

May 13, 2024

Rob Dmohowski  
City of Oceanside  
Development Services Department  
300 N. Coast Hwy  
Oceanside, CA 92054

**RE: ADM23-00004 - 333 Garrison St. Residential Development**

Dear Mr. Dmohowski,

We are pleased to submit this Application for Discretionary Permit on behalf of TTLC Oceanside Garrison, LLC. We have worked diligently with our talented consulting team to provide the City of Oceanside with a thoughtful and dynamic community design that is both reflective of the City's General Plan goals for neighborhood-scale infill and appropriate for the specific site conditions of this Property and the surrounding neighborhood.

### **Project Description**

The proposed project is located at 333 Garrison St., in the City of Oceanside (APN 162-020-26). The existing site has a General Plan Land Use Designation of Civic Institutional (CI) and a zoning designation of Public and Semipublic (PS). The proposed development will require a General Plan Amendment to Medium Density (C) and Zoning change to a Planned Development District (PD) - to be confirmed upon further review and discussion with City Planning Staff.

Existing on the site currently, are approximately ten abandoned school structures, some playground equipment and some miscellaneous maintenance materials. These structures, and materials, along with the finish surfaces of the playground, will need to be demolished and removed off site prior to start of grading for the proposed residential construction.

On this 8.3 acre site, the Applicant proposes to construct 138, 3-Story Townhomes, ranging in size from 1,320sf to 1,850sf. This represents a density of 16.6 DU/acre, which is within the Medium Density designation being proposed.

The Applicant has chosen to voluntarily commit to providing 10% of the units for affordable housing. By providing these deed-restricted moderate-income units, the project qualifies for a 5% density bonus and the protections of the State DBL under

Government code section 65915(b)(1)(A). During the entitlement process, the Applicant reserves the right to request a concession or incentive pending further discussion and review with City Staff.

We are excited to collaborate with the City on fine tuning the project design and description through the entitlement approval process and look forward to providing new home ownership opportunities for the region's growing population, contributing towards the City realizing its RENA allocation, and creating an attractive new neighborhood that is compatible with the surrounding community.

We look forward to your review and comments and are available to answer any questions you may have on the Application. We are available to answer any questions you may have.

Sincerely,

*Michael Torres*

Michael Torres  
Land Acquisition & Development

Cc: Jaren Nuzman -Senior Project Manager\_TK Consulting, Inc