**PROJECT DESCRIPTION AND JUSTIFICATION**

The Project proposes the development of 511 market rate multi-family units and 63 affordable apartment residential units within the North and East Residential parcels of the Ocean Kamp Project. The Ocean Kamp project has an approved Supplemental Environmental Impact Report (SEIR) and Entitlements TM 19-0004, D19-00016 and CUP 19-00021, per Resolution No. 2022-R0718-1. The 25-00009 application will refine the residential lots with an array of homes. The residential units will be constructed on Lots 1-4 and 5-9 of T19-00004, whereby the lot lines will be aligned to match the site plan. Per item 6 below, is a Comparison table of the Mixed-Use Development Plan Regulations and illustrates conformance to these requirements with the current D25-00009 application. The project has a minimum of 15% landscaping and several recreation areas for various ages including a pool. The existing site is void of structures and is currently being graded. An updated grading plan and permit are being processed.

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.

6. **The Project Development Regulations-Comparison Table shows the Mixed-Use Development Plan Regulaitons and how the D25-00009 is in compliance with the approved RESO** No. 2022-R0718-1 and the T19-00004 map. **To be noted the D25-00009 setbacks have been defined based on the site plan.**

**PROJECT DEVELOPMENT REGULATIONS-COMPARISON TABLE**

| **Standard** | **Mixed-Use Development Plan** | **Site Plan-As Shown-D 25-00009** |
|---|---|---|
| Minimum Lot Area – Commercial | 10,000 | N.A. |
| Minimum Lot Area –Residential | 5,000 | As shown on Site Development Permit |
| Minimum Lot Width – Commercial | No minimum | N.A. |
| Minimum Lot Width – Residential | 50 ft | Measured at the mid-point of: Lot 1-488'; Lot 2=376'; Lot 3= 371';Lot 4=249'; Lot 6=329'; Lot 5=160' |
| Maximum Site Coverage[1] | 50% | Site Plan-with Coverage Table |
| Minimum Building Setbacks | 15 ft from front- and side-facing bldgs.. | Min. setback from Lot Line= 5 ft.<br>Min. setback between buildings/side= 6 ft. |
| Maximum Building Height[2] | 50 ft | 48'-11" (Affordable Unit Bldg.) |
| Maximum Vertical Wall Dimension | 50 ft | 50 ft. |
| Maximum Horizontal Wall Dimension | 200 ft | 200 ft |
| Maximum Base FAR | 1.0 | FAR=Lots 1,2,3,4,5,6 total 879,676/1411,344=0.61 |
| Maximum FAR Bonus | 0.5 | 0.5 |
| Minimum Site Landscaping | 15% | 15% |
| Maximum Permitted Fence and Wall Heights<br>*Fence within front yard setback area abutting street*<br>*Fence within other yard setback areas*<br>*Retaining wall*<br>*Wall abutting a residential district*<br>*Outdoor storage/work area screening wall* | See Section 3040<br>3.5 ft<br>6 ft<br>3.5/6ft – 3.5 feet in front yard/6 ft in other yard areas<br>8 ft - solid, decorative masonry wall<br>8 ft | Fence w/I front yard setback 3.5ft=6 ft.<br>Fence w/i othere yard setback areas=6 ft. Retaining Wall=6 ft<br>Wall abutting a residential district.<br>Outdoor storage/work area=3.5/6 ft.-3.5 ft. in front yard/ 6 ft. in other yard areas<br>8 ft.- solid, decorative, masonry wall |
| Maximum dwelling units per gross acre | 29 d.u./ac. | 20.6 d.u./ac. |
| Vehicular Access | See Section 3114 | See Section 3114 |
| Signs | See Article 33 | See Article 33 |
| Outdoor Facilities | See Section 3020 | Residential trash enclosures are provided for the Apartments. All market rate units will have waste management within the garage. |
| Views into Buildings Screening of Mechanical | See Section 3021 | Market Rate Units are inside. Affordable Units apparatus is screened. |

| | | |
|---|---|---|
| Equipment | | |
| Refuse Storage Areas | See Section 3022 | No residential trash enclosures are provided. Apartments will have trash enclosure with materials and dimensions. |
| Underground Utilities | See section 3023 | All residential utilities are underground |
| Performance Standards | See Section 3024 | All residential units comply |
| | | |

