Affordable and Market Rate Residential Development
A Development Plan Permit

PROJECT DESCRIPTION AND JUSTIFICATION

I. Proposed Project

Beacon Point (the "Project") proposes six residential product types organized within two distinct neighborhoods—the North and East neighborhoods—along with an affordable apartment community on approximately 33.3 acres within the 92-acre Ocean KAMP Mixed-Use Development Plan area. The Project includes 511 market-rate homes designed in the Modern California Coastal architectural style. In accordance with the Mixed-Use Plan and the State Density Bonus Law, the Project also provides 62 centrally located affordable rental apartments (plus one (1) managers unit) for a total of 574 homes. The site will expand workforce housing opportunities within this mixed-use environment. Collectively, the Project delivers a diverse and integrated housing program consisting of single-family detached condominiums, duplex condominiums, townhomes, and affordable apartments.

The neighborhoods are thoughtfully connected through a network of landscaped streets and pedestrian walkways that promote walkability and neighborhood cohesion. Residents are served by a comprehensive amenity program, including a swimming pool, patio and gathering areas, playgrounds, a centrally located dog park, and two mobility hubs that support alternative transportation options. The Project also provides guest parking, enhanced landscaping, and usable open space in excess of the requirements of the Mixed-Use Development Plan, contributing to a high-quality residential environment.

The site is strategically positioned for residential development, with immediate proximity to the planned Ocean KAMP resort and a wide range of nearby community-serving uses, including retail, dining, and recreational amenities. The Project is located within approximately one-third mile of the NCTD Mission Avenue and El Camino transit stop and benefits from direct regional access via SR-76 and Mission Avenue, supporting both local connectivity and broader regional mobility.

The requested entitlement is a Development Plan Permit that is fully consistent with the approved Ocean KAMP Mixed-Use Development Plan and implements the established development framework for the site.

II. Project Entitlement Background:

The Ocean KAMP Mixed-Use Development Plan is located on the former drive-in theater site, most recently operated as a swap meet, at 3460 Mission Avenue, Oceanside, California 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, as approved by Resolution No. 2022-R0718-1. Under the Mixed-Use Development Plan, residential development may not exceed 700 units. The residential portion of the site is identified within the north and east development areas and includes a range of housing types. The proposed residential units will be constructed in conformance with the overall site development plan, with reconfigured Lots 1 through 4 and 5 through 9 of T19-00004 aligned with the current site plan.

The Ocean KAMP property is currently zoned Community Commercial (CC) under the City's Zoning Ordinance and carries a Community Commercial (CC) General Plan Land Use Designation. As established

by the Ocean KAMP Mixed-Use Development Plan, the D25-00009 residential application is consistent with the applicable base district regulations and property development regulations for residential districts outlined in the Plan.
Item VII below includes a comparison table that summarizes the Mixed-Use Development Plan regulations and demonstrates how the D25-00009 application conforms to those requirements.
The residential areas comprise approximately 33.3 acres and are identified by Assessor's Parcel Numbers 160-280-48, 160-280-58, 160-290-58, and 160-290-60.

III. Existing Ocean KAMP Conditions:

The Ocean KAMP mixed-use project encompasses an approximately 92-acre site located north of Mission Avenue and State Route 76 (SR-76), immediately east of Foussat Road and west of Fireside Street. The project site includes 14 parcels identified as Assessor's Parcel Numbers 160-270-31, 160-270-79, 160-270-82, 160-280-14, 160-280-48, 160-280-49, 160-280-50, 160-280-51, 160-280-53, 160-280-54, 160-280-55, 160-290-60, and 160-290-63. Surrounding land uses include the San Luis Rey River to the north and west, the Oceanside Municipal Airport to the west, Oceanside Fire Department Station No. 7 to the south, the City of Oceanside Mission Basin Groundwater Purification Facility to the northeast, and a combination of single-family residential, commercial, and open space uses to the east and south. A portion of the San Diego Gas & Electric transmission line easement also traverses the site in a north-south direction.

