PROJECT DESCRIPTION AND JUSTIFICATION

General Information:

The Ocean KAMP mixed use site is located at the former drive-in theater and most recently as a swap meet located at 3460 Mission Avenue, Oceanside CA 92054. The Ocean KAMP project has an approved Mixed Use Development Plan, a Supplemental Environmental Impact Report (SEIR) and Entitlements TM 19-0004, D19-00016 and CUP 19-00021, per Resolution No. 2022-R0718-1. The D25-00009 application will adjust the residential lots of the approved T19-0000 tentative map as permitted in the Mixed-Use Plan. The residential lots are identified as the north and east properties and will have an array of home types. The residential units will be constructed with reconfigured Lots 1-4 and 5-9 of T19-00004, and the lot lines will be aligned to match the new site plan.

The Ocean KAMP property is currently zoned as Community Commercial (CC) under the city's Zoning Ordinance, with a Community Commercial (CC) General Plan Land Use Designation. As outlined in the Ocean KAMP Mixed-Use Development Plan, the D25-00009 residential application is consistent with the Base District Regulations and Property Development Regulations for Residential Districts as outlined in the Plan.

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.

Existing Conditions:

The overall land uses around the Ocean KAMP project is the San Luis Rey River to the northwest, the Prince Memorial Skatepark and the Oceanside Municipal Airport to the west, single-family residential development further to the east, and SR-76 and Mission Avenue along the southern boundary.

The adjacent land uses to the D25-00009 north residential neighborhood (lots 1-4 and B) is the San Luis Rey River and its regional trail with single family residential further to the northwest. To the northeast and an approximate 220' wide easement for public utilities. The triangular shaped east residential neighborhood (lots 5-9 and lots E, H, and G) is surrounded by the same 220' public utility easement to the west and a 200' wide open space comprised of an SDG&E easement and Wildlife corridor separating the existing single-family neighborhood to the east. South of the project is Mission Avenue and SR 76 with a mixture of commercial, public (City fire station) and residential neighborhoods adjacent to these neighborhoods. Immediately to the south and southwest of the residential projects within the loop road, is the home of the future Ocean KAMP resort property. Further to the west is the Oceanside Municipal Airport, a flood control pond and vacant property.

Additional land uses in proximity to the site include a variety of industrial, commercial, and residential uses.

The existing site is void of structures, generally flat and is currently being graded. An updated grading plan and permit are being processed. The residential site is generally located north of Mission Avenue and SR-76 and north of Foussat Road and the extended Loop Road. 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 existing residential lots will be reconfigured for the proposed residential Lots 1 through 6 and storm basin Lots A, B, C, E, F, G, and J, as identified the D25-00009 application. The Assessor Parcel Numbers are APNs 160-280-48 and -58, and 160-290-58 and 60.

Proposed Project Description:

The Project proposes two residential family neighborhoods consisting of 511 market rate multi-family units and 63 affordable apartments in conformance with the Ocean KAMP Mixed Use Development Plan. The triangular shape Northern residential lots are 20.99 acres and is separated on the east side by a 200' SDG&E easement whereby the 11.41 acre eastern residential site is located. The Northern parcel consists of 309 market rate units with the East parcel providing 204 market rate homes and 63 affordable apartments. The Northern parcel provides an array of three (3) story units including 113 townhomes, 110 duplexes and 86 single family condominiums. The Eastern parcel provides 132 three (3) story townhomes, 204 two (2) story town homes and 63 affordable apartments in a four (4) story building.

