

801 MISSION MIXED USE DEVELOPMENT

Mixed-Use Development Plan Description & Justification

Project Setting and Overview

This application presents a mixed-use project at the gateway into Downtown Oceanside. The development will span one city block, from Mission Ave to Clementine St to Seagaze Dr to Nevada St (APNs 147-192-5, 6, 7, 10, 11). The proposed mixed-use project will include approximately 5,240 SF of ground-floor retail and office on Mission Ave, 230 residential apartments, underground and street parking, residential amenities, and public improvements. Key features include an elevator oriented to provide ocean views, outdoor podium courtyard with seating and grills, fitness center, coworking lounge, and surf room. The top floor rooftop deck celebrates the project's location with views to the ocean from a pool area, recreation deck, and indoor clubroom.

The building will be oriented towards Mission Ave with expansive glass windows creating a sense of openness and connection between the building and public sphere. The project is at the top of the Mission Ave hill and this central corridor descends downward when looking toward the ocean. The building façade and future quality ground-floor retail/restaurants will encourage pedestrian walkability to/from the project to downtown/ocean, which will encourage economic activity as people wander between key destinations.

This project is dedicated to understanding the unique character of Oceanside, promoting high-quality design, ensuring its future residents and customers have a positive experience that keeps them coming back, and creating a new place that will continue to be a point of pride in Oceanside for decades to come.

Mixed-Use Development Plan

The proposed seven-story mixed-use project includes 5,240 SF of ground-floor commercial, 230 residential apartments (including 207 market-rate units and 23 low-income units), and 317 off-street/garage parking spaces at 801/815 Mission Ave. The apartments will range in size from 479 to 935 square feet with studios/1-bathroom to 2-bedroom/2-bathroom unit options.

Unit Breakdown			
Type	SF	Count	Mix
Studio	479	24	10.4%
1-Bedroom	539-675	141	61.3%
2-Bedroom	874-935	65	28.2%
	Total	230	100%

The ground floor is heavily activated by two retail spaces, multiple lobbies, a leasing office, resident amenities, and apartments with street access. Public facing activity is focused on Mission Ave with the project stepping down in scale and intensity along the Nevada, Seagaze, and Clementine frontages as the

urban fabric transitions to a quieter, residential setting. A breakdown of the non-residential square footage is below.

Non-Residential Breakdown	
Type	SF
Amenity	2,057
Fitness	2,275
Lobby/Leasing	7,215
Retail/Restaurant 1	2,753
Retail/Restaurant 2	2,487

The off-street parking is kept internal to the building and is bordered by active uses or residential units. Primary site access into the underground parking garage will be from Clementine St and Nevada St, so as to deter traffic congestion on Mission Ave while ensuring two opposite entry points giving residents more options for entry/exit that will not conflict with one another. There will be three levels of parking underground and tucked inside of the basement, 1st and 2nd floors of the building.

The site is zoned D-2 – Financial Center / Office Professional (Redevelopment) and is within the Transit Overlay District (TOD) because it is within 1/2 mi of Oceanside Transit Center. The underutilized site is currently home to two commercial buildings and a surface parking lot on five existing parcels (18 legal lots). The project will consolidate the existing parcels into a single lot and include vacating of the existing alley to present a unified and superior site design. The project would involve demolition of the existing development, vacation of the alleyway, reconstruction of the underground utilities, and construction of the new building.

Architectural Design

The building form is driven by views, for both the public (street experience) and the resident toward the ocean. At the Mission Ave and Clementine St corner, southbound traffic entering Oceanside is greeted with a light, glass form extending from the building and highlighting active amenity space. The project envisions working with the Oceanside Museum of Art to identify local artists for a mural along the backwall of this gym amenity space. Mid-block, an elevator celebrates movement, enhancing interest on this active street frontage and celebrating views for building users. The building form at the south corner of Mission Ave angles outward, directing views to the ocean, opening the residential podium courtyard, and positioning the rooftop deck for views down Mission Ave. Setbacks along the frontage vary to create an active pedestrian experience and breaking up of the building. Glazing wraps the block frontage and extends above the ground plane to the fitness center (3rd floor), glass elevator & lobby (all levels), and rooftop deck. A decorative, perforated metal screen weaves through the façade and is visual recall used throughout the project.