Land uses surrounding the Beacon Point portion of the Ocean KAMP project include the San Luis Rey River to the northwest, the Prince Memorial Skatepark and the Oceanside Municipal Airport to the west, single-family residential development farther to the east, and SR-76 and Mission Avenue along the southern boundary.
The north residential neighborhood in D25-00009, consisting of Lots 1 through 4 and Lot B, is adjacent to the San Luis Rey River and its regional trail, with single-family residential development located farther to the northwest. The triangular-shaped east residential neighborhood, consisting of Lots 5 through 9 and Lots E, H, and G, is bordered on the west by the 220-foot-wide public utility easement to the city and SDGE. That separates the Project from the existing single-family neighborhood to the east. South of the Project are Mission Avenue and SR-76, together with nearby commercial, public, and residential uses. Immediately south and southwest of the residential component, within the loop road, is the future Ocean KAMP resort property. Farther west is the Oceanside Municipal Airport, a flood-control pond, and vacant land.
Additional land uses in proximity to the site include a variety of industrial, commercial, and residential uses.
The Beacon Point site is currently free of structures, generally flat, and is being graded for residential pads. The residential portion of the site is located north of Mission Avenue and SR-76, as well as north of Foussat Road and the extended loop road. Access to the two project areas will be provided from Foussat Road and Loop Road, with Street B serving the northern lots and Ocean Pointe Road serving the eastern lots. Existing signalized access points are located at Mission Avenue and Ocean Pointe Road and at SR-76 and Foussat Road. In addition, three proposed roundabouts are planned at Foussat Road and Alex Road, Foussat Road and the resort entrance, Loop Road, and Private Street A, which serves the north residential parcel. Street B, as an extension of Ocean Pointe Road, will connect the north and east residential parcels. The existing residential lots will be reconfigured to match the site plan for proposed residential Lots 1 through 6 and storm basin Lots A, B, C, E, F, G, and J identified in the D25-00009 application.

IV. Beacon Point Residential Development Plan

The Project proposes North and East residential neighborhoods comprising 511 market-rate multifamily units and 62 (plus one (1) managers unit) affordable apartments in conformance with the Ocean KAMP Mixed-Use Development Plan. The northern residential area contains 20.99 acres, while the eastern residential area comprises approximately 11.41 acres and is separated by a 200-foot open-space corridor that includes an SDG&E easement, a proposed 60-foot plant-area conservation easement, and a 40-foot City utility easement. The northern parcel includes 309 market-rate units, while the eastern parcel includes 202 market-rate homes and 62 (plus one (1) manages unit) affordable apartments. Housing types on the northern parcel include 113 townhomes, 110 duplexes, and 86 single-family condominiums. The eastern parcel includes townhome neighborhoods and a four-story affordable apartment building.

Affordable Housing Waivers

The Project is intended to satisfy the requirements of the State Density Bonus Law (California Government Code Sections 65915 through 65918) and Oceanside Zoning Ordinance Section 3032 (collectively, the "Density Bonus Guidelines"). The affordable housing component will provide deed-restricted units for lower-income households, except for any units permitted for moderate-income households under the applicable regulations and any manager's unit as allowed by law. The Beacon Point project is comprised of 574 total units of which 511 are market rate with 62 shall be deed restricted at the low and moderate-income level with one (1) unrestricted manager's unit. The Project complies with both the City's Inclusionary Housing Ordinance and meets the Density Bonus Law requirements regarding affordable housing. The table below provides a summary of the distribution:

Affordable Unit Mix

Description	Bedroom Mix					Total
	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	Units
Total Affordable Units	0	13	31	18	0	62
	0%	21%	50%	29%	0%	100%
Property Manager				1		1
	0	13	31	18	0	63
Total Target Units	0%	21%	49%	49%	0%	100%
Extremely Low Income (up to 30% AMI)						
Very Low Income (31 to 50% AMI)						
Low Income (51 to 80% AMI)	0	11	25	14	0	50
	0%	17%	40%	49%	0%	79%
Moderate Income (81 to 120% AMI)	0	2	6	4	0	12
	0%	3%	10%	6%	0%	19%

Incentives and Waivers

State Density Bonus Law entitles the Project to certain incentives and waivers. The City is required to grant these incentives/concessions and waivers to encourage the construction of housing projects.