1 Site coverage to be based on the overall development site area, not individual dwelling unit lot areas.

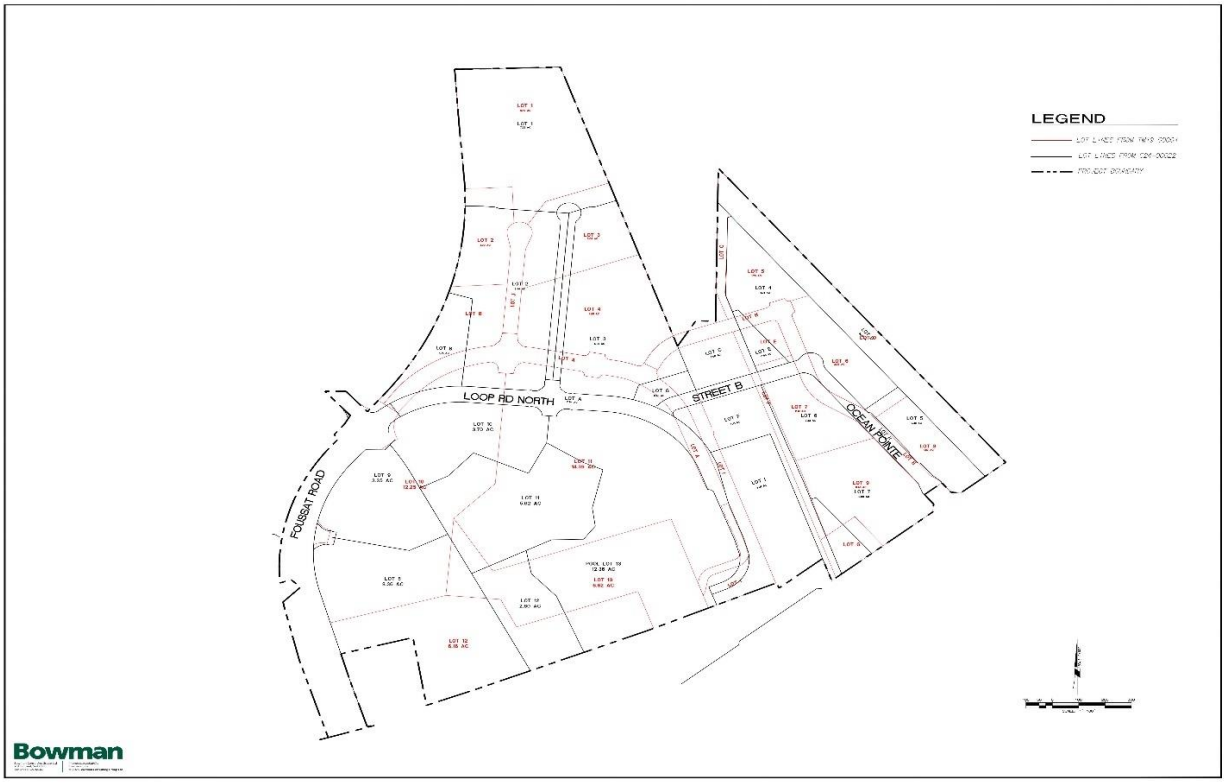
2 Building height shall be measured from finished grade, exclusive of all architectural and structural features per Section 3018 of the Zoning ordinance “Exceptions to Height Limits.”

7. **The following Table shows the T19-00004 lot acres and the D25-00009 lot acres. The following Exhibit graphically illustrates the adjusted lot linse from the T19-00004 map to the current map based on the site plan. To be noted the D25-00009 areas have increased as the loop road shifted to the south increasing the residential areas.**