On Nevada St, the building opens up to provide visual relief, daylight, and views to the podium residential courtyard (level 3). The podium edge is stepped back on level 2 with a celebrated stairway, creating a strong connection from the podium courtyard to the street. A beach-related amenity and lobby connection on the level 2 step-back further activate this node. The southeast Nevada St frontage is punctuated by a residential lobby and extended ground-floor unit patios connected by pathways to the sidewalk. The building form angles to take visual pressure off resident views to future building

development across the street. At the ground plane, this angled mass provides varying depths of landscape along the street edge for increased interest. Additionally, the building mass at this corner is stepped down one level to transition to the lower-scale surroundings. The residential street frontage continues along Seagaze Dr and Clementine St, with residential lobby activating the southeast corner of the project.

The southwest building mass is 7 stories above grade and all Type I concrete construction. The remainder of the project is 5 stories and Type III wood construction over 2 levels of concrete construction. The Type I mass is celebrated architecturally with extended floor-line overhangs, projecting balconies, and additional glazing. Natural-looking materials and earth tones are used on all edges of the project, providing a cohesive palette. Larger architectural gestures and massing are incorporated on Mission Ave while the building incorporates a finer grain at the residential frontages of Clementine St and Seagaze Dr.

Taking cues from Downtown Oceanside's mix of classic charm and artistic flair, the project exhibits a timeless architecture that is punctuated by unique, creative moments, such as the projecting glass amenity space, the elevator as an exhibit of movement, and the rooftop deck celebrating the ocean view. The natural-looking materials are an expression of the coastal location, highlighting a variety of earthy textures through the use of brick, board-form concrete, rainscreen panels, wood-look siding, glass, and color tones. In response to the urban fabric, larger architectural gestures are utilized on Mission Ave while a finer grain massing develops at the residential frontages of Clementine St and Seagaze Dr. With the inclusion of active amenities, such as the surf room, the project further embraces the local lifestyle of Downtown Oceanside.

Landscaping, Amenities, and Open Space

The landscape design for the site consists of a lush, yet drought tolerant plant palette. By incorporating a mix of a California native and naturalized plant palette, the residents and visitors of the site feel seamlessly integrated into Oceanside and the surrounding neighborhood. The streetscape design intends to incorporate existing palm trees to keep a sense of place already established along Mission Ave while adding in landscape elements to connect people to the proposed commercial space that spills out into the right of way. Key areas around the site include enhanced paving or specimen plants to highlight or accent the building and create a natural and earthy feel.

The third level courtyard on the podium deck will provide residents with both passive and active experiences where they can find spots to enjoy the outdoor spaces in peace or bring life to the courtyard by socializing with friends or family. By providing lounge areas, fire features, BBQ grills, open space, and more, the third level courtyard is a multi-use corridor that offers opportunities for everyone. The deck will be programmed to cultivate a livelier environment in the courtyard area closer and parallel to Mission Ave, which is achieved through a larger single area. Whereas the courtyard area closer and parallel to Seagaze Dr has a single walkway that tears off to numerous seating areas separated by landscaping to create a sense of exploration and privacy. There will be exterior stairway access directly from the street to the courtyard for residents to feel easily connected to the city life of Oceanside, while views are intentionally maintained to allow users to enjoy the coast and sunsets on the horizon. The podium deck lookout point on Nevada St near Mission Ave will be a central gathering node for people to enjoy views of the ocean and see oncoming groups from the sidewalk before venturing downtown. This community node is designed to capture the energy from the ground-floor Mission Ave and Nevada St

retail space, envisioned as a restaurant/brewery. There will also be a Surf Room and outdoor stairs access from Nevada St near Mission Ave, so residents can easily park next to the stairs to load and unload their beach gear without having to lug it around.

The top floor rooftop deck is the premier social amenity for residents to have a multitude of options to choose from when it comes to coastal living. This space will have a kitchen and lounge area that spill directly out onto a pool deck and gives a connected indoor-outdoor experience. Residents can use this space with friends and family to lounge by the pool, relax in the spa, sit around a warm fire pit, or use the BBQ grills and host a get-together. Views are also maximized at this level to allow for a direct site line across Oceanside and to the coast.