By providing 10% low-income units, this Project is entitled to one incentive/concession, or a regulatory deviation that results in cost reductions to provide affordable housing costs. (Gov. Code § 65915(k)(3).) The Project has yet to allocate its incentive.

The Project is also entitled to unlimited waivers, or deviations from development standards that would physically preclude development of the Project as designed, with its proposed density and incentives. (Gov. Code § 659015(e)(1).) The granting of waivers does not reduce the number of incentives allowed on a project, and the number of waivers that may be requested and granted is not limited. Based on the proposed design to accommodate the affordable and market rate units, the Project seeks the following waivers of development standards:

WAIVERS:

SETBACKS

W-1 WAIVER TO REDUCE THE DIMENSIONS BETWEEN BUILDINGS FROM 12' TO 9' PER ARTICLE 10, REQUIRING COURTS TO BE REQUIRED BETWEEN SINGLE-FAMILY ATTACHED DWELLINGS AND MULTIFAMILY DWELLINGS.

COURT DIMENSIONS – REGARDLESS OF THE TYPE OF COURT, ALL COURTS SHALL BE AT

MINIMUM 12 FT WIDE (6 FT ON EACH SIDE OF THE WINDOW'S CENTERLINE) AND OPEN TO THE SKY (EAVES CAN PROJECT 2 FT INTO REQUIRED COURTS).

PARKING REQUIREMENTS

W-2 WAIVER TO REMOVE COVERED PARKING FROM THE AFFORDABLE HOME SITE PER THE PER THE CITY OF OCEANSIDE REQUIRES THAT RESIDENTIAL PARKING STALLS MUST BE COVERED (THE "COVERED PARKING REQUIREMENT"). THE PROJECT REQUESTS A WAIVER OF THE COVERED PARKING REQUIREMENT TO PERMIT THE PROJECT'S PARKING SPACES TO BE PROVIDED IN SURFACE, UNCOVERED CONFIGURATION.
REQUIRING PARKING SPACES TO BE COVERED WOULD:

- INCREASE THE FOOTPRINT OF PARKING STRUCTURES DUE TO REQUIRED STRUCTURAL COLUMNS, ROOFING SYSTEMS, AND CARPORT OVERHANGS;
- TRIGGER ADDITIONAL FIRE SEPARATION AND BUILDING CODE REQUIREMENTS;
- REDUCE USABLE SITE AREA AVAILABLE FOR RESIDENTIAL BUILDING MASSING;
- INTERFERE WITH REQUIRED FIRE ACCESS AND CIRCULATION PATTERNS; AND
- REDUCE FLEXIBILITY IN ARRANGING PARKING TO EFFICIENTLY SERVE RESIDENTIAL UNITS.

V. Recreation, Landscape, and Open Space

The Project's recreation program includes amenities designed for both active and passive use by residents of all ages. In the northern neighborhoods, amenities include a swimming pool for lap and wading use, restrooms, an outdoor shower, shade structures, a lot, an approximately 2,000-square-foot open lawn play area, public gathering areas, a bicycle staging area with benches, and electric barbecues.
The eastern neighborhood includes additional recreation amenities, including tot lots, shade structures, benches, and an approximately 1,000-square-foot lawn play area.
The affordable apartment community will include benches, a tot lot with play structures, and an electric barbecue area. Across the Project, at least 30 percent of the site will be landscaped.
Additional community amenities include a centrally located dog park and two mobility hubs.
The dog park is designed to serve both residential neighborhoods and is conveniently located within walking distance of the resort area. It will include a double-gated entry, seating, a large-dog area of approximately 7,600 square feet, and a small-dog area of approximately 2,100 square feet.
The mobility hubs will be located along the loop road adjacent to the north parcel and at the intersection of Ocean Pointe Road and Private Street B for the eastern parcel. Together, the northern and eastern hubs will provide bicycle parking, bike shelters, repair stations with air pumps, and wayfinding signage. The eastern hub will also include electric-vehicle-ready infrastructure, a designated rideshare pickup area, and a location that can accommodate mobile food vendors.

