆☆☆☆☆
Luxury oceanfront vacation rental with 7BR/7BA, Sleeps 17. Travertine flooring, granite and stainless kitchen, private spa, bbq, rooftop decks, and more!

Bedrooms: 7
Bathrooms: 7
Sleeps: 17
Pets: Dogs

Beach Vacation Home with Rooftop Deck P318-1 — $472-$3,032 per night*

Guest Rating: ☆☆☆☆☆
Luxury oceanfront vacation rental with 7BR/7BA, Sleeps 15. Travertine flooring, granite and stainless kitchen, private spa, bbq, rooftop decks, and more!

Bedrooms: 7
Bathrooms: 7
Sleeps: 17
Pets: Dogs

Oceanfront Luxury Vacation Rental P908-3R — $459-$2,599 per night*

Guest Rating: ☆☆☆☆☆
Luxury oceanfront vacation condo with 6BR/5BA, Sleeps 17. Slate flooring, granite and stainless kitchen, private spa, and more! Newly built.

Bedrooms: 6
Bathrooms: 5
Sleeps: 15
Pets: Dogs

Oceanfront Luxury Vacation Rental P908-4R — $459-$2,599 per night*

Guest Rating: ☆☆☆☆☆
Luxury oceanfront vacation condo with 6BR/5BA, Sleeps 17. Slate flooring, granite and stainless kitchen, private spa, and more!

Bedrooms: 6
Bathrooms: 5
Sleeps: 15
Pets: Dogs

Beachfront Duplex Directly on the Sand P9701-X — $459-$2,859 per night*

Guest Rating: ☆☆☆☆☆
Wonderful beachfront property - two homes in one! Large patio, 2 balconies, 6brs, 5 baths total, sleeps 22. 2 Spas, 2 master bedrooms, 2 living areas, 2 kitchens, 2 car garage, perfect for large families who want a little bit of separation.

Bedrooms: 6
Bathrooms: 5
Sleeps: 22
Pets: Dogs

Gorgeous Single Family Home, Private Beach Backyard P9191-0 — $450-$1,860 per night*

Guest Rating: ☆☆☆☆☆
5 bedrooms, 3.5 baths, sun room, semi private beach, large beachfront patio!

Bedrooms: 5
Bathrooms: 3.5
Sleeps: 14
Pets: Dogs

Oceanfront Luxury Vacation Rental P908-1 — $382-$2,166 per night*

Guest Rating: ☆☆☆☆☆
Luxury oceanfront vacation condo with 5BR/4BA, Sleeps 15. Slate flooring, granite and stainless kitchen, private spa, and more!

Bedrooms: 5
Bathrooms: 4
Sleeps: 13
Pets: Dogs

Oceanfront Luxury Vacation Rental P908-2 — $382-$2,166 per night*

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Vacation Rental Search

Arrival **Departure**

Adults **Children**
2 0

Pets
Any

SEARCH

Refine Your Results

Bedrooms **Bathrooms**
Any Any

Location
Oceanside

Spa
Any

Property Size
Any

Amenities
Any

Vacation Rental List

Sort By: Price Ascending • Descending

Oceanfront Luxury Vacation Rental P908-3 — $382-$2,166 per night*

Not Rated:
Luxury oceanfront vacation condo with 5BR/4BA, Sleeps 15. Slate flooring, granite and stainless kitchen, private spa, and more!

Bedrooms: 5
Bathrooms: 4
Sleeps: 15
Pets: Dogs

Oceanfront Luxury Vacation Rental P908-4 — $382-$2,166 per night*

Not Rated:
Luxury oceanfront vacation condo with 5BR/4BA, Sleeps 15. Slate flooring, granite and stainless kitchen, private spa, and more!

Bedrooms: 5
Bathrooms: 4
Sleeps: 15
Pets: Dogs

Single Family Beachfront Home on the Sand P7241-0 — $382-$2,382 per night*

Guest Rating:
Gorgeous Single Family Beachfront Home on the Sand with 5 bedrooms, 4 bathrooms P7241-0

Bedrooms: 5
Bathrooms: 4
Sleeps: 12
Pets: Dogs

Single Family Beachfront Home, Semi-Private Beach P5371-0 — $329-$2,049 per night*

Guest Rating:
Beautiful 3br+ bonus room beachfront home with oceanfront balconies, semi-private beach, large living space

Bedrooms: 4
Bathrooms: 3
Sleeps: 12
Pets: Dogs

Oceanfront Luxury Vacation Condo P908-1F — $321-$1,819 per night*

Guest Rating:
Luxury oceanfront vacation condo with 4BR/4BA, Sleeps 12. Slate flooring, granite and stainless kitchen, private spa, and more!

Bedrooms: 4
Bathrooms: 4
Sleeps: 12
Pets: Dogs

Beach Vacation Rental on the Ocean P118-2 — $306-$1,732 per night*

Guest Rating:
Luxury oceanfront vacation rental with 4BR/4BA, Sleeps 12. Travertine flooring, granite and stainless kitchen, private spa, bbq, beachfront patio, and more!

Bedrooms: 4
Bathrooms: 4
Sleeps: 12
Pets: Dogs

Beach Vacation Rental on the Ocean P318-2 — $306-$1,732 per night*

Guest Rating:
Luxury oceanfront vacation rental with 4BR/4BA, Sleeps 12. Travertine flooring, granite and stainless kitchen, private spa, bbq, oceanfront patio, and more! Newly built.

Bedrooms: 4
Bathrooms: 4
Sleeps: 12
Pets: Dogs

Oceanfront Vacation Rental on the Sand P518-2 — $306-$1,732 per night*

Guest Rating:
Luxury oceanfront vacation rental with 4BR/4BA, Sleeps 12. Travertine flooring, granite and stainless kitchen, private spa, bbq, oceanfront patio, and more!

Bedrooms: 4
Bathrooms: 4
Sleeps: 12
Pets: Dogs

Spacious Oceanfront Luxury Condo P3201-0 — $306-$1,906 per night*

Guest Rating:
Amazing Oceanside condo on the sand perfect for a family vacation or romantic getaway. 4 bedrooms, 3.5 baths, sleeps 11. Rooftop deck, oceanfront balcony, private spa, bbq, fireplace, open kitchen/living room area.

Bedrooms: 4
Bathrooms: 3.5
Sleeps: 11
Pets: Dogs

Spectacular Oceanfront Luxury Condo P3201-1 — $306-$1,906 per night*

Guest Rating:
Bedrooms: 4

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Vacation Rental Search

Arrival **Departure**

Adults **Children**
2 0

Pets
Any

SEARCH

Refine Your Results

Bedrooms **Bathrooms**
Any Any

Location
Oceanside

Spa
Any

Property Size
Any

Amenities
Any

Vacation Rental List

Sort By: Price Ascending • Descending

Beckoning Beach Front Condo on Sand P7201-0 — $306-$1,906 per night*

Guest Rating:
Romantic and exciting beachfront property with a large beachfront deck and patio! 4 bedrooms, 3 baths, sleeps 14. Private spa, bbq, 2 master bedrooms with ensuite baths and beach-patio access, Perfect for families with kids!

Bedrooms: 4
Bathrooms: 3
Sleeps: 14
Pets: Dogs

Oceanfront Vacation Rental in Oceanside P718-X — $260-$1,473 per night*

Guest Rating:
4 Bedrooms on the Ocean in Oceanside, CA, Firepit, Spa, Putting Green

Bedrooms: 4
Bathrooms: 4
Sleeps: 10
Pets: Dogs

Oceanfront Luxury Vacation Condo P908-2T — $252-$1,429 per night*

Guest Rating:
Luxury oceanfront vacation condo with 3BR/3BA, Sleeps 9. Slate flooring, granite and stainless kitchen, private spa, and more! ADA compliant!

Bedrooms: 3
Bathrooms: 3
Sleeps: 9
Pets: Dogs

Wonderful Condo On the Ocean P918-X — $245-$1,386 per night*

Guest Rating:
4BR condo complex on the ocean in Oceanside, Firepit, Spa, Putting Green

Bedrooms: 4
Bathrooms: 4
Sleeps: 10
Pets: Dogs

Beachfront Condo on the Strand S207-1 — $210-$1,191 per night*

Guest Rating:
4 Bedroom Upper Level Beachfront Condo on the Strand in Oceanside, CA with patio looking out to the beach!

Bedrooms: 4
Bathrooms: 3
Sleeps: 10
Pets: Dogs

Beach Vacation Rental on the Strand S207-2 — $210-$1,191 per night*

Guest Rating:
4 Bedroom Lower Level Duplex on the Sand in Oceanside, CA, on the Strand

Bedrooms: 4
Bathrooms: 3
Sleeps: 10
Pets: Dogs

Wonderful Condo on the Sand P5021-2 — $207-$755 per night*

Guest Rating:
Fabulous condo sitting directly on the sand, 3br,3ba, sleeps 7, semi-private beach.

Bedrooms: 3
Bathrooms: 3
Sleeps: 7
Pets: None

Wonderful Beachfront Condo on the Sand P5021-1 — $207-$761 per night*

Guest Rating:
3 bedroom, Large Kitchen, Fireplace, Semi-private Beach

Bedrooms: 3
Bathrooms: 2
Sleeps: 6
Pets: None

3 Bedroom Condo on the Ocean, Stunning Views P109-1 — $183-$267 per night*

Not Rated:
Beautiful 3br, 2.5ba overlooking the Ocean, Fireplace, Balcony

Bedrooms: 3
Bathrooms: 2.5
Sleeps: 6
Pets: Dogs

Gorgeous 2br Beachfront Getaway in Oceanside, P1041-2 — $172-$559 per night*

Guest Rating:

Bedrooms: 2

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Vacation Rental Search

Arrival **Departure**

Adults **Children**
2 0

Pets
Any

SEARCH

Refine Your Results

Bedrooms **Bathrooms**
Any Any

Location
Oceanside

Spa
Any

Property Size
Any

Amenities
Any

Vacation Rental List

Sort By: Price Ascending • Descending

Scenic Beach Front Condo P9201-0 — $168-$1,048 per night*

Guest Rating:
Charming beachfront condo with private spa and bbq. 2 bedrooms, 2 baths, sleeps up to 8 guests. Unit has oceanfront balcony, wireless internet, open living and kitchen area, and more!

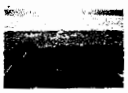
Bedrooms: 2
Bathrooms: 2
Sleeps: 8
Pets: Dogs

Remodeled Gorgeous Beach Condo P5161-3 — $161-$910 per night*

Guest Rating:
Charming beach rental with 2 bedrooms and 2 baths, full kitchen, bbq, private outdoor patio and deck, shared semi-private beach, sleeps 6.

Bedrooms: 2
Bathrooms: 2
Sleeps: 6
Pets: Dogs

Oceanfront 2 Bedroom Luxury Condo P1011-2 — $161-$910 per night*



Guest Rating:
Oceanfront 2 Bedroom Luxury Condo

Bedrooms: 2
Bathrooms: 2.5
Sleeps: 5
Pets: Dogs

Oceanfront 2 Bedroom Luxury Condo P1011-1 — $161-$910 per night*

Guest Rating:
Oceanfront 2 Bedroom Luxury Condo

Bedrooms: 2
Bathrooms: 2.5
Sleeps: 5
Pets: Dogs

Charming Beachfront Rental P5161-2 — $149-$845 per night*

Not Rated:
Charming beach rental with 2 bedrooms and 1 bath, full kitchen, bbq, shared outdoor patio and deck, shared semi-private beach, sleeps 6.

Bedrooms: 2
Bathrooms: 1
Sleeps: 6
Pets: Dogs

San Diego Oceanfront Vacation Rental P128-0 — $146-$975 per night*

Guest Rating:
Wonderful beach rental, upper, 3 bedroom, 2 bath unit, sleeps 9. Common area with firepit and bbq, patio area, putting green. Recently remodeled.

Bedrooms: 3
Bathrooms: 2
Sleeps: 7
Pets: Dogs

Cozy Beachfront Rental P5161-5 — $134-$758 per night*

Guest Rating:
Charming beach rental with 2 bedrooms and 1 bath, full kitchen, bbq, shared outdoor patio and deck, shared semi-private beach, sleeps 6.

Bedrooms: 2
Bathrooms: 1
Sleeps: 6
Pets: Dogs

Quaint oceanfront rental P538-4 — $134-$758 per night*

Guest Rating:
Charming beach rental with 2 bedrooms, 1 bath, recent remodels, common area with firepit, bbq, lawn, and patio. Steps to the water! You will not find a better deal for this prime oceanfront location!

Bedrooms: 2
Bathrooms: 1
Sleeps: 6
Pets: Dogs

Wonderful Oceanfront Beach Rental P718-1 — $130-$736 per night*

Guest Rating:
Wonderful oceanfront rental, upper, 2 bedroom, 2 bath unit, sleeps 6. Common area with firepit and bbq, patio area, putting green. Recently remodeled.

Bedrooms: 2
Bathrooms: 2
Sleeps: 5
Pets: Dogs

Beautiful Ocean Front Vacation Rental Unit P718-2 — $130-$736 per night*

Guest Rating:

Bedrooms: 2

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Vacation Rental Search

Arrival **Departure**

Adults **Children**
2 0

Pets
Any

SEARCH

Refine Your Results

Bedrooms **Bathrooms**
Any Any

Location
Oceanside

Spa
Any

Property Size
Any

Amenities
Any

Vacation Rental List

Sort By: Price Ascending • Descending

Cozy Beachfront Rental P5161-1 — $122-$693 per night*

Guest Rating:
Charming beach rental studio with 1 bath, full kitchen, bbq, shared outdoor patio and deck, shared semi-private beach, sleeps 4.

Bedrooms: 1
Bathrooms: 1
Sleeps: 4
Pets: Dogs

Charming Oceanfront Condo on the Sand P918-2 — $122-$693 per night*

Guest Rating:
Wonderful beach rental on the ocean, lower, 2 bedroom, 2 bath unit, sleeps 6. Common area with firepit and bbq, patio area, putting green. Recently remodeled.