The project fulfills the City’s landscaping requirements. Regarding the Urban Forestry Program, the site is approximately 65,990 square feet and includes 14,445SF of tree canopy coverage (21.8%), which exceeds the City’s minimum requirement of 12%. The City is also meeting the D-2 zone minimum site landscaping requirement of 15% by providing 9,934 SF (15%).

Mobility

The project is 0.2 miles from I-5 Mission Ave exit and 0.3 miles from the Transit Center which serves the Pacific Surfliner, and Metrolink lines connecting to LA Union Station and Downtown Riverside. It is also two blocks away from the Mission Ave and Horne St bus station. In addition to accommodating single-passenger autos with two-levels of below-grade enclosed parking, the project also has unobstructed access to these major transit stops, which means residents are able to access the major transit stops without encountering natural or constructed impediments.

Affordable Housing Density Bonus

State Density Bonus Law encourages the construction of regulated affordable housing units in exchange for an increase in density in a residential or mixed-use project. As part of the density bonus, the City shall grant incentives and/or waivers of development standards to help facilitate the development of affordable housing (Government Code section 65915 et. seq.).

The site is zoned D-2, which does *not* have a specified base density maximum. 801 Mission will include 230 residential apartments. Of that total, the project will designate 10% or 23 units for low-income household with the remaining 207 units as market rate, which complies with the City’s Inclusionary Housing Ordinance and meets the provisions of State Density Bonus Law. The project’s affordable units will be similar and equal to the market-rate units and dispersed throughout the project. The table below provides the project density calculations.

Type of Units	Calculations	Proposed
Maximum # of units permitted by Zoning and General Plan	No density limit per downtown zoning code	230 units
Proposed affordable units	10% Low Income units provided to meet Inclusionary Housing Requirements	23 units
Market Rate Units		207 units
Density (units per acre)	230 units / 65,990sf (1.5 ac)	152 du/ac

Density Bonus Parking

State Density Bonus Law provides a reduction in parking requirements of 1 space for studios and 1-bedrooms, and 1 ½ spaces for 2-bedrooms. The reduced parking ratio encompasses total off-street parking required for the project, inclusive of ADA and visitor parking (Government Code Section 65915 (p)).

The project includes 317 off-street parking spaces in an enclosed garage (295 spaces for residents and 22 for visitors/commercial uses) plus 40 street parking spaces. While State Density Bonus Law only requires 263 parking spaces, the project will include significantly more parking at 317 off-street spaces to provide a quality experience not only for residents, but also to minimize nuisance and impacts upon the adjacent neighborhood.

Density Bonus Residential Parking Calculations				
Type of Use	Number of Units	Parking required per Zoning Code (zone D-2)	Parking required per State Density Bonus Law	Proposed Project
Studios and 1-bdrm	165	1½ spaces (1 covered, ½ open)	1 space	
2- bedroom	65	2 spaces (1 covered, 1 open)	1½ spaces	
Visitor	Additional 1 space per 5 units		--	
Total		378	263	

Density Bonus Incentives and Waivers

Under California Density Bonus Law, projects are entitled to request incentives that provide cost reductions so the project is financially feasible to complete. The number of incentives depends on the proportion of affordable units per income level. This project is providing 10 percent low-income units, which means it is eligible for one incentive. However, at this time, this project is not requesting any incentives.

Density bonus projects are also entitled to request waivers of development standards that would physically preclude the development of a project at the density permitted and with the incentives granted, such as additional height, building mass, units and parking standards. Unlike incentives, there is no limit on the number of waivers that a project can request and applicants are entitled to waivers to standards that would physically preclude the construction of the project. To accommodate the density bonus units, the project is seeking the following waivers:

- W.1- Waiver of maximum building height
- W.2- Reduction of front, back, and side setbacks
- W.3- Reduction of required site landscape area
- W.4- Reduction of required private and shared outdoor living space requirements
 - No private outdoor living space for the smallest studios (Unit type 0-1)

- Other small unit types have smaller decks proportional to the dwelling unit size and envisioned resident user, based on location within the larger project (some of the Unit types 1-2 and 2-3 have usable decks smaller than 48 SF)
- W.5- Reduction of required façade modulation
- W.6- Use of small-car off-street parking spaces (Reduced parking space width next to columns)
- W.7- Use of small-car off-street parking spaces for required large-car spaces (Number of small-car parking spaces)
- W.8- Waiver of requirement for off-street loading spaces

The following table outlines compliance with the development standards per the zoning code or indicates a requested waiver from the standard.

