

SEASIDE CHARACTER GUIDELINES

Preserving Seaside's Uniqueness



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Seaside Character Guideline - Why?

- ✿ Big changes are coming to downtown Oceanside!
 - ✿ The Coast Hwy Corridor Study will increase interest and demand for “Townsite” Oceanside property (aka Seaside).
 - ✿ Also, the State has mandated accommodation of Additional Dwelling units (ADU’s) to increase housing.
- ✿ How can we grow, maintain the current charm, and proactively manage typical development issues?

Seaside Uniqueness = “Bungalow”

- We have an opportunity to try to preserve and capitalize on our current “bungalow” uniqueness.



- The amount of effort to **keep** something special is miniscule compared to **creating** something special in the future.

Seaside's Changes So Far...

- Seaside has been progressing over the years:
 - Neighbors championed all zoning be single family.
 - OCNA helped eliminate lot splits and higher density.
 - Next, try to maintain the “bungalow” as nod to the past while allowing architectural expression....

“Special” Neighborhood Examples

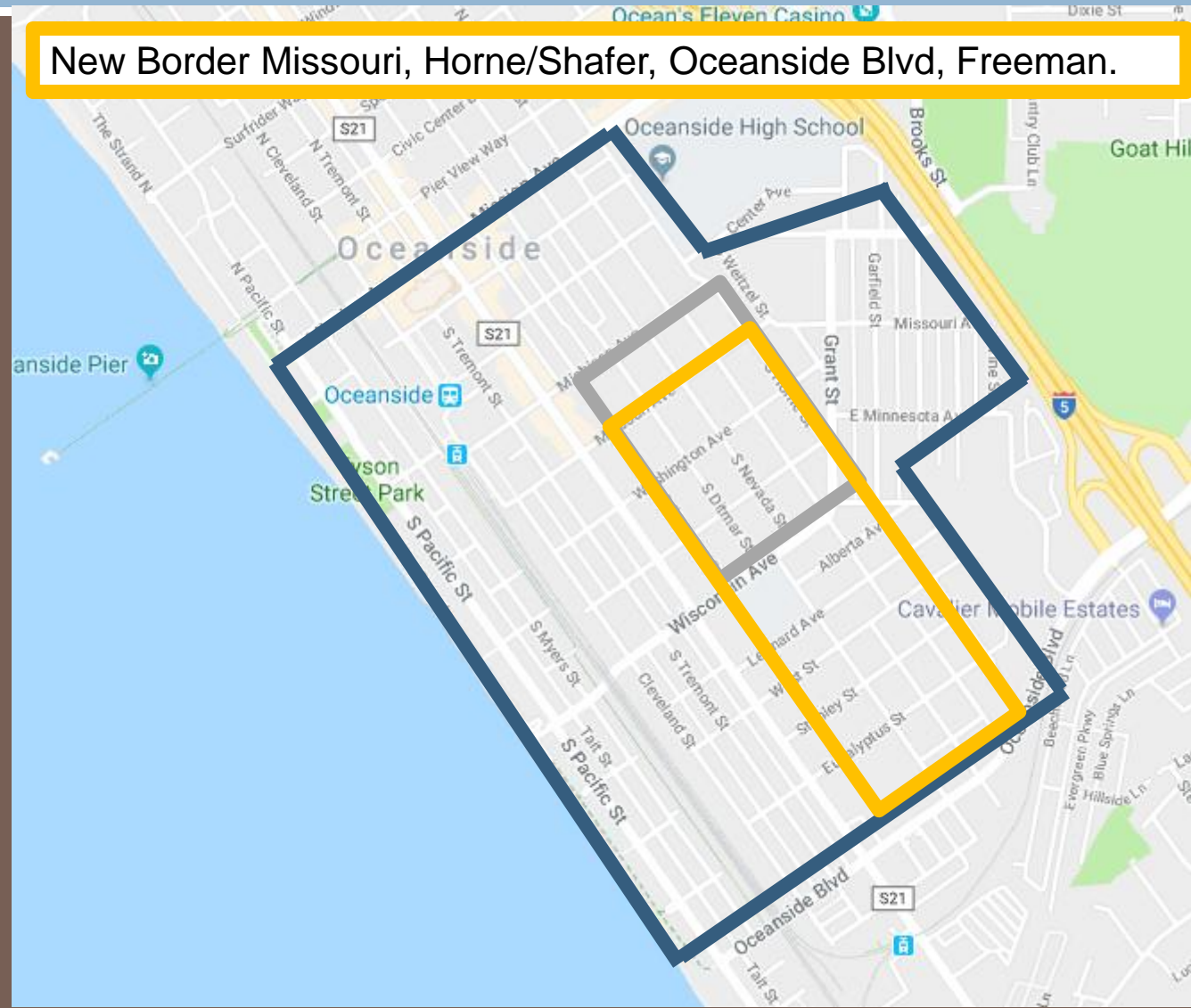
- Oceanside neighborhoods comparison Nov 17, 2018

Oceanside Area	Median Home Size	Median Lot Size	Median Sales Price
South O	1332 SF	6000 SF	\$749,000
Seaside	1409 SF	5000 SF	\$860,000
Row Homes	2557 SF	2500 SF	\$1,100,000

- Neighborhoods with a “brand” carry a bigger sales price.
- Creating a “Bungalow District” will protect the character of our unique neighborhood increasing property value!

Proposed “Seaside Bungalow District”

New Border Missouri, Horne/Shافر, Oceanside Blvd, Freeman.



- The OCNA border is shown in dark blue.

- Originally we proposed a smaller Phase 1 shown with the gray border.

- We were petitioned to add the neighborhood south of Wisconsin to Oceanside Blvd now with yellow border.

“Bungalow District” Concepts

- ★ Bungalow – a single story front, up to 2 story rear.
- ★ Scale – the size of the structure compared to the lot.
- ★ Street Mass – the size, height in the front of the lot.
- ★ Roofs – the height and style compatible front to back.
- ★ Building heights – propose 16ft front, current 27ft rear.
- ★ Street trees – maintain the current City required trees.
- ★ ADU’s – Additional Dwelling Unit in the rear of property.

Scale and Tree Examples

Scale



Trees



Roof & Mass Examples

Roof



Mass and Scale



Additions & ADU's Compatibility

ADU's set back from the street



Subcommittee Status and Next Steps

- October 2018 – introduction, 4 committee meetings
- November 2018 – community meeting of progress
- January 2019 – a community meeting of proposal/input
- February 2019 – community meeting for final discussion and OCNA vote
- April 2019 – Present to PC for approval

Seaside “Bungalow District” Guidelines

QUESTIONS?

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