Bedrooms: 2
Bathrooms: 2
Sleeps: 5
Pets: Dogs

Lovely Ocean Front Two Bedroom Condo P918-1 — $122-$693 per night*

Guest Rating:
Wonderful beach rental on the ocean, upper, 2 bedroom, 2 bath unit, sleeps 6. Common area with firepit and bbq, patio area, putting green. Recently remodeled.

Bedrooms: 2
Bathrooms: 2
Sleeps: 5
Pets: Dogs

Quaint 2 Bedroom Oceanfront Rental P538-1 — $115-$650 per night*

Guest Rating:
Charming beach rental with 2 bedrooms, 1 bath, remodels, common area with firepit, bbq, lawn, and patio. Steps to the water! You will not find a better deal for this prime oceanfront location!

Bedrooms: 2
Bathrooms: 1
Sleeps: 6
Pets: Dogs

Beautiful and Spacious 1BR Beach Condo P1011-3 — $115-$650 per night*

Not Rated:
Beautiful condo on the beach with 1br, 2ba and large shared patio space

Bedrooms: 1
Bathrooms: 2
Sleeps: 5
Pets: Dogs

Cozy oceanfront vacation rental P538-9 — $92-$572 per night*

Guest Rating:
Charming beach rental with 1 bedroom, 1 bath, recent remodels, common area with firepit, bbq, lawn, and patio. Steps to the water! You will not find a better deal for this prime oceanfront location!

Bedrooms: 1
Bathrooms: 1
Sleeps: 4
Pets: Dogs

Cozy Beachfront Rental P5161-4 — $73-$411 per night*

Guest Rating:
Charming beach rental with 1 bedroom and 1 bath, full kitchen, bbq, shared outdoor patio and deck, shared semi-private beach, sleeps 4.

Bedrooms: 1
Bathrooms: 1
Sleeps: 4
Pets: Dogs

Charming Beach unit P538-3 — $69-$390 per night*

Guest Rating:
Charming beach rental with 1 bedroom, 1 bath, remodels, common area with firepit, bbq, lawn, and patio. Steps to the water! You will not find a better deal for this prime oceanfront location!

Bedrooms: 1
Bathrooms: 1
Sleeps: 4
Pets: Dogs

Cozy beach cottage P538-2 — $69-$390 per night*

Guest Rating:
Charming beach rental with 1 bedroom, 1 bath, remodels, common area with firepit, bbq, lawn, and patio. Steps to the water! You will not find a better deal for this prime oceanfront location!

Bedrooms: 1
Bathrooms: 1
Sleeps: 4
Pets: Dogs

Charming Beach Rental P538-6 — $69-$390 per night*

Guest Rating:

Bedrooms: 1

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Vacation Rental Search

Arrival **Departure**

Adults **Children**
2 0

Pets
Any

SEARCH

Refine Your Results

Bedrooms **Bathrooms**
Any Any

Location
Oceanside

Spa
Any

Property Size
Any

Amenities
Any

Vacation Rental List

Sort By: Price Ascending • Descending

Cozy oceanfront rental P538-7 $65-$368 per night*

Guest Rating:
Charming beach rental with 1 bedroom, 1 bath, recent remodels, common area with firepit, bbq, lawn, and patio. Steps to the water! You will not find a better deal for this prime oceanfront location!

Bedrooms: 1
Bathrooms: 1
Sleeps: 4
Pets: Dogs

Cozy beach rental P538-5 $65-$368 per night*

Guest Rating:
Charming beach rental with 1 bedroom, 1 bath, remodels, common area with firepit, bbq, lawn, and patio. Steps to the water! You will not find a better deal for this prime oceanfront location!

Bedrooms: 1
Bathrooms: 1
Sleeps: 2
Pets: Dogs

Cozy Beach Unit Steps From water P538-8 $57-$325 per night*

Guest Rating:
Charming beach rental studio with 1 bath, remodels, common area with firepit, bbq, lawn, and patio. Steps to the ocean! You will not find a better deal for this prime oceanfront location!

Bedrooms: 0
Bathrooms: 1
Sleeps: 2
Pets: Dogs

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Oceanside, CA 92054
(858) 759-0381
info@beachfrontonly.com
www.beachfrontonly.com

Logon

Attachment 7

Call Us at (760) 712-4533 | inquiry@beachfrontonly.com

Vacation Rental Search

Arrival Departure

Adults Children
2 0

Bedrooms
Any

Location
Any

Search

Jump to a Property

Select

Vacation Rentals

↑ Vacation Rentals
Oceanside Vacation Rentals
Encinitas Vacation Rentals
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ADA Compliant Vacation Rentals

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Not ready to book right away? Use PayByGroup to rally your group and split the cost of your rental! Insures that everyone is committed before paying for the rental! Learn More

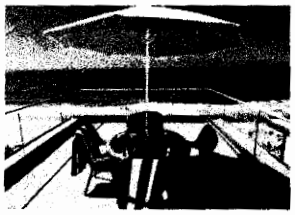
Beachfront Only Vacation Rentals
Like 13,176

7 units

Whole

Oceanside Beach Vacation Rentals

Our Oceanside California Vacation Rentals are situation all along the gorgeous coastline of this fabulous beach town. As the northernmost coastal city in San Diego, many call Oceanside an undiscovered gem, or San Diego's "North Shore". Read more about Oceanside and its activities and attractions in our Visitor Guide.


About our Oceanside California Vacation Rentals

Oceanside, CA has become very beach vacation rental friendly, appealing to families and groups of all types. We specialize in larger homes, which are great for multi-generational families, reunions, and corporate retreats and meetings. Whether your group has 20 people or 80 people, we have something for you. Not only do we have larger homes, we also have what we call our Beach Bungalows, which are our 1 and 2 bedroom quaint little cottages on the beach, perfect for small families and romantic getaways. Then of course, we have several mid size beach vacation rentals, ranging from 4 bedroom single family homes, to high end luxurious 5 and 6 bedroom oceanfront condos. With our variety, we are sure to have a great vacation rental that fits your needs and budget.

View Oceanside Properties >>

Oceanside Vacation Rentals

Easily sort by Unit Name, Type, BR/BA, or Sleeps by clicking the the top row headers!

UNIT	DESCRIPTION	TYPE	CITY	BR/BA	SLEEPS
P118-1 	Luxury beachfront vacation rental with 6BR/6BA, Sleeps 13. Travertine flooring, granite and stainless kitchen, private spa, bbq, rooftop deck, and more!	Triplex	Oceanside	6/6	13
P118-2 	Luxury beachfront vacation rental with 4BR/4BA, Sleeps 12. Travertine flooring, granite and stainless kitchen, private spa, bbq, beachfront patio, and more!	Triplex	Oceanside	4/4	12
P118-X 	Luxury vacation villa on the ocean with 11BR/11BA, Sleeps 29! Travertine flooring, granite and stainless kitchens, private spas, bbqs, beachfront patio, rooftop deck, and more!	Triplex	Oceanside	11/11	29
P118-1	Luxury beachfront vacation rental with 6BR/6BA,	Triplex	Oceanside	6/6	13

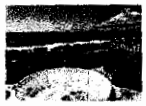
2 units

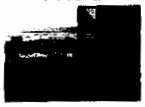
2 units

Where

3 units

6 units

		DESCRIPTION	TYPE	CITY	BR/BA	SLEEPS
						
P328-7		Beautifully appointed vacation rental on the beach, 7br/7ba, sleeps 19! Travertine flooring, granite, stainless kitchens, private spas, bbqs, beachfront patio, rooftop decks, and more!	House	Oceanside	7/7	19
P328-X		Beachfront villa with 10 bedrooms, 9.5 baths, sleeps 26, travertine flooring, granite and stainless kitchens, beachfront patio, rooftop decks, private spas, bbq, wireless internet, and more!	House	Oceanside	10/9.5	22
P518-1		Luxury beachfront vacation rental with 6BR/6BA, Sleeps 13. Travertine flooring, granite and stainless kitchen, private spa, bbq, rooftop decks, and more!	Triplex	Oceanside	6/6	13
P518-2		Luxury beachfront vacation rental with 4BR/4BA, Sleeps 12. Travertine flooring, granite and stainless kitchen, private spa, bbq, beachfront patio, and more!	Triplex	Oceanside	4/4	12
P518-X		Luxury vacation villa on the sand with 11BR/11BA, Sleeps 29! Travertine flooring, granite and stainless kitchens, private spas, bbqs, beachfront patio, rooftop deck, and more!	Triplex	Oceanside	11/11	29
P528-8		Beautifully appointed vacation rental on the beach, 8br/8ba, sleeps 22! Travertine flooring, granite, stainless kitchens, private spas, bbqs, beachfront patio, rooftop decks, and more!	House	Oceanside	8/8	22
P528-X		Brand new beachfront villa with 10 bedrooms, 9.5 baths, sleeps 28, travertine flooring, granite and stainless kitchens, beachfront patio, rooftop decks, private spas, bbqs, wireless internet, and more!	House	Oceanside	10/9.5	23
P908-1		Luxury oceanfront vacation condo with 5BR/4BA, Sleeps 15. Slate flooring, granite and stainless kitchen, private spa, and more!	Condo	Oceanside	5/4	13
P908-1F		Luxury oceanfront vacation condo with 4BR/4BA, Sleeps 12. Slate flooring, granite and stainless kitchen, private spa, and more!	Condo	Oceanside	4/4	12
P908-2		Luxury oceanfront vacation condo with 5BR/4BA, Sleeps 15. Slate flooring, granite and stainless kitchen, private spa, and more! Newly built.	Condo	Oceanside	5/4	13
P908-2T		Luxury oceanfront vacation condo with 3BR/3BA, Sleeps 9. Slate flooring, granite and stainless kitchen, private spa, and more! ADA compliant!	Condo	Oceanside	3/3	9
P908-3		Luxury oceanfront vacation condo with 6BR/5BA, Sleeps 17. Slate flooring, granite and stainless kitchen, private spa, and more! Newly built.	Condo	Oceanside	6/5	15
P908-4		Luxury oceanfront vacation condo with 6BR/5BA, Sleeps 17. Slate flooring, granite and stainless kitchen, private spa, and more!	Condo	Oceanside	6/5	15
P908-X		22 Bedroom, 4 unit condo with rooftop deck and	Condo	Oceanside	22/18	56

UNIT	DESCRIPTION	TYPE	CITY	BR/BA	SLEEPS
P718-2 	Wonderful oceanfront rental on the sand, bottom, 2 bedroom, 2 bath unit, sleeps 6. Common area with firepit and bbq, patio area, putting green. Recently remodeled.	Condo	Oceanside	2/2	5
P718-X 	4 Bedrooms on the Beach in Oceanside, CA, Firepit, Spa, Putting Green	Condo	Oceanside	4/4	10
P918-1 	Wonderful beach rental on the sand, upper, 2 bedroom, 2 bath unit, sleeps 6. Common area with firepit and bbq, patio area, putting green. Recently remodeled.	Condo	Oceanside	2/2	5
P918-2 	Wonderful beach rental on the sand, lower, 2 bedroom, 2 bath unit, sleeps 6. Common area with firepit and bbq, patio area, putting green. Recently remodeled.	Condo	Oceanside	2/2	5
P918-X 	4BR condo complex on the beach in Oceanside, Firepit, Spa, Putting Green	Condo	Oceanside	4/4	10
P1011-1 	Oceanfront 2 Bedroom Luxury Condo	Condo	Oceanside	2/2.5	6
P1041-2 	This 2br, 2ba condo sits directly on the ocean, with amazing panoramic views, sem-private beach with gas grill, oceanfront balcony, fireplace	Condo	Oceanside	2/2	6
P109-1 	Beautiful 3br, 2.5ba overlooking the Ocean, Fireplace, Balcony	Condo	Oceanside	3/2.5	6
P3201-0 	Amazing Oceanside condo on the sand perfect for a family vacation or romantic getaway. 4 bedrooms, 3.5 baths, sleeps 11. Rooftop deck, oceanfront balcony, private spa, bbq, fireplace, open kitchen/living room area.	Duplex	Oceanside	4/3.5	11
P3201-1 	Amazing condo on the sand perfect for a family vacation or romantic getaway. Patio sits directly on the sand with a private spa and bbq. 4 bedrooms, 2 baths, sleeps 8. Open floorplan with granite kitchen, wireless internet	Duplex	Oceanside	4/2	8
P3201-X 	Spectacular Mansion sitting on the sand! Ideal for large family reunions and get-togethers. 8 bedrooms, 5.5 baths, 5200sf, sleeps 19. Rooftop deck, oceanfront balcony and patio, large living areas, private spas, bbqs, 2 full kitchens, fireplace, and more	House	Oceanside	8/5.5	19
P3371-0 	Home on the beach with 7 bedrooms, 5 baths, sleeps 18! Oceanfront balcony and large patio with semi-private beach, private spa, bbq, sunroom, and more! Remodels include granite kitchen, travertine flooring throughout, glass railings on balcony.	Duplex	Oceanside	7/5	21
P3371-X 	This 10 bedroom, 8 bath home has remodels and new additions, with rooftop deck and glass balconies, and a semi-private beach	House	Oceanside	10/8	21
P5021-1	3 bedroom, Large Kitchen, Fireplace	Condo	Oceanside	3/2	6