Mixed-Use Development Standards & Design Guidelines Summary			
	D-2 – Financial Center / Office Professional (Redevelopment) within Transit Overlay District (TOD) Design Standards	Proposed Project	
Minimum Lot Area	5,000 SF	1.5 ac	
Building Height	65' maximum	89'4" overall	W.1
Maximum Density	N/A	153 du/ac	
Floor Area Ratio	3.0 N/A for residential components of mixed-use projects	0.08 for commercial components of the mixed-use project 3.5 for overall building	
Setback – Mission Ave	50' from street centerline	45.5' from street centerline	W.2
Setbacks – Clementine St, Nevada St, & Seagaze Dr	10' minimum	Clementine- 0' Seagaze-1' Nevada- 6.8'	W.2
Site Landscaping Area	25% minimum	1.% (9,934 SF)	W.3
Tree Canopy Area	12% minimum	21.8% (14,445 SF)	
Permeable Surface	22% minimum	15% (9,934 SF)	Additional tree canopy is provided to meet the minimum permeable surface requirement

Private Outdoor Living Space	Min. 48 SF for each residential unit (patios or balconies)	10,365 SF total Smallest studio units (Unit type 0-1) do not have decks Some of the Unit types 1-2 and 2-3 have decks smaller than 48 SF	W.4
Required Façade Modulation	25% of front and side street elevation horizontal and/or vertical must be set back at least 5 feet from setback line	Varies along each frontage. Less than 25%	W.5
Parking Space Width Next to Columns	Each parking space adjoining a column shall be increased by 1' on each obstructed side	Use of compact off-street parking stalls (reduce width next to columns/walls)	W.6
Parking Space Dimensional Requirements	All required spaces shall be large-car spaces. However, spaces provided in addition to the number required may be small-car spaces.	Use of compact off-street parking stalls	W.7

Engineering

Existing Grade

The site slopes to the southwest with a change in grade of approximately 14 feet. The project design takes advantage of the surrounding built environment grade change to conceal the off-street parking garage. The “basement” will be a complete level of underground parking. “Level 1” will have the next level of parking so the top of the floor abutting the site’s eastern Clementine St edge is underground, and the western Nevada St edge at sidewalk grade will have ground-floor retail and residential linear units. “Level 2” will have the top floor of parking concealed within the interior of the floor, with ground-floor retail at sidewalk grade and residential linear units on the eastern, southerly (Seagaze Dr), and western edge, plus additional height of the Level 1 ground-floor retail on the western edge along with common area amenities including the lobby visible from the street around the surrounding areas. Total excavation will be approximately 38,500 CY which will be exported to an approved fill site.

Lot Merger and Alley Vacation

The project site is currently composed of five parcels (18 lots) owned by the same entity. The site is bisected by a public alley containing a public sewer, public water, and an SDGE gas line. The project plans to vacate the alley and relocate the existing utilities. At that time, all parcels will be contiguous, and the applicant will initiate a voluntary merger of the parcels into one parcel to allow the mixed-use building to be built and occupy the entire property. Alternatively, if permitted by the City, a lot tie covenant could be recorded to allow the lots to be held and developed as one parcel for the mixed-use building.

Stormwater Management

The stormwater management plan (SWMP) proposes to treat all runoff from the building in one or more on-site modular wetland devices. The devices are a pre-engineered, multi-stage, stormwater treatment system designed to meet site-specific water quality treatment requirements. These devices will be located under the basement floor and discharge pumped to a surface outlet. The design will replicate existing drainage patterns.