The recreation area has amenities for both children and adults. There is a swimming pool for laps and wading, a restroom, outdoor shower, overhead shade structures, a tot-lot and an approximate 2,000 square foot open lawn play area located in the Northern neighborhoods There is also a bicycle staging area with benches and electric BBQs.
The Eastern neighborhood's recreation area is enhanced with a couple of tot-lots, shade structures, benches and an approximate 1,000 square foot lawn play area.
The affordable apartment project has benches, a tot-lot with play structures, and an electric BBQ. Overall, the project has a minimum of 30% landscaping throughout the communities.
Other community amenities are the dog park and mobility hubs.
The dog park is centrally located and will serve both residential neighborhoods, and the resort is conveniently located within walking distance. It will have a double gated entry for safety, seating benches, a large dog area approximately 7,600 square feet and small dog area approximately 2,100 square feet.
The Mobility Hubs located adjacent to the north parcel along the loop road and the eastern one is located at the intersection of Ocean Pointe Road and Private Street B. Each hub will include secure bicycle lockers, short-term bicycle parking, and a bicycle repair station equipped with an air pump and some maintenance tools.

The site is a prime location for residential development, adjacent to the future Ocean Kamp resort, as well as other community facilities, such as neighborhood shopping centers and nearby bus stops. The project is within 1/3 of a mile to the NCTS Mission Ave. and El Camino bus stop. 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 connecting to the

proposed commercial, restaurants, wave park, and recreational facilities in the Ocean Kamp project.

The Architectural Narratives are as follows:

The Crest — Lot 1, North Parcel

The Crest is a three-story single-family detached condominium neighborhood located on Lot 1 of the North Parcel. The community includes **86 homes** with **three floor plan options** offering three- to four-bedroom layouts ranging from **±1,854 to ±2,087 sq. ft.**

Architectural themes include **Spanish**, **Transitional Spanish**, and **Modern Spanish**:

- **Spanish** design incorporates gable roofs, smooth stucco, ceramic tile accents, traditional window mullions, and warm earth-toned palettes. Arched porch openings and varied building offsets soften and break up the form.
- **Transitional Spanish** uses simple gable roofs, darker color palettes, smooth stucco, crisp window/door detailing, and horizontal deck railings. Massing is further articulated with offsets and porches.
- **Modern Spanish** introduces hip roof masses, smooth stucco, simplified trims, metal railings, and horizontal mullions. Rich accent colors and layered massing create a bold, refined visual identity.

The Shores — Lot 2, North Parcel

The Shores is a three-story duplex condominium community located on Lot 2 of the North Parcel. The plan includes **108 duplex buildings residences**. Three floor plans are offered, featuring three- and four-bedroom layouts ranging from **±2,034 to ±2,129 sq. ft.**

Architectural styles include **Modern Coastal** and **California Coastal**:

- **Modern Coastal** uses simple gabled roof forms with tight rakes, smooth stucco, horizontal siding accents, porch elements, decks, and building offsets. Accent colors help break up massing and enhance visual interest.
- **California Coastal** features front-to-back roof forms accented by mono-pitch elements, smooth stucco, board-and-batten detailing, and horizontal siding. Thoughtful color blocking, porches, and stepped massing create a relaxed coastal aesthetic.

The Break — Lot 3, North Parcel

The Break is a three-story townhome community on Lot 3 of the North Parcel. The plan consists of **22 buildings** comprising **113 units**, represented by four building types—3-plex, 4-plex, 5-plex, and 6-plex configurations—and **five floor plans** ranging from **±1,458 to ±2,062 sq. ft.**, offering two-, three-, and four-bedroom homes.

Architectural styles include **Transitional Spanish** and **Modern Spanish**:

- **Transitional Spanish** features simple hipped rooflines, smooth stucco, cementitious siding accents, clean detailing, horizontal railings, and minimal mullions. Varied building offsets, arched entry elements, and decks create visual rhythm and reduce building mass.
- **Modern Spanish** emphasizes streamlined front-to-back roof masses, parapet elements, smooth stucco, metal railings, and horizontal mullions. Rich colors, accent zones, recessed porch details, and siding contrasts create a cohesive yet contemporary expression.

The Tides — Lot 4, East Parcel

The Tides is a two-story condominium neighborhood planned for Lot 4 of the East Parcel. It includes **14 buildings**, totaling **72 units**, arranged around a looped access road with direct connections to Ocean Point Road.Two building types—a 3-plex and a 6-plex—offer **three floor plans** ranging from **±1,302 to ±1,657 sq. ft.**, with two- and three-bedroom options.