	DESCRIPTION	TYPE	CITY	BR/BA	SLEEPS
P538-1 	Charming beach rental with 2 bedrooms, 1 bath, remodels, common area with firepit, bbq, lawn, and patio. Steps to the sand! You will not find a better deal for this prime oceanfront location!	Cabin / Bungalow	Oceanside	2/1	6
P538-2 	Charming beach rental with 1 bedroom, 1 bath, remodels, common area with firepit, bbq, lawn, and patio. Steps to the sand! You will not find a better deal for this prime oceanfront location!	Cabin / Bungalow	Oceanside	1/1	4
P538-3 	Charming beach rental with 1 bedroom, 1 bath, remodels, common area with firepit, bbq, lawn, and patio. Steps to the sand! You will not find a better deal for this prime oceanfront location!	Cabin / Bungalow	Oceanside	1/1	4
P538-4 	Charming beach rental with 2 bedrooms, 1 bath, recent remodels, common area with firepit, bbq, lawn, and patio. Steps to the sand! You will not find a better deal for this prime oceanfront location!	Cabin / Bungalow	Oceanside	2/1	6
P538-5 	Charming beach rental with 1 bedroom, 1 bath, remodels, common area with firepit, bbq, lawn, and patio. Steps to the sand! You will not find a better deal for this prime oceanfront location!	Cabin / Bungalow	Oceanside	1/1	2
P538-6 	Charming beach rental with 1 bedroom, 1 bath, recent remodels, common area with firepit, bbq, lawn, and patio. Steps to the sand! You will not find a better deal for this prime oceanfront location!	Cabin / Bungalow	Oceanside	1/1	2
P538-7 	Charming beach rental with 1 bedroom, 1 bath, recent remodels, common area with firepit, bbq, lawn, and patio. Steps to the sand! You will not find a better deal for this prime oceanfront location!	Cabin / Bungalow	Oceanside	1/1	4
P538-8 	Charming beach rental studio with 1 bath, remodels, common area with firepit, bbq, lawn, and patio. Steps to the sand! You will not find a better deal for this prime oceanfront location!	Cabin / Bungalow	Oceanside	0/1	2
P538-9 	Charming beach rental with 1 bedroom, 1 bath, recent remodels, common area with firepit, bbq, lawn, and patio. Steps to the sand! You will not find a better deal for this prime oceanfront location!	Cabin / Bungalow	Oceanside	1/1	4
P7201-O 	Romantic and exciting beachfront property with a large beachfront deck and patio! 4 bedrooms, 3 baths, sleeps 14. Private spa, bbq, 2 master bedrooms with ensuite baths and beach-patio access, Perfect for families with kids!	Duplex	Oceanside	4/3	14
P9191-O 	4 bedrooms, 3.5 baths, sun room, semi private beach, large beachfront patio!	House	Oceanside	4/3.5	12
P9201-O 	Charming beachfront condo with private spa and bbq. 2 bedrooms, 2 baths, sleeps up to 8 guests. Unit has oceanfront balcony, wireless internet, open living and kitchen area, and more!	Duplex	Oceanside	2/2	8
P9701-X 	Wonderful beachfront property – two homes in one! Large patio, 2 balconies, 6brs, 5 baths total, sleeps 22. 2 Spas, 2 master bedrooms, 2 living areas, 2 kitchens, 2 car garage, perfect for large families who want a little bit of separation.	House	Oceanside	6/5	22
S207-1	4 Bedroom Upper Level Beachfront Condo on the	Duplex	Oceanside	4/3	10

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Oceanside, CA 92054
(760) 453-2467
info@beachfrontonly.com
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PUBLIC HEARING ITEMS

Public hearing items are "time-certain" and are heard beginning at 5:00 p.m. Due to the time-certain requirement, other items may be taken out of order on the agenda to accommodate the 5:00 p.m. public hearing schedule.

21. **Harbor: Adoption** of a resolution approving Development Permit (D14-00014), Conditional Use **Permit (CUP14-00023),** and Regular Coastal Permit (RC14-00011) for the construction of a **temporary desalination** pilot facility (test well) within Parking Lot 10 at the terminus of Harbor **Drive South in the** Oceanside Small Craft Harbor Precise Plan Area – Desalination Test Well No. 2 – **Applicant:** City of Oceanside

A) **Mayor** opens Public Hearing
B) **Mayor** requests disclosure of Councilmember and constituent contacts and correspondence
C) City Clerk presents correspondence and/or petitions
D) Testimony beginning with Amy Fousekis, Principal Planner
E) Recommendation – adopt the resolution

Resolution No. 14-R0664-2
Approved 5-0

[redacted] City Council: Councilmember Call for Review – Adoption of a resolution upholding Planning Commission Resolution No. 2014-P21 approving Tentative Tract Map (T14-00003), Conditional Use Permit Cup (CUP14-00011), Development Plan (D14-00006), and Regular Coastal Permit (RC14-00006) for the conversion of a six-unit multi-family development into a six-unit condominium located at 817 and 819 South Pacific Street – Applicants: Strands End Limited, LLC, and Leeds Properties, LLC

A) Mayor opens Public Hearing
B) Mayor requests disclosure of Councilmember and constituent contacts and correspondence
C) City Clerk presents correspondence and/or petitions
D) Testimony beginning with Marie Luna, Project Planner
E) Recommendation – adopt the resolution

Resolution No. 14-R0665-1
Approved 3-2 (Wood and Sanchez – No)

23. City Council: Councilmember Call for Review – Adoption of a resolution upholding Planning Commission Resolution No. 2014-P23 approving Parcel Map (P14-00008), Development Plan (D14-00005), and Regular Coastal Permit (RC14-00005) for the conversion of a single family dwelling to a two-unit residential structure at 823 South Pacific Street – Applicant: 823 S. Pacific, LLC

A) Mayor opens Public Hearing
B) Mayor requests disclosure of Councilmember and constituent contacts and correspondence
C) City Clerk presents correspondence and/or petitions
D) Testimony beginning with Marie Luna, Project Planner
E) Recommendation – adopt the resolution

Resolution No. 14-R0666-1
Approved 3-2 (Wood and Sanchez – No)

ITEM NO. 22

STAFF REPORT

CITY OF OCEANSIDE

DATE: November 5, 2014

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **ADOPTION OF A RESOLUTION UPHOLDING PLANNING COMMISSION RESOLUTION NO. 2014-P21 FOR THE CONDOMINIUM CONVERSION AT 817 AND 819 SOUTH PACIFIC STREET – APPLICANTS: STRANDS END LIMITED, LLC AND LEEDS PROPERTIES, LLC**

SYNOPSIS

Staff recommends that the City Council adopt a resolution upholding Planning Commission Resolution No. 2014-P21 approving Tentative Tract Map (T14-00003), Development Plan (D14-00006), Conditional Use Permit (CUP14-00011) and Regular Coastal Permit (RC14-00006) for the conversion of a six-unit multi-family development into a six-unit condominium located at 817 and 819 South Pacific Street.

BACKGROUND

On September 22, 2014, the Planning Commission by a vote of 4-to-0, with 3 members absent, approved the six-unit condominium conversion project and residential addition submitted under Tentative Tract Map (T14-00003), Conditional Use Permit (CUP14-00011), Development Plan (P14-00006) and Regular Coastal Permit (RC14-00006).

On October 2, 2014, the project was called for review by Mayor Wood and Deputy Mayor Sanchez. The call for review provided several reasons which are discussed under the analysis section of this report.

The project site is located on a 6,500 square-foot, 0.15-acre lot zoned Residential Tourist (R-T) and designated Urban High-Density Residential (UHD-R). It is located between Wisconsin Avenue and Hayes Street within the Townsite Planning Neighborhood just south of the area referred to as "The Strand". Surrounding zoning directly north, south and east includes Residential Tourist (R-T). Property to the west is the Pacific Ocean.

Surrounding uses include single and multi-family developments, some of which are used as vacation rentals consistent with permitted uses in the R-T zone.

Project Description: The project application is comprised of four components; Tentative Tract Map T14-00003, Conditional Use Permit CUP14-00011, Development Plan 14-00006 and Regular Coastal Permit RC14-00006 to permit the partial demolition and remodel of six existing apartment units totaling 4,358 square feet on a 6,500-square-foot lot resulting in their conversion into six condominiums and square footage expansion to 11,646 square feet, including 20 bedrooms and 22 baths as well as eight enclosed parking spaces within two, four-car garages, each providing two tandem spaces and a car lift.

The 1986 Zoning Ordinance requires residential condominium conversions to comply with Article 31. This article, among other things, specifies criteria that must be met to ensure conversions minimize impacts which may lead to a reduction in rental housing as well as ensure condominium units conform to current building Code standards. In that these units have been used as vacation rentals as permitted in the R-T zone their conversion does not affect rental housing opportunities; therefore, some of the requirements for conversion as specified in Article 31, particularly Sections 3111 through 3113 pertaining to noticing existing tenant households of the intended conversion, do not apply. In contrast, wherever requirements are applicable, they have been included. These requirements pertain to the following:

1. Filing of a Tentative Tract Map (Section 3105 (b)).
2. Providing Information Requirements, such as soils and geological reports (Section 3105 (a)(c)(e)).
3. Procedures of Plan Review, such as the filing of a Conditional Use Permit for review and approval by the Planning Commission and City Council (Section 3106).
4. Fees, such as the payment of school fees, etc. (Section 3107).
5. Physical Standards for Conversion Projects, such as compliance with current zoning, fire, building, electrical, mechanical and plumbing codes (Section 3108).
6. Findings, such as consistency with the R-T zoning and Urban High Density designation in the General Plan (Section 3109).
7. The requirement for the applicant to enter into an agreement with the City prior to issuance of the final map to exercise one of two options, one precluding the sale of condominiums for a minimum of five years, or to pay the City two percent of the sales price for each converted condominium sold (Section 3110).

ANALYSIS

Call for Review of the Planning Commission Decision by Deputy Mayor Sanchez

Listed below are the concerns related to this call for review, along with staff's response to each concern. Staff reviewed the issues and believes that each of the concerns raised were addressed during staff's review of the proposed project. As designed and conditioned, the project proposes a residential addition and subdivision that meets all development regulations.

- The project results in the retention of six multi-family units; no additional units are being added.
- The project results in six additional bedrooms beyond the 14 existing for a total of 20.
- The project results in 10 additional bathrooms beyond the 12 existing for a total of 22.
- The project results in five additional parking spaces beyond the five existing for a total of 10, three more than required by Code.
- The project results in the addition of approximately 7,200 square feet beyond the existing 4,300 for a total of approximately 11,000 square feet.
- The project results in the addition of a third story and a height of 35 feet, the maximum permitted by Code. This height is 12 feet higher than the existing building.

The proposed project was analyzed by staff on the consistency with the Land Use Element of the General Plan, the Zoning Ordinance, and the Local Coastal Program.

Issues

Issue 1: *The project is not consistent with the character of the surrounding community and in fact seeks to establish such a higher density and intensity of use that the project results in extremely excessive environmental impacts, insufficiently analyzed and addressed.*

Staff Response:

The project is zoned Residential-Tourist (R-T). The R-T zone allows for single-family residential, multi-family residential and vacation rentals. The proposed project is a multi-family residential project proposed for conversion from a six-unit apartment to a six-unit condominium. The multi-family residential project operates as a vacation rental subject to the City's Temporary Occupancy Tax (TOT). As such, no changes, other than the addition of square footage and the conversion of six apartment units to six condominium units are proposed. The project does not result in higher density or intensity than the existing.

The R-T zone, in accordance with Section 3202 of the 1986 Zoning Code, permits condominiums, tourist cottages and summer rentals. These are all uses proposed by this project; uses, with exception to the condominium use, are existing.

The project was analyzed under the provisions of CEQA. It was determined that because the project consists of new construction as well as the conversion of a small structure because it does not exceed six units, the project complies with the Class 3 categorical exemption provisions, specifically, Section 15303 (b) "New Construction or Conversion of Small Structures".

The Class 3 exemption applies to this project because the existing building, while appearing as two buildings, remains one building with six units. The building remains attached at the basement level thereby remaining one multi-family residential building. Moreover, the existing building totals six units and no new units are being added. This building is also located in an urbanized area. Therefore, the project as proposed meets the provisions of the Class 3 Categorical Exemption and does not result in excessive environmental impacts requiring further analysis.

Issue 2: *The density, height, bulk, scale are inconsistent with our local coastal plan, resulting instead in a "canyonization" of Pacific Street, our first street east of the beach, with tremendous environmental impacts on the road in terms of public access, essentially privatizing our public beach.*

Staff Response:

The project as proposed, although taller than the existing apartment complex, would not exceed 35 feet in height, the maximum height permitted by the Zoning Code. The street view elevations would be no more than 23 feet in height at the front building line, consistent with single-family homes in the vicinity which were approved under the more restrictive height standards of the previously-applicable 1992 Zoning Ordinance. The taller elements that reach the maximum height of 35 feet as viewed from South Pacific Street would be setback approximately 19 feet from the second story building line thereby precluding the "canyonization" effect.

The proposed project would be consistent with existing multi-family development located immediately to the north and south of the subject properties. The height and overall scale of the proposed development would be consistent with the pattern of redevelopment on adjacent lots, as well as some of the redevelopment on both sides of South Pacific Street.

Projects which constitute multi-family development or involve at least 70 feet of street frontage are required to dedicate and construct public access to the beach when such access is not already present within 250 feet of the proposed project. The project, although involving a multi-family development, comprises less than 70 feet of street frontage and, therefore, is not required to provide public access. There is existing public access to the beach located within 200 feet, at the Hayes Street right-of-way.

Issue 3: *Our LCP was designed to allow public views all along our coast, allowing for a stepping back, much as other coastal communities. This project represents a continued piece-meal alteration of our LCP without a true public process, in stark violation of our LCP.*

Staff Response:

The project meets the requirements of the City's Local Coastal Plan (LCP). As noted in issue 2, the third story addition is not visible to pedestrians along South Pacific Street,

or beachgoers who might be directly in front of the building while standing on the beach. The third story sits approximately 19 feet back beyond the second story. Moreover, the proposed project would not impact any existing view corridors through public rights-of-way. The project, which presents visually as two separate triplexes, would provide South Pacific Street pedestrians with visual access to the ocean via the existing six-foot-wide view corridor between the two structures.