Summary

The proposed 801 Mission project reimagines the gateway to downtown Oceanside by transforming an entire city block primarily covered by parking into a unique mixed-use project that celebrates everything Oceanside has to offer. The project provides much needed housing while retaining commercial uses along Mission Avenue. The dynamic architecture makes a statement for residents and visitors alike as they come over the hill and descend into downtown. The project emphasizes pedestrian experiences and connectivity by activating and landscaping street frontages along with varying setbacks to create a sense of relief. Reserving 10% of the total units for low-income housing allows residents of various income levels to enjoy what Oceanside has to offer. 801 Mission implements the goals, intents, and objectives of the City's General Plan and Zoning Ordinance.

Findings

Mixed Use Development Plan

The City of Oceanside Downtown Zoning Ordinance stipulates that the following be shown for a Mixed-Use Development Plan:

- 1. That the total number of dwelling units in the Downtown District shall not exceed 5,500 (or any future limit established by the City's General Plan Housing Element).*

In August 2019, City staff estimated approximately 2,300 residential units existed in the Downtown District. The 230 dwelling units proposed for the 801 Mission project would be approximately 7.1% of the remaining units and combined with the recently approved projects would not cause the total number of dwelling units in the Downtown District to exceed 5,500.

- 2. That the Mixed-Use Development Plan will enhance the potential for superior urban design in comparison with development under the regulations that exist if the Development Plan were not approved;*

The 801 Mission Mixed-Use Development Plan is a pedestrian-friendly, transit-oriented, and sustainable mixed-use development project that emphasizes appropriately scaled residential with commercial uses to help active downtown. The site serves as the gateway to downtown as Mission Avenue transitions to a one-way street at the northeast corner. The plan incorporates amenities for residents while also emphasizing ground floor uses along Mission Ave activating the main commercial corridor. The project provides three lobbies throughout

the site to ensure easy pedestrian access to the greater Oceanside neighborhood. Parking is located within a structure primarily below grade and surrounded by uses to screen it from public view. 801 Mission implements the City's vision for Downtown by embracing all four sides of the block and emphasizing the right architecture for each side. The mix of uses will further activate the area and help address the City's housing needs.

- 3. That the Mixed-Use Development Plan is consistent with the adopted Land Use Element of the Redevelopment Plan and other applicable policies, and that is compatible with development in the area it will directly affect;*

The project is consistent with the General Plan Land Use designation. The site will provide a mixture of commercial use at the ground level, apartments with a variety of amenity spaces, and required parking onsite. It replaces the existing bank, commercial office, and parking with a consolidated development that will enhance the block consistent with applicable policies.

- 4. That the Mixed-Use Development Plan includes adequate provisions for utilities, services, and emergency access, and public service demands will not exceed the capacity of existing systems;*

The project is located in an already developed downtown location and can be adequately and conveniently served by existing and planned public services, utilities, and public facilities. All water, wastewater, and electrical services are available within or adjacent to the proposed project site.

- 5. That the traffic expected to be generated by development in accord with the Mixed-Use Development Plan will not exceed the capacity of affected streets; and*

801 Mission trip generation is consistent with the City's General Plan and within a Transit Priority Area. There is no VMT impact with the proposed project.

- 6. That the Mixed-Use Development Plan will not significantly increase shading of adjacent land in comparison with shading from development under regulations that would exist if the Mixed-Use Development Plan were not approved.*

Shading on the adjacent site may occur to some extent under the proposed height. However, all three blocks adjacent to the project site (West, North, and East) that may potentially be affected by the project are either currently proposed or have been previously proposed for development of equal or greater height.

- 7. That the benefits derived from the Mixed-Use Development Plan include but are not limited to traffic capture and pedestrian activity, by way of "active" street frontages and provision of flexible nonresidential use spaces at street level, where appropriate.*

The Mixed—Use Development Plan emphasizes flexible, ground-level commercial spaces

along Mission Ave with enhanced pedestrian circulation provided by activated commercial frontages, widened and landscaped sidewalks, and a mix of uses. The façade along Mission Avenue has been deliberately designed with varying setbacks to facilitate interest and provide relief for pedestrians. The project proposes to eliminate curb cuts on Mission Avenue and Seagaze Drive reducing the car-pedestrian interaction on one-way streets that serve as primary circulation for downtown Oceanside. Frontages along Nevada and Seagaze both provide additional lobbies with Nevada incorporating a grand staircase for residents to use for connection to downtown.