

Oceanside Resort Community Project City of Oceanside General Plan Housing Element Consistency Analysis

The City of Oceanside 2013-2021 Housing Element (Housing Element) provides strategies that facilitate the development of a variety of housing types throughout the City to accommodate the City's housing needs. The Housing Element recognizes that the City cannot rely on greenfield development to meet its future housing needs; infill development within sites with existing infrastructure represent the best potential for residential development. It is acknowledged that the City's housing stock is expected to be augmented through infill and redevelopment both within and adjacent to the commercial corridors of Coast Highway, Mission Avenue (immediately south of the project site), Oceanside Boulevard, and Vista Way, where zoning allows for high-density housing in conjunction with mixed-use development (refer to Housing Element Appendix B – Land Inventory). Development of residential uses within commercial areas is noted to enhance the viability of retail and service sectors and promote greater synergy among commercial uses. Designation of the project site for mixed-use development would allow it to include a high-density residential component that would contribute to the City's available housing stock.

Chapter V, *Housing Action Plan*, contains the goals and policies the City will implement to address housing-related issues during the 2013-2021 planning period covered by the current Housing Element. The proposed project has been assessed for consistency with these goals and policies, which are focused around maintaining a reasonable balance between rental and ownership housing opportunities, between senior and family housing, and encouraging a variety of individual choices of tenure, type, and location of housing throughout the community. Consistency with applicable policies is detailed below:

Goal 1: Produce opportunities for decent and affordable housing for all of Oceanside's citizens.

Policy 1.1: Promote a high quality urban environment with stable residential neighborhoods and healthy business districts.

Policy 1.6: Encourage higher-density housing development along transit corridors and smart growth focus areas in order to encourage preservation of natural resources and agricultural land; reduce energy consumption and emissions of greenhouse gasses and other air pollutants; reduce water pollution occasioned by stormwater runoff; and promote active transportation with its associated health benefits.

Future development under the General Plan is based upon sustainable and smart growth principles endorsed by the San Diego Association of Governments (SANDAG), which promote higher density development in key areas near public transit. North County Transit District (NCTD) bus service in Oceanside includes high-frequency headways between the Oceanside and Vista Transit Centers along the Mission Avenue commercial corridor within which the project site is located. SANDAG's Smart Growth Concept Map for the North County Subregion identifies Mission Avenue as a Rapid Transit corridor in the 2050 Transit Network from San Diego Forward: The Regional Plan. The project would provide high-quality residential uses that would be compatible with adjacent uses. Connectivity to alternate modes of transportation would be provided for both the residential and commercial components of the project.

Goal 2: Encourage the development of a variety of housing opportunities, with special emphasis on providing:

- **A broad range of housing types, with varied levels of amenities and number of bedrooms.**
- **Sufficient rental stock for all segments of the community, including families with children.**
- **Housing that meets the special needs of the elderly and persons with disabilities.**
- **Housing that meets the needs of large families.**

Policy 2.2: Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable and accessible to lower income households, persons with disabilities, elderly, large families, female-headed households, and homeless persons.

The proposed multi-family residential units would include a variety of sizes to accommodate a range of housing needs. The project will contribute significantly to the needs of low-income families through the payment of Affordable Housing in-Lieu Fees.

Policy 2.4: Encourage developers to employ innovative solutions to meet housing needs, including adaptive reuse of existing non-residential buildings.

While no non-residential buildings are currently provided on site, the project is proposing mixed-use development within an area zoned as Community Commercial in order to provide an innovation solution to the City's housing needs. Residential uses would be integrated into the site, where adjacent employment, shopping, and recreational uses would be available to residents. Moreover, the project will implement alternative transportations opportunities through the development of mobility hubs throughout the site.

Goal 3: Protect, encourage, and provide housing opportunities for persons of low and moderate income.

Policy 3.5: Encourage the development of housing for low and moderate income households in areas with adequate access to employment opportunities, community facilities, and public services.

As noted above, the project will contribute significantly to the needs of low-income families through the payment of Affordable Housing in-Lieu Fees. The proposed mixed-use development would offer access to employment opportunities and recreational facilities for the residential uses. The project would provide connectivity to public transit and other alternate modes of transportation, including the San Luis Rey River Trail.