As required by the City's public noticing requirements, a public notice advising the public of the proposed project and inviting comment was executed. In response, one e-mail in opposition to the project was received and reported to the Planning Commission. Additionally, a letter in the form of a legal complaint was also submitted on September 22, 2014, by the legal firm: Seltzer, Caplan, Mcmahon, Vitek (Attachment 6). Staff's response to this legal complaint is included as Attachment 7.

Issue 4: This project is in direct violation of council policy, with regard to our mini-dorm ordinance.

Staff Response:

The mini-dorm ordinance does not pertain to the proposed project. The subject ordinance has not been certified as an amendment to the City's LCP.

FISCAL IMPACT

The applicant has paid all fees required for the consideration of this application.

COMMISSION OR COMMITTEE REPORT

The Planning Commission reviewed the Tentative Tract Map, Conditional Use Permit Development Plan, and Regular Coastal Permit on September 22, 2014. Public hearing notices were mailed to business and residential property owners within the 300-foot radius and occupants within the 100-foot radius of the proposed project. The Planning Commission approved the project on a 4-0 vote, with three members absent.

CITY ATTORNEY'S ANALYSIS

Pursuant to Oceanside Zoning Ordinance Article 4605, the City Council is authorized to hold a public hearing on the appeal of this project's applications. Consideration of the appeal should be based on the record of the decision of the Planning Commission and evidence presented at the public hearing. After conducting the public hearing, the Council shall affirm, modify, or reverse the Planning Commission's decision. If the decision is modified or reversed, the City Council is required to state the specific reasons for the modification or reversal. A resolution would then need to be prepared and brought back to Council for consideration.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution upholding Planning Commission Resolution No. 2014-P21 approving Tentative Tract Map (T14-00003), Development Plan (D14-00006), Conditional Use Permit (CUP14-00011) and Regular Coastal Permit (RC14-00006) for the conversion of a six-unit multi-family development into a six-unit condominium located at 817 and 819 South Pacific Street.

PREPARED BY:

Marie Luna
Project Planner

SUBMITTED BY:

Steve Jepsen
City Manager

REVIEWED BY:

Michelle Skaggs-Lawrence, Assistant City Manager
Marisa Lundstedt, City Planner

ATTACHMENTS:

1. Site Plans/Floor Plans & Elevations
2. City Council Resolution
3. Planning Commission Staff Report dated September 22, 2014
4. Call for review
5. Parking Summary
6. Legal Complaint Letter
7. Staff Response to Legal Complaint Letter

NOTICE OF FINAL ACTION
REGULAR COASTAL PERMIT

Date: November 13, 2014

The following project is located within the City of Oceanside Coastal Zone. A Coastal Permit application for the project has been acted upon.

Applicant: 823 South Pacific LLC
1821 South Coast Highway
Oceanside, CA. 92054
Phone: (760) 722-4904 (Paul Longton)

Project Location: 823 South Pacific Street

APN Number: 150-356-21-00

Zoning: Residential Tourist (R-T) **General Plan (UHD-R):** Urban High-Density Residential

Proposed Development: Request for a Parcel Map (P14-00008), Development Plan (D14-00005), and Regular Coastal Permit (RC14-00005) to allow a two-unit condominium with associated parking and landscaping to replace an existing single-family residence.

Application File Number:	P14-00008/D14-00005/ RC14-00005
Filing Date:	November 13, 2014
Action By:	City Council (November 5, 2013)
Action:	Approved with Conditions
Conditions of Approval:	(See attached City Council Resolution 14-R0666-1 and Planning Commission Resolution 2014-P-23)
Findings:	(See attached City Council Resolution 14-R0666-1 and Planning Commission Resolution 2014-P-23)

_____ Appealable to the Oceanside Planning Commission in writing within 10 days of City Planner's decision.

_____ Appealable to the Oceanside City Council in writing within 10 days of the Planning Commission's decision. The appeal, accompanied by an $820 filing fee, must be filed in the City Clerk's Office at 300 North Coast Highway, Oceanside no later than 4:30 p.m. on the above-noted appeal deadline date.

_____ Not appealable to the Coastal Commission.

XX Appealable to the Coastal Commission pursuant to Public Resources Code Section 30603. An aggrieved person may appeal this decision to the Coastal Commission within 10 working days of the Coastal Commission's receipt of the Notice of Final Action.

Address: California Coastal Commission/ San Diego District Office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402
Phone: (619) 767-2370

PUBLIC HEARING ITEMS

Public hearing items are "time-certain" and are heard beginning at 5:00 p.m. Due to the time-certain requirement, other items may be taken out of order on the agenda to accommodate the 5:00 p.m. public hearing schedule.

21. **Harbor: Adoption** of a resolution approving Development Permit (D14-00014), Conditional Use Permit (CUP14-00023), and Regular Coastal Permit (RC14-00011) for the construction of a temporary desalination pilot facility (test well) within Parking Lot 10 at the terminus of Harbor Drive South in the Oceanside Small Craft Harbor Precise Plan Area – Desalination Test Well No. 2 – Applicant: City of Oceanside

A) Mayor opens Public Hearing
B) Mayor requests disclosure of Councilmember and constituent contacts and correspondence
C) City Clerk presents correspondence and/or petitions
D) Testimony beginning with Amy Fousekis, Principal Planner
E) Recommendation – adopt the resolution

Resolution No. 14-R0664-2
Approved 5-0

City Council: Councilmember Call for Review – Adoption of a resolution upholding Planning Commission Resolution No. 2014-P21 approving Tentative Tract Map (T14-00003), Conditional Use Permit Cup (CUP14-00011), Development Plan (D14-00006), and Regular Coastal Permit (RC14-00006) for the conversion of a six-unit multi-family development into a six-unit condominium located at 817 and 819 South Pacific Street – Applicants: Strands End Limited, LLC, and Leeds Properties, LLC

A) Mayor opens Public Hearing
B) Mayor requests disclosure of Councilmember and constituent contacts and correspondence
C) City Clerk presents correspondence and/or petitions
D) Testimony beginning with Marie Luna, Project Planner
E) Recommendation – adopt the resolution

Resolution No. 14-R0665-1
Approved 3-2 (Wood and Sanchez – No)

City Council: Councilmember Call for Review – Adoption of a resolution upholding Planning Commission Resolution No. 2014-P23 approving Parcel Map (P14-00008), Development Plan (D14-00005), and Regular Coastal Permit (RC14-00005) for the conversion of a single family dwelling to a two-unit residential structure at 823 South Pacific Street – Applicant: 823 S. Pacific, LLC

A) Mayor opens Public Hearing
B) Mayor requests disclosure of Councilmember and constituent contacts and correspondence
C) City Clerk presents correspondence and/or petitions
D) Testimony beginning with Marie Luna, Project Planner
E) Recommendation – adopt the resolution

Resolution No. 14-R0666-1
Approved 3-2 (Wood and Sanchez – No)

ITEM NO. 23

STAFF REPORT *CITY OF OCEANSIDE*

DATE: November 5, 2014

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **ADOPTION OF A RESOLUTION UPHOLDING PLANNING COMMISSION RESOLUTION NO. 2014-P23 FOR THE CONDOMINIUM CONVERSION AT 823 SOUTH PACIFIC STREET – APPLICANT: 823 S. PACIFIC, LLC**

SYNOPSIS

Staff recommends that the City Council adopt a resolution upholding Planning Commission Resolution No. 2014-P23 approving Parcel Map (P14-00008), Development Plan (D14-00005), and Regular Coastal Permit (RC14-00005) for the conversion of a single-family dwelling to a two-unit residential structure located at 823 South Pacific Street.

BACKGROUND

On September 22, 2014, the Planning Commission by a vote of 4-to-0, with 3 members absent, approved the two-unit condominium conversion project and residential addition submitted under Parcel Map (P14-00008), Development Plan (D14-00005) and Regular Coastal Permit (RC14-00005).

On October 2, 2014, the project was called for review by Mayor Wood and Deputy Mayor Sanchez. The call for review provided several reasons which are discussed under the analysis section of this report.

The project site is located on a 3,250 square-foot lot zoned Residential Tourist (R-T) and designated Urban High-Density Residential (UHD-R). The site is located between Wisconsin Avenue and Hayes Street within the Townsite Planning Neighborhood just south of the area referred to as "The Strand". Surrounding zoning directly north, south and east includes Residential Tourist (R-T). Property to the west is the Pacific Ocean.

Surrounding uses include single and multi-family developments, some of which are used as vacation rentals consistent with permitted uses in the R-T zone.

Project Description: The project application is comprised of three components; Parcel Map (P14-00008), Development Plan (D14-00005) and Regular Coastal Permit (RC14-00005), representing a request under the City's subdivision ordinance to permit the partial

demolition and remodel of an existing single-family home into a duplex comprised of two residential condominiums. (See Attachment #3 – Planning Commission Staff Report dated September 22, 2014)

ANALYSIS

Call for Review of the Planning Commission Decision by Deputy Mayor Sanchez

Listed below are the concerns related to this call for review, along with staff's response to each concern. Staff reviewed the issues and believes that each of the concerns raised were addressed during staff's review of the proposed project. The proposed addition was analyzed by staff on the consistency with the Land Use Element of the General Plan, the Zoning Ordinance, and the Local Coastal Program.

- The project results in the creation of two residential condominium units, one residential unit more than the existing single family home.
- The project results in 12 bedrooms and 12 baths.
- The project results in four parking spaces, one more than required by Code.
- The project results in the addition of approximately 1,500 square feet beyond the existing residence totaling nearly 4,600 square feet for a total square footage of approximately 6,166 square feet.
- The project results in the addition of a third story and a height of 35 feet, the maximum permitted by Code. This height is 12 feet higher than the existing residence.

The proposed project was analyzed by staff on the consistency with the Land Use Element of the General Plan, the Zoning Ordinance, and the Local Coastal Program.

Issues

Issue 1: *The project is not consistent with the character of the surrounding community and in fact seeks to establish such a higher density and intensity of use that the project results in extremely excessive environmental impacts, insufficiently analyzed and addressed.*

Staff Response:

The project is zoned Residential-Tourist (R-T). The R-T zone allows for single-family residential, multi-family residential and vacation rentals. The proposed project is a duplex. It proposes to convert a single-family home into a two-unit condominium by adding one additional unit. Presently, the project operates as a vacation rental subject to the City's Temporary Occupancy Tax (TOT). As such, no changes, other than the addition of square footage and the conversion from single-family to a duplex condominium is proposed. The project is within the density permitted under the Urban High-Density Residential (UHD-R) land use designation.

The project was analyzed under the provisions of CEQA. Due to the fact that the project consists of new construction as well as the conversion of a small structure to one with no more than two dwelling units, it complies with the Class 3 categorical exemption provisions, specifically, Section 15303 (b) "New Construction or Conversion of Small Structures".

Issue 2: *The density, height, bulk, scale are inconsistent with our local coastal plan, resulting instead in a "canyonization" of Pacific Street, our first street east of the beach, with tremendous environmental impacts on the road in terms of public access, essentially privatizing our public beach.*

Staff Response:

The project as proposed, although taller than the existing single family home, would not exceed 35 feet in height, the maximum height permitted by the Zoning Code. The street view elevations would be no more than 23 feet in height at the front building line, consistent with single-family homes in the vicinity which were approved under the more restrictive height standards of the previously-applicable 1992 Zoning Ordinance. The taller elements that reach the maximum height of 35 feet as viewed from South Pacific Street would be setback approximately 23 feet from the second story building line thereby precluding the "canyonization" effect.

The proposed project would be consistent with existing multi-family development located immediately to the north and south of the subject properties. The height and overall scale of the proposed development would be consistent with the pattern of redevelopment on adjacent lots, as well as some of the redevelopment on both sides of South Pacific Street.

Projects which constitute multi-family development or involve at least 70 feet of street frontage are required to dedicate and construct public access to the beach when such access is not already present within 250 feet of the proposed project. The project, although involving a multi-family development described as a duplex condominium, comprises less than 70 feet of street frontage and, therefore, is not required to provide public access. There is existing public access to the beach located within 200 feet, at the Hayes Street right-of-way.

Issue 3: *Our LCP was designed to allow public views all along our coast, allowing for a stepping back, much as other coastal communities. This project represents a continued piece-meal alteration of our LCP without a true public process, in stark violation of our LCP.*

Staff Response:

The project meets the requirements of the City's Local Coastal Plan (LCP). As noted above in issue 2, the third story addition is not visible to pedestrians along South Pacific Street, or beachgoers who might be directly in front of the building while standing on the

beach. The third story sits approximately 23 feet back beyond the second story. Moreover, the proposed project would not impact any existing view corridors through public rights-of-way.

As required by the City's public noticing requirements, a public notice advising the public of the proposed project and inviting comment was executed. In response, one e-mail in opposition to the project was received and reported to the Planning Commission. Additionally, a letter in the form of a legal complaint was also submitted on September 22, 2014, by the legal firm: Seltzer, Caplan, Mcmahon, Vitek (Attachment 5). Staff's response to this legal complaint is included as Attachment 6.

Issue 4: *This project is in direct violation of council policy, with regard to our mini-dorm ordinance.*

Staff Response:

The mini-dorm ordinance does not pertain to the proposed project. The subject ordinance has not been certified as an amendment to the City's LCP.

FISCAL IMPACT

The applicant has paid all fees required for the consideration of this application.

COMMISSION OR COMMITTEE REPORT

The Planning Commission reviewed the Parcel Map, Development Plan, and Regular Coastal Permit on September 22, 2014. Public hearing notices were mailed to business and residential property owners within the 300-foot radius and occupants within the 100-foot radius of the proposed project. The Planning Commission approved the project on a vote of 4-to-0, with three members absent.