Because the Mixed-Use Development Plan does not specify a required open space area, the Project is evaluated under the underlying zoning in Article 10, Section 1050(Q). This regulation requires the following:

1) Basic requirement of 300 square feet per dwelling unit.
2) Private Useable Open Space, such as patios and balconies, to accommodate a horizontal rectangle at least 15 feet in both dimensions.
3) Projects with 75 or more units must provide at least two common active recreation areas of at least 4,000 square feet; alternatively, a single 8,000 -square-foot active recreation area may be provided if it is centrally located and easily accessible to all units.

USABLE OPEN SPACE SUMMARY

LOT NUMBER	TOTAL PRIVATE + COMMON OPEN SPACE PROVIDED IN S.F.	USABLE O.S. REQ'D. (300 S.F./D.U.)	EXCESS USABLE OPEN SPACE PROVIDED	COMMON USABLE OPEN SPACE REQ'D (50% OF TOTAL)	**EXCESS** COMMON USABLE O.S. PROVIDED
Lot 1	43,227	25,800,	17,427	12,900,	-11,545
Lot 2	29,237	32,400	-3,163	16,200	-9,192
Lot 3	57,967	33,900	24,067	16,950	22,069
Lot 4	18,845	21,600	-2,755	10,800	8,045
Lot 5	17,204	39,600	-22,396	19,800	-5,952
Lot 6	2,403	18,900	-16,497	9,450	-7,047
Lots 1-6, including the Dog Park	182,029	172,200	9,829	86,100	**9,524**

Note: See Sheet L-12 of the Landscape Plan for the areas provided.
Therefore, the Beacon Point project provides excess open space of **9524 square feet**.

LANDSCAPE CALCULATIONS

Lot Number	Common Area in Square Feet	Total Area in Square Feet	Landscape Percentage (%)
1	86,306	314,503	27%
2	66,762	300,128	22%
3	57,103	299,693	19%
4	35,885	187,308	19%
5	61,926	229,561	27%
6	24,390	80,150	30%

Note: Minimum Site Landscaping **required is 15%.** The average Landscape percentage amongst all of the lots that is **provided is 24%**.

The Project has been designed to meet the following objectives:

a) To create distinct residential neighborhoods that connect to the Ocean KAMP commercial development through internal roads and multi-use trail networks. The proposed neighborhood parks and recreational amenities, including a pool, clubhouse, and outdoor landscape features, support the California resort lifestyle envisioned for the Ocean KAMP project.
b) To implement State housing requirements by constructing on-site affordable housing.
c) To implement the General Plan's economic goals and policies by enhancing the economic vitality of the City of Oceanside through additional property tax and sales tax revenue generated by development of the site.
d) To create a development that is compatible with, and does not interfere with, the safety and function of the Oceanside Municipal Airport.

e) To provide a pedestrian-friendly lifestyle environment with mobility hubs and trail connections to the proposed commercial, restaurant, wave park, and recreational facilities within the Ocean KAMP project.

VI. Architectural Design

The architectural elevation narratives are as follows:

The Crest-Lot 1

The Crest is a proposed three-story **single-family detached condominium** neighborhood located on **Lot 1** of the North Parcel. The neighborhood includes 86 dwelling units and provides three floor plan types with three- and four-bedroom configurations ranging from ±1,854 to ±2,087 sq. ft. **Architectural styles include Modern Coastal, California Coastal, and Coastal.**

The Modern Coastal architecture features large decks accessed through French doors with sidelights, framing the covered entry below and creating a strong connection between indoor and outdoor living. Parapets reinforce the clean lines, horizontal railings, and well-proportioned massing characteristic of the style.