The exterior architecture draws inspiration from the work of renowned San Diego architect **Irving Gill**, incorporating his signature minimalist regional vernacular—rectilinear forms, parapets, and mission-inspired arches. The design delivers a **contemporary interpretation** of Gill's principles, marrying historic regional influence with forward-looking design and clean proportions.

The Current — Lot 5, East Parcel

The Current is a proposed three-story condominium community located on Lot 5 of the East Parcel within Beacon Point (Ocean Kamp). The neighborhood consists of **15 residential buildings** totaling **132 units**, organized along a loop road with **two access points** connecting to Ocean Point Road.

The development features **three distinct building configurations**—two 8-plexes and one 12-plex—offering **seven floor plans** ranging from **±822 to ±1,594 sq. ft.** and including one-, two-, and three-bedroom layouts.

Architecturally, the community embraces a **modern organic aesthetic**, blending clean, contemporary lines with natural materials such as wood, stone, glass, and concrete. The design emphasizes *form follows function*, highlighting authentic textures, natural forms, and an integrated relationship between structure and environment.

Family Affordable Apartments — Lot 6, East Parcel

The **Family Affordable Apartments** consist of a **63-unit, four-story development** on Lot 6 of the East Parcel. Except for one manager's unit, **100% of units will be affordable to lower-income households**, fulfilling the city's inclusionary housing requirements.

The building fronts Mission Avenue and Ocean Pointe Road, with a maximum height of **approximately 49 feet**. Resident amenities include:

- One Managers Unit
- Leasing office
- Community gathering area
- Laundry facilities
- Open parking lot
- On-site recreation area

Homes include one-, two-, and three-bedroom units ranging from **±627 to ±1,070 sq. ft.**

The architectural style is **Contemporary Modern**, featuring stucco, stone veneer, parapet roofs, metal canopies, and a neutral color palette accented with bold high-contrast highlights.

6. The Project Development Regulations-Comparison Table-shows the Mixed-Use Development Plan Regulations 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 –Residential	5,000	As shown on Site Development Permit
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' The units proposed are all condominiums for single family detached, duplexes, townhomes and apartments and will not have their own lots.
Maximum Site Coverage[1]	50%	**Neighborhood Lot Coverage** -Lot 1=70.156 s.f. -Lot 2=92,808 s.f. -Lot 3=90,147 s.f. -Lot 4=75,672 s.f. -Lot 5=79,958 s.f. -Lot 6=18,945 s.f.
Minimum Building Setbacks	15 ft from front- and side-facing bldgs.	Min. setback from Lot Line= 5 ft. Min. setback between buildings/side= 6 ft.
Maximum Building Height[2]	50 ft	48'-11" (Apartments-Affordable Unit Bldg.)
Maximum Base FAR	1.0	**Floor Area Ratio (FAR)** -Lot 1=70.156 s.f./314,503 s.f.= 0.22 -Lot 2=92,808 s.f./300,128=0.31 -Lot 3=90,147 s.f./299,693=0.30 -Lot 4=75,672 s.f./187,308=0.40 -Lot 5=79,958 s.f./ 299,561=0.35

		-Lot 6=18,945 s.f./80,150=0.24
Maximum FAR Bonus	0.5	0.5
Minimum Site Landscaping	15%	30%
Maximum Permitted Fence and Wall Heights *Fence within front yard setback area abutting street* *Fence within other yard setback areas* *Retaining wall* *Wall abutting a residential district* *Outdoor storage/work area screening wall*	See Section 3040 3.5 ft 6 ft 3.5/6ft – 3.5 feet in front yard/6 ft in other yard areas 8 ft - solid, decorative masonry wall 8 ft	Fence within the front yard setback 3.5ft=6 ft. Fence within other yard setback areas=6 ft. Retaining Wall=6 ft Wall abutting a residential district. Outdoor storage/work area=3.5/6 ft.-3.5 ft. in front yard/ 6 ft. in other yard areas 8 ft.- solid, decorative, masonry wall
Maximum dwelling units per gross acre	29 d.u./ac.	20.6 d.u./ac.

