

PROJECT DESCRIPTION AND JUSTIFICATION

The Project proposes the development of 511 market rate multi-family units and 60 for rent affordable residential units within the North and East Residential parcels of the Ocean Kamp Project. The Ocean Kamp project has an approved SEIR and Entitlements TM 19-0004, D19-00016 and CUP 19-00021, per Resolution No. 2022-R0718-1. The residential units will be constructed on Lots 1-4 and 5-9 of TM 19-00004. The site is generally located north of Mission Avenue and SR-76 and east of Foussat Road (APNs 160-280-48 and -51, and 160-290-58 and 60). The site is designated and zoned Community Commercial (CC). Access to the project site will be provided through Foussat Road/Loop Road, Street B, Alex Road and Ocean Pointe Road, two of which are signalized. There is one existing signalized access on Mission Avenue and Ocean Pointe Road, and the other existing signalized access points off SR76 and Foussat Road. In addition, there will be two proposed roundabouts at Foussat Road/Alex Road and Loop Road/Private Street A (to access the North Residential parcel). Street B will connect the North and East Residential parcels.

The site is adjacent to the San Luis Rey River to the north, the Oceanside Municipal Airport to the west, single-family residential development to the east, and SR-76 and Mission Avenue to the south. Additional land uses in proximity to the site include a variety of industrial, commercial, and residential uses.

The site is a prime location for residential development, adjacent to the future commercial development within Ocean Kamp, as well as other community facilities, such as shopping centers with regional appeal due to the site's excellent visibility and access from the major northerly east-west corridors of SR-76 and Mission Avenue. The size of the property enables the scale of development necessary to provide a variety of multi-family products, such as single-family detached condos, duplex condos, townhomes and an apartment building to support affordable housing.

The Project has been designed to meet the following objectives:

1. To create distinct residential neighborhoods that connect to the Ocean Kamp commercial development, via internal roads and multi-use trail networks. The proposed neighborhood parks, recreational amenities, such as pool, clubhouse and outdoor landscape features deliver the outdoor California resort lifestyle that was envisioned for the Ocean Kamp project.
2. To implement the State Housing mandate by constructing onsite affordable housing.
3. To implement the General Plan's economic goals and principles by significantly enhancing the economic vitality of the City of Oceanside by providing additional revenues from this site through property taxes and sales taxes.
4. To create a development that is compatible with and does not interfere with the safety and function of the Oceanside Municipal Airport.
5. Provide a pedestrian-friendly lifestyle center combining mobility hubs and trails to the proposed commercial, restaurants, wave park, and recreational facilities in the Ocean Kamp project outlets.

FINDINGS FOR THE DEVELOPMENT PLAN

- (a) That the site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance;**

The property is zoned Community Commercial (CC). Per the Zoning Ordinance, the CC designation is intended to allow mixed-use development, which includes residential land uses. This proposed project meets the purpose of the proposed project, to develop a mixed-use California lifestyle resort with associated shopping, retail, commercial and residential homes to support the commercial. The project meets and exceeds the development regulations for the CC zone, including standards related to building coverage, landscaping, parking, and setbacks. The project proposes to develop a total of 571 units, 511 market-rate multi-family units and 60 for-rent affordable units, as well as private open space amenities, such as a dog park, recreational area, trail network and two mobility hugs. Buildings along the project's eastern boundary would be approximately 100 feet from existing single-family residential development.

- (b) That the Development Plan as proposed conforms to the General Plan of the City;**

The General Plan designation for the site is CC. The proposed 571 residential unit project and related open space and recreational improvements are permitted use within the subject General Plan commercial designation. These land use designations permit a range of residential product types, as proposed by the project.

- (c) That the area covered by the Development Plan can be adequately, reasonably, and conveniently served by existing and planned public services, utilities, and public facilities;**

The area covered by the Development Plan can be adequately, reasonably, and conveniently served by existing and planned public services, utilities, and public facilities because said provisions have been successfully incorporated into the proposed design.

- (d) That the project as proposed is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood;**

The proposed development is compatible with existing surrounding land uses because the site is proposed to be developed under the regulations the City previously established for the site. The project design includes two key features that will provide a buffer between the residential uses to the east and the new commercial development: a 100-foot open space corridor along the eastern property line, which is closest to the residential community to the east (located another 100 feet from the project boundary); and a solid wall that will also serve as a visual and acoustic barrier.

- (e) That the site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillside, and Section 3039 of this ordinance.**

The site plan and physical design of the proposed project is consistent with Section 1.24 and 1.25 of the General Plan Land Use Element because it has very minimal impact to sensitive habitats and the site does not contain significant topographical features as defined by the Ordinance.