

**City of Oceanside**  
**Development Services Department**  
**Memorandum**

**DATE:** April 23, 2025

**TO:** Downtown Advisory Committee

**FROM:** Shannon Vitale, Senior Planner

**SUBJECT:** CONSIDERATION OF A DEVELOPMENT PLAN (RD23-00005) AND DENSITY BONUS (DB23-00008) TO ALLOW THE CONSTRUCTION OF A MIXED-USE PROJECT COMPRISED OF 230 RESIDENTIAL UNITS, INCLUDING 23 DEED RESTRICTED LOW-INCOME UNITS, AND APPROXIMATELY 5,240 SF OF COMMERCIAL SPACE ON A 1.50 ACRE SITE LOCATED AT 801-815 MISSION AVENUE – 801 MISSION – APPLICANT: OCEANSIDE MISSION INVESTMENTS, LLC.

---

**Location & Background**

The project site is located at 801-815 Mission Avenue. Situated within the Townsite Neighborhood Planning Area, the site has a General Plan land use designation of Downtown (D) and a zoning designation of Downtown District 2 (D-2). Encompassing an entire city block, the subject property is 1.50 acres and is developed with two commercial buildings and a surface parking lot.

The site is bounded by Mission Avenue to the north, N. Clementine Street to the east, Seagaze Drive to the South, and Nevada Street to the west. Surrounding uses include a church, commercial and office space, and multi-family residential units. Staff is currently reviewing an application to construct an eight-story mixed use building on the vacant lot located east of the project site. The project site is located within 0.5 miles of the Oceanside Transit Center and is within the Transit Overlay District. The project site (outlined in red) and surrounding areas are depicted in Figure 1.

**Figure 1: Project Location**



**Project Description**

The project application is comprised of two components: A Development Plan and Density Bonus request as follows:

Development Plan (RD23-00005) represents a request for the following:

To allow the demolition of the two existing commercial buildings and the construction of a seven-story mixed-use building, totaling 233,857 square feet of area, with 230 multi-family dwelling units. The building includes approximately 5,240 square feet of ground floor commercial space fronting Mission Avenue and the northwest corner of Nevada Street and Mission Avenue.

The first floor of the building includes commercial space, a leasing office, resident amenity areas, and four (4) ground level apartments. A vehicle entrance on Nevada Street would provide access to first floor and subterranean parking levels. The second floor includes residential units, multiple lobby areas, resident amenities (including a surf room and co-working space), and parking. Access to the second level parking garage would be provided from N. Clementine Street. The third floor would include residential units, a fitness gym, and an outdoor courtyard with BBQ grills and seating areas. Floor levels four (4) through seven (7) would be dedicated to residential units and the top floor would have a roof top deck with pool.

The residential units range in size from 479 square-foot studio units to 935 square feet two-bedroom units. Table 1 provides a summary of the floor plans for the residential units. The affordable units would be evenly distributed throughout the project.

**Table 1: Floor Plans**

Type	SF	# of Units	Percentage of Total Units
Studio	479	24	10.4%
1-Bedroom	539-675	141	61.3%
2-Bedroom	874-935	65	28.2%
<b>Total</b>		<b>230</b>	<b>100%</b>

**Building Design:** As described in the applicant’s Project Description Letter (Attachment 1), the building is oriented towards Mission Avenue and contains expansive glass windows. The ground floor commercial space extends to the street and utilizes glass storefronts and high ceiling plates while the residential units above contain large windows and balconies to add visual interest to the building. The building form at the south corner of Mission Avenue angles outward and the setbacks along the project frontage vary to create relief from the building mass. There is a podium courtyard provided on the third level of the building that further breaks up the building mass along Nevada Street. The architectural design of the building is described as a contemporary design meant to embrace Oceanside’s coastal setting with artistic flair. Figure 2 provides a rendering of the proposed project as viewed from the intersection of Mission Avenue and Nevada Street. Project features include projecting glass amenity space and balconies and a decorative perforated metal screen weaving throughout the project. Exterior materials consist of a mix of brick veneer, board form concrete and horizontal siding in various earth tones.

**Figure 2: Project Rendering**



The building follows the existing topography of the site, which slopes to the southwest with a change in grade of approximately 14 feet. By utilizing the grade change, the project is able to provide a basement level of underground parking. The southwest building mass is seven stories above grade and Type 1 concrete construction while the remainder of the building is five stories above grade and Type 3 wood construction over two levels of concrete construction.

**Parking:** Parking for the mixed-use project is designed with three levels of parking, providing a total of 317 off-street parking spaces in an enclosed garage. Of the 317 spaces, 295 spaces would be reserved for residents and 22 would be made available for visitors and/or commercial uses.

Pursuant to Density Bonus Law, 263 parking spaces are required for the residential units. A detailed analysis of the required parking is provided in Attachment 1 to this staff report. By providing 295 reserved residential parking spaces in an enclosed garage, the proposed project exceeds the minimum number of parking spaces required per State Law.