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."

OCEAN KAMP LOT 1: THE CREST, 3-STORY DETACHED CONDOMINUMS

UNIT MIX SUMMARY

PLAN TYPE	DESCRIPTION	CONDITIONED NET		GARAGE/UNIT		2ND FLR DECK		PORCH		NO. OF UNITS
PLAN 1	3 BD / 3.5 BA (2 CAR GARAGE)	1,854	SF	458	SF	51	SF	86(1)	SF	24
PLAN 2	4 BD / 3.5 BA (2 CAR GARAGE)	1,956	SF	458	SF	47(2)	SF	51(3)	SF	26
PLAN 3	4 BD / 3 BA (2 CAR GARAGE)	2,087	SF	472	SF	0	SF	176(4)	SF	36
(1) VARIES PER ELEVATION A=86, B=50, & C=80. (2) VARIES PER ELEVATION A=47, B=64, & C=87. (3) VARIES PER ELEVATION A=51, B=66, & C=97. (4) VARIES PER ELEVATION A & B=176, & C=185.							TOTAL NO. UNITS			86

BUILDING AREA CALCULATIONS

BLDG TYPE	DESCRIPTION	OCCUPANCY TYPE	TYPE OF CONSTRUCTION	FIRE SPRINKLER TYPE	NO. OF BUILDINGS PER TYPE	TOTAL AREA PER BLDG.	TOTAL PROPOSED ON SITE
SFD	SFD	R-3	VB	NFPA 13D	86	SF	SF

OCEAN KAMP LOT 2: THE SHORES, DUPLEX CONDOMINIUMS

UNIT MIX SUMMARY

PLAN TYPE	DESCRIPTION	CONDITIONED NET		GARAGE/UNIT		2ND FLR DECK		PORCH		NO. OF UNITS
PLAN 1	3 BD / 2.5 BA FLEX (2 CAR GARAGE)	2,034	SF	505	SF	71	SF	78	SF	32
PLAN 2	3 BD / 2.5 BA FLEX OPT. 4 BD (2 CAR GARAGE)	2,047	SF	486	SF	49	SF	33	SF	32
PLAN 3	4 BD / 3.5 BA (2 CAR GARAGE)	2,129	SF	501	SF	65	SF	49	SF	34
PLAN 3Y	4 BD / 3.5 BA (2 CAR GARAGE)	2,129	SF	501	SF	63	SF	47	SF	10
							TOTAL NO. UNITS			108

BUILDING AREA CALCULATIONS

BLDG TYPE	DESCRIPTION	OCCUPANCY TYPE	TYPE OF CONSTRUCTION	FIRE SPRINKLER TYPE	NO. OF BUILDINGS PER TYPE	TOTAL AREA PER BLDG.		TOTAL PROPOSED ON SITE
A	DUPLEX	TWO DWELLING UNIT-R-3	VB	NFPA 13D	17	5,528	SF	93,976
B	DUPLEX	TWO DWELLING UNIT-R-3	VB	NFPA 13D	17	5,590	SF	95,030
C	DUPLEX	TWO DWELLING UNIT-R-3	VB	NFPA 13D	15	5,492	SF	82,380
SFD	SFD	ONE DWELLING UNIT-R-3	VB	NFPA 13D	10	2,740	SF	27,400