Natural wood-like materials are thoughtfully incorporated throughout the elevations, including at windowsills and between window groupings. Varied stucco colors and asymmetrical color blocking further enhance visual interest and articulation.

Multiple wall planes, hipped roof articulation, and asymmetrical color blocking create the modulation and variation associated with California Coastal Modern architecture.

The California Coastal architecture introduces additional roof forms and materials to create a distinct interpretation of California Coastal Modern design. Along with large decks accessed through French doors with sidelights, a shed roof defines the covered entry and establishes a rhythm that reduces the perceived scale of the entry sequence. Board-and-batten siding adds texture, while horizontal wood-like accents between windows provide contrast to the vertical cladding. Varied massing, plane changes, cantilevered elements, shed roofs, and diverse window patterns create a composition that is balanced, asymmetrical, and visually dynamic.

The Coastal architecture introduces simple shed and gable roof forms, reinterpreted materials, and a clean, modern coastal expression. Large decks with French doors and sidelights enhance indoor-outdoor connectivity, while the shed roof over the covered entry helps reduce the scale of the entry sequence. Horizontal wood-like accents between windows provide warmth and contrast against the clean stucco finish. Varied massing, plane changes, cantilevered elements, roof articulation, and diverse window patterns contribute to a balanced yet asymmetrical composition.

The Shores-Lot 2

The Shores is a proposed three-story **duplex condominium** neighborhood located on **Lot 2** of the North Parcel. The plan provides 108 duplex dwelling units across three floor plan types, with three- and four-bedroom configurations ranging from ±2,034 to ±2,129 sq. ft. **Architectural styles include Modern Coastal and California Coastal:**

The Modern Coastal architecture features large decks accessed through sliding glass or French doors, framing the covered entry below and reinforcing the connection between indoor and outdoor living. Shed roofs emphasize the clean lines, horizontal railings, and well-proportioned massing associated with the style.

Natural wood-like materials are thoughtfully incorporated throughout the elevations, including at windowsills and between window groupings. Varied stucco colors and asymmetrical color blocking add depth and visual interest.

Multiple wall planes, gable-roof articulation, and asymmetrical color blocking create the modulation and variation characteristic of California Coastal Modern architecture.

California Coastal architecture introduces additional roof forms and materials to create a distinct California Coastal Modern expression. In addition to large decks and sliding glass or French doors, the shed roof over the covered entry establishes a rhythm that reduces the perceived scale of the entry sequence. Board-and-batten siding adds texture, while horizontal wood-like accents between windows provide contrast to the vertical cladding. Varied massing, plane changes, cantilevered elements, shed roofs, and diverse window patterns result in a composition that is balanced, asymmetrical, and visually dynamic.

The Break-Lot 3

The Break is a proposed **three-story townhome** neighborhood located on **Lot 3** of the North Parcel. The plan consists of 22 residential buildings containing 113 dwelling units, organized in 3-plex, 4-plex, 5-plex, and 6-plex configurations. The neighborhood offers five floor plan types ranging from ±1,458 to ±2,062 sq. ft., including two-, three- and four-bedroom residences. **Architectural styles include Modern Coastal and California Coastal:**

Modern Coastal architecture features large decks accessed through sliding glass doors that frame the covered entry below and create a strong connection between indoor and outdoor living. Parapets reinforce the clean lines, horizontal railings, and well-proportioned block massing characteristic of the style.

Natural wood-like materials are thoughtfully incorporated throughout the elevations, including at windowsills and between window groupings. Varied stucco colors and asymmetrical color blocking further enhance articulation and visual interest.

Multiple wall planes, gable-roof articulation, and asymmetrical color blocking create the modulation and variation characteristic of California Coastal Modern architecture.

California Coastal architecture introduces additional roof forms and materials to create a distinct California Coastal Modern expression. In addition to large decks and sliding glass doors, the shed roof over the covered entry establishes a rhythm that reduces the perceived scale of the entry sequence.