Access to the parking garage would be via Clementine Street and Nevada Street. There are 18 existing on-street parking spaces available and the project would provide an additional 20 on-street parking spaces for a total of 38 on-street parking spaces available for commercial guests. In total, there are 60 guest parking spaces provided, exceeding the minimum number of commercial spaces required (35 parking spaces) for the proposed project. In addition, bicycle racks and secured bicycle lockers would be provided onsite to encourage alternate modes of transportation.

**Landscaping and Open Space:** The project would incorporate a variety of landscape materials, including the planting of street trees along the sidewalks surrounding the project and various small trees, shrubs, and groundcover throughout the project site. The proposed landscaping would be drought tolerant and subject to approval by the City's Landscape Architect.

Common and private open space would be provided for residents, including 15,980 square feet of outdoor common areas and 10,365 square feet of private balconies. Outdoor common areas would include a small outdoor seating area located on the second floor, a large podium courtyard with BBQ grills and lounge area located on the third floor of the building, and a rooftop deck with pool.

A "Mixed-Use Development Plan" is required for any proposal to establish commercial and residential together as a single project. The subject development plan has been prepared pursuant to Articles 12, 31, and 43 of the Oceanside Zoning Ordinance for the Downtown Area. The project is reserving 23 of the 230 units as low-income restricted apartments and is therefore entitled to a number of waivers from required development standards per Density Bonus Law. These waivers are highlighted in the following section.

Density Bonus (DB22-00008) per State Law represents a request for the following:

To allow a residential development that would reserve 23 (10%) percent of the total 230 apartment units for low-income qualifying households. At the time of the applicant's SB 330 application submittal on November 28, 2023, the City did not have a maximum density established for mixed-use projects in the Downtown District. Therefore, the project is not subject to the 86-dwelling unit per acre density cap adopted by the Community Development Commission on November 1, 2023 and effective December 1, 2023. The project would have a realized density of 153 dwelling units per acre on the 1.50-acre site.

By reserving 10% of the overall unit count for affordable housing, the developer is entitled to all the benefits of Density Bonus Law, including incentives or concessions, unlimited waivers from development standards, and reduced parking ratios. The 23 affordable units would be proportional, with respect to area and bedroom count, to the market rate rentals and dispersed throughout the project.

State law entitles projects to certain incentives or concessions and also provides for waivers from development standards that would physically preclude the project at the density proposed. 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. State Law prohibits the City from denying any requested incentives/concessions or waivers unless findings are made that the incentives/concessions or waivers would have a “*Specific Adverse Impact*,” which is defined as “*a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.*” State law further establishes that “*inconsistency with zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact on public health or safety,*”.

The project is entitled to one (1) incentive/concession and unlimited waivers, as outlined below:

**Incentive/Concession:** No incentives/concessions have been requested by the applicant.

**Waivers:** In order to accommodate the proposed density and provide 230 residential units, the project cannot physically comply with all applicable development standards. The applicant has thus requested waivers from the following development standards pursuant to Density Bonus law:

1. Maximum building height
2. Minimum setbacks
3. Minimum site landscaping
4. Private outdoor living space
5. Required façade modulation
6. Minimum parking stall width next to columns
7. Minimum parking stall dimensions
8. Off-street loading spaces

The following table is provided to illustrate the development standards applicable to the project and to identify the standards proposed to be waived as a part of the Density Bonus application:

**Table 2: Development Standards**

<b>Development Standard</b>	<b>Current Zoning (D-2) Standard</b>	<b>Project as Proposed</b>	<b>Notes</b>
<b>Maximum Density</b>	86 DU/acre	153 DU/Acre	<i>*At time of SB 330 application submittal there was no maximum density established for the D2 District.</i>
<b>Minimum Lot Area</b>	5,000 sf	1.5 Acres	Complies with code
<b>Minimum Lot Width</b>	50'	300'	Complies with code
<b>Minimum Setbacks</b>			
Mission Avenue	50' from centerline	45.5'	Waiver
Corner Side	10'	0' (Clementine) 1' (Seagaze) 6.8' (Nevada)	Waiver
<b>Maximum Height</b>	65' 90' with CUP	89'4"	Waiver
<b>Minimum Site Landscaping</b>	25%	15.1%	Waiver

<b>Total Open Space</b>			
<b>Open Space per unit</b>	200 sf/unit	116 sf/unit	Waiver
<b>Private Outdoor Living Space</b>	48 sf/unit	10,365 SF total. The studio units do not have private outdoor living space and some units have less than 48 sf/unit	Waiver
<b>Shared Open Space</b>	N/A	15,980 sf	Complies with code
<b>Required Façade modulation</b>	25% of front and side elevation horizontal and/or vertical must be set back at least 5 ft from setback line	Varies along each frontage. Less than 25%.	Waiver
<b>Renewable Energy</b>	Residential Projects with 25 or more units shall install and maintain renewable energy facilities that supply at least 50% of forecasted electricity demand	Project will install solar and purchase renewable energy portfolio pursuant to Section 3047.	Complies with code provisions of Section 3047
<b>EV Parking</b>	15% of parking spaces	15% of parking spaces	Complies with code provisions of Section 3048
<b>Urban Forestry Program</b>	Tree canopy: 12%  Permeable surface area: 22%	Tree canopy: 21.8%  Permeable Surface Area: 15%	Additional tree canopy is provided to satisfy the minimum permeable surface area requirements. Complies with code provisions of Section 3049
<b>Garage Drive Aisle</b>	24'	24'	Complies with code
<b>Parking Stall Offset</b>	12" offset from walls or columns	Less than 12"	Waiver
<b>Required Parking</b>	263 residential  35 spaces for commercial use	295 garage spaces  60 spaces (22 garage spaces and 38 on-street	Complies with SDBL parking provisions for residential units.