OCEAN KAMP LOT 3: THE BREAK, 3-STORY TOWNHOMES

UNIT MIX SUMMARY

PLAN TYPE	DESCRIPTION	CONDITIONED NET		GARAGE/UNIT		2ND FLR DECK		PORCH		NO. OF UNITS
PLAN 1	2 BD / 2.5 BA (2 CAR GARAGE)	1,458	SF	594	SF	67	SF	4	SF	6
PLAN 2	3 BD / 2.5 BA (2 CAR GARAGE)	1,485	SF	564	SF	74	SF	0	SF	6
PLAN 3	3 BD / 2.5 BA (2 CAR GARAGE)	1,801	SF	500	SF	50	SF	50	SF	31
PLAN 4	3 BD / 3.5 BA (2 CAR GARAGE)	1,954	SF	497	SF	46	SF	46	SF	32
PLAN 5	4 BD / 3.5 BA (2 CAR GARAGE)	2,062	SF	497	SF	46	SF	46	SF	16
PLAN 5X	4 BD / 3.5 BA (2 CAR GARAGE)	2,062	SF	526	SF	46	SF	46	SF	21
PLAN 5Y	4 BD / 3.5 BA (2 CAR GARAGE)	2,062	SF	526	SF	46	SF	46	SF	1
							TOTAL NO. UNITS			113

BUILDING AREA CALCULATIONS

BLDG TYPE	DESCRIPTION	OCCUPANCY TYPE	TYPE OF CONSTRUCTION	FIRE SPRINKLER TYPE	NO. OF BUILDINGS PER TYPE	TOTAL AREA PER BLDG.		TOTAL PROPOSED ON SITE	
A	3-PLEX	TOWNHOUSE R-3	VB	NFPA 13D	1	8,076	SF	8,076	SF
B	4-PLEX	TOWNHOUSE R-3	VB	NFPA 13D	5	10,545	SF	52,725	SF
C	5-PLEX	TOWNHOUSE R-3	VB	NFPA 13D	6	12,233	SF	73,398	SF
D	6-PLEX	TOWNHOUSE R-3	VB	NFPA 13D	10	15,618	SF	156,180	SF

OCEAN KAMP LOT 4: THE TIDES, 2-STORY CONDOMINIUMS

UNIT MIX SUMMARY

PLAN TYPE	DESCRIPTION	CONDITIONED NET		GARAGE/UNIT		2ND FLR DECK		PORCH		NO. OF UNITS
PLAN 1	2 BD / 2 BA (2 CAR GARAGE)	1,302	SF	494	SF	87	SF	0	SF	24
PLAN 2	3 BD / 2.5 BA (2 CAR GARAGE)	1,564	SF	463	SF	0	SF	56	SF	20
PLAN 2Y	3 BD / 2.5 BA (2 CAR GARAGE)	1,564	SF	463	SF	0	SF	58	SF	4
PLAN 3	3 BD / 3 BA (2 CAR GARAGE)	1,657	SF	444	SF	0	SF	37	SF	10
PLAN 3X	3 BD / 3 BA (2 CAR GARAGE)	1,657	SF	459	SF	0	SF	37	SF	10
PLAN 3Y	3 BD / 3 BA (2 CAR GARAGE)	1,651	SF	443	SF	0	SF	37	SF	4
							TOTAL NO. UNITS			72

BUILDING AREA CALCULATIONS

BLDG TYPE	DESCRIPTION	OCCUPANCY TYPE	TYPE OF CONSTRUCTION	FIRE SPRINKLER TYPE	NO. OF BUILDINGS PER TYPE	TOTAL AREA PER BLDG.		TOTAL PROPOSED ON SITE	
A	3-PLEX	2-STORY R-2	VB	NFPA 13R	4	6,485	SF	25,940	SF
B	6-PLEX	2-STORY R-2	VB	NFPA 13R	10	12,971	SF	129,710	SF