**RESIDENTIAL LOTS-COMPARISON TABLE**

| **Mixed-Use Development Plan/RESO 22-R0718 & Tentative Map- T19-00004** | **Residential Development Map D25-00009** |
|---|---|
| | |
| NORTH RESIDENTIAL | |
| Lot 1-6.47 Acres | Lot 1-7.22 Acres |
| Lot 2-1.90 Acres | Lot 2-6.89 Acres |
| Lot 3-3.04 Acres | Lot 3-6.88 Acres |
| Lot 4-4.65 Acres | Lot 4- moved to East Residential |
| Lot B-Storm Basin-1.98 Acres | Lot B- 1.81 Acres |
| Lot J- Street (Private)- 0.71 Acres | Lot J- moved to East Residential |
| Total North Residential Lot Area=17.75 Ac. | Lot G-0.48 Acres |
| | Total North Residential Lot Area =23.28 Ac. |
| EAST RESIDENTIAL | |
| | Lot 4-4.30 Acres (moved from the previous north area) |
| Lot F- Storm Basin- 0.68 Acres | Lot F-2.38 Acres |
| Lot 5—1.73 Acres | Lot 5—5.27 Acres |
| Lot 6-2.33 Acres | Lot 6- 1.84 Ac. (merged from previous lots 6 & 8) |
| Lot 7-2.12 Acres | Lot 7- (merged from previous lots 7 & 9 into Lot 5) |
| Lot 8-1.67 Acres | Lot 8-8.36 Acres |
| Lot 9-3.46 Acres | Lot 9-3.35 Acres |
| Lot E- Storm Basin- 0.58 Acres | Lot E-Storm Basin 0.50 Acres |
| Lot G- Storm Basin-0.78 Acres | Lot G-Storm Basin 0.48 Acres |
| Lot H-Ocean Pointe Rd. (Private) 2.27 Acres | Lot H-Ocean Pointe Rd. (Private)- 1.91 Acers |
| | Lot J-0.62 Acres (moved from the previous north area) |
| Total East Residential Lot Area=26.93 Ac. | Total East Residential Lot Area=29.01 Ac. |
| | |
| **TOTAL EAST + NORTH RES. AREA=44.68 Ac.** | **TOTAL EAST + NORTH RES. AREA=52.91 Acres** |

**EXHIBIT SHOWING T19-00004 LOTS AND D25-00009 LOTS**



8. **The Dwelling Units per Lot, the building Coverage and Density Table shows the totals per Planning Areas/Lots and the overall residential amounts for D25-00009.**

**UNITS PER LOT, COVERAGE AND DENSITY**

## EAST PARCEL

| Area A-Lot 5 | 3-Story Townhomes(The Current). | | | | Grd. Flr. Coverage including Garage | Lot Coverage-Sq. Ft. | Lot 5- 5.27 Ac. = 229,562 Sq. Ft. | Lot Coverage Percentage | Density D.U./ Acre |
|---|---|---|---|---|---|---|---|---|---|
| | Unit | Sq. Ft. | No. of Units | Total Sq. Ft. | | | | | |
| Plan 1 | 1BR/1BA | 815 | 30 | 24,450 | 337 | 10,110 | | | |
| Plan 2 | 2BR/2.5BA | 1,237 | 22 | 27,214 | 570 | 12,540 | | | |
| Plan 3 | 3BR/3BA | 1,249 | 8 | 9,992 | 637 | 5,096 | | | |
| Plan 4 | 3BR/3BA | 1,242 | 15 | 18,630 | 620 | 9,300 | | | |
| Plan 4X | 3BR/3BA | 1,225 | 7 | 8,575 | 620 | 4,340 | | | |
| Plan 4Y | 3BR/3BA | 1,228 | 8 | 9,824 | 620 | 4,960 | | | |
| Plan 5 | 3BR/3BA | 1,410 | 6 | 8,460 | 598 | 3,588 | | | |
| Plan 6 | 4BR/3.5BA | 1,520 | 6 | 48,390 | 834 | 5,004 | | | |
| Plan 7 | 4BR/3.5BA | 1,587 | 30 | 48,390 | 834 | 25,020 | | | |
| | | Subtotal | 132 | 203,925 | | 79,958 | 229,562 | 35% | 25.0 |