Board-and-batten siding adds texture, while horizontal wood-like accents between windows provide contrast to the vertical cladding. Varied massing, plane changes, cantilevered elements, shed roofs, and diverse window patterns create a balanced, asymmetrical, and visually dynamic composition.

The Tides-Lot 4

The Tides is a proposed **two-story condominium** neighborhood planned for **Lot 4** of the East Parcel. The neighborhood includes 14 residential buildings with 72 dwelling units, arranged around a looped private drive that connects directly to Ocean Point Road. Two building types—a 3-plex and a 6-plex—provide three floor plan types ranging from ±1,302 to ±1,657 sq. ft., with two- and three-bedroom configurations. **Architectural style Gill**.

The architecture draws from a regional vernacular expressed through form, proportion, and detailing inspired by noted San Diego architect Irving Gill. Gill's work is characterized by cubic and rectilinear forms, parapets, and ground-level arches derived from the California mission tradition.

The Tides interpret these principles through a contemporary lens informed by Southern California coastal living. Contrasts in material, color, texture, and façade articulation create a balanced composition within asymmetrical building forms. Arched entries are juxtaposed with rectilinear openings; horizontal projections complement deep vertical recesses; and transparent elements, material transitions, and shadow offset substantial stucco massing. Collectively, these design features reinforce the pedestrian scale while maintaining a California Coastal Modern silhouette.

The Current-Lot 5

The Current is a proposed **three-story condominium** neighborhood located on **Lot 5** of the East Parcel within Beacon Point (Ocean Kamp). The neighborhood consists of 15 residential buildings containing 132 dwelling units, organized along a loop road with two access points to Ocean Point Road. The development includes three building configurations—two 8-plexes and one 12-plex—offering seven floor plan types ranging from ±822 to ±1,594 sq. ft., with one-, two-, and three-bedroom layouts**. Architectural style: Coastal Modern.**

The Coastal Modern façade presents a contemporary interpretation of California Coastal Modern architecture, reflecting Oceanside's evolving built environment while acknowledging its historic context. Varied massing is employed to reduce perceived bulk and articulate the building elevations. One-, two-, and three-story roof forms, offset wall planes, and cantilevered elements contribute to a dynamic architectural composition. The interplay between solid and void creates opportunities for material and color variation, while a range of window sizes accentuates corners and principal living areas. Sliding doors opening to second- and third-floor balconies further reinforce the project's indoor-outdoor living character.

Organic Modern is expressed as a hybrid architectural vocabulary that combines modern simplicity with forms and materials inspired by the natural environment. The design emphasizes the principle that form follows function, creating a cohesive and integrated composition. Natural materials, including wood, glass, and stucco, are incorporated to achieve a balanced and contemporary architectural expression.

Family Affordable Apartments -Lot 6

The Family Affordable Apartments consist of a proposed 63-unit, four-story multifamily residential development on **Lot 6** of the East Parcel. Except for one manager's unit, all units are designated affordable to lower and moderate-income households, supporting compliance with the City's inclusionary housing requirements.

The building fronts Mission Avenue and Ocean Pointe Road and reaches a maximum height of approximately 49 feet. Resident-serving amenities include:

- Leasing office
- Community gathering area
- Laundry facilities
- Open parking lot
- On-site recreation area
- One manager's unit

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

The architectural style is Modern.

The contemporary Modern architectural style incorporates stucco, stone veneer, and parapet roof forms to establish a forward-looking multifamily residential character consistent with Oceanside's evolving urban context. Clean modern lines are reinforced through multiple wall planes, cantilevered elements, asymmetrical color blocking, creating the articulation and variation characteristic of contemporary design.

The design emphasizes form following function to create a unified and cohesive composition. Natural materials such as wood, stone veneer, glass, and stucco are used to enrich the façade in a balanced manner. Color blocking and material transitions establish a strong base for the four-story building and help moderate its overall scale.