CITY ATTORNEY'S ANALYSIS

Pursuant to Oceanside Zoning Ordinance Article 4605, the City Council is authorized to hold a public hearing on the appeal. Consideration of the appeal should be based on the record of the decision of the Planning Commission and evidence presented at the public hearing. After conducting the public hearing, the Council shall affirm, modify, or reverse the Planning Commission's decision. If the decision is modified or reversed, the City Council is required to state the specific reasons for the modification or reversal, and a resolution would need to be brought back to Council to reverse the decision.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution upholding Planning Commission Resolution No. 2014-P23 approving Parcel Map (P14-00008), Development Plan (D14-00005), and Regular Coastal Permit (RC14-00005) for the conversion of a single-family dwelling to a two-unit residential structure located at 823 South Pacific Street.

PREPARED BY:

Marie Luna
Project Planner

SUBMITTED BY:

Steve Jepsen
City Manager

REVIEWED BY:

Michelle Skaggs-Lawrence, Assistant City Manager
Marisa Lundstedt, City Planner

ATTACHMENTS:

1. Site Plans/Floor Plans & Elevations
2. City Council Resolution
3. Planning Commission Staff Report dated September 22, 2014
4. Call for review
5. Legal Complaint Letter
6. Staff Response to Legal Complaint Letter

NOTICE OF FINAL ACTION
REGULAR COASTAL PERMIT

Date: November 13, 2014

The following project is located within the City of Oceanside Coastal Zone. A Coastal Permit application for the project has been acted upon.

Applicant: 825 South Pacific LLC
1821 South Coast Highway
Oceanside, CA. 92054
Phone: (760) 722-4904 (Paul Longton)

Project Location: 825 South Pacific Street

APN Number: 150-356-20-00

Zoning: Residential Tourist (R-T) **General Plan (UHD-R):** Urban High-Density Residential

Proposed Development: Request for a Parcel Map (P14-00007), Development Plan (D14-00004), and Regular Coastal Permit (RC14-00004) to allow a two-unit condominium with associated parking and landscaping to replace an existing single-family residence.

Application File Number:	P14-00007/D14-00004/ RC14-00004
Filing Date:	November 13, 2014
Action By:	City Council (November 5, 2013)
Action:	Approved with Conditions
Conditions of Approval:	(See attached City Council Resolution 14-R0667-1 and Planning Commission Resolution 2014-P-22)
Findings:	(See attached City Council Resolution 14-R0667-1 and Planning Commission Resolution 2014-P-22)

_____ Appealable to the Oceanside Planning Commission in writing within 10 days of City Planner's decision.

_____ Appealable to the Oceanside City Council in writing within 10 days of the Planning Commission's decision. The appeal, accompanied by an $820 filing fee, must be filed in the City Clerk's Office at 300 North Coast Highway, Oceanside no later than 4:30 p.m. on the above-noted appeal deadline date.

_____ Not appealable to the Coastal Commission.

XX Appealable to the Coastal Commission pursuant to Public Resources Code Section 30603. An aggrieved person may appeal this decision to the Coastal Commission within 10 working days of the Coastal Commission's receipt of the Notice of Final Action.

Address: California Coastal Commission/ San Diego District Office
7575 Metropolitan Drive, Suite 103
San Diego, CA 92108-4402
Phone: (619) 767-2370

City Council: Councilmember Call for Review – Adoption of a resolution upholding Planning Commission Resolution No. 2014-P22 approving Parcel Map (P14-00007), Development Plan (D14-00004), and Regular Coastal Permit (RC14-00004) for the conversion of a single family dwelling to a two-unit residential structure at 825 South Pacific Street – Applicant: 825 S. Pacific, LLC

A) Mayor opens Public Hearing
B) Mayor requests disclosure of Councilmember and constituent contacts and correspondence
C) City Clerk presents correspondence and/or petitions
D) Testimony beginning with Marie Luna, Project Planner
E) Recommendation – adopt the resolution

Resolution No. 14-R0667-1
Approved 3-2 (Wood and Sanchez – No)

MAYOR AND/OR COUNCILMEMBER ITEMS

25. Request by Councilmember Kern to present acknowledgements to Chuck Atkinson, 2014-15 Oceanside Veteran of the Year, and to HomeFront San Diego as the 2014-15 Oceanside Veteran Organization of the Year *(Continued from October 15, 2014)*

Presentations made

26. [Request by Deputy Mayor Sanchez to recognize Charles "Chuck" Lowery, OHS Class of 1969, for his many contributions to our Oceanside community, including creating local jobs for over 20 years; raising much-needed funding for our Oceanside youth and families through his dedication and work with the Oceanside Charitable Foundation and TKF Tariq Khamisa Foundation; as well as his commendable service on TERI's Arts Advisory Committee *(Continued from October 15, 2014)*]

Removed from the agenda by Deputy Mayor Sanchez

27. [Request by Mayor Wood to present a Certificate of Recognition to Dana Corso, President of ACTION *(Continued from October 15, 2014)*]

Removed from the agenda by Mayor Wood

INTRODUCTION AND ADOPTION OF ORDINANCES

The following items are ordinances for introduction or adoption by the City Council/HDB/CDC/OPFA. Ordinances are laws of the City of Oceanside and require introduction and adoption at two separate City Council meetings (urgency ordinances are an exception, and may be introduced and adopted at one meeting as an emergency measure). The City Council/HDB/CDC/OPFA has adopted a policy that it is sufficient to read the title of ordinances at the time of introduction and adoption, and that full reading of ordinances may be waived. After the City Attorney has read the titles, the City Council/HDB/CDC/OPFA may introduce or adopt the ordinances below in a single vote. There will be no discussion of the items unless requested by members of the City Council/HDB/CDC/OPFA or the public through submittal of a Request to Speak form prior to the commencement of this agenda item.

None

ITEM NO. 24

STAFF REPORT

CITY OF OCEANSIDE

DATE: November 5, 2014

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **ADOPTION OF A RESOLUTION UPHOLDING PLANNING COMMISSION RESOLUTION NO. 2014-P22 FOR THE CONDOMINIUM CONVERSION AT 825 SOUTH PACIFIC STREET – APPLICANT: 825 S. PACIFIC, LLC**

SYNOPSIS

Staff recommends that the City Council adopt a resolution upholding Planning Commission Resolution No. 2014-P22 approving Parcel Map (P14-00007), Development Plan (D14-00004), and Regular Coastal Permit (RC14-00004) for the conversion of a single-family dwelling to a two-unit residential structure located at 825 South Pacific Street.

BACKGROUND

On September 22, 2014, the Planning Commission by a 4-0 vote, with 3 members absent, approved the two-unit condominium conversion project and residential addition submitted under Parcel Map (P14-00007), Development Plan (D14-00004) and Regular Coastal Permit (RC14-00004).

On October 2, 2014, the project was called for review by Mayor Wood and Deputy Mayor Sanchez. The call for review provided several reasons which are discussed under the analysis section of this report.

The project site is located on a 3,250 square-foot lot zoned Residential Tourist (R-T) and designated Urban High-Density Residential (UHD-R). The site is located between Wisconsin Avenue and Hayes Street within the Townsite Planning Neighborhood just south of the area referred to as "The Strand". Surrounding zoning directly north, south and east includes Residential Tourist (R-T). Property to the west is the Pacific Ocean. Surrounding uses include single and multi-family developments, some of which are used as vacation rentals consistent with permitted uses in the R-T zone.

Project Description: The project application is comprised of three components; Parcel Map (P14-00007), Development Plan (D14-00004) and Regular Coastal Permit (RC14-00004) representing a request under the City's subdivision ordinance to permit the

partial demolition and remodel of an existing single-family home into a duplex comprised of two residential condominiums. (See Attachment #3 – Planning Commission Staff Report dated September 22, 2014)

ANALYSIS

Call for Review of the Planning Commission Decision by Deputy Mayor Sanchez

Listed below are the concerns related to this call for review, along with staff's response to each concern. Staff reviewed the issues and believes that each of the concerns raised were addressed during staff's review of the proposed project. The proposed addition was analyzed by staff on the consistency with the Land Use Element of the General Plan, the Zoning Ordinance, and the Local Coastal Program.

- The project results in the creation of two residential condominium units, one residential unit more than the existing single family home.
- The project results in 12 bedrooms and 12 baths.
- The project results in four parking spaces, one more than required by Code.
- The project results in the addition of approximately 1,700 square feet beyond the existing residence totaling approximately 4,700 square feet for a total square footage of approximately 6,443 square feet.
- The project results in the addition of a third story and a height of 35 feet, the maximum permitted by Code. This height is 12 feet higher than the existing residence.

The proposed project was analyzed by staff on the consistency with the Land Use Element of the General Plan, the Zoning Ordinance, and the Local Coastal Program.

Issues

Issue 1: *The project is not consistent with the character of the surrounding community and in fact seeks to establish such a higher density and intensity of use that the project results in extremely excessive environmental impacts, insufficiently analyzed and addressed.*

Staff Response:

The project is zoned Residential-Tourist (R-T). The R-T zone allows for single-family residential, multi-family residential and vacation rentals. The proposed project is a duplex. It proposes to convert a single-family home into a two-unit condominium by adding one additional unit. Presently, the project operates as a vacation rental subject to the City's Temporary Occupancy Tax (TOT). As such, no changes, other than the addition of square footage and the conversion from single-family to a duplex condominium is proposed. The project is within the density permitted under the Urban High-Density Residential (UHD-R) land use designation.

The project was analyzed under the provisions of CEQA. Due to the fact that the project consists of new construction as well as the conversion of a small structure to one with no more than two dwelling units, it complies with the Class 3 categorical exemption provisions, specifically, Section 15303 (b) "New Construction or Conversion of Small Structures".

Issue 2: *The density, height, bulk, scale are inconsistent with our local coastal plan, resulting instead in a "canyonization" of Pacific Street, our first street east of the beach, with tremendous environmental impacts on the road in terms of public access, essentially privatizing our public beach.*

Staff Response:

The project as proposed, although taller than the existing single family home, would not exceed 35 feet in height, the maximum height permitted by the Zoning Code. The street view elevations would be no more than 26 feet in height at the front building line, consistent with single-family homes in the vicinity which were approved under the more restrictive height standards of the previously-applicable 1992 Zoning Ordinance. The taller elements that reach the maximum height of 35 feet as viewed from South Pacific Street would be setback approximately 28 feet from the second story building line thereby precluding the "canyonization" effect.

The proposed project would be consistent with existing multi-family development located immediately to the north and south of the subject properties. The height and overall scale of the proposed development would be consistent with the pattern of redevelopment on adjacent lots, as well as some of the redevelopment on both sides of South Pacific Street.

Projects which constitute multi-family development or involve at least 70 feet of street frontage are required to dedicate and construct public access to the beach when such access is not already present within 250 feet of the proposed project. The project, although involving a multi-family development described as a duplex condominium, comprises less than 70 feet of street frontage and, therefore, is not required to provide public access. There is existing public access to the beach located within 200 feet, at the Hayes Street right-of-way.

Issue 3: *Our LCP was designed to allow public views all along our coast, allowing for a stepping back, much as other coastal communities. This project represents a continued piece-meal alteration of our LCP without a true public process, in stark violation of our LCP.*

Staff Response:

The project meets the requirements of the City's Local Coastal Plan (LCP). As noted above in issue 2, the third story addition is not visible to pedestrians along South Pacific Street, or beachgoers who might be directly in front of the building while standing on the

beach. The third story sits approximately 28 feet back beyond the second story. Moreover, the proposed project would not impact any existing view corridors through public rights-of-way.

As required by the City's public noticing requirements, a public notice advising the public of the proposed project and inviting comment was executed. In response, one e-mail in opposition to the project was received and reported to the Planning Commission. Additionally, a letter in the form of a legal complaint was also submitted on September 22, 2014 by the legal firm: Seltzer, Caplan, Mcmahon, Vitek (Attachment 5). Staff's response to this legal complaint is included as Attachment 6.

Issue 4: *This project is in direct violation of council policy, with regard to our mini-dorm ordinance.*

Staff Response:

The mini-dorm ordinance does not pertain to the proposed project. The subject ordinance has not been certified as an amendment to the City's LCP.

FISCAL IMPACT

The applicant has paid all fees required for the consideration of this application.

COMMISSION OR COMMITTEE REPORT

The Planning Commission reviewed the Parcel Map, Development Plan, and Regular Coastal Permit on September 22, 2014. Public hearing notices were mailed to business and residential property owners within the 300-foot radius and occupants within the 100-foot radius of the proposed project. The Planning Commission approved the project on a vote of 4-to-0, with three members absent.

CITY ATTORNEY'S ANALYSIS

Pursuant to Oceanside Zoning Ordinance Article 4605, the City Council is authorized to hold a public hearing on the appeal of this project's applications. Consideration of the appeal should be based on the record of the decision of the Planning Commission and evidence presented at the public hearing. After conducting the public hearing, the Council shall affirm, modify, or reverse the Planning Commission's decision. If the decision is modified or reversed, the City Council is required to state the specific reasons for the modification or reversal. In this event, staff will then be required to prepare a resolution to be brought back to Council to reverse the Planning Commission decision.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution upholding Planning Commission Resolution No. 2014-P22 approving Parcel Map (P14-00007),

Development Plan (D14-00004), and Regular Coastal Permit (RC14-00004) for the conversion of a single-family dwelling to a two-unit residential structure located at 825 South Pacific Street.