OCEAN KAMP LOT 5: THE CURRENT, 3-STORY CONDOMINIUMS

UNIT MIX SUMMARY

PLAN TYPE	DESCRIPTION	CONDITIONED NET		GARAGE/UNIT		2ND FLR DECK		3RD FLR DECK		PORCH		NO. OF UNITS
PLAN 1	1 BD / 1 BA (1 CAR GARAGE)	822	SF	293	SF	48	SF	0	SF	33	SF	30
PLAN 2	2 BD / 2.5 BA (2 CAR TANDEM GAR	1,280	SF	464	SF	0	SF	52	SF	0	SF	22
PLAN 3	2 BD / 2.5 BA (2 CAR GARAGE)	1,294	SF	522	SF	59	SF	0	SF	0	SF	8
PLAN 4	2 BD / 2.5 BA (2 CAR TANDEM GAR	1,345	SF	510	SF	0	SF	0	SF	0	SF	15
PLAN 4Z	2 BD /2.5 BA (2 CAR TANDEM GARA	1,337	SF	489	SF	0	H	0	SF	0	SF	7
PLAN 4Y	2 BD / 2.5 BA (2 CAR GARAGE)	1,337	SF	496	SF	0	SF	0	SF	0	SF	8
PLAN 5	3 BD / 3 BA (2 CAR GARAGE)	1,497	SF	506	SF	0	SF	0	SF	46	SF	6
PLAN 6	3 BD / 3 BA (2 CAR TANDEM GARA	1,488	SF	464	SF	50	SF	0	SF	0	SF	6
PLAN 7	3 BD / 2.5 BA (2 CAR GARAGE)	1,594	SF	466	SF	0	SF	0	SF	0	SF	15
PLAN 7X	3 BD / 2.5 BA (2 CAR GARAGE)	1,594	SF	466	SF	0	SF	0	SF	0	SF	15
										TOTAL NO. UNITS		132

BUILDING AREA CALCULATIONS

BLDG TYPE	DESCRIPTION	OCCUPANCY TYPE	TYPE OF CONSTRUCTION	FIRE SPRINKLER TYPE	NO. OF BUILDINGS PER TYPE	TOTAL AREA PER BLDG.		TOTAL PROPOSED ON SITE	
A	8-PLEX	3-STORY R-2	VB	NFPA 13	4	14,726	SF	58,904	SF
B	8-PLEX	3-STORY R-2	VB	NFPA 13	8	14,780	SF	118,240	SF
C	12-PLEX	3-STORY R-2	VB	NFPA 13	3	23,252	SF	69,756	SF

The Dwelling Units per Lot, the building Coverage and Density Table shows the totals per Lot and the overall residential amounts for D25-00009.

UNITS PER LOT, COVERAGE AND DENSITY

NORTH PARCEL

Lot 1	3-Story Detached Condominium (The Crest)				Grd. Flr. Coverage + Garage	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/3.5BA	1,854	24	44,496	771				
Plan 2	4BR/3.5BA	1,956	26	50,856	800				
Plan 3	4BR/3BA	2,087	36	75,132	857				
		Subtotal	86	170,484		70,156	314,504	22%	11.9

Lot 2	3-Story Duplex Condominiums (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	2,034	32	65,088	849				
Plan 2	3BR/2.5BA	2,047	32	65,504	828				
Plan 3	4BR/3.5BA	2,129	34	72,386	851				
Plan 3Y	4BR/3.5BA	2,129	10	21,290	851				
		Subtotal	108	224,268		92,808	300,129	31%	15.7

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	1,458	6	8,748	663				
Plan 2	3BR/2.5BA	1,485	6	8,910	680				
Plan 3	3BR/2.5BA	1,801	31	55,831	767				
Plan 4	3BR/3BA	1,954	32	62,528	801				
Plan 5	4BR/3.5BA	2,062	16	32,992	860				
Plan 5X	4BR/3.5BA	2,062	21	43,302	860				
Plan 5Y	4BR/3.5BA	2,062	1	2,062	860				
		Subtotal	113	214,373		90,147	299,693	30%	16.4

NORTH PARCEL TOTAL			307	609,125	0	253,111	914,326	28%	14.6

EAST PARCEL

Lot 4	2-Story Condominiums (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				
Plan 2	3BR/2.5BA	1,564	20	31,280	1,148				
Plan 2Y	3BR/2.5BA	1,564	4	6,256	1,148				
Plan 3	3BR/3BA	1,657	10	16,570	1,350				
Plan 3X	3BR/3BA	1,657	10	16,570	1,350				
Plan 3Y	3BR/3BA	1,651	4	6,604	1,350				
		Subtotal	72	108,528		75,672	187,308	40%	16.7