PROJECT DEVELOPMENT REGULATIONS

The Project Development Regulations Comparison Table shows the Mixed-Use Development Plan regulations and how D25-00009 complies with Resolution No. 2022-R0718-1 and Tentative Map T19-00004. The D25-00009 setbacks are 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 the 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 proposed units are all condominiums for single-family detached homes, duplexes, townhomes, and apartments, and will not have their own lots.
Maximum Site Coverage[1]	50%	**Neighborhood Lot Coverage** -Lot 1=22% (70.156 sf) -Lot 2=31% (92,808 sf) -Lot 3=30 % (90,147 sf) -Lot 4=40% (75,672 sf) -Lot 5=35% (79,958 sf) -Lot 6=24% (18,945 sf)
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 sf/314,503 sf= 0.22 -Lot 2=92,808 sf/300,128=0.31 -Lot 3=90,147 sf/299,693=0.30 -Lot 4=75,672 sf/187,308=0.40 -Lot 5=79,958 sf/ 299,561=0.35

		-Lot 6=18,945 sf/80,150=0.24
Maximum FAR Bonus	0.5	0.5
Minimum Site Landscaping	15%	24% Average
Maximum Permitted Fence and Wall Heights Fence within the front yard setback area abutting the 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. 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 du/ac.	20.6 du./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, 3-STORY 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

BEACON POINT (AKA OCEAN KAMP RESIDENTIAL) D25-00009

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 CONDOMINIUMS

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, building coverage, and density table show the totals for each lot and the overall residential totals for D25-00009.

UNITS PER LOT, COVERAGE, AND DENSITY

NORTH PARCEL

Lot 1	3-Story Detached Condominium (The Crest)				Grd. Flr. Coverage + Garage+Porch	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	873				
Plan 2	4BR/3.5BA	1,956	26	50,856	852				
Plan 3	4BR/3BA	2,087	36	75,132	1046				
		Subtotal	86	170,484		70,156	314,504	22%	11.9

Lot 2	3-Story Duplex Condominiums (The Shores)				Grd. Flr. Coverage + Garage+Porch	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	914				
Plan 2	3BR/2.5BA	2,047	32	65,504	885				
Plan 3	4BR/3.5BA	2,129	34	72,386	921				
Plan 3Y	4BR/3.5BA	2,129	10	21,290	919				
		Subtotal	108	224,268		92,808	300,129	31%	15.7

Lot 3	3-Story Townhomes (The Break)				Grd. Flr. Coverage + Garage+Porch	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	704				
Plan 2	3BR/2.5BA	1,485	6	8,910	655				
Plan 3	3BR/2.5BA	1,801	31	55,831	847				
Plan 4	3BR/3BA	1,954	32	62,528	875				
Plan 5	4BR/3.5BA	2,062	16	32,992	945				
Plan 5X	4BR/3.5BA	2,062	21	43,302	974				
Plan 5Y	4BR/3.5BA	2,062	1	2,062	974				
		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

BEACON POINT (AKA OCEAN KAMP RESIDENTIAL) D25-00009

EAST PARCEL

Lot 4	2-Story Condominiums (The Tides)				Grd. Flr. Coverage + Garage+Porch	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	654				
Plan 2	3BR/2.5BA	1,564	20	31,280	1,204				
Plan 2Y	3BR/2.5BA	1,564	4	6,256	1,206				
Plan 3	3BR/3BA	1,657	10	16,570	1,390				
Plan 3X	3BR/3BA	1,657	10	16,570	1,405				
Plan 3Y	3BR/3BA	1,651	4	6,604	1,383				
		Subtotal	72	108,528		75,672	187,308	40%	16.7

Lot 5	3-Story Condominiums (The Current).				Grd. Flr. Coverage + Garage+Porch	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	418				
Plan 2	2BR/2.5BA	1,280	22	28,160	574				
Plan 3	2BR/2.5BA	1,294	8	10,352	636				
Plan 4	2BR/2.5BA	1,345	15	20,175	647				
Plan 4Z	2BR/2.5BA	1,337	7	9,359	618				
Plan 4Y	2BR/2.5BA	1,337	8	10,696	625				
Plan 5	3BR/3BA	1,497	6	8,982	647				
Plan 6	3BR/3BA	1,488	6	8,928	834				
Plan 7	3BR/2.5BA	1,594	15	23,910	1,009				
Plan 7X	3BR/2.5BA	1,594	15	23,910	1,009				
		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