PREPARED BY:

Marie Luna
Project Planner

SUBMITTED BY:

Steve Jepsen
City Manager

REVIEWED BY:

Michelle Skaggs-Lawrence, Assistant City Manager
Marisa Lundstedt, City Planner

ATTACHMENTS:

1. Site Plans/Floor Plans & Elevations
2. City Council Resolution
3. Planning Commission Staff Report dated September 22, 2014
4. Call for review
5. Legal Complaint Letter
6. Staff Response to Legal Complaint Letter

23. City Council/Harbor/CDC: Adoption of resolutions approving and adopting amendments to the Appendix of the City of Oceanside Local Conflict of Interest Codes for the **(1)** City Council, **(2)** Oceanside Small Craft Harbor District, and **(3)** Oceanside Community Development Commission

A) Mayor opens public hearing
B) Mayor requests disclosure of Councilmember and constituent contacts and correspondence
C) City Clerk presents correspondence and/or petitions
D) Testimony, beginning with John P. Mullen, City Attorney
E) Recommendation – adopt the resolutions

(1) Resolution No. 14-R0698-1
(2) Resolution No. 14-R0699-2
(3) Resolution No. 14-R0700-3
Approved 4-0 (Kern Absent)

24. City Council: **(1)** Introduction of an ordinance amending Chapter 29 of the Oceanside City Code by establishing wastewater user rate increases; **(2)** introduction of an ordinance amending Chapter 37 of the Oceanside City Code by establishing water user rate and external water provider charge increases; and **(3)** adoption of a resolution increasing the fee for City waste services

A) Mayor opens public hearing
B) Mayor requests disclosure of Councilmember and constituent contacts and correspondence
C) City Clerk presents correspondence and/or petitions
D) Testimony, beginning with Cari Dale, Water Utilities Director
E) Recommendation – introduce the ordinances and adopt the resolution

(1) Introduction of Ordinance
(2) Introduction of Ordinance
(3) Resolution No. 14-R0701-1
Approved 4-0 (Kern Absent)

25. City Council: Councilmember Call for Review – Adoption of a resolution upholding Planning Commission Resolution No. 2014-P24 approving Tentative Tract Map (T14-00001), Development Plan (D13-00012), and Regular Coastal Permit (RC13-00016) for the construction of two additional condominium units on a newly created third floor of an existing four-unit condominium complex at 809 South Pacific Street – Applicant: Strands End Limited, LLC

A) Mayor opens Public Hearing
B) Mayor requests disclosure of Councilmember and constituent contacts and correspondence
C) City Clerk presents correspondence and/or petitions
D) Testimony beginning with Richard Greenbauer, Senior Planner
E) Recommendation – adopt the resolution

Tie Vote 2-2 (Feller and Felien – No; Kern absent)
[This vote constitutes "no action," and the item will be placed on the December 3 agenda for further consideration per Code Section 2.1.34]

MAYOR AND/OR COUNCILMEMBER ITEMS

None

ITEM NO. 25

STAFF REPORT

CITY OF OCEANSIDE

DATE: November 19, 2014

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **ADOPTION OF A RESOLUTION UPHOLDING PLANNING COMMISSION RESOLUTION NO. 2014-P24 FOR THE CONSTRUCTION OF TWO ADDITIONAL CONDOMINIUM UNITS ON A NEWLY CREATED THIRD FLOOR OF AN EXISTING FOUR-UNIT CONDOMINIUM COMPLEX AT 809 SOUTH PACIFIC STREET – APPLICANT: STRANDS END LIMITED, LLC.**

SYNOPSIS

Staff recommends that the City Council adopt a resolution upholding Planning Commission Resolution No. 2014-P24 approving Tentative Tract Map (T14-00001), Development Plan (D13-00012), and Regular Coastal Permit (RC13-00016) for the construction of two additional condominium units on a newly created third floor of an existing four-unit condominium complex at 809 South Pacific Street.

BACKGROUND

The subject 9,750-square-foot property was originally subdivided in 1906 and is part of the Meyers Addition.

On October 6, 2014, the Planning Commission by a vote of 7 to 0 approved the addition of two condominium units on a newly created third floor of an existing four-unit condominium complex under Tentative Tract Map (T14-00001), Development Plan (D13-00012) and Regular Coastal Permit (RC13-00016).

On October 16, 2014, the project was called for review by Mayor Wood and Deputy Mayor Sanchez. The call for review provided several reasons which are discussed under the analysis section of this report.

The project site is zoned Residential-Tourist (RT), has a land use designation of Urban High-Density Residential (UHD-R), and is located within the Townsite Planning Neighborhood. These designations provide for single and multi-family residential uses serving both residents and visitors. The subject property abuts single-family residences to the north and south, bungalow-style apartments to the east, and the Pacific Ocean to the west.

PROJECT DESCRIPTION

The subject site is fully developed with an existing four-unit condominium complex designed with two habitable stories over basement/garage. The basement/garage area provides 11 off-street parking spaces and multiple storage areas and mechanical rooms. The roof top has been utilized as deck area with those portions enclosed being utilized as mechanical equipment room and stairwell access to the rooftop deck.

The lot measures approximately 75 feet in width and 130 feet in length, which is typical of beachfront properties south of Wisconsin Avenue. The property occupies a portion of coastal bluff that descends approximately 10 vertical feet from South Pacific Street to the Strand which is located immediately inland of the revetment.

The proposed project is a request to allow the minor demolition of an existing roof top deck and the construction of a third floor with two additional condominium units upon the existing two-story, 10,483-square-foot four-unit condominium complex. The proposed addition of a third story with two condo units totaling 4,608 square feet combined would maintain the original four-unit footprint and would provide a total of 12 off-street parking spaces within the existing subterranean enclosed garage which is accessed directly off the Strand. The proposed addition of two units along with a condominium subdivision would establish a new density of 26.8 dwelling units per acre, where the permitted density range for the RT zoned parcel is 29.0-43.0 D.U./acre. Although the pattern and character of development in the surrounding area is that of multi-family residential, the actual use of the properties in the area west of Pacific Street are predominately those of vacation rentals.

ANALYSIS

Call for Review of the Planning Commission Decision to Approve the Project by Mayor Wood and Deputy Mayor Sanchez on the following grounds:

- The project is inconsistent with the character of the surrounding community.
- The project seeks to establish higher densities resulting in excessive environmental impacts such as public access, impacts to the road systems, and privatizing of beaches all of which have not been analyzed and addressed.
- The density, height, and bulk, scale are inconsistent with the Local Coastal Plan (LCP) and results in "canyonization".
- The project represents a continued piece-meal alteration of the LCP and is in violation of the LCP.
- The project is in direct violation of Council Policy with regards to the Mini-Dorm Ordinance.
- Also by reference, the objections by the community, represented by Erik L. Schraner, Esq., of Seltzer, Caplan, McMahon and Vitek

Staff reviewed the issues above, and believes that each of the concerns raised were addressed during staff's review of the proposed project and considered as part of the

projects approval by the Planning Commission. As designed and conditioned, the project proposes a residential addition and subdivision that meets all development regulations contained within the 1986 Zoning Ordinance and City of Oceanside Subdivision Ordinance and is consistent with the City's General Plan Land Use Element and the Local Coastal Plan.

Listed below are the grounds related to this call for review, along with staff's response to each concern.

Issues

Issues 1&2: The project is not consistent with the character of the surrounding community and in fact seeks to establish such a higher density and intensity of use that the project results in extremely excessive environmental impacts, insufficiently analyzed and addressed.

Staff Response:

The project is zoned Residential-Tourist (RT), which allows for single-family residential, multi-family residential, and vacation rentals. The proposed project is a multi-family residential project proposed for conversion from a four-unit condominium complex to a six-unit condominium complex. The proposed residences would be consistent with existing higher density multi-family developments located immediately adjacent to the site and while integrated with some smaller single-story multi-family residence, the overall product type would be compatible with the surrounding neighborhood. The height and overall scale of the newly expanded six-unit condominium complex would maintain the original development's architectural design treatments and would blend in with the overall existing pattern of development, which incorporates three stories over basement type designs. Exterior wall treatments, fenestration and other finish materials would be maintained as originally approved and in a manner that visually complement the area. The multi-family residential project currently operates as a vacation rental subject to the City's Temporary Occupancy Tax (TOT). As such, no changes, other than the addition of two units on a newly created third floor, are proposed. The project while creating a higher density than currently exist, will remain below based density for the Urban High-Density Residential (UHD-R) designated parcel.

The R-T zone, in accordance with Section 3202 of the 1986 Zoning Code, permits condominiums, tourist cottages, and summer rentals. These are all uses proposed by this project.

The project was analyzed under the provisions of CEQA. It was determined that because the project consists of new construction and the conversion of a small structure that does not exceed six units within an urbanized area, the project qualifies for issuance of a Class 3 categorical exemption, specifically, Section 15303 (b) "New Construction or Conversion of Small Structures".

Issue 3: *The density, height, bulk, scale are inconsistent with our local coastal plan, resulting instead in a "canyonization" of Pacific Street, our first street east of the beach, with tremendous environmental impacts on the road in terms of public access, essentially privatizing our public beach.*

Staff Response:

The subject proposal to add two condominium units above the existing four condominium units would maintain consistency with the overall architectural design established with the original development back in 2006. As for massing of the two newly created units, enhanced setbacks (approximately 24'-0") from the front property line along South Pacific Street and (approximately 14'-0") from the rear property line along the Strand will be provided, thereby precluding the creation of a "canyonization" effect. Overall design has been determined to be consistent with the bulk and scale of the surrounding 800 Block of South Pacific Street. The proposed six-unit condominium complex is three stories in height, does not exceed the allowable height limit of 35 feet above average grade and has been developed in a manner that respects the view shed as seen from South Pacific Street.

Staff finds that massing impacts, while different from what exist today, would be reduced through the previously discussed enhanced setbacks. Ultimately, the addition of two units utilizing the existing architectural design of the condominium complex would provide only a minor noticeable change within the 800 block of South Pacific Street, and would in turn provide for additional housing stock in the coastal zone or residential tourist accommodations as vacation rentals.

As for impacts to public access to the beach, existing public access to the beach exist within 200 feet at Wisconsin street and south at Hayes Street. The proposal to add two condominium units would not require any off-site improvements; therefore, no impacts to public access will occur as a result of the project.

Issue 4: *The project represents a continued piece-meal alteration of the LCP and is in violation of the LCP.*

Staff Response:

Staff finds that the proposed project is within the Local Coastal Zone and as designed, would comply with all provisions of the LCP. Projects within the Coastal Zone are required to meet the provisions of the adopted LCP and the underlying RT zone. Such projects must provide sensitive development in order to promote and achieve compatibility with surrounding development. The existing and evolving character of the neighborhood within the Coastal Zone and site-specific design elements have been considered at length throughout the design and review of this project.

The Coastal Act requires that the visual qualities of the Coastal Zone shall be protected and that new development be sited and designed to be visually compatible with the

character of surrounding areas. All improvements to the property will not impact the surrounding areas, neighbors, or coastal views. Development of the proposed two additional condominium units would be consistent with the existing neighborhood in design, materials, colors, and type. The project has been designed to respect adjacent viewsheds by establishing a maximum height and finished pad that is similar to the adjacent multi-family and single-family residences within the Townsite Neighborhood.

Issue 5: *This project is in direct violation of Council Policy, with regard to our Mini-Dorm Ordinance.*

Staff Response:

The Mini-Dorm Ordinance does not pertain to the proposed project. The subject ordinance has not been certified as an amendment to the City's LCP.

Issue 6: *The objections by the community, represented by Erik L. Schraner, Esq., of Seltzer, Caplan, McMahon and Vitek by reference.*

Staff Response:

A letter in the form of a legal complaint was submitted on September 22, 2014, by the legal firm: Seltzer, Caplan, McMahon, and Vitek (Attachment 5). Staff's response to this legal complaint is included as Attachment 6.

FISCAL IMPACT

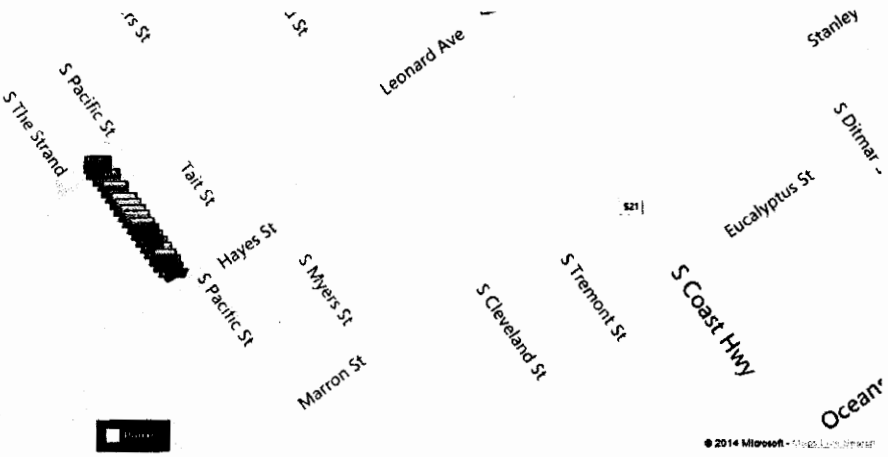
The applicant has paid all fees required for the consideration of this application.

COMMISSION OR COMMITTEE REPORT

The Planning Commission reviewed the Tentative Tract Map, Development Plan, and Regular Coastal Permit on October 6, 2014. Public hearing notices were mailed to business and residential property owners within the 300-foot radius and occupants within the 100-foot radius of the proposed project. The Planning Commission confirmed issuance of a Class 3 Categorical Exemption and approved the project in a 7-0 vote.

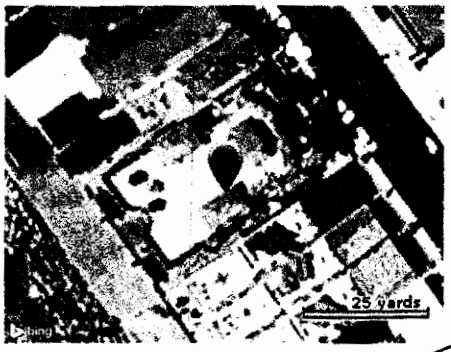
CITY ATTORNEY'S ANALYSIS

Pursuant to Oceanside Zoning Ordinance Article 4605, the City Council is authorized to hold a public hearing on the appeal of this project's applications. Consideration of the appeal should be based on the record of the decision of the Planning Commission and evidence presented at the public hearing. After conducting the public hearing, the Council shall affirm, modify, or reverse the Planning Commission's decision. If the decision is modified or reversed, the City Council is required to state the specific reasons for the modification or reversal. A resolution would then need to be prepared and brought back to Council for consideration.