| Area B-Lot 4 | 2-Story Townhomes (The Tides) | | | | Grd. Flr. Coverage including Garage | Lot Coverage-Sq. Ft. | Lot 4-4.30 Ac. = 187,308 Sq. Ft. | Lot Coverage Percentage | Density D.U./ Acre |
|---|---|---|---|---|---|---|---|---|---|
| | Unit | Sq. Ft. | No. of Units | Total Sq. Ft. | | | | | |
| Plan 1 | 2BR/2BA | 1,302 | 24 | 31,248 | 655 | 15,720 | | | |
| Plan 2 | 3BR/2.5BA | 1,564 | 20 | 31,280 | 1,148 | 22,960 | | | |
| Plan 2X | 3BR/2.5BA | 1,564 | 4 | 6,256 | 1,148 | 4,592 | | | |
| Plan 3 | 3BR/3BA | 1,636 | 14 | 22,904 | 1,350 | 18,900 | | | |
| Plan 3 | 3BR/3BA | 1,636 | 10 | 16,360 | 1,350 | 13,500 | | | |
| | | Subtotal | 72 | 108,048 | | 75,672 | 187,308 | 40% | 16.7 |

| AREA A+ B TOTAL | | 204 | 311,973 | | 155,630 | 416,870 | 37% | 21.3 |
|---|---|---|---|---|---|---|---|---|

| Apartments | 4-Story Apt. (Affordable Site) | | | | | Lot Coverage-Sq. Ft. | Lot 6- 1.84 Ac. = 80,151 Sq. Ft. | Lot Coverage Percentage | Density D.U./ Acre |
|---|---|---|---|---|---|---|---|---|---|
| | Unit | Sq. Ft. | No. of Units | Total Sq. Ft. | | | | | |
| 1 St. Floor | | 18,945 | | | | 18,945 | | | |
| 2nd Floor | | 18,710 | | | | | | | |
| 3rd Floor | | 18,710 | | | | | | | |
| 4th Floor | | 18,710 | | | | | | | |
| Dwelling Units | | 75,075 | 63 | 75,075 | | 18,945 | 80,151 | 24% | 34.2 |

| EAST PARCEL TOTAL | | 267 | 590,973 | | 174,575 | 497,021 | 35% | 23.4 |
|---|---|---|---|---|---|---|---|---|

# NORTH PARCEL

| Area C-Lot 3 | 3-Story Townhomes (The Break) | | | | Grd. Flr. Coverage including Garage | Lot Coverage-Sq. Ft. | Lot 3- 6.88 Ac. = 299,693 Sq. Ft. | Lot Coverage Percentage | Density D.U./ Acre |
|---|---|---|---|---|---|---|---|---|---|
| | Unit | Sq. Ft. | No. of Units | Total Sq. Ft. | | | | | |
| Plan 1 | 2B/2.5BA | 1,422 | 6 | 8,532 | 663 | 3,978 | | | |
| Plan 2 | 3BR/2.5BA | 1,466 | 6 | 8,796 | 680 | 4,080 | | | |
| Plan 3 | 3BR/2.5BA | 1,754 | 31 | 54,374 | 767 | 23,777 | | | |
| Plan 4 | 3BR/3BA | 1,908 | 32 | 61,056 | 801 | 25,632 | | | |
| Plan 5 | 4BR/3.5BA | 2,008 | 16 | 32,128 | 860 | 13,760 | | | |
| Plan 5X | 4BR/3.5BA | 2,008 | 16 | 32,128 | 860 | 13,760 | | | |
| Plan 5Y | 4BR/3.5BA | 2,008 | 6 | 12,048 | 860 | 5,160 | | | |
| | | Subtotal | 113 | 209,062 | | 90,147 | 299,693 | 30% | 16.4 |

| Area D-Lot 2 | 3-Story Duplex (The Shores) | | | | Grd. Flr. Coverage including Garage | Lot Coverage-Sq. Ft. | Lot 2- 6.89 Ac. = 300,129 Sq. Ft. | Lot Coverage Percentage | Density D.U./ Acre |
|---|---|---|---|---|---|---|---|---|---|
| | Unit | Sq. Ft. | No. of Units | Total Sq. Ft. | | | | | |
| Plan 1 | 3BR/2.5BA | 1,985 | 33 | 65,505 | 849 | 28,017 | | | |
| Plan 2 | 3BR/2.5BA | 2,033 | 32 | 65,056 | 828 | 26,496 | | | |
| Plan 3 | 4BR/3.5BA | 2,116 | 35 | 74,060 | 851 | 29,785 | | | |
| Plan 3X | 4BR/3.5BA | 2,116 | 10 | 21,160 | 851 | 8,510 | | | |
| | | Subtotal | 110 | 225,781 | | 92,808 | 300,129 | 31% | 16.0 |