Lot 5	3-Story Condominiums (The Current).				Grd. Flr. Coverage including	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	822	30	24,660	337				
Plan 2	2BR/2.5BA	1,280	22	28,160	570				
Plan 3	2BR/2.5BA	1,294	8	10,352	637				
Plan 4	2BR/2.5BA	1,345	15	20,175	620				
Plan 4Z	2BR/2.5BA	1,337	7	9,359	620				
Plan 4Y	2BR/2.5BA	1,337	8	10,696	620				
Plan 5	3BR/3BA	1,497	6	8,982	598				
Plan 6	3BR/3BA	1,488	6	8,928	834				
Plan 7	3BR/2.5BA	1,594	15	23,910	834				
Plan 7X	3BR/2.5BA	1,594	15	23,910	834				
		Subtotal	132	169,132		79,958	229,562	35%	25.0

LOTS 4 + 5 TOTAL			204	277,660		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	352,735	0	174,575	497,021	1	56

EAST + NORTH TOTAL		**574**	**961,860**		**427,686**	**1,411,347**	**30%**	17.7

7. 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 -Lots 1, 2 & 3

Bedrooms	Tot. Units	Parking/Plan	Required
Lot 1-3 Story SF (Area E-The Crest)			
1 BR	0	1.5	0
2BR+	86	2	172
Lot 2-3 Story Duplex (The Shores)			
1 BR	0	1.5	0
2BR+	108	2	216
Lot 3-3 Story TH (The Break)			
1 BR	0	1.5	0
2BR+	113	2	226
TOTAL REQUIRED	**307**		614
20% Open Bay Guest Required			61.4
Northern Area Total Parking			675.4
Northern Area Total Parking (Round up)			676

East - Lots 4 & 5

Bedrooms	Tot. Units	Parking/Plan	Required
Lot 4-2 Story TH (The Tides)		Parking/Plan	Required
1 BR	0	1.5	0
2BR+	72	2	144
Lot 5-3 Story TH (The Current)			
1 BR	30	1.5	45
2BR+	102	2	204
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 -Lots 1, 2 & 3

Dwelling Units	Per Site Plan	Garage Spaces Provided	Total Garrage Spaces
1 Bedroom Garages	0	0	
2 Bedroom Garages	307	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	
Lot 3			
	ADA Van	1	
		9	9
NORTH TOTAL GUEST OPEN BAY			95
NORTH TOTAL PARKING STALLS			713

East - 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			
Lot 5			
	ADA Van	1	
Lot 4			
	ADA Van	1	
		2	2
EAST TOTAL GUEST OPEN BAY			70
EAST TOTAL PARKING STALLS			448

Apartments Affordable Area-Lot 6					**TOTAL PARKING**
Bedrooms	Tot. Units	Parking	Required		**REQ'D./PLAN**
4 Story Apartments					
1 BR	13	1	13		
2BR+	50	1.5	75		
TOTAL REQUIRED	**63**		**88**		
Affordable Area Total Parking (Rounded up)			88		1198
(1) Per State Density Bonus					

PROVIDED PARKING PER APT. AFFORDABLE SITE

Apartments Affordable Area-Lot 6					**TOTAL PARKING**
Type		Percentage	# Stalls		**PROVIDED./PLAN**
Open Bay		44%	39		
EVR		41%	36		
EVSE		8%	7		
ADA		5%	4		
ADA+EVSE		2%	2		
AFFORDABLE TOTAL PARKING		100%	88		1249

The total amount of parking **required is 1,198** stalls and the total amount of parking **provided is 1,249** stalls.

8. 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. The residential neighborhoods are connected by a network of pedestrian and bicycle paths that circulate between the multiple park and recreation areas.

- 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;

Hi NThe 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."