Map
Generated on 11/30/2014

809 S Pacific St, Oceanside, CA 92054-3912, San Diego County



20	10,480	9,746	$117,000
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
16	N/A	MLT FAM DW	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	**Strands End Ltd LLC**	Tax Billing Zip:	**92054**
Tax Billing Address:	**1821 S Coast Hwy**	Tax Billing Zip+4:	**5321**
Tax Billing City & State:	**Oceanside, CA**	Owner Occupied:	**No**

Location Information

School District :	**Oceanside**	Location Influence:	**Ocean**
Comm College District Code:	**Mira Costa**	Map Coordinates:	**1106-B2**
Zip Code:	**92054**	Census Tract:	**183.00**
Carrier Route:	**C408**	Zoning:	**3**
Tract Number:	**984**	Subdivision:	**Myers Annex**

Tax Information

APN :	**150-356-13-00**	Lot # :	**5**
% Improved:	**51%**	Block # :	**C**
Tax Area:	**07000**		
Legal Description:	**PAR 1 TR 984**		

Assessment & Tax

Assessment Year	2014	2013	2012
Assessed Value - Total	$3,429,146	$3,413,649	$3,346,716
Assessed Value - Land	$1,678,026	$1,670,443	$1,637,690
Assessed Value - Improved	$1,751,120	$1,743,206	$1,709,026
YOY Assessed Change ($)	$15,497	$66,933	
YOY Assessed Change (%)	0.45%	2%	

Tax Year	Total Tax	Change ($)	Change (%)
2011	$34,922		
2012	$35,612	$690	1.98%
2013	$36,323	$711	2%

Special Assessment	Tax Amount
Oceanside Ltg 2-1991	$37.92
Vector Disease Ctrl	$12.42
Mwd Wtr Standby Chrg	$11.50
Cwa Wtr Availability	$10.00
Mosquito Surveillanc	$3.00
Total Of Special Assessments	$74.84

Characteristics

Lot Acres:	**0.2237**	Total Baths:	**16**
Lot Sq Ft:	**9,746**	Full Baths:	**16**
Building Sq Ft:	**10,480**	Effective Year Built:	**2005**
Total Units:	**4**	# of Buildings:	**1**
Bedrooms:	**20**	Land Use:	**Multi Family Dwelling**

811 S Pacific St, Oceanside, CA 92054-3912, San Diego County

9	5,910	3,152	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
11	N/A	DUPLEX	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	**R E V X Pacific North LLC**	Tax Billing Zip:	**92054**
Tax Billing Address:	**1821 S Coast Hwy**	Tax Billing Zip+4:	**5321**
Tax Billing City & State:	**Oceanside, CA**	Owner Occupied:	**No**

Location Information

School District :	**Oceanside**	Location Influence:	**Ocean**
Comm College District Code:	**Mira Costa**	Map Coordinates:	**1106-B2**
Zip Code:	**92054**	Census Tract:	**183.00**
Carrier Route:	**C408**	Zoning:	**4**
Tract Number:	**0984**	Subdivision:	**Myers Annex**

Tax Information

APN :	**150-356-14-00**	Lot # :	**8**
% Improved:	**37%**	Block # :	**C**
Tax Area:	**07000**		
Legal Description:	**LOT 8 BLK C TR 0984**		

Assessment & Tax

Assessment Year	2014	2013	2012
Assessed Value - Total	$2,701,562	$2,420,573	$2,373,112
Assessed Value - Land	$1,693,832	$1,686,177	$1,653,115
Assessed Value - Improved	$1,007,730	$734,396	$719,997
YOY Assessed Change ($)	$280,989	$47,461	
YOY Assessed Change (%)	11.61%	2%	

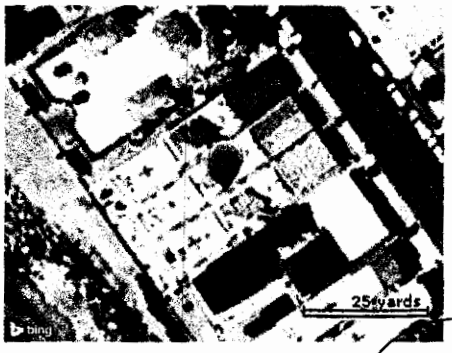
Tax Year	Total Tax	Change ($)	Change (%)
2011	$24,756		
2012	$25,245	$489	1.98%
2013	$25,749	$504	2%

Special Assessment	Tax Amount
Oceanside Ltg 2-1991	$15.80
Mwd Wtr Standby Chrg	$11.50
Cwa Wtr Availability	$10.00
Vector Disease Ctrl	$5.86
Mosquito Surveillanc	$3.00
Total Of Special Assessments	$46.16

Characteristics

Lot Acres:	**0.0724**	Garage Type:	**Garage**
Lot Sq Ft:	**3,152**	Garage Capacity:	**4**
Building Sq Ft:	**5,910**	Effective Year Built:	**2007**
Total Units:	**2**	Parking Type:	**Type Unknown**
Bedrooms:	**9**	# of Buildings:	**1**
Total Baths:	**11**	Land Use:	**Duplex**

813 S Pacific St, Oceanside, CA 92054, San Diego County



9	5,910	3,066	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
9	N/A	DUPLEX	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	**Evergreen Hebron**	Tax Billing Zip+4:	**5321**
Tax Billing Address:	**1821 S Coast Hwy**	Ownership Right Vesting:	**Limited Partnership**
Tax Billing City & State:	**Oceanside, CA**	Owner Occupied:	**No**
Tax Billing Zip:	**92054**		

Location Information

School District :	**Oceanside**	Location Influence:	**Ocean**
Comm College District Code:	**Mira Costa**	Map Coordinates:	**1106-B2**
Zip Code:	**92054**	Census Tract:	**183.00**
Carrier Route:	**C408**	Zoning:	**4**
Tract Number:	**0984**	Subdivision:	**Myers Annex**

Tax Information

APN :	**150-356-15-00**	Lot # :	**9**
% Improved:	**37%**	Block # :	**C**
Tax Area:	**07000**		
Legal Description:	**LOT 9 BLK C TR 0984**		

Assessment & Tax

Assessment Year	2014	2013	2012
Assessed Value - Total	$2,701,562	$2,420,573	$2,373,112
Assessed Value - Land	$1,693,832	$1,686,177	$1,653,115
Assessed Value - Improved	$1,007,730	$734,396	$719,997
YOY Assessed Change ($)	$280,989	$47,461	
YOY Assessed Change (%)	11.61%	2%	

Tax Year	Total Tax	Change ($)	Change (%)
2011	$24,756		
2012	$25,245	$489	1.98%
2013	$25,749	$504	2%

Special Assessment	Tax Amount
Oceanside Ltg 2-1991	$15.80
Mwd Wtr Standby Chrg	$11.50
Cwa Wtr Availability	$10.00
Vector Disease Ctrl	$5.86
Mosquito Surveillanc	$3.00
Total Of Special Assessments	$46.16

Characteristics

Lot Acres:	**0.0704**	Garage Type:	**Garage**
Lot Sq Ft:	**3,066**	Garage Capacity:	**4**
Building Sq Ft:	**5,910**	Effective Year Built:	**2007**
Total Units:	**2**	Parking Type:	**Type Unknown**
Bedrooms:	**9**	# of Buildings:	**1**

815 S Pacific St, Oceanside, CA 92054-3912, San Diego County

9	5,910	3,066	N/A	Expired Listing
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price	
9	N/A	DUPLEX	N/A	
Baths	Yr Built	Type	Sale Date	

Owner Information

Owner Name:	**R E V X Pacific South LLC**	Tax Billing Zip:	**92054**
Tax Billing Address:	**1821 S Coast Hwy**	Tax Billing Zip+4:	**5321**
Tax Billing City & State:	**Oceanside, CA**	Owner Occupied:	**No**

Location Information

School District :	**Oceanside**	Location Influence:	**Ocean**
Comm College District Code:	**Mira Costa**	Map Coordinates:	**1106-B2**
Zip Code:	**92054**	Census Tract:	**183.00**
Carrier Route:	**C408**	Zoning:	**4**
Tract Number:	**0984**	Subdivision:	**Myers Annex**

Tax Information

APN :	**150-356-16-00**	Lot # :	**10**
% Improved:	**37%**	Block # :	**C**
Tax Area:	**07000**		
Legal Description:	**LOT 10 BLK C TR 0984**		

Assessment & Tax

Assessment Year	2014	2013	2012
Assessed Value - Total	$2,701,562	$2,420,573	$2,373,112
Assessed Value - Land	$1,693,832	$1,686,177	$1,653,115
Assessed Value - Improved	$1,007,730	$734,396	$719,997
YOY Assessed Change ($)	$280,989	$47,461	
YOY Assessed Change (%)	11.61%	2%	

Tax Year	Total Tax	Change ($)	Change (%)
2011	$24,756		
2012	$25,245	$489	1.98%
2013	$25,749	$504	2%

Special Assessment	Tax Amount
Oceanside Ltg 2-1991	$15.80
Mwd Wtr Standby Chrg	$11.50
Cwa Wtr Availability	$10.00
Vector Disease Ctrl	$5.86
Mosquito Surveillanc	$3.00
Total Of Special Assessments	$46.16

Characteristics

Lot Acres:	**0.0704**	Garage Type:	**Garage**
Lot Sq Ft:	**3,066**	Garage Capacity:	**4**
Building Sq Ft:	**5,910**	Effective Year Built:	**2007**
Total Units:	**2**	Parking Type:	**Type Unknown**
Bedrooms:	**9**	# of Buildings:	**1**
Total Baths:	**9**	Land Use:	**Tax: Duplex MLS: SFR**

~~821~~ 821 S Pacific St, Oceanside, CA 92054-3926, San Diego County

Part 2

3	900	3,380	$1,800,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	Sale Price
2	N/A	MLT FAM DW	N/A
MLS Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	**Strands End Ltd LLC**	Tax Billing Zip:	**92054**
Tax Billing Address:	**1821 S Coast Hwy**	Tax Billing Zip+4:	**5321**
Tax Billing City & State:	**Oceanside, CA**	Owner Occupied:	**No**

Location Information

School District :	**Oceanside**	Map Coordinates:	**1106-B2**
Comm College District Code:	**Mira Costa**	Census Tract:	**183.00**
Zip Code:	**92054**	Zoning:	**4**
Carrier Route:	**C408**	Subdivision:	**Myers Annex**

Tax Information

APN :	**150-356-22-00**	Lot # :	**11**
% Improved:	**8%**	Block # :	**C**
Tax Area:	**07000**		
Legal Description:	**LOT 11 BLK C**		

Assessment & Tax

Assessment Year	2014	2013	2012
Assessed Value - Total	$1,890,891	$1,882,346	$1,845,438
Assessed Value - Land	$1,733,319	$1,725,486	$1,691,653
Assessed Value - Improved	$157,572	$156,860	$153,785
YOY Assessed Change ($)	$8,545	$36,908	
YOY Assessed Change (%)	0.45%	2%	

Tax Year	Total Tax	Change ($)	Change (%)
2011	$19,287		
2012	$19,668	$381	1.97%
2013	$20,059	$392	1.99%

Special Assessment	Tax Amount
Oceanside Ltg 2-1991	$37.92
Mwd Wtr Standby Chrg	$11.50
Cwa Wtr Availability	$10.00
Vector Disease Ctrl	$9.32
Mosquito Surveillanc	$3.00
Total Of Special Assessments	$71.74

Characteristics

Lot Acres:	**0.0776**	Total Baths:	**Tax: 3 MLS: 2**
Lot Sq Ft:	**3,380**	Full Baths:	**Tax: 3 MLS: 2**
Building Sq Ft:	**Tax: 2,401 MLS: 900**	Effective Year Built:	**1970**
Stories:	**MLS: 2**	# of Buildings:	**1**
Total Units:	**5**	Land Use:	**Multi Family Dwelling**
Bedrooms:	**Tax: 6 MLS: 3**		

821 S Pacific St, Oceanside, CA 92054-3926, San Diego County

Garrett 2 of 7

6	2,401	3,380	$1,800,000
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
3	N/A	MLT FAM DW	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	**Leeds Properties LLC**	Tax Billing Zip:	**92054**
Tax Billing Address:	**1821 S Coast Hwy**	Tax Billing Zip+4:	**5321**
Tax Billing City & State:	**Oceanside, CA**	Owner Occupied:	**No**

Location Information

School District :	**Oceanside**	Map Coordinates:	**1106-B2**
Comm College District Code:	**Mira Costa**	Census Tract:	**183.00**
Zip Code:	**92054**	Zoning:	**4**
Carrier Route:	**C408**	Subdivision:	**Myers Annex**

Tax Information

APN :	**150-356-23-00**	Lot # :	**12**
% Improved:	**8%**	Block # :	**C**
Tax Area:	**07000**		
Legal Description:	**LOT 12 BLK C**		

Assessment & Tax

Assessment Year	2014	2013	2012
Assessed Value - Total	$1,890,891	$1,882,346	$1,845,438
Assessed Value - Land	$1,733,319	$1,725,486	$1,691,653
Assessed Value - Improved	$157,572	$156,860	$153,785
YOY Assessed Change ($)	$8,545	$36,908	
YOY Assessed Change (%)	0.45%	2%	

Tax Year	Total Tax	Change ($)	Change (%)
2011	$19,287		
2012	$19,668	$381	1.97%
2013	$20,059	$392	1.99%

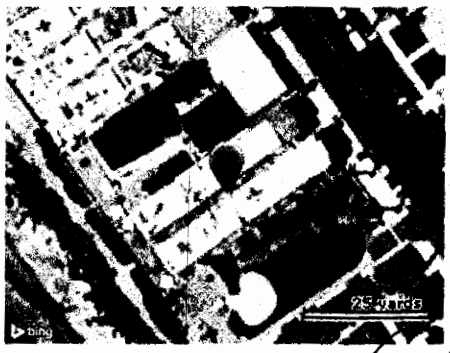
Special Assessment	Tax Amount
Oceanside Ltg 2-1991	$37.92
Mwd Wtr Standby Chrg	$11.50
Cwa Wtr Availability	$10.00
Vector Disease Ctrl	$9.32
Mosquito Surveillanc	$3.00
Total Of Special Assessments	$71.74