REQUIRED PARKING PER OCEAN KAMP MIXED USE PLAN

North -Lots 1, 2 & 3

Bedrooms	Tot. Units	Parking/Plan	Required
Lot 1-3 Story SF (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

BEACON POINT (AKA OCEAN KAMP RESIDENTIAL) 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 (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

Parking — The parking table shows the totals by planning area and lot, as well as the overall residential totals for D25-00009.

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

VII. FINDINGS FOR THE DEVELOPMENT PLAN

a. That the site plan and physical design of the project, as proposed, are consistent with the purposes of the Zoning Ordinance.

The property is zoned Community Commercial (CC) and is governed by the approved Mixed-Use Development Plan. Under the Zoning Ordinance, the CC designation is intended to allow mixed-use development, including residential land uses. The proposed Project is consistent with that intent by providing residential neighborhoods that complement the broader Ocean KAMP mixed-use development, including commercial, retail, recreational, and resort-oriented uses. The Project meets or exceeds the applicable 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 employment and nearby housing to support the Ocean KAMP resort employment center.
- The housing development minimizes impacts on nearby commercial development while expanding the needed housing supply. With affordable apartments, attached homes, duplexes, and single-family detached condominiums, the Project serves multiple market segments. On the east side, a 200-foot open space and easement area separates the Project from existing single-family neighborhoods and helps provide an effective transition between the Ocean KAMP resort area and residential uses to the east.

- The Project also satisfies related standards for building coverage, landscaping, parking, setbacks, and open space. It proposes a total of 574 units, including 511 market-rate multifamily units and 63 affordable rental units, along with private and common open space amenities such as a dog park, recreation areas, trail connections, and two mobility hubs.

The residential neighborhoods are connected by a network of pedestrian and bicycle paths that link the various park and recreation areas.

- Buildings along the Project's eastern boundary are separated from existing single-family residential development by substantial distance and multiple easements that limit new construction, including utility, drainage, and conservation-related easements.

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

The General Plan land use designation for the site is Community Commercial (CC). As noted in Resolution No. 2022-R0718-1, 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. The proposed 574-unit residential project, together with its related open space and recreational improvements, is permitted use within the approved development framework for the site and provides a range of residential product types consistent with that framework.

Resolution No. 2022-R0718-1, which adopted the findings of the Supplemental Environmental Impact Report (SEIR), states on page 68 that 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 the proposed design incorporates the infrastructure necessary to support the Project. Required infrastructure studies, engineering plans, and agency reviews are being submitted and will be completed through the City's review and approval process.

Resolution No. 2022-R0718-1, which adopted the findings of the Supplemental Environmental Impact Report (SEIR), states on page 69 that 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 and in the surrounding neighborhood.

The proposed development is compatible with surrounding land uses because it will be developed in accordance with the regulations and site planning framework previously established by the City for the property. The Project design includes features that provide separation between the new residential uses and adjacent development, including a 200-foot open space and easement corridor along the eastern side of the site and perimeter fencing to prevent encroachment into that buffer area.

Resolution No. 2022-R0718-1, which adopted the findings of the Supplemental Environmental Impact Report (SEIR), states on page 68 that 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 are consistent with the policies contained in Sections 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 are consistent with Section 1.24,

Topographic Features, and Section 1.25, Undevelopable Lands, of the General Plan Land Use Element because the site is relatively flat, the design clusters units to preserve open space, impacts on sensitive habitat areas are minimized, and the site does not contain significant topographic features as defined by the Ordinance. The Project does not build on steep slopes, water resources, or riparian corridors.

Resolution No. 2022-R0718-1, which adopted the findings of the Supplemental Environmental Impact Report (SEIR), states on page 68 that 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.