| Area E-Lot 1 | 3-Story Single Family (The Crest) | | | | Grd. Flr. Coverage | Lot Coverage-Sq. Ft. | Lot 1- 7.22 Ac. = 314,504 Sq. Ft. | Lot Coverage Percentage | Density D.U./ Acre |
|---|---|---|---|---|---|---|---|---|---|
| | Unit | Sq. Ft. | No. of Units | Total Sq. Ft. | | | | | |
| Plan 1 | 3BR+D/3BA | 1,839 | 24 | 44,136 | 771 | 18,504 | | | |
| Plan 2 | 4BR/3.5BA | 1,957 | 26 | 50,882 | 800 | 20,800 | | | |
| Plan 3 | 4BR/3BA | 2,092 | 36 | 75,312 | 857 | 30,852 | | | |
| | | Subtotal | 86 | 170,330 | | 70,156 | 314,504 | 22% | 11.9 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| NORTH PARCEL TOTAL | 309 | 605,173 | 0 | 253,111 | 914,326 | 28% | 14.7 |
| **EAST + NORTH TOTAL** | **576** | **1,196,146** | | **517,833** | **1,411,347** | **37%** | 17.8 |

9. **The Parking Dwelling Units per Lot, the building Coverage and Density Table shows the totals per Planning Areas/Lots and the overall residential amounts for D25-00009.**

**REQUIRED PARKING PER OCEAN KAMP MIXED USE PLAN**

| North Area- | | | |
|---|---|---|---|
| Bedrooms | Tot. Units | Parking/Plan | Required |
| 3 Story TH (The Break) | | | |
| 1 BR | 0 | 1.5 | 0 |
| 2BR+ | 113 | 2 | 226 |
| 3 Story Duplex (The Shores) | | | |
| 1 BR | 0 | 1.5 | 0 |
| 2BR+ | 108 | 2 | 216 |
| 3 Story SF (The Crest) | | | |
| 1 BR | 0 | 1.5 | 0 |
| 2BR+ | 86 | 2 | 172 |
| TOTAL REQUIRED | 307 | | 614 |
| 20% Open Bay Guest Required | | | 61.4 |
| Northern Area Total Parking | | | 675.4 |
| Northern Area Total Parking (Round up) | | | 675 |

| East Area- | | | |
|---|---|---|---|
| Bedrooms | Tot. Units | | |
| 3 Story TH (The Current) | | Parking/Plan | Required |
| 1 BR | 30 | 1.5 | 45 |
| 2BR+ | 102 | 2 | 204 |
| 2 Story TH (The Tides) | | Parking/Plan | Required |
| 1 BR | 0 | 1.5 | 0 |
| 2BR+ | 72 | 2 | 144 |
| TOTAL REQUIRED | 204 | | 393 |
| 20 % Open Bay Guest Required | | | 40.8 |
| Eastern Area Total Parking | | | 433.8 |
| Eastern Area Total Parking (Rounded up) | | | 434 |

**PROVIDED PARKING PER MARKET RATE SITE PLANS**

| North Areas -C,D, &E -LOT S 1,2, & 3 | | | |
|---|---|---|---|
| Dwelling Units | Per Site Plan | Garage Spaces Provided | Total Garrage Spaces |
| 1 Bedroom Garages | 0 | 0 | |
| 2 Bedroom Garages | 309 | 2 | 618 |
| TOTAL GARAGE SPACES PROVIDED | | | 618 |
| Open Bay Guest Provided | | | 86 |
| Additional Parking for ADA+Electric Vehicle | | | |
| Recreation Area | | | |
| | Open Bay Guest | 6 | |
| | ADA Van + ADA EV | 2 | |
| Area C | | | |
| | ADA Van | 1 | |
| | | 9 | 9 |
| NORTH TOTAL GUEST OPEN BAY | | | 95 |
| NORTH TOTAL PARKING STALLS | | | 713 |