		spaces)	
--	--	---------	--

**ANALYSIS**

**KEY PLANNING ISSUES**

**1. GENERAL PLAN CONFORMANCE**

The General Plan Land Use Map designation for the subject property is Downtown (D). The proposed project is consistent with this land use designation and the policies of the City’s General Plan as follows:

A. Land Use Element

Goal 1.12 Land Use Compatibility

Objective: To minimize conflicts with adjacent or related uses.

Policy B: The use of land shall not create negative visual impacts to surrounding land uses.

The project site is located in close proximity (within a 0.5 mile) to the North County Transit District Transit Center and is within the Oceanside Transit Overlay District. The vertical mixed-use building is consistent with the pattern of redevelopment in the downtown area and would bring forward a high-density development to accommodate the City’s regional fair share of housing growth, support commercial establishments in the downtown area, enhance walkability, and support transit service. The project would include a modern style of architecture with quality materials and design in keeping with the vast variety of architectural designs in the surrounding downtown area. The project is in a highly urbanized area consisting of commercial and civic type land uses. The project, as designed and sited, would be consistent with the surrounding built environment and would enhance the area by activating the streetscape with street-facing commercial areas.

Goal 1.23 Architecture

Objective: The architectural quality of all proposed projects shall enhance neighborhood and community values and City image.

Policy A: Architectural form, treatment, and materials shall serve to significantly improve on the visual image of the surrounding neighborhood.

Policy B: Structures shall work in harmony with landscaping and adjacent urban and/or topographic form to create an attractive line, dimension, scale, and/or pattern.

The proposed project utilizes decorative design features including glass balconies, brick veneer, board form concrete, and horizontal siding. Setback variations and articulation along the building planes create visual interest while the ground floor commercial space provides an enhanced pedestrian experience.

## B. Housing Element (2021-2029)

By contributing 230 rental dwelling units, including 23 reserved for low-income households, the proposed project would help to meet the City's projected housing demand and provide an opportunity for housing within the core downtown area and in proximity to a variety of transit options. The project is consistent with the following policies in the Housing Element:

- 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.
- Policy 2.1: Designate land for a variety of residential densities sufficient to meet the housing needs for a variety of household sizes and income levels, with higher densities being focused in the vicinity of transit stops, smart growth focus areas, and in proximity to significant concentrations of employment opportunities.
- 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.
- Policy 3.7: Encourage the disbursement of lower and moderate-income housing opportunities throughout all areas of the City.

The Regional Housing Needs Assessment (RHNA) for the Sixth Housing Element Cycle (2021-2029) estimates that the City of Oceanside will experience demand for 5,443 new dwelling units, including 718 low income units, over the next eight years. By contributing 230 rental dwelling units, including 23 reserved for low income households, to the City's existing housing stock, the proposed project would help to meet the City's projected housing demand. The proposed project would introduce housing opportunities for low-income households as well as other income levels. Located within one-half mile of the NCTD Oceanside Transit Center, the project would be considered a Transit Oriented Development (TOD) with a mix of commercial and residential uses that would encourage an efficient pattern of development in the Downtown District and support alternative modes of travel.

## **2. DOWNTOWN ZONING ORDINANCE COMPLIANCE**

The proposed project is subject to the Downtown District land use and development standards within Article 12 of the Zoning Ordinance. The project site is located within Downtown Subdistrict 2, which provides for residential uses as part of mixed-use development projects. With respect to development standards, the proposed project complies with the requirements of Downtown Subdistrict 2, except where the applicant is seeking waivers consistent with State Density Bonus Law, as previously highlighted in Table 2 of this report.

As previously noted, parking for the mixed-use project includes a total of 317 parking spaces within the garage structure and 38 on-street parking spaces. In accordance with Article 12, Section 1232 W.4., projects within the TOD area east of the railway corridor, the number of on-street parking spaces available on the contiguous street frontage of the site may be counted towards the total number of parking spaces required for a mixed-use development plan. Therefore, the project provides a total of 355 parking spaces.

### **Environmental Review**

Pursuant to the California Environmental Quality Act (CEQA), staff finds that the proposed project is categorically exempt pursuant to Article 19 Categorical Exemptions, Section 15332 “In-fill Development Projects” of the California Environmental Quality Act.

### **Recommendation**

Staff recommends that the Downtown Advisory Committee (DAC) recommend to the Community Development Commission (CDC) approval of the Development Plan and Density Bonus for the construction of a seven-story mixed-use building consisting of 230 residential units, including 23 low-income deed restricted units, and 5,240SF of commercial space at 801-815 Mission Avenue.

#### Attachments:

1. Description and Justification Letter
2. Project Plans