Characteristics

Lot Acres:	**0.0776**	Total Baths:	**3**
Lot Sq Ft:	**3,380**	Full Baths:	**3**
Building Sq Ft:	**2,401**	Effective Year Built:	**1970**
Total Units:	**5**	# of Buildings:	**1**
Bedrooms:	**6**	Land Use:	**Multi Family Dwelling**

Last Market Sale & Sales History

823 S Pacific St, Oceanside, CA 92054-3912, San Diego County



N/A	N/A	3,246	$1,500,000
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	SFR	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	**823 South Pacific LLC**	Tax Billing Zip:	**92054**
Tax Billing Address:	**1821 S Coast Hwy**	Tax Billing Zip+4:	**5321**
Tax Billing City & State:	**Oceanside, CA**	Owner Occupied:	**No**

Location Information

School District :	**Oceanside**	Location Influence:	**Ocean**
Comm College District Code:	**Mira Costa**	Map Coordinates:	**1106-B2**
Zip Code:	**92054**	Census Tract:	**183.00**
Carrier Route:	**C408**	Zoning:	**4**
Tract Number:	**0984**	Subdivision:	**Myers Annex**

Tax Information

APN :	**150-356-21-00**	Lot # :	**13**
% Improved:	**32%**	Block # :	**C**
Tax Area:	**07000**		
Legal Description:	**LOT 13 BLK C TR 0984**		

Assessment & Tax

Assessment Year	2014	2013	2012
Assessed Value - Total	$2,326,848	$2,316,333	$2,270,916
Assessed Value - Land	$1,575,745	$1,568,624	$1,537,867
Assessed Value - Improved	$751,103	$747,709	$733,049
YOY Assessed Change ($)	$10,515	$45,417	
YOY Assessed Change (%)	0.45%	2%	

Tax Year	Total Tax	Change ($)	Change (%)
2011	$23,692		
2012	$24,160	$468	1.98%
2013	$24,642	$482	2%

Special Assessment	Tax Amount
Oceanside Ltg 2-1991	$15.80
Mwd Wtr Standby Chrg	$11.50
Cwa Wtr Availability	$10.00
Vector Disease Ctrl	$5.86
Mosquito Surveillanc	$3.00
Total Of Special Assessments	$46.16

Characteristics

Lot Acres:	**0.0745**	# of Buildings:	**1**
Lot Sq Ft:	**3,246**	Land Use:	**SFR**
Total Units:	**1**		

Last Market Sale & Sales History

Recording Date:	**12/30/2008**	Deed Type:	**Grant Deed**

825 S Pacific St, Oceanside, CA 92054-3912, San Diego County

8	4,724	3,247	$1,500,000
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
9	N/A	SFR	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	**825 South Pacific LLC**	Tax Billing Zip:	**92054**
Tax Billing Address:	**1821 S Coast Hwy**	Tax Billing Zip+4:	**5321**
Tax Billing City & State:	**Oceanside, CA**	Owner Occupied:	**No**

Location Information

School District :	**Oceanside**	Location Influence:	**Ocean**
Comm College District Code:	**Mira Costa**	Map Coordinates:	**1106-B2**
Zip Code:	**92054**	Census Tract:	**183.00**
Carrier Route:	**C408**	Zoning:	**4**
Tract Number:	**0984**	Subdivision:	**Myers Annex**

Tax Information

APN :	**150-356-20-00**	Lot # :	**14**
% Improved:	**32%**	Block # :	**C**
Tax Area:	**07000**		
Legal Description:	**LOT 14 BLK C TR 0984**		

Assessment & Tax

Assessment Year	2014	2013	2012
Assessed Value - Total	$2,336,092	$2,325,535	$2,279,937
Assessed Value - Land	$1,596,544	$1,589,329	$1,558,166
Assessed Value - Improved	$739,548	$736,206	$721,771
YOY Assessed Change ($)	$10,557	$45,598	
YOY Assessed Change (%)	0.45%	2%	

Tax Year	Total Tax	Change ($)	Change (%)
2011	$23,785		
2012	$24,256	$470	1.98%
2013	$24,740	$484	2%

Special Assessment	Tax Amount
Oceanside Ltg 2-1991	$15.80
Mwd Wtr Standby Chrg	$11.50
Cwa Wtr Availability	$10.00
Vector Disease Ctrl	$5.86
Mosquito Surveillanc	$3.00
Total Of Special Assessments	$46.16

Characteristics

Lot Acres:	**0.0745**	Garage Type:	**Garage**
Lot Sq Ft:	**3,247**	Garage Capacity:	**4**
Building Sq Ft:	**4,724**	Effective Year Built:	**2009**
Total Units:	**1**	Parking Type:	**Type Unknown**
Bedrooms:	**8**	# of Buildings:	**1**
Total Baths:	**9**	Land Use:	**SFR**

827 S Pacific St, Oceanside, CA 92054-3912, San Diego County

N/A	N/A	3,317	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	RES LOT	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	**Sunset View LLC**	Tax Billing Zip:	**92677**
Tax Billing Address:	**29622 Seriana**	Tax Billing Zip+4:	**7967**
Tax Billing City & State:	**Laguna Niguel, CA**	Owner Occupied:	**No**

Location Information

School District :	**Oceanside**	Location Influence:	**Ocean**
Comm College District Code:	**Mira Costa**	Map Coordinates:	**1106-B2**
Zip Code:	**92054**	Census Tract:	**183.00**
Carrier Route:	**C408**	Zoning:	**4**
Tract Number:	**0984**	Subdivision:	**Myers Annex**

Tax Information

APN :	**150-356-17-00**	Lot # :	**15**
Tax Area:	**07000**	Block # :	**C**
Legal Description:	**LOT 15 BLK C TR 0984**		

Assessment & Tax

Assessment Year	2014	2013	2012
Assessed Value - Total	$189,722	$188,865	$185,162
Assessed Value - Land	$189,722	$188,865	$185,162
YOY Assessed Change ($)	$857	$3,703	
YOY Assessed Change (%)	0.45%	2%	

Tax Year	Total Tax	Change ($)	Change (%)
2011	$1,954		
2012	$1,992	$38	1.95%
2013	$2,031	$39	1.97%

Special Assessment	Tax Amount
Mwd Wtr Standby Chrg	$11.50
Cwa Wtr Availability	$10.00
Mosquito Surveillanc	$3.00
Vector Disease Ctrl	$1.46
Total Of Special Assessments	$25.96

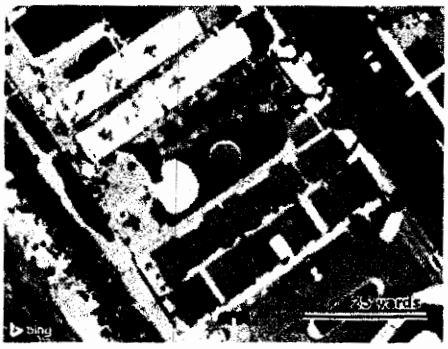
Characteristics

Lot Acres:	**0.0761**	Land Use:	**Residential Lot**
Lot Sq Ft:	**3,317**		

Last Market Sale & Sales History

Owner Name:	**Sunset View LLC**
Recording Date	02/02/2007
Sale/Settlement Date	01/26/2007
Nominal	Y

829 S Pacific St, Oceanside, CA 92054-3912, San Diego County



N/A	N/A	3,317	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	RES LOT	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	**Sandy Beaches LLC**	Tax Billing Zip:	**92677**
Tax Billing Address:	**29622 Seriana**	Tax Billing Zip+4:	**7967**
Tax Billing City & State:	**Laguna Niguel, CA**	Owner Occupied:	**No**

Location Information

School District :	**Oceanside**	Location Influence:	**Ocean**
Comm College District Code:	**Mira Costa**	Map Coordinates:	**1106-B2**
Zip Code:	**92054**	Census Tract:	**183.00**
Carrier Route:	**C408**	Zoning:	**4**
Tract Number:	**0984**	Subdivision:	**Myers Annex**

Tax Information

APN :	**150-356-18-00**	Lot # :	**16**
Tax Area:	**07000**	Block # :	**C**
Legal Description:	**LOT 16 BLK C TR 0984**		

Assessment & Tax

Assessment Year	2014	2013	2012
Assessed Value - Total	$189,722	$188,865	$185,162
Assessed Value - Land	$189,722	$188,865	$185,162
YOY Assessed Change ($)	$857	$3,703	
YOY Assessed Change (%)	0.45%	2%	

Tax Year	Total Tax	Change ($)	Change (%)
2011	$2,185		
2012	$2,068	-$117	-5.34%
2013	$2,107	$39	1.9%

Special Assessment	Tax Amount
Oceanside Ltg 2-1991	$75.84
Mwd Wtr Standby Chrg	$11.50
Cwa Wtr Availability	$10.00
Mosquito Surveillanc	$3.00
Vector Disease Ctrl	$1.46
Total Of Special Assessments	$101.80

Characteristics

Lot Acres:	**0.0761**	Land Use:	**Residential Lot**
Lot Sq Ft:	**3,317**		

Last Market Sale & Sales History

Owner Name:	**Sandy Beaches LLC**
Recording Date	02/02/2007
Sale/Settlement Date	01/26/2007

4835

831 S Pacific St, Oceanside, CA 92054-3912, San Diego County

4	2,463	3,250	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
5	N/A	APT	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	**Beach City LLC**	Tax Billing Zip:	**92677**
Tax Billing Address:	**29622 Seriana**	Tax Billing Zip+4:	**7967**
Tax Billing City & State:	**Laguna Niguel, CA**	Owner Occupied:	**No**

Location Information

School District :	**Oceanside**	Location Influence:	**Ocean**
Comm College District Code:	**Mira Costa**	Map Coordinates:	**1106-B2**
Zip Code:	**92054**	Census Tract:	**183.00**
Carrier Route:	**C408**	Zoning:	**4**
Tract Number:	**984**	Subdivision:	**Myers Annex**

Tax Information

APN :	**150-356-09-00**	Lot # :	**18**
% Improved:	**5%**	Block # :	**C**
Tax Area:	**07000**		
Legal Description:	**LOT 18 BLK C TR 984**		

Assessment & Tax

Assessment Year	2014	2013	2012
Assessed Value - Total	$271,022	$269,798	$264,509
Assessed Value - Land	$257,479	$256,316	$251,291
Assessed Value - Improved	$13,543	$13,482	$13,218
YOY Assessed Change ($)	$1,224	$5,289	
YOY Assessed Change (%)	0.45%	2%	

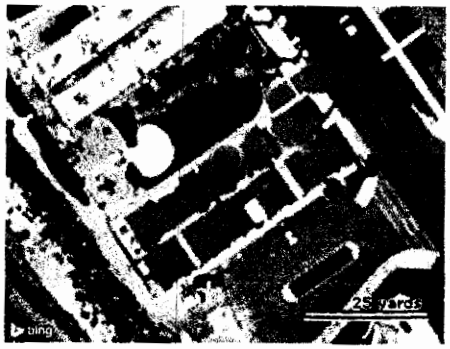
Tax Year	Total Tax	Change ($)	Change (%)
2011	$2,838		
2012	$2,892	$55	1.92%
2013	$2,948	$56	1.94%

Special Assessment	Tax Amount
Oceanside Ltg 2-1991	$47.40
Vector Disease Ctrl	$11.72
Mwd Wtr Standby Chrg	$11.50
Cwa Wtr Availability	$10.00
Mosquito Surveillanc	$3.00
Total Of Special Assessments	$83.62

Characteristics

Lot Acres:	**0.0746**	Total Baths:	**5**
Lot Sq Ft:	**3,250**	Full Baths:	**5**
Building Sq Ft:	**2,463**	Effective Year Built:	**1940**
Total Units:	**5**	# of Buildings:	**1**
Bedrooms:	**4**	Land Use:	**Apartment**

Pacific St, Oceanside, CA 92054, San Diego County



N/A	N/A	3,317	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	RES LOT	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	**Beach Walk LLC**	Tax Billing Zip:	**92677**
Tax Billing Address:	**29622 Seriana**	Tax Billing Zip+4:	**7967**
Tax Billing City & State:	**Laguna Niguel, CA**		

Location Information

School District :	**Oceanside**	Map Coordinates:	**1147-B2**
Comm College District Code:	**Mira Costa**	Census Tract:	**183.00**
Zip Code:	**92054**	Zoning:	**4**
Tract Number:	**0984**	Subdivision:	**Myers Annex**
Location Influence:	**Ocean**		

Tax Information

APN :	**150-356-19-00**	Lot # :	**17**
Tax Area:	**07000**	Block # :	**C**
Legal Description:	**LOT 17 BLK C TR 0984**		

Assessment & Tax

Assessment Year	2014	2013	2012
Assessed Value - Total	$189,722	$188,865	$185,162
Assessed Value - Land	$189,722	$188,865	$185,162
YOY Assessed Change ($)	$857	$3,703	
YOY Assessed Change (%)	0.45%	2%	

Tax Year	**Total Tax**	**Change ($)**	**Change (%)**
2011	$1,954		
2012	$1,992	$38	1.95%
2013	$2,031	$39	1.97%

Special Assessment	**Tax Amount**
Mwd Wtr Standby Chrg	$11.50
Cwa Wtr Availability	$10.00
Mosquito Surveillanc	$3.00
Vector Disease Ctrl	$1.46
Total Of Special Assessments	$25.96

Characteristics

Lot Acres:	**0.0761**	Land Use:	**Residential Lot**
Lot Sq Ft:	**3,317**		

Last Market Sale & Sales History

Owner Name:	**Beach Walk LLC**
Recording Date	02/02/2007
Sale/Settlement Date	01/26/2007
Nominal	Y