| East Areas A, B-LOTS 4 & 5 | | | |
|---|---|---|---|
| Dwelling Units | Per Site Plan | Garage Spaces Provided | Total Garrage Spaces |
| 1 Bedroom Garages | 30 | 1 | 30 |
| 2 Bedroom Garages | 174 | 2 | 348 |
| TOTAL GARAGE SPACES PROVIDED | | | 378 |
| Open Bay Guest Provided | | | 68 |
| Additional Parking for ADA | | | |
| | ADA Van Area A | 1 | |
| | ADA Van Area B | 1 | |
| | | 2 | 2 |
| EAST TOTAL GUEST OPEN BAY | | | 70 |
| EAST TOTAL PARKING STALLS | | | 448 |

The total amount of parking required is 1,197 stalls and the total amount of parking provided is 1,249 stalls.

10. **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) and is consistent with the Mixed-Use Development Plan. Per the Zoning Ordinance, the CC designation is intended to allow mixed-use development, which includes residential land uses. This proposed project meets the intent of the Zoning Ordinance, 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 and the Mixed Use Development Plan.

- The development strengthens the city's economic base by providing near term construction jobs and nearby housing to serve the Ocean Kamp resort employment center.
- The housing development minimizes the impacts to nearby commercial developments and improves a much-needed housing stock. With an array of affordable apartments, attached homes, duplexes, and single family units, the project provides opportunities for multiple market segments. On the east side, a 100' buffer is provided from the adjacent residential districts. The 574 homes will serve as a transitional buffer between the Ocean Kamp Resort and the existing established residential neighborhoods to the east.

- Also provided to achieve these standards are related to building coverage, landscaping, parking, and setbacks. The project proposes to develop a total of 574 units, 511 market-rate multi-family units and 63 for-rent affordable units, as well as private open space amenities, such as a dog park, recreational area, trail network and two mobility hubs. Buildings along the project's eastern boundary would be approximately 100 feet from existing single-family residential development. Additionally, there are multiple easements that constrain the construction of buildings over them. The easements range from storm drainage and water lines to a "memorandum of acknowledgment of grant of easement".

**b. That the Development Plan as proposed conforms to the General Plan of the City;**

The General Plan designation for the site is CC. As noted in Resolution No. 22-R0718-1 the Mixed Use Development Plan for is consistent with the adopted Land Use Element of the General Plan and other applicable policies and is compatible with surrounding development (Pg. 68). The proposed 574 residential unit project and related open space and recreational improvements are permitted use within the subject General Plan Land Use Element and commercial designation. These land use designations permit a range of residential product types, as proposed by the project.
Per the RESO No. 2022-R0718-1 which adopted the findings of the Supplemental Environmental Impact Report (SEIR). On page 68 of the RESO "The Mixed-Use Development Plan is consistent with the adopted Land Use Element of the General Plan and other applicable policies and is compatible with surrounding development."

**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. All necessary infrastructure reports and reviews are being submitted until approved by the corresponding

agencies.
Per the RESO No. 2022-R0718-1 which adopted the findings of the Supplemental Environmental Impact Report (SEIR). On page 69 of the RESO "The environmental analysis determined there would be no significant impacts on these services and facilities."

**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-fot 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 42" High Metal perimeter path fence to prevent encroaching into this buffer.
Per the RESO No. 2022-R0718-1 which adopted the findings of the Supplemental Environmental Impact Report (SEIR). On page 68 of the RESO "The Mixed-Use Development Plan is consistent with the adopted Land Use Element of the General Plan and other applicable policies and is compatible with surrounding development."

**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 Hillsides, and Section 3039 of this ordinance.**

The site plan and physical design of the proposed project is consistent with Section 1.24 - Topographic Features and 1.25 -Undevelopable Lands of the General Plan Land Use Element because is relatively flat, has clustering of units to preserve open space, it has very minimal impact to sensitive habitats and the site does not contain significant topographical features as defined by the Ordinance. The project is not building on steep slopes, water resources or riparian corridors.
Per the RESO No. 2022-R0718-1 which adopted the findings of the Supplemental Environmental Impact Report (SEIR). On page 68 of the RESO "The Mixed-Use Development Plan is consistent with the adopted Land Use Element of the General Plan and other applicable policies and is compatible with surrounding development."